

**Abbreviated Unaudited Accounts**  
**for the Year Ended 31 August 2015**  
**for**  
**TFC Properties Limited**

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**for the Year Ended 31 August 2015**

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**Company Information**  
**for the Year Ended 31 August 2015**

**DIRECTORS:** F Christodoulou  
Mrs T Christodoulou

**SECRETARY:** F Christodoulou

**REGISTERED OFFICE:** 66 Lancaster Avenue  
Hadley Wood  
Barnet  
Hertfordshire  
EN4 0EU

**REGISTERED NUMBER:** 06406960 (England and Wales)

**ACCOUNTANTS:** Tollingtons Accountants Limited  
Chartered Certified Accountants  
1 Kingsway  
Leicester  
Leicestershire  
LE3 2JL

**Abbreviated Balance Sheet**  
**31 August 2015**

	Notes	31.8.15 £	£	31.8.14 £	£
<b>FIXED ASSETS</b>					
Investment property	2		<b>4,104,762</b>		531,277
<b>CURRENT ASSETS</b>					
Debtors	3	<b>520</b>		120	
Cash at bank		<u><b>31,750</b></u>		<u>1,484,839</u>	
		<b>32,270</b>		<b>1,484,959</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	4	<u><b>336,373</b></u>		<u>183,893</u>	
<b>NET CURRENT (LIABILITIES)/ASSETS</b>			<u><b>(304,103)</b></u>		<u>1,301,066</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>3,800,659</b>		<b>1,832,343</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	4		<u><b>3,961,043</b></u>		<u>1,999,600</u>
<b>NET LIABILITIES</b>			<u><b>(160,384)</b></u>		<u><b>(167,257)</b></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	5		<b>1,000</b>		1,000
Profit and loss account			<u><b>(161,384)</b></u>		<u>(168,257)</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><b>(160,384)</b></u>		<u><b>(167,257)</b></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2015.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2015 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

**Abbreviated Balance Sheet - continued**  
**31 August 2015**

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 31 March 2016 and were signed on its behalf by:

F Christodoulou - Director

**Notes to the Abbreviated Accounts**  
**for the Year Ended 31 August 2015**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

**Going concern**

The financial statements have been prepared on the going concern basis. This is considered acceptable even though there is a deficit of shareholders funds at the year end because creditors includes loans of £2,164,392 owed to the directors and one other shareholder. These loans are interest free and are not expected to be repaid in full until all third party creditors are repaid.

**2. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>COST</b>	
At 1 September 2014	531,277
Additions	3,573,485
At 31 August 2015	<u>4,104,762</u>
<b>NET BOOK VALUE</b>	
At 31 August 2015	<u>4,104,762</u>
At 31 August 2014	<u>531,277</u>

**3. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

The aggregate total of debtors falling due after more than one year is £ 520 (31.8.14 - £ 120 )

**4. CREDITORS**

Creditors include an amount of £ 2,076,043 for which security has been given.

**5. CALLED UP SHARE CAPITAL**

Allotted and issued:

Number:	Class:	Nominal value:	31.8.15 £	31.8.14 £
1,000	Ordinary	£1	<u>1,000</u>	<u>1,000</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.