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EAGLE PLACE PROPERTIES LIMITED

ACCOUNTS

FOR THE YEAR TO 31 MARCH 2013

TUESDAY



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A64 24/12/2013 #272
COMPANIES HOUSE

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A10 18/12/2013 #231
COMPANIES HOUSE

**E A MORTIMER
27 Chedington Avenue
Mapperley
Nottingham
NG3 5SG**

EAGLE PLACE PROPERTIES LIMITED

DIRECTORS' REPORT FOR THE YEAR TO 31 MARCH 2013

The directors present their report and financial statements for the year to 31 March 2013.

Directors

The following directors have held office since 1 April 2012.

Mrs M J Siegert
Mr K Pickering

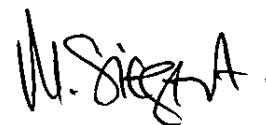
Directors Interests

	Ordinary Shares of £1 each	
	31.03.2013	31.03.2012
Mrs M J Siegert	100	100
Mr K Pickering	-	-
	<hr/> 100	<hr/> 100
	<hr/>	<hr/>

Principal Activity

The principal activity of the Company is that of owning and letting of business properties. This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small and medium sized companies, as amended by the Companies Act 2006.

By order of the Board



M.J.Siegert Director
27 November 2013

EAGLE PLACE PROPERTIES LIMITED

ACCOUNTANT'S REPORT TO THE SHAREHOLDERS ON THE UNAUDITED ACCOUNTS OF EAGLE PLACE PROPERTIES LIMITED

I report on the accounts for the year to 31 March 2013 set out on pages 3 to 6.

Respective responsibilities of directors and reporting accountant

As described on page 5 the Company's Directors are responsible for the preparation of the accounts, and they consider that the company is exempt from an audit. It is my responsibility to carry out procedures designed to enable me to report my opinion.

Basis of opinion

My work was conducted in accordance with the Statement of Standards for Reporting Accountants, and so my procedures consisted of comparing the accounts with the records kept by the company, and making such limited enquiries of the officers of the company as I considered necessary for the purposes of this report. These procedures provide only the assurance expressed in my opinion.

Opinion

In my opinion:

- (a) the accounts are in agreement with the accounting records kept by the company under Section 386 of the Companies Act 2006;
- (b) having regard to, and on the basis of, the information contained in those accounting records:
 - (1) the accounts have been drawn up in a manner consistent with the accounting requirements specified in Section 393 of the Act; and
 - (11) the company satisfied the conditions for exemption from an audit of the accounts for the period specified in Section 477(2) of the Act and did not, at any time within that period, fall within any of the categories of companies not entitled to the exemption specified in Section 476.



E A Mortimer

Reporting Accountant
Nottingham

27 November 2013

EAGLE PLACE PROPERTIES LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2013

	<u>2013</u>	<u>2012</u>
Rental income	456,735	434,824
EXPENSES		
Repairs and security	3,250	757
Interest and financing costs	91,322	124,583
Accountancy charge		
and professional fees	750	3,700
Sundries	201	91
Travelling expenses	4,325	3,940
Postage, stationery and telephone	1,033	895
Rent review costs	1,000	-
Directors remuneration	-	-
Legal charges	950	440
Insurance	1,445	303
Rates	-	516
	<u>104,276</u>	<u>135,225</u>
Operating profit before tax	352,459	299,599
Taxation adjustment	11,306	-
Dividend	37,800	36,000
Tax - Current year	73,115	60,715
	<u>122,221</u>	<u>96,715</u>
Profits for year after Tax and Dividends	<u>£ 320,238</u>	<u>£ 202,884</u>

EAGLE PLACE PROPERTIES LIMITED**BALANCE SHEET****AT 31 MARCH 2013**

	Year	
	<u>2013</u>	<u>2012</u>
FIXED ASSETS		
Freehold properties (Note 1.4)	7,350,639	
At cost to 31.03.2012		
Sale in year	137,500	
Expenses of sale	(5,811)	
Loss on sale	378,811 (510,500)	
	<u>6,840,139</u>	<u>7,350,639</u>
INTANGIBLE ASSETS		
Company formation expenses	434	434
	<u>6,840,573</u>	<u>7,351,073</u>
TOTAL FIXED AND INTANGIBLE ASSETS		
CURRENT ASSETS		
Cash at bank	94,471	87,900
Prepayments	319	1,412
	<u>94,790</u>	<u>89,312</u>
CURRENT LIABILITIES		
Taxation and VAT	88,488	75,708
Creditors	2,133	5,619
Creditors for rent	95,412	95,034
	<u>186,033</u>	<u>176,361</u>
TOTAL NET CURRENT ASSETS (LIABILITIES)	(91,243)	(87,049)
LONG TERM LIABILITIES		
Directors loan account	4,732,238	4,726,094
Bank loan	1,640,414 (6,372,652)	2,015,679 (6,741,773)
	<u>£ 376,678</u>	<u>£ 522,251</u>
REPRESENTED BY SHAREHOLDERS FUNDS		
Share capital	100	100
Undistributed profits - Current year	230,238	202,884
- Previous years	364,340	158,256
Capital Reserve	160,811	160,811
	<u>755,489</u>	<u>522,251</u>
Less : Capital loss	378,811	-
	<u>£ 376,678</u>	<u>£ 522,251</u>

EAGLE PLACE PROPERTIES LIMITED

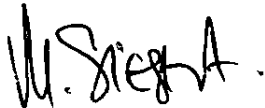
BALANCE SHEET as at 31 March 2013

In preparing these financial statements

- (a) The directors are of the opinion that the company is entitled to the exemption from audit conferred by Section 477(2) of the Companies Act 2006,
- (b) No notice has been deposited under the Section 2476 of the Companies Act, and
- (c) The directors acknowledge their responsibilities for
 - (i) ensuring that the company keeps accounting records which comply with Section 386 of the Companies Act 2006, and
 - (ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit for the financial year in accordance with the requirements of Section 393, and which otherwise comply with the requirements of this Act relating to accounts, so far as is applicable to the company

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies' regime.

The financial statements were approved by the Board on 27 November 2013



M J Siegart

Director

27 November 2013

EAGLE PLACE PROPERTIES LIMITED

NOTES TO FINANCIAL STATEMENTS for the year ending 31 March 2013

1. Accounting policies

1.1 Accounting conventions

The financial statements are prepared under the historical cost convention.

The company meets its month to month revenue and capital requirements from its own resources and income.

The company is also supported by an interest free directors loan which will be repaid when funds are available in the future.

The company has taken advantage of the exemptions in Financial Reporting Standard 1 from the requirement to produce a cost flow statement on the grounds that it is a small company.

1.2 Compliance with accounting standards

The accounts have been prepared in accordance with applicable accounting standards.

1.3 Rental income represents rents in respect of the accounting period.

1.4 Fixed assets

The freehold properties are shown in the accounts at cost plus legal charges. The directors confirm that the total market value is well in excess of cost. A vacant property was disposed of by auction during the year.

2. Taxation

Taxation has been provided on the profit for the year.

3. Share capital

	2013	2012
Authorised 100 shares of £1 each	£ 100	£ 100
Issued called up and fully paid 100 shares of £1 each	£ 100	£ 100

4. Reconciliation of movements in profit and loss account

	2013	2012
Undistributed profits for year brought forward	364,440	158,455
Undistributed profits for year	230,238	202,884
Capital Reserve	160,811	160,811
Capital Loss	(378,811)	-
Undistributed profits carry forward	£ 376,678	£ 522,151