

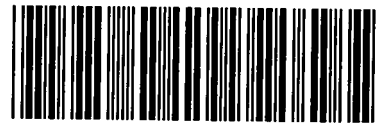
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**EAGLE PLACE PROPERTIES LIMITED**

**ACCOUNTS**

**FOR THE YEAR TO 31 MARCH 2014**

FRIDAY



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19/09/2014

#198

COMPANIES HOUSE

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

**EAGLE PLACE PROPERTIES LIMITED**

**DIRECTORS' REPORT FOR THE YEAR TO 31 MARCH 2014**

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 2013.

Mrs M J Siegert

Mr K Pickering

**Directors Interests**

**Ordinary Shares of £1 each**  
31.03.2014                      31.03.2013

Mrs M J Siegert

100

100

Mr K Pickering

-

-

100

100

**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 provisions applicable to companies subject to the small companies regime.

By order of the Board



M.J.Siegert Director  
27 August 2014

**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 2014 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:
  - (i) the accounts have been drawn up in a manner consistent with the accounting requirements specified in Section 393 of the Act; and
  - (ii) 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 August 2014

**EAGLE PLACE PROPERTIES LIMITED**

**PROFIT AND LOSS ACCOUNT**

**FOR THE YEAR ENDED 31 MARCH 2014**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Rental income	499,178	456,735
Interest - Gross	547	-
Grant of Wayleave (net of costs)	11,856	-
	<hr/>	<hr/>
	511,581	456,735
<b>EXPENSES</b>		
Repairs and security	-	3,250
Interest and financing costs	75,790	91,322
Accountancy charge	825	750
Sundries	13	201
Travelling expenses	4,478	4,325
Postage, stationery and telephone	1,052	1,033
Rent review costs	6,704	1,000
Directors remuneration	5,000	-
Insurance	346	1,445
Legal charges	-	950
	<hr/>	<hr/>
	94,208	104,276
Operating profit before tax	<hr/>	<hr/>
	417,373	352,459
Interest received	( 6)	-
Dividend	30,000	37,800
Tax - current year	87,876	84,421
	<hr/>	<hr/>
	117,870	122,221
Profits for year after Tax and Dividends	<hr/>	<hr/>
	299,503	230,238

**EAGLE PLACE PROPERTIES LIMITED**

**BALANCE SHEET**

**AT 31 MARCH 2014**

	<b>2014</b>	<b>2013</b>
<b>FIXED ASSETS</b>		
<b>Freehold properties</b>		
At cost to 31.03.2013	6,840,139	6,840,139
Addition in year	753,964	
	<hr/> 7,594,103	
<b>INTANGIBLE ASSETS</b>		
Company formation expenses	434	434
	<hr/>	<hr/>
<b>TOTAL FIXED AND INTANGIBLE ASSETS</b>	<b>7,594,537</b>	<b>6,840,573</b>
<b>CURRENT ASSETS</b>		
Cash at bank	44,526	94,471
Prepayments	216	319
	<hr/> 44,742	<hr/> 94,790
<b>CURRENT LIABILITIES</b>		
Taxation and VAT	103,143	88,488
Creditors	8,785	2,113
Creditors for rent	101,092	95,412
	<hr/> 213,020	<hr/> 186,013
<b>TOTAL NET CURRENT ASSETS (LIABILITIES)</b>	<b>( 168,278)</b>	<b>(91,243)</b>
<b>LONG TERM LIABILITIES</b>		
Directors loans	4,751,758	4,732,238
Bank loan	1,998,320	1,640,414
	<hr/> £ 676,181	<hr/> £ 376,678
<b>REPRESENTED BY SHAREHOLDERS FUNDS</b>		
Share capital	100	100
Undistributed profits - Current year	299,503	230,238
- Previous years	376,578	146,340
	<hr/> £ 676,181	<hr/> £ 376,678

**EAGLE PLACE PROPERTIES LIMITED**

**BALANCE SHEET as at 31 March 2014**

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 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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board on 27 August 2014.



M.J. Siegert

Director

27 August 2014

**NOTES TO FINANCIAL STATEMENTS for the year ending 31 March 2014**

**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 are of the opinion that the market value is approximately £8,000,000.

**2. Taxation**

Taxation has been provided on the profit for the year.

**3. Share capital**

		2014	2013
Authorised	100 shares of £1 each	£ 100	£ 100
Issued called up and fully paid	100 shares of £1 each	£ 100	£ 100