

PNK Property Limited
Unaudited Financial Statements
for the Year Ended 30 November 2020

Grenfell James, Chartered Accountants
Rowan
Roper's Lane
Wroughton
BS40 5NQ

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for the year ended 30 November 2020**

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PNK Property Limited

**Company Information
for the year ended 30 November 2020**

DIRECTOR:

Mr P N Kolodotschko

REGISTERED OFFICE:

13 The Courtyard
Timothy's Bridge Road
Stratford upon Avon
Warwickshire
CV37 9NP

REGISTERED NUMBER:

08774194 (England and Wales)

ACCOUNTANTS:

Grenfell James, Chartered Accountants
Rowan
Roper's Lane
Wroughton
BS40 5NQ

PNK Property Limited (Registered number: 08774194)

**Balance Sheet
30 November 2020**

	Notes	2020 £	£	2019 £	£
FIXED ASSETS					
Investment property	4		1,875,000		1,875,000
CURRENT ASSETS					
Debtors	5	3,584		2,642	
Cash at bank		<u>14,422</u>		<u>11,249</u>	
		18,006		13,891	
CREDITORS					
Amounts falling due within one year	6	<u>1,095,259</u>		<u>1,102,446</u>	
NET CURRENT LIABILITIES			<u>(1,077,253)</u>		<u>(1,088,555)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			797,747		786,445
PROVISIONS FOR LIABILITIES			<u>172,549</u>		<u>172,549</u>
NET ASSETS			<u>625,198</u>		<u>613,896</u>
CAPITAL AND RESERVES					
Called up share capital			10		10
Retained earnings			<u>625,188</u>		<u>613,886</u>
SHAREHOLDERS' FUNDS			<u>625,198</u>		<u>613,896</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- 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.

Balance Sheet - continued
30 November 2020

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

In accordance with Section 444 of the Companies Act 2006, the Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the director and authorised for issue on 23 August 2021 and were signed by:

Mr P N Kolodotschko - Director

**Notes to the Financial Statements
for the year ended 30 November 2020**

1. STATUTORY INFORMATION

PNK Property Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2019 - NIL).

4. INVESTMENT PROPERTY

FAIR VALUE

At 1 December 2019
and 30 November 2020

Total
£

1,875,000

NET BOOK VALUE

At 30 November 2020
At 30 November 2019

1,875,000

1,875,000

Fair value at 30 November 2020 is represented by:

Valuation in 2018
Cost

£

908,153

966,847

1,875,000

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Other debtors

2020

£

3,584

2019

£

2,642

**Notes to the Financial Statements - continued
for the year ended 30 November 2020**

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Bank loans and overdrafts	1,025,000	1,025,000
Other creditors	70,259	77,446
	<u>1,095,259</u>	<u>1,102,446</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.