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**E & J PROPERTY ASSOCIATES LIMITED**

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**UNAUDITED**

**ABBREVIATED ACCOUNTS**

**FOR THE YEAR ENDED 31 MARCH 2016**



**E & J PROPERTY ASSOCIATES LIMITED**  
**REGISTERED NUMBER: 09109384**

**ABBREVIATED BALANCE SHEET**  
**AS AT 31 MARCH 2016**

	Note	£	2016 £	£	2015 £
<b>FIXED ASSETS</b>					
Investment property	2		16,496,230		-
<b>CURRENT ASSETS</b>					
Debtors		211,287		119,562	
Cash at bank		569,220		17,443	
		<u>780,507</u>		<u>137,005</u>	
<b>CREDITORS:</b> amounts falling due within one year		(17,038,275)		(140,750)	
<b>NET CURRENT LIABILITIES</b>			(16,257,768)		(3,745)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>238,462</u>		<u>(3,745)</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	3		100		100
Profit and loss account			238,362		(3,845)
<b>SHAREHOLDERS' FUNDS/(DEFICIT)</b>			<u>238,462</u>		<u>(3,745)</u>

The director considers that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 31 March 2016 and of its profit for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf on 29/09/2016



**S Kaye**  
Director

The notes on page 2 form part of these financial statements.

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## **E & J PROPERTY ASSOCIATES LIMITED**

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### **NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016**

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#### **1. ACCOUNTING POLICIES**

##### **1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

##### **1.2 CASH FLOW**

The financial statements do not include a Cash Flow Statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard for Smaller Entities (effective January 2015).

##### **1.3 TURNOVER**

Turnover comprises revenue recognised by the company in respect of rental income and other property income, exclusive of Value Added Tax.

Revenue is recognised in the period to which it relates.

##### **1.4 INVESTMENT PROPERTIES**

Investment properties are included in the Balance Sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the director, necessary in order to give a true and fair view of the financial position of the company.

#### **2. INVESTMENT PROPERTY**

	£
<b>VALUATION</b>	
At 1 April 2015	-
Additions at cost	<u>16,496,230</u>
At 31 March 2016	<u><u>16,496,230</u></u>

The 2016 valuations were made by the directors, on an open market value for existing use basis.

#### **3. SHARE CAPITAL**

	2016 £	2015 £
<b>ALLOTTED, CALLED UP AND FULLY PAID</b>		
100 Ordinary shares of £1 each	<u><u>100</u></u>	<u><u>100</u></u>