

**REGISTERED NUMBER: 09373098 (England and Wales)**

**Unaudited Financial Statements for the Year Ended 31 January 2017**

**for**

**Columbus Propco Limited**

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for the Year Ended 31 January 2017**

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**Company Information  
for the Year Ended 31 January 2017**

**DIRECTOR:** B Kramarz

**REGISTERED OFFICE:** 402 Heligan House  
Water Gardens Square  
London  
SE16 6RJ

**REGISTERED NUMBER:** 09373098 (England and Wales)

**ACCOUNTANTS:** Gibsons Financial Limited  
Chartered Accountants  
Foresters Hall  
25/27 Westow Street  
Upper Norwood  
London  
SE19 3RY

**Abridged Balance Sheet**  
**31 January 2017**

	Notes	31/1/17 £	31/1/16 £
<b>FIXED ASSETS</b>			
Tangible assets	3	14,854	1,692
Investment property	4	<u>2,651,918</u>	<u>1,031,518</u>
		<u>2,666,772</u>	<u>1,033,210</u>
<b>CURRENT ASSETS</b>			
Debtors		5,000	-
Cash at bank		<u>5,001</u>	<u>8,771</u>
		10,001	8,771
<b>CREDITORS</b>			
Amounts falling due within one year		<u>(2,623,933)</u>	<u>(1,038,798)</u>
<b>NET CURRENT LIABILITIES</b>		<u>(2,613,932)</u>	<u>(1,030,027)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>52,840</u>	<u>3,183</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	6	10	10
Retained earnings	7	<u>52,830</u>	<u>3,173</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>52,840</u>	<u>3,183</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2017 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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)

**Abridged Balance Sheet - continued**  
**31 January 2017**

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

All the members have consented to the preparation of an abridged Balance Sheet for the year ended 31 January 2017 in accordance with Section 444(2A) of the Companies Act 2006.

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

The financial statements were approved by the director on 31 October 2017 and were signed by:

B Kramarz - Director

**Notes to the Financial Statements  
for the Year Ended 31 January 2017**

**1. STATUTORY INFORMATION**

Columbus Propco 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 the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.  
Fixtures & fittings - 25% on cost

**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.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

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

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Notes to the Financial Statements - continued  
for the Year Ended 31 January 2017

3. TANGIBLE FIXED ASSETS

	Totals £
<b>COST</b>	
At 1 February 2016	1,692
Additions	18,113
At 31 January 2017	<u>19,805</u>
<b>DEPRECIATION</b>	
Charge for year	4,951
At 31 January 2017	<u>4,951</u>
<b>NET BOOK VALUE</b>	
At 31 January 2017	<u>14,854</u>
At 31 January 2016	<u>1,692</u>

4. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 February 2016	1,031,518
Additions	1,620,400
At 31 January 2017	<u>2,651,918</u>
<b>NET BOOK VALUE</b>	
At 31 January 2017	<u>2,651,918</u>
At 31 January 2016	<u>1,031,518</u>

5. LOANS

An analysis of the maturity of loans is given below:

	31/1/17 £	31/1/16 £
Amounts falling due within one year or on demand:		
Other loans	<u>2,595,965</u>	<u>1,038,004</u>

Notes to the Financial Statements - continued  
for the Year Ended 31 January 2017

6. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31/1/17 £	31/1/16 £
10	Ordinary	£1	<u>10</u>	<u>10</u>

7. RESERVES

	Retained earnings £
At 1 February 2016	3,173
Profit for the year	<u>49,657</u>
At 31 January 2017	<u>52,830</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.