

Registered number  
09875898

XENIA INVESTMENTS LIMITED

Filleted Accounts

30 November 2017

**XENIA INVESTMENTS LIMITED****Registered number:** 09875898**Balance Sheet****as at 30 November 2017**

	Notes	2017 £	2016 £
<b>Fixed assets</b>			
Tangible assets	2	1,215,422	565,422
<b>Current assets</b>			
Debtors	3	336,453	599
Cash at bank and in hand		8,320	1
		<u>344,773</u>	<u>600</u>
<b>Creditors: amounts falling due within one year</b>	4	(6,138)	(993)
<b>Net current assets/(liabilities)</b>		<u>338,635</u>	<u>(393)</u>
<b>Total assets less current liabilities</b>		<u>1,554,057</u>	<u>565,029</u>
<b>Creditors: amounts falling due after more than one year</b>	5	(887,547)	(566,622)
<b>Provisions for liabilities</b>		(123,500)	-
<b>Net assets/(liabilities)</b>		<u>543,010</u>	<u>(1,593)</u>
<b>Capital and reserves</b>			
Called up share capital		1	1
Profit and loss account		543,009	(1,594)
<b>Shareholders' funds</b>		<u>543,010</u>	<u>(1,593)</u>

The director is satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit 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 the preparation of accounts.

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

Mrs Mary Tryphona

Director

Approved by the board on 23 February 2019

# **XENIA INVESTMENTS LIMITED**

## **Notes to the Accounts**

**for the year ended 30 November 2017**

### **1 Accounting policies**

#### ***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

#### ***Turnover***

Turnover represents commercial rents receivable .

#### ***Debtors***

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

#### ***Creditors***

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

#### ***Taxation***

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

#### ***Provisions***

Provisions (ie liabilities of uncertain timing or amount) are recognised when there is an obligation at the reporting date as a result of a past event, it is probable that economic benefit will be transferred to settle the obligation and the amount of the obligation can be estimated reliably.

### **2 Tangible fixed assets**

**Land and  
buildings**  
**£**

**Cost**

At 1 December 2016	565,422
Surplus on revaluation	650,000
At 30 November 2017	<u>1,215,422</u>

<b>3 Debtors</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Other debtors and prepayments	<u>336,453</u>	<u>599</u>
<b>4 Creditors: amounts falling due within one year</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	-	13
Taxation and social security costs	4,339	-
Other creditors and accruals	<u>1,799</u>	<u>980</u>
	<u>6,138</u>	<u>993</u>
<b>5 Creditors: amounts falling due after one year</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Other creditors	<u>887,547</u>	<u>566,622</u>

**6 Other information**

XENIA INVESTMENTS LIMITED is a private company limited by shares and incorporated in England. Its registered office is:  
 105 Westpole Avenue  
 Barnet  
 Herts  
 EN4 0BA

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.