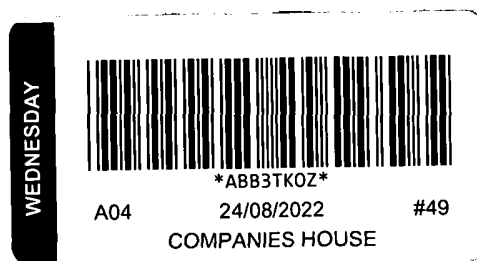


Registered number
09906196

Olmsted Properties IV Limited

Unaudited Filleted Accounts

31 December 2021



Olmsted Properties IV Limited

Chartered Accountants' report to the board of directors on the preparation of the unaudited statutory accounts of Olmsted Properties IV Limited for the year ended 31 December 2021

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Olmsted Properties IV Limited for the year ended 31 December 2021 which comprise of the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at www.icaew.com/en/members/regulations-standards-and-guidance

This report is made solely to the Board of Directors of Olmsted Properties IV Limited, as a body, in accordance with the terms of our engagement letter dated 24 August 2017. Our work has been undertaken solely to prepare for your approval the accounts of Olmsted Properties IV Limited and state those matters that we have agreed to state to the Board of Directors of Olmsted Properties IV Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Olmsted Properties IV Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Olmsted Properties IV Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Olmsted Properties IV Limited. You consider that Olmsted Properties IV Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Olmsted Properties IV Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

DLE Accountancy Ltd 18.7.22

DLE Accountancy Ltd
Chartered Accountants
20-22 Wenlock Road
London
England
N1 7GU

Olmsted Properties IV Limited
Registered number: 09906196
Balance Sheet
as at 31 December 2021

	Notes	2021 £	2020 £
Current assets			
Debtors	2	4,450,598	3,749,705
Cash at bank and in hand		594	135
		<u>4,451,192</u>	<u>3,749,840</u>
Creditors: amounts falling due within one year			
	3	(4,451,191)	(3,749,839)
Net current assets		<u>1</u>	<u>1</u>
Total assets less current liabilities		<u>1</u>	<u>1</u>
Creditors: amounts falling due after more than one year			
	4	-	-
Net assets		<u>1</u>	<u>1</u>
Capital and reserves			
Called up share capital		1	1
Shareholders' funds		<u>1</u>	<u>1</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.

Authentisign


07/18/22

B Kersh
 Director
 Approved by the board

Date

Olmsted Properties IV Limited
Notes to the Accounts
for the year ended 31 December 2021

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).

Debtors

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.

2 Debtors	2021	2020
	£	£
Other debtors	4,450,598	3,749,705
	<u>4,450,598</u>	<u>3,749,705</u>

3 Creditors: amounts falling due within one year	2021	2020
	£	£
Other creditors	4,451,191	3,749,839
	<u>4,451,191</u>	<u>3,749,839</u>

Included in Creditors: amounts falling due within one year is an amount of £3,320,392 (2020: £3,320,292) for which the company has given a fixed and floating charge over its assets.

5 Other information

Olmsted Properties IV Limited is a private company limited by shares and incorporated in England. Its registered office is:
 20-22 Bedford Row
 London
 WC1R 4JS