

**CFSK PROPERTY LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

CFSK Property Limited
Unaudited Financial Statements
For The Year Ended 31 October 2022

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CFSK Property Limited
Balance Sheet
As At 31 October 2022

Registered number: 12278565

		2022		2021	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	3		350,000		350,000
			<u>350,000</u>		<u>350,000</u>
CURRENT ASSETS					
Debtors	4	220		135	
Cash at bank and in hand		41,274		10,998	
		<u>41,494</u>		<u>11,133</u>	
Creditors: Amounts Falling Due Within One Year	5	(106,804)		(106,560)	
NET CURRENT ASSETS (LIABILITIES)			<u>(65,310)</u>		<u>(95,427)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>284,690</u>		<u>254,573</u>
Creditors: Amounts Falling Due After More Than One Year	6		(244,465)		(218,710)
NET ASSETS			<u>40,225</u>		<u>35,863</u>
CAPITAL AND RESERVES					
Called up share capital	7		1		1
Revaluation reserve	8		46,597		46,597
Profit and Loss Account			<u>(6,373)</u>		<u>(10,735)</u>
SHAREHOLDERS' FUNDS			<u>40,225</u>		<u>35,863</u>

CFSK Property Limited
Balance Sheet (continued)
As At 31 October 2022

For the year ending 31 October 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr S A Bastable

Director

25 July 2023

The notes on pages 3 to 5 form part of these financial statements.

CFSK Property Limited
Notes to the Financial Statements
For The Year Ended 31 October 2022

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

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

1.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Income arising from rents received is recognised in the period in which the cost can be contractually recovered.

1.3. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

1.4. Debtors and creditors receivable or payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

1.5. Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs.

Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a finance transaction it is measured at present value.

2. Average Number of Employees

Average number of employees, including directors, during the year was as follows: NIL (2021: NIL)

3. Tangible Assets

	Investment Properties
	£
Cost or Valuation	
As at 1 November 2021	350,000
As at 31 October 2022	350,000
Net Book Value	
As at 31 October 2022	350,000
As at 1 November 2021	350,000

CFSK Property Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 October 2022

The analysis of the cost or valuation of the above assets is as follows:

	Investment Properties
	£
As at 31 October 2022	
At cost	350,000
	<u>350,000</u>
As at 1 November 2021	
At cost	350,000
	<u>350,000</u>

Investment property was valued by the director at the year end.

4. Debtors

	2022	2021
	£	£
Due within one year		
Other debtors	220	135
	<u>220</u>	<u>135</u>

5. Creditors: Amounts Falling Due Within One Year

	2022	2021
	£	£
Other creditors	106,804	106,560
	<u>106,804</u>	<u>106,560</u>

6. Creditors: Amounts Falling Due After More Than One Year

	2022	2021
	£	£
Bank loans	244,465	218,710
	<u>244,465</u>	<u>218,710</u>

Loans are secured on all freehold and leasehold properties and all commonhold properties now or in the future.

7. Share Capital

	2022	2021
	£	£
Allotted, Called up and fully paid	1	1
	<u>1</u>	<u>1</u>

8. Reserves

	Revaluation Reserve
	£
As at 1 November 2021	46,597
As at 31 October 2022	<u>46,597</u>

CFSK Property Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 October 2022

9. General Information

CFSK Property Limited is a private company, limited by shares, incorporated in England & Wales, registered number 12278565 . The registered office is 11 Woodford Green, Telford, TF5 0NS.

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.