

REGISTERED NUMBER: 07598093 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018
FOR
FKZ LIMITED**

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FOR THE YEAR ENDED 31 DECEMBER 2018**

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FKZ LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2018

DIRECTORS: Miss J M Oldfield
M J Pullan

SECRETARY: Miss J M Oldfield

REGISTERED OFFICE: PO Box 95
York
YO43 4YZ

REGISTERED NUMBER: 07598093 (England and Wales)

ACCOUNTANTS: Bradbury & Co (Accountants) Limited
34 Middle Street South
Driffield
East Yorkshire
YO25 6PS

**CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
FKZ LIMITED**

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of FKZ Limited for the year ended 31 December 2018 which comprise the Income Statement, 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 Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/rulebook>.

This report is made solely to the Board of Directors of FKZ Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of FKZ Limited and state those matters that we have agreed to state to the Board of Directors of FKZ Limited, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at <http://www.accaglobal.com/factsheet163>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that FKZ Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of FKZ Limited. You consider that FKZ 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 financial statements of FKZ 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 financial statements.

Bradbury & Co (Accountants) Limited
34 Middle Street South
Driffield
East Yorkshire
YO25 6PS

Date:

BALANCE SHEET
31 DECEMBER 2018

	Notes	2018 £	2017 £
FIXED ASSETS			
Investment property	4	12,200,000	12,200,000
CURRENT ASSETS			
Cash at bank		843,715	579,219
CREDITORS			
Amounts falling due within one year	5	(628,296)	(551,777)
NET CURRENT ASSETS		<u>215,419</u>	<u>27,442</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		12,415,419	12,227,442
CREDITORS			
Amounts falling due after more than one year	6	(7,300,000)	(8,050,000)
NET ASSETS		<u>5,115,419</u>	<u>4,177,442</u>
CAPITAL AND RESERVES			
Called up share capital		1	1
Retained earnings		5,115,418	4,177,441
SHAREHOLDERS' FUNDS		<u>5,115,419</u>	<u>4,177,442</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2018 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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)

**BALANCE SHEET -
continued
31 DECEMBER 2018**

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.

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

The financial statements were approved by the Board of Directors on 5 March 2019 and were signed on its behalf by:

Miss J M Oldfield - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

1. STATUTORY INFORMATION

FKZ 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 as modified by the revaluation of certain assets.

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.

Rents received

Rents received are accounted for on an accruals basis, and are recorded in other operating income.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2017 - 2) .

4. INVESTMENT PROPERTY

Total
£

FAIR VALUE

At 1 January 2018
and 31 December 2018

12,200,000

NET BOOK VALUE

At 31 December 2018

12,200,000

At 31 December 2017

12,200,000

Fair value at 31 December 2018 is represented by:

	£
Valuation in 2017	<u><u>12,200,000</u></u>

If the investment property had not been revalued it would have been included at the following historical cost:

	2018 £	2017 £
Cost	<u>11,539,175</u>	<u>11,539,175</u>

The investment property was valued on an open market basis on 31 December 2018 by the directors .

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2018

5. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2018	2017
	£	£
Taxation and social security	345,927	296,669
Other creditors	<u>282,369</u>	<u>255,108</u>
	<u>628,296</u>	<u>551,777</u>

6. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2018	2017
	£	£
Other creditors	<u>7,300,000</u>	<u>8,050,000</u>

Other creditors relate to loans from the Beverley Transom Settlement, the ultimate controlling party, which are interest free and are repayable after more than 1 year.