

REGISTERED NUMBER: 04139758 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 JANUARY 2020**

**FOR**

**EPIC ESTATES LIMITED**

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**EPIC ESTATES LIMITED (REGISTERED NUMBER: 04139758)**

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FOR THE YEAR ENDED 31 JANUARY 2020**

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**EPIC ESTATES LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 JANUARY 2020**

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**DIRECTOR:** Ms L Karayeva

**SECRETARY:** C J Fowler

**REGISTERED OFFICE:** c/o Stock Page Stock  
83 Goswell Road  
London  
EC1V 7ER

**REGISTERED NUMBER:** 04139758 (England and Wales)

**ACCOUNTANTS:** Melinek Fine LLP  
Chartered Accountants  
First Floor, Winston House  
349 Regents Park Road  
London  
N3 1DH



## EPIC ESTATES LIMITED (REGISTERED NUMBER: 04139758)

BALANCE SHEET  
31 JANUARY 2020

	Notes	2020 £	£	2019 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		<b>19,000</b>		19,000
<b>CURRENT ASSETS</b>					
Debtors	5	<b>9,850</b>		6,554	
Cash at bank		<u><b>2,941</b></u>		<u>18,081</u>	
		<b>12,791</b>		<b>24,635</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u><b>10,543</b></u>		<u>7,147</u>	
<b>NET CURRENT ASSETS</b>			<u><b>2,248</b></u>		<u>17,488</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u><b>21,248</b></u>		<u><b>36,488</b></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			<b>14</b>		14
Other reserves	7		-		10,980
Revaluation reserve	7		<b>19,000</b>		19,000
Profit and loss account	7		<u><b>2,234</b></u>		<u>6,494</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><b>21,248</b></u>		<u><b>36,488</b></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387
- (a) 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
  - (b) 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.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Profit and Loss Account has not been delivered.

The financial statements were approved by the director and authorised for issue on 6 November 2020 and were signed by:

Ms L Karayeva - Director





**EPIC ESTATES LIMITED (REGISTERED NUMBER: 04139758)**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JANUARY 2020**

**1. STATUTORY INFORMATION**

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

**Turnover**

Service charges are levied on the members in order to cover the company's costs.

**Tangible fixed assets**

All fixed assets are initially recorded at cost.

**Financial instruments**

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost unless they are classified as receivable within one year in which case they are measured at the undiscounted amount of the cash or other consideration expected to be received net of impairment.

Financial liabilities that are classified as payable within one year are subsequently measured at the undiscounted amount of the cash or other consideration expected to be paid.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset or settle the liability simultaneously.

**Taxation**

The company is a non profit making enterprise and any surplus or deficit arising as a result of the difference between service charges levied and costs do not fall within the scope of corporation tax. Taxation is payable on investment income only.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2019 - NIL).

**4. TANGIBLE FIXED ASSETS**

**COST**

At 1 February 2019  
and 31 January 2020

**NET BOOK VALUE**

At 31 January 2020

**Freehold  
Property  
£**

**19,000**

**19,000**



## EPIC ESTATES LIMITED (REGISTERED NUMBER: 04139758)

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 JANUARY 2020

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5.	<b>DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>				
			<b>2020</b>	<b>2019</b>	
			£	£	
	Trade debtors		<b>5,728</b>	361	
	Other debtors		<b><u>4,122</u></b>	<b><u>6,193</u></b>	
			<b><u>9,850</u></b>	<b><u>6,554</u></b>	
6.	<b>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>				
			<b>2020</b>	<b>2019</b>	
			£	£	
	Other creditors		<b><u>10,543</u></b>	<b><u>7,147</u></b>	
7.	<b>RESERVES</b>				
		<b>Profit and loss account</b>	<b>Other reserves</b>	<b>Revaluation reserve</b>	<b>Totals</b>
		£	£	£	£
	At 1 February 2019	6,494	10,980	19,000	36,474
	Deficit for the year	(27,240)			(27,240)
	Contribution in the year	-	12,000	-	12,000
	Payment from sinking fund	<u>22,980</u>	<u>(22,980)</u>	-	-
	At 31 January 2020	<u>2,234</u>	<u>-</u>	<u>19,000</u>	<u>21,234</u>



