

**WILTSHIRE HOMES AND INVESTMENTS LTD  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JANUARY 2017**

**Wiltshire Homes and Investments Ltd**  
**Unaudited Financial Statements**  
**For The Year Ended 31 January 2017**

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**Wiltshire Homes and Investments Ltd**  
**Statement of Financial Position**  
**For The Year Ended 31 January 2017**

Registered number: 02874467

		2017		2016	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible Assets	4		1,100,000		1,100,000
Investments	5		2,014		2,014
			<u>1,102,014</u>		<u>1,102,014</u>
<b>CURRENT ASSETS</b>					
Debtors	6	2,293,041		2,234,666	
Cash at bank and in hand		65,459		-	
		<u>2,358,500</u>		<u>2,234,666</u>	
<b>Creditors: Amounts Falling Due Within One Year</b>	7	(259,366 )		(193,872 )	
		<u></u>		<u></u>	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			<u>2,099,134</u>		<u>2,040,794</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>3,201,148</u>		<u>3,142,808</u>
<b>Creditors: Amounts Falling Due After More Than One Year</b>	8		(376,000 )		(376,000 )
			<u></u>		<u></u>
<b>PROVISIONS FOR LIABILITIES</b>					
Deferred Taxation	9		(1,045 )		(73,696 )
			<u></u>		<u></u>
<b>NET ASSETS</b>			<u>2,824,103</u>		<u>2,693,112</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	10		1,000		1,000
Investment property revaluation reserve			193,726		193,726
Profit and loss account			2,629,377		2,498,386
			<u>2,824,103</u>		<u>2,693,112</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>2,824,103</u>		<u>2,693,112</u>

**Wiltshire Homes and Investments Ltd**  
**Statement of Financial Position (continued)**  
**For The Year Ended 31 January 2017**

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For the year ending 31 January 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

**Directors' responsibilities:**

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their 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 Companies Act 2006 section 444(1) and opted not to file the Income Statement

On behalf of the board

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**Mr Paul Gilbert**

**27 October 2017**

The notes on pages 3 to 7 form part of these financial statements.

**Wiltshire Homes and Investments Ltd**  
**Notes to the Unaudited Accounts**  
**For The Year Ended 31 January 2017**

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**1. Accounting Policies**

**1.1. Basis of Preparation of Financial Statements**

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

The financial statements for the year ended 31 January 2017 are the first financial statements of Wiltshire Homes and Investments Ltd prepared in accordance with FRS 102. The date of transition to FRS 102 was 1 February 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

**1.2. Turnover**

Turnover comprises rent invoiced, net of Value Added Tax.

**1.3. Tangible Fixed Assets and Depreciation**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures & Fittings	3 years straight line
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**1.4. 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 income statement. The surplus or deficit on revaluation is recognised in the revaluation reserve, an equity reserve separate from distributable reserves in order to better reflect distributable profits on the Statement of Financial Position.

**1.5. Deferred Taxation**

The charge for taxation takes into account taxation deferred as a result of timing differences between the treatment of certain items for taxation and accounting purposes. In general, deferred taxation is recognised in respect of timing differences that have originated but not reversed at the statement of financial position date. However, deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred taxation is measured on a non-discounted basis at the tax rates that are expected to apply in periods in which the timing differences reverse, based on tax rates and the law enacted or substantively enacted at the statement of financial position date.

**1.6. Registrar Filing Requirements**

The company has taken advantage of Companies Act 2006 section 444(1) and opted not to file the income statement, directors report, and notes to the financial statements relating to the income statement. The notes which are not included have been hidden but original note numbering has remained the same for those that are present.



**Wiltshire Homes and Investments Ltd**  
**Notes to the Unaudited Accounts (continued)**  
**For The Year Ended 31 January 2017**

**2. Average number of employees**

Average number of employees, including directors, during the year was as follows:

	<b>2017</b>	<b>2016</b>
Office and administration	4	4
	<u>4</u>	<u>4</u>

**4. Tangible Assets**

	<b>Investment Properties</b>	<b>Fixtures &amp; Fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
As at 1 February 2016	1,100,000	3,818	1,103,818
As at 31 January 2017	<u>1,100,000</u>	<u>3,818</u>	<u>1,103,818</u>
<b>Depreciation</b>			
As at 1 February 2016	-	3,818	3,818
As at 31 January 2017	<u>-</u>	<u>3,818</u>	<u>3,818</u>
<b>Net Book Value</b>			
As at 31 January 2017	<u>1,100,000</u>	<u>-</u>	<u>1,100,000</u>
As at 1 February 2016	<u>1,100,000</u>	<u>-</u>	<u>1,100,000</u>

Investment property comprises of one property. The fair value of the investment property has been arrived at on the basis of valuation carried out by the director. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

**Wiltshire Homes and Investments Ltd**  
**Notes to the Unaudited Accounts (continued)**  
**For The Year Ended 31 January 2017**

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**5. Investments**

	<b>Unlisted £</b>
<b>Cost</b>	
As at 1 February 2016	2,014
As at 31 January 2017	<u>2,014</u>
<b>Provision</b>	
As at 1 February 2016	-
As at 31 January 2017	<u>-</u>
<b>Net Book Value</b>	
As at 31 January 2017	<u>2,014</u>
As at 1 February 2016	<u>2,014</u>

The company owns 99.91% of Yacht Club Cala D'or S.L. and 49.9% of Yacht Club Cala D'or Leisure S.L. both incorporated in Spain.

**6. Debtors**

	<b>2017 £</b>	<b>2016 £</b>
<b>Due within one year</b>		
Prepayments and accrued income	807	807
Other debtors	2,289,796	2,231,310
Corporation tax recoverable assets	2,438	2,438
VAT	-	111
	<u>2,293,041</u>	<u>2,234,666</u>



**7. Creditors: Amounts Falling Due Within One Year**

	2017	2016
	£	£
Bank loans and overdrafts	94,000	110,658
Other taxes and social security	12	20
VAT	6,236	-
Other creditors	43,088	43,089
Accruals and deferred income	35,702	34,845
Directors' loan accounts	80,328	5,260
	<u>259,366</u>	<u>193,872</u>

The bank loan is secured by way of a first legal charge over the freehold investment property included in tangible fixed assets together with a floating charge over all other assets of the company.

**8. Creditors: Amounts Falling Due After More Than One Year**

	2017	2016
	£	£
Bank loans	<u>376,000</u>	<u>376,000</u>

The bank loan is secured by way of a first legal charge over the freehold investment property included in tangible fixed assets together with a floating charge over all other assets of the company.

**9. Deferred Taxation**

	2017	2016
	£	£
As at 1 February 2016	73,696	73,991
Deferred taxation	(72,651 )	(295 )
	<u>1,045</u>	<u>73,696</u>

The provision for deferred taxation is made up of accelerated capital allowances

**10. Share Capital**

	Value	Number	2017	2016
	£		£	£
<b>Allotted, called up and fully paid</b>				
Ordinary shares	1.00	1000	<u>1,000</u>	<u>1,000</u>

**11. General Information**

Wiltshire Homes and Investments Ltd Registered number 02874467 is a limited by shares company incorporated in England & Wales. The Registered Office is Foremost House, Radford Way, Billericay, CM12 0BT.

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.