

Cottage Developments (SW) Limited

Annual Report and Unaudited Financial Statements
for the Year Ended 5 April 2018

D.J. Reynolds & Co.
Chartered Accountants
15 Alverton Street
Penzance
Cornwall
TR18 2QP

Cottage Developments (SW) Limited

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Cottage Developments (SW) Limited

Company Information

Director Mr P P O'Neill

Registered office 15 Alverton Street
Penzance
Cornwall
TR18 2QP

Accountants D.J. Reynolds & Co.
Chartered Accountants
15 Alverton Street
Penzance
Cornwall
TR18 2QP

Cottage Developments (SW) Limited

(Registration number: 03566854)

Balance Sheet as at 5 April 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	<u>3</u>	18,078	24,104
Investment property	<u>4</u>	1,200,000	1,200,000
		<u>1,218,078</u>	<u>1,224,104</u>
Current assets			
Stocks	<u>5</u>	1,211,921	1,210,513
Debtors	<u>6</u>	85,147	91,425
Cash at bank and in hand		27,350	84,886
		1,324,418	1,386,824
Creditors: Amounts falling due within one year	<u>7</u>	(956,257)	(370,664)
Net current assets		<u>368,161</u>	<u>1,016,160</u>
Total assets less current liabilities		1,586,239	2,240,264
Creditors: Amounts falling due after more than one year	<u>7</u>	-	(730,000)
Provisions for liabilities		<u>(64,442)</u>	<u>(71,101)</u>
Net assets		<u>1,521,797</u>	<u>1,439,163</u>
Capital and reserves			
Called up share capital	<u>8</u>	176	176
Profit and loss account		<u>1,521,621</u>	<u>1,438,987</u>
Total equity		<u>1,521,797</u>	<u>1,439,163</u>

For the financial year ending 5 April 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

The notes on pages 4 to 10 form an integral part of these financial statements.

Cottage Developments (SW) Limited

(Registration number: 03566854)

Balance Sheet as at 5 April 2018

Approved and authorised by the director on 30 January 2019

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Mr P P O'Neill
Director

The notes on pages 4 to 10 form an integral part of these financial statements.

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Cottage Developments (SW) Limited

Notes to the Financial Statements for the Year Ended 5 April 2018

1 General information

The company is a private company limited by share capital, incorporated in England.

The address of its registered office is:

15 Alverton Street
Penzance
Cornwall
TR18 2QP
England

These financial statements were authorised for issue by the director on 30 January 2019.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Revenue recognition

Turnover comprises the fair value of the consideration receivable for the provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;
it is probable that future economic benefits will flow to the entity;
and specific criteria have been met for each of the company's activities.

Tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Deferred tax is recognised in respect of all timing differences between taxable profits and profits reported in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference.

Cottage Developments (SW) Limited

Notes to the Financial Statements for the Year Ended 5 April 2018

Tangible assets

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Freehold property	Not provided
Plant and machinery	25% reducing balance
Fixtures and fittings	25% reducing balance
Motor vehicles	25% reducing balance
Office equipment	33% straight line

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits.

Trade debtors

Trade debtors are amounts due from tenants for services provided in the ordinary course of business.

Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell.

The cost of finished goods and work in progress comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. At each reporting date, stocks are assessed for impairment. If stocks are impaired, the carrying amount is reduced to its selling price less costs to complete and sell; the impairment loss is recognised immediately in profit or loss.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Cottage Developments (SW) Limited

Notes to the Financial Statements for the Year Ended 5 April 2018

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments.

Cottage Developments (SW) Limited

Notes to the Financial Statements for the Year Ended 5 April 2018

3 Tangible assets

	Furniture, fittings and equipment £	Motor vehicles £	Other tangible assets £	Total £
Cost or valuation				
At 6 April 2017	18,489	31,011	15,805	65,305
At 5 April 2018	18,489	31,011	15,805	65,305
Depreciation				
At 6 April 2017	18,000	7,753	15,448	41,201
Charge for the year	122	5,815	89	6,026
At 5 April 2018	18,122	13,568	15,537	47,227
Carrying amount				
At 5 April 2018	367	17,443	268	18,078
At 5 April 2017	489	23,258	357	24,104

Cottage Developments (SW) Limited

Notes to the Financial Statements for the Year Ended 5 April 2018

4 Investment properties

	2018 £
At 6 April	<u>1,200,000</u>

The valuation of investment property has been carried out by the Director on the basis of a valuation by an independent valuer.

5 Stocks

	2018 £	2017 £
Work in progress	248,266	246,858
Other inventories	<u>963,655</u>	<u>963,655</u>
	<u>1,211,921</u>	<u>1,210,513</u>

6 Debtors

	2018 £	2017 £
Prepayments	2,010	1,632
Other debtors	<u>83,137</u>	<u>89,793</u>
	<u>85,147</u>	<u>91,425</u>

7 Creditors

Creditors: amounts falling due within one year

	Note	2018 £	2017 £
Due within one year			
Bank loans and overdrafts	9	730,000	-
Trade creditors		197	1,424
Accruals and deferred income		11,640	10,038
Other creditors		29,585	26,793
Director's loan		<u>184,835</u>	<u>332,409</u>
		<u>956,257</u>	<u>370,664</u>

Creditors include bank loans which are secured of £730,000 (2017 - Nil).

Cottage Developments (SW) Limited

Notes to the Financial Statements for the Year Ended 5 April 2018

Creditors: amounts falling due after more than one year

	Note	2018 £	2017 £
Due after one year			
Loans and borrowings	9	-	730,000

Creditors include bank loans which are secured of Nil (2017 - £730,000).

8 Share capital

Allotted, called up and fully paid shares

	2018 No.	£	2017 No.	£
Ordinary of £1 each	176	176	176	176

9 Loans and borrowings

	2018 £	2017 £
Non-current loans and borrowings		
Bank borrowings	-	730,000
Current loans and borrowings		
Bank borrowings	730,000	-

10 Related party transactions

Transactions with Director

	At 6 April 2017 £	Advances to Director £	Repayments by Director £	At 5 April 2018 £
2018				
Mr P P O'Neill				
Loan from Director	(332,409)	150,852	(3,278)	(184,835)
2017				
Mr P P O'Neill				
Loan from Director	(347,009)	35,408	(20,808)	(332,409)

Cottage Developments (SW) Limited

Notes to the Financial Statements for the Year Ended 5 April 2018

Summary of transactions with other related parties

Cottage Developments (South West) Limited

(A company under common control and ownership)

At the balance sheet date the amount due from Cottage Developments (South West) Limited was £77,305 (2017 - 77,305).

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