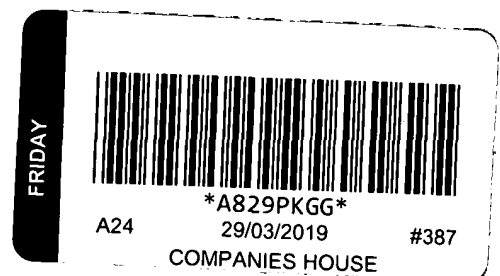


COMPANY REGISTRATION NUMBER: 06091175

**TRUELOVE INVESTMENT COMPANY LTD**  
**FILLETED UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**30 JUNE 2018**



# TRUELOVE INVESTMENT COMPANY LTD

## STATEMENT OF FINANCIAL POSITION

30 JUNE 2018

|  | Note | 2018<br>£        | 2017<br>£        |
|--|------|------------------|------------------|
| <b>Fixed assets</b>  |      |                  |                  |
| Tangible assets  | 4    | 4,250,000        | 4,250,000        |
| <b>Current assets</b>  |      |                  |                  |
| Debtors  | 5    | 144,638          | 116,040          |
| Cash at bank and in hand                                       |      | 983              | 7,382            |
|  |      | <u>145,621</u>   | <u>123,422</u>   |
| <b>Creditors: amounts falling due within one year</b>          | 6    | 1,282,343        | 1,277,662        |
| <b>Net current liabilities</b>                                 |      | <u>1,136,722</u> | <u>1,154,240</u> |
| <b>Total assets less current liabilities</b>                   |      | 3,113,278        | 3,095,760        |
| <b>Creditors: amounts falling due after more than one year</b> | 7    | 2,501,864        | 2,500,000        |
| <b>Provisions</b>  |      | 5,566            | 5,566            |
| <b>Net assets</b>  |      | <u>605,848</u>   | <u>590,194</u>   |
| <b>Capital and reserves</b>                                    |      |                  |                  |
| Called up share capital  |      | 1                | 1                |
| Revaluation reserve  |      | 292,311          | 292,311          |
| Profit and loss account  |      | 313,536          | 297,882          |
| <b>Shareholders funds</b>                                      |      | <u>605,848</u>   | <u>590,194</u>   |

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of comprehensive income has not been delivered.

For the year ending 30 June 2018 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 of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The statement of financial position  
continues on the following page.

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

# TRUELOVE INVESTMENT COMPANY LTD

## STATEMENT OF FINANCIAL POSITION *(continued)*

**30 JUNE 2018**

These financial statements were approved by the board of directors and authorised for issue on ~~28.3.19~~, and are signed on behalf of the board by:

P A J Truelove  
Director



Company registration number: 06091175

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

# **TRUELOVE INVESTMENT COMPANY LTD**

## **NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 30 JUNE 2018**

### **1. General information**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 4a Eastgate, Lincoln, Lincolnshire, LN2 1QB.

### **2. Statement of compliance**

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

### **3. Accounting policies**

#### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

#### **Revenue recognition**

Turnover comprises revenue recognised by the company in respect of the rental income generated by the letting of its investment properties. Rental income is recognised on a receivable basis.

#### **Income tax**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that 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 that are expected to apply to the reversal of the timing difference.

# TRUELOVE INVESTMENT COMPANY LTD

## NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2018

### 3. Accounting policies *(continued)*

#### **Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Investment property is initially recognised on acquisition at cost, including related acquisition costs, and is revalued annually by Chartered Surveyors to reflect fair value. Fair value is derived from 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. Changes in fair value are recognised in the profit or loss account.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

#### **Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

#### **Provisions**

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

#### **Financial instruments**

The company only holds basic financial instruments as defined in FRS 102. The financial assets and financial liabilities of the company and their measurement basis are as follows:

Financial assets - trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost. Prepayments are not financial instruments. Cash at bank is classified as a basic financial instrument and is measured at amortised cost.

Financial liabilities - trade creditors, accruals and other creditors are financial instruments, and are measured at amortised cost. Taxation and social security are not included in the financial instruments disclosure definition.

# TRUELOVE INVESTMENT COMPANY LTD

## NOTES TO THE FINANCIAL STATEMENTS *(continued)*

**YEAR ENDED 30 JUNE 2018**

### 4. Tangible assets

|                                 | <b>Investment<br/>property<br/>£</b> |
|---------------------------------|--------------------------------------|
| <b>Cost</b>                     |                                      |
| At 1 July 2017 and 30 June 2018 | <u>4,250,000</u>                     |
| <b>Depreciation</b>             |                                      |
| At 1 July 2017 and 30 June 2018 | <u>—</u>                             |
| <b>Carrying amount</b>          |                                      |
| At 30 June 2018                 | <u>4,250,000</u>                     |
| At 30 June 2017                 | <u>4,250,000</u>                     |

#### **Tangible assets held at valuation**

The investment property was valued on an open market basis at the year end by the directors, using their experience in the sector. The historic cost of the investment property is £3,952,123 (2017: £3,952,123).

### 5. Debtors

|   | <b>2018<br/>£</b> | <b>2017<br/>£</b> |
|---|-------------------|-------------------|
| Amounts owed by group undertakings and undertakings in which the company has a participating interest | 38,560            | 31,560            |
| Other debtors   | 106,078           | 84,480            |
|   | <u>144,638</u>    | <u>116,040</u>    |

### 6. Creditors: amounts falling due within one year

|   | <b>2018<br/>£</b> | <b>2017<br/>£</b> |
|---|-------------------|-------------------|
| Trade creditors   | 40,999            | 30,447            |
| Amounts owed to group undertakings and undertakings in which the company has a participating interest | 1,209,197         | 1,220,566         |
| Corporation tax   | 3,680             | —                 |
| Other creditors   | 28,467            | 26,649            |
|   | <u>1,282,343</u>  | <u>1,277,662</u>  |

# TRUELOVE INVESTMENT COMPANY LTD

## NOTES TO THE FINANCIAL STATEMENTS *(continued)*

### YEAR ENDED 30 JUNE 2018

#### 7. Creditors: amounts falling due after more than one year

|                           | 2018             | 2017             |
|---------------------------|------------------|------------------|
|                           | £                | £                |
| Bank loans and overdrafts | <u>2,501,864</u> | <u>2,500,000</u> |

Included within creditors: amounts falling due after more than one year is an amount of £2,501,864 (2017: £2,500,000) in respect of liabilities payable or repayable otherwise than by instalments which fall due for payment after more than five years from the reporting date.

Creditors falling due after more than 5 years from the reporting date are repayable monthly at a market rate of interest.

The bank loan is secured on the investment properties along with a fixed and floating charge over the assets of the company. There is also an assignment of rents in the event of a default in loan repayment.

The directors P A J Truelove and B M C K Truelove also have a joint and several guarantee totalling £500,000.

#### 8. Directors' advances, credits and guarantees

During the year the directors entered into the following advances and credits with the company:

|                  | 2018                    |                                      |                     |
|------------------|-------------------------|--------------------------------------|---------------------|
|                  | Balance brought forward | Advances/ (credits) to the directors | Balance outstanding |
|                  | £                       | £                                    | £                   |
| B M C K Truelove | <u>5,026</u>            | <u>–</u>                             | <u>5,026</u>        |

|                  | 2017                    |                                      |                     |
|------------------|-------------------------|--------------------------------------|---------------------|
|                  | Balance brought forward | Advances/ (credits) to the directors | Balance outstanding |
|                  | £                       | £                                    | £                   |
| B M C K Truelove | <u>5,000</u>            | <u>26</u>                            | <u>5,026</u>        |

#### 9. Related party transactions

There are several connected companies, LLP's and pension schemes and loans exist with several of these entities. At the year end the company was owed £89,716 (2017 - £61,020) by these entities and owed £1,228,388 (2017 - £1,236,783) to these entities.

A management charge of £7,674 (2017 - £nil) was paid to one of the entities.

# **TRUELOVE INVESTMENT COMPANY LTD**

## **NOTES TO THE FINANCIAL STATEMENTS** *(continued)*

**YEAR ENDED 30 JUNE 2018**

### **10. Controlling party**

The company is ultimately controlled by Truelove Property & Construction Limited, a company incorporated and registered in England and Wales. The registered office and principle place of business of Truelove Property & Construction Limited is:

4A Eastgate  
Lincoln  
Lincolnshire  
LN2 1QA