

Company No: 07305337

HOMEGROUND MANAGEMENT LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2013



Homeground Management Limited
Report and Financial Statements
For the year ended 31 December 2013

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Homeground Management Limited**Directors**

J S Aumonier
The Hon W W Astor
R J Sherry (Appointed 5 February 2013)

Secretary and registered office

Gravitas Company Secretarial Services Ltd
One New Change, London EC4M 9AF

Company number

07305337

Auditors

Moore Stephens LLP
150 Aldersgate Street, London EC1A 4AB

Report of the Directors

The directors present their report together with the audited financial statements for the year ended 31 December 2013.

Results and Dividends

The results for the year are shown on page 4.

The directors do not recommend the payment of a dividend for the year (2012: £nil).

Principal Activity

The company's principal activity is the management of property. The directors expect to continue with the company's principal activity for the coming year.

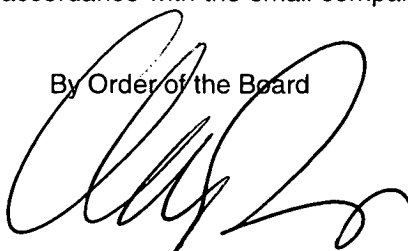
Directors' Confirmation

Each of the directors who is a director at the time when the report is approved confirms that:

- (a) so far as each director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- (b) each director has taken all the steps that ought to have been taken as a director, in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

This report has been prepared in accordance with the small companies regime of the Companies Act 2006.

By Order of the Board



Director

Homeground Management Limited**Report of the Directors (Continued)****Statement of Directors' Responsibilities**

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Auditors' Report to the Members of Homeground Management Limited

We have audited the financial statements of Homeground Management Limited for the year ended 31 December 2013 which are set out on pages 4 to 10. The financial reporting framework that has been applied in their preparation is applicable law and Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Statement of Directors' Responsibilities set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's web-site at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2013 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

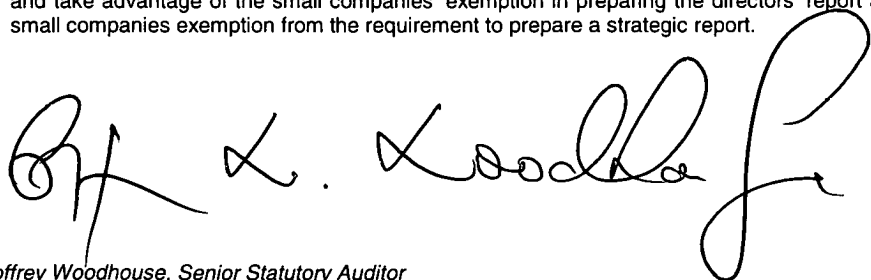
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Report of the Directors for the financial period for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.



Geoffrey Woodhouse, Senior Statutory Auditor
For and on behalf of Moore Stephens LLP, Statutory Auditor
150 Aldersgate Street
London
EC1A 4AB

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Homeground Management Limited

Profit and Loss Account For the year ended 31 December 2013

	<u>Note</u>	Year ended 31 December <u>2013</u>	Period from 1 April to 31 December <u>2012</u>
Turnover	2	1,329,175	543,460
Administrative expenses		<u>(937,573)</u>	<u>(344,761)</u>
Operating Profit	3	391,602	198,699
Taxation on profit on ordinary activities	5	<u>(95,655)</u>	<u>(24,966)</u>
Profit on Ordinary Activities After Taxation	10	<u>295,947</u>	<u>173,733</u>

All amounts relate to continuing activities.

There are no other recognised gains or losses in the year.

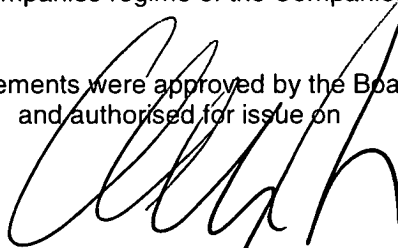
Homeground Management Limited

Balance Sheet at 31 December 2013

	<u>Note</u>	<u>2013</u>		<u>2012</u>	
		£	£	£	£
Fixed Assets					
Tangible assets	6		20,804		37,214
Current Assets					
Debtors	7	585,224		107,579	
Cash at bank		<u>346,237</u>		<u>141,295</u>	
		931,461		248,874	
Creditors: amounts falling due within one year	8	<u>(545,784)</u>		<u>(175,554)</u>	
Net Current Assets			<u>385,677</u>		<u>73,320</u>
Net Assets			<u>406,481</u>		<u>110,534</u>
Capital and Reserves					
Called up share capital	9		1,000		1,000
Profit and loss account			<u>405,481</u>		<u>109,534</u>
Shareholders' Funds	10		<u>406,481</u>		<u>110,534</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime of the Companies Act 2006.

The financial statements were approved by the Board of Directors
and authorised for issue on 16/9/14



W. W. Astor
Director

Homeground Management Limited

Financial Statements for the year ended 31 December 2013

Notes

1. Accounting Policies

(a) Basis of preparation

The financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

(b) Turnover

Turnover from the provision of property management services and ancillary fees is recognised in the period the service is provided.

(c) Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. Depreciation on the computer equipment is provided at 33% per annum on a straight line basis in order to write off each asset over its expected useful life.

(d) Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation. Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements.

A net deferred tax asset is recognised only if it can be regarded as 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 tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse. Deferred tax assets and liabilities are not discounted.

(e) Client bank accounts

The company operates designated client bank accounts. These accounts do not represent funds of the company and so the deposits are not recognised in the company's balance sheet. See note 12 for details of the balances held.

2. Turnover

	Year ended 31 December <u>2013</u> £	Period from 1 April to 31 December <u>2012</u> £
Management and acquisition fees	1,311,718	422,913
Ancillary fees	<u>17,457</u>	<u>120,547</u>
	<u>1,329,175</u>	<u>543,460</u>

Turnover is wholly attributable to the principal activity of the company and arises solely within the United Kingdom.

Homeground Management Limited

Financial Statements for the year ended 31 December 2013

Notes (Continued)

3. Operating Profit

The operating profit is stated after charging:

	Year ended 31 December <u>2013</u> £	Period from 1 April to 31 December <u>2012</u> £
Depreciation of owned tangible assets	24,280	19,951
Auditors' remuneration - audit fees	10,000	10,000
- tax compliance fees	<u>2,244</u>	<u>2,200</u>

4. Staff Costs

	Year ended 31 December <u>2013</u> £	Period from 1 April to 31 December <u>2012</u> £
Wages and salaries	306,122	178,575
Social security costs	<u>29,780</u>	<u>12,303</u>
	<u>335,902</u>	<u>190,878</u>

The average number of persons employed by the company during the year in administration and operations was 9 (2012: 5).

No directors' remuneration was charged in the year (2012: £nil).

5. Taxation

(a) Current tax charge

	Year ended 31 December <u>2013</u> £	Period from 1 April to 31 December <u>2012</u> £
UK corporation tax charge (note 5b)	<u>95,655</u>	<u>24,966</u>

Homeground Management Limited

Financial Statements for the year ended 31 December 2013

Notes (Continued)

5. Taxation (Continued)

(b) Factors affecting the tax charge

	Year ended 31 December <u>2013</u> £	Period from 1 April to 31 December <u>2012</u> £
Profit on ordinary activities before tax	<u>391,602</u>	<u>198,669</u>
Expected tax charge at 23.25% (2012: 24%)	91,047	47,688
Effects of:		
Depreciation in excess of capital allowances	3,815	4,788
Disallowable expenses	793	408
Marginal relief	-	(810)
Losses utilised in year	<u>-</u>	<u>(27,108)</u>
Total tax charge (note 5a)	<u>95,655</u>	<u>24,966</u>

6. Tangible Assets

	Computer Equipment £
Cost	
At 1 January 2013	75,654
Additions	<u>7,870</u>
At 31 December 2013	<u>83,524</u>
Depreciation	
At 1 January 2013	38,440
Charge for the year	<u>24,280</u>
At 31 December 2013	<u>62,720</u>
Net book value	
At 31 December 2013	<u>20,804</u>
At 31 December 2012	<u>37,214</u>

Homeground Management Limited

Financial Statements for the year ended 31 December 2013

Notes (Continued)

7. Debtors

Amounts falling due within one year:

	<u>2013</u> £	<u>2012</u> £
Trade debtors	13,856	-
Other debtors	6,918	-
Prepayments and accrued income	<u>564,450</u>	<u>107,579</u>
	<u>585,224</u>	<u>107,579</u>

8. Creditors: amounts falling due within one year

	<u>2013</u> £	<u>2012</u> £
Trade creditors	4,739	9,924
Amounts due to related undertakings	85,263	-
Corporate taxation	95,655	24,966
Other creditors	77,104	77,298
Accruals and deferred income	<u>283,023</u>	<u>63,366</u>
	<u>545,784</u>	<u>175,554</u>

Included in accruals is an amount of £80,400 (2012: £39,499 included in trade creditors) due to Long Harbour Limited, a company under common control.

9. Share Capital

	<u>2013</u> £	<u>2012</u> £
Allotted, issued and fully paid 1,000 ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

10. Reconciliation of Movements in Shareholders' Funds

	Year ended 31 December <u>2013</u> £	Period from 1 April to 31 December <u>2012</u> £
Opening shareholders' funds/(deficit)	110,534	(63,199)
Profit for the year	<u>295,947</u>	<u>173,733</u>
Closing shareholders' funds	<u>406,481</u>	<u>110,534</u>

Homeground Management Limited

Financial Statements for the year ended 31 December 2013

Notes (Continued)

11. Related Party Transactions

The following amounts included in trade debtors and accrued income are due from related party undertakings:

	<u>2013</u> £	<u>2012</u> £
Adriatic Land 2 Limited and subsidiaries	98,194	-
Adriatic Land North Limited	442,080	-
	<u>540,274</u>	<u>-</u>

During the year ended 31 December 2013, costs of £165,263 (2012: £49,761) were recharged by Long Harbour Limited to the company relating to accounting services, office costs and management fees.

The company charged the following management, acquisition and ancillary fees to related party undertakings:

	Year ended 31 December <u>2013</u> £	Period from 1 April to 31 December <u>2012</u> £
Abacus Land 1 (Holdco 1) Limited	-	194,725
Abacus Land 2 Limited Partnership	-	31,097
Abacus Land 3 Limited Partnership	-	53,548
Abacus Land 4 Limited and subsidiaries	159,535	87,112
Adriatic Land 1 Limited and subsidiaries	351,453	-
Adriatic Land 2 Limited and subsidiaries	136,083	-
Adriatic Land North Limited	442,080	-
	<u>1,089,151</u>	<u>366,482</u>

All related party transactions noted above, were undertaken when the companies were under common control.

12. Client Bank Accounts

The client operates 41 (2012: 20) client money bank accounts. As at 31 December 2013 the total balance of these accounts was £2,186,670 (2012: £917,450).

13. Ultimate Controlling Party

In the opinion of the directors, there is no one controlling party at the balance sheet date.