

REGISTERED NUMBER: 08364698 (England and Wales)

GFZ PROPERTIES LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2018

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FOR THE YEAR ENDED 31ST DECEMBER 2018**

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GFZ PROPERTIES LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31ST DECEMBER 2018

DIRECTORS:

J N Leonard
A J Melrose
A B Missri
Y A Missri

REGISTERED OFFICE:

2 St Andrews Place
Southover Road
Lewes
East Sussex
BN7 1UP

REGISTERED NUMBER:

08364698 (England and Wales)

AUDITORS:

Clark Brownscombe
Chartered Accountants
and Statutory Auditors
2 St Andrews Place
Lewes
East Sussex
BN7 1UP

BALANCE SHEET
31ST DECEMBER 2018

	Notes	2018 £	2017 £
CURRENT ASSETS			
Stocks		10,556,522	14,557,736
Debtors	3	4,808,927	9,711,037
Cash at bank		741,463	757,683
		<u>16,106,912</u>	<u>25,026,456</u>
CREDITORS			
Amounts falling due within one year	4	12,962,030	21,660,795
NET CURRENT ASSETS		<u>3,144,882</u>	<u>3,365,661</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,144,882</u>	<u>3,365,661</u>
CAPITAL AND RESERVES			
Called up share capital	6	101	101
Retained earnings		3,144,781	3,365,560
SHAREHOLDERS' FUNDS		<u>3,144,882</u>	<u>3,365,661</u>

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 19th March 2019 and were signed on its behalf by:

A J Melrose - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2018

1. **STATUTORY INFORMATION**

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

Turnover

Turnover represents sales of properties. Revenue is recognised once the value of the transaction can be reliably measured and the significant risks and rewards of ownership have been transferred. Revenue is recognised on residential and commercial property sales on completion.

Stocks

Work in progress represents property acquired for developments together with work in progress on those properties. These assets are included at the lower of cost and net realisable value. Cost for this purpose comprises the purchase cost of the land and buildings, development expenditure and interest on loans. Where applicable costs are apportioned to the property sales on an estimated proceeds basis.

Taxation

Taxation for the year comprises current tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Cost of sales and interest

Cost of sales represents development costs including interest paid on loans. Where applicable costs are apportioned to the property sales on an estimated proceeds basis.

3. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2018	2017
	£	£
Trade debtors	4,790,000	9,660,000
Other debtors	18,927	51,037
	<u>4,808,927</u>	<u>9,711,037</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2018

4. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2018	2017
	£	£
Bank loans and overdrafts	7,553,942	11,811,098
Trade creditors	11,000	1,002,583
Tax	-	122,000
Other creditors	5,321,493	8,560,373
Directors' current accounts	1,414	71,669
Accrued expenses	74,181	93,072
	<u>12,962,030</u>	<u>21,660,795</u>

5. **SECURED DEBTS**

The following secured debts are included within creditors:

	2018	2017
	£	£
Bank loans	<u>7,553,942</u>	<u>11,811,098</u>

The bank loans are secured by legal charges over the properties owned by the company and by fixed and floating charges over the assets of the company.

6. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2018	2017
			£	£
50	A Ordinary	£1	50	50
50	B Ordinary	£1	50	50
1	C Ordinary	£1	<u>1</u>	<u>1</u>
			<u>101</u>	<u>101</u>

7. **DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006**

The Report of the Auditors was unqualified.

Robert Scrivins BA (Hons) FCA CTA DChA TEP (Senior Statutory Auditor)
for and on behalf of Clark Brownscombe

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.