

Registered number: 10811459

AKD DEVELOPMENTS LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 DECEMBER 2020

BALANCE SHEET
AS AT 31 DECEMBER 2020

	Note	2020 £	2019 £
Fixed assets			
Investments		36,535	36,535
		<u>36,535</u>	<u>36,535</u>
Current assets			
Stocks		13,504,230	2,657,792
Debtors: amounts falling due within one year	5	1,315,451	7,979,473
Cash at bank and in hand		4,165,873	1,896,944
		<u>18,985,554</u>	<u>12,534,209</u>
Creditors: amounts falling due within one year	6	(756,705)	(599,425)
Net current assets		<u>18,228,849</u>	<u>11,934,784</u>
Total assets less current liabilities		<u>18,265,384</u>	<u>11,971,319</u>
Net assets		<u>18,265,384</u>	<u>11,971,319</u>
Capital and reserves			
Called up share capital		151	151
Share premium account	7	3,084	3,084
Capital contribution reserve	7	12,137,494	12,137,494
Profit and loss account	7	6,124,655	(169,410)
		<u>18,265,384</u>	<u>11,971,319</u>

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2020

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

.....
R S Dean
Director

.....
A Tucker
Director

Date: 5 August 2021

Date: 5 August 2021

The notes on pages 3 to 6 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

1. General information

AKD Developments Limited is a private company limited by shares and incorporated in England & Wales, registered number 10811459. The address of the registered office is Charles House, 18-21 Charles Street, Truro, TR1 2PQ.

The principle activities of the company are that of a holding company and the rental and development of both residential and commercial property.

The financial statements have been presented in Pound Sterling as this is the currency of the primary economic environment in which the Company operates and is rounded to the nearest pound.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.3 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

2. Accounting policies (continued)

2.4 Taxation

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

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

2.5 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.6 Stocks

Stocks comprise of land held for redevelopment and properties held for ultimate re-sale which is held at cost.

2.7 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.8 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.9 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.10 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Income and Retained Earnings.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

2. Accounting policies (continued)

2.10 Financial instruments (continued)

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

3. Employees

The average monthly number of employees, including directors, during the year was 4 (2019 - 4).

4. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 January 2020	36,535
At 31 December 2020	<u>36,535</u>

5. Debtors

	2020 £	2019 £
Trade debtors	7,196	-
Amounts owed by group undertakings	-	7,472,458
Other debtors	1,308,255	507,015
	<u>1,315,451</u>	<u>7,979,473</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

6. Creditors: Amounts falling due within one year

	2020	2019
	£	£
Trade creditors	2,424	23,945
Amounts owed to group undertakings	86	-
Corporation tax	59,193	-
Other taxation and social security	11,492	-
Other creditors	569,444	528,535
Accruals and deferred income	114,066	46,945
	<hr/>	<hr/>
	<u>756,705</u>	<u>599,425</u>

7. Reserves**Share premium account**

The share premium account relates to the excess of cash paid for shares issues over the par value.

Other reserves

The capital contribution reserve arose as a result of the injection of cash into the company.

Profit & loss account

The profit & loss account is the accumulated profits of the company.

8. Related party transactions**Vassell Services Limited**

On 24 June 2020, as part of the restructuring of the group, Vassell Services Limited transferred certain assets and liabilities to AKD Developments Limited at a book value of £1,362,095.

Dewberry Developments Limited

On 24 June 2020, as part of the restructuring of the group, Dewberry Developments Limited transferred certain assets and liabilities to AKD Developments Limited at a book value of £1,397,099.

Charles Marchant Limited

On 24 June 2020, as part of the restructuring of the group, Charles Marchant Limited transferred certain assets and liabilities to AKD Developments Limited at a book value of £3,414,094.

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.