

# GT Property Management Limited

Unaudited Filleted Financial Statements  
for the Year Ended 30 November 2022

# **GT Property Management Limited**

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# **GT Property Management Limited**

## **Company Information**

**Directors** Mr Matthew Lloyd Timmins  
Mrs Natalie Louise Timmins  
Mr Jason Michael Giblen  
Mrs Lauren Giblen

**Registered office** Moornook Farm  
Clitheroe Road  
Knowle Green  
Preston  
Lancashire  
PR3 2YS

**GT Property Management Limited**  
**(Registration number: 12308827)**  
**Balance Sheet as at 30 November 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Investment property	<u>4</u>	2,039,128	1,268,846
<b>Current assets</b>			
Debtors	<u>5</u>	13,198	1,386
Cash at bank and in hand		196,303	250,540
		<u>209,501</u>	<u>251,926</u>
<b>Creditors: Amounts falling due within one year</b>	<u>6</u>	<u>(1,070,151)</u>	<u>(837,775)</u>
<b>Net current liabilities</b>		<u>(860,650)</u>	<u>(585,849)</u>
<b>Total assets less current liabilities</b>		1,178,478	682,997
<b>Creditors: Amounts falling due after more than one year</b>	<u>6</u>	<u>(543,222)</u>	<u>(393,061)</u>
<b>Provisions for liabilities</b>		<u>(116,152)</u>	<u>(49,571)</u>
<b>Net assets</b>		<u>519,104</u>	<u>240,365</u>
<b>Capital and reserves</b>			
Called up share capital		4	4
Revaluation reserve		255,353	217,278
Retained earnings		<u>263,747</u>	<u>23,083</u>
Shareholders' funds		<u>519,104</u>	<u>240,365</u>

For the financial year ending 30 November 2022 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 accounts for the year in question in accordance with section 476; and
- The directors acknowledge their 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. As permitted by section 444 (5A) of the Companies Act 2006, the directors have not delivered to the registrar a copy of the Profit and Loss Account.

**GT Property Management Limited**  
**(Registration number: 12308827)**  
**Balance Sheet as at 30 November 2022**

Approved and authorised by the Board on 27 June 2023 and signed on its behalf by:

.....  
Mr Matthew Lloyd Timmins  
Director

# **GT Property Management Limited**

## **Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022**

### **1 General information**

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

The address of its registered office is:

Moornook Farm  
Clitheroe Road  
Knowle Green  
Preston  
Lancashire  
PR3 2YS

These financial statements were authorised for issue by the Board on 27 June 2023.

### **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 smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

#### **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.

#### **Going concern**

The financial statements have been prepared on a going concern basis.

#### **Revenue recognition**

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and 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.

## **GT Property Management Limited**

### **Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022**

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.

#### **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, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

#### **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.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the profit and loss account over the period of the relevant borrowing.

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.

# GT Property Management Limited

## Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022

### 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. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

### 3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 4 (2021 - 4).

### 4 Investment properties

	<b>2022</b>
	<b>£</b>
At 1 December	1,268,846
Additions	448,503
Fair value adjustments	<u>321,779</u>
At 30 November	<u><u>2,039,128</u></u>

Investment property has been revalued by an external independent valuer

### 5 Debtors

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
DPS	700	-
Prepayments	<u>12,498</u>	<u>1,386</u>
	<u><u>13,198</u></u>	<u><u>1,386</u></u>



# GT Property Management Limited

## Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022

### 6 Creditors

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

	Note	2022 £	2021 £
<b>Due within one year</b>			
Loans and borrowings	8	208,584	13,534
Taxation and social security		5,330	-
Accruals and deferred income		5,102	3,614
Other creditors		7,535	3,275
Directors loan accounts		843,600	817,352
		<u>1,070,151</u>	<u>837,775</u>

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

	Note	2022 £	2021 £
<b>Due after one year</b>			
Loans and borrowings	8	<u>543,222</u>	<u>393,061</u>

### 7 Reserves

The changes to each component of equity resulting from items of other comprehensive income for the current year were as follows:

	Revaluation reserve £	Retained earnings £	Total £
Surplus/deficit on property, plant and equipment revaluation	<u>255,353</u>	<u>(255,352)</u>	<u>1</u>

The changes to each component of equity resulting from items of other comprehensive income for the prior year were as follows:

	Revaluation reserve £	Retained earnings £	Total £
Surplus/deficit on property, plant and equipment revaluation	<u>217,278</u>	<u>(217,279)</u>	<u>(1)</u>

# GT Property Management Limited

## Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022

### 8 Loans and borrowings

	2022 £	2021 £
<b>Non-current loans and borrowings</b>		
Bank borrowings	<u>543,222</u>	<u>393,061</u>

	2022 £	2021 £
<b>Current loans and borrowings</b>		
Bank borrowings	<u>208,584</u>	<u>13,534</u>

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.