

Abbreviated Unaudited Accounts

for the Year Ended

30 November 2016

for

Roca Properties Limited

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for the Year Ended 30 November 2016**

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Roca Properties Limited

Company Information
for the Year Ended 30 November 2016

DIRECTORS:

J R Helliwell
L Helliwell

REGISTERED OFFICE:

8 The Crescent
Clarkston
GLASGOW
G76 8HT

REGISTERED NUMBER:

SC199800 (Scotland)

ACCOUNTANTS:

Haines Watts
Floor 1
24 Blythswood Square
Glasgow
G2 4BG

Roca Properties Limited (Registered number: SC199800)

Abbreviated Balance Sheet

30 November 2016

	Notes	2016 £	2015 £
FIXED ASSETS			
Investment property	2	1,341,062	1,188,069
CURRENT ASSETS			
Debtors		55,546	116,864
Cash at bank		8,335	2,495
		<u>63,881</u>	<u>119,359</u>
CREDITORS			
Amounts falling due within one year	3	(96,426)	(118,699)
NET CURRENT (LIABILITIES)/ASSETS		<u>(32,545)</u>	<u>660</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,308,517	1,188,729
CREDITORS			
Amounts falling due after more than one year	3	(787,447)	(728,486)
NET ASSETS		<u>521,070</u>	<u>460,243</u>
CAPITAL AND RESERVES			
Called up share capital	4	2	2
Revaluation reserve		156,305	257,920
Profit and loss account		364,763	202,321
SHAREHOLDERS' FUNDS		<u>521,070</u>	<u>460,243</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2016 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and
- (b) which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 30 August 2017 and were signed on its behalf by:

J R Helliwell - Director

Notes to the Abbreviated Accounts
for the Year Ended 30 November 2016

1. **ACCOUNTING POLICIES**

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover

Turnover represents gross invoiced sales in respect of rental income and property development, excluding value added tax.

Investment property

Investment property is shown at most recent valuation or at cost. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

2. **INVESTMENT PROPERTY**

	Total £
COST OR VALUATION	
At 1 December 2015	1,188,069
Additions	512,002
Disposals	(359,009)
At 30 November 2016	1,341,062
NET BOOK VALUE	
At 30 November 2016	1,341,062
At 30 November 2015	1,188,069

3. **CREDITORS**

Creditors include an amount of £ 806,137 (2015 - £ 742,426) for which security has been given.

They also include the following debts falling due in more than five years:

	2016 £	2015 £
Repayable by instalments	709,923	665,538

4. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016 £	2015 £
2	Ordinary	£1	2	2

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.