

Company Registration No. 06230183 (England and Wales)

**ZAG ESTATES LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2019**  
**PAGES FOR FILING WITH REGISTRAR**

# **ZAG ESTATES LIMITED**

## **CONTENTS**

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	<b>Page</b>
Balance sheet	1 - 2
Notes to the financial statements	3 - 7

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# ZAG ESTATES LIMITED

## BALANCE SHEET

AS AT 31 MARCH 2019

		2019		2018	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	3		24,728		29,092
Investment properties	4		1,125,000		1,125,000
			<u>1,149,728</u>		<u>1,154,092</u>
<b>Current assets</b>					
Debtors	6	271,578		34,789	
Investments	7	1,827,225		1,201,275	
Cash at bank and in hand		127,146		954,705	
		<u>2,225,949</u>		<u>2,190,769</u>	
<b>Creditors: amounts falling due within one year</b>	8	(16,611)		(22,247)	
<b>Net current assets</b>			<u>2,209,338</u>		<u>2,168,522</u>
<b>Total assets less current liabilities</b>			<u><u>3,359,066</u></u>		<u><u>3,322,614</u></u>
<b>Capital and reserves</b>					
Called up share capital	9		2,355,568		2,355,568
Share premium account			294,433		294,433
Profit and loss reserves	10		709,065		672,613
<b>Total equity</b>			<u><u>3,359,066</u></u>		<u><u>3,322,614</u></u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 March 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

## **ZAG ESTATES LIMITED**

### **BALANCE SHEET (CONTINUED)**

***AS AT 31 MARCH 2019***

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The financial statements were approved by the board of directors and authorised for issue on 10 October 2019 and are signed on its behalf by:

Mrs Z A Hall

**Director**

**Company Registration No. 06230183**

# ZAG ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 MARCH 2019**

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### **1 Accounting policies**

#### **Company information**

ZAG Estates Limited is a private company limited by shares incorporated in England and Wales. The registered office is Bracklands, Hazel Grove, Hindhead, Surrey, GU26 6BJ.

#### **1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### **1.2 Turnover**

Turnover is recognised at the fair value of rental income receivable, and is shown net of VAT and other sales related taxes. The interest, dividend income and capital gains that arise from the investments held are recognised in the profit and loss on the date at which the right to receive payment is established.

#### **1.3 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	15% on the reducing balance method
Website	33.33% on the straight line method

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### **1.4 Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

Gains and losses arising from changes in the fair value of the investment property are included in profit and loss for the period in which they arise.

#### **1.5 Impairment of fixed assets**

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

# ZAG ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

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### 1 Accounting policies (Continued)

#### 1.6 Current asset investments

Listed investments are measured at fair value with changes recognised in profit or loss if the shares are publicly traded or their fair value can otherwise be measured reliably.

#### 1.7 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks and other short-term liquid investments with original maturities of three months or less.

#### 1.8 Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

#### 1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

##### *Current tax*

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

##### *Deferred tax*

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### 1.10 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 4 (2018 - 2).

# ZAG ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

### 3 Tangible fixed assets

	Plant and machinery £	Website £	Total £
<b>Cost</b>			
At 1 April 2018 and 31 March 2019	87,118	760	87,878
<b>Depreciation and impairment</b>			
At 1 April 2018	58,026	760	58,786
Depreciation charged in the year	4,364	-	4,364
At 31 March 2019	62,390	760	63,150
<b>Carrying amount</b>			
At 31 March 2019	24,728	-	24,728
At 31 March 2018	29,092	-	29,092

### 4 Investment property

	2019 £
<b>Fair value</b>	
At 1 April 2018 and 31 March 2019	1,125,000

Investment property comprises a farmhouse and cottages. The fair value of the investment property held at 31 March 2019 has been arrived at on the basis of a valuation carried out at 19 September 2018 by Mr M Bunt BSc MRICS FAIV of Kivells Limited, who is not connected with the company. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The valuation of all investment properties was considered by the directors at 31 March 2019 and they are of the opinion that the valuation is reasonable.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2019 £	2018 £
Cost	821,733	821,733
Accumulated depreciation	-	-
Carrying amount	821,733	821,733

### 5 Financial instruments

	2019 £	2018 £
<b>Carrying amount of financial assets</b>		
Instruments measured at fair value through profit or loss	1,827,225	1,201,275

# ZAG ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

<b>6 Debtors</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Corporation tax recoverable	62	-
Other debtors	245,141	3,564
	<u>245,203</u>	<u>3,564</u>
Deferred tax asset	26,375	31,225
	<u>271,578</u>	<u>34,789</u>
	<u><u>271,578</u></u>	<u><u>34,789</u></u>
<b>7 Current asset investments</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Listed investments	1,827,225	1,201,275
	<u>1,827,225</u>	<u>1,201,275</u>
	<u><u>1,827,225</u></u>	<u><u>1,201,275</u></u>
Listed investments are ordinary shares measured at fair value through profit and loss based on the quoted market price in an active market. The comparable amount on the historical cost basis would have been £1,767,043 (2018: £1,194,181).		
<b>8 Creditors: amounts falling due within one year</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Trade creditors	1,535	1,091
Taxation and social security	1,897	3,004
Other creditors	13,179	18,152
	<u>16,611</u>	<u>22,247</u>
	<u><u>16,611</u></u>	<u><u>22,247</u></u>
<b>9 Called up share capital</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
2,355,568 Ordinary shares of £1 each	2,355,568	2,355,568
	<u>2,355,568</u>	<u>2,355,568</u>
	<u><u>2,355,568</u></u>	<u><u>2,355,568</u></u>



# ZAG ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

### 10 Profit and loss reserves

	2019 £	2018 £
At the beginning of the year	672,613	9,569
Profit for the year	36,452	663,044
At the end of the year	709,065	672,613

Included within profit and loss reserves are non-distributable profits, as set out below:

	2019 £	2018 £
<b>Non-distributable profits included above</b>		
At the beginning of the year	294,923	101,754
Non distributable profits in the year	-	193,169
At the end of the year	294,923	294,923
<b>Distributable profits</b>	414,142	377,690

### 11 Directors' transactions

Advances or credits have been granted by the company to its directors as follows:

Description	% Rate	Opening balance	Amounts advanced	Amounts repaid	Closing balance
		£	£	£	£
Loan	-	(3,371)	250,594	(5,306)	241,917
		(3,371)	250,594	(5,306)	241,917

### 12 Controlling party

Throughout the year the parent company was Magnitude Holdings Limited, incorporated in the Channel Islands. Its registered office is No. 1 Seaton Place, St Helier, Jersey, Channel Islands. The directors have no connection with Magnitude Holdings Limited.

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.