

Company Registration No. 07629219 (England and Wales)

LYNVER DEVELOPMENTS LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022
PAGES FOR FILING WITH REGISTRAR

LYNVER DEVELOPMENTS LIMITED

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LYNVER DEVELOPMENTS LIMITED

CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF LYNVER DEVELOPMENTS LIMITED FOR THE YEAR ENDED 31 MARCH 2022

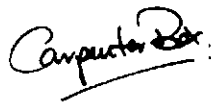
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Lynver Developments Limited for the year ended 31 March 2022 which comprise, the statement of financial position, the statement of changes in equity and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Lynver Developments Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Lynver Developments Limited and state those matters that we have agreed to state to the Board of Directors of Lynver Developments Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF as detailed at icaew.com. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lynver Developments Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Lynver Developments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Lynver Developments Limited. You consider that Lynver Developments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Lynver Developments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.



Carpenter Box

11 July 2022

Chartered Accountants

Amelia House
Crescent Road
Worthing
West Sussex
BN11 1RL



LYNVER DEVELOPMENTS LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Investment properties	4		380,000		360,000
Investments	5		50		50
			<u>380,050</u>		<u>360,050</u>
Current assets					
Trade and other receivables	6	94,062		94,064	
Cash at bank and in hand		1,875		2,035	
		<u>95,937</u>		<u>96,099</u>	
Current liabilities	7	(194,652)		(194,995)	
Net current liabilities			(98,715)		(98,896)
Total assets less current liabilities			281,335		261,154
Non-current liabilities	8		(215,325)		(215,325)
Provisions for liabilities			(6,470)		(2,670)
Net assets			<u>59,540</u>		<u>43,159</u>
Equity					
Called up share capital			2		2
Non-distributable reserve	9	77,560		61,360	
Retained earnings		(18,022)		(18,203)	
Total equity			<u>59,540</u>		<u>43,159</u>

The director of the company has elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 March 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director acknowledges his 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.

The financial statements were approved and signed by the director and authorised for issue on 11 July 2022

Mr D J L Lynch

Director

Company Registration No. 07629219

LYNVER DEVELOPMENTS LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2022

	Share capital	Non-distributable reserves	Retained earnings	Total
	£	£	£	£
Balance at 1 April 2020	2	61,360	(21,996)	39,366
Year ended 31 March 2021:				
Profit and total comprehensive income for the year	-	-	3,793	3,793
Balance at 31 March 2021	2	61,360	(18,203)	43,159
Year ended 31 March 2022:				
Profit and total comprehensive income for the year	-	-	16,381	16,381
Transfers	-	16,200	(16,200)	-
Balance at 31 March 2022	2	77,560	(18,022)	59,540

LYNVER DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

Company information

Lynver Developments Limited is a private company limited by shares incorporated in England and Wales. The registered office is Amelia House, Crescent Road, Worthing, West Sussex, BN11 1RL.

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 £1.

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

1.2 Going concern

At the time of approving the financial statements, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The director has considered relevant information, including the impact of subsequent events and the COVID-19 pandemic, in making their assessment.

Based on these assessments and having regard to the resources available to the entity, the director has concluded that there is no material uncertainty in relation to the appropriateness of continuing to adopt the going concern basis in preparing the financial statements.

1.3 Revenue

Revenue represents rents receivable by the company, recognised on an accruals basis.

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 year end date. The surplus or deficit on revaluation is recognised in the income statement.

1.5 Non-current investments

Interests in jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand.

1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Basic financial assets

Basic financial assets are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost.

LYNVER DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

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.

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.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Investment property

The director believes that the fair value of the investment property within the financial statements is £380,000 (2021: £360,000). This valuation is based on an open market value for similar properties in the local area.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 1 (2021 - 1).

LYNVER DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

4 Investment property

	2022 £
Fair value	
At 1 April 2021	360,000
Revaluations	20,000
	<u>380,000</u>
At 31 March 2022	<u>380,000</u>

Investment property comprises residential property. The fair value of the investment property has been arrived at on the basis of a valuation carried out at the year end by the director. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

5 Fixed asset investments

	2022 £	2021 £
Shares in group undertakings and participating interests	50	50
	<u>50</u>	<u>50</u>

6 Trade and other receivables

	2022 £	2021 £
Amounts falling due within one year:		
Amounts owed by group undertakings	92,712	92,712
Other receivables	1,350	1,352
	<u>94,062</u>	<u>94,064</u>

7 Current liabilities

	2022 £	2021 £
Other payables	194,652	194,995
	<u>194,652</u>	<u>194,995</u>

LYNVER DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

8 Non-current liabilities

	2022 £	2021 £
Bank loans	215,325	215,325

Amounts included above which fall due after five years are as follows:

Payable other than by instalments	(215,325)	(215,325)
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The long-term loan is secured by fixed charges over the investment property it relates to.

9 Non-distributable reserves

Non-distributable retained earnings represents cumulative revaluation gains and losses in respect of investment properties, net of deferred tax. These are initially recognised in profit or loss and then transferred at the end of each year.

10 Related party transactions

Transactions with related parties

During the year the company entered into the following transactions with related parties:

At the financial reporting date the company was due £92,712 (2021 - £92,712) from an jointly controlled company. No interest is charged on the loan and the balance is considered repayable on demand.

At the financial reporting date the company owed £193,301 (2021 - £193,301) to a connected company. No interest is charged on the loan and the balance is considered repayable on demand.

11 Directors' transactions

At the financial reporting date, the company owed the director £500 (2021 - £500). During the year the director loaned the company £nil (2021 - nil) and £nil (2021 - £4,000) was repaid by the company.

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.