

Unaudited Financial Statements for the Year Ended 30 June 2022

for

Amos Estates Ltd

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for the Year Ended 30 June 2022

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Amos Estates Ltd

Company Information
for the Year Ended 30 June 2022

DIRECTOR: Mr C Amos

REGISTERED OFFICE: St Johns House
St Johns Street
Ashbourne
Derbyshire
DE6 1GH

REGISTERED NUMBER: 08727446 (England and Wales)

ACCOUNTANTS: Sutton McGrath Hartley Limited
5 Westbrook Court
Sharrowvale Road
Sheffield
S11 8YZ

Statement of Financial Position
30 June 2022

	Notes	£	2022 £	£	2021 £
FIXED ASSETS					
Investment property	4		5,896,631		3,861,203
CURRENT ASSETS					
Debtors	5	245,184		133,948	
Cash at bank		47		357	
		245,231		134,305	
CREDITORS					
Amounts falling due within one year	6	1,568,672		1,486,770	
NET CURRENT LIABILITIES			(1,323,441)		(1,352,465)
TOTAL ASSETS LESS CURRENT LIABILITIES			4,573,190		2,508,738
CREDITORS					
Amounts falling due after more than one year	7		(2,560,026)		(1,317,282)
PROVISIONS FOR LIABILITIES			(391,840)		(237,186)
NET ASSETS			1,621,324		954,270
CAPITAL AND RESERVES					
Called up share capital	8		1		1
Fair value reserve	9		1,670,475		1,011,160
Retained earnings			(49,152)		(56,891)
SHAREHOLDERS' FUNDS			1,621,324		954,270

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- 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 which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these financial statements

Statement of Financial Position - continued
30 June 2022

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 27 June 2023 and were signed by:

Mr C Amos - Director

Notes to the Financial Statements
for the Year Ended 30 June 2022

1. STATUTORY INFORMATION

Amos Estates Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2021 - 1).

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 July 2021	3,861,203
Additions	1,221,459
Revaluations	813,969
At 30 June 2022	<u>5,896,631</u>
NET BOOK VALUE	
At 30 June 2022	<u>5,896,631</u>
At 30 June 2021	<u>3,861,203</u>

Fair value at 30 June 2022 is represented by:

	£
Valuation in 2021	1,248,346
Valuation in 2022	813,969
Cost	<u>3,834,316</u>
	<u>5,896,631</u>

Notes to the Financial Statements - continued
for the Year Ended 30 June 2022

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Amounts owed by group undertakings	202,098	45,298
Other debtors	43,086	88,650
	<u>245,184</u>	<u>133,948</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Bank loans and overdrafts	39,600	27,395
Trade creditors	2,580	461
Amounts owed to group undertakings	1,162,049	1,456,507
Taxation and social security	10,759	607
Other creditors	353,684	1,800
	<u>1,568,672</u>	<u>1,486,770</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022	2021
	£	£
Bank loans	<u>2,560,026</u>	<u>1,317,282</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	<u>2,401,626</u>	<u>1,211,682</u>

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2022	2021
Number:	Class:	Nominal value:	£	£
1	Ordinary	1	<u>1</u>	<u>1</u>

9. RESERVES

	Fair value reserve
	£
At 1 July 2021	1,011,160
Reval of invest prop	<u>659,315</u>
At 30 June 2022	<u>1,670,475</u>

Notes to the Financial Statements - continued
for the Year Ended 30 June 2022

10. RELATED PARTY DISCLOSURES

Amos Estates

As at 30th June 2022, £4,100.33 (2021: £4,354.33) was owed by Amos Estates Ltd to Amos Homes Group Ltd and its subsidiaries.

As at 30th June 2022, £42,934.92 (2021: £27,934.92) was owed to Amos Estates Ltd from companies under common control.

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.