

Limited Liability Partnership Registration No. SO300975 (Scotland)

**CASTLE STUART RESORT OWNERSHIP
LLP**

**ANNUAL REPORT AND FINANCIAL
STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER
2021**

PAGES FOR FILING WITH REGISTRAR

CASTLE STUART RESORT OWNERSHIP LLP

LIMITED LIABILITY PARTNERSHIP INFORMATION

Designated members

Grant Sword
Moray Estates Developments
Limited
Castle Stuart Golf LLP
Deirdre Parsinen
Daniel Reiner
Paul Olson

Limited liability partnership number S0300975

Registered office

Kinburn Castle
Doubledykes Road
ST ANDREWS
KY16 9DR

Auditor

Saffery Champness LLP
Kintail House
Beechwood Park
Inverness
IV2 3BW

Solicitors

Thorntons Law LLP
Doubledykes Road
ST ANDREWS
KY16 9DR

CASTLE STUART RESORT OWNERSHIP LLP

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CASTLE STUART RESORT OWNERSHIP LLP

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	2		53,806		53,806
Current assets					
Debtors	4	30,052		28,538	
Creditors: amounts falling due within one year	4	(4,800)		(1,800)	
Net current assets			25,252		26,738
Total assets less current liabilities			79,058		80,544
Represented by:					
Loans and other debts due to members within one year					
Other amounts			78,958		80,444
Members' capital classified as equity			100		100
			79,058		80,544
Total members' interests					
Amounts due from members			(30,052)		(28,538)
Loans and other debts due to members			78,958		80,444
Members' other interests			100		100
			49,006		52,006

These financial statements have been prepared in accordance with the provisions applicable to limited liability partnerships subject to the small limited liability partnerships' regime and the provisions applicable to entities subject to the small companies regime.

The financial statements were approved by the members and authorised for issue on 23 June 2022 and are signed on their behalf by:

Grant Sword
Designated member

Moray Estates Developments Limited
Designated member

Limited Liability Partnership Registration No. S0300975

CASTLE STUART RESORT OWNERSHIP LLP

RECONCILIATION OF MEMBERS' INTERESTS

FOR THE YEAR ENDED 31 DECEMBER 2021

<i>Current financial year</i>	EQUITY Members' other interests	DEBT	TOTAL MEMBERS' INTERESTS
	Members' capital (classified as equity) £	Other amounts £	Total 2021 £
Amount due to members		80,444	
Amount due from members		(28,538)	
Members' interests at 1 January 2021	100	51,906	52,006
Members' remuneration charged as an expense	-	(7,571)	(7,571)
Profit for the financial year available for discretionary division among members	-	-	-
Members' interests after loss and remuneration for the year	100	44,335	44,435
Introduced by members	-	4,571	4,571
Members' interests at 31 December 2021	100	48,906	49,006
Amounts due to members		78,958	
Amounts due from members, included in debtors		(30,052)	
		48,906	

CASTLE STUART RESORT OWNERSHIP LLP

RECONCILIATION OF MEMBERS' INTERESTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

<i>Prior financial year</i>	EQUITY Members' other interests	DEBT	TOTAL MEMBERS' INTERESTS
	Members' capital (classified as equity) £	Other amounts £	Total 2020 £
Amount due to members		79,536	
Amount due from members		(27,630)	
Members' interests at 1 January 2020	100	51,906	52,006
Members' remuneration charged as an expense	-	(4,541)	(4,541)
Profit for the financial year available for discretionary division among members	-	-	-
Members' interests after loss and remuneration for the year	100	47,365	47,465
Introduced by members	-	4,541	4,541
Members' interests at 31 December 2020	100	51,906	52,006
Amounts due to members		80,444	
Amounts due from members, included in debtors		(28,538)	
		51,906	

CASTLE STUART RESORT OWNERSHIP LLP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Limited liability partnership information

Castle Stuart Resort Ownership LLP is a limited liability partnership domiciled and incorporated in Scotland. The registered office is Kinburn Castle, Doubledykes Road, St Andrews, Fife, KY16 9DR and the business address is Balnaglack Farmhouse, Inverness, IV2 7JL.

1.1 Accounting convention

These financial statements have been prepared in accordance with the Statement of Recommended Practice "Accounting by Limited Liability Partnerships" issued in December 2018, together 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 entities 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 limited liability partnership. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared on the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

The limited liability partnership's day to day working capital requirements are met by the holding entity Castle Stuart Golf LLP. The nature of the limited liability partnership's business is that it is commencing development of leisure accommodation at the Castle Stuart Links golf course. The designated members of Castle Stuart Golf LLP have agreed to continue to fund the expenses of the limited liability partnership for the foreseeable future. On this basis, the designated members consider it appropriate to prepare the financial statements on the going concern basis.

1.3 Members' participating interests

Members' participation rights are the rights of a member against the LLP that arise under the members' agreement (for example, in respect of amounts subscribed or otherwise contributed, remuneration and profits).

Members' participation rights in the earnings or assets of the LLP are analysed between those that are, from the LLP's perspective, either a financial liability or equity, in accordance with section 22 of FRS 102. A member's participation rights including amounts subscribed or otherwise contributed by members, for example members' capital, are classed as liabilities unless the LLP has an unconditional right to refuse payment to members, in which case they are classified as equity.

All amounts due to members that are classified as liabilities are presented within 'Loans and other debts due to members' and, where such an amount relates to current year profits, they are recognised within 'Members' remuneration charged as an expense' in arriving at the relevant year's result. Undivided amounts that are classified as equity are shown within 'Members' other interests'. Amounts recoverable from members are presented as debtors and shown as amounts due from members within members' interests.

1.4 Tangible fixed assets

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

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

Assets under construction	not depreciated
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CASTLE STUART RESORT OWNERSHIP LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

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 recognised in the profit and loss account.

1.5 Impairment of fixed assets

At each reporting end date, the limited liability partnership 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).

1.6 Financial instruments

The limited liability partnership 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.

Financial instruments are recognised in the limited liability partnership's balance sheet when the limited liability partnership becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Impairment of financial assets

Financial assets are assessed for indicators of impairment at each reporting end date.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the limited liability partnership transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the limited liability partnership after deducting all of its liabilities.

Basic financial liabilities, including other creditors, 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.

CASTLE STUART RESORT OWNERSHIP LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

Derecognition of financial liabilities

Financial liabilities are derecognised when the limited liability partnership's obligations expire or are discharged or cancelled.

1.7 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

2 Tangible fixed assets

Land and buildings £

Cost

At 1 January 2021 and 31 December 2021 53,806

Depreciation and impairment

At 1 January 2021 and 31 December 2021 -

Carrying amount

At 31 December 2021 53,806

At 31 December 2020 53,806

3 Debtors

2021 £

2020 £

Amounts owed by members 30,052 28,538

CASTLE STUART RESORT OWNERSHIP LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

4 Creditors: amounts falling due within one year

	2021	2020
	£	£
Other creditors	4,800	1,800
	<u> </u>	<u> </u>

5 Loans and other debts due to members

	2021	2020
	£	£
Analysis of loans		
Amounts owed to members in respect of losses	(112,102)	(106,045)
Other	191,060	186,489
	<u> </u>	<u> </u>
	<u>78,958</u>	<u>80,444</u>

In the event of a winding up the amounts included in "Loans and other debts due to members" will rank equally with unsecured creditors.

6 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with S444 (5B) of the Companies Act 2006:

The auditor's report was unqualified.

The auditor was Johnston Carmichael LLP.

CASTLE STUART RESORT OWNERSHIP LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

7 Operating lease commitments

Lessee

At the reporting end date the limited liability partnership had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2021 £	2020 £
Within one year	3,401	3,401
Between two and five years	13,604	13,604
In over five years	266,979	270,380
	<u>283,984</u>	<u>287,385</u>

The Limited Liability Partnership rents land under an operating lease agreement. This lease agreement is for ninety nine years of which eighty three years are remaining.

8 Parent company

The Limited Liability Partnership is controlled by designated members, as they direct the financial and operating policies of both Castle Stuart Resort Ownership LLP and Castle Stuart Golf LLP, the ultimate parent undertaking.

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.