

TAPIA INVESTMENTS LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 MARCH 2018



TAPIA INVESTMENTS LIMITED
REGISTERED NUMBER: 08082862

BALANCE SHEET
AS AT 31 MARCH 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	4	77,992	87,168
Investment property	5	1,361,817	1,194,788
		<u>1,439,809</u>	<u>1,281,956</u>
Current assets			
Debtors: amounts falling due within one year	6	627,609	416,004
Cash at bank and in hand		8,447	-
		<u>636,056</u>	<u>416,004</u>
Creditors: amounts falling due within one year	7	(504,245)	(157,011)
Net current assets		<u>131,811</u>	<u>258,993</u>
Total assets less current liabilities		<u>1,571,620</u>	<u>1,540,949</u>
Creditors: amounts falling due after more than one year	8	(1,447,486)	(1,521,398)
Provisions for liabilities			
Deferred tax		(2,770)	(2,000)
Net assets		<u>121,364</u>	<u>17,551</u>
Capital and reserves			
Called up share capital		100	100
Profit and loss account		121,264	17,451
		<u>121,364</u>	<u>17,551</u>

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2018

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



.....
Mr V H Patel
Director

Date: 19.12.18

The notes on pages 3 to 11 form part of these financial statements.

TAPIA INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

1. General information

Tapia Investments Limited ("the company") is a private company limited by shares incorporated in England and Wales under the Companies Act.

The registered number and address of the registered office is given in the company information.

The functional and presentational currency of the company is pounds sterling (£) and rounded to the nearest whole pound.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Foreign currency translation

Functional and presentation currency

The Company's functional and presentational currency is GBP.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Statement of comprehensive income except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Statement of comprehensive income within 'finance income or costs'. All other foreign exchange gains and losses are presented in the Statement of comprehensive income within 'other operating income'.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

2. Accounting policies (continued)

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.4 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.5 Borrowing costs

All borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

2. Accounting policies (continued)

2.6 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2.7 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	- 10% straight line
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

2. Accounting policies (continued)

2.8 Investment property

Investment property is carried at fair value determined annually by the directors from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of comprehensive income.

2.9 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.10 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.11 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.12 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Investments in non-convertible preference shares and in non-puttable ordinary and preference shares are measured:

- at fair value with changes recognised in the Statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably;
- at cost less impairment for all other investments.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found,

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

2. Accounting policies (continued)

2.12 Financial instruments (continued)

an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an 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.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2017 - 2).

TAPIA INVESTMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

4. Tangible fixed assets

	Plant and machinery £
Cost	
At 1 April 2017	91,756
At 31 March 2018	<u>91,756</u>
Depreciation	
At 1 April 2017	4,588
Charge for the year on owned assets	9,176
At 31 March 2018	<u>13,764</u>
Net book value	
At 31 March 2018	<u><u>77,992</u></u>
At 31 March 2017	<u><u>87,168</u></u>

5. Investment property

	Freehold investment property £
Valuation	
At 1 April 2017	1,194,788
Additions at cost	167,029
At 31 March 2018	<u><u>1,361,817</u></u>

The 2018 valuations were made by the director, on an open market value for existing use basis.

TAPIA INVESTMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
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6. Debtors

	2018 £	2017 £
Trade debtors	2,200	5,000
Other debtors	602,083	396,511
Prepayments and accrued income	23,326	14,493
	<u>627,609</u>	<u>416,004</u>

7. Creditors: Amounts falling due within one year

	2018 £	2017 £
Bank overdrafts	-	3,483
Bank loans	48,000	49,910
Trade creditors	75,037	-
Corporation tax	23,788	2,500
Obligations under finance lease and hire purchase contracts	11,306	11,357
Other creditors	306,873	50,711
Accruals and deferred income	39,241	39,050
	<u>504,245</u>	<u>157,011</u>

Bank overdrafts of £nil (2017: £3,483) are secured against the company's assets.

Bank loans of £48,000 (2017: £49,910) are secured against the company's assets.

Obligations under finance leases and hire purchases contracts of £11,306 (2017: £11,357) are secured against the assets concerned.

TAPIA INVESTMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
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8. Creditors: Amounts falling due after more than one year

	2018 £	2017 £
Bank loans	1,447,486	1,495,147
Obligations under finance leases and hire purchase contracts	-	26,251
	<u>1,447,486</u>	<u>1,521,398</u>

Bank loans of £1,447,486 (2017: £1,495,147) are secured against the company's assets.

Obligations under finance leases and hire purchases contracts of £nil (2017: £26,251) are secured against the assets concerned.

9. Loans

Analysis of the maturity of loans is given below:

	2018 £	2017 £
Amounts falling due within 1 year		
Bank loans	48,000	49,910
	<u>48,000</u>	<u>49,910</u>
Amounts falling due 1-2 years		
Bank loans	48,000	1,495,147
	<u>48,000</u>	<u>1,495,147</u>
Amounts falling due 2-5 years		
Bank loans	144,000	-
	<u>144,000</u>	<u>-</u>
Amounts falling due after more than 5 years		
Bank loans	1,255,486	-
	<u>1,255,486</u>	<u>-</u>
	<u>1,495,486</u>	<u>1,545,057</u>

TAPIA INVESTMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
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10. Related party transactions

Included within other debtors is a balance owed from Tapia investments, a partnership with partners in common, totalling £561,078 (2017: £344,170).

Included within other debtors is a balance owed from Elcoteq Magyarorszag KFT. Limited, a company with directors and shareholders in common, totalling £4,905 (2017: £5,504).

Included within other debtors is a balance owed from Checksys Euro Limited, a company with directors and shareholders in common, totalling £35,000 (2017: £nil).

Included within other debtors is a balance owed from Sys Holding Limited, a company with directors and shareholders in common, totalling £1,100 (2017: £nil).

Included within other creditors is a balance owed to Systemation Euro Limited, a company with directors and shareholders in common, totalling £229,513 (2017: £46,837 in other debtors).

Included within other creditors is a balance owed to Systorm UK Limited, a company with directors and shareholders in common, of £77,360 (2017: £50,561).

All balances are interest free and repayable on demand.