

REGISTERED NUMBER: 03400841 (England and Wales)

Financial Statements for the Year Ended 31 March 2019

for

Eaglewalk Homes Limited

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for the Year Ended 31 March 2019

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Eaglewalk Homes Limited

Company Information
for the Year Ended 31 March 2019

DIRECTOR: F Cornelli

SECRETARY: Mrs T Cornelli

REGISTERED OFFICE: C/O CAAT Advisory Ltd
Wework Southbank Central
30 Stamford Street
London
London
SE1 9LQ

REGISTERED NUMBER: 03400841 (England and Wales)

ACCOUNTANTS: CAAT Advisory Ltd
Wework Southbank Central
30 Stamford Street
London
SE1 9PY

Balance Sheet
31 March 2019

| | Notes | 31.3.19 £ | £ | 31.3.18 £ | £ |
|--|-------|------------------|-------------------------|------------------|-------------------------|
| FIXED ASSETS | | | | | |
| Investment property | 4 | | 3,773,737 | | 3,466,575 |
| CURRENT ASSETS | | | | | |
| Debtors | 5 | 766,585 | | 1,001,834 | |
| Cash at bank and in hand | | <u>6,753</u> | | <u>30,813</u> | |
| | | 773,338 | | 1,032,647 | |
| CREDITORS | | | | | |
| Amounts falling due within one year | 6 | <u>2,434,783</u> | | <u>2,390,581</u> | |
| NET CURRENT LIABILITIES | | | <u>(1,661,445)</u> | | <u>(1,357,934)</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | | 2,112,292 | | 2,108,641 |
| PROVISIONS FOR LIABILITIES | | | <u>250,891</u> | | <u>250,891</u> |
| NET ASSETS | | | <u><u>1,861,401</u></u> | | <u><u>1,857,750</u></u> |
| CAPITAL AND RESERVES | | | | | |
| Called up share capital | | | 2 | | 2 |
| Retained earnings | | | <u>1,861,399</u> | | <u>1,857,748</u> |
| SHAREHOLDERS' FUNDS | | | <u><u>1,861,401</u></u> | | <u><u>1,857,750</u></u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2019 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) 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.
- (b)

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 on 31 December 2019 and were signed by:

F Cornelli - Director

Notes to the Financial Statements
for the Year Ended 31 March 2019

1. **STATUTORY INFORMATION**

Eaglewalk Homes Limited 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.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

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 and deferred 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 or deferred 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 balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2018 - 1).

Notes to the Financial Statements - continued
for the Year Ended 31 March 2019

4. INVESTMENT PROPERTY

| | Total £ |
|-----------------------|------------------|
| FAIR VALUE | |
| At 1 April 2018 | 3,466,575 |
| Additions | 307,162 |
| At 31 March 2019 | <u>3,773,737</u> |
| NET BOOK VALUE | |
| At 31 March 2019 | <u>3,773,737</u> |
| At 31 March 2018 | <u>3,466,575</u> |

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 31.3.19 £ | 31.3.18 £ |
|---------------|----------------|------------------|
| Other debtors | <u>766,585</u> | <u>1,001,834</u> |

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 31.3.19 £ | 31.3.18 £ |
|------------------------------|------------------|------------------|
| Trade creditors | 1 | 1 |
| Taxation and social security | 10,244 | 8,525 |
| Other creditors | <u>2,424,538</u> | <u>2,382,055</u> |
| | <u>2,434,783</u> | <u>2,390,581</u> |

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.