

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

FOR

WATERSTONE INVESTMENTS LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2021**

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WATERSTONE INVESTMENTS LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2021**

DIRECTORS:

M R Treagus
C J L Giddy

REGISTERED OFFICE:

The Redhouse
Camden Park
TUNBRIDGE WELLS
Kent
TN2 4TN

REGISTERED NUMBER:

11151680 (England and Wales)

ACCOUNTANTS:

Wells Associates
10 Lonsdale Gardens
Tunbridge Wells
Kent
TN1 1NU

STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2021

	Notes	2021 £	£	2020 £	£
FIXED ASSETS					
Investment property	4		1,181,238		1,181,238
CURRENT ASSETS					
Debtors	5	211		324	
Cash at bank		<u>849</u>		<u>505</u>	
		1,060		829	
CREDITORS					
Amounts falling due within one year	6	<u>31,762</u>		<u>26,683</u>	
NET CURRENT LIABILITIES			<u>(30,702)</u>		<u>(25,854)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,150,536		1,155,384
CREDITORS					
Amounts falling due after more than one year	7		<u>1,127,092</u>		<u>1,148,940</u>
NET ASSETS			<u>23,444</u>		<u>6,444</u>
CAPITAL AND RESERVES					
Called up share capital			2		2
Retained earnings			<u>23,442</u>		<u>6,442</u>
			<u>23,444</u>		<u>6,444</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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 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 Board of Directors and authorised for issue on 22 April 2022 and were signed on its behalf by:

C J L Giddy - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

1. STATUTORY INFORMATION

Waterstone Investments 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

Revenue 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 statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 2 (2020 - 2).

4. INVESTMENT PROPERTY

FAIR VALUE

At 1 January 2021
and 31 December 2021

Total
£

1,181,238

NET BOOK VALUE

At 31 December 2021
At 31 December 2020

1,181,238

1,181,238

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Other debtors	211	324

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Bank loans and overdrafts	23,000	23,000
Taxation and social security	3,986	1,511
Other creditors	4,776	2,172
	<u>31,762</u>	<u>26,683</u>

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

	2021	2020
	£	£
Bank loans	497,092	518,940
Other creditors	630,000	630,000
	<u>1,127,092</u>	<u>1,148,940</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Other loans more 5yrs non-inst	<u>630,000</u>	<u>630,000</u>
Repayable by instalments		
Bank loans more 5 yr by instal	<u>405,092</u>	<u>426,940</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.