

**C.F.I. PROPERTIES LIMITED  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

**C.F.I. Properties Limited**  
**Unaudited Financial Statements**  
**For The Year Ended 30 September 2020**

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**C.F.I. Properties Limited**  
**Balance Sheet**  
**As at 30 September 2020**

**Registered number:** 04266647

		<b>2020</b>		<b>2019</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>					
Tangible Assets	<b>5</b>		2,423,204		2,413,905
			<u>2,423,204</u>		<u>2,413,905</u>
<b>CURRENT ASSETS</b>					
Debtors	<b>6</b>	11,632		25,463	
Cash at bank and in hand		<u>20,673</u>		<u>-</u>	
		32,305		25,463	
<b>Creditors: Amounts Falling Due Within One Year</b>	<b>7</b>	<u>(1,130,135 )</u>		<u>(1,159,394 )</u>	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			<u>(1,097,830 )</u>		<u>(1,133,931 )</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>1,325,374</u>		<u>1,279,974</u>
<b>Creditors: Amounts Falling Due After More Than One Year</b>	<b>8</b>		<u>(12,500 )</u>		<u>(12,500 )</u>
<b>NET ASSETS</b>			<u>1,312,874</u>		<u>1,267,474</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	<b>9</b>	100		100	
Revaluation reserve	<b>10</b>	744,255		744,255	
Profit and Loss Account		<u>568,519</u>		<u>523,119</u>	
<b>SHAREHOLDERS' FUNDS</b>			<u>1,312,874</u>		<u>1,267,474</u>

**C.F.I. Properties Limited**  
**Balance Sheet (continued)**  
**As at 30 September 2020**

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For the year ending 30 September 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

**Director's responsibilities**

- The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

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**Mr Marc Isaacs**

Director

08/12/2020

The notes on pages 3 to 6 form part of these financial statements.

## **1. Accounting Policies**

### **1.1. Basis of Preparation of Financial Statements**

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

### **1.2. Turnover**

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

#### **Sale of goods**

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

#### **Rendering of services**

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

Plant & Machinery	20% on cost
Fixtures & Fittings	15% straight line

#### **1.4. Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The

company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

**C.F.I. Properties Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 30 September 2020**

**5. Tangible Assets**

	<b>Land &amp; Property</b>			
	<b>Freehold</b>	<b>Plant &amp; Machinery</b>	<b>Fixtures &amp; Fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>				
As at 1 October 2019	2,412,832	218	1,482	2,414,532
Additions	9,594	-	-	9,594
As at 30 September 2020	<u>2,422,426</u>	<u>218</u>	<u>1,482</u>	<u>2,424,126</u>
<b>Depreciation</b>				
As at 1 October 2019	-	220	407	627
Provided during the period	-	-	295	295
As at 30 September 2020	<u>-</u>	<u>220</u>	<u>702</u>	<u>922</u>
<b>Net Book Value</b>				
As at 30 September 2020	<u>2,422,426</u>	<u>(2 )</u>	<u>780</u>	<u>2,423,204</u>
As at 1 October 2019	<u>2,412,832</u>	<u>(2 )</u>	<u>1,075</u>	<u>2,413,905</u>

**6. Debtors**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Due within one year</b>		
Trade debtors	1,268	1,391
Prepayments and accrued income	5,229	5,137
Other debtors	135	135
Amounts owed by associates	-	8,800
Amounts owed by other participating interests	5,000	10,000
	<u>11,632</u>	<u>25,463</u>

**C.F.I. Properties Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 30 September 2020**

**7. Creditors: Amounts Falling Due Within One Year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	464,037	493,382
Corporation tax	22,779	11,397
Other creditors	575,781	636,752
Deposits held	613	-
C Issacs	38,063	-
MGI	(360 )	-
Accruals and deferred income	8,104	7,862
Director's loan account	21,118	8,900
Amounts owed to group undertakings	-	1,101
	<u>1,130,135</u>	<u>1,159,394</u>

**8. Creditors: Amounts Falling Due After More Than One Year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Directors loan account	12,500	12,500
	<u>12,500</u>	<u>12,500</u>

**9. Share Capital**

	<b>2020</b>	<b>2019</b>
Allotted, Called up and fully paid	100	100

**10. Reserves**

	<b>Revaluation Reserve</b>
	<b>£</b>
As at 1 October 2019	744,255
As at 30 September 2020	<u>744,255</u>

**11. Ultimate Controlling Party**

The company's ultimate controlling party is the director by virtue of his ownership of 100% of the issued share capital in the company.

**12. General Information**

C.F.I. Properties Limited is a private company, limited by shares, incorporated in England & Wales, registered number 04266647 . The registered office is 59 High Street, Hurstpierpoint, West Sussex, BN6 9RE.