

**MODA INVEST LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2022**

Moda Invest Limited
Unaudited Financial Statements
For The Year Ended 28 February 2022

Contents

	Page
Balance Sheet	1–2
Notes to the Financial Statements	3–4

Moda Invest Limited
Balance Sheet
As at 28 February 2022

Registered number: 05018373

		2022		2021	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	3		370,257		21,012
			<u>370,257</u>		<u>21,012</u>
CURRENT ASSETS					
Debtors	4	39,195		39,195	
Investments	5	(960)		-	
Cash at bank and in hand		108,475		47,558	
		<u>146,710</u>		<u>86,753</u>	
Creditors: Amounts Falling Due Within One Year	6	(1,675,378)		(1,344,843)	
NET CURRENT ASSETS (LIABILITIES)			<u>(1,528,668)</u>		<u>(1,258,090)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(1,158,411)</u>		<u>(1,237,078)</u>
Creditors: Amounts Falling Due After More Than One Year	7		11,200		-
NET LIABILITIES			<u>(1,147,211)</u>		<u>(1,237,078)</u>
CAPITAL AND RESERVES					
Called up share capital	8		1		1
Profit and Loss Account			<u>(1,147,212)</u>		<u>(1,237,079)</u>
SHAREHOLDERS' FUNDS			<u>(1,147,211)</u>		<u>(1,237,078)</u>

Moda Invest Limited
Balance Sheet (continued)
As at 28 February 2022

For the year ending 28 February 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

Mr Wenyong Xie

Director

24/11/2022

The notes on pages 3 to 4 form part of these financial statements.

Moda Invest Limited
Notes to the Financial Statements
For The Year Ended 28 February 2022

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.

1.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

1.4. Investment Properties

All investment properties are carried at fair value determined annually and derived 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 for. Changes in fair value are recognised in the profit and loss account.

2. Average Number of Employees

Average number of employees, including directors, during the year was as follows: NIL (2021:)

3. Tangible Assets

	Investment Properties
	£
Cost	
As at 1 March 2021	21,012
Additions	349,245
As at 28 February 2022	<u>370,257</u>
Net Book Value	
As at 28 February 2022	<u>370,257</u>
As at 1 March 2021	<u>21,012</u>

Moda Invest Limited
Notes to the Financial Statements (continued)
For The Year Ended 28 February 2022

4. Debtors

	2022	2021
	£	£
Due within one year		
Trade debtors	29,195	29,195
Other debtors	10,000	10,000
	<u>39,195</u>	<u>39,195</u>

5. Current Asset Investments

	2022	2021
	£	£
Short term deposits	(960)	-
	<u>(960)</u>	<u>-</u>

6. Creditors: Amounts Falling Due Within One Year

	2022	2021
	£	£
Trade creditors	-	(1)
VAT	1,431	897
Other creditors	409,024	409,024
Accruals and deferred income	4,500	4,500
Director's loan account	1,260,423	930,423
	<u>1,675,378</u>	<u>1,344,843</u>

7. Creditors: Amounts Falling Due After More Than One Year

	2022	2021
	£	£
Bank loans	(11,200)	-
	<u>(11,200)</u>	<u>-</u>

8. Share Capital

	2022	2021
Allotted, Called up and fully paid	1	1

9. General Information

Moda Invest Limited is a private company, limited by shares, incorporated in England & Wales, registered number 05018373 .
The registered office is 59a Derby Street, Manchester, M8 8HW.

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.