

**REGISTERED NUMBER: 08197214 (England and Wales)**

**Unaudited Financial Statements**  
**for the Year Ended 31 December 2016**  
**for**  
**Bau Development Properties Limited**

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for the Year Ended 31 December 2016**

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**Company Information  
for the Year Ended 31 December 2016**

**DIRECTORS:**

F Zanellato  
N Zanellato

**REGISTERED OFFICE:**

8-10 South Street  
Epsom  
Surrey  
KT18 7PF

**REGISTERED NUMBER:**

08197214 (England and Wales)

**ACCOUNTANTS:**

Williams & Co  
Chartered Accountants  
8-10 South Street  
Epsom  
Surrey  
KT18 7PF

**Balance Sheet**  
**31 December 2016**

	Notes	2016 £	2015 £
<b>CURRENT ASSETS</b>			
Stocks		875,748	786,721
Debtors	4	349	577
Cash at bank and in hand		1,720	43,015
		<u>877,817</u>	<u>830,313</u>
<b>CREDITORS</b>			
Amounts falling due within one year	5	<u>354,740</u>	<u>290,810</u>
<b>NET CURRENT ASSETS</b>		<u>523,077</u>	<u>539,503</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		523,077	539,503
<b>CREDITORS</b>			
Amounts falling due after more than one year	6	<u>490,598</u>	<u>486,462</u>
<b>NET ASSETS</b>		<u>32,479</u>	<u>53,041</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	7	1,000	1,000
Retained earnings		<u>31,479</u>	<u>52,041</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>32,479</u>	<u>53,041</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2016 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 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 of Part 15 of the Companies Act 2006 relating to small companies.

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 on 18 September 2017 and were signed on its behalf by:

F Zanellato - Director

**Notes to the Financial Statements  
for the Year Ended 31 December 2016**

**1. STATUTORY INFORMATION**

Bau Development Properties 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 the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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.

**Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

**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 2 (2015 - 2).

**4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2016	2015
	£	£
Other debtors	<u>349</u>	<u>577</u>

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2016

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016 £	2015 £
Trade creditors	-	1
Taxation and social security	-	13,010
Other creditors	354,740	277,799
	<u>354,740</u>	<u>290,810</u>

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

	2016 £	2015 £
Other creditors	<u>490,598</u>	<u>486,462</u>

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2016	2015
Number:	Class:	Nominal value:	£	£
510	Ordinary A shares	£1	510	510
490	Ordinary B shares	£1	490	490
			<u>1,000</u>	<u>1,000</u>

8. RELATED PARTY DISCLOSURES

At the balance sheet date there was a total of £332,686 owed to Dock Consultancy & Investment Limited (2015: £275,716). Franco Zanellato and Nichola Zanellato are shareholders of Dock Consultancy & Investment Limited; Franco is a director.

**Zanellato Family Settlement**

A Trust from which Franco Zanellato is a beneficiary

A Loan has been made to the company for £310,000 on which annual interest payment of £13,950 was paid in the year in accordance with the loan agreement in place.

	2016 £	2015 £
Amount due to related party at the balance sheet date	<u>310,000</u>	<u>310,000</u>

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2016

8. RELATED PARTY DISCLOSURES - continued

**Dock Consultancy and Investment Limited**

A company in which Franco Zanellato is the majority shareholder

A loan was advanced of £315,000 to the company from Dock Consultancy and Investment Limited. Interest is payable on this loan at the rate of Base plus 2.5% and the amount due in the year is £3,957. The amount owing at the end of the year including interest is £332,687 (2015: £325,420)

	2016	2015
	£	£
Amount due to related party at the balance sheet date	<u>332,687</u>	<u>325,420</u>

**Oakspear Limited**

A company in which Franco Zanellato is a director.

Loan advanced of £165,000 ( 2014 ; £265,000 ) to the company on which interest is payable. Interest has been charged of £4,136 which is also levied at the rate of Base plus 2.5%. Interest charged in the previous year has been accrued but not yet paid over.

	2016	2015
	£	£
Amount due to related party at the balance sheet date	<u>180,597</u>	<u>176,462</u>

9. ULTIMATE CONTROLLING PARTY

The controlling party is F Zanellato.

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.