

**REGISTERED NUMBER: 10968142 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2019  
FOR  
GREENWOOD CAPITAL INVESTMENTS LTD**

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FOR THE YEAR ENDED 30 SEPTEMBER 2019**

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**GREENWOOD CAPITAL INVESTMENTS LTD**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

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**DIRECTORS:**

Mr B G Green  
Mr M Wood

**REGISTERED OFFICE:**

Solar House  
282 Chase Road  
London  
N14 6NZ

**REGISTERED NUMBER:**

10968142 (England and Wales)

**ACCOUNTANTS:**

Freemans Partnership LLP  
Chartered Certified Accountants  
Solar House  
282 Chase Road  
London  
N14 6NZ

**BALANCE SHEET**  
**30 SEPTEMBER 2019**

	Notes	30.9.19 £	£	30.9.18 £	£
<b>FIXED ASSETS</b>					
Investment property	4		773,010		462,074
<b>CURRENT ASSETS</b>					
Debtors	5	-		4,500	
Cash at bank		60,954		97,719	
		<u>60,954</u>		<u>102,219</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>403,774</u>		<u>301,480</u>	
<b>NET CURRENT LIABILITIES</b>			<b>(342,820)</b>		<b>(199,261)</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>430,190</b>		<b>262,813</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		<u>269,975</u>		<u>269,975</u>
<b>NET ASSETS/(LIABILITIES)</b>			<b><u>160,215</u></b>		<b><u>(7,162)</u></b>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	9		100		100
Fair value reserve	10		171,841		-
Retained earnings			<u>(11,726)</u>		<u>(7,262)</u>
<b>SHAREHOLDERS' FUNDS</b>			<b><u>160,215</u></b>		<b><u>(7,162)</u></b>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2019 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
- (b) and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

**BALANCE SHEET - continued**  
**30 SEPTEMBER 2019**

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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 20 May 2020 and were signed on its behalf by:

Mr B G Green - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

**1. STATUTORY INFORMATION**

Greenwood Capital Investments Ltd 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 as modified by the revaluation of certain assets.

**Turnover**

Turnover represents amounts derived from rents charged to tenants during the year, and is recognised at the date the rental period occurred. This is stated after trade discounts 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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2018 - 2) .

**4. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>FAIR VALUE</b>	
At 1 October 2018	462,074
Additions	139,095
Revaluations	171,841
At 30 September 2019	<u>773,010</u>
<b>NET BOOK VALUE</b>	
At 30 September 2019	<u>773,010</u>
At 30 September 2018	<u>462,074</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2019**

**4. INVESTMENT PROPERTY - continued**

Fair value at 30 September 2019 is represented by:

Valuation in 2019	£
Cost	171,841
	<u>601,169</u>
	<u>773,010</u>

If investment property had not been revalued it would have been included at the following historical cost:

	30.9.19	30.9.18
	£	£
Cost	<u>601,169</u>	<u>462,074</u>

Investment property was valued on an open market basis on 30 September 2019 by the director .

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

	30.9.19	30.9.18
	£	£
Prepayments	<u>-</u>	<u>4,500</u>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.9.19	30.9.18
	£	£
Amounts due to related party	400,000	300,000
Directors' current accounts	2,334	280
Accrued expenses	<u>1,440</u>	<u>1,200</u>
	<u>403,774</u>	<u>301,480</u>

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

	30.9.19	30.9.18
	£	£
Bank loans more 5 yrs non-inst	<u>269,975</u>	<u>269,975</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>269,975</u>	<u>269,975</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2019**

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>30.9.19</b>	30.9.18
	<b>£</b>	£
Bank loans	<u><b>269,975</b></u>	<u>269,975</u>

The bank loan is secured against the company's Investment property.

**9. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	<b>30.9.19</b>	30.9.18
			<b>£</b>	£
100	Ordinary	£1	<u><b>100</b></u>	<u>100</u>

**10. RESERVES**

	<b>Fair value reserve £</b>
Fair value transfer	<u><b>171,841</b></u>
At 30 September 2019	<u><u><b>171,841</b></u></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.