

REGISTERED NUMBER: SC308058 (Scotland)

Unaudited Financial Statements
for the Year Ended 30 June 2017
for
Kincraig Estates Limited

**Contents of the Financial Statements
for the Year Ended 30 June 2017**

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

Kincraig Estates Limited

**Company Information
for the Year Ended 30 June 2017**

DIRECTOR: B Gillies

SECRETARY: J Cruden

REGISTERED OFFICE: Titanium 1
King's Inch Place
Renfrew
PA4 8WF

REGISTERED NUMBER: SC308058 (Scotland)

ACCOUNTANTS: Campbell Dallas Limited
Accountants
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

BANKERS: Royal Bank of Scotland plc
Glasgow City Branch
10 Gordon Street
Glasgow
Lanarkshire
G1 3PL

Kincraig Estates Limited (Registered number: SC308058)

Balance Sheet
30 June 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Investment property	5		70,000		155,000
CURRENT ASSETS					
Debtors	6	47,586		1,942	
Cash at bank		<u>35,081</u>		<u>54,270</u>	
		82,667		56,212	
CREDITORS					
Amounts falling due within one year	7	<u>198,133</u>		<u>334,451</u>	
NET CURRENT LIABILITIES			<u>(115,466)</u>		<u>(278,239)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(45,466)</u>		<u>(123,239)</u>
CAPITAL AND RESERVES					
Called up share capital	9		2		2
Fair value reserve	10		(194,616)		(193,457)
Retained earnings	10		<u>149,148</u>		<u>70,216</u>
SHAREHOLDERS' FUNDS			<u>(45,466)</u>		<u>(123,239)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2017 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 notes form part of these financial statements

Balance Sheet - continued
30 June 2017

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 director on 28 March 2018 and were signed by:

B Gillies - Director

**Notes to the Financial Statements
for the Year Ended 30 June 2017**

1. STATUTORY INFORMATION

Kincraig Estates Limited is a private company, limited by shares, registered in Scotland. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is pound sterling (£).

Monetary amounts in these financial statements are rounded to the nearest £.

2. STATEMENT OF COMPLIANCE

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.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The company has transitioned to FRS 102 from previously extant UK GAAP as at 01 April 2015. Please see the Reconciliation of Equity for changes made to the financial position in the previous period.

At the year end the company had net liabilities of £45,466. Support from the bank was based on the condition that the investment properties were marketed for sale. As at November 2017, the final property currently owned by the company was sold. It has been agreed that the company has been released from liability with the remaining bank debt.

With the continued support of the associated companies, the director considers it appropriate to prepare these accounts on a going concern basis.

Significant judgements and estimates

The preparation of Financial Statements required management to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and assumptions are reviewed on an ongoing basis and revisions to estimates are recognised in the period in which the estimate is revised and in any future periods affected.

The estimates, assumptions and judgements that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the financial statements within the next financial year are addressed below:

Investment property valuations

Investment properties are included at fair value. A review of the carrying value is undertaken at each balance sheet date and any movement in value adjusted accordingly.

**Notes to the Financial Statements - continued
for the Year Ended 30 June 2017**

3. ACCOUNTING POLICIES - continued

Turnover

Turnover represents net invoiced rental income and sales of services, excluding value added tax.

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.

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.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2016 - 1) .

Notes to the Financial Statements - continued
for the Year Ended 30 June 2017

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 July 2016	155,000
Disposals	(105,000)
Revaluations	20,000
At 30 June 2017	<u>70,000</u>
NET BOOK VALUE	
At 30 June 2017	<u>70,000</u>
At 30 June 2016	<u>155,000</u>

If the investment property portfolio had not been revalued, it would have been included at a cost of £264,976 (2016: £348,457).

Investment properties were valued on an open market basis on 30 June 2017 by Brian Gillies (director). Mr Gillies is a chartered surveyor.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Other debtors	46,202	2
Tax	5	5
VAT	1,227	963
Prepayments and accrued income	<u>152</u>	<u>972</u>
	<u>47,586</u>	<u>1,942</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Bank loans and overdrafts	140,410	240,000
Trade creditors	54,000	831
Other creditors	-	29,611
Shareholder loan	-	57,500
Accruals and deferred income	<u>3,723</u>	<u>6,509</u>
	<u>198,133</u>	<u>334,451</u>

**Notes to the Financial Statements - continued
for the Year Ended 30 June 2017**

8. SECURED DEBTS

The following secured debts are included within creditors:

	2017	2016
	£	£
Bank loans	<u>140,410</u>	<u>240,000</u>

The bank loan is secured by standard security over the investment properties, along with a bond & floating charge over the assets of the company in favour of The Royal Bank of Scotland plc.

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2017	2016
		£1	£	£
2	Ordinary		<u>2</u>	<u>2</u>

10. RESERVES

	Retained earnings	Fair value reserve	Totals
	£	£	£
At 1 July 2016	70,216	(193,457)	(123,241)
Profit for the year	98,932	-	98,932
Property disposal	-	(21,159)	(21,159)
Transfer of fair value	<u>(20,000)</u>	<u>20,000</u>	<u>-</u>
At 30 June 2017	<u>149,148</u>	<u>(194,616)</u>	<u>(45,468)</u>

Fair value reserve: this reserve records the value of investment property revaluations and fair value movements recognised in the income statement net of deferred tax provisions. It is a non-distributable reserve.

11. RELATED PARTY DISCLOSURES

Other related parties under common control

	2017	2016
	£	£
Amounts due to related party	7,800	29,612
Management charges from related party	34,000	11,000

**Notes to the Financial Statements - continued
for the Year Ended 30 June 2017**

12. POST BALANCE SHEET EVENTS

Subsequent to the year end, an investment property at 5 High Street, Dunfermline was sold for £70,000. This property was the final property currently owned by the company. Post sale, a balance of £69,339 plus interest, fees and charges remained payable to the bank. The company has defaulted on this amount and the bank has agreed to release the company from liability in respect of the debt.

13. ULTIMATE CONTROLLING PARTY

The company is controlled by its director.

14. FIRST YEAR ADOPTION

For all periods up to and including the year ended 30 June 2016, the Company prepared its financial statements in accordance with previously exant United Kingdom generally accepted accounting practice (UK GAAP). These financial statements, for the year ended 30 June 2017, are the first year the Company has prepared in accordance with FRS102. The significant accounting policies in meeting those requirements are described in relevant notes.

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.