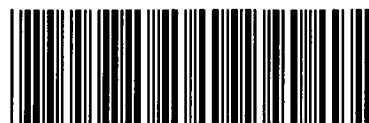


**REGISTERED NUMBER: 03094750 (England and Wales)**

**ACACIA ESTATES LTD**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2017**

FRIDAY



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**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2017**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>

**ACACIA ESTATES LTD**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2017**

**DIRECTOR:** I R Currie

**SECRETARY:** Mrs J Currie

**REGISTERED OFFICE:** Beauchamp House  
402-403 Stourport Road  
Kidderminster  
Worcestershire  
DY11 7BG

**REGISTERED NUMBER:** 03094750 (England and Wales)

**BALANCE SHEET**  
**31 DECEMBER 2017**

		2017	2016
	Notes	£	£
<b>FIXED ASSETS</b>			
Tangible assets	3	1,345,992	1,103,437
Investments	4	<u>1</u>	<u>1</u>
		1,345,993	1,103,438
<b>CURRENT ASSETS</b>			
Debtors	5	218	-
Cash at bank		<u>127,093</u>	<u>198,388</u>
		127,311	198,388
<b>CREDITORS</b>			
Amounts falling due within one year	6	<u>64,509</u>	<u>73,529</u>
<b>NET CURRENT ASSETS</b>		<u>62,802</u>	<u>124,859</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		1,408,795	1,228,297
<b>CREDITORS</b>			
Amounts falling due after more than one year	7	<u>-</u>	<u>34,955</u>
<b>NET ASSETS</b>		<u>1,408,795</u>	<u>1,193,342</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	9	2	2
Retained earnings		<u>1,408,793</u>	<u>1,193,340</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>1,408,795</u>	<u>1,193,342</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 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
- (b) 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.

**BALANCE SHEET - continued**  
**31 DECEMBER 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 13 September 2018 and were signed by:

A handwritten signature in black ink, appearing to be 'I R Currie', written over a horizontal line.

I R Currie - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2017**

**1. STATUTORY INFORMATION**

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

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**Turnover**

Turnover represents rents receivable, excluding value added tax.

**Tangible fixed assets**

Plant & equipment	- 25% Reducing balance
Motor vehicles	- 25% Reducing balance
Freehold property	- 2% Straight line
Leasehold property	- 2% Straight line

The company's policy is to carry all assets at cost less any impairment losses.

**Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

**Financial instruments**

Basic financial liabilities, including trade and other debtors, bank loans and loans are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Financial assets and liabilities are only offset in the balance sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the company intends to either settle on a net basis, or to realise the asset and settle the liability simultaneously.

Debt instruments that have no stated interest rate are classified as payable or receivable within one year are initially measured at an un-discounted amount of the cash or other consideration expected to be paid, net of impairment.

**Taxation**

Current tax is recognised for the amount of corporation tax payable in respect of the taxable profit for the current or past reporting periods using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2017**

**2. ACCOUNTING POLICIES - continued****Deferred tax**

Deferred tax is recognised in respect of all timing differences at the reporting date, except as otherwise indicated.

Deferred tax assets are only recognised to the extent that is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. If and when all conditions for retaining tax allowances for the cost of a fixed asset have been met, the deferred tax is reversed.

Deferred tax is calculated using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

With the exception of changes arising on the initial recognition of a business combination, the tax expense (income) is presented either in profit or loss, other comprehensive income or equity depending on the transaction that resulted in the tax expense (income).

Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. Deferred tax assets and deferred tax liabilities are offset only if:

- The company has a legally enforceable right to set off current tax assets against current tax liabilities, and
- The deferred tax assets and deferred tax liabilities relate to corporation taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously.

**3. TANGIBLE FIXED ASSETS**

	Freehold property £	Long leasehold £	Fixtures and fittings £	Motor vehicles £	Totals £
<b>COST</b>					
At 1 January 2017	1,099,890	-	56,358	5,233	1,161,481
Additions	-	236,372	9,426	-	245,798
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 December 2017	1,099,890	236,372	65,784	5,233	1,407,279
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>DEPRECIATION</b>					
At 1 January 2017	-	-	53,837	4,207	58,044
Charge for year	-	-	2,986	257	3,243
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 December 2017	-	-	56,823	4,464	61,287
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>NET BOOK VALUE</b>					
At 31 December 2017	1,099,890	236,372	8,961	769	1,345,992
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 December 2016	1,099,890	-	2,521	1,026	1,103,437
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2017**

**4. FIXED ASSET INVESTMENTS**

	Shares in group undertakings £
<b>COST</b>	
At 1 January 2017	
and 31 December 2017	1
	<u>1</u>
<b>NET BOOK VALUE</b>	
At 31 December 2017	1
	<u>1</u>
At 31 December 2016	1
	<u>1</u>

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

	2017	2016
	£	£
Other debtors	218	-
	<u>218</u>	<u>-</u>

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

	2017	2016
	£	£
Bank loans and overdrafts	32,979	36,207
Trade creditors	944	-
Tax	14,324	21,229
Other creditors	-	6,324
Directors' current accounts	6,967	-
Accruals and deferred income	9,295	9,769
	<u>64,509</u>	<u>73,529</u>

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

	2017	2016
	£	£
Bank loans	-	34,955
	<u>-</u>	<u>34,955</u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	2017	2016
	£	£
Bank loans	32,979	71,162
	<u>32,979</u>	<u>71,162</u>

Bank loans are secured by way of a charge over part of the company's freehold property.



**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2017**

**9. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	2017 £	2016 £
100 (2016 - 2)	Ordinary	£0.01	1	2
100	A Ordinary	£0.01	1	-
			<u>2</u>	<u>2</u>

During the year the Ordinary £1 shares were subdivided into 200 Ordinary shares of £0.01 each.

100 Ordinary shares of £0.01 held by Mrs J Currie were redesignated into 100 A Ordinary shares of £0.01 each.

The A Ordinary shares having the rights in accordance with the company's new articles of association.

On 31st May 2017 the company entered into an agreement to buy back the A Ordinary shares, in equal tranches of 25 Shares, by 1st May 2027.

25 A Ordinary shares were bought back during the year for a consideration of £137,500.

**10. CAPITAL COMMITMENTS**

	2017 £	2016 £
Contracted but not provided for in the financial statements	<u>412,500</u>	<u>-</u>

Acacia Estates Limited have entered into a share buyback agreement to purchase the A Ordinary shares by 1st May 2027, in tranches of 25 shares for £137,500 each.

**11. RELATED PARTY DISCLOSURES**

During the period rent of £95,700 (2016 £95,700) was received from Sunnycroft Homes Limited in respect of the properties occupied by Sunnycroft Homes Limited.

During the period dividends of £325,000 (2016 £330,000) were received from the company's subsidiary Sunnycroft Homes Limited.

As at 31st December 2017 £7,378 (2016 £6,324) was due to Sunnycroft Homes Limited.

**12. POST BALANCE SHEET EVENTS**

On 5 September 2018 the company's subsidiary ceased to trade.