

**REGISTERED NUMBER: 04396500 (England and Wales)**

**Unaudited Financial Statements for the Year Ended 31 March 2017**

**for**

**A & D Cutler Limited  
Trading as  
Eden Properties**

P. D. Groves Ltd  
34 Brisbane Way  
Wimblebury  
Cannock  
Staffordshire  
WS12 2GR

**A & D Cutler Limited (Registered number: 04396500)**  
**Trading as Eden Properties**

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**for the Year Ended 31 March 2017**

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**DIRECTORS:** A J Cutler  
D L Cutler  
Mrs G Cutler  
Mrs S M Cutler

**SECRETARY:** D L Cutler

**REGISTERED OFFICE:** Torswood  
Ullenhall Lane  
Gorcott Hill  
Redditch  
Worcestershire  
B98 9ES

**REGISTERED NUMBER:** 04396500 (England and Wales)

**ACCOUNTANTS:** P. D. Groves Ltd  
34 Brisbane Way  
Wimblebury  
Cannock  
Staffordshire  
WS12 2GR

**Balance Sheet**  
**31 March 2017**

|  | Notes | 2017           |                        | 2016           |                 |
|--|-------|----------------|------------------------|----------------|-----------------|
|  |       | £              | £                      | £              | £               |
| <b>FIXED ASSETS</b>                          |       |                |                        |                |                 |
| Investment property                          | 3     |                | <b>1,893,896</b>       |                | 1,893,896       |
| <b>CURRENT ASSETS</b>                        |       |                |                        |                |                 |
| Debtors                                      | 4     | <b>183,837</b> |                        | 185,218        |                 |
| Cash at bank                                 |       | <u>15,869</u>  |                        | <u>15,658</u>  |                 |
|  |       | <b>199,706</b> |                        | <b>200,876</b> |                 |
| <b>CREDITORS</b>                             |       |                |                        |                |                 |
| Amounts falling due within one year          | 5     | <u>31,040</u>  |                        | <u>37,923</u>  |                 |
| <b>NET CURRENT ASSETS</b>                    |       |                | <u><b>168,666</b></u>  |                | <u>162,953</u>  |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |                | <b>2,062,562</b>       |                | 2,056,849       |
| <b>CREDITORS</b>                             |       |                |                        |                |                 |
| Amounts falling due after more than one year | 6     |                | <b>(1,363,353)</b>     |                | (1,363,353)     |
| <b>PROVISIONS FOR LIABILITIES</b>            |       |                | <u><b>(93,399)</b></u> |                | <u>(93,399)</u> |
| <b>NET ASSETS</b>                            |       |                | <u><b>605,810</b></u>  |                | <u>600,097</u>  |
| <b>CAPITAL AND RESERVES</b>                  |       |                |                        |                |                 |
| Called up share capital                      |       |                | <b>100</b>             |                | 100             |
| Fair value reserve                           | 8     |                | <b>456,007</b>         |                | 456,007         |
| Retained earnings                            |       |                | <u><b>149,703</b></u>  |                | <u>143,990</u>  |
| <b>SHAREHOLDERS' FUNDS</b>                   |       |                | <u><b>605,810</b></u>  |                | <u>600,097</u>  |

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2017 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)

**A & D Cutler Limited (Registered number: 04396500)**  
**Trading as Eden Properties**

**Balance Sheet - continued**  
**31 March 2017**

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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 22 December 2017 and were signed on its behalf by:

D L Cutler - Director

The notes form part of these financial statements

Notes to the Financial Statements  
 for the Year Ended 31 March 2017

1. **STATUTORY INFORMATION**

A & D Cutler 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 as modified by the revaluation of certain assets.

**Investment properties**

Investment properties are shown at the most recent valuations. Any aggregate surplus or deficit arising from changes in fair value is recognized in the fair value reserve.

**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. **INVESTMENT PROPERTY**

|                                      | <b>Total<br/>£</b> |
|--------------------------------------|--------------------|
| <b>FAIR VALUE</b>                    |                    |
| At 1 April 2016<br>and 31 March 2017 | <b>1,893,896</b>   |
| <b>NET BOOK VALUE</b>                |                    |
| At 31 March 2017                     | <b>1,893,896</b>   |
| At 31 March 2016                     | <b>1,893,896</b>   |

Cost or valuation at 31 March 2017 is represented by:

|                   |                  |
|-------------------|------------------|
|                   | <b>£</b>         |
| Valuation in 2007 | 527,025          |
| Valuation in 2009 | 22,381           |
| Cost              | <b>1,344,490</b> |
|                   | <b>1,893,896</b> |

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2017

3. **INVESTMENT PROPERTY - continued**

If Investment properties had not been revalued they would have been included at the following historical cost:

|      | 2017<br>£        | 2016<br>£        |
|------|------------------|------------------|
| Cost | <u>1,344,490</u> | <u>1,344,490</u> |

Investment properties were valued on an open market basis on 31 March 2017 by the directors .

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

|               | 2017<br>£      | 2016<br>£      |
|---------------|----------------|----------------|
| Other debtors | <u>183,837</u> | <u>185,218</u> |

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

|                              | 2017<br>£     | 2016<br>£     |
|------------------------------|---------------|---------------|
| Taxation and social security | 10,468        | 9,358         |
| Other creditors              | <u>20,572</u> | <u>28,565</u> |
|                              | <u>31,040</u> | <u>37,923</u> |

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

|                 | 2017<br>£        | 2016<br>£        |
|-----------------|------------------|------------------|
| Other creditors | <u>1,363,353</u> | <u>1,363,353</u> |

Amounts falling due in more than five years:

|   |                  |                  |
|---|------------------|------------------|
| Repayable by instalments                                  |                  |                  |
| Other loans due after 5 years<br>repayable in instalments | <u>1,363,353</u> | <u>1,363,353</u> |
|   | <u>1,363,353</u> | <u>1,363,353</u> |

7. **SECURED DEBTS**

The following secured debts are included within creditors:

|             | 2017<br>£        | 2016<br>£        |
|-------------|------------------|------------------|
| Other loans | <u>1,363,353</u> | <u>1,363,353</u> |

8. **RESERVES**

|                                      | Fair<br>value<br>reserve<br>£ |
|--------------------------------------|-------------------------------|
| At 1 April 2016<br>and 31 March 2017 | <u>456,007</u>                |

**9. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

Included within other creditors is an amount of £7,103 (2016 - £10,363) due to A J Cutler and an amount of £7,795 (2016 - £10,790) due to D L Cutler. These amounts are unsecured, repayable on demand and are currently interest free.

Included within other debtors is an amount of £183,649 (2016- £184,899) due from A.J & D.L Cutler Limited a company under the control of the directors of A & D Cutler Limited.



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.