

Company Registration No. 08780421 (England and Wales)

PECODA INVESTMENTS LIMITED

**UNAUDITED ABBREVIATED FINANCIAL
STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2016**

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PECODA INVESTMENTS LIMITED**UNAUDITED ABBREVIATED BALANCE SHEET
AS AT 31 MARCH 2016**

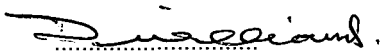
	Notes	2016 £	£	2015 £	£
Fixed assets					
Tangible assets	2		4,191,784		2,539,999
Current assets					
Debtors		28,410		134,959	
Cash at bank and in hand		76		518	
		28,486		135,477	
Creditors: amounts falling due within one year	3	(2,776,998)		(1,554,327)	
Net current liabilities			(2,748,512)		(1,418,850)
Total assets less current liabilities			1,443,272		1,121,149
Creditors: amounts falling due after more than one year	4		(518,054)		(535,500)
Net assets			925,218		585,649
Capital and reserves					
Called up share capital	5		300		300
Other reserves			656,582		499,640
Profit and loss account			268,336		85,709
Shareholders' funds			925,218		585,649

For the financial year ended 31 March 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and the members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The abbreviated financial statements on pages 1 to 3 were approved by the board of directors and authorised for issue on 31 May 2016 and are signed on its behalf by:



Mr T D Williams
Director

PECODA INVESTMENTS LIMITED

NOTES TO THE UNAUDITED ABBREVIATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2016

1 Accounting policies

Basis of accounting

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The directors have concluded that it is appropriate to prepare the accounts on a going concern basis as the company has adequate resources to meet its liabilities when they fall due.

Turnover

Turnover represents rents receivable from tenanted properties, net of value added tax.

Tangible fixed assets and depreciation

Tangible fixed assets are initially recorded at cost.

Plant and machinery

10% on a straight line basis

Investment properties

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This is in accordance with the FRSE which, unlike the Companies Act 2006, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

Financial instruments

Financial instruments are classified and accounted for according to the substance of the contractual arrangement as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

PECODA INVESTMENTS LIMITED
NOTES TO THE UNAUDITED ABBREVIATED FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2016

2 Fixed assets

	Tangible assets
	£
Cost	
At 1 April 2015	2,539,999
Additions	2,047,848
Revaluation	156,942
Disposals	(550,000)
At 31 March 2016	4,194,789
Depreciation	
At 1 April 2015	-
Charge for the year	3,005
At 31 March 2016	3,005
Net book value	
At 31 March 2016	4,191,784
At 31 March 2015	2,539,999

3 Creditors: amounts falling due within one year

The aggregate amount of creditors for which security has been given amounted to £59,500 (2015 - £59,500).

4 Creditors: amounts falling due after more than one year

The aggregate amount of creditors for which security has been given amounted to £518,054 (2015 - £535,500).

5 Share capital

	2016	2015
	£	£
Allotted, called up and fully paid		
300 Ordinary shares of £1 each	300	300