

Company Registration No. 09463513 (England and Wales)

**RICHVALE RESORTS LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**  
**PAGES FOR FILING WITH REGISTRAR**

# **RICHVALE RESORTS LIMITED**

## **COMPANY INFORMATION**

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|                          |                                                                    |
|--------------------------|--------------------------------------------------------------------|
| <b>Directors</b>         | I Goddard<br>A Lorente                                             |
| <b>Company number</b>    | 09463513                                                           |
| <b>Registered office</b> | 1 Worsley Court<br>High Street<br>Worsley<br>Manchester<br>M28 3NJ |

# **RICHVALE RESORTS LIMITED**

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# **RICHVALE RESORTS LIMITED**

## **BALANCE SHEET**

**AS AT 31 DECEMBER 2016**

|                                                       | Notes | 2017<br>£          | £                  | 2016<br>£          | £                  |
|-------------------------------------------------------|-------|--------------------|--------------------|--------------------|--------------------|
| <b>Fixed assets</b>                                   |       |                    |                    |                    |                    |
| Investments                                           | 3     |                    | 4,800,000          |                    | 3,600,000          |
| <b>Current assets</b>                                 |       |                    |                    |                    |                    |
| Debtors                                               | 4     | 129,647            |                    | 223,459            |                    |
| Cash at bank and in hand                              |       | 272,145            |                    | 55,854             |                    |
|                                                       |       | <u>401,792</u>     |                    | <u>279,313</u>     |                    |
| <b>Creditors: amounts falling due within one year</b> | 5     | <u>(4,728,533)</u> |                    | <u>(3,695,288)</u> |                    |
| <b>Net current liabilities</b>                        |       |                    | <u>(4,326,741)</u> |                    | <u>(3,415,975)</u> |
| <b>Total assets less current liabilities</b>          |       |                    | <u>473,259</u>     |                    | <u>184,025</u>     |
| <b>Capital and reserves</b>                           |       |                    |                    |                    |                    |
| Called up share capital                               | 6     |                    | 100                |                    | 100                |
| Profit and loss reserves                              |       |                    | 473,159            |                    | 183,925            |
| <b>Total equity</b>                                   |       |                    | <u>473,259</u>     |                    | <u>184,025</u>     |

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

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.

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

The financial statements were approved by the board of directors and authorised for issue on 28 September 2017 and are signed on its behalf by:

I Goddard  
**Director**

**Company Registration No. 09463513**

# **RICHVALE RESORTS LIMITED**

## **STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2016**

|                                                    |       | Share capital | Profit and<br>loss reserves | Total   |
|----------------------------------------------------|-------|---------------|-----------------------------|---------|
|                                                    | Notes | £             | £                           | £       |
| <b>Balance at 27 February 2015</b>                 |       | -             | -                           | -       |
| <b>Year ended 29 February 2016:</b>                |       |               |                             |         |
| Profit and total comprehensive income for the year |       | -             | 184,025                     | 184,025 |
| Issue of share capital                             | 6     | 100           | -                           | 100     |
| Dividends                                          |       | -             | (100)                       | (100)   |
| <b>Balance at 29 February 2016</b>                 |       | 100           | 183,925                     | 184,025 |
| <b>Year ended 31 December 2016:</b>                |       |               |                             |         |
| Profit and total comprehensive income for the year |       | -             | 289,234                     | 289,234 |
| <b>Balance at 31 December 2016</b>                 |       | 100           | 473,159                     | 473,259 |

# **RICHVALE RESORTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2016**

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### **1 Accounting policies**

#### **Company information**

Richvale Resorts Limited is a private company limited by shares incorporated in England and Wales. The registered office is 1 Worsley Court, High Street, Worsley, Manchester, M28 3NJ.

#### **1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 December 2016 are the first financial statements of Richvale Resorts Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 27 February 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

#### **1.2 Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

#### **1.3 Cash at bank and in hand**

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

# **RICHVALE RESORTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2016**

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### **1 Accounting policies**

**(Continued)**

#### **1.4 Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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 payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **1.5 Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

#### **1.6 Taxation**

The tax expense represents the sum of the tax currently payable and deferred tax.

##### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

# **RICHVALE RESORTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2016**

### **1 Accounting policies**

**(Continued)**

#### ***Deferred tax***

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### **1.7 Foreign exchange**

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the profit and loss account for the period.

### **2 Employees**

The average monthly number of persons (including directors) employed by the company during the year was 2 (2016 - 2).

### **3 Fixed asset investments**

|             | <b>2017</b> | <b>2016</b> |
|-------------|-------------|-------------|
|             | <b>£</b>    | <b>£</b>    |
| Investments | 4,800,000   | 3,600,000   |

The company owns 40% of the issued share capital of Pueblo Evita Marketing Company Limited, Wayfair (Sales) Limited, Pueblo Evita Management Limited, and Wayfair (Management) Limited.

The investment is split evenly across these four companies.

# **RICHVALE RESORTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2016**

### **3 Fixed asset investments (Continued)**

#### **Movements in fixed asset investments**

#### **Investments other than loans**

**£**

#### **Cost or valuation**

At 1 March 2016 3,600,000

Additions 1,200,000

At 31 December 2016 4,800,000

#### **Carrying amount**

At 31 December 2016 4,800,000

At 29 February 2016 3,600,000

### **4 Debtors**

**2017**

**2016**

#### **Amounts falling due within one year:**

**£**

**£**

Trade debtors 121,968 51,055

Other debtors 7,679 172,404

129,647 223,459

### **5 Creditors: amounts falling due within one year**

**2017**

**2016**

**£**

**£**

Corporation tax 8,152 3,728

Other creditors 4,720,381 3,691,560

4,728,533 3,695,288

### **6 Called up share capital**

**2017**

**2016**

**£**

**£**

#### **Ordinary share capital**

#### **Issued and fully paid**

100 Ordinary shares of £1 each 100 100

100 100

### **7 Related party transactions**

# **RICHVALE RESORTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2016**

### **7 Related party transactions**

**(Continued)**

The following amounts were outstanding at the reporting end date:

|                                        | <b>2017</b>       | <b>2016</b>       |
|----------------------------------------|-------------------|-------------------|
|                                        | <b>£</b>          | <b>£</b>          |
| <b>Amounts owed to related parties</b> |                   |                   |
| Pueblo Evita Management Limited        | 4,381,163         | 3,667,123         |
|                                        | <u>          </u> | <u>          </u> |

The following amounts were outstanding at the reporting end date:

|                                        | <b>2017</b>       |
|----------------------------------------|-------------------|
|                                        | <b>Balance</b>    |
|                                        | <b>£</b>          |
| <b>Amounts owed by related parties</b> |                   |
| Ventasencasa Limited                   | 6,679             |
|                                        | <u>          </u> |

|                                        | <b>2016</b>       |
|----------------------------------------|-------------------|
|                                        | <b>Balance</b>    |
|                                        | <b>£</b>          |
| <b>Amounts owed in previous period</b> |                   |
| Vontascncasa Limited                   | 6,679             |
|                                        | <u>          </u> |

During the year, sales of £414,753 (2016 £183,985) were generated from the sale or rent of properties owned by companies of which Richvale Resorts Limited is a shareholder of.

### **8 Directors' transactions**

At the balance sheet date, I Goddard owed the company £1000 (2016: £NIL).

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.