Report of the Directors and

Unaudited Financial Statements for the Year Ended 30 September 2026

for

LITTLE MEADOW CRANLEIGH LTD

LITTLE MEADOW CRANLEIGH LTD

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LITTLE MEADOW CRANLEIGH LTD

Company Information
for the Year Ended 30 September 2026

DIRECTORS:	P R Haines C D Harbour T A Scale Mrs J C Williams Mrs T Underhill
REGISTERED OFFICE:	C/o A W Associates Regus, Building 2 Guildford Business Park Road Guildford Surrey GU2 8XG
REGISTERED NUMBER:	11426781 (England and Wales)
ACCOUNTANTS:	A W Associates Regus, Building 2 Guildford Business Park Road Guildford Surrey GU2 8XG

LITTLE MEADOW CRANLEIGH LTD

Report of the Directors for the Year Ended 30 September 2026

The directors present their report with the financial statements of the company for the year ended 30 September 2026.

REVIEW OF BUSINESS

1. For the year the accounts show a modest surplus despite there being no increase from the previous year in the service charges levied upon owners.
2. The directors believe that the level of reserves carried forward is appropriate when considering the breadth of the company's responsibilities at Little Meadow.
3. The legal title to the common areas of the estate is still to be transferred from Bellway Homes Limited to the company. We understand that the delay in transferring the legal title is because a road adoption agreement for Marjoram Avenue needs to be signed off with the local authority before the transfer can proceed and this agreement is still at the drafting stage between Surrey County Council Highways and Bellway Homes Limited. Currently it is not known when this will be concluded but in the meantime Bellway remains responsible for the adoptable road and street lighting while Little Meadow Cranleigh Ltd continues to be responsible for the common areas.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 October 2025 to the date of this report.

P R Haines
C D Harbour
T A Scale
Mrs J C Williams
Mrs T Underhill

Other changes in directors holding office are as follows:

M J Williams - resigned 2 July 2026

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

.....
C D Harbour - Director

Date: .....

LITTLE MEADOW CRANLEIGH LTD

Income Statement
for the Year Ended 30 September 2026

	Notes	2026 £	2025 £
TURNOVER		**43,983**	43,983
Administrative expenses		**40,241**	58,414
		3,742	(14,431)
Other operating income		**-**	19,569
OPERATING SURPLUS	4	**3,742**	5,138
Interest receivable and similar income		**377**	418
SURPLUS BEFORE TAXATION		**4,119**	5,556
Tax on surplus		**-**	-
SURPLUS FOR THE FINANCIAL YEAR		**4,119**	5,556

The notes form part of these financial statements

Balance Sheet
30 September 2026

	Notes	2026 £	2025 £
CURRENT ASSETS			
Debtors	5	**2,121**	2,894
Cash at bank		**43,893**	40,544
		46,014	43,438
CREDITORS			
Amounts falling due within one year	6	**13,206**	14,749
NET CURRENT ASSETS		**32,808**	28,689
TOTAL ASSETS LESS CURRENT LIABILITIES		**32,808**	28,689
RESERVES			
Income and expenditure account	7	**32,808**	28,689
		32,808	28,689

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2026.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2026 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

(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 surplus or deficit 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.

The financial statements have been prepared 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 ..... and were signed on its behalf by:

.....
C D Harbour - Director

The notes form part of these financial statements

1. STATUTORY INFORMATION

Little Meadow Cranleigh Ltd is a private company, limited by guarantee, 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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Turnover
Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

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. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2025 - NIL).

continued...

4. OPERATING SURPLUS

Repairs and maintenance expenditure consists of the following:
Drainage repairs £3,837
Miscellaneous repairs £1,987
Total £5,824

There were no repair costs this year for 13/15/17/19/21 Marjoram Avenue or for 47/49/51/53/55/57 Marjoram Avenue.

In the year ended 30 September 2025, Other operating income consisted of monies received from the former agents, Firstport Property Services No 10 Limited (formerly DJC Property Management Limited). There was no such income in the year ended 30 September 2026 and the directors do not anticipate receiving further funds from them.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Other debtors	**2,121**	2,894

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Other creditors	**13,206**	14,749

Creditors consist of service charges received in advance and an accrual for garden maintenance carried out before 30 September 2026..

7. RESERVES

Reserves include the following separate funds:

The common land around the estate £29,808 (2025 £27,189)
The common parts of flats 13/15/17/19/21 Marjoram Avenue £1,500 (2025 £750)
The common parts of flats 47/49/51/53/55/57 Marjoram Avenue £1,500 (2025 £750)

Certified Accountants' Report to the Board of Directors on the Unaudited Financial Statements of Little Meadow Cranleigh Ltd

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Little Meadow Cranleigh Ltd for the year ended 30 September 2026 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at accaglobal.com/rulebook.

This report is made solely to the Board of Directors of Little Meadow Cranleigh Ltd, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Little Meadow Cranleigh Ltd and state those matters that we have agreed to state to the Board of Directors of Little Meadow Cranleigh Ltd, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at
https://www.accaglobal.com/gb/en/technical-activities/technical-resources-search/2009/october/factsheet-163-audit-exempt-companies.html.

To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Little Meadow Cranleigh Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Little Meadow Cranleigh Ltd. You consider that Little Meadow Cranleigh Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Little Meadow Cranleigh Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

A W Associates
Regus, Building 2
Guildford Business Park Road
Guildford
Surrey
GU2 8XG

Date: .....

LITTLE MEADOW CRANLEIGH LTD

Detailed Income and Expenditure Account
for the Year Ended 30 September 2026

	2026		2025	
	£	**£**	£	£
Turnover				
Estate service charges	**42,483**		42,483	
Maintenance charges for block 13/15/17/19/21	**750**		750	
Maintenance charges for block 47/49/51/53/55/57	**750**		750	
		43,983		43,983
Other income				
Sundry receipts	**-**		19,569	
Deposit account interest	**377**		418	
		377		19,987
		44,360		63,970
Expenditure				
Insurance	**1,819**		1,445	
Gardening	**21,737**		29,392	
Post and stationery	**-**		170	
Management Fee	**9,600**		9,375	
Repairs and renewals	**5,824**		10,129	
Health & Safety assessments	**142**		605	
Sundry expenses	**207**		3	
Accountancy	**858**		858	
Legal fees	**54**		6,437	
		40,241		58,414
NET SURPLUS		**4,119**		5,556