

REGISTERED NUMBER: 09347862 (England and Wales)

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

**for**

**Art Deco Apartments Rugby Ltd**

**Contents of the Financial Statements**  
**for the Year Ended 31 July 2017**

	<b>Page</b>
<b>Statement of Financial Position</b>	<b>1</b>
<b>Chartered Accountants' Report</b>	<b>3</b>

**Art Deco Apartments Rugby Ltd (Registered number: 09347862)**

**Statement of Financial Position**

**31 July 2017**

	31.7.17		31.7.16
	£	£	£
<b>FIXED ASSETS</b>		4,324,325	2,305,554
<b>CURRENT ASSETS</b>	26,918		366,303
<b>PREPAYMENTS AND ACCRUED INCOME</b>	31,818		29,673
<b>CREDITORS</b>			
Amounts falling due within one year	(2,316,067)	(2,744,710)	
<b>NET CURRENT LIABILITIES</b>		(2,257,331)	(2,348,734)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,066,994	(43,180)
<b>CREDITORS</b>			
Amounts falling due after more than one year		(2,295,917)	-
<b>ACCRUALS AND DEFERRED INCOME</b>		(36,314)	(6,377)
<b>NET LIABILITIES</b>		(265,237)	(49,557)
<b>CAPITAL AND RESERVES</b>		(265,237)	(49,557)

**NOTES TO THE FINANCIAL STATEMENTS**

**1. STATUTORY INFORMATION**

Art Deco Apartments Rugby Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address are as below:

**Registered number:** 09347862

**Registered office:** 1st Floor  
314 Regents Park Road  
Finchley  
London  
N3 2LT

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

The following advances and credits to directors subsisted during the years ended 31 July 2017 and 31 July 2016:

	31.7.17	31.7.16
	£	£
<b>J A Michalik and Mrs D V Michalik</b>		
Balance outstanding at start of year	(1,339,657)	-
Amounts repaid	(405,232)	(1,339,657)
Balance outstanding at end of year	<u>(1,744,889)</u>	<u>(1,339,657)</u>

**Statement of Financial Position - continued**  
**31 July 2017**

**NOTES TO THE FINANCIAL STATEMENTS**

**3. OTHER FINANCIAL COMMITMENTS**

Included in creditors are loans from Lloyds Bank of £2,394,750.

This loans are secured by a fixed and floating charge on the property.

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

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

The financial statements have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 19 April 2018 and were signed on its behalf by:

J A Michalik - Director

Mrs D V Michalik - Director

**Chartered Accountants' Report to the Board of Directors**  
**on the Unaudited Financial Statements of**  
**Art Deco Apartments Rugby Ltd**

**The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Statement of Financial Position. Readers are cautioned that the Income Statement is not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Art Deco Apartments Rugby Ltd for the year ended 31 July 2017 which comprise the Income Statement, Statement of Financial Position 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 Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Art Deco Apartments Rugby 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 Art Deco Apartments Rugby Ltd and state those matters that we have agreed to state to the Board of Directors of Art Deco Apartments Rugby Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Art Deco Apartments Rugby Ltd and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Art Deco Apartments Rugby 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 loss of Art Deco Apartments Rugby Ltd. You consider that Art Deco Apartments Rugby 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 Art Deco Apartments Rugby 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.

Wolfson Associates Limited  
1st Floor  
314 Regents Park Road  
Finchley  
London  
N3 2LT

19 April 2018

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.