AR2 Developments Ltd

Unaudited Financial Statements for the Year Ended 31 October 2021

Matthews Sutton & Co Ltd
Chartered Certified Accountants
48 - 52 Penny Lane
Mossley Hill
Liverpool
Merseyside
L18 1DG

Contents of the Financial Statements for the Year Ended 31 October 2021

AR2 Developments Ltd

Company Information
for the Year Ended 31 October 2021

DIRECTORS:	A A Riozzi M McAlister
REGISTERED OFFICE:	48 - 52 Penny Lane Mossley Hill Liverpool Merseyside L18 1DG
REGISTERED NUMBER:	10998680 (England and Wales)
ACCOUNTANTS:	Matthews Sutton & Co Ltd Chartered Certified Accountants 48 - 52 Penny Lane Mossley Hill Liverpool Merseyside L18 1DG

Balance Sheet
31 October 2021

	Notes	2021 £	2021 £	2020 £	2020 £
FIXED ASSETS					
Investment property	4		1,900,000		1,735,123
CURRENT ASSETS					
Debtors	5	11,537		11,537	
Cash at bank		18,638		94	
		30,175		11,631	
CREDITORS					
Amounts falling due within one year	6	538,806		1,346,564	
NET CURRENT LIABILITIES			(508,631)		(1,334,933)
TOTAL ASSETS LESS CURRENT LIABILITIES			1,391,369		400,190
CREDITORS					
Amounts falling due after more than one year	7		(1,027,013)		(45,833)
PROVISIONS FOR LIABILITIES			(70,366)		(70,366)
NET ASSETS			293,990		283,991
CAPITAL AND RESERVES					
Called up share capital			100		100
Fair value reserve	8		299,982		299,982
Retained earnings			(6,092)		(16,091)
			293,990		283,991

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2021 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 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.

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 October 2021

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

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 and authorised for issue on 10 February 2022 and were signed on its behalf by:

A A Riozzi - Director

1. STATUTORY INFORMATION

AR2 Developments Ltd 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 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.

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

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 2 (2020 - 2) .

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4. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 November 2020	1,735,123
Additions	164,877
At 31 October 2021	1,900,000
NET BOOK VALUE	
At 31 October 2021	1,900,000
At 31 October 2020	1,735,123

Investment properties were valued using market data by the director on 31 October 2020.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors	11,537	11,537

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Bank loans and overdrafts	10,000	823,354
Trade creditors	96	458
Amounts owed to group undertakings	12,056	11,209
Other creditors	516,654	511,543
	538,806	1,346,564

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021	2020
	£	£
Bank loans	1,027,013	45,833

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	990,344	-

8. RESERVES

	Fair value reserve
	£
At 1 November 2020 and 31 October 2021	299,982