

AR2 Developments Ltd

Unaudited Financial Statements for the Year Ended 31 October 2022

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

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for the Year Ended 31 October 2022

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AR2 Developments Ltd
Company Information
for the Year Ended 31 October 2022

DIRECTOR: 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 2022

	Notes	2022 £	£	2021 £	£
FIXED ASSETS					
Investment property	4		1,965,000		1,900,000
CURRENT ASSETS					
Debtors	5	-		11,537	
Cash at bank		3,243		18,638	
		<u>3,243</u>		<u>30,175</u>	
CREDITORS					
Amounts falling due within one year	6	<u>388,125</u>		<u>538,806</u>	
NET CURRENT LIABILITIES			<u>(384,882)</u>		<u>(508,631)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,580,118		1,391,369
CREDITORS					
Amounts falling due after more than one year	7		(1,177,483)		(1,027,013)
PROVISIONS FOR LIABILITIES			<u>(83,819)</u>		<u>(70,366)</u>
NET ASSETS			<u>318,816</u>		<u>293,990</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Fair value reserve	8		340,341		299,982
Retained earnings			<u>(21,625)</u>		<u>(6,092)</u>
			<u>318,816</u>		<u>293,990</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- 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.

Balance Sheet - continued
31 October 2022

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 director and authorised for issue on 11 July 2023 and were signed by:

A A Rizzo - Director

Notes to the Financial Statements
for the Year Ended 31 October 2022

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 1 (2021 - 2) .

Notes to the Financial Statements - continued
for the Year Ended 31 October 2022

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 November 2021	1,900,000
Additions	65,000
At 31 October 2022	<u>1,965,000</u>
NET BOOK VALUE	
At 31 October 2022	<u>1,965,000</u>
At 31 October 2021	<u>1,900,000</u>

Investment properties were valued using market data by the director on 31 October 2022.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other debtors	<u>-</u>	<u>11,537</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Bank loans and overdrafts	10,000	10,000
Trade creditors	-	96
Amounts owed to group undertakings	-	12,056
Other creditors	<u>378,125</u>	<u>516,654</u>
	<u>388,125</u>	<u>538,806</u>

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

	2022 £	2021 £
Bank loans	<u>1,177,483</u>	<u>1,027,013</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>1,150,815</u>	<u>990,344</u>

8. RESERVES

	Fair value reserve £
At 1 November 2021	299,982
Revaluation reserve	<u>40,359</u>
At 31 October 2022	<u>340,341</u>

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.