

**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**30 SEPTEMBER 2022**  
**FOR**  
**AKM PROPERTY INVESTMENTS LIMITED**

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**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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**AKM PROPERTY INVESTMENTS LIMITED**

**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**DIRECTORS:**

Mr A Mulholland  
Mrs K Mulholland

**REGISTERED OFFICE:**

5 Jardine House  
Harrobian Business Village  
Bessborough Road  
Harrow  
Middlesex  
HA1 3EX

**REGISTERED NUMBER:**

10371300 (England and Wales)

**ACCOUNTANTS:**

David Simon Limited  
Chartered Certified Accountants  
5 Jardine House  
Harrobian Business Village  
Bessborough Road  
Harrow  
Middlesex  
HA1 3EX

**STATEMENT OF FINANCIAL POSITION**  
**30 SEPTEMBER 2022**

	Notes	2022 £	£	2021 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		4,661		4,661
Investment properties	5		<u>1,427,057</u>		<u>1,238,864</u>
			<b>1,431,718</b>		<b>1,243,525</b>
<b>CURRENT ASSETS</b>					
Debtors	6	31,710		32,864	
Cash at bank and in hand		<u>76,792</u>		<u>26,638</u>	
		<b>108,502</b>		<b>59,502</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>598,292</u>		<u>443,228</u>	
<b>NET CURRENT LIABILITIES</b>			<b>(489,790)</b>		<b>(383,726)</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>941,928</b>		<b>859,799</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		<b>(784,401)</b>		<b>(709,540)</b>
<b>PROVISIONS FOR LIABILITIES</b>			<b>(40,436)</b>		<b>(37,554)</b>
<b>NET ASSETS</b>			<u><b>117,091</b></u>		<u><b>112,705</b></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Non distributable reserves	10		175,269		160,098
Retained earnings			<u>(58,278)</u>		<u>(47,493)</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><b>117,091</b></u>		<u><b>112,705</b></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2022 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.

**STATEMENT OF FINANCIAL POSITION - continued**  
**30 SEPTEMBER 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 Board of Directors and authorised for issue on 27 September 2023 and were signed on its behalf by:

Mr A Mulholland - Director

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**1. STATUTORY INFORMATION**

AKM Property Investments Limited 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**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 as modified by the revaluation of certain assets.

**Turnover**

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

**Tangible fixed assets**

No depreciation has been provided for the year.

**Investment properties**

Investment properties are 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 statement of financial position date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 (2021 - NIL).

**4. TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
<b>COST</b>	
At 1 October 2021	
and 30 September 2022	<u>4,661</u>
<b>NET BOOK VALUE</b>	
At 30 September 2022	<u>4,661</u>
At 30 September 2021	<u>4,661</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**5. INVESTMENT PROPERTIES**

	Total £
<b>FAIR VALUE</b>	
At 1 October 2021	1,238,864
Additions	173,022
Revaluations	15,171
At 30 September 2022	<u>1,427,057</u>
<b>NET BOOK VALUE</b>	
At 30 September 2022	<u>1,427,057</u>
At 30 September 2021	<u>1,238,864</u>

Fair value at 30 September 2022 is represented by:

	£
Valuation in 2019	45,390
Valuation in 2020	32,031
Valuation in 2021	120,231
Valuation in 2022	15,171
Cost	<u>1,214,234</u>
	<u>1,427,057</u>

If the investment properties had not been revalued they would have been included at the following historical cost:

	2022 £	2021 £
Cost	<u>1,041,212</u>	<u>1,041,212</u>

The Investment properties were valued on an open market basis on 30 September 2021 by the directors .

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Other debtors	<u>31,710</u>	<u>32,864</u>

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Trade creditors	1,440	1,440
Taxation and social security	2,040	1,020
Other creditors	<u>594,812</u>	<u>440,768</u>
	<u>598,292</u>	<u>443,228</u>

**8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2022 £	2021 £
Bank loans	<u>784,401</u>	<u>709,540</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans due after 5 years	<u>784,401</u>	<u>709,540</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**9. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Bank loans	<b><u>784,401</u></b>	<b><u>709,540</u></b>

The loans are secured by way of a first charge over the fixed asset investment properties, some of which contain a negative pledge.

**10. RESERVES**

	<b>Non distributable reserves £</b>
At 1 October 2021	<b>160,098</b>
Transfer	<b><u>15,171</u></b>
At 30 September 2022	<b><u>175,269</u></b>

**11. RELATED PARTY DISCLOSURES**

At 30 September 2022 an amount of £494,298 (2021: £294,000) was owed to related companies in which a director has an interest.

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.