

REGISTERED NUMBER: 11536105 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 December 2021

for

Brolow Property Ltd

Brolow Property Ltd (Registered number: 11536105)

**Contents of the Financial Statements
for the Year Ended 31 December 2021**

Page

Balance Sheet

1

Notes to the Financial Statements

3

Balance Sheet
31 December 2021

	Notes	£	31.12.21 £	£	31.12.20 £
FIXED ASSETS					
Investment property	4		1,374,293		480,079
CURRENT ASSETS					
Debtors	5	34,252		53,547	
Cash at bank	6	<u>41,404</u>		<u>126,506</u>	
		75,656		180,053	
CREDITORS					
Amounts falling due within one year	7	<u>131,494</u>		<u>135,696</u>	
NET CURRENT (LIABILITIES)/ASSETS			<u>(55,838)</u>		<u>44,357</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,318,455		524,436
CREDITORS					
Amounts falling due after more than one year	8		(1,024,563)		(349,441)
PROVISIONS FOR LIABILITIES	9		<u>(4,984)</u>		<u>(4,984)</u>
NET ASSETS			<u><u>288,908</u></u>		<u><u>170,011</u></u>
CAPITAL AND RESERVES					
Called up share capital	10		10		10
Non distributable reserves	11		21,247		21,247
Retained earnings	11		<u>267,651</u>		<u>148,754</u>
SHAREHOLDERS' FUNDS			<u><u>288,908</u></u>		<u><u>170,011</u></u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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.

Balance Sheet - continued
31 December 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 director and authorised for issue on 6 October 2022 and were signed by:

Y Lobenstein - Director

**Notes to the Financial Statements
for the Year Ended 31 December 2021**

1. STATUTORY INFORMATION

Brolow Property 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:	11536105
Registered office:	Jaylow House, Leyton Link Estate Argall Avenue London E10 7FD

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.

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.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial Instruments are recognised in the company's balance sheet when the company becomes party to contractual provisions of the instrument.

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.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2020 - 1) .

4. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 January 2021	480,079
Additions	894,214
At 31 December 2021	<u>1,374,293</u>
NET BOOK VALUE	
At 31 December 2021	<u>1,374,293</u>
At 31 December 2020	<u>480,079</u>

Fair value at 31 December 2021 is represented by:

	£
Valuation in 2020	26,231
Cost	<u>1,348,062</u>
	<u>1,374,293</u>

5. **DEBTORS**

	31.12.21 £	31.12.20 £
Amounts falling due within one year:		
Other debtors	<u>27,237</u>	<u>53,841</u>
Amounts falling due after more than one year:		
Other debtors	<u>7,015</u>	<u>(294)</u>
Aggregate amounts	<u>34,252</u>	<u>53,547</u>

6. **CASH AT BANK**

	31.12.21 £	31.12.20 £
Bank account no. 1	<u>41,404</u>	<u>126,506</u>

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

	31.12.21 £	31.12.20 £
Trade creditors	1,109	1
Taxation and social security	27,912	6,922
Other creditors	<u>102,473</u>	<u>128,773</u>
	<u>131,494</u>	<u>135,696</u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

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

	31.12.21	31.12.20
	£	£
Bank loans	<u>1,024,563</u>	<u>349,441</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>974,563</u>	<u>299,441</u>

9. **PROVISIONS FOR LIABILITIES**

	31.12.21	31.12.20
	£	£
Deferred tax	<u>4,984</u>	<u>4,984</u>
		Deferred tax
		£
Balance at 1 January 2021		<u>4,984</u>
Balance at 31 December 2021		<u>4,984</u>

10. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:			31.12.21	31.12.20
Number:	Class:	Nominal value:	£	£
10	Ordinary	10	<u>10</u>	<u>10</u>

11. **RESERVES**

	Retained earnings	Non distributable reserves	Totals
	£	£	£
At 1 January 2021	148,754	21,247	170,001
Profit for the year	<u>118,897</u>		<u>118,897</u>
At 31 December 2021	<u>267,651</u>	<u>21,247</u>	<u>288,898</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.