

**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE PERIOD 27 JUNE 2019 TO 30 JUNE 2020**  
**FOR**  
**AAA HOMES AND PROPERTY LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE PERIOD 27 JUNE 2019 TO 30 JUNE 2020**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>

**AAA HOMES AND PROPERTY LIMITED**  
**COMPANY INFORMATION**  
**FOR THE PERIOD 27 JUNE 2019 TO 30 JUNE 2020**

**DIRECTORS:**

D Cunningham  
M Cunningham

**REGISTERED OFFICE:**

83 Cambridge Street  
Pimlico  
London  
SW1V 4PS

**REGISTERED NUMBER:**

12073418 (England and Wales)

**ACCOUNTANTS:**

George Hay & Company  
Chartered Accountants  
83 Cambridge Street  
London  
SW1V 4PS

BALANCE SHEET  
30 JUNE 2020

	Notes	£	£
<b>FIXED ASSETS</b>			
Investment property	4		619,606
<b>CURRENT ASSETS</b>			
Debtors	5	109	
Cash at bank		<u>957</u>	
		1,066	
<b>CREDITORS</b>			
Amounts falling due within one year	6	<u>1,920</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(854)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			618,752
<b>CREDITORS</b>			
Amounts falling due after more than one year	7		<u>672,796</u>
<b>NET LIABILITIES</b>			<u>(54,044)</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital			100
Retained earnings			<u>(54,144)</u>
			<u>(54,044)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 30 June 2020.

The members have not required the company to obtain an audit of its financial statements for the period ended 30 June 2020 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.

**BALANCE SHEET - continued**  
**30 JUNE 2020**

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 June 2021 and were signed on its behalf by:

D Cunningham - Director

M Cunningham - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD 27 JUNE 2019 TO 30 JUNE 2020**

**1. STATUTORY INFORMATION**

AAA Homes and Property 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.

**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 relates to rents receivable from properties.

**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 only enters into basic financial transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties and investments in non-puttable ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment losses recognised in profit and loss.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**Taxation**

Taxation for the period 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 period 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 period was 2 .

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE PERIOD 27 JUNE 2019 TO 30 JUNE 2020**

**4. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>FAIR VALUE</b>	
Additions	619,606
At 30 June 2020	<u>619,606</u>
<b>NET BOOK VALUE</b>	
At 30 June 2020	<u>619,606</u>

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

	<b>£</b>
Prepayments and accrued income	<u>109</u>

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

	<b>£</b>
Accrued expenses	<u>1,920</u>

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

	<b>£</b>
Bank loans more 5 yrs non-inst	442,300
Directors' loan accounts	<u>230,496</u>
	<u>672,796</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments	
Bank loans more 5 yrs non-inst	<u>442,300</u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>£</b>
Bank loans	<u>442,300</u>

The bank loans are secured on the property.

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.