

REGISTERED NUMBER: 13555708 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST AUGUST 2023

FOR

AOK PROPERTY INVESTMENTS LIMITED

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FOR THE YEAR ENDED 31ST AUGUST 2023**

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AOK PROPERTY INVESTMENTS LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31ST AUGUST 2023**

DIRECTORS:

Ms A L O'Keeffe
Mr A O'Keeffe

REGISTERED OFFICE:

Gables House
62 Kenilworth Road
Leamington Spa
CV32 6JX

REGISTERED NUMBER:

13555708 (England and Wales)

ACCOUNTANTS:

CTT Accountancy Ltd
Gables House
62 Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

AOK PROPERTY INVESTMENTS LIMITED (REGISTERED NUMBER: 13555708)

**BALANCE SHEET
31ST AUGUST 2023**

	Notes	31.8.23 £	£	31.8.22 £	£
FIXED ASSETS					
Investment property	4		785,000		-
CURRENT ASSETS					
Cash at bank		3,094		100	
CREDITORS					
Amounts falling due within one year	5	<u>346,408</u>		<u>-</u>	
NET CURRENT (LIABILITIES)/ASSETS			<u>(343,314)</u>		<u>100</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			441,686		100
CREDITORS					
Amounts falling due after more than one year	6		<u>393,923</u>		<u>-</u>
NET ASSETS			<u><u>47,763</u></u>		<u><u>100</u></u>
CAPITAL AND RESERVES					
Called up share capital			200		100
Share premium			40,116		-
Retained earnings			<u>7,447</u>		<u>-</u>
			<u><u>47,763</u></u>		<u><u>100</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st August 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st August 2023 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
31ST AUGUST 2023

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 24th February 2024 and were signed on its behalf by:

Ms A L O'Keeffe - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST AUGUST 2023**

1. STATUTORY INFORMATION

AOK 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.

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.

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 NIL (2022 - NIL).

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
Additions	785,000
At 31st August 2023	<u>785,000</u>
NET BOOK VALUE	
At 31st August 2023	<u>785,000</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.8.23 £	31.8.22 £
Other creditors	<u>346,408</u>	<u>-</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST AUGUST 2023**

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

	31.8.23	31.8.22
	£	£
Bank loans	<u>393,923</u>	<u>-</u>

7. SECURED DEBTS

The following secured debts are included within creditors:

	31.8.23	31.8.22
	£	£
Bank loans	<u>393,923</u>	<u>-</u>

8. RELATED PARTY DISCLOSURES

At 31st August 2023, the balance due to directors on their directors' loan accounts was £236,408 (2022 - £nil.)

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.