

Aneto Properties Ltd

Unaudited Filleted Financial Statements
for the Year Ended 31 December 2022

Meredith Accountancy Services Limited
Chartered Certified Accountants
Suite 3
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Knutsford
Cheshire
WA16 6DD

Aneto Properties Ltd

Contents

Company Information	1
Balance Sheet	2 to 3
Notes to the Unaudited Financial Statements	4 to 10

Aneto Properties Ltd

Company Information

Directors	Mrs Kathryn Gibb Mr James Gibb
Registered office	42 Acacia Avenue Knutsford Cheshire WA16 0AY
Accountants	Meredith Accountancy Services Limited Chartered Certified Accountants Suite 3 12 Princess Street Knutsford Cheshire WA16 6DD

Aneto Properties Ltd
(Registration number: 11321483)
Balance Sheet as at 31 December 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	4	667,919	1,220,870
Current assets			
Debtors	5	230,694	69,746
Cash at bank and in hand		2,272	1,488
		232,966	71,234
Creditors: Amounts falling due within one year	6	(180,845)	(174,545)
Net current assets/(liabilities)		52,121	(103,311)
Total assets less current liabilities		720,040	1,117,559
Creditors: Amounts falling due after more than one year	6	(1,072,478)	(1,520,288)
Net liabilities		(352,438)	(402,729)
Capital and reserves			
Called up share capital	7	1	1
Retained earnings		(352,439)	(402,730)
Shareholders' deficit		(352,438)	(402,729)

For the financial year ending 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Aneto Properties Ltd

(Registration number: 11321483)

Balance Sheet as at 31 December 2022

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. As permitted by section 444 (5A) of the Companies Act 2006, the directors have not delivered to the registrar a copy of the Profit and Loss Account.

Approved and authorised by the Board on 29 September 2023 and signed on its behalf by:

.....

Mrs Kathryn Gibb

Director

Aneto Properties Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022

1 General information

The company is a private company limited by share capital, incorporated in England & Wales.

The address of its registered office is:

42 Acacia Avenue
Knutsford
Cheshire
WA16 0AY

These financial statements were authorised for issue by the Board on 29 September 2023.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Going concern

The financial statements have been prepared on a going concern basis.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;
it is probable that future economic benefits will flow to the entity;
and specific criteria have been met for each of the company's activities.

Aneto Properties Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022

Tangible assets

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Land and buildings	2% on cost
Plant and machinery	25% reducing balance

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Aneto Properties Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the profit and loss account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges. Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 2 (2021 - 2).

Aneto Properties Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022

4 Tangible assets

	Land and buildings £	Other tangible assets £	Total £
Cost or valuation			
At 1 January 2022	1,279,108	12,974	1,292,082
Disposals	(557,725)	(5,290)	(563,015)
At 31 December 2022	721,383	7,684	729,067
Depreciation			
At 1 January 2022	67,968	3,244	71,212
Charge for the year	14,428	1,441	15,869
Eliminated on disposal	(24,610)	(1,323)	(25,933)
At 31 December 2022	57,786	3,362	61,148
Carrying amount			
At 31 December 2022	663,597	4,322	667,919
At 31 December 2021	1,211,140	9,730	1,220,870

Included within the net book value of land and buildings above is £663,597 (2021 - £1,211,141) in respect of freehold land and buildings.

5 Debtors

	2022 £	2021 £
Current		
Other debtors	230,694	69,746

Aneto Properties Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022

6 Creditors

Creditors: amounts falling due within one year

	Note	2022 £	2021 £
Due within one year			
Loans and borrowings	8	6,356	-
Accruals and deferred income		2,997	1,824
Other creditors		171,492	172,721
		<u>180,845</u>	<u>174,545</u>

Creditors: amounts falling due after more than one year

	Note	2022 £	2021 £
Due after one year			
Loans and borrowings	8	<u>1,072,478</u>	<u>1,520,288</u>

7 Share capital

Allotted, called up and fully paid shares

	2022		2021	
	No.	£	No.	£
Ordinary of £1 each	1	1	1	1
	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

8 Loans and borrowings

Aneto Properties Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022

	2022 £	2021 £
Non-current loans and borrowings		
Bank borrowings	41,654	49,795
Other borrowings	1,030,824	1,470,493
	<u>1,072,478</u>	<u>1,520,288</u>

	2022 £	2021 £
Current loans and borrowings		
Bank borrowings	6,356	-
	<u>6,356</u>	<u>-</u>

9 Related party transactions

Aneto Properties Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022

Directors' remuneration

The directors' remuneration for the year was as follows:

	2022	2021
	£	£
Remuneration	<u>-</u>	<u>26,310</u>

Summary of transactions with other related parties

Aneto Developments Ltd - Parent Company

The parent company has issued a loan of £171,422 (2021: £120,674) to Aneto Properties Ltd.

This loan is repayable on demand.

Aneto Freeholdings Ltd & Aneto Bridge St Ltd

Also within the accounts are amounts receivable from Aneto Freeholdings Ltd of £71,836 (2021: £0) and amounts receivable from Aneto Bridge St Ltd of £138,231 (2021: £0), both of which are receivable on demand. Aneto Freeholdings Ltd and Aneto Bridge St Ltd are both under the control of the same directors and shareholders of Aneto Properties Ltd.

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.