REGISTERED NUMBER: 11951646 (England and Wales)

Unaudited Financial Statements for the Year Ended 30 April 2022

for

JSAJ Property Ltd

Contents of the Financial Statements
for the Year Ended 30 April 2022

Company Information
for the Year Ended 30 April 2022

DIRECTORS:	A T James J N Stephens
REGISTERED OFFICE:	16 Almorah Road Bristol BS3 4QQ
REGISTERED NUMBER:	11951646 (England and Wales)
ACCOUNTANTS:	Kingscote Accountancy Limited 77A Alma Road Clifton Bristol BS8 2DP

Balance Sheet
30 April 2022

	Notes	30.4.22 £	£	30.4.21 £	£
FIXED ASSETS					
Tangible assets	4		795		1,494
Investment property	5		453,218		257,734
			454,013		259,228
CURRENT ASSETS					
Cash at bank		4,687		24,651	
CREDITORS					
Amounts falling due within one year	6	425,228		284,384	
NET CURRENT LIABILITIES			(420,541)		(259,733)
TOTAL ASSETS LESS CURRENT LIABILITIES			33,472		(505)
PROVISIONS FOR LIABILITIES			6,636		284
NET ASSETS/(LIABILITIES)			26,836		(789)
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			26,736		(889)
			26,836		(789)

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

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

The notes form part of these financial statements

continued...

Balance Sheet - continued
30 April 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 16 June 2022 and were signed on its behalf by:

A T James - Director

1. STATUTORY INFORMATION

JSAJ Property Ltd 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 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
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Plant and machinery etc - 33% on cost and 15% on reducing balance

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 2 (2021 - 2) .

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4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 May 2021	
and 30 April 2022	2,423
DEPRECIATION	
At 1 May 2021	929
Charge for year	699
At 30 April 2022	1,628
NET BOOK VALUE	
At 30 April 2022	795
At 30 April 2021	1,494

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 May 2021	257,734
Additions	161,484
Revaluations	34,000
At 30 April 2022	453,218
NET BOOK VALUE	
At 30 April 2022	453,218
At 30 April 2021	257,734

Fair value at 30 April 2022 is represented by:

	£
Valuation in 0	453,218

The property investment portfolio has been re-valued to its fair value at the balance sheet date.

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.22 £	30.4.21 £
Other creditors	425,228	284,384

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7. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to directors subsisted during the years ended 30 April 2022 and 30 April 2021:

	30.4.22	30.4.21
	£	£
A T James		
Balance outstanding at start of year	49,313	32,297
Amounts advanced	12,000	17,016
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	61,313	49,313
J N Stephens		
Balance outstanding at start of year	49,710	33,376
Amounts advanced	11,600	16,334
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	61,310	49,710