

**Company Registration No. 08578465 (England and Wales)**

**ESJA Properties Limited**

**Unaudited financial statements  
for the year ended 31 March 2023**

**Pages for filing with the registrar**

**ESJA Properties Limited**

**Contents**

---

	<b>Page</b>
Statement of financial position	1 - 2
Statement of changes in equity	3
Notes to the financial statements	4 - 8

---

**ESJA Properties Limited****Statement of financial position****As at 31 March 2023**

			2023	2022
	Notes	£	£	£
<b>Fixed assets</b>				
Investment properties	4		1,129,399	1,129,399
<b>Current assets</b>				
Debtors	5	3,010	7,162	
Cash at bank and in hand		18,052	16,103	
		<u>21,062</u>	<u>23,265</u>	
<b>Creditors: amounts falling due within one year</b>	6	(522,046)	(575,355)	
<b>Net current liabilities</b>			<u>(500,984)</u>	<u>(552,090)</u>
<b>Total assets less current liabilities</b>			<u>628,415</u>	<u>577,309</u>
<b>Provisions for liabilities</b>	8		<u>(57,170)</u>	<u>(57,170)</u>
<b>Net assets</b>			<u><u>571,245</u></u>	<u><u>520,139</u></u>
<b>Capital and reserves</b>				
Called up share capital	9	1,000	1,000	
Revaluation reserve		229,657	229,657	
Profit and loss reserves		340,588	289,482	
<b>Total equity</b>			<u><u>571,245</u></u>	<u><u>520,139</u></u>

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

**ESJA Properties Limited**

**Statement of financial position (continued)**  
**As at 31 March 2023**

---

The financial statements were approved by the board of directors and authorised for issue on 15 November 2023 and are signed on its behalf by:

Edward Awty

**Director**

**Company Registration No. 08578465**

June Awty

**Director**

**ESJA Properties Limited**

**Statement of changes in equity  
For the year ended 31 March 2023**

	Share capital	Revaluation reserve	Profit and loss reserves	Total
	£	£	£	£
<b>Balance at 1 April 2021</b>	1,000	243,378	235,152	479,530
<b>Year ended 31 March 2022:</b>				
Profit and total comprehensive income for the year	-	-	40,609	40,609
Transfers	-	(13,721)	13,721	-
<b>Balance at 31 March 2022</b>	1,000	229,657	289,482	520,139
<b>Year ended 31 March 2023:</b>				
Profit and total comprehensive income for the year	-	-	51,106	51,106
<b>Balance at 31 March 2023</b>	1,000	229,657	340,588	571,245

## **ESJA Properties Limited**

### **Notes to the financial statements For the year ended 31 March 2023**

---

#### **1 Accounting policies**

##### **Company information**

ESJA Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is St John's Court, Easton Street, High Wycombe, HP11 1JX.

##### **1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value. The principal accounting policies adopted are set out below.

##### **1.2 Turnover**

Turnover represents rental income and is recognised in the profit and loss account over the period to which it relates, net of VAT where applicable.

##### **1.3 Investment property**

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

##### **1.4 Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and represents cash in hand.

##### **1.5 Financial instruments**

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

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

##### **Basic financial assets**

Basic financial assets, which include debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

**1 Accounting policies (continued)**

***Classification of financial liabilities***

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

***Basic financial liabilities***

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

**1.6 Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

**1.7 Taxation**

The tax expense represents the sum of the tax currently payable and deferred tax.

***Current tax***

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

***Deferred tax***

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

**ESJA Properties Limited**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2023**

---

**2 Employees**

The average monthly number of persons (including directors) employed by the company during the year was:

	<b>2023</b>	<b>2022</b>
	<b>Number</b>	<b>Number</b>
Total	-	-
	<b>==</b>	<b>==</b>



**ESJA Properties Limited**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2023**

**3 Taxation**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Current tax</b>		
UK corporation tax on profits for the current period	11,988	11,489
	<u>          </u>	<u>          </u>
<b>Deferred tax</b>		
Origination and reversal of timing differences	-	(5,350)
Changes in tax rates	-	13,721
	<u>          </u>	<u>          </u>
Total deferred tax	-	8,371
	<u>          </u>	<u>          </u>
Total tax charge	11,988	19,860
	<u>          </u>	<u>          </u>

**4 Investment property**

	<b>2023</b>
	<b>£</b>
<b>Fair value</b>	
At 1 April 2022 and 31 March 2023	1,129,399
	<u>          </u>

Investment property comprises three real estate properties. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 31 March 2023 by Edward Awty, a director and shareholder of the company. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

**5 Debtors**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Other debtors	3,010	7,162
	<u>          </u>	<u>          </u>

**6 Creditors: amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Corporation tax	11,988	11,489
Other taxation and social security	6,692	7,709
Other creditors	503,366	556,157
	<u>          </u>	<u>          </u>
	522,046	575,355
	<u>          </u>	<u>          </u>

**ESJA Properties Limited****Notes to the financial statements (continued)****For the year ended 31 March 2023****7 Provisions for liabilities**

		<b>2023</b>	<b>2022</b>
		<b>£</b>	<b>£</b>
Deferred tax liabilities	<b>8</b>	57,170	57,170

**8 Deferred taxation**

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

	<b>Liabilities</b>	<b>Liabilities</b>
	<b>2023</b>	<b>2022</b>
<b>Balances:</b>	<b>£</b>	<b>£</b>
Revaluations	57,170	57,170

There were no deferred tax movements in the year.

**9 Called up share capital**

	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>Number</b>	<b>Number</b>	<b>£</b>	<b>£</b>
<b>Ordinary share capital</b>				
<b>Issued and fully paid</b>				
Ordinary shares of £1 each	1,000	1,000	1,000	1,000

Each ordinary share has attached to them full voting, dividend and capital distribution (including on winding up) rights; they do not confer any rights of redemption.

**10 Related party transactions**

Included within other creditors is a balance due to the directors at 31 March 2023 amounting to £484,573 (2022 - £537,573). These loans are on an interest free basis and there is no specific repayment date.

**11 Controlling party**

There is no ultimate controlling party.

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.