

**Unaudited Financial Statements for the Year Ended 31 December 2022**

**for**

**Brolow Property Ltd**

**Brolow Property Ltd (Registered number: 11536105)**

**Contents of the Financial Statements  
for the Year Ended 31 December 2022**

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	<b>Page</b>
<b>Balance Sheet</b>	<b>1</b>
<b>Notes to the Financial Statements</b>	<b>3</b>

**Balance Sheet**  
**31 December 2022**

	Notes	£	31.12.22 £	£	31.12.21 £
<b>FIXED ASSETS</b>					
Investment property	4		1,374,293		1,374,293
<b>CURRENT ASSETS</b>					
Debtors	5	13,556		34,252	
Cash at bank	6	<u>15,699</u>		<u>41,404</u>	
		29,255		75,656	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>137,294</u>		<u>131,494</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(108,039)</u>		<u>(55,838)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			1,266,254		1,318,455
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(980,185)		(1,024,563)
<b>PROVISIONS FOR LIABILITIES</b>	9		<u>(4,984)</u>		<u>(4,984)</u>
<b>NET ASSETS</b>			<u>281,085</u>		<u>288,908</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	10		10		10
Non distributable reserves	11		21,247		21,247
Retained earnings	11		<u>259,828</u>		<u>267,651</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>281,085</u>		<u>288,908</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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**  
**31 December 2022**

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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 director and authorised for issue on 18 August 2023 and were signed by:

Y Lobenstein - Director

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

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**1. STATUTORY INFORMATION**

Brolow Property Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address are as below:

<b>Registered number:</b>	11536105
<b>Registered office:</b>	Jaylow House, Leyton Link Estate Argall Avenue London E10 7FD

**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.

**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 has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial Instruments are recognised in the company's balance sheet when the company becomes party to contractual provisions of the instrument.

**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.

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2022

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2021 - 1) .

4. **INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2022	
and 31 December 2022	<u>1,374,293</u>
<b>NET BOOK VALUE</b>	
At 31 December 2022	<u>1,374,293</u>
At 31 December 2021	<u>1,374,293</u>

Fair value at 31 December 2022 is represented by:

	£
Valuation in 2020	26,231
Cost	<u>1,348,062</u>
	<u>1,374,293</u>

5. **DEBTORS**

	31.12.22 £	31.12.21 £
Amounts falling due within one year:		
Other debtors	<u>6,541</u>	<u>27,237</u>
Amounts falling due after more than one year:		
Other debtors	<u>7,015</u>	<u>7,015</u>
Aggregate amounts	<u>13,556</u>	<u>34,252</u>

6. **CASH AT BANK**

	31.12.22 £	31.12.21 £
Bank account no. 1	<u>15,699</u>	<u>41,404</u>

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2022

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.22	31.12.21
	£	£
Trade creditors	2,709	1,109
Taxation and social security	12	27,912
Other creditors	<u>134,573</u>	<u>102,473</u>
	<u>137,294</u>	<u>131,494</u>

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

	31.12.22	31.12.21
	£	£
Bank loans	<u>980,185</u>	<u>1,024,563</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>980,185</u>	<u>974,563</u>

9. PROVISIONS FOR LIABILITIES

	31.12.22	31.12.21
	£	£
Deferred tax	<u>4,984</u>	<u>4,984</u>

Deferred tax  
£

Balance at 1 January 2022	<u>4,984</u>
Balance at 31 December 2022	<u>4,984</u>

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.12.22	31.12.21
			£	£
10	Ordinary	10	<u>10</u>	<u>10</u>

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2022**

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**11. RESERVES**

	Retained earnings £	Non distributable reserves £	Totals £
At 1 January 2022	267,651	21,247	288,898
Deficit for the year	<u>(7,823)</u>	<u></u>	<u>(7,823)</u>
At 31 December 2022	<u>259,828</u>	<u>21,247</u>	<u>281,075</u>



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.