

**JOSEY PROPERTY LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

Josey Property Ltd
Unaudited Financial Statements
For The Year Ended 31 October 2022

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Josey Property Ltd
Balance Sheet
As at 31 October 2022

Registered number: 13713090

| | | 2022 |
|--|--------------|-------------------|
| | Notes | £ |
| FIXED ASSETS | | |
| Tangible Assets | 4 | 411,200 |
| | | <u>411,200</u> |
| CURRENT ASSETS | | |
| Debtors | 5 | 7,050 |
| Cash at bank and in hand | | 4,510 |
| | | <u>11,560</u> |
| Creditors: Amounts Falling Due Within One Year | 6 | <u>(133,458)</u> |
| NET CURRENT ASSETS (LIABILITIES) | | <u>(121,898)</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | <u>289,302</u> |
| Creditors: Amounts Falling Due After More Than One Year | 7 | <u>(298,350)</u> |
| NET LIABILITIES | | <u>(9,048)</u> |
| CAPITAL AND RESERVES | | |
| Called up share capital | 8 | 100 |
| Profit and Loss Account | | <u>(9,148)</u> |
| SHAREHOLDERS' FUNDS | | <u>(9,048)</u> |

Josey Property Ltd
Balance Sheet (continued)
As at 31 October 2022

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

The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr Richard Josey

Director

11 July 2023

The notes on pages 3 to 5 form part of these financial statements.

Josey Property Ltd
Notes to the Financial Statements
For The Year Ended 31 October 2022

1. General Information

Josey Property Ltd is a private company, limited by shares, incorporated in England & Wales, registered number 13713090 . The registered office is 73 Poulshot Road, Poulshot, Devizes, Wiltshire, SN10 1RX.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006

2.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Sale of goods

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

2.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold

-

3. Average Number of Employees

Average number of employees, including directors, during the year was as follows: NIL

Josey Property Ltd
Notes to the Financial Statements (continued)
For The Year Ended 31 October 2022

4. Tangible Assets

**Land &
Property
Freehold
£**

Cost

As at 29 October 2021

-

Additions

411,200

As at 31 October 2022

411,200

Net Book Value

As at 31 October 2022

411,200

As at 29 October 2021

-

5. Debtors

**2022
£**

Due within one year

Prepayments and accrued income

7,050

7,050

6. Creditors: Amounts Falling Due Within One Year

**2022
£**

Accruals and deferred income

7,654

Director's loan account

125,804

133,458

7. Creditors: Amounts Falling Due After More Than One Year

**2022
£**

Bank loans

298,350

298,350

A interest only mortgage which has a outstanding balance of £298350 is secured by a fixed charge over the assets of the company.

Josey Property Ltd
Notes to the Financial Statements (continued)
For The Year Ended 31 October 2022

8. Share Capital

2022

Allotted, Called up and fully paid

100

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.