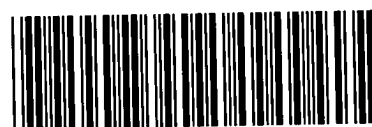


Company Registration No. SC220661 (Scotland)

JENYA PROPERTY INVESTMENT LTD

**UNAUDITED ABBREVIATED FINANCIAL
STATEMENTS
FOR THE YEAR ENDED
5 APRIL 2016**

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JENYA PROPERTY INVESTMENT LTD**UNAUDITED ABBREVIATED BALANCE SHEET
AS AT 5 APRIL 2016**

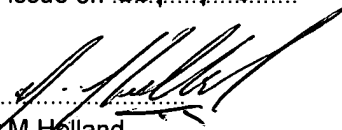
	Notes	2016 £	£	2015 £	£
Fixed assets					
Tangible assets	2		17,710		18,143
Current assets					
Debtors		11,903		29,262	
Cash at bank and in hand		2		8,789	
		<u>11,905</u>		<u>38,051</u>	
Creditors: amounts falling due within one year		<u>(54,865)</u>		<u>(54,667)</u>	
Net current liabilities			<u>(42,960)</u>		<u>(16,616)</u>
Total assets less current liabilities			<u>(25,250)</u>		<u>1,527</u>
Provisions for liabilities			-		<u>(1,296)</u>
Net (liabilities)/assets			<u>(25,250)</u>		<u>231</u>
Capital and reserves					
Called up share capital	3		100		100
Profit and loss account			<u>(25,350)</u>		<u>131</u>
Shareholders' funds			<u>(25,250)</u>		<u>231</u>

For the financial year ended 5 April 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and 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.

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

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

The abbreviated financial statements on pages 1 to 3 were approved and signed by the director and authorised for issue on 23.12.2016.


Mr M Holland
Director

JENYA PROPERTY INVESTMENT LTD

NOTES TO THE UNAUDITED ABBREVIATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2016

1 Accounting policies

Basis of accounting

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Throughout the year the company has suffered due to the local economic downturn. This has affected the occupancy rates of the serviced apartments and has led to a decrease in turnover. Going forward the director has invested in converting the serviced apartments into long term rentals which should provide a more stable income for the company. The company continues to receive the financial support of its director and therefore the accounts have been prepared on a going concern basis.

Turnover

Turnover represents amounts receivable for services net of VAT.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Plant and machinery	25%-33% reducing balance
Fixtures and fittings	25%-33% reducing balance

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

Financial instruments

Financial instruments are classified and accounted for according to the substance of the contractual arrangement as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

JENYA PROPERTY INVESTMENT LTD
NOTES TO THE UNAUDITED ABBREVIATED FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 5 APRIL 2016

2 Fixed assets

	Tangible assets
	£
Cost	
At 6 April 2015	39,578
Additions	6,169
	<u>45,747</u>
At 5 April 2016	45,747
Depreciation	
At 6 April 2015	21,435
Charge for the year	6,602
	<u>28,037</u>
At 5 April 2016	28,037
Net book value	
At 5 April 2016	17,710
	<u>18,143</u>
At 5 April 2015	<u>18,143</u>

3 Share capital

	2016	2015
	£	£
Allotted, called up and fully paid		
50 Ordinary A of £1 each	50	50
50 Ordinary B of £1 each	50	50
	<u>100</u>	<u>100</u>
	<u>100</u>	<u>100</u>

ACCOUNTANT'S REPORT TO THE DIRECTOR OF JENYA PROPERTY INVESTMENT LTD ON THE UNAUDITED ABBREVIATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2016

In order to assist you to fulfil your duties under the Companies Act 2006 ("the Act"), we prepared for your approval the abbreviated financial statements of Jenya Property Investment Ltd which comprise the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Jenya Property Investment Ltd, as a body, in accordance with the terms of our engagement letter dated 1 December 2014. Our work has been undertaken solely to prepare for your approval the financial statements of Jenya Property Investment Ltd and state those matters that we have agreed to state to them in accordance with ICAEW Technical Release 07/16 AAF. This report should not therefore be regarded as suitable to be used or relied on by any other party wishing to acquire any rights against RSM UK Tax and Accounting Limited for any purpose or in any context. Any party other than the Board of Directors which obtains access to this report or a copy and chooses to rely on this report (or any part of it) will do so at its own risk. To the fullest extent permitted by law, RSM UK Tax and Accounting Limited will accept no responsibility or liability in respect of this report to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by any person's reliance on representation in this report.

It is your duty to ensure that Jenya Property Investment Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Jenya Property Investment Ltd under the Act. You consider that Jenya Property Investment Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Jenya Property Investment Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements or the abbreviated financial statements.

RSM UK Tax and Accounting Ltd

RSM UK Tax and Accounting Limited
Chartered Accountants
52-54 Queen's Road
Aberdeen
AB15 4YE

23/12/16