

**Unaudited Financial Statements for the Year Ended 31st March 2021**

**for**

**J F T Property Investments Limited**

**Contents of the Financial Statements  
for the Year Ended 31st March 2021**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>
<b>Chartered Accountants' Report</b>	<b>6</b>

**J F T Property Investments Limited**

**Company Information  
for the Year Ended 31st March 2021**

**DIRECTOR:** Mrs F E M Tillett

**REGISTERED OFFICE:** 29a Crown Street  
Brentwood  
Essex  
CM14 4BA

**REGISTERED NUMBER:** 07203249 (England and Wales)

**ACCOUNTANTS:** Moulton Johnson Limited  
Chartered Accountants  
29a Crown Street  
Brentwood  
Essex  
CM14 4BA

**Balance Sheet  
31st March 2021**

	Notes	31.3.21 £	£	31.3.20 £	£
<b>FIXED ASSETS</b>					
Investment property	4		<b>292,500</b>		327,000
<b>CURRENT ASSETS</b>					
Debtors	5	<b>899</b>		744	
Cash at bank		<u><b>1,791</b></u>		<u>2,367</u>	
		<b>2,690</b>		<b>3,111</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u><b>233,454</b></u>		<u>242,222</u>	
<b>NET CURRENT LIABILITIES</b>			<u><b>(230,764)</b></u>		<u><b>(239,111)</b></u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>61,736</b>		87,889
<b>PROVISIONS FOR LIABILITIES</b>			<u><b>8,890</b></u>		<u>15,445</u>
<b>NET ASSETS</b>			<u><u><b>52,846</b></u></u>		<u><u>72,444</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			<b>175</b>		175
Fair value reserve	7		<b>54,861</b>		82,806
Retained earnings			<u><b>(2,190)</b></u>		<u>(10,537)</u>
			<u><u><b>52,846</b></u></u>		<u><u>72,444</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2021 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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**  
**31st March 2021**

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 12th September 2021 and were signed by:

Mrs F E M Tillett - Director

**Notes to the Financial Statements  
for the Year Ended 31st March 2021**

**1. STATUTORY INFORMATION**

J F T Property Investments Limited 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**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.

The director has reviewed the ongoing situation with COVID-19 and she considers it reasonable to prepare the financial statements on a going concern basis. She expects that the company's income will continue to be generated during the course of the pandemic and, in addition, she expects to continue to provide ongoing financial support to the company. Therefore, the director has no significant concern as to the company's ability to continue to trade for the next 12 months.

**Revenue recognition**

Turnover represents rental income receivable during the year.

**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 NIL (2020 - NIL).

**Notes to the Financial Statements - continued  
for the Year Ended 31st March 2021**

**4. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>FAIR VALUE</b>	
At 1st April 2020	<b>327,000</b>
Revaluations	<b>(34,500)</b>
At 31st March 2021	<b><u>292,500</u></b>
<b>NET BOOK VALUE</b>	
At 31st March 2021	<b><u>292,500</u></b>
At 31st March 2020	<b><u>327,000</u></b>

Fair value at 31st March 2021 is represented by:

	<b>£</b>
Valuation in 2016	<b>61,251</b>
Valuation in 2017	<b>10,000</b>
Valuation in 2018	<b>27,000</b>
Valuation in 2021	<b>(34,500)</b>
Cost	<b><u>228,749</u></b>
	<b><u>292,500</u></b>

**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>31.3.21 £</b>	<b>31.3.20 £</b>
Prepayments	<b><u>899</u></b>	<b><u>744</u></b>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>31.3.21 £</b>	<b>31.3.20 £</b>
Taxation	<b>1,958</b>	<b>2,005</b>
Director's loan account	<b>229,859</b>	<b>238,561</b>
Accrued expenses	<b><u>1,637</u></b>	<b><u>1,656</u></b>
	<b><u>233,454</u></b>	<b><u>242,222</u></b>

**7. RESERVES**

	<b>Fair value reserve £</b>
At 1st April 2020	<b>82,806</b>
Revaluation adjustment	<b><u>(27,945)</u></b>
At 31st March 2021	<b><u>54,861</u></b>

**8. RELATED PARTY DISCLOSURES**

During the year, F.E.M. Tillett continued to advance an interest-free loan to the company amounting to £229,859 (2020: £238,561).

**Chartered Accountants' Report to the Director  
on the Unaudited Financial Statements of  
J F T Property Investments Limited**

**The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of J F T Property Investments Limited for the year ended 31st March 2021 which comprise the Income Statement, 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 within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of J F T Property Investments Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of J F T Property Investments Limited and state those matters that we have agreed to state to the director of J F T Property Investments Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than J F T Property Investments Limited and its director for our work or for this report.

It is your duty to ensure that J F T Property Investments Limited 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 J F T Property Investments Limited. You consider that J F T Property Investments Limited 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 J F T Property Investments Limited. 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.

Moulton Johnson Limited  
Chartered Accountants  
29a Crown Street  
Brentwood  
Essex  
CM14 4BA

13th September 2021



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.