

**Financial Statements for the Year Ended 31 March 2023**

**for**

**Jaach Investments Limited**

**Contents of the Financial Statements  
for the Year Ended 31 March 2023**

|                                          | <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>    |

**Jaach Investments Limited**

**Company Information  
for the Year Ended 31 March 2023**

**DIRECTORS:**

Mrs J Armour  
N A Armour

**SECRETARY:**

Mrs J Armour

**REGISTERED OFFICE:**

C/O A J Croll & Company  
19 Bon Accord Crescent  
Aberdeen  
AB11 6DE

**REGISTERED NUMBER:**

SC368021 (Scotland)

**ACCOUNTANTS:**

A J Croll & Company  
19 Bon Accord Crescent  
Aberdeen  
Aberdeenshire  
AB11 6DE

**JaacIn Investments Limited (Registered number: SC368021)****Balance Sheet  
31 March 2023**

|                                              | Notes | 31.3.23<br>£   | £                | 31.3.22<br>£   | £                |
|----------------------------------------------|-------|----------------|------------------|----------------|------------------|
| <b>FIXED ASSETS</b>                          |       |                |                  |                |                  |
| Investment property                          | 4     |                | 476,082          |                | 476,082          |
| <b>CURRENT ASSETS</b>                        |       |                |                  |                |                  |
| Debtors                                      | 5     | 4,897          |                  | 7,490          |                  |
| Cash at bank                                 |       | <u>22,070</u>  |                  | <u>19,442</u>  |                  |
|                                              |       | 26,967         |                  | 26,932         |                  |
| <b>CREDITORS</b>                             |       |                |                  |                |                  |
| Amounts falling due within one year          | 6     | <u>289,005</u> |                  | <u>292,223</u> |                  |
| <b>NET CURRENT LIABILITIES</b>               |       |                | <u>(262,038)</u> |                | <u>(265,291)</u> |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |                | 214,044          |                | 210,791          |
| <b>CREDITORS</b>                             |       |                |                  |                |                  |
| Amounts falling due after more than one year | 7     |                | <u>165,850</u>   |                | <u>165,850</u>   |
| <b>NET ASSETS</b>                            |       |                | <u>48,194</u>    |                | <u>44,941</u>    |
| <b>CAPITAL AND RESERVES</b>                  |       |                |                  |                |                  |
| Called up share capital                      |       |                | 1,000            |                | 1,000            |
| Revaluation reserve                          | 9     |                | 31,007           |                | 31,007           |
| Retained earnings                            |       |                | <u>16,187</u>    |                | <u>12,934</u>    |
| <b>SHAREHOLDERS' FUNDS</b>                   |       |                | <u>48,194</u>    |                | <u>44,941</u>    |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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.

The notes form part of these financial statements

**Balance Sheet - continued**  
**31 March 2023**

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 Board of Directors and authorised for issue on 6 May 2023 and were signed on its behalf by:

Mrs J Armour - Director

**Notes to the Financial Statements  
for the Year Ended 31 March 2023**

**1. STATUTORY INFORMATION**

JaacIn Investments Limited is a private company, limited by shares, registered in Scotland. The company's registered number and registered office address can be found on the Company Information page.

**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.

**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 2 (2022 - 2).

**4. INVESTMENT PROPERTY**

|                       | Total<br>£     |
|-----------------------|----------------|
| <b>FAIR VALUE</b>     |                |
| At 1 April 2022       |                |
| and 31 March 2023     | <u>476,082</u> |
| <b>NET BOOK VALUE</b> |                |
| At 31 March 2023      | <u>476,082</u> |
| At 31 March 2022      | <u>476,082</u> |

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2023**

**4. INVESTMENT PROPERTY - continued**

Fair value at 31 March 2023 is represented by:

|                   | £              |
|-------------------|----------------|
| Valuation in 2018 | 120,915        |
| Valuation in 2019 | 354,085        |
| Valuation in 2020 | <u>1,082</u>   |
|                   | <u>476,082</u> |

If Investment Property had not been revalued they would have been included at the following historical cost:

|      | 31.3.23        | 31.3.22        |
|------|----------------|----------------|
|      | £              | £              |
| Cost | <u>426,239</u> | <u>426,239</u> |

Investment Property was valued on an open market basis on 31 March 2019 by J & E Shepherd Chartered Surveyors .

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

|               | 31.3.23      | 31.3.22      |
|---------------|--------------|--------------|
|               | £            | £            |
| Other debtors | <u>4,897</u> | <u>7,490</u> |

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

|                              | 31.3.23        | 31.3.22        |
|------------------------------|----------------|----------------|
|                              | £              | £              |
| Bank loans and overdrafts    | 40,000         | 40,000         |
| Taxation and social security | 763            | 525            |
| Other creditors              | <u>248,242</u> | <u>251,698</u> |
|                              | <u>289,005</u> | <u>292,223</u> |

Included in other creditors are loans from the Directors of £247,992 (2022 £251,448)

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

|            | 31.3.23        | 31.3.22        |
|------------|----------------|----------------|
|            | £              | £              |
| Bank loans | <u>165,850</u> | <u>165,850</u> |

**8. SECURED DEBTS**

The following secured debts are included within creditors:

|            | 31.3.23        | 31.3.22        |
|------------|----------------|----------------|
|            | £              | £              |
| Bank loans | <u>205,850</u> | <u>205,850</u> |

The Bank Loan is secured by a Standard Security over the company's property and by a Bond & Floating charge for the company's assets.

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2023**

**9. RESERVES**

|                                      | Revaluation<br>reserve<br>£ |
|--------------------------------------|-----------------------------|
| At 1 April 2022<br>and 31 March 2023 | <u>31,007</u>               |

**10. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to a director subsisted during the years ended 31 March 2023 and 31 March 2022:

|                                      | 31.3.23<br>£     | 31.3.22<br>£     |
|--------------------------------------|------------------|------------------|
| <b>N A Armour</b>                    |                  |                  |
| Balance outstanding at start of year | (251,448)        | (256,946)        |
| Amounts advanced                     | 3,456            | 5,498            |
| Amounts repaid                       | -                | -                |
| Amounts written off                  | -                | -                |
| Amounts waived                       | -                | -                |
| Balance outstanding at end of year   | <u>(247,992)</u> | <u>(251,448)</u> |

**11. RELATED PARTY DISCLOSURES**

Included in Other Debtors is a balance of £2,752 (£3,112 2022) owed by Eagle Orchid Management Services Ltd which is a company in which N Armour is a director and shareholder.

**12. ULTIMATE CONTROLLING PARTY**

The ultimate controlling parties are Mrs J Armour & Mr N Armour

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.