

**CGA PROPERTY LIMITED  
ABRIDGED FINANCIAL STATEMENTS  
FOR THE PERIOD 4 JANUARY 2022 TO 31 JANUARY 2023**

RITA HOLDINGS LIMITED  
Chartered Certified Accountants & Business Advisors  
5 Coopers Court  
Folly Island  
Hertford  
SG14 1UB

**CGA Property Limited**  
**Financial Statements**  
**For the Period 4 January 2022 to 31 January 2023**

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**CGA Property Limited**  
**Abridged Balance Sheet**  
**As at 31 January 2023**

**Registered number:** 13826219

		<b>31 January 2023</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>			
Tangible Assets	<b>4</b>		426,572
			<u>426,572</u>
<b>CURRENT ASSETS</b>			
Cash at bank and in hand		3,341	
		<u>3,341</u>	
<b>Creditors: Amounts Falling Due Within One Year</b>		(207,302 )	
		<u>(207,302 )</u>	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			<u>(203,961 )</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>222,611</u>
<b>Creditors: Amounts Falling Due After More Than One Year</b>			<u>(232,817 )</u>
<b>NET LIABILITIES</b>			<u>(10,206 )</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	<b>5</b>		100
Profit and Loss Account			<u>(10,306 )</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>(10,206)</u>

**CGA Property Limited**  
**Abridged Balance Sheet (continued)**  
**As at 31 January 2023**

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For the period ending 31 January 2023 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 her 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.

All of the company's members have consented to the preparation of an Abridged Profit and Loss Account and an Abridged Balance Sheet for the year end 31 January 2023 in accordance with section 444(2A) of the Companies Act 2006.

On behalf of the board

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Miss Janet Campbell

Director

**6th July 2023**

The notes on page 3 form part of these financial statements.

**CGA Property Limited**  
**Notes to the Abridged Financial Statements**  
**For the Period 4 January 2022 to 31 January 2023**

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**1. General Information**

CGA Property Limited is a private company, limited by shares, incorporated in England & Wales, registered number 13826219 . The registered office is 128 City Road, London, EC1V 2NX.

**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 letting of investment property.

**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:

**2.4. Investment Properties**

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

**3. Average Number of Employees**

Average number of employees, including directors, during the year was as follows: 1

**4. Tangible Assets**

	<b>Total</b>
	<b>£</b>
<b>Cost</b>	
As at 4 January 2022	-
Additions	426,572
As at 31 January 2023	426,572
<b>Net Book Value</b>	
As at 31 January 2023	426,572
As at 4 January 2022	-

**5. Share Capital**

	<b>31 January 2023</b>
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.