



**FINABURY PROPERTIES LIMITED**  
**UNAUDITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 APRIL 2022**

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**FINABURY PROPERTIES LIMITED**

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**FINABURY PROPERTIES LIMITED**  
**REGISTERED NUMBER:03749203**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 APRIL 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible fixed assets		<b>1,980</b>	3,096
Investments	5	<u>1</u>	<u>1</u>
		<b>1,981</b>	3,097
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	<b>187,438</b>	35,466
Cash at bank and in hand		<u><b>738,328</b></u>	<u>664,731</u>
		<b>925,766</b>	700,197
<b>Current liabilities</b>			
Creditors: amounts falling due within one year	7	<u><b>(346,722)</b></u>	<u>(271,948)</u>
<b>Net current (liabilities)/assets</b>		<b>579,044</b>	428,249
<b>Net assets</b>		<u><b>581,025</b></u>	<u>431,346</u>
<b>Capital and reserves</b>			
Called up share capital		<b>2</b>	2
Profit and loss account		<u><b>581,023</b></u>	<u>431,344</u>
		<u><b>581,025</b></u>	<u>431,346</u>



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**FINABURY PROPERTIES LIMITED**  
**REGISTERED NUMBER:03749203**  
**STATEMENT OF FINANCIAL POSITION (CONTINUED)**  
**AS AT 30 APRIL 2022**

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The Director considers that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The Director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 31 January 2023.

**L Lakatos**  
Director

The notes on pages 3 to 7 form part of these financial statements.

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**FINABURY PROPERTIES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022**

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**1. General information**

Finabury Properties Limited is a limited liability company registered in England and Wales. Its registered office address is at Laurent Lakatos, 6a Addison Avenue, London, W11 4QR.  
The principal activity of the Company during the year was that of property consultancy services.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

**2.2 Foreign currency translation**

**Functional and presentation currency**

The Company's functional and presentational currency is GBP.

**Transactions and balances**

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions. Page 2

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss except when deferred in other comprehensive income as qualifying cash flow hedges.

**2.3 Turnover**

Turnover comprises revenue recognised by the company in respect of services supplied in the year exclusive of trade discounts and excluding Value Added Tax.

Income is recognised in the period in which the service has been supplied.

NOTES TO THE FINANCIAL STATEMENTS  
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**2. Accounting policies (continued)**

**2.4 Basic Financial Instruments**

The Company only enters into transactions that result in basic financial instruments such as trade and other debtors, trade and other creditors, cash at bank and in hand, loans to related parties.

Trade debtors, other debtors and loans to related parties are recognised initially at the transaction price less attributable transaction costs. Trade creditors, other creditors and loans from related parties are recognised initially at transaction price plus attributable transaction costs. Subsequently they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade and other debtors, and loans to related parties.

Interest bearing borrowings, such bank loans, classified as basic financial instruments are recognised initially at the present value of future payments discounted at a market rate of interest.

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Cash and cash equivalents comprise cash balances and call deposits.

**2.5 Finance costs**

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.6 Interest income**

Interest income is recognised in profit or loss using the effective interest method.

**2.7 Finance costs**

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.8 Taxation**

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

**2.9 Tangible fixed assets**

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.



Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures and fittings	-	25%
Computer equipment	-	25%

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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

#### **2.10 Associates and joint ventures**

Associates and Joint Ventures are held at cost less impairment.

#### **2.11 Dividends**

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

### **3. Employees**

The average monthly number of employees, including directors, during the year was 1 (2021 - 1).

FINABURY PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

4. Tangible fixed assets

	Fixtures and fittings £	Computer equipment £	Total £
<b>Cost or valuation</b>			
At 1 May 2021	6,922	5,139	12,061
Additions	290	-	290
At 30 April 2022	<u>7,212</u>	<u>5,139</u>	<u>12,351</u>
<b>Depreciation</b>			
At 1 May 2021	5,909	3,056	8,965
Charge for the year on owned assets	410	996	1,406
At 30 April 2022	<u>6,319</u>	<u>4,052</u>	<u>10,371</u>
<b>Net book value</b>			
At 30 April 2022	<u>893</u>	<u>1,087</u>	<u>1,980</u>
<b>At 30 April 2021</b>	<u>1,013</u>	<u>2,083</u>	<u>3,096</u>

5. Fixed asset investments

	Investments in associates £
<b>Cost or valuation</b>	
At 1 May 2021	<u>1</u>
At 30 April 2022	<u>1</u>



**FINABURY PROPERTIES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022**

**6. Debtors**

	<b>2022</b>	2021
	<b>£</b>	£
Trade debtors	-	35,466
Other debtors	<b>174,450</b>	-
Prepayments and accrued income	<b>12,988</b>	-
	<b><u>187,438</u></b>	<b><u>35,466</u></b>

**7. Creditors: Amounts falling due within one year**

	<b>2022</b>	2021
	<b>£</b>	£
Other taxation and social security	<b>145,503</b>	120,903
Other creditors	<b>196,719</b>	148,144
Accruals and deferred income	<b>4,500</b>	2,901
	<b><u>346,722</u></b>	<b><u>271,948</u></b>

**8. Share capital**

	<b>2022</b>	2021
	<b>£</b>	£
<b>Allotted, called up and fully paid</b>		
2 (2021 - 2) Ordinary shares shares of £1.00 each	<b><u>2</u></b>	<b><u>2</u></b>