REGISTERED NUMBER: 05016521 (England and Wales)

ABBREVIATED UNAUDITED ACCOUNTS

FOR THE YEAR ENDED 28 FEBRUARY 2014

FOR

FINELAND INVESTMENTS LIMITED

FINELAND INVESTMENTS LIMITED (REGISTERED NUMBER: 05016521)

CONTENTS OF THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2014

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	3

FINELAND INVESTMENTS LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 28 FEBRUARY 2014

DIRECTOR:	N Teitelbaum
REGISTERED OFFICE:	Foframe House 35-37 Brent Street London NW4 2EF
REGISTERED NUMBER:	05016521 (England and Wales)
ACCOUNTANTS:	Melinek Fine LLP Chartered Accountants Foframe House 35-37 Brent Street London NW4 2EF

FINELAND INVESTMENTS LIMITED (REGISTERED NUMBER: 05016521)

ABBREVIATED BALANCE SHEET
28 FEBRUARY 2014

	Notes	2014 £	£	2013 £	£
FIXED ASSETS					
Tangible assets	2		**1,785**		253
Investment property	3		**1,600,000**		1,600,000
			1,601,785		1,600,253
CURRENT ASSETS					
Stocks		**104,570**		104,570	
Debtors		**6,100**		6,100	
Cash at bank		**37,129**		11,509	
		147,799		122,179	
CREDITORS					
Amounts falling due within one year	4	**886,271**		883,518	
NET CURRENT LIABILITIES			**(738,472)**		(761,339)
TOTAL ASSETS LESS CURRENT LIABILITIES			**863,313**		838,914
CAPITAL AND RESERVES					
Called up share capital	5		**100**		100
Revaluation reserve			**646,553**		646,553
Profit and loss account			**216,660**		192,261
SHAREHOLDERS' FUNDS			**863,313**		838,914

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 28 February 2014.

The members have not required the company to obtain an audit of its financial statements for the year ended 28 February 2014 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 28 November 2014 and were signed by:

N Teitelbaum - Director

The notes form part of these abbreviated accounts

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover
Turnover comprises net proceeds from sales of residential properties and rental income receivable.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc - 20% on cost

Stocks
Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Investment properties
Investment property is shown at current open market value. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

In accordance with the Financial Reporting Standard for Smaller Entities, no depreciation is provided in respect of freehold or long leasehold investment properties. This is a departure from the Companies Act 2006, which requires all properties to be depreciated. Such properties are not held for consumption, but for investment, and the director consider that to depreciate them would not give a true and fair view. The director consider that this policy results in the accounts giving a true and fair view.

2. TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 March 2013	**35,251**
Additions - leasehold property	**1,994**
At 28 February 2014	**37,245**
DEPRECIATION	
At 1 March 2013	**34,998**
Charge for year	**462**
At 28 February 2014	**35,460**
NET BOOK VALUE	
At 28 February 2014	**1,785**
At 28 February 2013	253

continued...

3. **INVESTMENT PROPERTY**

	Total £
COST OR VALUATION	
At 1 March 2013 and 28 February 2014	**1,600,000**
NET BOOK VALUE	
At 28 February 2014	**1,600,000**
At 28 February 2013	1,600,000

4. **CREDITORS**

Creditors include an amount of £ 800,000 (2013 - £ 800,000) for which security has been given.

5. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	**2014** **£**	2013 £
100	Ordinary	£1	**100**	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.