

Registration number: 11264708 (England and Wales)

Property Finance Plus Limited

Annual Report and Unaudited Financial Statements

for the Period from 20 March 2018 to 31 March 2019

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Property Finance Plus Limited

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Property Finance Plus Limited

Company Information

Directors	R Love
	C Love
Registered office	1A Knowland Drive Milford on Sea Lymington SO41 0RH
Accountants	Howells & Co Chartered Accountants 1A Knowland Drive Milford on Sea Lymington SO41 0RH

**Chartered Accountants' Report to the Board of Directors on the Preparation of the
Unaudited Statutory Accounts of
Property Finance Plus Limited
for the Period Ended 31 March 2019**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Property Finance Plus Limited for the period ended 31 March 2019 as set out on pages 3 to 6 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 at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the Board of Directors of Property Finance Plus Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the accounts of Property Finance Plus Limited and state those matters that we have agreed to state to the Board of Directors of Property Finance Plus Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Property Finance Plus Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Property Finance Plus Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Property Finance Plus Limited. You consider that Property Finance Plus Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the accounts of Property Finance Plus 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 accounts.

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Howells & Co
Chartered Accountants
1A Knowland Drive
Milford on Sea
Lymington
SO41 0RH

Date:.....12-6-19

Property Finance Plus Limited
(Registration number: 11264708)
Balance Sheet as at 31 March 2019

	Note	2019 £
Fixed assets		
Tangible assets	4	4,218
Current assets		
Cash at bank and in hand		1,737
Creditors: Amounts falling due within one year	5	<u>(5,922)</u>
Net current liabilities		<u>(4,185)</u>
Net assets		<u>33</u>
Capital and reserves		
Called up share capital		2
Profit and loss account		<u>31</u>
Total equity		<u>33</u>

For the financial period ending 31 March 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the period in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 11-6-19 and signed on its behalf by:



R Love
Director

Property Finance Plus Limited

Notes to the Financial Statements for the Period from 20 March 2018 to 31 March 2019

1 General information

The company is a private company limited by share capital incorporated in England.

The address of its registered office is:

1A Knowland Drive
Milford on Sea
Lymington
SO41 0RH

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Tangible assets

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Office equipment	25% straight line on cost

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Property Finance Plus Limited

Notes to the Financial Statements for the Period from 20 March 2018 to 31 March 2019

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Dividends

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

3 Staff numbers

The average number of persons employed by the company (including directors) during the period, was 2.

Property Finance Plus Limited

Notes to the Financial Statements for the Period from 20 March 2018 to 31 March 2019

4 Tangible assets

	Furniture, fittings and equipment £	Total £
Cost or valuation		
Additions	5,653	5,653
At 31 March 2019	5,653	5,653
Depreciation		
Charge for the	1,435	1,435
At 31 March 2019	1,435	1,435
Carrying amount		
At 31 March 2019	4,218	4,218

5 Creditors

	2019 £
Due within one year	
Other creditors	5,922

6 Dividends

	2019 £
Interim dividend of £950.00 per ordinary share	1,900