

FINANCIAL STATEMENTS

FOR THE PERIOD 3 FEBRUARY 2021 TO 31 MARCH 2022

FOR

FINCH REAL ESTATE LIMITED

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE PERIOD 3 FEBRUARY 2021 TO 31 MARCH 2022

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4
Chartered Accountants' Report	6

FINCH REAL ESTATE LIMITED

COMPANY INFORMATION

FOR THE PERIOD 3 FEBRUARY 2021 TO 31 MARCH 2022

DIRECTORS:

Nicholas Martin Finnieston
Samuel Stephen Chambers

REGISTERED OFFICE:

c/o DM McNaught & Co Ltd
166 Buchanan Street
Glasgow
G1 2LW

REGISTERED NUMBER:

SC688021 (Scotland)

ACCOUNTANTS:

D M McNaught & Co Ltd
Chartered Accountants
166 Buchanan Street
Glasgow
Lanarkshire
G1 2LW

BALANCE SHEET
31 MARCH 2022

	Notes	£	£
FIXED ASSETS			
Tangible assets	4		1,878
CURRENT ASSETS			
Debtors	5	101,553	
Cash at bank		<u>100,224</u>	
		201,777	
CREDITORS			
Amounts falling due within one year	6	<u>111,472</u>	
NET CURRENT ASSETS			<u>90,305</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			92,183
PROVISIONS FOR LIABILITIES			<u>470</u>
NET ASSETS			<u><u>91,713</u></u>
CAPITAL AND RESERVES			
Called up share capital			4
Retained earnings			<u>91,709</u>
SHAREHOLDERS' FUNDS			<u><u>91,713</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 March 2022 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.

BALANCE SHEET - continued
31 MARCH 2022

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 28 June 2022 and were signed on its behalf by:

Nicholas Martin Finnieston - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 3 FEBRUARY 2021 TO 31 MARCH 2022

1. STATUTORY INFORMATION

Finch Real Estate 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.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

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 - 25% on reducing balance

Taxation

Taxation for the period 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 period 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.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was 2.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 3 FEBRUARY 2021 TO 31 MARCH 2022

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
Additions	<u>2,003</u>
At 31 March 2022	<u>2,003</u>
DEPRECIATION	
Charge for period	<u>125</u>
At 31 March 2022	<u>125</u>
NET BOOK VALUE	
At 31 March 2022	<u>1,878</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Trade debtors	98,295
Other debtors	<u>3,258</u>
	<u>101,553</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Taxation and social security	71,724
Other creditors	<u>39,748</u>
	<u>111,472</u>

7. ULTIMATE CONTROLLING PARTY

The directors, acting in concert, are the ultimate controlling parties by virtue of their office and shareholdings.

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
FINCH REAL ESTATE LIMITED

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Finch Real Estate Limited for the period ended 31 March 2022 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of ICAS, we are subject to its ethical and other professional requirements which are detailed at <http://www.icas.com/accountspreparationguidance>.

This report is made solely to the Board of Directors of Finch Real Estate Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Finch Real Estate Limited and state those matters that we have agreed to state to the Board of Directors of Finch Real Estate Limited, as a body, in this report in accordance with the requirements of ICAS as detailed at <http://www.icas.com/accountspreparationguidance>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Finch Real Estate Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Finch Real Estate Limited. You consider that Finch Real Estate 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 financial statements of Finch Real Estate 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 financial statements.

D M McNaught & Co Ltd
Chartered Accountants
166 Buchanan Street
Glasgow
Lanarkshire
G1 2LW

28 June 2022

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.