

REGISTERED NUMBER: 11132301 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021
FOR
STARFINE ESTATES LIMITED**

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FOR THE YEAR ENDED 31 JANUARY 2021**

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STARFINE ESTATES LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 JANUARY 2021

DIRECTOR:	C J Endzweig
SECRETARY:	Mrs E Endzweig
REGISTERED OFFICE:	Rear Of 123 Clapton Common London E5 9AB
REGISTERED NUMBER:	11132301 (England and Wales)
ACCOUNTANTS:	Venitt and Greaves Chartered Accountants 115 Craven Park Road South Tottenham London N15 6BL

STARFINE ESTATES LIMITED (REGISTERED NUMBER: 11132301)

**STATEMENT OF FINANCIAL POSITION
31 JANUARY 2021**

	Notes	31.1.21 £	31.1.20 £
FIXED ASSETS			
Tangible assets	5	3,631	4,272
Investment property	6	<u>2,423,537</u>	<u>1,836,737</u>
		<u>2,427,168</u>	<u>1,841,009</u>
CURRENT ASSETS			
Debtors	7	115,157	114,383
Cash at bank		<u>102,602</u>	<u>22,548</u>
		217,759	136,931
CREDITORS			
Amounts falling due within one year	8	<u>(1,297,513)</u>	<u>(696,284)</u>
NET CURRENT LIABILITIES		<u>(1,079,754)</u>	<u>(559,353)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,347,414	1,281,656
CREDITORS			
Amounts falling due after more than one year	9	<u>(1,234,542)</u>	<u>(1,218,714)</u>
NET ASSETS		<u>112,872</u>	<u>62,942</u>
CAPITAL AND RESERVES			
Called up share capital	12	1	1
Retained earnings	13	<u>112,871</u>	<u>62,941</u>
SHAREHOLDERS' FUNDS		<u>112,872</u>	<u>62,942</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2021 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 notes form part of these financial statements

STARFINE ESTATES LIMITED (REGISTERED NUMBER: 11132301)

STATEMENT OF FINANCIAL POSITION - continued
31 JANUARY 2021

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 and authorized for issue by the director and authorised for issue on 26 October 2021 and were signed by:

C J Endzweig - Director

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021**

1. STATUTORY INFORMATION

Starfine Estates Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. STATEMENT OF COMPLIANCE

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.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

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.

Fixtures and fittings - 15% on reducing balance

Government grants

Government grants are accounted for using accrual basis of accounting.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year 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 statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 year 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.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2020 - NIL).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2021

5. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 February 2020 and 31 January 2021	<u>5,912</u>
DEPRECIATION	
At 1 February 2020	1,640
Charge for year	<u>641</u>
At 31 January 2021	<u>2,281</u>
NET BOOK VALUE	
At 31 January 2021	<u>3,631</u>
At 31 January 2020	<u>4,272</u>

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 February 2020	1,836,737
Additions	<u>586,800</u>
At 31 January 2021	<u>2,423,537</u>
NET BOOK VALUE	
At 31 January 2021	<u>2,423,537</u>
At 31 January 2020	<u>1,836,737</u>

The fair value of investment property was assessed to be unchanged by the director. The fair value was determined using open market valuation method. The director does not have a formal qualification but considerable experience in property market to ascertain the fair value with sufficient level of confidence.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.21 £	31.1.20 £
Trade debtors	79,157	78,383
Other debtors	<u>36,000</u>	<u>36,000</u>
	<u>115,157</u>	<u>114,383</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.21 £	31.1.20 £
Bank loans and overdrafts (see note 10)	33,033	33,033
Taxation and social security	27,025	15,162
Other creditors	<u>1,237,455</u>	<u>648,089</u>
	<u>1,297,513</u>	<u>696,284</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2021

9. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.1.21 £	31.1.20 £
Bank loans (see note 10)	1,184,542	1,218,714
Other creditors	50,000	-
	<u>1,234,542</u>	<u>1,218,714</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	1,042,965	1,077,137
Other loans more 5yrs instal	50,000	-
	<u>1,092,965</u>	<u>1,077,137</u>

Other creditors include £50,000 received under Bounceback Loan Scheme (BBL). The loan is unsecured, interest free for the first year, then capped at 2.5% and guaranteed by HM Government.

10. **LOANS**

An analysis of the maturity of loans is given below:

	31.1.21 £	31.1.20 £
Amounts falling due within one year or on demand:		
Bank loans	<u>33,033</u>	<u>33,033</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>141,577</u>	<u>141,577</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	1,042,965	1,077,137
Other loans more 5yrs instal	50,000	-
	<u>1,092,965</u>	<u>1,077,137</u>

11. **SECURED DEBTS**

The following secured debts are included within creditors:

	31.1.21 £	31.1.20 £
Bank loans	<u>1,217,575</u>	<u>1,251,747</u>

Bank loan is secured by first charge over the investment properties in the book of the company.

STARFINE ESTATES LIMITED (REGISTERED NUMBER: 11132301)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2021**

12. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.1.21 £	31.1.20 £
1	Ordinary	£1	<u>1</u>	<u>1</u>

13. RESERVES

	Retained earnings £
At 1 February 2020	62,941
Profit for the year	<u>49,930</u>
At 31 January 2021	<u><u>112,871</u></u>

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.