

Registered Number: 09974338
England and Wales

Abridged Accounts
for the year ended 31 December 2021
for
EXACT PROPERTY LTD

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Accountant's report

You consider that the company is exempt from an audit for the year ended 31 December 2021 . You have acknowledged, on the balance sheet, your responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These responsibilities include preparing accounts that give a true and fair view of the state of affairs of the company at the end of the financial year and of its profit or loss for the financial year.

In accordance with your instructions, we have prepared the accounts which comprise the Profit and Loss Account, the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes from the accounting records of the company and on the basis of information and explanations you have given to us.

We have not carried out an audit or any other review, and consequently we do not express any opinion on these accounts.

PSF Accounting

31 December 2021

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PSF Accounting
St John's Innovation Centre
Cowley Road
Cambridge
CB4 0WS
15 July 2022

EXACT PROPERTY LTD
Statement of Financial Position
As at 31 December 2021

	Notes	2021 £	2020 £
Fixed assets			
Tangible fixed assets		221,900	221,900
		221,900	221,900
Current assets			
Cash at bank and in hand		16,128	26,156
Creditors: amount falling due within one year		(234,983)	(240,001)
Net current liabilities		(218,855)	(213,845)
Total assets less current liabilities		3,045	8,055
Net assets		3,045	8,055
Capital and reserves			
Called up share capital		1	1
Profit and loss account		3,044	8,054
Shareholder's funds		3,045	8,055

For the year ended 31 December 2021 the company was entitled to exemption from audit under section 477 of the companies act 2006 relating to small companies.

Director's responsibilities:

1. The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.
2. The directors acknowledge their responsibilities for complying with the requirements of the companies act 2006 with respect to accounting records and the preparation of accounts.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of Part 15 of the Companies Act 2006. In accordance with Section 444 of the Companies Act 2006, the income statement has not been delivered to the Registrar of Companies.

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with section 444(2A).

The financial statements were approved by the director on 15 July 2022 and were signed by:

Rosa Dos Santos
Director

EXACT PROPERTY LTD
Notes to the Abridged Financial Statements
For the year ended 31 December 2021

General Information

Exact Property Ltd is a private company, limited by shares, registered in England and Wales, registration number 09974338, registration address 16 Clocktower Mews, Newmarket, CB8 8LL

The presentation currency is £ sterling.

1. Accounting policies

Significant accounting policies

Statement of compliance

These financial statements have been prepared in compliance with FRS 102 – The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

Basis of preparation

The financial statements have been prepared on the going concern basis and under the historical cost convention as modified by the revaluation of land and buildings and certain financial instruments measured at fair value in accordance with the accounting policies.

The financial statements are prepared in sterling which is the functional currency of the company.

Turnover

Turnover comprises the invoiced value of goods and services supplied by the company, net of Value Added Tax and trade discounts.

Taxation

Taxation represents the sum of tax currently payable and deferred tax. Tax is recognised in the statement of income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves.

The company's liability for current tax is calculated using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Current and deferred tax assets and liabilities are not discounted

Tangible fixed assets

Tangible fixed assets, other than freehold land, are stated at cost or valuation less depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives.

Land and Buildings

0% Straight Line

2. Average number of employees

Average number of employees during the year was 0 (2020 : 0).

3. Tangible fixed assets

Cost or valuation	Land and Buildings	Total
	£	£
At 01 January 2021	221,900	221,900
Additions	-	-
Disposals	-	-
At 31 December 2021	<u>221,900</u>	<u>221,900</u>
Depreciation		
At 01 January 2021	-	-
Charge for year	-	-
On disposals	-	-
At 31 December 2021	<u>-</u>	<u>-</u>
Net book values		
Closing balance as at 31 December 2021	<u>221,900</u>	<u>221,900</u>
Opening balance as at 01 January 2021	<u>221,900</u>	<u>221,900</u>

4. Share Capital

Allotted, called up and fully paid	2021	2020
	£	£
1 Class A share of £1.00 each	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</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.