

Company registration number 12410189 (England and Wales)

**KARINA REAL HOMES LTD**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**  
**PAGES FOR FILING WITH REGISTRAR**

**KARINA REAL HOMES LTD**

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# KARINA REAL HOMES LTD (REGISTERED NUMBER: 12410189)

## BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021 £	£	2020 £	£
<b>Fixed assets</b>					
Investment properties	4		368,662		-
<b>Current assets</b>					
Debtors	5	-		1	
Cash at bank and in hand		913		-	
		<u>913</u>		<u>1</u>	
<b>Creditors: amounts falling due within one year</b>	6	(183,368)		-	
<b>Net current (liabilities)/assets</b>			(182,455)		1
<b>Total assets less current liabilities</b>			<u>186,207</u>		<u>1</u>
<b>Creditors: amounts falling due after more than one year</b>	7	(200,625)		-	
<b>Net (liabilities)/assets</b>			<u>(14,418)</u>		<u>1</u>
<b>Capital and reserves</b>					
Called up share capital	8		1		1
Non-distributable profits reserve	9		11,676		-
Distributable profit and loss reserves			(26,095)		-
<b>Total equity</b>			<u>(14,418)</u>		<u>1</u>

The director of the company has elected not to include a copy of the profit and loss account within the financial statements.

For the financial 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.

The director acknowledges her responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

**KARINA REAL HOMES LTD (REGISTERED NUMBER: 12410189)**

**BALANCE SHEET (CONTINUED)**

**AS AT 31 DECEMBER 2021**

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The financial statements were approved and signed by the director and authorised for issue on 25 September 2022

Mrs K Al-Asadi  
**Director**

# KARINA REAL HOMES LTD

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 DECEMBER 2021

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#### 1 Accounting policies

##### Company information

Karina Real Homes Ltd is a private company limited by shares incorporated in England and Wales. The registered office is 1 The Close, Uxbridge, Middlesex, UB10 0BP.

##### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

##### 1.2 Turnover

Turnover is recognised as rental income.

##### 1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss. Investment properties are not subject to depreciation.

#### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

# KARINA REAL HOMES LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

### 3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2021 Number	2020 Number
Total	1	1

### 4 Investment property

	2021 £
<b>Fair value</b>	
At 1 January 2021	-
Additions	356,986
Revaluations	11,676
At 31 December 2021	368,662

Investment property comprises of £368,662. The property valuations were arrived at by the director's best estimate.

### 5 Debtors

	2021 £	2020 £
<b>Amounts falling due within one year:</b>		
Other debtors	-	1

### 6 Creditors: amounts falling due within one year

	2021 £	2020 £
Bank loans	53,189	-
Other creditors	130,179	-
	183,368	-

# KARINA REAL HOMES LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

**7 Creditors: amounts falling due after more than one year**

	2021 £	2020 £
Bank loans and overdrafts	200,625	-

The bank loans are secured by way of fixed and floating charges, and contains negative pledge held over the investment properties.

**8 Called up share capital**

	2021 Number	2020 Number	2021 £	2020 £
Ordinary share capital Issued and fully paid				
Ordinary of £1 each	1	1	1	1

**9 Non-distributable profits reserve**

	2021 £	2020 £
At the beginning of the year	-	-
Non distributable profits in the year	11,676	-
At the end of the year	11,676	-

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.