

Petunia Properties Limited

Accounts For The Period Ended
31st December 2009

Petunia Properties Limited
57 West End Avenue
Pinner
Middlesex
HA5 1BN

23rd September 2010

Company Number: 4752062

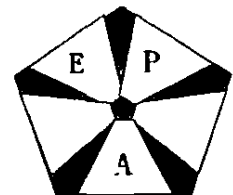


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Petunia Properties

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Directors' Report

The Period covered by this report is the year ended 31st December 2009.

Purpose

The Company's business involves the procurement of residential properties for refurbishment and letting.

Review of the Year

In 2007 the Company only traded a small amount. Due to the housing market, significant voids were seen this year, but all properties were eventually rented.

In 2008 improvements have been seen but the trading losses continued, despite this the company has seen some recovery. Both income and expenditure have increased. But income has gone up proportionately more than expenditure. Income and expenditure were in line with expectations.

In 2009 the company managed better levels of occupancy but had some major costs due to the rewiring of two properties. The income has increased and both income and expenditure are in line with expectations

Petunia Properties Limited

Income and Expenditure Account for the period ended 31 December 2009

	2008	2009
	£	£
INCOME	14749	25275
EXPENDITURE		
Property Costs	3966	9555
Mortgage Costs	23941	13286.15
Agents Fees		3178
Professional Fees		416.25
Bank Charges		603.75
TOTAL EXPENDITURE	37436	27039.15
SURPLUS/(DEFICIT)	(22687)	(1764)

Petunia Properties Limited

Balance Sheet at 31 December 2009

	2008	2009
	£	£
ASSETS		
FIXED ASSETS		
Property	385581	385581
Company Formation	1124	1124
CURRENT ASSETS		
Debtors	982	(172)
Bank Account	688	333
TOTAL ASSETS	387475	387475
LIABILITIES		
Creditors	9968	11924
Mortgage Liability	298565	301264
Directors Loans	122147	119041
TOTAL LIABILITIES	421110	432229
Total Assets Less Total Liabilities	(33635)	(44754)

Audit

For the year ended 31st December 2009 the company was entitled to exemption from audit under Section 477 (2) of the Companies Act 2006

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The Directors acknowledge their responsibility for:

- i) Ensuring the company keeps accounting records which comply with section 386; and
- ii) Preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and its profit or loss for the financial year, in accordance with the requirements section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

Signed


Peter A. Parker

Director

Date 6/1/11