

Petunia Properties Limited

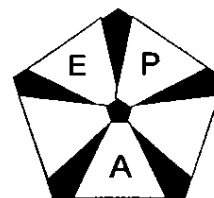
Accounts For The Period Ended 31st December 2008

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

30 September 2009



Company Number: 4752062



Petunia Properties

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Directors' Report

The Period covered by this report is the year ended 31st December 2008.

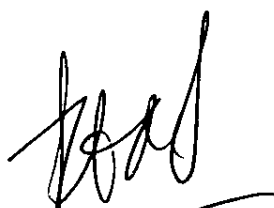
Purpose

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.



30/9/09

Petunia Properties Limited

Income and Expenditure Account for the period ended 31 December 2008

	2007	2008
	£	£
INCOME	10061	14749
EXPENDITURE		
Property Costs	9178	3966
Mortgage Costs	17400	23941
Professional Fees	3297	
Bank Charges	1057	
TOTAL EXPENDITURE	30932	37436
SURPLUS/(DEFICIT)	(20860)	(22687)

Petunia Properties Limited

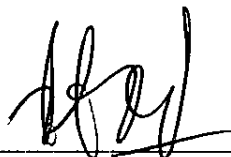
Balance Sheet at 31 December 2008

	2007	2008
	£	£
ASSETS		
FIXED ASSETS		
Property	385581	385581
Company Formation	1124	1124
CURRENT ASSETS		
Debtors	1562	982
Bank Account	527	688
TOTAL ASSETS	388794	387475
LIABILITIES		
Creditors	9769	9968
Mortgage Liability	293542	298564
Directors Loans	106398	122147
TOTAL LIABILITIES	409809	421110
Total Assets Less Total Liabilities	(20915)	(33635)

Audit

For the year ended 31st December 2008 the company was entitled to exemption under Section 249A(1) of the Companies Act 1985. No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249B(2). Proper books of accounts have been kept and the Income and Expenditure Account and Balance Sheets are attached hereto. The directors acknowledge their responsibility for:

1. Ensuring the company keeps accounting records which comply with section 221; and
2. Preparing accounts which give a true and fair view of the state of affairs of the company as at the end of its profit and loss for the financial year in accordance with section 226, 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 30/12/09