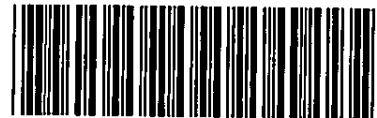


Company Registration No 669272 (England and Wales)

AVNA PROPERTIES LTD
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2012

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AVNA PROPERTIES LTD

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AVNA PROPERTIES LTD

ABBREVIATED BALANCE SHEET

AS AT 30 SEPTEMBER 2012

	Notes	2012 £	£	2011 £	£
Fixed assets					
Tangible assets	2		455,774		583,071
Current assets					
Debtors		40,665		3,436	
Investments		-		150,000	
Cash at bank and in hand		275,761		101,451	
		316,426		254,887	
Creditors amounts falling due within one year		(44,570)		(15,323)	
Net current assets			271,856		239,564
Total assets less current liabilities			727,630		822,635
Capital and reserves					
Called up share capital	3		100		100
Revaluation reserve			367,535		495,122
Other reserves			5,149		5,149
Profit and loss account			354,846		322,264
Shareholders' funds			727,630		822,635

For the financial year ended 30 September 2012 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies

Director's responsibilities

- The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476,
- The director acknowledges her responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime

Approved by the Board for issue on 15 February 2013

Ruth Simons
Director



Company Registration No 669272

AVNA PROPERTIES LTD

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2012

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

1.2 Turnover

Turnover represents rents receivable

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows

Fixtures, fittings & equipment	20% on a reducing balance
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Investment properties are included in the balance sheet at their open market value as estimated by the Director. Surpluses and deficits arising on revaluation are dealt with through the Revaluation Reserve.

Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years. Although this accounting policy is in accordance with the applicable accounting standard, SSAP 19, Accounting for investment properties, it is a departure from the general requirement of the Companies Act 1985 for all tangible assets to be depreciated. In the opinion of the director, compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

The effect of providing depreciation over a period of 50 years would be to reduce profits by £935 (2010 £935) and balance sheet assets by £16,070 (2011 £17,005).

1.4 Investments

Current asset investments are stated at the lower of cost and net realisable value.

1.5 Deferred taxation

Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

AVNA PROPERTIES LTD

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2012

2 Fixed assets

	Tangible assets £
Cost or valuation	
At 1 October 2011	590,258
Additions	484
Revaluation	(127,587)
At 30 September 2012	<u>463,155</u>
Depreciation	
At 1 October 2011	7,187
Charge for the year	194
At 30 September 2012	<u>7,381</u>
Net book value	
At 30 September 2012	<u>455,774</u>
At 30 September 2011	<u>583,071</u>

3 Share capital

	2012 £	2011 £
Allotted, called up and fully paid		
100 Ordinary Shares of £1 each	<u>100</u>	<u>100</u>