

Company Registration No. 06417184 (England and Wales)

**PROPERTY INVESTOR FINANCE LIMITED**  
**DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 APRIL 2016**

**Cole Marie Partners Limited**  
**Priory House**  
**45-51 High Street**  
**Reigate, Surrey**  
**RH2 9AE**



# PROPERTY INVESTOR FINANCE LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	C N Smith R W Turnbull
<b>Secretary</b>	C N Smith
<b>Company number</b>	06417184
<b>Registered office</b>	Priory House 45-51 High Street Reigate Surrey RH2 9AE
<b>Accountants</b>	Cole Marie Partners Limited Priory House 45-51 High Street Reigate Surrey RH2 9AE
<b>Business address</b>	144 London Road Southborough Tunbridge Wells Kent TN4 0PJ

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# PROPERTY INVESTOR FINANCE LIMITED

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# PROPERTY INVESTOR FINANCE LIMITED

## DIRECTORS' REPORT

**FOR THE YEAR ENDED 30 APRIL 2016**

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The directors present their report and financial statements for the year ended 30 April 2016.

### Principal activities

The principal activity of the company continued to be that of commercial mortgage broking.

### Directors

The following directors have held office since 1 May 2015:

C N Smith  
R W Turnbull

### Statement of directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

By order of the board

  
C N Smith  
Secretary

30.9.2016

# PROPERTY INVESTOR FINANCE LIMITED

## CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF PROPERTY INVESTOR FINANCE LIMITED FOR THE YEAR ENDED 30 APRIL 2016

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Property Investor Finance Limited for the year ended 30 April 2016 set out on pages 3 to 8 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at [icaew.com/regulations](http://icaew.com/regulations).

This report is made solely to the Board of Directors of Property Investor Finance Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Property Investor Finance Limited and state those matters that we have agreed to state to the Board of Directors of Property Investor Finance Limited, as a body, in this report in accordance with AAF 2/10 as detailed at [icaew.com/compilation](http://icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Property Investor Finance Limited and its Board of Directors as a body, for our work or for this report.

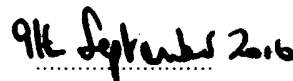
It is your duty to ensure that Property Investor Finance Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Property Investor Finance Limited. You consider that Property Investor Finance Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Property Investor Finance Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.



Cole Marie Partners Limited

Chartered Accountants



Priory House  
45-51 High Street  
Reigate  
Surrey  
RH2 9AE

# PROPERTY INVESTOR FINANCE LIMITED

## PROFIT AND LOSS ACCOUNT

*FOR THE YEAR ENDED 30 APRIL 2016*

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	Notes	2016 £	2015 £
Turnover		236,267	132,475
Cost of sales		(11,711)	(13,676)
<b>Gross profit</b>		<u>224,556</u>	<u>118,799</u>
Administrative expenses		(166,429)	(75,592)
<b>Operating profit</b>	<b>2</b>	<u>58,127</u>	<u>43,207</u>
Other interest receivable and similar income	<b>3</b>	36	97
<b>Profit on ordinary activities before taxation</b>		<u>58,163</u>	<u>43,304</u>
Tax on profit on ordinary activities	<b>4</b>	(13,996)	(10,252)
<b>Profit for the year</b>	<b>12</b>	<u><u>44,167</u></u>	<u><u>33,052</u></u>

# PROPERTY INVESTOR FINANCE LIMITED

## BALANCE SHEET

AS AT 30 APRIL 2016

	Notes	2016 £	£	2015 £	£
<b>Fixed assets</b>					
Intangible assets	6		62,500		67,500
<b>Current assets</b>					
Stocks		38,234		37,832	
Cash at bank and in hand		42,343		37,210	
		<u>80,577</u>		<u>75,042</u>	
<b>Creditors: amounts falling due within one year</b>	8	(66,835)		(63,092)	
<b>Net current assets</b>			13,742		11,950
<b>Total assets less current liabilities</b>			76,242		79,450
<b>Creditors: amounts falling due after more than one year</b>	9		(40,469)		(54,439)
			<u>35,773</u>		<u>25,011</u>
<b>Capital and reserves</b>					
Called up share capital	11		120		120
Profit and loss account	12		35,653		24,891
<b>Shareholders' funds</b>			<u>35,773</u>		<u>25,011</u>

For the financial year ended 30 April 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- 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;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and the Financial Reporting Standard for Smaller Entities (effective January 2015).

Approved by the Board for issue on 30.8.2016

  
C N Smith  
Director

Company Registration No. 06417184

# PROPERTY INVESTOR FINANCE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2016

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### 1 Accounting policies

#### 1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

#### 1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

#### 1.3 Turnover

Turnover represents amounts receivable for commercial mortgage broking services.

#### 1.4 Goodwill

Acquired goodwill is written off in equal annual instalments over its estimated useful economic life of 20 years.

#### 1.5 Tangible fixed assets and depreciation

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

Plant and machinery	20% on cost
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#### 1.6 Stock and work in progress

Work in progress is valued at the lower of cost and net realisable value.

#### 1.7 Pensions

The company operates a defined contribution scheme for the benefit of its employees. Contributions payable are charged to the profit and loss account in the year they are payable.

<b>2 Operating profit</b>	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
Operating profit is stated after charging:		
Amortisation of intangible assets	5,000	5,000
Directors' remuneration	131,200	45,980
	<u>          </u>	<u>          </u>
<b>3 Investment income</b>	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
Bank interest	36	97
	<u>          </u>	<u>          </u>
	36	97
	<u>          </u>	<u>          </u>



# PROPERTY INVESTOR FINANCE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2016

<b>4</b>	<b>Taxation</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
	<b>Domestic current year tax</b>		
	U.K. corporation tax	13,996	10,252
	<b>Total current tax</b>	<u>13,996</u>	<u>10,252</u>
<b>5</b>	<b>Dividends</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
	Ordinary interim paid	<u>33,405</u>	<u>30,947</u>
<b>6</b>	<b>Intangible fixed assets</b>		
			<b>Goodwill</b>
			<b>£</b>
	<b>Cost</b>		
	At 1 May 2015 & at 30 April 2016		<u>100,000</u>
	<b>Amortisation</b>		
	At 1 May 2015		32,500
	Charge for the year		<u>5,000</u>
	At 30 April 2016		<u>37,500</u>
	<b>Net book value</b>		
	At 30 April 2016		<u>62,500</u>
	At 30 April 2015		<u>67,500</u>

# PROPERTY INVESTOR FINANCE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2016

### 7 Tangible fixed assets

	Plant and machinery etc £
<b>Cost</b>	
At 1 May 2015 & at 30 April 2016	12,827
<b>Depreciation</b>	
At 1 May 2015 & at 30 April 2016	12,827
<b>Net book value</b>	
At 30 April 2016	-
At 30 April 2015	-

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

	2016 £	2015 £
Taxation and social security	14,130	10,387
Other creditors	52,705	52,705
	66,835	63,092

### 9 Creditors: amounts falling due after more than one year

	2016 £	2015 £
Other creditors	40,469	54,439

### 10 Pension costs

#### Defined contribution

	2016 £	2015 £
Contributions payable by the company for the year	115,000	30,000

# PROPERTY INVESTOR FINANCE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

11	Share capital	2016 £	2015 £
	<b>Allotted, called up and fully paid</b>		
	100 Ordinary shares of £1 each	100	100
	10 Ordinary A shares of £1 each	10	10
	10 Ordinary B shares of £1 each	10	10
		<u>120</u>	<u>120</u>

12	Statement of movements on profit and loss account	Profit and loss account £
	Balance at 1 May 2015	24,891
	Profit for the year	44,167
	Dividends paid	(33,405)
	Balance at 30 April 2016	<u>35,653</u>

### 13 Control

There is no ultimate controlling party as the shares are held equally among the shareholders.

### 14 Related party relationships and transactions

#### Dividends to Directors

The following directors were paid dividends during the year as outlined in the table below:

	2016 £	2015 £
R W Turnbull	33,405	30,947
	<u>33,405</u>	<u>30,947</u>

#### Other transactions

As at the balance sheet date the company owed £40,469 (2015: £54,439) to R W Turnbull, a director and shareholder of the company. This amount has been included on the balance sheet within other long term creditors.