

Registration number 07106986

Lobster Property Management Ltd

Abbreviated accounts

for the year ended 31 December 2012



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Lobster Property Management Ltd

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Lobster Property Management Ltd

**Abbreviated balance sheet
as at 31 December 2012**

		2012		2011	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	2		10,915		4,211
Current assets					
Debtors		75,315		71,204	
Cash at bank and in hand		1,744		18	
		<u>77,059</u>		<u>71,222</u>	
Creditors: amounts falling due within one year		<u>(81,372)</u>		<u>(55,739)</u>	
Net current (liabilities)/assets			<u>(4,313)</u>		<u>15,483</u>
Total assets less current liabilities			6,602		19,694
Creditors: amounts falling due after more than one year			<u>(12,500)</u>		<u>(30,556)</u>
Deficiency of assets			<u>(5,898)</u>		<u>(10,862)</u>
Capital and reserves					
Called up share capital	3		1		1
Profit and loss account			<u>(5,899)</u>		<u>(10,863)</u>
Shareholders' funds			<u>(5,898)</u>		<u>(10,862)</u>

The directors' statements required by Sections 475(2) and (3) are shown on the following page which forms part of this Balance Sheet

The notes on pages 3 to 4 form an integral part of these financial statements.

Lobster Property Management Ltd

Abbreviated balance sheet (continued)

**Directors' statements required by Sections 475(2) and (3)
for the year ended 31 December 2012**

In approving these abbreviated accounts as directors of the company we hereby confirm

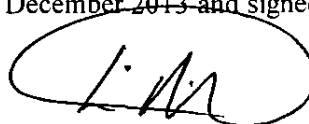
- (a) that for the year stated above the company was entitled to the exemption conferred by Section 477 of the Companies Act 2006 ,
- (b) that no notice has been deposited at the registered office of the company pursuant to Section 476 requesting that an audit be conducted for the year ended 31 December 2012 , and
- (c) that we acknowledge our responsibilities for
 - (1) ensuring that the company keeps accounting records which comply with Section 386 , and
 - (2) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the year then ended in accordance with the requirements of Section 393 and which otherwise comply with the provisions of the Companies Act 2006 relating to financial statements, so far as applicable to the company

These abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

The abbreviated accounts were approved by the Board on 19 December 2013 and signed on its behalf by



K L O'Connor
Director



L Moffitt
Director

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The notes on pages 3 to 4 form an integral part of these financial statements.

Lobster Property Management Ltd

Notes to the abbreviated financial statements for the year ended 31 December 2012

1. Accounting policies

1.1. Accounting convention

The accounts are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

1.2. Turnover

Turnover represents the total amount receivable for property management services during the period

1.3. Tangible fixed assets and depreciation

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows

Fixtures, fittings
and equipment - 25% straight line

1.4. Leasing

Rentals payable under operating leases are charged against income on a straight line basis over the lease term

1.5. Deferred taxation

Deferred tax is recognised in respect of all material timing differences that have originated but not reversed at the balance sheet date

2. Fixed assets

	Tangible fixed assets £
Cost	
At 1 January 2012	7,485
Additions	8,972
At 31 December 2012	<u>16,457</u>
Depreciation	
At 1 January 2012	3,274
Charge for year	2,268
At 31 December 2012	<u>5,542</u>
Net book values	
At 31 December 2012	<u>10,915</u>
At 31 December 2011	<u>4,211</u>

Lobster Property Management Ltd

Notes to the abbreviated financial statements for the year ended 31 December 2012

continued

3. Share capital	2012 £	2011 £
Authorised		
1 Ordinary shares of £1 each	<u>1</u>	<u>-</u>
Allotted, called up and fully paid		
1 Ordinary shares of £1 each	<u>1</u>	<u>1</u>
Equity Shares		
1 Ordinary shares of £1 each	<u>1</u>	<u>1</u>

4. Transactions with directors

Advances to directors

The following directors had interest of 4.75% charged on loans during the year. The movements on these loans are as follows:

	Amount owing		Maximum
	2012	2011	in year
	£	£	£
K L O'Connor	25,734	11,958	25,734
L Moffitt	<u>25,734</u>	<u>11,958</u>	<u>25,734</u>

The directors loan account was repaid in September 2013.

5. Ultimate parent undertaking

The company is a 100% subsidiary of Lobster Property Group Ltd.