

Report of the Directors and
Unaudited Financial Statements
For The Year Ended 30 June 2017
for
PATHOAK PROPERTY MANAGEMENT LIMITED

LBCo Ltd
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

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COMPANIES HOUSE

PATHOAK PROPERTY MANAGEMENT LIMITED

Company Information

For The Year Ended 30 June 2017

DIRECTORS:

E Harris
S Kenis
N G Tasker
A-L E S Bourrier

SECRETARY:

Quadrant Property Management Limited

REGISTERED OFFICE:

c/o Quadrant Property Management Limited
Kennedy House
115 Hammersmith Road
London
W14 0QH

REGISTERED NUMBER:

01815956 (England)

ACCOUNTANTS:

LBCo Ltd
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Report of the Directors
For The Year Ended 30 June 2017

The directors present their report with the financial statements of the company for the year ended 30 June 2017.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of the ownership and management of the freehold block of flats known as 83-101 Barkston Gardens, London SW5.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 July 2016 to the date of this report.

E Harris
S Kenis
N G Tasker
A-L E S Bourrier

Other changes in directors holding office are as follows:

J P Stein - appointed 18 October 2016

E M Passes and J P Stein ceased to be directors after 30 June 2017 but prior to the date of this report.

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

BY ORDER OF THE BOARD:

for 

Quadrant Property Management Limited - Secretary

Date: 12th January 2018

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Income Statement

For The Year Ended 30 June 2017

	Notes	30.6.17 £	30.6.16 £
TURNOVER		200	200
Administrative expenses		(2,074)	(1,713)
OPERATING LOSS		(1,874)	(1,513)
Profit on part disposal of fixed asset		482,406	-
PROFIT/(LOSS) BEFORE TAXATION		480,532	(1,513)
Tax on profit/(loss)		(93,625)	-
PROFIT/(LOSS) FOR THE FINANCIAL YEAR		<u>386,907</u>	<u>(1,513)</u>

The notes form part of these financial statements

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Balance Sheet
30 June 2017

	Notes	30.6.17 £	£	30.6.16 £	£
FIXED ASSETS					
Investment property	4		1		2,594
CURRENT ASSETS					
Debtors	5	237,949		165,443	
CREDITORS					
Amounts falling due within one year	6	<u>110,769</u>		<u>61,038</u>	
NET CURRENT ASSETS			<u>127,180</u>		<u>104,405</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			127,181		106,999
PROVISIONS FOR LIABILITIES	7		<u>113,002</u>		<u>87,728</u>
NET ASSETS			<u>14,179</u>		<u>19,271</u>
CAPITAL AND RESERVES					
Called up share capital	8		10		9
Share premium	9		299		299
Retained earnings	9		<u>13,870</u>		<u>18,963</u>
SHAREHOLDERS' FUNDS			<u>14,179</u>		<u>19,271</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2017 in accordance with Section 476 of the Companies Act 2006.

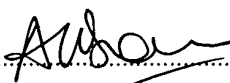
The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 12 January 18 and were signed on its behalf by:

Director


A-L E S BOURRIER

The notes form part of these financial statements

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Notes to the Financial Statements
For The Year Ended 30 June 2017

1. STATUTORY INFORMATION

Pathoak Property Management Limited is a private company, limited by shares, registered in England. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Turnover

Turnover represents rental income for the period.

3. SERVICE CHARGE FUND

During the year the company received contributions from its lessees in respect of its management of the property. The movement of those funds during the year was as follows;

	30.06.17	30.06.16
	£	£
Contributions Receivable From Lessees:		
Advance Service Charge/Reserve Fund Demands	67,830	66,306
Service Charge Expenditure	40,343	42,462
Major Works	0	110,509
	40,343	152,971
	27,487	(86,665)
Transfer (To)/From Reserve Fund:		
From Reserve Service Charge Deficit To June 2015	0	6,921
To Reserve From Current Year Demands	(25,000)	(23,844)
From Reserve To Fund Major Works	0	110,519
	(25,000)	93,586
	2,487	6,921
Funds Due From Lessees 30th June 2016	0	(6,921)
Funds Due To Lessees 30th June 2017	2,487	0

Notes to the Financial Statements - continued
For The Year Ended 30 June 2017

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 July 2016	2,594
Disposals	(2,593)
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At 30 June 2017	1
	<hr/>
NET BOOK VALUE	
At 30 June 2017	1
	<hr/>
At 30 June 2016	2,594
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The company owns the freehold of 83-101 Barkston Gardens, London SW5 subject to long leases which is stated at cost.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.17 £	30.6.16 £
Funds held by managing agents	229,337	160,662
Other debtors	4,320	-
Prepayments and accrued income	4,292	4,781
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	237,949	165,443
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6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.17 £	30.6.16 £
Corporation tax	93,625	-
Lessee account balances	10,373	10,159
Income Tax	-	46
Service charge surplus(Note 3)	2,487	-
Other creditors	-	1,719
Accrued expenses	4,284	49,114
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	110,769	61,038
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7. PROVISIONS FOR LIABILITIES

BUILDING MAINTENANCE RESERVE FUND

	Total £
Balance At 01.07.16	87,728
Interest Received Net Of Tax	274
Transfer To Reserve During The Year (Note 3)	25,000
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Balance At 30.06.17	113,002
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PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Notes to the Financial Statements - continued
For The Year Ended 30 June 2017

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:		Nominal value:	30.6.17	30.6.16
Number:	Class:		£	£
7	"A" Ordinary	£1	7	7
3	"B" Ordinary	£1	3	2
			<u>10</u>	<u>9</u>

1 "B" Ordinary share of £1 was allotted and fully paid for cash at par during the year.

9. RESERVES

	Retained earnings £	Share premium £	Totals £
At 1 July 2016	18,963	299	19,262
Profit for the year	386,907		386,907
Dividends	(392,000)		(392,000)
At 30 June 2017	<u>13,870</u>	<u>299</u>	<u>14,169</u>