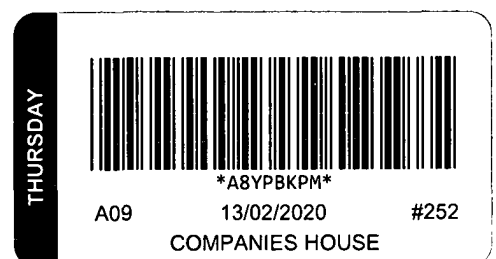


Report of the Directors and
Unaudited Financial Statements
For The Year Ended 30 June 2019
for
PATHOAK PROPERTY MANAGEMENT LIMITED

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





PATHOAK PROPERTY MANAGEMENT LIMITED

Company Information

For The Year Ended 30 June 2019

DIRECTORS:

S M 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 2019

The directors present their report with the financial statements of the company for the year ended 30 June 2019.

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.

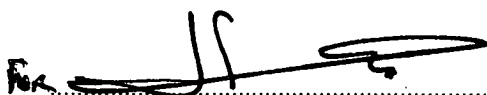
DIRECTORS

The directors shown below have held office during the whole of the period from 1 July 2018 to the date of this report.

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

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:



.....
Quadrant Property Management Limited - Secretary

Date: 7th February 2020

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Income Statement

For The Year Ended 30 June 2019

	Notes	30.6.19 £	30.6.18 £
TURNOVER		-	-
Administrative expenses		<u>(1,381)</u>	<u>(1,499)</u>
OPERATING LOSS		<u>(1,381)</u>	<u>(1,499)</u>
(Loss)/Profit on part disposal of fixed asset		<u>-</u>	<u>(4,320)</u>
LOSS BEFORE TAXATION		<u>(1,381)</u>	<u>(5,819)</u>
Tax on loss		<u>-</u>	<u>853</u>
LOSS FOR THE FINANCIAL YEAR		<u><u>(1,381)</u></u>	<u><u>(4,966)</u></u>

The notes form part of these financial statements

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Balance Sheet
30 June 2019

	Notes	30.6.19 £	£	30.6.18 £	£
FIXED ASSETS					
Investment property	4		1		1
CURRENT ASSETS					
Debtors	5	72,723		141,657	
CREDITORS					
Amounts falling due within one year	6	<u>5,607</u>		<u>32,280</u>	
NET CURRENT ASSETS			<u>67,116</u>		<u>109,377</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			67,117		109,378
PROVISIONS FOR LIABILITIES	7		<u>59,285</u>		<u>100,165</u>
NET ASSETS			<u><u>7,832</u></u>		<u><u>9,213</u></u>
CAPITAL AND RESERVES					
Called up share capital	8		10		10
Share premium	9		299		299
Retained earnings	9		<u>7,523</u>		<u>8,904</u>
SHAREHOLDERS' FUNDS			<u><u>7,832</u></u>		<u><u>9,213</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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 applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors on 7/2/2020 and were signed on its behalf by:


.....
A-L E S Bourrier - Director

The notes form part of these financial statements

Notes to the Financial Statements
For The Year Ended 30 June 2019

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

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;

	£	30.06.19 £	30.06.18 £
Contributions Receivable From Lessees:			
Advance Service Charge/Reserve Fund Demands		68,790	69,112
Service Charge Excess Charged/(Surplus Refunded)		688	(2,487)
		<u>69,478</u>	<u>66,625</u>
 Service Charge Expenditure	46,349		44,044
 Major Works	<u>66,733</u>		<u>38,649</u>
		<u>113,082</u>	<u>82,693</u>
		(43,604)	(16,068)
 Transfer (To)/From Reserve Fund:			
To Reserve From Current Year Demands	(25,756)		(25,756)
From Reserve To Fund Major Works	<u>66,733</u>		<u>38,649</u>
		<u>40,977</u>	<u>12,893</u>
		(2,627)	(3,175)
 Funds Due (From)/To Lessees 30th June 2018		<u>(688)</u>	<u>2,487</u>
 Funds Due From Lessees 30th June 2019		<u>(3,315)</u>	<u>(688)</u>

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 July 2018	
and 30 June 2019	<u>1</u>
 NET BOOK VALUE	
At 30 June 2019	<u>1</u>
 At 30 June 2018	<u>1</u>

Notes to the Financial Statements - continued
For The Year Ended 30 June 2019

4. INVESTMENT PROPERTY - continued

The company owns the freehold of 83-101 Barkston Gardens, London SW5 subject to long leases which is stated at cost. In the opinion of the directors at 30th June 2019 there was no material difference between the book and fair value of the property.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.19	30.6.18
	£	£
Lessee arrears	3,543	-
Funds held by managing agents	57,663	135,161
Excess service charge due (Note 3)	3,315	688
Other debtors	2,541	414
Corporation tax	853	853
Prepayments and accrued income	4,808	4,541
	<u>72,723</u>	<u>141,657</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.19	30.6.18
	£	£
Lessee account balances	-	29,914
Other creditors	108	-
Accrued expenses	5,499	2,366
	<u>5,607</u>	<u>32,280</u>

7. PROVISIONS FOR LIABILITIES

BUILDING MAINTENANCE RESERVE FUND

	Total £
Balance At 01.07.18	100,165
Interest Received Net Of Tax	97
Transfer From Reserve During The Year (Note 3)	(40,977)
Balance At 30.06.19	<u>59,285</u>

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:		Nominal value:	30.6.19	30.6.18
Number:	Class:		£	£
7	"A" Ordinary	£1	7	7
3	"B" Ordinary	£1	3	3
			<u>10</u>	<u>10</u>

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Notes to the Financial Statements - continued
For The Year Ended 30 June 2019

9. RESERVES

	Retained earnings £	Share premium £	Totals £
At 1 July 2018	8,904	299	9,203
Deficit for the year	(1,381)		(1,381)
At 30 June 2019	<u>7,523</u>	<u>299</u>	<u>7,822</u>