

Report of the Directors and
Unaudited Financial Statements
For The Year Ended 30 June 2018
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 2018

DIRECTORS:

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 2018

The directors present their report with the financial statements of the company for the year ended 30 June 2018.

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 2017 to the date of this report.

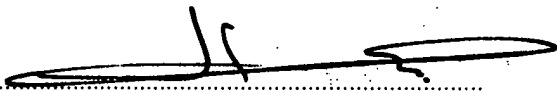
S Kenis
N G Tasker
A-L E S Bourrier

Other changes in directors holding office are as follows:

E Harris - resigned 12 October 2017
E M Passes - resigned 16 November 2017
J P Stein - resigned 11 September 2017

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: 31 January '19

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Income Statement

For The Year Ended 30 June 2018

	Notes	30.6.18 £	30.6.17 £
TURNOVER		-	200
Administrative expenses		(1,499)	(2,074)
OPERATING LOSS		(1,499)	(1,874)
(Loss)/Profit on part disposal of fixed asset		(4,320)	482,406
(LOSS)/PROFIT BEFORE TAXATION		(5,819)	480,532
Tax on (loss)/profit		853	(93,625)
(LOSS)/PROFIT FOR THE FINANCIAL YEAR		(4,966)	386,907

The notes form part of these financial statements

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Balance Sheet
30 June 2018

	Notes	30.6.18 £	£	30.6.17 £	£
FIXED ASSETS					
Investment property	4		1		1
CURRENT ASSETS					
Debtors	5	141,657		237,949	
CREDITORS					
Amounts falling due within one year	6	<u>32,280</u>		<u>110,769</u>	
NET CURRENT ASSETS			<u>109,377</u>		<u>127,180</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			109,378		127,181
PROVISIONS FOR LIABILITIES	7		<u>100,165</u>		<u>113,002</u>
NET ASSETS			<u>9,213</u>		<u>14,179</u>
CAPITAL AND RESERVES					
Called up share capital	8		10		10
Share premium	9		299		299
Retained earnings	9		<u>8,904</u>		<u>13,870</u>
SHAREHOLDERS' FUNDS			<u>9,213</u>		<u>14,179</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2018 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 31 January 19 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 2018

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;

	£	30.06.18 £	30.06.17 £
Contributions Receivable From Lessees:			
Advance Service Charge/Reserve Fund Demands		69,112	67,830
Service Charge Surplus Refunded		(2,487)	0
		<hr/> 66,625	<hr/> 67,830
Service Charge Expenditure	44,044		40,343
Major Works	38,649		0
	<hr/>	<hr/> 82,693	<hr/> 40,343
		(16,068)	27,487
Transfer (To)/From Reserve Fund:			
To Reserve From Current Year Demands	(25,756)		(25,000)
From Reserve To Fund Major Works	38,649		0
	<hr/>	<hr/> 12,893	<hr/> (25,000)
		(3,175)	2,487
Funds Due To Lessees 30th June 2017		2,487	0
Funds Due (From)/To Lessees 30th June 2018		<hr/> (688)	<hr/> 2,487

Notes to the Financial Statements - continued
For The Year Ended 30 June 2018

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 July 2017	
and 30 June 2018	1
	<hr/>
NET BOOK VALUE	
At 30 June 2018	1
	<hr/>
At 30 June 2017	1
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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

	30.6.18 £	30.6.17 £
Funds held by managing agents	135,161	229,337
Excess service charge due (Note 3)	688	-
Other debtors	414	4,320
Corporation tax	853	-
Prepayments and accrued income	4,541	4,292
	<hr/>	<hr/>
	141,657	237,949
	<hr/>	<hr/>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.18 £	30.6.17 £
Corporation tax	-	93,625
Lessee account balances	29,914	10,373
Service charge surplus (Note 3)	-	2,487
Accrued expenses	2,366	4,284
	<hr/>	<hr/>
	32,280	110,769
	<hr/>	<hr/>

7. PROVISIONS FOR LIABILITIES

BUILDING MAINTENANCE RESERVE FUND

	Total £
Balance At 01.07.17	113,002
Interest Received Net Of Tax	56
Transfer From Reserve During The Year (Note 3)	(12,893)
	<hr/>
Balance At 30.06.18	100,165
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PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Notes to the Financial Statements - continued
For The Year Ended 30 June 2018

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.6.18 £	30.6.17 £
7	"A" Ordinary	£1	7	7
3	"B" Ordinary	£1	3	3
			<u>10</u>	<u>10</u>

9. RESERVES

	Retained earnings £	Share premium £	Totals £
At 1 July 2017	13,870	299	14,169
Deficit for the year	(4,966)		(4,966)
At 30 June 2018	<u>8,904</u>	<u>299</u>	<u>9,203</u>