

Report of the Directors and
Unaudited Financial Statements
For The Year Ended 30 June 2022
for
PATHOAK PROPERTY MANAGEMENT LIMITED



LBCo Ltd
T/A Lees-Buckley & Co
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

PATHOAK PROPERTY MANAGEMENT LIMITED

Company Information

For The Year Ended 30 June 2022

DIRECTORS:

N G Tasker
A-L E S Bourrier

REGISTERED OFFICE:

Unit 16
Northfields Prospect Business Centre
Putney Bridge Road
London
SW18 1PE

REGISTERED NUMBER:

01815956 (England)

ACCOUNTANTS:

LBCo Ltd
T/A Lees-Buckley & Co
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 2022

The directors present their report with the financial statements of the company for the year ended 30 June 2022.

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 2021 to the date of this report.

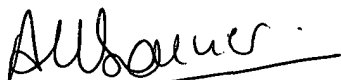
N G Tasker
A-L E S Bourrier

Other changes in directors holding office are as follows:

S M Kenis - resigned 8 April 2022

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

ON BEHALF OF THE BOARD:



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

Date: 21.06.2023

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Income Statement

For The Year Ended 30 June 2022

	30.6.22 £	30.6.21 £
TURNOVER	-	-
Administrative expenses	(1,404)	(1,283)
OPERATING LOSS and LOSS BEFORE TAXATION	(1,404)	(1,283)
Tax on loss	-	-
LOSS FOR THE FINANCIAL YEAR	<u>(1,404)</u>	<u>(1,283)</u>

The notes form part of these financial statements

PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)

Balance Sheet

30 June 2022

	Notes	30.6.22 £	£	30.6.21 £	£
FIXED ASSETS					
Investment property	5		1		1
CURRENT ASSETS					
Debtors	6	175,708		137,665	
CREDITORS					
Amounts falling due within one year	7	<u>35,108</u>		<u>21,453</u>	
NET CURRENT ASSETS			<u>140,600</u>		<u>116,212</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			140,601		116,213
PROVISIONS FOR LIABILITIES	8		<u>136,715</u>		<u>110,923</u>
NET ASSETS			<u><u>3,886</u></u>		<u><u>5,290</u></u>
CAPITAL AND RESERVES					
Called up share capital	9		10		10
Share premium	10		299		299
Retained earnings	10		<u>3,577</u>		<u>4,981</u>
SHAREHOLDERS' FUNDS			<u><u>3,886</u></u>		<u><u>5,290</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2022.

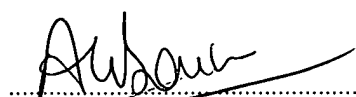
The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2022 in accordance with Section 476 of the Companies Act 2006.

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 applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on 21.06.2023 and were signed on its behalf by:



A-L Es Bourrier - Director

The notes form part of these financial statements

Notes to the Financial Statements
For The Year Ended 30 June 2022

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.

Service Charge Balances

The company is trustee for the service charge of its freehold property and related expenditure is commissioned in its own (company) name. Accordingly, and whilst service charge income and expenditure have been excluded from the Profit and Loss Account, related assets and liabilities are recorded in the Balance Sheet with movement therein shown in notes to the financial statements.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2021 - NIL).

4. 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;

	30.06.22	30.06.21
	£	£
Contributions Receivable From Lessees:		
Advance Service Charge/Reserve Fund Demands	81,470	78,558
Company Expense Demands	1,520	1,420
Service Charge & Company Demands (Surplus Refunded) / Excess Charged	(8,827)	5,380
	<hr/> 74,163	<hr/> 85,358
Service Charge Expenditure	44,750	45,395
	<hr/> 29,413	<hr/> 39,963
Transfer To Reserve Fund:		
To Reserve From Current Year Demands	(25,756)	(25,756)
	<hr/> 3,657	<hr/> 14,207
Funds Due To/(From) Lessees 30th June 2021	8,827	(5,380)
Funds Due To Lessees 30th June 2022	<hr/> 12,484	<hr/> 8,827
Represented By:		
Service Charge Surplus	10,964	7,407
Company Demands Balance Refundable	1,520	1,420
	<hr/> 12,484	<hr/> 8,827

Notes to the Financial Statements - continued
For The Year Ended 30 June 2022

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 July 2021	
and 30 June 2022	1
NET BOOK VALUE	
At 30 June 2022	1
At 30 June 2021	1

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 2022 there was no material difference between the book and fair value of the property.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.22 £	30.6.21 £
Lessee arrears	2,169	4,935
Funds held by managing agents	165,986	126,510
Other debtors	1,494	504
Prepayments and accrued income	6,059	5,716
	<u>175,708</u>	<u>137,665</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.22 £	30.6.21 £
Trade creditors	4,231	-
Lessee account balances	6,947	-
Other creditors	10,000	10,000
Service charge surplus & company demands balance refundable (Note 4)	12,484	8,827
Accrued expenses	1,446	2,626
	<u>35,108</u>	<u>21,453</u>

8. PROVISIONS FOR LIABILITIES

BUILDING MAINTENANCE RESERVE FUND

	Total £
Balance At 01.07.21	110,923
Interest Received Net Of Tax	36
Transfer To Reserve During The Year (Note 4)	25,756
Balance At 30.06.22	<u>136,715</u>

Notes to the Financial Statements - continued
For The Year Ended 30 June 2022

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:		Nominal	30.6.22	30.6.21
Number:	Class:	value:	£	£
7	"A" Ordinary	£1	7	7
3	"B" Ordinary	£1	3	3
			<u>10</u>	<u>10</u>
			<u><u>10</u></u>	<u><u>10</u></u>

10. RESERVES

	Retained earnings £	Share premium £	Totals £
At 1 July 2021	4,981	299	5,280
Deficit for the year	(1,404)		(1,404)
	<u>3,577</u>	<u>299</u>	<u>3,876</u>
At 30 June 2022	<u><u>3,577</u></u>	<u><u>299</u></u>	<u><u>3,876</u></u>