

Company Registration No. 02246607

OPENSTAKE PROPERTY MANAGEMENT LIMITED
(A Company Limited by Guarantee)

BALANCE SHEET AND ACCOUNTS
AS AT 31 DECEMBER 2017

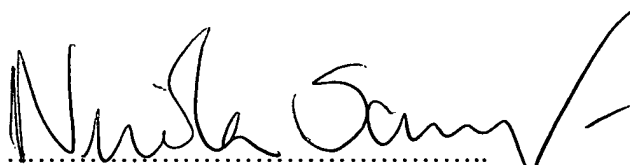


(A Company Limited by Guarantee)

The Directors present the accounts of the company for the year to 31 December 2017.

1. The main activity of the company is the management and maintenance of Chantry House, 73 High St, Hurstpierpoint, West Sussex, BN6 9RE, and safeguard and promotion of the common interests of the lessees. The company does not make a profit.
2. The excess of income over service expenditure received from ground rents and service charges, as shown on page 5 is carried forward for future maintenance work which is due.
3. There was no change to the Fixed Asset of the company during the accounting period.
4. The Directors who served during the period were:

J.G. Hudson
U.F. Hudson
N. Sawyer
R. Sawyer
G Rennie
G Blackburn


.....
U. Hudson N. SAWYER
Secretary DIRECTOR

Date 12-2-2018

BALANCE SHEETAS AT 31 DECEMBER 2017

<u>FIXED ASSET</u>	<u>Notes</u>	<u>31.12.17</u>	<u>31.12.16</u>
		£	£
Freehold Property at Cost	<u>2</u>	<u>2000</u>	<u>2000</u>
<u>CURRENT ASSETS</u>			
Debtors	3		
Prepayment	4		
Cash at Bank		<u>7932</u>	<u>5175</u>
<u>CURRENT LIABILITIES</u>			
Creditors			
Amounts falling due	9		
Within one year			
<u>NET CURRENT ASSETS</u>		<u>7932</u>	<u>5175</u>
<u>TOTAL ASSETS LESS CURRENT LIABILITIES</u>		<u>9932</u>	<u>7175</u>
<u>CAPITAL AND RESERVES</u>	5		
Unsecured Loan Notes	6	<u>2000</u>	<u>2000</u>
Maintenance Reserve		<u>7932</u>	<u>5175</u>
		<u>9932</u>	<u>7175</u>
		=====	=====

BALANCE SHEET (continuation)
AS AT 31 DECEMBER 2017

For the year ending 31 December 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities;

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476,
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

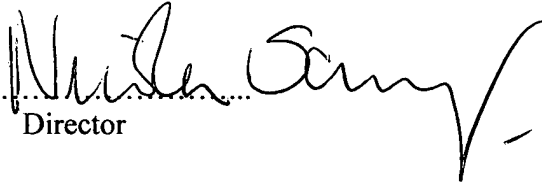
These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 12-02-18 and signed on its behalf by

~~Mrs U.F. Hudson~~

MRS N SAWYER

Director



INCOME AND EXPENDITURE ACCOUNTFOR THE YEAR TO 31 DECEMBER 2017

	<u>Notes</u>	<u>31.12.17</u>	<u>31.12.16</u>
	<u>£</u>	<u>£</u>	<u>£</u>
Service Charges Receivable		5593	6611
Insurance Claim			
<u>Less</u>	<u>7</u>		
Fee for preparing accounts	50	50	
Buildings Insurance	2793	2963	
Driveway		187	
Landscaping		75	
Plasterer		645	
Decorating (Flat 2)		489	
Survey Fee		36	
Amount Written Off		7	
		<u>2843</u>	<u>4452</u>
		2750	2159
Building Society Interest Received		<u>7</u>	<u>8</u>
<u>SURPLUS OF INCOME OVER</u>		<u>2757</u>	<u>2167</u>
<u>EXPENDITURE</u>			
<u>FOR THE YEAR BEFORE TAXATION</u>			
Taxation	<u>8</u>	0	0
<u>SURPLUS OF INCOME OVER</u>		<u>2757</u>	<u>2167</u>
<u>EXPENDITURE</u>			
<u>FOR THE YEAR AFTER TAXATION</u>			
BALANCE BROUGHT FORWARD at 1 January		5175	3008
<u>BALANCE CARRIED FORWARD at 31 December</u>		<u>7932</u>	<u>5175</u>
		=====	=====

CONTINUING OPERATIONS

None of the company's activities were acquired or discontinued during the above two financial years.

TOTAL RECOGNISED GAINS AND LOSSES

The company has no recognised gains or losses.

MOVEMENTS OF FUNDS

The only movement on funds for the above two financial years has been settlement of liabilities as described above.

NOTES FORMING PART OF THE ACCOUNTSTO 31 DECEMBER 20171. ACCOUNTING POLICIESBasis of Accounting

The Accounts have been prepared under the historical cost convention.

Depreciation

No depreciation has been provided on the freehold property. In the opinion of the Directors, the cost price of the assets represents its current market value. The property is held in order to protect the interests of the Lessees of Chantry House.

Cash Flow Statement

The Company has taken advantage of the exemption in Financial Reporting Standard No. 1 from producing a cash flow statement on the grounds that it is a small company.

2. FREEHOLD PROPERTY AT COST

This is subject to four Nine hundred and ninety-nine year leases created on 25 June 1963.

3. DEBTORS4. PREPAYMENTS

No prepayments.

5. SHARE CAPITAL

The Company possesses no Share Capital, being a Company Limited by Guarantee. At the accounting date there were four members. Each member undertakes to contribute such amounts as may be required in the event of winding up of the Company up to a maximum of £1 each.

6. UNSECURED LOAN NOTES

Four Unsecured Loan Notes of £500 each were issued to the members on 1 September 1988. They are interest free with the right to repayment being held by the Company. They are only transferable to another member of the Company. None of the notes were transferred during the year.

7. STAFF COSTS

There are no employees of the Company other than the Directors who receive no remuneration from the Company.

8. TAXATION

HM Inspector of Taxes Brighton 4 has indicated that they will not collect tax for income less than £200. In this case we have taxable income of less than £10 interest, and so no tax payment is due.

9. CREDITORS

No creditors.