

**REPORT OF THE DIRECTORS AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2016  
FOR  
OWNFORMAL PROPERTY MANAGEMENT LIMITED**

WEDNESDAY



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COMPANIES HOUSE

**OWNFORMAL PROPERTY MANAGEMENT LIMITED**

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**For The Year Ended 30 November 2016**

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**OWNFORMAL PROPERTY MANAGEMENT LIMITED**

**COMPANY INFORMATION**  
**For The Year Ended 30 November 2016**

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**DIRECTORS:** I Mecci  
L Parkhomchuk

**SECRETARY:** J S A Bryan

**REGISTERED OFFICE:** Flat 1  
112 Crystal Palace Park Road  
London  
SE26 6UP

**REGISTERED NUMBER:** 3464721 (England and Wales)

**OWNFORMAL PROPERTY MANAGEMENT LIMITED**

**REPORT OF THE DIRECTORS**  
**For The Year Ended 30 November 2016**

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The directors present their report with the financial statements of the company for the year ended 30 November 2016.

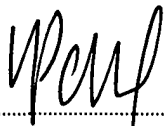
**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of the management of the flats at 112 Crystal Palace Park Road. The Company has purchased the freehold of the flats at 112 Crystal Palace Park Road.

**DIRECTORS**

I Mecci  
L Parkhomchuk

**ON BEHALF OF THE BOARD:**



.....  
L Parkhomchuk - Director

Date:

**OWNFORMAL PROPERTY MANAGEMENT LIMITED**

**PROFIT AND LOSS ACCOUNT**  
**For The Year Ended 30 November 2016**

|                                                                 | Notes    | <b>2016<br/>£</b> | <b>2015<br/>£</b> |
|-----------------------------------------------------------------|----------|-------------------|-------------------|
| <b>TURNOVER</b>                                                 |          | <b>4,498</b>      | <b>4,395</b>      |
| Administrative expenses                                         |          | <b>1,138</b>      | <b>7,509</b>      |
| <b>OPERATING PROFIT/(LOSS)</b>                                  | <b>2</b> | <b>3,360</b>      | <b>-3,114</b>     |
| Interest receivable and similar income                          |          | <b>8</b>          | <b>11</b>         |
| <b>PROFIT/(LOSS) ON ORDINARY ACTIVITIES<br/>BEFORE TAXATION</b> |          | <b>3,368</b>      | <b>-3,103</b>     |
| Tax on profit/(loss) on ordinary activities                     | <b>3</b> | <b>-</b>          | <b>-</b>          |
| <b>PROFIT/(LOSS) FOR THE FINANCIAL YEAR<br/>AFTER TAXATION</b>  |          | <b>3,368</b>      | <b>-3,103</b>     |

**OWNFORMAL PROPERTY MANAGEMENT LIMITED**

**BALANCE SHEET**  
**30-Nov-2016**

|                                              | Notes | 2016         |               | 2015         |               |
|----------------------------------------------|-------|--------------|---------------|--------------|---------------|
|                                              |       | £            | £             | £            | £             |
| <b>FIXED ASSETS</b>                          |       |              |               |              |               |
| Tangible assets                              | 4     |              | 12,605        |              | 12,605        |
| <b>CURRENT ASSETS</b>                        |       |              |               |              |               |
| Debtors                                      | 5     | 0            |               | 559          |               |
| Cash at bank                                 |       | 6,963        |               | 3,036        |               |
|                                              |       | <u>6,963</u> |               | <u>3,595</u> |               |
| <b>CREDITORS</b>                             |       |              |               |              |               |
| Amounts falling due within one year          | 6     | 0            |               | 0            |               |
|                                              |       | <u>0</u>     |               | <u>0</u>     |               |
| <b>NET CURRENT ASSETS</b>                    |       |              | 6,963         |              | 3,595         |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |              | <u>19,568</u> |              | <u>16,200</u> |
| <b>CAPITAL AND RESERVES</b>                  |       |              |               |              |               |
| Called up shared capital                     | 7     |              | 100           |              | 100           |
| Other reserves                               | 8     |              | 12,605        |              | 12,605        |
| Profit and loss account                      | 8     |              | 6,863         |              | 3,495         |
|                                              |       |              | <u>19,568</u> |              | <u>16,200</u> |
| <b>SHAREHOLDERS' FUNDS</b>                   |       |              | <u>19,568</u> |              | <u>16,200</u> |

For the year ending 30 November 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

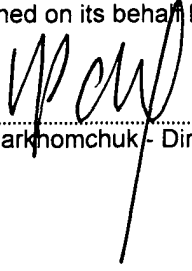
The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director's acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

The financial statements were approved by the board of directors on  
signed on its behalf by:

25/09/2017

and were

  
L Parkhomchuk - Director

# OWNFORMAL PROPERTY MANAGEMENT LIMITED

## NOTES TO THE FINANCIAL STATEMENTS For The Year Ended 30 November 2016

### 1 ACCOUNTING POLICIES

#### Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effect Jan 2007).

#### Turnover represents service charges receivable

Turnover represents service charges receivable

#### Tangible fixed assets

The tangible fixed asset is the freehold reversion of 112 Crystal Palace Park Road, London SE26 6UP and this increase in value over time, no depreciation is provided on the asset.

### 2 OPERATING PROFIT/(LOSS)

The operating profit is stated after charging:

|                                              | 2016<br>£ | 2015<br>£ |
|----------------------------------------------|-----------|-----------|
| Directors' emoluments and other benefits etc | -         | -         |

### 3 TAXATION

The company is not liable to corporation tax as it does not trade.

### 4 TANGIBLE FIXED ASSETS

Land and  
buildings  
£

#### COST

At 1 December 2015  
and 30 November 2016

12,605

#### NET BOOK VALUE

At 30 November 2016

12,605

At 30 November 2015

12,605

### 5 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

|               | 2016<br>£ | 2015<br>£ |
|---------------|-----------|-----------|
| Other debtors | 0         | 559       |

### 6 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

|                              | 2016<br>£ | 2015<br>£ |
|------------------------------|-----------|-----------|
| Accruals and deferred income | 0         | 0         |

# OWNFORMAL PROPERTY MANAGEMENT LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 30 November 2016

### 7 CALLED UP SHARE CAPITAL

Authorised, allotted, issued and fully paid:

| Number: | Class:   | Nominal value | 2016<br>£ | 2015<br>£ |
|---------|----------|---------------|-----------|-----------|
| 100     | Ordinary | £1            | 100       | 100       |

### 8 RESERVES

|                     | Profit and loss account<br>£ | Others reserves<br>£ | Totals<br>£ |
|---------------------|------------------------------|----------------------|-------------|
| At 1 December 2015  | 3,495                        | 12,605               | 16,100      |
| Profit for the year | 3,368                        |                      | 3,368       |
| At 30 November 2016 | 6,863                        | 12,605               | 19,468      |

The freehold reserve represents amounts contributed by residents in orders to purchase freehold of flats at 112 Crystal Palace Park Road.

### 9 RELATED PARTY DISCLOSURES

The directors who are residents in the property that the company manages pay service charges on the same basis as other residents. The amount of each director's service charge is not considered material.

**OWNFORMAL PROPERTY MANAGEMENT LIMITED**

**PROFIT AND LOSS ACCOUNT**  
**For The Year Ended 30 November 2016**

|                          | <b>2016</b>  |                     | <b>2015</b>  |                      |
|--------------------------|--------------|---------------------|--------------|----------------------|
|                          | £            | £                   | £            | £                    |
| <b>Turnover</b>          |              |                     |              |                      |
| Service Charge           | 2,400        |                     | 2,400        |                      |
| Ground rent              | 75           |                     | 75           |                      |
| Sinking Fund             | <u>2,023</u> |                     | <u>1,920</u> |                      |
|                          |              | 4,498               |              | 4,395                |
| <b>Other Income</b>      |              |                     |              |                      |
| Bank interest received   |              | <u>8</u>            |              | <u>11</u>            |
|                          |              | 4,506               |              | 4,406                |
| <b>Expenditure</b>       |              |                     |              |                      |
| Structural Surveyor      | 0            |                     | 300          |                      |
| Insurance                | 1,138        |                     | 1,059        |                      |
| Building Works           | 0            |                     | 6150         |                      |
|                          | <u>0</u>     |                     | <u>0</u>     |                      |
|                          |              | 1,138               |              | 7,509                |
| <b>NET PROFIT/(LOSS)</b> |              | <u><u>3,368</u></u> |              | <u><u>-3,103</u></u> |