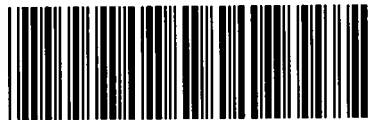


**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2017
FOR
OWNFORMAL PROPERTY MANAGEMENT LIMITED**

SATURDAY



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COMPANIES HOUSE

OWNFORMAL PROPERTY MANAGEMENT LIMITED

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For The Year Ended 30 November 2017

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OWNFORMAL PROPERTY MANAGEMENT LIMITED

COMPANY INFORMATION

For The Year Ended 30 November 2017

DIRECTORS: S Peacock
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 2017

The directors present their report with the financial statements of the company for the year ended 30 November 2017.

PRINCIPAL ACTIVITY

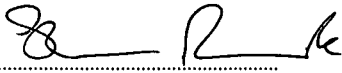
The principal activity of the company in the year under review was that of the management of the flats at 112 Crystal Palace Park Road. The Company has purchased the freehold of the flats at 112 Crystal Palace Park Road.

DIRECTORS

The directors shown below have held office during the whole period from 1 December 2016 to the date of this report.

S. Peacock
L Parkhomchuk

ON BEHALF OF THE BOARD:



S Peacock - Director

Date: 31/08/18

OWNFORMAL PROPERTY MANAGEMENT LIMITED

PROFIT AND LOSS ACCOUNT
For The Year Ended 30 November 2017

	Notes	2017 £	2016 £
TURNOVER		4,327	4,395
Administrative expenses		3,235	1,138
OPERATING PROFIT/(LOSS)	2	1,092	3,257
Interest receivable and similar income		4	8
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		1,096	3,265
Tax on profit/(loss) on ordinary activities	3	-	-
PROFIT/(LOSS) FOR THE FINANCIAL YEAR AFTER TAXATION		1,096	3,265

OWNFORMAL PROPERTY MANAGEMENT LIMITED

BALANCE SHEET
30-Nov-2017

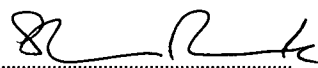
	Notes	2017		2016	
		£	£	£	£
FIXED ASSETS					
Tangible assets	4		12,605		12,605
CURRENT ASSETS					
Debtors	5	0		0	
Cash at bank		8,127		6,963	
		<u>8,127</u>		<u>6,963</u>	
CREDITORS					
Amounts falling due within one year	6	68		0	
		<u>68</u>		<u>0</u>	
NET CURRENT ASSETS			8,059		6,963
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>20,664</u>		<u>19,568</u>
CAPITAL AND RESERVES					
Called up shared capital	7		100		100
Other reserves	8		12,605		12,605
Profit and loss account	8		7,959		6,863
			<u>20,664</u>		<u>19,568</u>
SHAREHOLDERS' FUNDS			<u>20,664</u>		<u>19,568</u>

For the year ending 30 November 2017 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 31/05/18 and were signed on its behalf by:


S Peacock - Director

OWNFORMAL PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS For The Year Ended 30 November 2017

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:

	2017 £	2016 £
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 2016
and 30 November 2017

12,605

NET BOOK VALUE

At 30 November 2017

12,605

At 30 November 2016

12,605

5 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Other debtors	0	0

6 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Accruals and deferred income	68	0

OWNFORMAL PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 30 November 2017

7 CALLED UP SHARE CAPITAL

Authorised, allotted, issued and fully paid:

Number:	Class:	Nominal value	2017 £	2016 £
100	Ordinary	£1	100	100

8 RESERVES

	Profit and loss account £	Others reserves £	Totals £
At 1 December 2016	6,863	12,605	19,468
Profit for the year	1,096		1,096
At 30 November 2017	7,959	12,605	20,564

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 2017

	2017		2016	
	£	£	£	£
Turnover				
Service Charge	2,400		2,400	
Ground rent	7		75	
Sinking Fund	<u>1,920</u>		<u>2,023</u>	
		4,327		4,395
Other Income				
Bank interest received		4		8
		<u>4</u>		<u>8</u>
		4,331		4,403
Expenditure				
Knotweed	2,030		0	
Insurance	<u>1,205</u>		<u>1,138</u>	
		3,235		1,138
NET PROFIT/(LOSS)		<u>1,096</u>		<u>3,265</u>