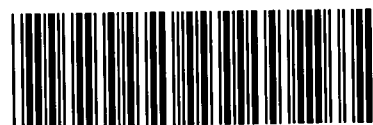


**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2018
FOR
OWNFORMAL PROPERTY MANAGEMENT LIMITED**

WEDNESDAY



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14/08/2019
COMPANIES HOUSE

OWNFORMAL PROPERTY MANAGEMENT LIMITED

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For The Year Ended 30 November 2018

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OWNFORMAL PROPERTY MANAGEMENT LIMITED

COMPANY INFORMATION

For The Year Ended 30 November 2018

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 2018

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

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 2017 to the date of this report.

S Peacock
L Parkhomchuk

ON BEHALF OF THE BOARD:



S Peacock - Director

Date: 12/08/2019

OWNFORMAL PROPERTY MANAGEMENT LIMITED

PROFIT AND LOSS ACCOUNT

For The Year Ended 30 November 2018

	Notes	2018 £	2017 £
TURNOVER		4,523	4,327
Administrative expenses		<u>3,471</u>	<u>3,235</u>
OPERATING PROFIT/(LOSS)	2	1,052	1,092
Interest receivable and similar income		<u>15</u>	<u>4</u>
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		1,067	1,096
Tax on profit/(loss) on ordinary activities	3	<u>-</u>	<u>-</u>
PROFIT/(LOSS) FOR THE FINANCIAL YEAR AFTER TAXATION		<u>1,067</u>	<u>1,096</u>

OWNFORMAL PROPERTY MANAGEMENT LIMITED

BALANCE SHEET
30-Nov-2018

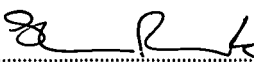
		2018		2017	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible assets	4		12,605		12,605
CURRENT ASSETS					
Debtors	5	218		0	
Cash at bank		8,908		8,127	
		9,126		8,127	
CREDITORS					
Amounts falling due within one year	6	0		68	
NET CURRENT ASSETS			9,126		8,059
TOTAL ASSETS LESS CURRENT LIABILITIES			21,731		20,664
CAPITAL AND RESERVES					
Called up shared capital	7		100		100
Other reserves	8		12,605		12,605
Profit and loss account	8		9,026		7,959
SHAREHOLDERS' FUNDS			21,731		20,664

For the year ending 30 November 2018 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 12/05/2019 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 2018

1 ACCOUNTING POLICIES

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:

	2018 £	2017 £
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 2017
and 30 November 2018

12,605

NET BOOK VALUE

At 30 November 2018

12,605

At 30 November 2017

12,605

5 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Other debtors	218	0

6 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Accruals and deferred income	0	68

OWNFORMAL PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
For The Year Ended 30 November 2018

7 CALLED UP SHARE CAPITAL

Authorised, allotted, issued and fully paid:

Number:	Class:	Nominal value	2018 £	2017 £
100	Ordinary	£1	100	100

8 RESERVES

	Profit and loss account £	Others reserves £	Totals £
At 1 December 2017	7,959	12,605	20,564
Profit for the year	1,067		1,067
At 30 November 2018	9,026	12,605	21,631

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 2018

	2018		2017	
	£	£	£	£
Turnover				
Service Charge	2,400		2,400	
Ground rent	143		7	
Sinking Fund	<u>1,980</u>		<u>1,920</u>	
		4,523		4,327
Other Income				
Bank interest received		15		4
		<u>15</u>		<u>4</u>
		4,538		4,331
Expenditure				
Knotweed			2,030	
Insurance	1,377		1,205	
Garden	200			
Tree Surgeon	940			
Drain covers	504			
admin fee	300			
admin (late filing)	<u>150</u>			
		3,471		3,235
		<u>3,471</u>		<u>3,235</u>
NET PROFIT/(LOSS)		<u>1,067</u>		<u>1,096</u>