

Unaudited Financial Statements for the Year Ended 31 December 2025

for

LBMOFF Property Management Limited

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for the Year Ended 31 December 2025

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DIRECTORS:

M D Ledger-Beadell
Mrs V D Ledger-Beadell

REGISTERED OFFICE:

51 The Stream
Ditton
AYLESFORD
Kent
ME20 6AG

REGISTERED NUMBER:

12372421 (England and Wales)

ACCOUNTANTS:

Zenon Tax Limited
51 The Stream
Ditton
Aylesford
Kent
ME20 6AG

Balance Sheet
31 December 2025

	Notes	31.12.25 £	£	31.12.24 £	£
FIXED ASSETS					
Investment property	4		350,080		350,080
CURRENT ASSETS					
Cash at bank and in hand		1,885		1,939	
CREDITORS					
Amounts falling due within one year	5	<u>5,829</u>		<u>5,771</u>	
NET CURRENT LIABILITIES			<u>(3,944)</u>		<u>(3,832)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>346,136</u>		<u>346,248</u>
CAPITAL AND RESERVES					
Called up share capital			6		6
Other reserves			350,000		350,000
Retained earnings			<u>(3,870)</u>		<u>(3,758)</u>
			<u>346,136</u>		<u>346,248</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2025 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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 and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 27 August 2026 and were signed on its behalf by:

M D Ledger-Beadell - Director

Mrs V D Ledger-Beadell - Director

Notes to the Financial Statements
for the Year Ended 31 December 2025

1. **STATUTORY INFORMATION**

LBMOFF Property Management Limited is a private company, limited by shares, registered in England and Wales. 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.

The company is supported for day to day working capital by its directors who have confirmed this support will continue for the foreseeable future. On this basis the financial statements have been prepared on a going concern basis.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

The directors consider the fair market value of the commercial property to be equal to its carrying value.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2024 - 2).

4. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 January 2025	
and 31 December 2025	350,080
NET BOOK VALUE	
At 31 December 2025	350,080
At 31 December 2024	350,080

The directors consider the carrying value of the property is representative of market value.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2025

5. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.25	31.12.24
	£	£
Trade creditors	-	(1)
Taxation and social security	392	335
Other creditors	5,437	5,437
	<u>5,829</u>	<u>5,771</u>

6. **ULTIMATE CONTROLLING PARTY**

The controlling party is the two directors.

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This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.