

CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

Company No: 2698738

FINANCIAL STATEMENTS

- for the year ended -

31ST MARCH 1997

CARTWRIGHTS
Regency House
33 Wood Street, Barnet
Herts, EN5 4BE



CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

DIRECTOR

Bernard David Wales

SECRETARY

Terence Robert White

REGISTERED OFFICE

251 Horn Lane
London
W3 9ED

AUDITORS

Cartwrights
Regency House
33 Wood Street
Barnet
Herts, EN5 4BE

CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

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CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

REPORT OF THE DIRECTOR

The director presents his report and the audited financial statements for the year ended 31 March 1997.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the company is the management and maintenance of 1-18 Pempath Place, Carlton Avenue East, Wembley.

The company is non profit making. The annexed accounts show the income and expenditure for the year ended 31st March 1997 and the assets and liabilities of the company at that date.

DIVIDEND AND TRANSFER TO RESERVES

The director does not recommend payment of a dividend.

FIXED ASSETS

Full disclosure of all matters relating to fixed assets is set out in the notes to the financial statements.

DIRECTOR AND HIS INTERESTS

The director at the balance sheet date and his interests in the company at that date and at the beginning of the year (or on appointment if later), was as follows:

	<u>Class of share</u>	<u>Number of shares</u>	
		<u>1997</u>	<u>1996</u>
Bernard David Wales	Ordinary shares	-	-

DIRECTOR'S RESPONSIBILITIES

Company law requires the director to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable him to ensure that the financial statements comply with the Companies Act 1985. He is also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

REPORT OF THE DIRECTOR (Continued)

CLOSE COMPANY

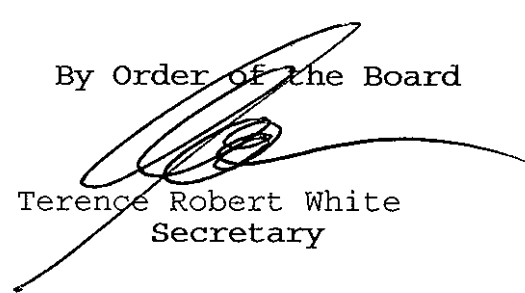
The company is a close company as defined by the Income and Corporation Taxes Act 1988.

AUDITORS

The auditors, Cartwrights, are willing to be reappointed in accordance with section 385 of the Companies Act 1985.

By Order of the Board

Date: 15 October 1997


Terence Robert White
Secretary

CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

AUDITORS' REPORT

AUDITORS' REPORT TO THE SHAREHOLDERS OF CARLTON AVENUE (BLOCK A & B)
MANAGEMENT COMPANY LIMITED

We have audited the financial statements on pages 4 to 8 which have been prepared under the historical cost convention and the accounting policies set out in note 1 to the financial statements.

Respective responsibilities of the director and auditors

As described in the Director's Report the company director is responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

Basis of opinion

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the director in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements give a true and fair view of the state of affairs of the company as at 31 March 1997 and have been properly prepared in accordance with the Companies Act 1985.



CARTWRIGHTS
Registered Auditors

Regency House
33 Wood Street
Barnet
Herts, EN5 4BE

Date: 15 October 1997

CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH 1997

	Notes	1997 £	1996 £
TURNOVER		11,677	9,141
Administrative expenses		(11,349)	(9,106)
OPERATING PROFIT		328	35
Interest receivable	2	5	12
Interest payable	3	(315)	(44)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		18	3
Tax on profit on ordinary activities		(18)	(3)
PROFIT FOR THE FINANCIAL YEAR		-	-

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

The company has no recognised gains or losses other than those dealt with in the profit and loss account.

The notes on pages 6 to 8 form part of these financial statements.

BALANCE SHEET AT 31ST MARCH 1997

The financial statements were approved by the board on 15 October 1997... and signed on its behalf by

The notes on pages 6 to 8 form part of these financial statements.

CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 1997

1. ACCOUNTING POLICIES

1.1 BASIS OF ACCOUNTING

The financial statements have been prepared under the historical cost convention.

1.2 TURNOVER

Turnover represents service charges receivable from the tenants of the company.

2. OPERATING PROFIT

1997
£

1996
£

The operating profit is stated
after charging:

Auditors' remuneration

75

47

3. INTEREST RECEIVABLE

1997
£

1996
£

Bank and other interest receivable

5

12

5

12

3. INTEREST PAYABLE

1997
£

1996
£

On bank loans and overdrafts and on loans
repayable in full within five years

315

44

315

44

5. TAX ON PROFIT ON ORDINARY ACTIVITIES

1997
£

1996
£

The taxation charge based on
the profit before tax comprises:-

U.K. corporation tax at 24% (1996 - 25%)

18

3

18

3

CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 1997

6.	DEBTORS	1997 £	1996 £
	Amounts owed by residents	439	-
	Service charges receivable	3,451	1,365
		<u>3,890</u>	<u>1,365</u>
7.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	1997 £	1996 £
	Bank loans and overdrafts	3,200	700
	Corporation tax	1	12
	Accruals and deferred income	673	695
		<u>3,874</u>	<u>1,407</u>
8.	PROVISIONS FOR LIABILITIES AND CHARGES	1997 £	1996 £
	Provision for redecoration	-	-
9.	SHARE CAPITAL	1997 £	1996 £
	<u>Authorised</u>		
	Equity interests:		
	18 Ordinary shares of £1 each	<u>18</u>	<u>18</u>
	<u>Allotted, called up and fully paid</u>		
	Equity interests:		
	18 Ordinary shares of £1 each	<u>18</u>	<u>18</u>
10.	OTHER RESERVES	1997 £	1996 £
	Deposits from lessees	-	-

CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 1997

11. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	1997 £	1996 £
Shareholders' funds at 1 April 1996	18	18
Shareholders' funds at 31 March 1997	18	18
Represented by:-		
Equity interests	18	18
	18	18

12. TRANSACTIONS WITH DIRECTORS

The director, Mr B Wales, is also a director of Crabtree Property Management Limited, the managing agents of the site. During the year the company paid £1,440 in management fees.

CARLTON AVENUE (BLOCK A & B) MANAGEMENT COMPANY LIMITED

INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 1997

	1997	1996
	£	£
INCOME		
Service charges	11,677	9,141
Interest received	5	12
	<hr/> 11,682	<hr/> 9,153
LESS: EXPENDITURE		
Management charges	1,440	1,375
Insurance	2,172	2,172
Electricity	(22)	224
Sundry expenses	90	90
Cleaning and gardening	2,533	2,496
Auditors remuneration	75	47
Accountancy	375	353
Maintenance	481	302
Bank charges	389	119
Provision for decoration	-	(1,619)
Entryphone rental	664	701
Redecorations	3,467	2,890
	<hr/> (11,664)	<hr/> (9,150)
EXCESS OF INCOME OVER EXPENDITURE	<hr/> 18	<hr/> 3