

THE HAMILTONS NO. 3 RESIDENTS COMPANY LIMITED
FINANCIAL STATEMENTS
YEAR ENDED 30TH SEPTEMBER 1997

ANDREW THURBURN & COMPANY
Chartered Accountants
270 Norwood Road
London SE27 9AJ



THE HAMILTONS NO. 3 RESIDENTS COMPANY LIMITED
REPORT OF THE DIRECTORS

✓ The directors present their report and the audited financial statements for the year ended 30th September 1997.

Principal Activities

The purpose of the company is to manage the mutual interests of the lessees of numbers 2 - 48 (evens) Gilpin Close, Mitcham. Surrey.

Directors and Directors' Interests

**Ordinary Shares
of £5 each**

The directors who held office during the year were as follows:	1997	1996
T. L. John	1	1
Mrs. C. A. Brooker (resigned 20.12.97)	1	1
Mrs. T. D. Jones (resigned 26.10.97)	1	1
Ms L. B. Maxted (appointed 10.12.97)	1	1
Ms B. B. Dzieglewska (appointed 26.10.97)	1	1

Directors' Responsibilities

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company as at the end of the financial year and of the profit or loss of the company for that year. In preparing those financial statements, the directors are 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 a going concern basis unless it is inappropriate to assume that the company will continue in business.

The directors are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act. They are 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.

Auditors

Andrew Thurburn & Co. have indicated their willingness to continue in office as auditors. In accordance with the provisions of the Companies Act 1985, a resolution for their re-appointment will be put to the members at the Annual General Meeting.

Small Company Rules

In preparing the above report, the directors have taken advantage of the special exemptions applicable to small companies.

By order of the Board


P. H. Denton - Secretary

Date

30 March 1998

**REPORT OF THE AUDITORS
TO THE MEMBERS OF
THE HAMILTONS NO. 3 RESIDENTS COMPANY LIMITED**

We have audited the financial statements on pages 3 to 6 which have been prepared under the historical cost convention and the accounting policies set out on page 5.

Respective Responsibilities of Directors and Auditors

As described on page 1, the company's directors are responsible for the preparation of the 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.

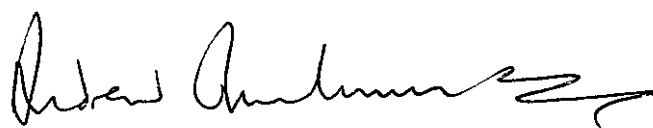
Basis of Opinion

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 directors 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 the company's affairs as at 30th September 1997 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985 applicable to small companies.



ANDREW THURBURN & CO.
Chartered Accountants
Registered Auditors
270 Norwood Road
London SE27 9AJ

Date 20th March 1998

THE HAMILTONS NO. 3 RESIDENTS COMPANY LIMITED
 PROFIT AND LOSS ACCOUNT
 FOR THE YEAR ENDED 30TH SEPTEMBER 1997

	Notes	1997 £	1996 £
Turnover	1	8,093	8,287
Other Operating Income		274	-
Operating Charges - Administrative Expenses		(9,317)	(6,553)
Operating (Loss)/Profit	3	(950)	1,734
Interest Receivable		195	285
(Loss)/Profit on Ordinary Activities before Taxation		(755)	2,019
Tax on (Loss)/Profit on Ordinary Activities	4	(45)	(70)
		(800)	1,949
Dividends		-	-
Retained (Loss)/Profit for the Financial Year	7	£ (800)	£1,949

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

There are no recognised gains and losses in the year other than the loss for the year.

THE HAMILTONS NO. 3 RESIDENTS COMPANY LIMITED
BALANCE SHEET
AT 30TH SEPTEMBER 1997

	Notes	1997		1996	
		£	£	£	£
CURRENT ASSETS					
Debtors	5	1,107		417	
Cash at Bank		5,756		6,774	
			6,863		7,191
CREDITORS:					
Amount falling due within one year	6	(1,137)		(665)	
NET CURRENT ASSETS		£ 5,726		£ 6,526	
CAPITAL AND RESERVES					
Called up Share Capital	2	120		120	
Share Premium	7	600		600	
Other Reserves	7	5,204		5,107	
Profit and Loss Account	7	(198)		699	
		£5,726		£ 6,526	

In preparing these financial statements we have taken advantage of the special exemptions applicable to small companies conferred by sections 246 and 247 of the Companies Act 1985 on the grounds that the company is entitled to those exemptions as a small company.

Approved by the Board of Directors

Linda Haddad

Director

M. J. M.

Director

Date *30-3-98*

THE HAMILTONS NO. 3 RESIDENTS COMPANY LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 1997

1. **Accounting Policies**

- (a) The financial statements have been prepared under the Historical Cost Convention, and in accordance with applicable accounting standards.
- (b) The company's turnover comprises the annual service charges levied upon the plotholders.

	1997 £	1996 £
2. Share Capital		
Authorised		
60 Ordinary Shares of £5 each	£300	£300
	<u> </u>	<u> </u>
Allotted, called up and fully paid		
24 Ordinary Shares of £5 each	£120	£120
	<u> </u>	<u> </u>
3. Operating Profit/(Loss) includes:		
Auditors' Remuneration	£317	£335
Directors' Emoluments	-	-
	<u> </u>	<u> </u>
4. Taxation		
UK Corporation Tax at 23%/24% (1996: 24%/25%)	£ 45	£ 70
Corporation Tax is only due on the Interest Receivable	<u> </u>	<u> </u>
5. Debtors		
Trade Debtors	203	342
Prepayments and Accrued Income	904	75
	<u> </u>	<u> </u>
	£1,107	£ 417
	<u> </u>	<u> </u>
6. Creditors: Amounts falling due within one year		
Trade Creditors	1,031	568
Accruals and Deferred Income	60	27
Corporation Tax	46	70
	<u> </u>	<u> </u>
	£1,137	£ 665
	<u> </u>	<u> </u>

THE HAMILTONS NO. 3 RESIDENTS COMPANY LIMITED
NOTES TO THE FINANCIAL STATEMENTS (Contd.)
FOR THE YEAR ENDED 30TH SEPTEMBER 1997

7. Shareholders' Funds

	Called up Share Capital £	Share Premium Account £	Mainten- ance Reserve £	Profit & Loss Account £	Total £
Balance at 1 October 1996	120	600	5,107	699	6,526
Transfer from Profit & Loss Account	-	-	-	(800)	(800)
Transfer to Maintenance Reserve	-	-	97	(97)	-
Balance at 30 September 1997	£120	£600	£5,204	£ (198)	£5,726
The movements in shareholders' funds in the previous year are as follows:					
Balance at 1 October 1995	120	600	5,107	(1,250)	4,577
Transfer from Profit & Loss Account	-	-	-	1,949	1,949
Transfer to Maintenance Reserve	-	-	-	-	-
Balance at 30 September 1996	£120	£600	£5,107	£699	£6,526

8. Capital Commitments

There were no capital commitments at 30 September 1997 (1996: None)

9. Contingent Liabilities

There were no contingent liabilities at 30th September 1997 (1996: None)

THE HAMILTONS NO. 3 RESIDENTS COMPANY LIMITED
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 30TH SEPTEMBER 1997

	1997		1996	
	£	£	£	£
TURNOVER				
Service Charges		8,093		8,287
Bank Interest		195		285
Other Receipts		274		-
		<u>8,562</u>		<u>8,572</u>
Less EXPENSES				
Plants and Supplies	7		8	
Insurance	883		860	
Electricity: Energy	441		390	
Repairs	598		243	
Estate Repair and Maintenance	702		590	
Insurance Claim Excess	-		50	
Cleaning	1,375		1,375	
Gardening	1,269		1,269	
Audit Fee	317		335	
Annual Return	-		18	
Legal and Secretarial	603		147	
Printing, Postage and Stationery	65		42	
Bank Charges	-		29	
Sundry Expenses	13		16	
TV Aerial and Entryphone	152		45	
		<u>6,425</u>		<u>5,417</u>
		2,137		3,155
Management Fee		1,140		1,136
		<u>997</u>		<u>2,019</u>
Major Works	1,528		-	
Management Fees Thereon	224		-	
		<u>1,752</u>		<u>-</u>
		(755)		2,019
Provision for Corporation Tax		(45)		(70)
Retained (Deficit)/Surplus for the Financial Year After Tax		<u>(800)</u>		<u>1,949</u>
Transfer to Maintenance Reserve		(97)		-
		<u>(897)</u>		<u>1,949</u>
Retained Surplus/(Deficit) Brought Forward		699		(1,250)
Retained Surplus Carried Forward		<u>£ (198)</u>		<u>£699</u>