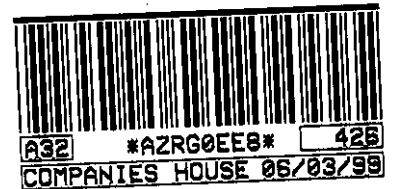


Company No. 3117449

ACRIS COURT
(FREEHOLD MANAGEMENT) LIMITED
ACCOUNTS FOR THE YEAR ENDED
31ST OCTOBER 1998



MJS ASSOCIATES
Chartered Certified Accountants
Eagle House
2 Cranleigh Close
Sanderstead
Surrey
CR2 9YA

MJS/ACR98/CW/12/98/1

ACRIS COURT (FREEHOLD MANAGEMENT) LIMITED

REPORT OF THE DIRECTORS

The Directors present their Annual Report and the Audited Accounts of the Company for the year ended 31st October 1998.

PRINCIPAL ACTIVITIES

The purpose of the Company is to manage the mutual interest of the lessees of Acris Court, Acris Street, London.

PROPOSED DIVIDEND

The Directors do not recommend the payment of a dividend.

PROPOSED TRANSFER TO RESERVES

The result shown in the attached income and expenditure account will be carried forward.

SIGNIFICANT CHANGES IN FIXED ASSETS

Information relating to changes in fixed assets is given in note 4 to the accounts.

DIRECTORS AND DIRECTORS' INTERESTS

The Directors who held office during the year were as follows:


<u>Name</u>	<u>Class of Share</u>	<u>31.10.1998</u>	<u>31.10.1997</u>
S. K. Chowdhury	Ordinary	1	1
M. J. Dempsey	Ordinary	1	1
C. Evans	Ordinary	1	1
J. Harris	Ordinary	1	1
R. Hidalgo	Ordinary	1	1
J. McVeigh	Ordinary	1	1

AUDITORS

In accordance with Section 385 of the Companies Act 1985, a resolution for the re-appointment of MJS Associates as auditors of the company is to be proposed at the forthcoming Annual General Meeting.

The Directors' Report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies (S246(8)(b)) and in accordance with the Financial Reporting Standard for Smaller Entities.

BY ORDER OF THE BOARD


M. J. DEMPSEY - DIRECTOR

17th Feb 1999 DATE

Registered Office:
10A High Street

ACRIS COURT (FREEHOLD MANAGEMENT) LIMITED


STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ACCOUNTS


Company law requires the Directors to prepare accounts 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 accounts the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the accounts comply with the Companies Act 1985. 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.

The statement of Directors' responsibilities was approved by the Board of Directors.


.....
DIRECTOR - M. J. DEMPSEY


.....
DATE

ACRIS COURT (FREEHOLD MANAGEMENT) LIMITED

REPORT OF THE AUDITORS TO THE SHAREHOLDERS OF

ACRIS COURT (FREEHOLD MANAGEMENT) LIMITED

We have audited the accounts on pages 4 to 7 which have been prepared in accordance with the Financial Reporting Standard for Smaller Entities under the historical cost convention and on the basis of the accounting policies set out on page 6.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As described on page 2, the Company's Directors are responsible for the preparation of the accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts 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 accounts. It also includes an assessment of the significant estimates and judgments made by the Directors in the preparation of the accounts, 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 accounts 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 preparation of information in the accounts.

OPINION

In our opinion the accounts give a true and fair view of the state of the Company's affairs as at the 31st October 1998 and of its results for the year then ended, and have been properly prepared in accordance with the Companies Act 1985 as applies to small companies.

MJS Associates
MJS ASSOCIATES

Chartered Certified Accountants

Registered Auditor

Sanderstead

Surrey

1st March 1999
.....

DATE

ACRIS COURT (FREEHOLD MANAGEMENT) LIMITED

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31ST OCTOBER 1998

	<u>1998</u>		<u>1997</u>	
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
<u>INCOME</u>				
Service Charges (Note 2)		3,600		3,600
Cupboard Rent		75		75
Interest Received		5		1
		<hr/>		<hr/>
		3,680		3,676
		-		-
<u>EXPENSES</u>				
Cleaning	614		544	
Electricity	134		58	
Repairs - Electrical	19		3	
- General	1,501		89	
Audit & Accountancy	364		352	
Insurance	336		270	
Printing, Postage & Stationery	29		76	
Management Fees	801		519	
Bank Charges	75		40	
Annual Return	15		15	
Sundry	-		10	
Gardening	497		-	
Hire of Hall	20		-	
	<hr/>		<hr/>	
		(4,405)		(1,976)
		<hr/>		<hr/>
Surplus/(Deficit) for the Year (Note 5)		(725)		1,700
Deficit Brought Forward		1,583		(117)
		<hr/>		<hr/>
Surplus/(Deficit) Carried Forward		£ 858		£ 1,583
		<hr/>		<hr/>

There were no acquisitions or discontinued operations during the year.

The Company had no recognised gains or losses, other than the retained result for the financial year as stated above.

ACRIS COURT (FREEHOLD MANAGEMENT) LIMITED

BALANCE SHEET AS AT 31ST OCTOBER 1998

	<u>1998</u>	<u>1997</u>
	£	£
<u>FIXED ASSETS</u>		
Freehold (Note 4)	3,937	3,937
<u>GENERAL ASSETS</u>		
Bank Account	1,586	2,068
Debtors	-	60
Prepayments	63	73
	<u>1,649</u>	<u>2,201</u>
<u>CREDITORS: Amounts falling due within one year</u>		
Other Creditors	427	266
Accruals	364	352
	<u>791</u>	<u>618</u>
Net Current Assets/(Liabilities)	858	1,583
Total Assets less Current Liabilities	<u>3,079</u>	<u>5,520</u>
<u>CAPITAL AND RESERVES</u>		
Called up Share Capital	6	6
Share Premium Account	3,931	3,931
Profit and Loss Account	858	1,583
	<u>£ 3,079</u>	<u>£ 5,520</u>

The notes on pages 6 to 7 form an integral part of these Accounts.

The Accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities.

The Accounts were approved by the Board of Directors.

x *M. J. Dempsey* ✓
M. J. DEMPSEY - DIRECTOR

17th Feb 1999 DATE

ACRIS COURT (FREEHOLD MANAGEMENT) LIMITED

NOTES TO THE ACCOUNTS AS AT 31ST OCTOBER 1998

1. ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's accounts.

Basis of Preparation

The accounts have been prepared under the historical cost convention, and in accordance with applicable accounting standards. Under Financial Reporting Standard 1, the company is exempt from the requirement to prepare a cash flow statement on the grounds of its size.

Fixed Assets

The company acquire the freehold interest in Acris Court, Acris Street, London SW18 2QS. The Directors are of the opinion that the market value of the freehold interest in this property is not less than the cost and therefore the company has not charged depreciation for this year.

Service Charges

The residents' company is currently administered by Priority Estate Management. Service charges are charged to the tenants each year based on the budgeted expenditure.

Profit and Loss Reserve

The funds held in the profit and loss reserves are held as a provision to cover future maintenance costs.

Taxation

The company is a non-profit making enterprise and surpluses or deficits arising as a result of differences between service charges levied (based on estimated costs) and actual costs incurred do not fall within the scope of corporation tax. Tax is payable on investment income only.

Turnover

Turnover represents the amounts (excluding value added tax) derived from the provision of services to customers during the year.

ACRIS COURT (FREEHOLD MANAGEMENT) LIMITED

NOTES TO THE ACCOUNTS AS AT 31ST OCTOBER 1998 (Continued)

2. ANALYSIS OF TURNOVER AND RESULT ON ORDINARY ACTIVITIES

The turnover and result are wholly attributable to the company's main activity.

The turnover arises entirely in the UK.

3. DIRECTORS AND STAFF

No emoluments were paid to the Directors during the year or the previous period and the company had no employees.

4. TANGIBLE FIXED ASSETS

FREEHOLD INTEREST

£

Cost at 1st November 1997 and at 31st October 1998

3,937

5. RETAINED RESULT FOR THE FINANCIAL YEAR

The retained result for the financial year is stated after charging:

1998

1997

£

£

Auditors' Remuneration and Expenses

364

352

6. CALLED UP SHARE CAPITAL

Authorised

6 Ordinary Shares of £1 each

£ 6

£ 6

Allotted, Called Up and Fully Paid

6 Ordinary Shares of £1 each

£ 6

£ 6

ACRIS COURT (FREEHOLD MANAGEMENT) LIMITED

NOTES TO THE ACCOUNTS AS AT 31ST OCTOBER 1998 (Continued)

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