

**REGISTRAR
OF COMPANIES**

REGISTERED NUMBER:

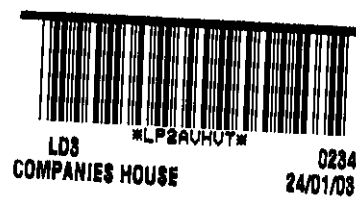
3693073

England and Wales

FLORIN COURT (TANNER STREET) MANAGEMENT LIMITED

ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 24TH MARCH 2002



FLORIN COURT (TANNER STREET) MANAGEMENT LIMITED

DIRECTORS

- Mrs C.Burke
Miss R.S. Osborn
Miss B. Dave
R.G.O. Cloutman

SECRETARY

- R.J.B.Anderton

REGISTERED OFFICE

1st Floor,
Christopher Wren Yard,
117, High Street,
Croydon,
Surrey, CR0 1QG.

REGISTERED NUMBER

- 3693073 England and Wales

AUDITORS

- Simpson Wreford & Partners,
Chartered Accountants,
Suffolk House,
George Street,
Croydon CRO OYN.
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FLORIN COURT (TANNER STREET) MANAGEMENT LIMITED

ANNUAL REPORT AND ACCOUNTS - 24TH MARCH 2002

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	3	Report of the auditors
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	5	Balance sheet
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FLORIN COURT (TANNER STREET) MANAGEMENT LIMITED**REPORT OF THE DIRECTORS**

The directors present their annual report with the accounts of the company for the year ended 24th March 2002.

ACTIVITY

The principal activity of the company in the year under review was the maintenance of the property known as Florin Court, Tanner Street, London S.E.1.

It does not trade with a view to profit.

REVIEW OF DEVELOPMENTS

The result for the year ended 24th March 2002 was a surplus of £13,326 compared to a deficit of £2,341 for the previous year.

DIVIDENDS AND TRANSFERS TO RESERVES

As the company generates income only to cover its eventual liabilities and does not trade with a view to profit, no dividend is recommended and all surpluses and deficiencies are transferred between appropriate reserves.

DIRECTORS

The directors in office in the year, each of whom had a beneficial interest in one £1 ordinary share of the company's issued ordinary share capital during their term in office, were as follows:-

Mrs C.Burke	
G.Phillips	(resigned 1st March 2002)
Miss R.S. Osborn	
Miss B. Dave	(appointed 5th March 2002)
R.G.O. Cloutman	(appointed 5th March 2002)

FLORIN COURT (TANNER STREET) MANAGEMENT LIMITED

REPORT OF THE DIRECTORS

DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare accounts 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 surplus or deficit of the company for that period. In preparing these accounts 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 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 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.

AUDITORS

Simpson Wreford & Partners will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Signed on behalf of the
board of directors

Christine Burke

.....
Director

Approved by the board:

(Signature)
R. CLARKE
12/11/03

**AUDITORS' REPORT TO THE SHAREHOLDERS OF
FLORIN COURT (TANNER STREET) MANAGEMENT LTD**

We have audited the financial statements of Florin Court (Tanner Street) Management Limited for the year ended 24th March 2002 on pages 4 to 7. These financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000), under the historical cost convention and the accounting policies set out therein.

Respective responsibilities of directors and auditors

As described on page 2, the company's directors are responsible for the preparation of financial statements in accordance with applicable law and United Kingdom Accounting Standards.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the report of the directors is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the report of the directors and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of opinion

We conducted our audit in accordance with United Kingdom 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 24th March 2002 and of its surplus for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Simpson Wreford & Partners
Simpson Wreford & Partners
Chartered Accountants and Registered Auditors
Suffolk House
George Street
Croydon CRO OYN.

Dated -

15th January 2003

FLORIN COURT (TANNER STREET) MANAGEMENT LIMITED

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 24TH MARCH 2002

	Notes	2002 £	2001 £
INCOME - Service charges		75,925	49,460
- Amenity charges		18,378	12,505
- Contribution from Bellway Homes		6,000	11,141
- Bank interest	1	<u>135</u>	<u>-</u>
		100,438	73,106
 Expenditure		 <u>(87,112)</u>	 <u>(75,447)</u>
SURPLUS/(DEFICIT) FOR THE YEAR	2	13,326	(2,341)
 Balance brought forward		 <u>(510)</u>	 <u>1,831</u>
 Balance carried forward		 <u><u>12,816</u></u>	 <u><u>(510)</u></u>

FLORIN COURT (TANNER STREET) MANAGEMENT LIMITED

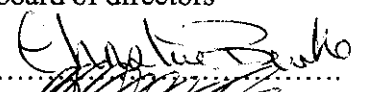
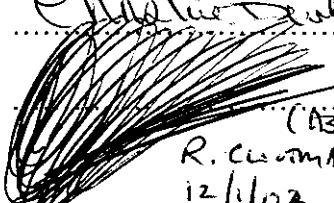
BALANCE SHEET

AS AT 24TH MARCH 2002

		2002		2001	
	Notes	£	£	£	£
CURRENT ASSETS					
Debtors	3	8,098		10,412	
Cash at bank		<u>19,420</u>		<u>-</u>	
		27,518		10,412	
CREDITORS: Amounts falling due within one year	4	<u>14,647</u>		<u>10,867</u>	
NET CURRENT ASSETS/(LIABILITIES)			<u>12,871</u>		<u>(455)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>12,871</u>		<u>(455)</u>
CAPITAL AND RESERVES					
Called up share capital	5		55		55
Income and expenditure account			<u>12,816</u>		<u>(510)</u>
			<u>12,871</u>		<u>(455)</u>

These financial statements 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 Reporting Standards for Smaller Entities (effective March 2000).

Signed on behalf of the
board of directors


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Directors

(AS SEEN)
R. C. Smith
12/1/03

Approved by the board:

2002

FLORIN COURT (TANNER STREET) MANAGEMENT LIMITED

NOTES TO THE ACCOUNTS - 24TH MARCH 2002

1. ACCOUNTING POLICIES

Basis of accounting

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000).

Bank interest

Bank interest is taken to credit on a receivables basis.

2. INCOME AND EXPENDITURE

The surplus for the year (2001 - deficit) was after charging audit fees of £1,586 (2001 - £940).

The directors receive no remuneration for their services.

3. DEBTORS - due within one year	2002	2001
	£	£
Service charges receivable	6,628	4,169
Other debtors	1,470	6,243
	<u>8,098</u>	<u>10,412</u>
 4. CREDITORS: Amounts falling due within one year		
Bank overdraft	-	304
Service charges paid in advance	-	662
Security guards	2,600	4,467
Cleaning, gardening & window cleaning	1,976	-
Electricity	2,448	3,038
Water rates	1,523	-
Audit and accountancy fees	1,058	940
Managing agents fees	1,359	770
Other creditors	3,683	686
	<u>14,647</u>	<u>10,867</u>

FLORIN COURT (TANNER STREET) MANAGEMENT LIMITED

NOTES TO THE ACCOUNTS - 24TH MARCH 2002

5. SHARE CAPITAL	2002	2001
Authorised, allotted, called up 50 'A' shares of £1	50	50
and fully paid 5 'B' shares of £1	<u>5</u>	<u>5</u>
	<u><u>55</u></u>	<u><u>55</u></u>

6. CONTINGENT LIABILITIES

There were no contingent liabilities at 24th March 2002. (2001 - £nil)

7. CAPITAL COMMITMENTS

There were no capital commitments contracted for by the directors at 24th March 2002.
(2001 - £nil)

8. COMPANIES ACT 1985

In certain instances these accounts do not use the terminology laid down by the Companies Act 1985. However, such departures give a better understanding of the results and fulfil the requirement to show a true and fair view.