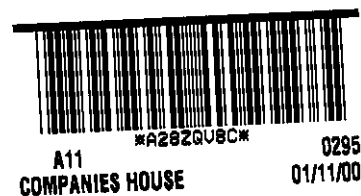


22 & 24 Fernlea Road Management Limited

FINANCIAL STATEMENTS

31st DECEMBER 1999

Company Registration Number
3296977



Income and Expenditure Account

For Year ended 31st December 1999

	Note	1999 £	1998 £
Turnover	2	1800.00	1500.00
Administrative expenses		1017.48	755.20
Other Operating Income		NIL	NIL
Surplus on ordinary activities before taxation		<u>782.52</u>	<u>744.80</u>
Taxation	3	-	-
Surplus on ordinary activities after taxation		<u>782.52</u>	<u>744.80</u>
Reserves brought forward		<u>NIL</u>	<u>NIL</u>
		<u><u>782.52</u></u>	<u><u>744.80</u></u>

There are no recognised gains or losses in 1999 or 1998 other than the surplus for the year.

22 & 24 Fernlea Road Management Limited

Balance Sheet at 31st December 1999

	Note	1999		1998	
		£	£	£	£
Fixed Assets					
Tangible Assets	4		NIL		NIL
Current Assets					
Prepayments		NIL		NIL	
Debtors		1050.00		450.00	
Cash at bank and in hand		480.32		297.00	
		<u>1530.32</u>		<u>747.80</u>	
Creditors: amounts falling due within one year					
Trade creditors		NIL		NIL	
Accruals		NIL		NIL	
		<u>NIL</u>		<u>NIL</u>	
Net current assets			1530.32		747.80
Total assets less current liabilities			<u>1530.32</u>		<u>747.80</u>
Capital and reserves					
Called up share capital	5		3.00		3.00
Accumulated reserves			1527.32		744.80
			<u>1530.32</u>		<u>747.80</u>

We confirm that the company is entitled to exemption under section 249a[1] of the Companies Act 1985 from the requirement to be audited.

No notice under section 249b[2] of the Act has been deposited by shareholders in relation to the accounts for the financial period.

We acknowledge our responsibilities as directors for:

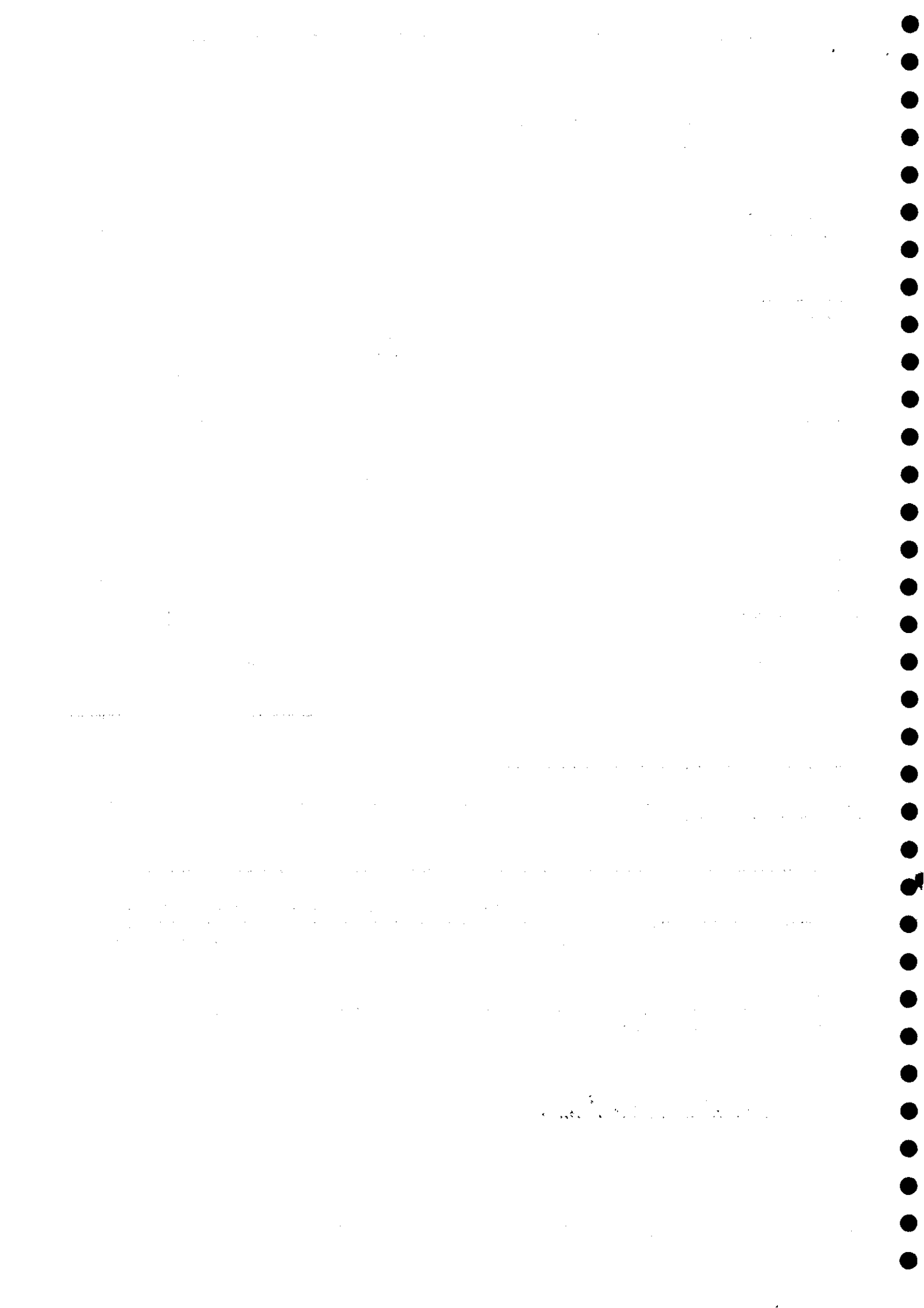
- ensuring the company keeps accounting records which comply with section 221 of the Act; and
- preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit or loss for the financial period in accordance with requirements of section 226, and which comply with requirements of the Act relating to accounts, so far as applicable the company.

The directors have taken advantage in the preparation of these financial statements of special exemptions provided by Part I of Schedule 8 to the Companies Act 1985 on the basis that the company qualifies as a small company.

The board approved the financial statements on pages 1 and 2 on 15th October 2000.

Signature *Christopher W. Rose*.....

Director.



Notes on Financial Statements
31st December 1999

1. Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost accounting rules.

The company has taken advantage of the exemption from preparing a cash flow statement conferred by FRS1 on the grounds that it is entitled to the exemptions available in sections 246 to 247 of the Companies Act 1985 for small companies.

Depreciation

Depreciation of fixed assets is calculated to write off their cost or valuation over their estimated useful lives as follows:

Equipment 4 years, straight line.

2. Turnover

Turnover represents service charges and other income receivable from the occupants of the 3 flats within 22 & 24 Fernlea Road, Balham, London SW12 9RN.

3. Taxation

	1998	1999
	£	£
Corporation tax on taxable income for the year @ 25% (1997 @ 25%)	-	-

4. Tangible fixed assets

	Equipment	
	£	£
COST		
At	NIL	NIL
Additions / [Disposals]	NIL	NIL
	<u>NIL</u>	<u>NIL</u>
DEPRECIATION		
At	NIL	NIL
Charge for year	NIL	NIL
	<u>NIL</u>	<u>NIL</u>
NET BOOK VALUE		
At	<u>NIL</u>	<u>NIL</u>
At	<u>NIL</u>	<u>NIL</u>

5. Called up share capital

	1998		1999	
	Number of shares	£	Number of shares	£
Authorised	<u>3</u>	<u>3.00</u>	<u>3</u>	<u>3.00</u>
Allotted, called up and fully paid	<u>3</u>	<u>3.00</u>	<u>3</u>	<u>3.00</u>

Directors' Report

The directors present their annual report and financial statements of the company for the year ended 31st December 1999.

Principle Activity

The principle activity of the company during the year under review was that of managing the affairs of flats 22, 24A and 24B situated at Fernlea Road, Balham, London SW12 9RN

Directors

The directors who held office during the year and their beneficial interest in shares of the company's issued share capital was as follows:

	31.12.98	31.12.99
Shareholders		Ordinary shares
Dr. M. Thornton	1	1
Mr. C. Wade	1	1
Mr. A. McGregor & Ms. N. Walker	1	1

Small company exemptions

Advantage has been taken in the preparation of this report of special exemptions applicable to small companies.

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 and the profit or loss of the company for that period. 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;
- follow applicable accounting standards, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements 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 financial statements 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.

On behalf of the Board

Address: 24A Fernlea Road
Balham
London
SW12 9RN

Signature:

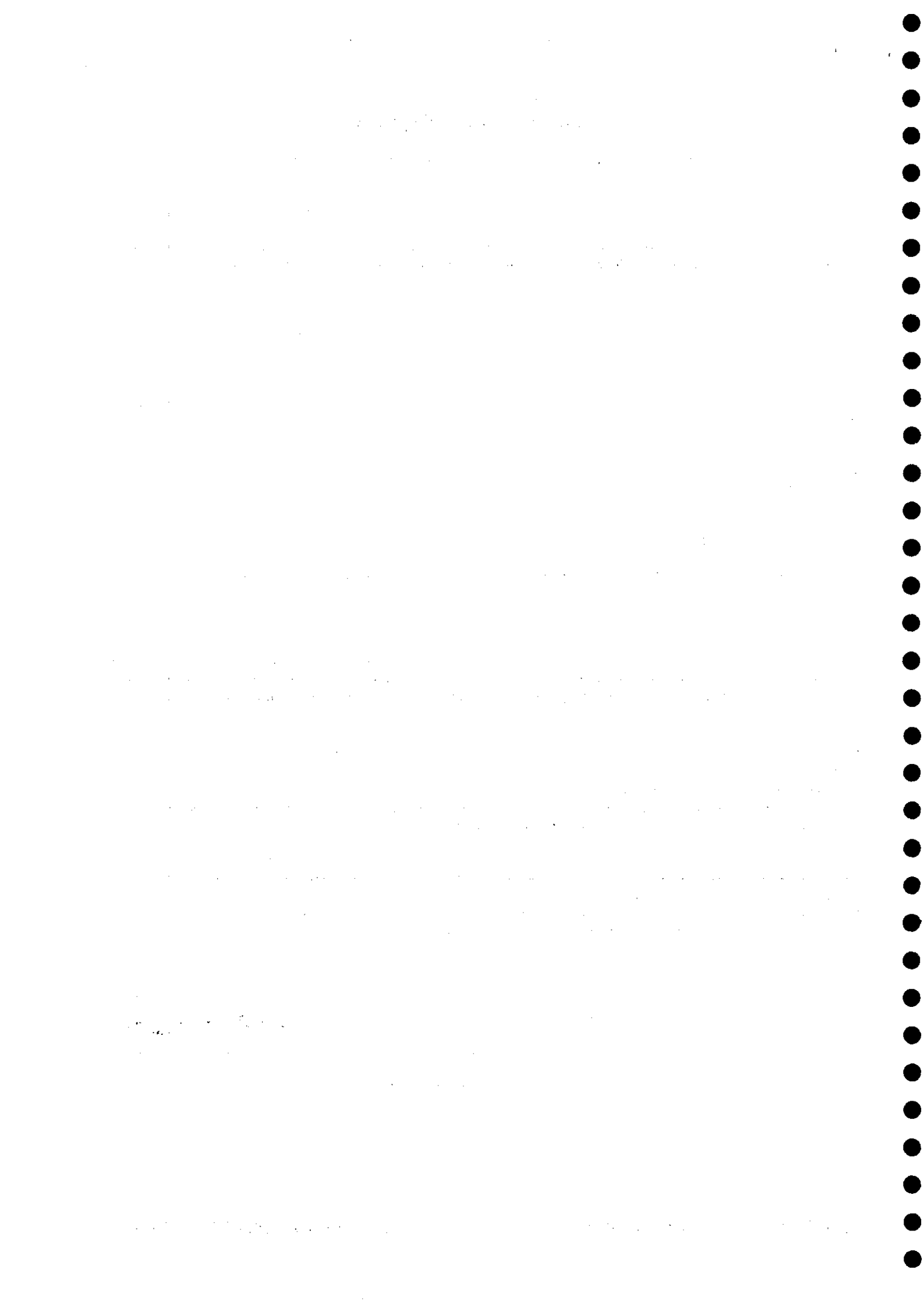
Name in full:

Company Secretary



Christopher Wade

Date: 15th October 2000



CASH BOOK

CURRENT ACCOUNT No. 1322208

Receipts		Other Tenants		To Bank		Payments		From Bank		Insurance	Cleaning	Ground Rent	Bank Charges	Repairs	Garden- ing	Prof. Charges	Capital Assets	Sundry
Date	Payer	Flat no	££:pp	££:pp	££:pp	Date	Payee	Chq No	££:pp									
06/01	Wade	24A		50.00		05/01	Buildings Insurance	DD	71.86	71.86								
06/01	McGregor & Walker	24B		50.00	100.00													
03/02	Wade	24A		50.00	50.00	02/02	Buildings Insurance	DD	71.86	71.86								
04/02	McGregor & Walker	24B		50.00	50.00	15/02	Light switches	7.00	63.72				63.72					
03/03	Wade	24A		50.00	50.00	01/03	Light switches	000008	63.24					63.24				
04/03	McGregor & Walker	24B		50.00	50.00	02/02	Buildings Insurance	DD	71.86	71.86								
07/04	Wade	24A		50.00	50.00	06/04	Buildings Insurance	DD	71.86	71.86								
08/04	McGregor & Walker	24B		50.00	50.00	19/04	Service Charge		5.65				5.65					
06/05	Wade	24A		50.00		05/05	Buildings Insurance	DD	63.06	63.06								
06/05	McGregor & Walker	24B		50.00	100.00	18/05	Service Charge		4.39				4.39					
						26/05	London Electricity Plc.	000010	14.86			14.86						
03/06	Wade	24A		50.00	50.00	02/06	Buildings Insurance	DD	62.87	62.87								
04/06	McGregor & Walker	24B		50.00	50.00	15/06	Service Charge		4.39				4.39					
05/07	Wade	24A		50.00	50.00	02/07	Buildings Insurance	DD	62.87	62.87								
06/07	McGregor & Walker	24B		50.00	50.00	19/07	Service Charge		6.14				6.14					
06/08	Wade	24A		50.00		03/08	Buildings Insurance	DD	62.87	62.87								
06/08	McGregor & Walker	24B		50.00	100.00	05/08	London Electricity Plc.	000010	7.09			7.09						
						17/08	Service Charge		5.48				5.48					
03/09	Wade	24A		50.00	50.00	02/09	Buildings Insurance	DD	62.87	62.87								
06/09	McGregor & Walker	24B		50.00	50.00	20/09	Service Charge		6.14				6.14					
05/10	Wade	24A		50.00	50.00	04/10	Buildings Insurance	DD	62.87	62.87								
06/10	McGregor & Walker	24B		50.00	50.00	18/10	Service Charge		5.48				5.48					
						27/10	Deed storage (W&Co.)	SO	17.63							17.63		
03/11	Wade	24A		50.00	50.00	02/11	Buildings Insurance	DD	62.87	62.87								
04/11	McGregor & Walker	24B		50.00	50.00	10/11	London Electricity Plc.	DD	10.40			10.40						
						16/11	Service Charge		5.48				5.48					
03/12	Wade	24A		50.00	50.00	02/12	Buildings Insurance	DD	62.87	62.87								
06/12	McGregor & Walker	24B		50.00	50.00	20/12	Service Charge		6.80				6.80					
TOTALS				1200.00	1200.00	TOTALS			1017.48	790.59		32.35	49.95	126.96				17.63

24 Fernlea Road | London | E14 6BQ | 020 7460 1007

TENANT'S LEDGER

Amounts Due				Cash received from tenant			
Date	Details	Ref	££ . p p	Date	Ref	Details	££ . p p
	Balance B/F	O/S	450.00				
01/01	Service charge 1st Quarter		150.00				
	Balance B/F	O/S	600.00				
01/04	Service charge 2nd Quarter		150.00				
	Balance B/F	O/S	750.00				
01/07	Service charge 3rd Quarter		150.00				
	Balance B/F	O/S	900.00				
01/10	Service charge 4th Quarter		150.00				
	Balance B/F O/S Year Ending 1999	O/S	1,050.00				

TENANT'S LEDGER

Amounts Due				Cash received from tenant			
Date	Details	Ref	££ . p p	Date	Ref	Details	££ . p p
	Balance B/F		-				
01/01	Service charge 1st Quarter		150.00	06/01	1		50.00
				03/02	2		50.00
				03/03	3		50.00
01/04	Service charge 2nd Quarter		150.00	07/04	1		50.00
				06/05	2		50.00
				03/06	3		50.00
01/07	Service charge 3rd Quarter		150.00	05/07	1		50.00
				06/08	2		50.00
				03/09	3		50.00
01/10	Service charge 4th Quarter		150.00	05/10	1		50.00
				03/11	2		50.00
				03/12	3		50.00

TENANT'S LEDGER

Amounts Due

Cash received from tenant

Date	Details	Ref	££ . p p	Date	Ref	Details	££ . p p
	Balance B/F		-				
01/01	Service charge 1st Quarter		150.00	06/01	1		50.00
				04/02	2		50.00
				04/03	3		50.00
01/04	Service charge 2nd Quarter		150.00	08/04	1		50.00
				06/05	2		50.00
				04/06	3		50.00
01/07	Service charge 3rd Quarter		150.00	06/07	1		50.00
				06/08	2		50.00
				06/09	3		50.00
01/10	Service charge 4th Quarter		150.00	06/10	1		50.00
				04/11	2		50.00
				04/12	3		50.00

22 and 24 Fernlea Road Management Limited

Income and Expenditure Account for the Year Ended 1999

	per TCR	bad debt	£	£	
Services and Other Charges Receivable	1,800.00	NIL		1,800.00	
	prepaid b/f	accrued b/f	cash book	prepaid c/f	accrued c/f
	+	-	+	-	+
Expenditure					
Buildings Insurance			790.59		790.59
Cleaning			-		
Ground rent & water			32.35		32.35
Bank charges			49.95		49.95
Repairs			126.96		126.96
Gardening			-		
Professional charges			17.63		17.63
Security			-		
Maintenance			-		
Depreciation			-		
Sundry			-		-
					1,017.48
					1,017.48
Surplus for the year 1999					782.52

22 and 24 Fernlea Road Management Limited

Balance Sheet as at 31st December 1999

		£	£
Fixed assets - tangible assets	Equipment		
	b/f		
	+		
	additions		
	-		
Cost	-	-	
Depreciation	-	-	
Net	-	-	-
Current assets			
Prepayments		-	
Due from tenants - debtors		1,050.00	
Balance at bank / cash		480.32	
		<u>1,530.32</u>	
Creditors: amounts falling due within one year			
Trade creditors		-	
Accruals		-	
		<u>-</u>	
Net current assets			1,530.32
Total assets less current liabilities			<u>1,530.32</u>
Represented by			
	b/f	for year	
	+	+	
Called up share capital			3.00
Reserves	744.80	782.52	1,530.32

22 and 24 Fernlea Road Management Limited

Tenants Control Account

	£	£
Opening Balance		
(Thornton)	450.00	
Service charge due for year	1,800.00	
Service charge paid in year		1,200.00
Closing balance		
(Thornton) <u>600.00</u>		1,050.00
	<u>2,250.00</u>	<u>2,250.00</u>