Chartered Accountants
Registered Auditors

Leggatt Bell

POLARFOSS FLAT MANAGEMENT COMPANY LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 1997

Company No: 1401521

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COMPANIES HOUSE 01/11/97

POLARFOSS FLAT MANAGEMENT COMPANY LIMITED
DIRECTORS OFFICERS AND ADVISERS
YEAR ENDED 30 JUNE 1997

Directors

Miss H E Mammatt

R Fernandes (resigned 16 September 1996)

P Houghton (appointed 16 September 1996)

M Cramer (appointed 16 September 1996)

Secretary and registered office

Miss H E Mammatt

20 Caversham Court
Brunswick Park Road
London N11 1EZ

Registered number

1401521

Accountants

Leggatt Bell
Chartered Accountants
14 Railway Street
Chelmsford
Essex CM1 1QS

Bankers

Royal Bank of Scotland Plc
26 High Street
Chelmsford
Essex CM1 1YJ

POLARFOSS FLAT MANAGEMENT COMPANY LIMITED
DIRECTORS' REPORT
YEAR ENDED 30 JUNE 1997

1 Activities

The company has continued its principal activity of the management of a block of flats known as Caversham Court, Brunswick Park Road, London N11 1EZ, and there were no significant changes in that activity during the year.

2 Results and dividends

The results for the year ended 30 June 1997 are shown in the profit and loss account on page 5.

The directors do recommend that no dividend should be paid.

3 Directors

The directors of the company during the year were as follows:-

Miss H E Mammatt	
R Fernandes	(resigned 16 September 1996)
P Houghton	(appointed 16 September 1996)
M Cramer	(appointed 16 September 1996)

4 Small companies

Advantage has been taken, in the preparation of this report, of the special exemptions applicable to small companies, provided by Part II of Schedule 8 of the Companies Act 1985.

Signed on behalf of the board

Miss H E Mammatt
Secretary

20 Caversham Court
Brunswick Park Road
London N11 1EZ

14 October 1997

ACCOUNTANTS' REPORT ON THE UNAUDITED FINANCIAL STATEMENTS TO THE DIRECTORS OF POLARFOSS FLAT MANAGEMENT COMPANY LIMITED

As described on page 4 the directors are responsible for the preparation of the financial statements for the year ended 30 June 1997, set out on pages 4 to 7. The directors consider that the company is both exempt from and audit and a report under section 249A(2) of the Companies Act 1985.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and explanations supplied to us.

Leggatt Bell
Chartered Accountants

14 Railway Street
Chelmsford
Essex
CM1 1QS

14 October 1997

POLARFOSS FLAT MANAGEMENT COMPANY LIMITED
BALANCE SHEET
30 JUNE 1997

	Notes		1997		1996
FIXED ASSETS					
Tangible assets	2		52		58
CURRENT ASSETS					
Debtors	3	1,154		219	
Cash at bank and in hand		6,234		4,758	
		7,388		4,977	
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	4	737		823	
NET CURRENT ASSETS			6,651		4,154
TOTAL ASSETS LESS CURRENT LIABILITIES			£ 6,703		£ 4,212
CAPITAL AND RESERVES					
Income and expenditure account	5		£ 6,703		£ 4,212

DIRECTORS' STATEMENT

1 For the year ended 30 June 1997 the company was entitled to the exemption conferred by S.249A (1) of the Companies Act 1985.

2 No notice from the members requiring an audit has been deposited under S.249B (2) of the Companies Act 1985 in relation to the accounts for the financial year.

3 The directors acknowledge their responsibility for:-

a ensuring that the company keeps accounting records which comply with S.221 of the Companies Act 1985, and

b preparing financial statements 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 its profit or loss for the financial year in accordance with the requirements of S.226 and which otherwise comply with the requirements of this Act relating to financial statements, so far as applicable to the company.

4 The directors have taken advantage of the special exemptions conferred by Part 1 of Schedule 8 of the Companies Act 1985 and have done so on the ground that, in their opinion, the company is entitled to those exemptions as a small company.

These financial statements have been prepared in accordance with the draft financial reporting standard for smaller entities.

Approved by the board on 14 October 1997 and signed on its behalf by:

..... P Houghton Director

POLARFOSS FLAT MANAGEMENT COMPANY LIMITED
INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 30 JUNE 1997

	Notes	1997	1996
TURNOVER	1	11,940	11,940
ADMINISTRATIVE EXPENSES		9,559	10,551
OPERATING PROFIT	6	2,381	1,389
OTHER INTEREST RECEIVABLE AND SIMILAR INCOME	7	144	123
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		2,525	1,512
TAX ON PROFIT ON ORDINARY ACTIVITIES	8	34	31
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		2,491	1,481
UNAPPROPRIATED PROFITS			
Brought forward		4,212	2,731
Carried forward		£ 6,703	£ 4,212

Total recognised gains and losses

The company has no recognised gains or losses for the year other than the profit for the above two financial years.

POLARFOSS FLAT MANAGEMENT COMPANY LIMITED
NOTES TO THE ACCOUNTS
YEAR ENDED 30 JUNE 1997

1 ACCOUNTING POLICIES

Basis of accounting

These accounts have been prepared in accordance with the historical cost convention.

Turnover

Turnover represents service charges receivable from lessees in the year.

2 TANGIBLE ASSETS

	Tools & equipment
COST	
At 30 June 1996 and 1997	280
DEPRECIATION	
At 1 July 1996	222
Charge for year	6
At 30 June 1997	228
NET BOOK VALUE	
At 30 June 1997	£ 52
At 30 June 1996	£ 58

Depreciation on tangible fixed assets is provided for at the following rate:-

Tools and equipment 10% reducing balance method.

3 DEBTORS

	1997	1996
All receivable within one year		
Trade debtors	£ 1,154	£ 219

4 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Corporation tax	34	31
Accruals and deferred income	703	792
	£ 737	£ 823

5 INCOME AND EXPENDITURE ACCOUNT

This represents the accumulated surplus of service charges received in relation to the company's expenses.

		1997	1996
6	**OPERATING PROFIT**		
	This is stated after charging:-		
	Directors' remuneration (note 9)	332	192
	Depreciation	6	7
		===	===
7	**OTHER INTEREST RECEIVABLE AND SIMILAR INCOME**		
	Bank deposit interest	£ 144	£ 123
		===	===

8 TAXATION

Being a mutuality company, there is no taxation on any surplus for the year, which is carried forward to meet future maintenance on the properties. Provision has been made for taxation chargeable on investment income received.

9 DIRECTORS

		1997	1996
	Emoluments:		
	Management remuneration	£ 332	£ 192
		===	===

10 STATUS

The company is one not having a share capital, and is limited by guarantee. The guarantee of each of the 24 members is limited to £1.

11 MEMBERSHIP

Membership is restricted to leaseholders of flats 1 - 24 Caversham Court, Brunswick Park Road, New Southgate, London N11 1EZ

		1997	1996
13	**ANALYSIS OF REPAIRS AND MAINTENANCE TO BUILDINGS**		
	Light bulbs and halogen bulbs	99	79
	Pump maintenance and repair	729	969
	Aerial repairs	830	257
	Intercom and door entry system repairs	640	349
	Redecoration	--	244
	Drain clearance	429	627
	Light installation	160	261
	Repairs to and resurfacing of drive	--	410
	Repairs to boundary fencing	--	576
	Repairs to window	182	--
	Vermin/insect removal	70	--
		£ 3,139	£ 3,772