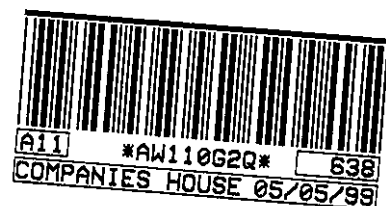


0341 3421

**11, ST JAMES'S ROAD MALVERN
MANAGEMENT LIMITED**

**FINANCIAL STATEMENTS
FOR THE PERIOD 1ST AUGUST 1997 TO 31ST DECEMBER 1998**



11, ST JAMES'S ROAD MALVERN

MANAGEMENT LIMITED

DIRECTORS AND OFFICERS

FOR THE PERIOD 1ST AUGUST 1997 TO 31ST DECEMBER 1998

DIRECTORS	J.S. SMALL (CHAIRMAN) H.F.S. THOMPSON
SECRETARY	H.F.S. THOMPSON
REGISTERED OFFICE	11, ST JAMES'S ROAD MALVERN WORCS. WR14 2TS
PRINCIPAL PLACE OF BUSINESS	11, ST JAMES'S ROAD MALVERN WORCS. WR14 2TS
ACCOUNTANTS	BRYAN K WEDGE F.C.A. 32 ST JAMES'S ROAD MALVERN, WORCS. WR14 2TS
BANKERS	LLOYDS BANK 48 BELLE VUE TERRACE MALVERN WR14 4 QG
COMPANY NUMBER	3413421

11, ST JAMES'S ROAD MALVERN

MANAGEMENT LIMITED

REPORT OF THE DIRECTORS

The directors present their annual report and the accounts for the period 1st August 1997 to 31st December 1998

BUSINESS REVIEW

The company's principal activity during the year was that of managing the block of flats known as 11 St James's Road, Malvern, Worcs.

DIRECTORS AND THEIR INTERESTS

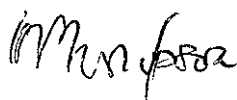
The directors in the office at the date of this report, all of whom served throughout the year, are listed on page 1.

The interests of the directors in the share capital of the company was as follows:-

	Interest in £1 ordinary shares at 31/12/98 and 01/08/97	
J.S. Small	1	1
H.F.S. Thompson	1	1

This report has been prepared taking advantage of the special exemptions conferred by part II of Schedule 8 of the Companies Act 1985, on the grounds that in the opinion of the directors the company is entitled to those exemptions as a small company.

By order of the Board



H.F.S. Thompson
Secretary

Date.....3/5/99

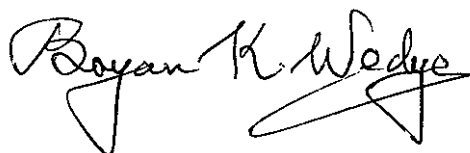
ACCOUNTANTS' REPORT TO THE SHAREHOLDERS OF THE

**UNAUDITED ACCOUNTS OF 11, ST JAMES'S ROAD MALVERN
MANAGEMENT LIMITED**

In accordance with the instructions of the company's directors and in order to assist the directors to fulfil their responsibilities I have prepared the accounts from the accounting records and information and explanations supplied to me.

As described on the balance sheet the company's directors are responsible for preparation of the accounts, and they believe the company is exempt from an audit.

I have not performed an audit in accordance with Auditing Standards or procedures in accordance with the Statement of Standards for Reporting Accountants and accordingly I express no opinion on the accounts.



Bryan K. Wedge F.C.A
32 St James Road,
Malvern, Worcs.
WR14 2TS

Date.....4/5/99.....

**11, ST JAMES'S ROAD MALVERN
MANAGEMENT LIMITED**

**PROFIT AND LOSS ACCOUNT FOR THE PERIOD
1ST AUGUST 1997 TO 31ST DECEMBER 1998**

				£
TURNOVER				2300
Less operating charges:-				
	Water	504		
	Insurances	685		
	Repairs	87		
	Sundries	<u>15</u>	Total Expenses	<u>1291</u>
PROFIT BEFORE OTHER INCOME				1009
BANK DEPOSIT INTEREST (NET)				<u>40</u>
PROFIT BEFORE TAXATION				1049

NOTES

Turnover represents members contributions to the company during the period for the running and maintenance of 11 St James Road

**11, ST JAMES'S ROAD MALVERN
MANAGEMENT LIMITED**

BALANCE SHEET AS AT 31ST DECEMBER 1998

CURRENT ASSETS

£

Cash at bank

1819

This sum represents ⁵total assets of the company and after
allowing for issued ~~of~~ share capital of £4
Shareholders funds make up the balance of reserves of £1815

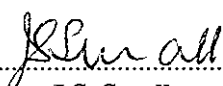
Director's Statement

- (a) the company is entitled to take advantage of the total exemption from audit given by Section 249A(1) of the Companies Act 1985 for the period 1st August 1997 to 31st December 1998.
- (b) No notice has been deposited by holders of 10% or more of the company's issued share capital requiring the company to obtain an audit of its accounts for the financial year
- (C) The directors acknowledge their responsibilities for:
 - (i) ensuring the company keeps accounting records which comply with section 221 of the companies act 1985 and
 - (ii) preparing accounts which give a true and fair view of the 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 section 226 of the Companies Act 1985.

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

These financial statements were approved by the board of directors on:-

Date ³³ 3. 5. 99


J.S. Small
CHAIRMAN