

DOVE COURT (UCKFIELD) LIMITED

COMPANY NUMBER: 2574860

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2004



L.B. LADENHEIM
CHARTERED & CERTIFIED PUBLIC ACCOUNTANT
CERTIFIED FRAUD EXAMINER

DOVE COURT (UCKFIELD) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2004

The Directors', present their Report and the Financial Statements of the Company, for the above year-end.

PRINCIPAL ACTIVITIES

The Company's principal activity during the year, was the provision of management and maintenance of Dove Court, London Road, Uckfield, which has been contracted over to Managing Agents.

The Company is not intended to realise profits and any excess of income over expenditure is expended in later accounting periods in the maintenance and management of the above Property.

DIRECTORS AND THEIR INTERESTS

The Register of Directors who served during the year and their interest in the Share Capital is kept at the Registered Office.

DIRECTORS' RESPONSIBILITIES FOR THE ACCOUNTS

A statement of the Directors' responsibilities is attached to the foot of the Balance Sheet.

AUDITORS

A resolution in accordance with S. 386 of the Companies Act 1985 to dispense with the obligation to appoint auditors annually was passed and accordingly LB Ladenheim shall be deemed reappointed as Auditor of the Service Charges Expenditure Statement, only.

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

By order of the Board

Secretary

Date: 23/1/06

DOVE COURT (UCKFIELD) LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2004

	<u>2004</u>	<u>2003</u>
	<u>£</u>	<u>£</u>
CURRENT ASSETS		
Bank Account held by Managing Agents	697.84	210.66
Amounts Due from Lessees- S/Charges	5,115.80	5,583.80
Amounts Due from Lessees- Major Works	(1,568.63)	31,372.60
Prepaid Expenditure	587.50	587.50
Sundry Debtors	822.50	-
	<u>5,655.01</u>	<u>37,754.56</u>
CURRENT LIABILITIES		
Sundry Creditors & Accruals	<u>(930.00)</u>	<u>(1,763.74)</u>
NET ASSETS	£ 4,725.01	£ 35,990.82

	<u>2004</u>	<u>2003</u>
	<u>£</u>	<u>£</u>
CAPITAL & RESERVES		
Share Capital	100.00	100.00
Major Works Account Balance Carried Forward	(2,375.86)	28,996.74
Profit & Loss Account Surplus Carried Forward	7,000.87	6,894.08
TOTAL CAPITAL & RESERVES	£ 4,725.01	£ 35,990.82

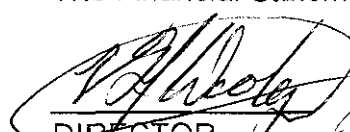
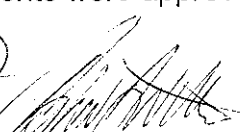
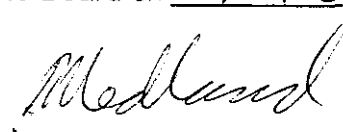
FOR THE YEAR ENDED 31 DECEMBER 2004

The Company was entitled to an exemption from an annual audit under S.249A(1) of the Companies Act 1985. No members have required the Company to obtain an audit of its accounts for the year in question in accordance with S.249B(2).

The Directors acknowledge their responsibility for:

- i) Ensuring the Company keeps accounting records which comply with S. 221; and
- ii) Preparing accounts which give a true and fair view of the state of affairs of the Company as at end of its financial year, and of its profit and loss for the financial year in accordance with S. 226a which otherwise comply with the requirements of the Companies Act relating to accounts so far as applicable to the Company.

The Financial Statements were approved by the Board on 18/01/06 and signed on


 DIRECTOR
 Date: 18/01/06



The Notes to the Financial Statements, form part of these Financial Statements.

DOVE COURT (UCKFIELD) LIMITED

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2004

1 ACCOUNTING POLICIES

Basis of Preparation of Financial Statements

The Financial Statements are prepared under the historical cost convention, as modified by Statement of Standard Accounting Practice No. 19, which allows for real property to be valued at its market value.

The results of the Company's operations are fully described in the Director's Report.

The Company has taken advantage of the exemption in Financial Reporting Standard No. 1 from the requirement to produce a Cashflow Statement on the grounds that it is a Small Company.

2 OPERATING PROFIT/(LOSS)

This is arrived at after charging auditors remuneration (Service Charge Statement) of £445.00 (2003:£425.00).

3 TAXATION

As no profits were earned during the year, no UK Corporation Tax is payable.

4 SERVICE CHARGE EXPENDITURE

The attached audited Service Charge Expenditure Statement was circulated to the Lessees, although it does not formally form part of these Financial Statements.

5 SHARE CAPITAL

The Company has an allotted, issued and fully paid-up Share Capital of 100 shares of £1 each (2003:100).

**DOVE COURT, LONDON ROAD, UCKFIELD
SERVICE CHARGE EXPENDITURE STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2004**

	2004 £	2003 £	
Audit and Accountancy Fees	445.00	425.00	
Bank Charges and Interest Paid, net of received	202.35	118.95	
Building Insurance & Directors & Officers Liability	1,629.11	1,883.74	
Cleaning & Window Cleaning	3,098.00	2,000.00	
Company Incorporation & Secretarial Fees	15.00	288.21	
Electricity to Common Parts	1,353.00	360.00	
Fire Safety	133.25	81.84	
Gardening	775.00	1,089.80	
General Repairs & Maintenance	245.00	418.80	
Insurance Claims- Excesses and Failed Claims	72.85	-	
Miscellaneous Expenses	44.65	28.20	
TV Aerial Maintenance	560.00	-	
Management Fees	2,350.00	2,350.00	
ALLOWED EXPENDITURE FOR THE YEAR	<u>(10,923.21)</u>	<u>(9,044.54)</u>	(11,030)
SERVICE CHARGES DEMANDED FOR THE YEAR	<u>11,030.00</u>	<u>11,025.80</u>	
(SHORTFALL)/SURPLUS DEMANDED FOR THE YEAR	106.79	1,981.26	
SURPLUS BROUGHT FORWARD	6,894.08	4,912.82	
SURPLUS CARRIED FORWARD	<u>£ 7,000.87</u>	<u>£ 6,894.08</u>	

**DOVE COURT, LONDON ROAD, UCKFIELD
MAJOR WORKS- EXTERNAL REPAIR PROGRAMME ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2004**

	2004 £
Amounts Credited During the Year	(31,372.60)
Expenditure During the Year :	
Surveyors Fees	-
Management Fees	-
	<u>-</u>
Surplus Balance B/Forward	28,996.74
Shortfall Balance C/Forward	<u>(2,375.86)</u>

**DOVE COURT, LONDON ROAD, UCKFIELD
SERVICE CHARGE EXPENDITURE STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2004
ACCOUNTANT'S CERTIFICATE- S. 21(6) LANDLORD & TENANT ACT 1985**

We have prepared the above Statement of Service Charge Expenditure, from the accounting records, vouchers, invoices, information, representations and explanations provided to us by the Managing Agents of the Landlord, Messrs. County Estate Management Ltd.

Allowed Service Charge Expenditure for the year amounted to £ 10,923.21

In our opinion, the Statement is a fair summary of such expenditure and is supported by the above- mentioned receipts, invoices other documentation and explanations/representations provided to us and complies with S. 21(5) of the Landlord & Tenants Act 1985.