

DOVE COURT (UCKFIELD) LIMITED

COMPANY NUMBER: 2574860

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2001



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

DOVE COURT (UCKFIELD) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2001

The Directors², present their Report and the Financial Statements of the Company, for the above year-end.

PRINCIPAL ACTIVITIES

The Company's principal activity 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 Directors serving at the Balance Sheet Date Mr. V J F Woolgar who held Ordinary Shares of £1 each. This holding remains unchanged from 31 December 2000.

DIRECTORS' RESPONSIBILITIES FOR THE ACCOUNTS

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

AUDITORS

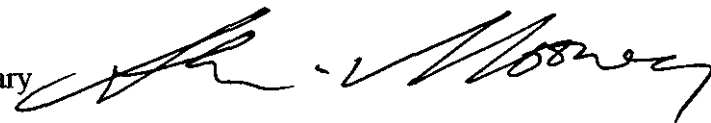
A resolution in accordance with S. 386 of the Companies Act 1985 to dispense with the obligation to appoint auditors annually was passed and accordingly LB Ladenheim shall be deemed reappointed as Auditor of the Service Charges Expenditure Statement, only.

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:


25th. October 2002

DOVE COURT (UCKFIELD) LIMITED
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31st DECEMBER 2001

	NOTES	2001 £	<u>2000</u> £
Turnover	1	13,000.00	9,525.00
Administrative Expenses		(11,746.61)	(9,404.00)
OPERATING PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	2	<u>1,253.39</u>	<u>121.00</u>
Taxation on Profit on Ordinary Activities	3	-	-
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		<u>1,253.39</u>	<u>121.00</u>
Retained Profit Brought Forward		4,297.00	4,176.00
RETAINED PROFIT CARRIED FORWARD		<u><u>£ 5,550.39</u></u>	<u><u>£ 4,297.00</u></u>

The Company made no Recognised Gains or Losses in the year other than those included in the Profit And Loss Account.

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

DOVE COURT (UCKFIELD) LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2001

	NOTES	<u>2001</u> £	<u>2000</u> £
CURRENT ASSETS			
Bank Account held by Managing Agents		433.83	266.00
Amounts Due from Lessees- S/Charges		5,025.00	5,982.00
Prepaid Expenditure & Sundry Debtors		654.56	
		<u>6,113.39</u>	<u>6,248.00</u>
CURRENT LIABILITIES			
Sundry Creditors & Accruals	4	<u>(463.00)</u>	<u>(1,851.00)</u>
NET ASSETS		<u>£ 5,650.39</u>	<u>£ 4,397.00</u>
 CAPITAL & RESERVES			
Share Capital		100.00	100.00
Profit & Loss Account Carried Forward		5,550.39	4,297.00
TOTAL CAPITAL & RESERVES		<u>£ 5,650.39</u>	<u>£ 4,397.00</u>

FOR THE YEAR ENDED 31 DECEMBER 2001 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 acknowledges 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 the end of the financial year, and of its profit and loss for the financial year in accordance with S. 226 and 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 _____ and signed on its behalf by:



DIRECTOR

Date: 25 October 2002

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

DOVE COURT (UCKFIELD) LIMITED
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2001

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 and the Change of Accounting Policy and treatment thereof, 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.

TURNOVER

This represents Ground Rent Income payable by the Lessees, who are all members of the Company, regarding DOVE COURT, LONDON ROAD, UCKFIELD

2 OPERATING PROFIT/(LOSS)

This is arrived at after charging auditors remuneration (Service Charge Statement) of £365 (2000:£348).

3 TAXATION

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

4 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>2001</u>	<u>2000</u>
	£	£
Bank Loans & Overdrafts	-	757.00
Accrued Expenditure	463.00	1,094.00
	£ 463.00	£ 1,851.00

5 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.

6 SHARE CAPITAL

The Company has allotted, issued and fully paid-up Share Capital of 100 of £1 each (2000:100)

DOVE COURT, LONDON ROAD, UCKFIELD
BALANCE SHEET AS AT 31 DECEMBER 2001

	NOTES	<u>2001</u> £	<u>2000</u> £
CURRENT ASSETS			
Bank Account held by Managing Agents		433.83	266.00
Amounts Due from Lessees- S/Charges		5,025.00	5,982.00
Prepaid Expenditure & Sundry Debtors		654.56	
		6,113.39	6,248.00
CURRENT LIABILITIES			
Sundry Creditors & Accruals	4	(463.00)	(1,851.00)
NET ASSETS			
		£ 5,650.39	£ 4,397.00
 CAPITAL & RESERVES			
Share Capital		100.00	100.00
Profit & Loss Account Carried Forward		5,550.39	4,297.00
TOTAL CAPITAL & RESERVES			
		£ 5,650.39	£ 4,397.00

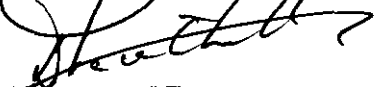
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No members have required the Company to obtain an audit of its accounts for the year in question in accordance with S.249B(2).

The Directors acknowledges their responsibility for:

- i) Ensuring the Company keeps accounting records which comply with S. 221; and
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The Financial Statements were approved by the Board on _____ and signed on its behalf by:



DIRECTOR

Date: 25 October 2002

see note 5

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

DOVE COURT, LONDON ROAD, UCKFIELD
SERVICE CHARGE EXPENDITURE STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2001

	2001 £	2000 £
Audit and Accountancy Fees	364.78	347.00
Net Bank Charges and Interest Paid	177.36	54.00
Cleaning & Window Cleaning	2,061.75	987.00
Gardening	1,791.75	1,120.00
Company Incorporation & Secretarial Fees	1,575.31	
Fire Safety	548.03	
Miscellaneous Expenses	147.50	110.00
Electricity to Common Parts	425.73	234.00
General Repairs & Maintenance	309.20	4,046.00
Roof Renewal Work	414.00	
Insurances	1,271.94	1,441.00
Surveyors & Engineers Fees	752.00	
Management Fees	1,907.26	1,065.00
ALLOWED EXPENDITURE FOR THE YEAR	(11,746.61)	(9,404.00)
SERVICE CHARGES DEMANDED FOR THE YEAR	13,000.00	9,525.00
(SHORTFALL)/SURPLUS DEMANDED FOR THE YEAR	1,253.39	121.00
SURPLUS BROUGHT FORWARD	4,297.00	4,176.00
SURPLUS CARRIED FORWARD	£ 5,550.39	£ 4,297.00

DOVE COURT, LONDON ROAD, UCKFIELD
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 £ 11,746.61

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.

L.B. LADENHEIM & CO.
 CHARTERED & CERTIFIED ACCOUNTANTS
 33/3 Hyde Park Crescent, London W2 2PT
 05-Mar-02

see Note 5