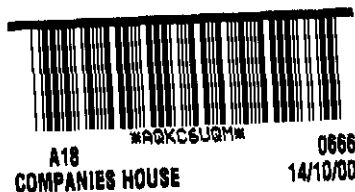


RICHARDSON COURT (HOVE) RESIDENTS ASSOCIATION LIMITED

(Company No. 714021)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2000



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the statutory financial statements:-

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JUSTICE & CO.
Chartered Accountants

RICHARDSON COURT (HOVE) RESIDENTS ASSOCIATION LIMITEDREPORT OF THE DIRECTORSFOR THE YEAR ENDED 31ST MARCH 2000

The directors present herewith their report with the financial statements of the company for the year ended 31st March 2000.

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 of 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue to operate.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to 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.

Principal Activities

The principal activity of the company is that of the repair and maintenance of the exterior and common parts of the property occupied by members of the company.

In April 1997 the company purchased the freehold of Richardson Court. This was purchased out of contributions made by the nine lessees.

Directors

The directors in office throughout the year were as follows:

J.M. Griffin (resigned 7.7.2000)
E.F. Jarvis
R.F. Tiltman

Share Capital

The company has no share capital, but is limited by guarantee.

Auditors

The directors have decided to take advantage of the provisions of section 249A of the Companies Act 1985 and therefore an audit has not been carried out for the year under review.

Small Company Rules

These financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000).

BY ORDER OF THE BOARD


Secretary

2nd October 2000

RICHARDSON COURT (HOVE) RESIDENTS ASSOCIATION LIMITEDPROFIT AND LOSS ACCOUNTFOR THE YEAR ENDED 31ST MARCH 2000

	<u>Note</u>	<u>2000</u>		<u>1999</u>	
		£	£	£	£
Turnover	1				
Ground Rents		10		12	
Maintenance Charges		<u>17,298</u>	<u>17,308</u>	<u>5,400</u>	<u>5,412</u>
Operating Expenses					
Property Expenditure		2,807		2,358	
Property Administration		1,195		962	
Company Administration		<u>150</u>	<u>4,152</u>	<u>145</u>	<u>3,465</u>
Operating Surplus			<u>13,156</u>		<u>1,947</u>
Interest Received (net)			<u>104</u>		<u>107</u>
Surplus on Ordinary Activities, before Taxation			<u>13,260</u>		<u>2,054</u>
Taxation	2		<u>-</u>		<u>-</u>
Surplus on Ordinary Activities for the Financial Year			<u>13,260</u>		<u>2,054</u>
Accumulated Surplus, brought forward			<u>3,836</u>		<u>1,782</u>
Accumulated Surplus, carried forward			<u>£ 17,096</u>		<u>£ 3,836</u>

RICHARDSON COURT (HOVE) RESIDENTS ASSOCIATION LIMITEDBALANCE SHEETAS AT 31ST MARCH 2000

	<u>Notes</u>	<u>2000</u>	<u>1999</u>
		£	£
Fixed Assets	3	3,461	3,461
Current Assets			
Arrears of Maintenance Contributions		1,300	
Sundry Debtors and Prepayments		618	585
Cash at Bank		17,800	5,847
		<u>19,718</u>	<u>6,432</u>
Creditors: Amounts Falling Due			
Within One Year			
Maintenance Contributions received in advance		1,710	2,177
Other Creditors		812	319
		<u>2,522</u>	<u>2,496</u>
Net Current Assets		<u>17,196</u>	<u>3,936</u>
Total Assets Less Current Liabilities		<u>£ 20,657</u>	<u>£ 7,397</u>
Reserves			
Contributions from Lessees	5	3,561	3,561
Profit and Loss Account		17,096	3,836
		<u>£ 20,657</u>	<u>£ 7,397</u>

The directors have:

- (a) taken advantage of the Companies Act 1985 in not having these financial statements audited under section 249A(1);
- (b) confirmed that no notice has been deposited under section 249B(2) of the Companies Act 1985;
- (c) acknowledged their responsibilities for:
 - (i) ensuring that the company keeps accounting records which comply with section 221 of the Companies Act 1985; and
 - (ii) preparing financial statements which give a true and fair view of the company and of its surplus for the year then ended in accordance with the requirements of section 226 of the Companies Act 1985, and which otherwise comply with the requirements of this Act relating to accounts, so far as applicable to this company.

These financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000).

1/2 for Tiltman
A B-K) Directors

Approved by the Board on 2nd October 2000

RICHARDSON COURT (HOVE) RESIDENTS ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2000

1. Accounting Policies

(a) The financial statements have been prepared under the historical cost convention.

(b) Turnover represents Ground Rents and Maintenance Charges Receivable.

2. Taxation

The company is a non-profit association and is only taxed on its investment income. As this is received net of income tax at 20%, no further liability to tax arises.

3. Fixed Asset

In April 1997 the company purchased the freehold of Richardson Court. The cost (including legal fees and disbursements) was £ 3,461.

4. Called Up Share Capital

The company has no share capital as it is limited by guarantee.

5. Contributions from Lessees

Contributions from Lessees, to enable the company to purchase the freehold, are treated in a similar manner to share capital in that they will only be repaid to the lessees if and when the company is wound up.

RECEIVED

- 2 OCT 2000

E & S.
PROPERTY MANAGEMENT