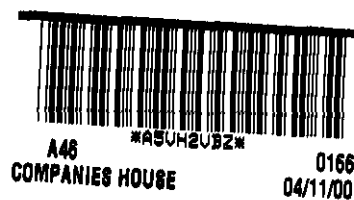


3772658

CLIVEDON COURT RESIDENTS COMPANY LIMITED

ACCOUNTS FOR THE PERIOD ENDED

24TH JUNE 2000



VICTOR KIRBY & CO.
Chartered Accountants
82 Snakes Lane East,
Woodford Green,
Essex, IG8 7QQ

CLIVEDON COURT RESIDENTS COMPANY LIMITED

REPORT OF THE DIRECTORS

The directors submit their report with the accounts of the company for the period from 18th May 1999 to 24th June 2000.

INCORPORATION

The company was incorporated on 18th May 1999.

PRINCIPAL ACTIVITIES

The principal activity of the company is to manage and administer the estate known as "Clivedon Court ", comprising the 8 flats, parking spaces and curtilage thereof situate at 1 Lytton Road, Barnet, Herts.

DIRECTORS

The directors who have held office during the year were as follows:

	Shareholdings at 24.6.00
R.C. Manning Esq.	3 Founder
D.A. Tucker Esq.	2 Founder

FIXED ASSETS

The company owns no fixed assets apart from the lease of the site and the fabric of the buildings on the site known as "Clivedon Court". The lease is for the period of ninety nine years from 24th June 1999.

ECONOMIC AND MONETARY UNION (EURO)

Should the United Kingdom adopt the Euro in the future, there would be no major impact on the company's business. However, all accounting systems would be affected and would have to be made fully Euro-compatible. The company has not made any preparations for the introduction of the Euro in other member states, since this will not affect it, at this stage.

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CLIVEDON COURT RESIDENTS COMPANY LIMITED

REPORT OF THE DIRECTORS (CONTINUED)

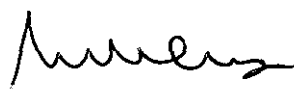
FOR THE PERIOD FROM 18TH MAY 1999 TO 24TH JUNE 2000

AUDITORS

Although Messrs. Victor Kirby & Co. were initially appointed as auditors, the company has taken advantage of the exemption from statutory audit which is now available to small companies.

This report has been prepared in accordance with the
Special Provisions of Part VII of the Companies
Act 1985 applicable to small companies.

SIGNED ON BEHALF OF THE BOARD OF DIRECTORS



M Venn
Secretary

Registered Office:

"Sorbon",
Aylesbury End,
Beaconsfield,
Bucks., HP9 1LW

Company No: 3772658

Dated: 30th October 2000

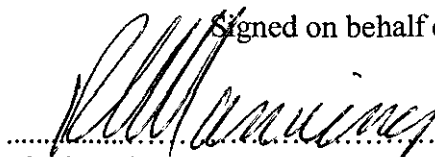
CLIVEDON COURT RESIDENTS COMPANY LIMITEDBALANCE SHEETAS AT 24TH JUNE 2000

	Notes	£	p
<u>CURRENT ASSETS</u>			
Cash at bank		2,461.35	
Debtors	2	686.55	
		<u>3,147.90</u>	
<u>CREDITORS: AMOUNTS FALLING DUE</u>			
<u> WITHIN ONE YEAR</u>	3	<u>1,546.90</u>	
<u>NET CURRENT ASSETS</u>		<u>1,601.00</u>	
<u>CAPITAL AND RESERVES</u>			
Called up share capital	4	<u>1,601.00</u>	
<u>SHAREHOLDERS' FUNDS</u>	4	<u>1,601.00</u>	
Equity interests		1,600.00	
Non-equity interests		1.00	
		<u>1,601.00</u>	

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

The directors consider that the company is entitled to exemption from the requirements to have an audit under the provisions of Section 249A(1) of the Companies Act 1985. Shareholders holding 10% or more of the company's share capital have not issued a notice requiring an audit under Section 249B(2) of the Companies Act 1985. The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act 1985, and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit (or loss) for the period in accordance with the requirements of the Act relating to the accounts so far as applicable to the company.

Signed on behalf of the board of directors



.....R.C. Manning (Director)

Approved by the board on: 30th October 2000

CLIVEDON COURT RESIDENTS COMPANY LIMITEDINCOME AND EXPENDITURE ACCOUNTFOR THE PERIOD FROM 18TH MAY 1999 TO 24TH JUNE 2000

	Notes	£	p	£	p
<u>INCOME</u> – Continuing operations	1(b)			2,800.00	
<u>Add:</u> Bank interest received					5.06
				2,805.06	
<u>Less:</u> Administrative expenses					3,203.52
<u>EXCESS OF (EXPENDITURE) ON</u> <u>ORDINARY ACTIVITIES BEFORE TAXATION</u>				-398.46	
<u>Add:</u> Tax on income on ordinary activities					1.00
<u>EXCESS OF (EXPENDITURE) ON</u> <u>ORDINARY ACTIVITIES AFTER TAXATION</u>				-399.46	
Amounts due to be:					
Re-imbursed by developer (page 7)		357.96			
Re-imbursed (to) residents (page 7)		-249.99			
Re-imbursed by residents (page 7)		291.49			
				399.46	
				-	-

CLIVEDON COURT RESIDENTS COMPANY LIMITEDNOTES TO THE ACCOUNTSFOR THE PERIOD ENDED 24TH JUNE 20001. ACCOUNTING POLICIESa). Basis of accounting

These accounts have been prepared on the historical cost basis and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000).

b) Income

This represents the minimum maintenance contributions received from residents during the period.

2. DEBTORS

	£	p
Prepayments	36.10	
Amounts due from residents (page 7)	291.49	
Amounts due from developer (page 8)	358.96	
	<u>686.55</u>	

3. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Amounts due to residents (page 7)	249.99
Sundry creditors and accruals	1,295.91
Corporation Tax due 25.3.01	1.00
	<u>1,546.90</u>

cont...

CLIVEDON COURT RESIDENTS COMPANY LIMITEDNOTES TO THE ACCOUNTS (CONTINUED)FOR THE PERIOD ENDED 24TH JUNE 20004. SHARE CAPITAL AND SHAREHOLDERS' FUNDS

	£	p
<u>Authorised, allotted, called-up and fully paid</u>		
8 Ordinary shares of £200 each	1,600.00	
5 Founder shares of 20p each		1.00
	<u>1,601.00</u>	

During the period, one ordinary share was issued to each of the individual or joint purchasers of the eight flats sold.

The founder shareholders have a non-equity interest since, on a winding-up, they are not entitled to any share of the surplus assets of the company. These belong exclusively to the ordinary shareholders. However, until the "ultimate date", which is defined as one year after the last flat has been sold, the founder shareholders have sole voting rights and entitlement to attend and receive notice of General Meetings.

5. CONTINGENT LIABILITIES

The company has contingent liability in that the exterior and interior of the buildings must be repainted at least once in every third and fifth year of the term of the lease, respectively. No provision has been made in these accounts, in view of the relatively recent completion and initial decoration of the buildings.

6. RELATED PARTY TRANSACTIONS AND CONTROL

The developer has an interest in each property until sold. Movements on the developer's account are set out in additional Note 3.

CLIVEDON COURT RESIDENTS COMPANY LIMITEDMANAGEMENT STATEMENTFOR THE PERIOD ENDED 24TH JUNE 2000

	£	p	£	p
<u>EXPENDITURE</u>				
Cleaning & maintenance			344.50	
Insurance			562.40	
Electricity			208.12	
Gardening			560.00	
Accountancy & administration			387.75	
Accounts preparation			399.50	
Printing, postage & stationery			47.00	
Annual Return			15.00	
Company secretarial costs			58.75	
<u>ORDINARY EXPENDITURE</u>			2,583.02	
<u>Less: Bank interest received</u>		5.06		
<u>Less: Corporation Tax</u>		1.00		
				4.06
				<u>2,578.96</u>
<u>Add: Setting-up costs</u>				
Provision for legal and secretarial charges		244.40		
Company formation costs		376.10		
				620.50
				<u>3,199.46</u>
<u>Apportioned to:</u>				
Residents (page 7)			2,841.50	
Developer (page 7)			357.96	
				<u>3,199.46</u>

N.B. This and the following pages do not form part of the statutory accounts.

ADDITIONAL NOTES TO THE ACCOUNTS

FOR THE PERIOD ENDED 24TH JUNE 2000

Flat No.	Date of completion in period	Expenditure for the period		Apportioned		Setting-up costs		Total due from residents		Amounts paid for the period		Balances due (to)/from residents at 24.6.00
		£	p	£	p	£	p	£	p	£	p	
1	02.9.99	322.37		43.83	278.54	77.56		356.10		400.00		-43.90
2	31.8.99	322.37		42.71	279.66	77.56		357.22		400.00		-42.78
3	30.9.99	322.37		65.09	257.28	77.56		334.84		200.00		134.84
4	13.8.99	322.37		32.65	289.72	77.56		367.28		400.00		-32.72
5	01.9.99	322.37		43.28	279.09	77.56		356.65		200.00		156.65
6	30.9.99	322.37		65.09	257.28	77.56		334.84		400.00		-65.16
7	30.7.99	322.37		24.83	297.54	77.57		375.11		400.00		-24.89
8	27.8.99	322.37		40.48	281.89	77.57		359.46		400.00		-40.54
		<u>2,578.96</u>		<u>357.96</u>	<u>2,221.00</u>	<u>620.50</u>		<u>2,841.50</u>		<u>2,800.00</u>		<u>41.50</u>
						Amount due from residents					291.49	
						Amount due (to) residents					-249.99	
											<u>41.50</u>	

CLIVEDON COURT RESIDENTS COMPANY LIMITEDADDITIONAL NOTES TO THE ACCOUNTSFOR THE PERIOD ENDED 24TH JUNE 2000

1. Ordinary expenditure has been allocated to each flat equally.
2. The developer has been charged, in respect of each flat sold in the period, with the expenditure from the dates on which services were commenced up to the date of completion, on an evenly accrued time basis, with the exception of the formation and secretarial charges. The accounts include formation and secretarial charges, of £47.01 and £30.55 (including VAT), respectively, per flat sold in the period. The formation costs relate to the incorporation of the company and the secretarial charge covers the cost of preparing and issuing individual share certificates, writing-up the statutory books in respect of new members and making the appropriate statutory returns. Accordingly, these costs are regarded as being wholly attributable to the residents, since the company is formed for their benefit and it is only as a consequence of completions that the secretarial cost arises.

3. The balance on the developer's account is calculated as follows:

	£	p
Cost of founder shares		1.00
Apportioned expenditure (page 7)		<u>357.96</u>
Balance due from the developer at 24.6.00		<u><u>358.96</u></u>

4. Under the terms of the Association Lease, ground rent of £1 per annum is payable, if demanded. To date, no such demand has been received.

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ACCOUNTANTS' REPORT TO THE DIRECTORS OF
CLIVEDON COURT RESIDENTS COMPANY LIMITED

As described on the Balance Sheet, you are responsible for the preparation of the accounts for the period from 18th May 1999 to 24th June 2000, set out on pages 1 to 5 and you consider that the company is exempt from an audit. In accordance with your instructions, we have compiled these unaudited accounts in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.



VICTOR KIRBY & CO.
Chartered Accountants

82 Snakes Lane East,
Woodford Green,
Essex, IG8 7QQ

Dated: 31st October 2000