

Company Registration No. 3789310 (England and Wales)

GROUNDFORWARD PROPERTY MANAGEMENT LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2003



Finn-Kelcey & Chapman
Chartered Accountants
Stourside Place
Station Road
Ashford Kent

GROUNDFORWARD PROPERTY MANAGEMENT LIMITED

COMPANY INFORMATION

Directors
R M Holdsworth (Appointed 5 June 2002)
C L King (Appointed 5 June 2002)
M A Speller (Appointed 5 June 2002)

Secretary Caxtons Commercial Limited

Company number 3789310

Registered office 49-50 Windmill Street
Gravesend Kent

Auditors Finn-Kelcey & Chapman
Stourside Place
Station Road
Ashford Kent

Bankers National Westminster Bank plc
30 King Street
Gravesend Kent

GROUNDFORWARD PROPERTY MANAGEMENT LIMITED

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GROUNDFORWARD PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 30 APRIL 2003

The directors present their report and financial statements for the year ended 30 April 2003.

Principal activities

The principal activity of the company during the year was the management and maintenance of open spaces at a residential development at Heron Fields, High Halstow.

Status

Groundforward Property Management Limited was incorporated as a company limited by guarantee and not having a share capital under the Companies Act 1985 on 14 June 1999.

Directors

The following directors have held office since 1 May 2002 unless stated otherwise:

R M Holdsworth	(Appointed 5 June 2002)
C L King	(Appointed 5 June 2002)
M A Speller	(Appointed 5 June 2002)
W P Callinan	(Resigned 5 June 2002)
I A Mortimer	(Resigned 5 June 2002)

Auditors

Finn-Kelcey & Chapman were appointed auditors to the company and in accordance with section 385 of the Companies Act 1985, a resolution proposing that they be re-appointed will be put to the Annual General Meeting.

Directors' responsibilities

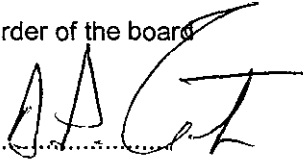
Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing those financial statements, the directors are required to:

- 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 in business.

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.

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



Caxtons Commercial Limited

Secretary

29 April 2004

GROUNDFORWARD PROPERTY MANAGEMENT LIMITED

INDEPENDENT AUDITORS' REPORT

TO THE SHAREHOLDERS OF GROUNDFORWARD PROPERTY MANAGEMENT LIMITED

We have audited the financial statements of Groundforward Property Management Limited on pages 3 to 6 for the year ended 30 April 2003. These financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002), under the historical cost convention and the accounting policies set out therein.

This report is made solely to the company's members, as a body in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the directors and auditors

As described in the statement of directors' responsibilities on page 1 the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the directors' report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with United Kingdom Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 30 April 2003 and of its surplus for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Finn-Kelcey & Chapman
Chartered Accountants
Registered Auditors

5 May 2004
Stourside Place
Station Road
Ashford Kent

GROUNDFORWARD PROPERTY MANAGEMENT LIMITED

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 APRIL 2003

	Notes	2003 £	2002 £
Income		12,718	3,846
Administrative expenses		(2,121)	(3,905)
Operating surplus/(deficit)		10,597	(59)
Other interest receivable and similar income		30	59
Surplus on ordinary activities before taxation		10,627	-
Tax on surplus on ordinary activities		-	-
Surplus on ordinary activities after taxation	5	10,627	-

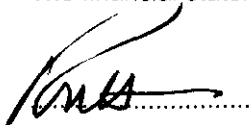
GROUNDFORWARD PROPERTY MANAGEMENT LIMITED

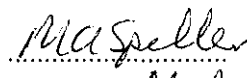
BALANCE SHEET AS AT 30 APRIL 2003

	Notes	2003 £	£	2002 £	£
Fixed assets					
Tangible assets	2		1		-
Current assets					
Debtors	3	1,856		-	
Cash at bank and in hand		11,470		6,919	
		<u>13,326</u>		<u>6,919</u>	
Creditors: amounts falling due within one year	4	<u>(2,700)</u>		<u>(6,919)</u>	
Net current assets			10,626		-
Total assets less current liabilities			<u>10,627</u>		<u>-</u>
Capital and reserves					
Income and expenditure account	5		10,627		-
Members' funds			<u>10,627</u>		<u>-</u>

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 with the Financial Reporting Standard for Smaller Entities (effective June 2002).

The financial statements were approved by the Board on 29/4/04.


R M Holdsworth
Director


~~C L King~~ M.A. SPELLER
Director

GROUNDFORWARD PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2003

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement on the grounds that it is a small company.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable accounting standards.

1.3 Income

Income represents the value of service charges levied during the year.

1.4 Tangible fixed assets and depreciation

Freehold land and buildings are not depreciated because they are included in the accounts at a notional cost of £1.

2 Tangible fixed assets

	Land and buildings £
Cost	
At 1 May 2002	-
Additions	1
At 30 April 2003	1
Depreciation	
At 1 May 2002 & at 30 April 2003	-
Net book value	
At 30 April 2003	1

3 Debtors

	2003 £	2002 £
Amounts receivable from tenants	1,856	-

GROUNDFORWARD PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2003

4	Creditors: amounts falling due within one year	2003 £	2002 £
	Trade creditors	140	-
	Amounts paid in advance from tenants	1,972	6,919
	Accruals	588	-
		<u>2,700</u>	<u>6,919</u>

5	Statement of movements on income and expenditure account	Income and expenditure account £
	Retained surplus for the year	<u>10,627</u>

6 Liability of members

The company is limited by guarantee and therefore does not have a share capital. The members of the company have undertaken to contribute such amount as may be required (not exceeding £1 each) to the assets of the company should it be wound up whilst they remain members or within one year of their ceasing to be members.

As at 30 April 2003 there were 100 members of the company. The maximum number of members is 100.

7 Related party transactions

Due to the nature of the company's transactions, all of the income received by the company has been received from the members of the company. No individual amount is considered material in its own right and accordingly these are not disclosed.