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REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS FOR THE PERIOD 7 NOVEMBER 2001 TO 30 NOVEMBER 2002
FOR
SELBY LODGE (CHELTENHAM)
MANAGEMENT COMPANY LIMITED



SELBY LODGE (CHELTENHAM) MANAGEMENT COMPANY LIMITED

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FOR THE PERIOD 7 NOVEMBER 2001 TO 30 NOVEMBER 2002

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SELBY LODGE (CHELTENHAM)
MANAGEMENT COMPANY LIMITED

COMPANY INFORMATION
FOR THE PERIOD 7 NOVEMBER 2001 TO 30 NOVEMBER 2002

DIRECTORS: D H McGowan
M J White ACMA

SECRETARY: D H McGowan

REGISTERED OFFICE: 1-4 Fountain Court
New Leaze
Bradley Stoke
Bristol
BS32 4LA

REGISTERED NUMBER: 4318921 (England and Wales)

AUDITORS: Cook and Partners
Chartered Accountants and Registered
Auditors
Manufactory House
Bell Lane
Hertford
Hertfordshire SG14 1BP

SELBY LODGE (CHELTENHAM)
MANAGEMENT COMPANY LIMITED

REPORT OF THE DIRECTORS
FOR THE PERIOD 7 NOVEMBER 2001 TO 30 NOVEMBER 2002

The directors present their report with the financial statements of the company for the period 7 November 2001 to 30 November 2002.

INCORPORATION

The company was incorporated on 7 November 2001.

PRINCIPAL ACTIVITY

The principal activity of the company in the period under review was that of the management and administration, on a non profit making basis, of the communal areas relating to the development on behalf of the property owners, lessees or tenants.

DIRECTORS

The directors during the period under review were:

D H McGowan	- appointed 7.11.01
M J White ACMA	- appointed 7.11.01

Both the directors, being eligible, offer themselves for election at the forthcoming first Annual General Meeting.

STATEMENT OF 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 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 in business.

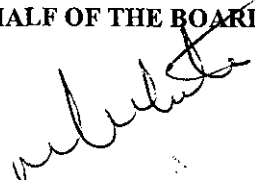
The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS

The auditors, Cook and Partners, will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

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

ON BEHALF OF THE BOARD:


.....
- DIRECTOR

Dated: 27.8.03

SELBY LODGE (CHELTENHAM)
MANAGEMENT COMPANY LIMITED

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
SELBY LODGE (CHELTENHAM)
MANAGEMENT COMPANY LIMITED

We have audited the financial statements of Selby Lodge (Cheltenham) Management Company Limited for the period ended 30 November 2002 on pages four to six. 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 directors and auditors

As described on page two the company's directors are responsible for the preparation of 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 Report of the Directors 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 Report of the Directors 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 November 2002 and of its profit for the period then ended and have been properly prepared in accordance with the Companies Act 1985.

Cook and Partners

Cook and Partners
Chartered Accountants and Registered
Auditors
Manufactory House
Bell Lane
Hertford
Hertfordshire SG14 1BP

Dated: 1/9/03

SELBY LODGE (CHELTENHAM)
MANAGEMENT COMPANY LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE PERIOD 7 NOVEMBER 2001 TO 30 NOVEMBER 2002

	Notes	£
TURNOVER		6,386
Administrative expenses		<u>3,338</u>
OPERATING PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	2	3,048
Tax on profit on ordinary activities	3	<u>-</u>
PROFIT FOR THE FINANCIAL PERIOD AFTER TAXATION		<u>3,048</u>
RETAINED PROFIT CARRIED FORWARD		<u><u>£3,048</u></u>

The notes form part of these financial statements

SELBY LODGE (CHELTENHAM)
MANAGEMENT COMPANY LIMITED

BALANCE SHEET
30 NOVEMBER 2002

	Notes	£
CURRENT ASSETS:		
Debtors	4	7,268
CREDITORS: Amounts falling due within one year	5	4,220
NET CURRENT ASSETS:		3,048
TOTAL ASSETS LESS CURRENT LIABILITIES:		£3,048
RESERVES:		
Profit and loss account		3,048
		£3,048

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).

ON BEHALF OF THE BOARD:

.....
- DIRECTOR

Approved by the Board on 27.8.03

The notes form part of these financial statements

SELBY LODGE (CHELTENHAM)
MANAGEMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 7 NOVEMBER 2001 TO 30 NOVEMBER 2002

1. ACCOUNTING POLICIES

Accounting convention

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

Turnover

Turnover represents net invoiced sales of services, excluding value added tax.

2. OPERATING PROFIT

The operating profit is stated after charging:

Auditors' remuneration	£ 174 ==
Directors' emoluments and other benefits etc	- ==

3. TAXATION

Analysis of the tax charge

No liability to UK corporation tax arose on ordinary activities for the period.

**4. DEBTORS: AMOUNTS FALLING
DUE WITHIN ONE YEAR**

	£
Maintenance Charges in Arrears	1,711
Prepaid Expense: Insurance Premium	882
Sundry Debtors	4,675
	7,268 ==

**5. CREDITORS: AMOUNTS FALLING
DUE WITHIN ONE YEAR**

	£
Accrued Expense: Managing Agents Fees	1,559
Accrued Expense: Audit, Accountancy & Professional Fees	411
Accrued Expense: 24 Hour Emergency Service	180
Accrued Expense: Insurance Premium	2,070
	4,220 ==

SELBY LODGE (CHELTENHAM)
MANAGEMENT COMPANY LIMITED

INCOME AND EXPENDITURE ACCOUNT
FOR THE PERIOD 7 NOVEMBER 2001 TO 30 NOVEMBER 2002

	£	£
Income:		
Maintenance Charges Receivable	1,711	
Completion Money Received	4,675	
		6,386
Expenditure:		
Insurance Premiums	1,188	
Managing Agents Fees	1,559	
Accountancy Charges	237	
Auditors Remuneration	174	
24 Hour Emergency Service	180	
		3,338
EXCESS OF INCOME OVER EXPENDITURE		£3,048