

**COMPANIES  
HOUSE**

Company Registration Number 1816008

**REALTY, THE LONDON PROPERTY BROKERS  
LIMITED**

**FINANCIAL STATEMENTS**

**YEAR ENDED**

**31ST JULY 2003**



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COMPANIES HOUSE

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28/05/04

# **REALTY, THE LONDON PROPERTY BROKERS LIMITED**

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# **REALTY, THE LONDON PROPERTY BROKERS LIMITED**

## **OFFICERS AND PROFESSIONAL ADVISERS**

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### **The board of directors**

Mr L. G. Kirschel  
Mr N. H. Fattal  
Mrs E. A. Kirschel

### **Company secretary**

Mr J. Hoare

### **Registered office**

124/130 Seymour Place  
London  
W1H 1BG

### **Accountants**

Bright Grahame Murray  
Chartered Accountants  
124/130 Seymour Place  
London  
W1H 1BG

# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## THE DIRECTORS' REPORT

YEAR ENDED 31ST JULY 2003

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The directors present their report and the unaudited financial statements of the company for the year ended 31st July 2003.

### Principal Activities

The company's principal activity continued to be that of estate agents.

### The Directors and their Interests in Shares of the Company

The directors who served the company during the year together with their beneficial interests in the shares of the company were as follows:

	Ordinary Shares of £1 each	
	At 31 July 2003	At 1 August 2002
Mr L. G. Kirschel	15,000	15,000
Mr N. H. Fattal	15,000	15,000
Mrs E. A. Kirschel	—	—

### Small Company Provisions

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

Signed on behalf of the directors

  
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Secretary

Approved by the directors on 27th May 2004

**REALTY, THE LONDON PROPERTY BROKERS LIMITED****PROFIT AND LOSS ACCOUNT****YEAR ENDED 31ST JULY 2003**

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	Note	2003 £	2002 £
<b>Turnover</b>		<b>152,421</b>	128,967
Distribution costs		31,603	25,804
Administrative expenses		190,512	182,779
Other operating income	2	(55,000)	(55,000)
<b>Operating Loss</b>	3	<b>(14,694)</b>	(24,616)
Interest receivable		242	512
<b>Loss on Ordinary Activities Before Taxation</b>		<b>(14,452)</b>	(24,104)
<b>Loss for the Financial Year</b>		<b>(14,452)</b>	(24,104)
<b>Accumulated Loss Brought Forward</b>		<b>(149,788)</b>	(125,684)
<b>Accumulated Loss Carried Forward</b>		<b>(164,240)</b>	(149,788)

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The notes on pages 5 to 7 form part of these financial statements.

# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## BALANCE SHEET

31ST JULY 2003

	Note	2003 £	£	2002 £	£
<b>Fixed Assets</b>					
Tangible assets	4		42,503		56,725
<b>Current Assets</b>					
Debtors	5	214,637		201,679	
Cash at bank and in hand		6,942		16,056	
		<u>221,579</u>		<u>217,735</u>	
<b>Creditors: Amounts falling due within one year</b>	6	<u>398,322</u>		<u>394,248</u>	
<b>Net Current Liabilities</b>			(176,743)		(176,513)
<b>Total Assets Less Current Liabilities</b>			<u>(134,240)</u>		<u>(119,788)</u>
<b>Capital and Reserves</b>					
Called-up equity share capital	8		30,000		30,000
Profit and loss account			<u>(164,240)</u>		<u>(149,788)</u>
<b>Deficiency</b>			<u>(134,240)</u>		<u>(119,788)</u>

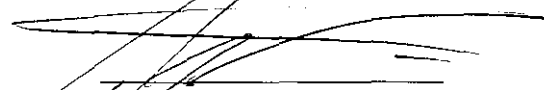
The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 1985 (the Act) relating to the audit of the financial statements for the year by virtue of section 249A(1), and that no member or members have requested an audit pursuant to section 249B(2) of the Act.

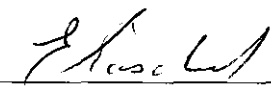
The directors acknowledge their responsibilities for:

- ensuring that the company keeps proper accounting records which comply with section 221 of the Act, and
- preparing financial statements 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 or loss for the financial year in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities (effective June 2002).

These financial statements were approved by the directors on the 27th May 2004 and are signed on their behalf by:

  
Director

  
Director

The notes on pages 5 to 7 form part of these financial statements.

# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31ST JULY 2003

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### 1. Accounting Policies

#### Basis of Accounting

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

#### Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year, exclusive of Value Added Tax.

#### Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Leasehold Property	- over 10 years
Motor Vehicles	- 25% p.a. on reducing balance basis
Equipment	- 15% p.a. on straight line basis

#### Deferred Taxation

Full provision without discounting is made for all timing differences which have arisen but not reversed at the balance sheet date. Provision is made for future taxation on gains on revalued assets only where a binding agreement to dispose of the asset exists at the year end. Deferred tax assets are only recognised to the extent that the Directors consider that it is more likely than not there will be suitable profits from which the future reversal of the underlying timing differences can be deducted.

### 2. Other Operating Income

	2003 £	2002 £
Rent receivable	<u>55,000</u>	<u>55,000</u>

### 3. Operating Loss

Operating loss is stated after charging:

	2003 £	2002 £
Directors' emoluments	44,020	33,792
Depreciation of owned fixed assets	<u>15,778</u>	<u>16,679</u>

# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31ST JULY 2003

### 4. Tangible Fixed Assets

	Leasehold Property £	Equipment £	Total £
<b>Cost</b>			
At 1st August 2002	106,503	42,527	149,030
Additions	—	1,556	1,556
<b>At 31st July 2003</b>	<b>106,503</b>	<b>44,083</b>	<b>150,586</b>
<b>Depreciation</b>			
At 1st August 2002	65,675	26,630	92,305
Charge for the year	10,650	5,128	15,778
<b>At 31st July 2003</b>	<b>76,325</b>	<b>31,758</b>	<b>108,083</b>
<b>Net Book Value</b>			
<b>At 31st July 2003</b>	<b>30,178</b>	<b>12,325</b>	<b>42,503</b>
At 31st July 2002	40,828	15,897	56,725

### 5. Debtors

	2003 £	2002 £
Trade debtors	—	1,738
Other debtors	214,637	199,941
	<b>214,637</b>	<b>201,679</b>

The debtors above include the following amounts falling due after more than one year:

	2003 £	2002 £
Other debtors	100,000	—

### 6. Creditors: Amounts falling due within one year

	2003 £	2002 £
Other taxes and social security	5,154	3,952
Other creditors	393,168	390,296
	<b>398,322</b>	<b>394,248</b>



# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31ST JULY 2003

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### 7. Related Party Transactions

The company is controlled by Messrs. Kirschel and Fattal, the shareholders.

Included in other debtors is £153,199 (2002 - £146,524) owed by Consolidated Property Corporation Inc. Limited, a company in which L. Kirschel has an interest as director and shareholder, and £44,310 (2002 - £44,550) owed by Consolidated Property Corporation Limited, a company in which L. Kirschel and N. Fattal have interests as directors and shareholders.

Included in other creditors is £383,248 (2002 - £380,000) owed to Consolidated Developments Limited, a company in which L. Kirschel has an interest as director and shareholder.

During the year, the company charged rent of £40,000 (2002 - £40,000) to Consolidated Property Corporation Limited and £15,000 (2002 - £15,000) to Consolidated Property Corporation Inc. Limited.

In addition, the company paid rent of £50,000 (2002 - £50,000) to Mr. Kirschel.

The company charged estate agency fees in the normal course of business to Mr. Kirschel of £Nil (2002 - £4,694). Management fees of £100,000 (2002 - £100,000) were charged to Consolidated Developments Limited.

During the year consultancy fees of £2,364 were paid to KL Professional Services, a business in which a relative of Mr L.G Kirschel and Mrs E.A Kirschel is beneficially interested.

### 8. Share Capital

#### Authorised share capital:

	2003	2002
	£	£
30,000 Ordinary shares of £1 each	<u>30,000</u>	<u>30,000</u>

#### Allotted, called up and fully paid:

	2003		2002	
	No	£	No	£
Ordinary shares of £1 each	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>

### 9. Clients' Monies

At 31st July 2003, the company held a total of £125,477 (2002 - £11,964) for the benefit of certain clients in designated client accounts.