

1 KING'S GARDENS HOVE (RESIDENTS ASSOCIATION) LIMITED

(Company No. 3838175)

FINANCIAL STATEMENTS

FOR THE PERIOD 8TH SEPTEMBER 1999 TO 31ST DECEMBER 2000

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The following page does not form part
of the statutory financial statements:

6	Accountants' Report
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JUSTICE & CO.
Chartered Accountants

1 KING'S GARDENS HOVE (RESIDENTS ASSOCIATION) LIMITEDREPORT OF THE DIRECTORSFOR THE PERIOD 8TH SEPTEMBER 1999 TO 31ST DECEMBER 2000

The directors have pleasure in presenting their report and financial statements for the period ended 31st December 2000.

Principal Activity

The company was incorporated on 8th September 1999.

In February 2000, the company acquired the freehold interest of 1 King's Gardens, Hove, from which date its principal activity is to collect rents and oversee the management and administration of the common parts of the property.

Directors and their Interests

The directors in office during the period and their beneficial interests in the issued ordinary share capital of the company were:-

		<u>Ordinary Shares of £1 each</u>	
		<u>At 31.12.2000</u>	<u>At 8.9.1999</u>
I.G. Barker	(appointed 08.9.1999)	1	-
A. Gold	(appointed 29.8.2000)	1	-
D. Hobson	(appointed 08.9.1999)	1	-
L.B. Lawson	(appointed 10.9.2000)	1	-
S.L. Gordon	(appointed 08.9.1999)	-	-
Mrs. A. J. Murphy	(appointed 01.9.2000)	1	-
R.A. Simons	(appointed 08.9.1999)	2	-
G. Williams	(appointed 10.9.2000)	1	-

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 period 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

Alexander Murphy
Secretary

29 May 2001

1 KING'S GARDENS HOVE (RESIDENTS ASSOCIATION) LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are obliged under company law 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 year.

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; and prepare the financial statements on a going concern basis unless it is inappropriate to assume 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 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.

1 KING'S GARDENS HOVE (RESIDENTS ASSOCIATION) LIMITEDINCOME AND EXPENDITURE ACCOUNTFOR THE PERIOD 8TH SEPTEMBER 1999 TO 31ST DECEMBER 2000

	<u>Notes</u>	£	£
Income	1		
Ground Rents			663
Other Rent			4,790
			<hr/> 5,453
Expenditure			1,967
			<hr/> 3,486
Operating Surplus for the Period			
Interest Received			300
			<hr/> 3,786
Surplus before taxation			
Taxation	2		691
			<hr/>
Surplus for the Financial Period			
and carried forward			<hr/> <hr/> £ 3,095

1 KING'S GARDENS HOVE (RESIDENTS ASSOCIATION) LIMITEDBALANCE SHEET AS AT 31ST DECEMBER 2000

	<u>Notes</u>	£	£
Fixed Asset			
Freehold Property, at cost	3		82,727
Current Assets			
Uncollected Ground Rents and Other Charges		899	
Cash at Bank		8,270	
		<u>9,169</u>	
Creditors: Amounts falling due			
within one year			
Sundry Creditor		467	
Amount due to Service Charge Account		5,000	
Taxation		631	
		<u>6,098</u>	
Net Current Assets			<u>3,071</u>
Net Assets			<u>£ 85,798</u>
Capital and Reserves			
Share Capital	4		8
Share Premium Account	4		82,695
Income and Expenditure Account			3,095
			<u>£ 85,798</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 the members have not required the company to obtain an audit of its financial statements for the year in accordance with 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;
 - (ii) preparing financial statements which give a true and fair view of the company and of the surplus for the period 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).

Director



Approved by the Board on 29. MAY 2001

1 KING'S GARDENS HOVE (RESIDENTS ASSOCIATION) LIMITEDNOTES TO THE FINANCIAL STATEMENTSFOR THE PERIOD 8TH SEPTEMBER 1999 TO 31ST DECEMBER 2000**1. Accounting Policies**

(a) Accounting basis and standards

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

(b) Income (Turnover)

Income arises from rents received.

2. Taxation

Corporation Tax at the rate of 10 and 20%

£ 691

3. Fixed Asset

The company acquired the freehold interest in 1 King's Gardens, Hove on 7th February 2000 for the sum of £ 82,727, which included all associated legal costs.

The freehold interest is stated in the financial statements at cost. In accordance with FRSSSE, no depreciation is provided in respect of the property. This may be a departure from the requirements of the Companies Act 1985, which requires all properties to be depreciated. In the opinion of the directors this departure is necessary for the financial statements to give a true and fair view in accordance with applicable accounting standards, as the property is included in the financial statements at its open market value.

4. Share Capital

Ordinary shares of £ 1 each:

Authorised

£ 100

Allotted, Issued and Fully Paid

£ 8

The members have paid into the company monies to enable the purchase of the freehold to take place. To the extent that these amounts exceeded the nominal value of the shares, they have been treated as a share premium.