

**VINE DEVELOPMENTS LIMITED**  
**FINANCIAL STATEMENTS**

**31 MARCH 2000**

**Company Registration Number 03077946**



**HARE WILSON & CO**  
Chartered Accountants & Registered Auditors  
Redmead House, Uxbridge Road  
Hillingdon Heath, Uxbridge  
Middlesex, UB10 0LT

**VINE DEVELOPMENTS LIMITED**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31 MARCH 2000**

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# VINE DEVELOPMENTS LIMITED

## THE DIRECTORS' REPORT

### YEAR ENDED 31 MARCH 2000

The directors have pleasure in presenting their report and the financial statements of the company for the year ended 31 March 2000.

#### PRINCIPAL ACTIVITIES

The principal activity of the company is that of property developing. The company also rents out holiday accommodation.

#### 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 March 2000	At 1 April 1999
G. DYKE	949,999	949,999
R. WEBB	<u>1</u>	<u>1</u>

#### 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 at the end of the year and of the profit or loss for the year then ended.

In preparing those financial statements, the directors are required to select suitable accounting policies, as described on page 6, and then apply them on a consistent basis, making judgements and estimates that are prudent and reasonable. The directors must also 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. The directors 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

A resolution to re-appoint Hare Wilson & Co as auditors for the ensuing year will be proposed at the annual general meeting in accordance with section 385 of the Companies Act 1985.

**VINE DEVELOPMENTS LIMITED**

**THE DIRECTORS' REPORT** *(continued)*

**YEAR ENDED 31 MARCH 2000**

**SMALL COMPANY PROVISIONS**

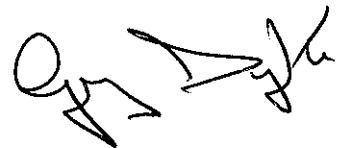
This report has been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

Registered office:  
REDMEAD HOUSE  
UXBRIDGE ROAD  
HILLINGDON HEATH  
MIDDLESEX  
UB10 0LT

Signed by order of the directors



R. WEBB  
Company Secretary



Approved by the directors on .....

# VINE DEVELOPMENTS LIMITED

## AUDITORS' REPORT TO THE DIRECTORS

YEAR ENDED 31 MARCH 2000

We have audited the financial statements on pages 4 to 9 which have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000), under the historical cost convention and the accounting policies set out on page 6.

### RESPECTIVE RESPONSIBILITIES OF THE DIRECTORS AND THE AUDITORS

As described on page 1, the company's directors are responsible for the preparation of the financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

### BASIS OF OPINION

We conducted our audit in accordance with 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.

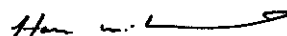
### OPINION

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 March 2000 and of the profit of the company for the year then ended, and have been properly prepared in accordance with the Companies Act 1985.

Redmead House, Uxbridge Road  
Hillingdon Heath, Uxbridge  
Middlesex, UB10 0LT

HARE WILSON & CO  
Chartered Accountants  
& Registered Auditors

2.10.2000



# VINE DEVELOPMENTS LIMITED

## PROFIT AND LOSS ACCOUNT

YEAR ENDED 31 MARCH 2000

	Note	2000 £	1999 £
<b>TURNOVER</b>		102,359	335,947
Cost of sales		(53,374)	(323,266)
<b>GROSS PROFIT</b>		48,985	12,681
Distribution Costs		(33,913)	-
Administrative expenses		(61,207)	(49,709)
Other operating income		59,509	52,947
<b>OPERATING PROFIT</b>	<b>2</b>	13,374	15,919
Interest receivable		2,110	12,111
Interest payable		(68)	(23)
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		15,416	28,007
Tax on profit on ordinary activities	<b>3</b>	(3,278)	(6,045)
<b>RETAINED PROFIT FOR THE FINANCIAL YEAR</b>		12,138	21,962
Balance brought forward		18,290	(3,672)
Balance carried forward		30,428	18,290

The notes on pages 6 to 9 form part of these financial statements.

# VINE DEVELOPMENTS LIMITED

## BALANCE SHEET

31 MARCH 2000

	Note	2000	1999
		£	£
<b>FIXED ASSETS</b>			
Tangible assets	4	1,558	3,116
<b>CURRENT ASSETS</b>			
Stocks		1,916,880	915,684
Debtors	5	39,020	27,310
Cash at bank		146,458	105,271
		<u>2,102,358</u>	<u>1,048,265</u>
<b>CREDITORS: Amounts falling due within one year</b>	6	<u>(1,123,488)</u>	<u>(83,091)</u>
<b>NET CURRENT ASSETS</b>		<u>978,870</u>	<u>965,174</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>980,428</u>	<u>968,290</u>
<b>CAPITAL AND RESERVES</b>			
Called-up equity share capital	9	950,000	950,000
Profit and loss account		30,428	18,290
<b>SHAREHOLDERS' FUNDS</b>		<u>980,428</u>	<u>968,290</u>

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 March 2000).

These financial statements were approved by the directors on the ....., and are signed on their behalf by:



G. Dyke  
Director

The notes on pages 6 to 9 form part of these financial statements.

**VINE DEVELOPMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2000**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000).

**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:

Computer Equipment - 25% Straight Line Basis

**Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

**2. OPERATING PROFIT**

Operating profit is stated after charging:

	2000	1999
	£	£
Directors' Emoluments	-	-
Depreciation	1,558	1,558
Auditors' fees	<u>1,000</u>	<u>1,000</u>

**3. TAX ON PROFIT ON ORDINARY ACTIVITIES**

	2000	1999
	£	£
Corporation tax based on the results for the year at 20% (1999 - 21%)	<u>3,278</u>	<u>6,045</u>



**VINE DEVELOPMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2000**

**4. TANGIBLE FIXED ASSETS**

	<b>Computer Equipment £</b>
<b>COST</b>	
At 1 April 1999 and 31 March 2000	<u>6,231</u>
<b>DEPRECIATION</b>	
At 1 April 1999	3,115
Charge for the year	<u>1,558</u>
At 31 March 2000	<u>4,673</u>
<b>NET BOOK VALUE</b>	
At 31 March 2000	<u>1,558</u>
At 31 March 1999	<u>3,116</u>

**5. DEBTORS**

	<b>2000 £</b>	<b>1999 £</b>
Trade debtors	3,160	-
VAT recoverable	20,467	-
Corporation tax recoverable	1,610	1,610
Amounts owed by associated company	9,590	8,750
Other debtors	200	-
ACT recoverable against future taxation	3,993	9,750
Prepayments and accrued income	-	7,200
	<u>39,020</u>	<u>27,310</u>

**VINE DEVELOPMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2000**

**6. CREDITORS: Amounts falling due within one year**

	2000		1999	
	£	£	£	£
Bank loans and overdrafts		694,102		-
Trade creditors		14,015		-
Other creditors including:				
Corporation tax	3,278		6,045	
VAT	-		65	
Amounts owed to Associated Company	975		5,901	
Directors loan accounts	300,000		-	
Other creditors	103,294		-	
Directors current accounts	2,659		49,406	
		<u>410,206</u>		<u>61,417</u>
Accruals and deferred income		5,165		21,674
		<u>1,123,488</u>		<u>83,091</u>

Bank loans are secured by a First Legal Mortgage over the Company's Freehold properties held as stock. The maximum term of the loans is for 5 years, and the maximum facility is for £6,260,000, with review on 16-2-2001.

**7. CONTINGENCIES**

There were no contingent liabilities as at 31st March 2000.

**8. RELATED PARTY TRANSACTIONS**

- 1) The company was under the control of Mr G.Dyke throughout the current and previous year, by virtue of the fact that he owns 99.99% of the company's share capital.
- 2) The company received rent amounting to £52176 in the normal course of business from Dartmouth Golf and Country Club (DGCC), of which Mr.G.Dyke is a director
- 3) At the year end a net balance of £9590 was owed by DGCC to the company (1999:£8615).
- 4) There are no other related party transactions apart from those reflected in the directors current accounts.

**VINE DEVELOPMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2000**

**9. SHARE CAPITAL**

**Authorised share capital:**

	<b>2000</b>	1999
	£	£
2,000,000 Ordinary shares of £1 each	<u>2,000,000</u>	<u>2,000,000</u>

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

	<b>2000</b>	1999
	£	£
Ordinary share capital	<u>950,000</u>	<u>950,000</u>

**10. POST BALANCE SHEET EVENTS**

On 2nd April 2000 the company acquired the entire share capital of Vine Productions Limited by the issue of 24000 ordinary shares of £1.

The company continues its development at Discovery Wharf, North Quay, Plymouth. The development consists of the erection of 61 apartments with on site facilities, at an estimated final cost of £9.1 million. The budgeted sales income has been estimated at £11.4 million, and completion is set for 2001.