

VINE DEVELOPMENTS LIMITED

AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008

Chartered Certified Accountants
& Registered Auditors

Redmead House, Uxbridge Road,
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Registered as Auditors by The Association of Chartered Certified Accountants



Vine Developments Limited

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for the Year Ended 31 March 2008

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Vine Developments Limited

Company Information
for the Year Ended 31 March 2008

DIRECTORS:

G Dyke
R A Webb

SECRETARY

R A Webb

REGISTERED OFFICE:

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

REGISTERED NUMBER:

03077946

AUDITORS:

Chhaya Hare Wilson Limited
Chartered Certified Accountants
Redmead House
Uxbridge Road
Hillingdon Heath
Middlesex
UB10 0LT

Vine Developments Limited

Report of the Directors
for the Year Ended 31 March 2008

The directors present their report with the financial statements of the company for the year ended 31 March 2008

PRINCIPAL ACTIVITY

The principal activity of the company is that of property developing and project consultancy advice

DIRECTORS

The directors shown below have held office during the whole of the period from 1 April 2007 to the date of this report

G Dyke
R A Webb

SHARE PREMIUM ACCOUNT

There was no movement on the share premium account during the financial year

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to 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 these 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.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 234ZA of the Companies Act 1985) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

The auditors, Chhaya Hare Wilson Limited, 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.



R A Webb - Secretary

17 July 2008

**Report of the Independent Auditors to the Shareholders of
Vine Developments Limited**

We have audited the financial statements of Vine Developments Limited for the year ended 31 March 2008 on pages four to nine. These financial statements have been prepared in accordance with the accounting policies set out therein and the requirements of the Financial Reporting Standard for Smaller Entities (effective January 2007).

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

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out on page two.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

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 whether in our opinion the information given in the Report of the Directors is consistent with the financial statements.

In addition, we report to you if, in our opinion, 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 other transactions 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 International Standards on Auditing (UK and Ireland) 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.

We have undertaken the audit in accordance with the requirements of APB Ethical Standards including APB Ethical Standard - Provisions Available to Small Entities, in the circumstances set out in note fifteen to the financial statements.

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, of the state of the company's affairs as at 31 March 2008 and of its profit for the year then ended,
- the financial statements have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the Report of the Directors is consistent with the financial statements.

Chhaya Hare Wilson Limited
Chartered Certified Accountants
Redmead House
Uxbridge Road
Hillingdon Heath
Middlesex
UB10 0LT

Chhaya Hare Wilson Ltd

17 July 2008

Vine Developments Limited**Profit and Loss Account
for the Year Ended 31 March 2008**

	Notes	31 3 08 £	31 3 07 £
TURNOVER		41,915	4,970,000
Cost of sales		35,289	4,515,708
GROSS PROFIT		6,626	454,292
Administrative expenses		223,076	174,799
		(216,450)	279,493
Other operating income		14,439	21,114
OPERATING (LOSS)/PROFIT	2	(202,011)	300,607
Interest receivable and similar income		1,034,269	29,638
		832,258	330,245
Amounts written off investments	3	-	36,411
		832,258	293,834
Interest payable and similar charges		116,992	92,286
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		715,266	201,548
Tax on profit on ordinary activities	4	214,418	46,600
PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION		500,848	154,948


The notes form part of these financial statements

Vine Developments Limited**Balance Sheet****31 March 2008**

	Notes	31 3 08 £	£	31 3 07 £	£
FIXED ASSETS					
Tangible assets	5		130,847		134,785
CURRENT ASSETS					
Stocks	6	175,539		175,539	
Debtors	7	573,147		2,601,337	
Cash at bank		3,110,902		787,440	
		3,859,588		3,564,316	
CREDITORS					
Amounts falling due within one year	8	1,668,934		1,877,999	
NET CURRENT ASSETS			2,190,654		1,686,317
TOTAL ASSETS LESS CURRENT LIABILITIES			2,321,501		1,821,102
PROVISIONS FOR LIABILITIES	10		895		1,344
NET ASSETS			2,320,606		1,819,758
CAPITAL AND RESERVES					
Called up share capital	11		974,000		974,000
Share premium	12		12,411		12,411
Profit and loss account	12		1,334,195		833,347
SHAREHOLDERS' FUNDS			2,320,606		1,819,758

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 January 2007)

The financial statements were approved by the Board of Directors on 17 July 2008 and were signed on its behalf by



G Dyke - Director

Vine Developments Limited

Notes to the Financial Statements for the Year Ended 31 March 2008

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 January 2007)

Turnover

Turnover represents net invoiced sales of goods, excluding value added tax

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life

Fixtures, fittings & equipment - 20% on cost

Stocks

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

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date

Investment properties

Investment properties are accounted for in accordance with the Statement of Standard Accounting Practice No 19 No depreciation is provided in respect of such properties Although the Companies Act 1985 would normally require the depreciation of fixed assets it is believed that this policy of not providing depreciation is necessary in order for the accounts to give a true and fair view

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities

2 OPERATING (LOSS)/PROFIT

The operating loss (2007 - operating profit) is stated after charging

	31 3 08	31 3 07
	£	£
Depreciation - owned assets	5,288	5,633
Auditors' remuneration	2,100	2,000
	<u> </u>	<u> </u>
Directors' emoluments	-	10,000
	<u> </u>	<u> </u>

3 AMOUNTS WRITTEN OFF INVESTMENTS

	31 3 08	31 3 07
	£	£
Amounts w/o invs	-	36,411
	<u> </u>	<u> </u>

Vine Developments Limited**Notes to the Financial Statements - continued**
for the Year Ended 31 March 2008**4 TAXATION****Analysis of the tax charge**

The tax charge on the profit on ordinary activities for the year was as follows

	31 3 08 £	31 3 07 £
Current tax		
UK corporation tax	214,834	11,632
Underprovision in previous year	33	-
Total current tax	214,867	11,632
Deferred tax	(449)	34,968
Tax on profit on ordinary activities	214,418	46,600

UK corporation tax was charged at 30% in 2007

5 TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures, fittings & equipment £	Totals £
COST			
At 1 April 2007	117,845	34,408	152,253
Additions	-	1,350	1,350
At 31 March 2008	117,845	35,758	153,603
DEPRECIATION			
At 1 April 2007	-	17,468	17,468
Charge for year	-	5,288	5,288
At 31 March 2008	-	22,756	22,756
NET BOOK VALUE			
At 31 March 2008	117,845	13,002	130,847
At 31 March 2007	117,845	16,940	134,785

6 STOCKS

	31 3 08 £	31 3 07 £
Stocks	175,539	175,539

7 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31 3 08 £	31 3 07 £
Other debtors	568,024	2,547,835
VAT	5,123	53,502
	573,147	2,601,337

Included in other debtors are loans made in respect of current projects. The company has either legal mortgages or other security secured on the properties concerned.

Vine Developments Limited

Notes to the Financial Statements - continued
for the Year Ended 31 March 2008

8 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31 3 08	31 3 07
	£	£
Bank loans and overdrafts	150,000	150,000
Trade creditors	279,585	668,862
Tax	214,834	11,632
Social security and other taxes	2,205	2,045
Other creditors	894,494	992,457
Accrued expenses	127,816	53,003
	<u>1,668,934</u>	<u>1,877,999</u>

9 SECURED DEBTS

The following secured debts are included within creditors

	31 3 08	31 3 07
	£	£
Bank loans	<u>150,000</u>	<u>150,000</u>

Bank loans were secured by a legal mortgage over land and properties together with guarantees from associated company, Vine Leisure Limited

10 PROVISIONS FOR LIABILITIES

	31 3 08	31 3 07
	£	£
Deferred tax	<u>895</u>	<u>1,344</u>
		Deferred tax
		£
Balance at 1 April 2007		1,344
Profit and loss account movement arising during the year		(449)
Balance at 31 March 2008		<u>895</u>

11 CALLED UP SHARE CAPITAL

Authorised Number	Class	Nominal value	31 3 08	31 3 07
		£1	£	£
2,000,000	Ordinary		<u>2,000,000</u>	<u>2,000,000</u>
Allotted, issued and fully paid Number	Class	Nominal value	31 3 08	31 3 07
		£1	£	£
974,000	Ordinary		<u>974,000</u>	<u>974,000</u>

Vine Developments Limited**Notes to the Financial Statements - continued**
for the Year Ended 31 March 2008**12 RESERVES**

	Profit and loss account £	Share premium £	Totals £
At 1 April 2007	833,347	12,411	845,758
Profit for the year	500,848		500,848
At 31 March 2008	<u>1,334,195</u>	<u>12,411</u>	<u>1,346,606</u>

13 CONTINGENT LIABILITIES

There were no contingent liabilities as at 31st March 2008

14 RELATED PARTY DISCLOSURES

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 98.77% of the company's issued share capital

2) During the year the company did not receive any income for Marketing advice from Vine Leisure Limited (2007 £Nil). At the balance sheet date the amount owed to Vine Leisure Limited, a company controlled by Mr G Dyke, was £864,956 (2007 £727,457). The Bank loan was partly secured by guarantees from Vine Leisure Limited.

3) During the year the company paid consultancy fees of £110,000 (2007 £6907) to Vine Leisure Limited.

All of the above were commercial transactions carried out at arms length.

15 APB ETHICAL STANDARD - PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.