

Registration number 3292469

Exmouth Quay Management Company Limited

Directors' report and financial statements

for the year ended 31 December 2002



Exmouth Quay Management Company Limited

Company information

Directors	M R Kay	Resigned 5 November 2002
	Dr H Kay	Resigned 5 November 2002
	P J Goodes	
	C Fayers	Appointed 21 January 2002
	A Cutler	Appointed 21 January 2002
Secretary	P J Goodes	
Company number	3292469	
Registered office	Palatine House Matford Exeter Devon EX2 8NL	
Auditors	Thompson Jenner 1 Colleton Crescent Exeter Devon EX2 4DG	

Exmouth Quay Management Company Limited

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Exmouth Quay Management Company Limited

Directors' report for the year ended 31 December 2002

The directors present their report and the financial statements for the year ended 31 December 2002.

Principal activity

The principal activity of the company during the year was that of the management of the service charge provisions at Exmouth Quay.

Directors and their interests

The directors who served during the year and their interests in the company are as stated below:

		Ordinary shares	
		31/12/02	01/01/02
		or date of appointment	
M R Kay	Resigned 5 November 2002	-	-
Dr H Kay	Resigned 5 November 2002	-	-
P J Goodes		-	-
C Fayers	Appointed 21 January 2002	-	-
A Cutler	Appointed 21 January 2002	-	-

None of the directors had a beneficial interest in the share capital of the company at any time during the year. Messrs M R Kay, P J Goodes, C Fayers and A P Cutler are also directors of the company's ultimate holding company, Eagle One Holdings Limited. Their interests in the shares of the holding company are disclosed in the financial statements of that company.

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 the affairs of the company and of the profit or loss of the company for that year. In preparing these the directors are required to:

- select suitable accounting policies and 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.

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

This report was approved by the Board on 30 October 2003 and signed on its behalf by

P J Goodes
Secretary

Exmouth Quay Management Company Limited

Independent auditors' report to the shareholders of Exmouth Quay Management Company

We have audited the financial statements of Exmouth Quay Management Company Limited for the year ended 31 December 2002 which comprise the profit and loss account, the balance sheet and the related notes. These financial statements have been prepared under the historical cost convention and the accounting policies set out therein.

This report is made solely to the company's shareholders, 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 shareholders 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 shareholders 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 in the statement of directors' responsibilities the company's directors are responsible for the preparation of the 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 directors report 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 directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

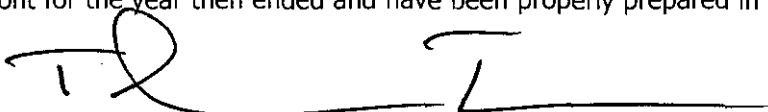
Basis of audit opinion

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 31 December 2002 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



**Thompson Jenner
Chartered Accountants and
Registered Auditors**

**1 Colleton Crescent
Exeter
Devon**

30.10.2003

Exmouth Quay Management Company Limited

**Profit and loss account
for the year ended 31 December 2002**

		Continuing operations	
		2002	2001
	Notes	£	£
Turnover	2	57,543	35,468
Administrative expenses		(59,218)	(36,861)
Operating loss	3	(1,675)	(1,393)
Other interest receivable and similar income		1,663	1,408
(Loss)/profit on ordinary activities before taxation		(12)	15
Tax on (loss)/profit on ordinary activities	4	12	(15)
Profit on ordinary activities after taxation		-	-
Retained profit for the year		-	-

There are no recognised gains or losses other than the profit or loss for the above two financial years.

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

Exmouth Quay Management Company Limited

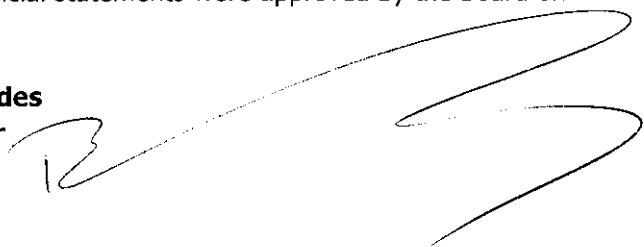
**Balance sheet
as at 31 December 2002**

		2002		2001	
	Notes	£	£	£	£
Current assets					
Debtors	5	15,766		13,205	
Cash at bank and in hand		168,568		69,981	
		<u>184,334</u>		<u>83,186</u>	
Creditors: amounts falling due within one year	6	<u>(184,332)</u>		<u>(83,184)</u>	
Net current assets			<u>2</u>		<u>2</u>
Net assets			<u>2</u>		<u>2</u>
Capital and reserves					
Called up share capital	7		<u>2</u>		<u>2</u>
Equity shareholders' funds	8		<u>2</u>		<u>2</u>

The financial statements are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies .

The financial statements were approved by the Board on 30 October 03 and signed on its behalf by

P J Goodes
Director



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

Exmouth Quay Management Company Limited

Notes to the financial statements for the year ended 31 December 2002

1. Accounting policies

1.1. Accounting convention

The financial statements are prepared under the historical cost convention .

The company has taken advantage of the exemption in FRS1 from the requirement to produce a cashflow statement because it is a small company.

1.2. Turnover

Turnover comprises the value of sales excluding value added tax and deferred income.

1.3. Deferred taxation

Following the adoption of FRS 19, Deferred Tax, deferred tax is recognised in respect of timing differences that have originated but not reversed by the balance sheet date. Deferred tax balances are not discounted.

2. Turnover

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the UK.

3. Operating loss

	2002	2001
	£	£
Auditors' remuneration	1,234	1,000

Exmouth Quay Management Company Limited

**Notes to the financial statements
for the year ended 31 December 2002**

..... continued

4. Tax on (loss)/profit on ordinary activities

Analysis of charge in period	2002 £	2001 £
Current tax		
UK corporation tax	2	15
Adjustments in respect of previous periods	(14)	-
	<u>(12)</u>	<u>15</u>

Factors affecting tax charge for period

The tax assessed for the period is lower than the standard rate of corporation tax in the UK (10 per cent). The differences are explained below:

	2002 £	2001 £
(Loss)/profit on ordinary activities before taxation	<u>(12)</u>	<u>15</u>
(Loss)/profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 10% (31 December 2001 : 20%)	(1)	3
Effects of:		
Expenses not deductible for tax purposes	3	-
Utilisation of tax losses	-	(2)
Adjustments to tax charge in respect of previous periods	<u>(14)</u>	<u>14</u>
Current tax charge for period	<u>(12)</u>	<u>15</u>

5. Debtors

	2002 £	2001 £
Trade debtors	<u>15,766</u>	<u>13,205</u>

6. Creditors: amounts falling due within one year

	2002 £	2001 £
Trade creditors	7,734	1,144
Amounts owed to associated undertakings	48	-
Corporation tax	2	15
Other creditors	139,525	72,553
Accruals and deferred income	<u>37,023</u>	<u>9,472</u>
	<u>184,332</u>	<u>83,184</u>

Exmouth Quay Management Company Limited

**Notes to the financial statements
for the year ended 31 December 2002**

..... continued

7. Share capital	2002	2001
	£	£
Authorised		
1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
Allotted, called up and fully paid		
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>
8. Reconciliation of movements in shareholders' funds	2002	2001
	£	£
Profit for the year	-	-
Opening shareholders' funds	<u>2</u>	<u>2</u>
Closing shareholders' funds	<u>2</u>	<u>2</u>

9. Related party transactions

During the year Eagle One Limited, a company under the control of Mr M R Kay, this company's ultimate controlling party, charged the company £27,158 for management services. At the balance sheet date £33,867 remained unpaid in respect of the current and previous years service charge.

10. Ultimate parent undertaking

The company is a 100% subsidiary of Eagle One Homes Limited, a company incorporated in England.

The company's ultimate parent company is Eagle One Holdings Limited, a company incorporated in England.

11. Controlling interest

The company's ultimate controlling party is Mr M R Kay.