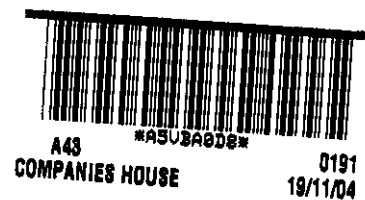


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Company Registration No. 3875326 (England and Wales)

CROWN HOMES LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2004



CROWN HOMES LIMITED

COMPANY INFORMATION

Directors

F C McHugh
J R Marke
S C McHugh

Secretary

F C McHugh

Company number

3875326

Registered office

4th Floor, Clerks' Well House
20 Britton Street
London
EC1M 5TU

Auditors

Ford Bull Watkins
4th Floor, Clerks' Well House
20 Britton Street
London
EC1M 5TU

CROWN HOMES LIMITED

CONTENTS

	Page
Directors' report	1
Independent auditors' report	2
Profit and loss account	3
Balance sheet	4
Notes to the financial statements	5 - 6

CROWN HOMES LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2004

The directors present their report and financial statements for the year ended 31 March 2004.

Principal activities

The principal activity of the company during the period was that of property dealers and developers.

Directors

The following directors have held office since 1 April 2003:

F C McHugh
J R Marke
S C McHugh

Directors' interests

The directors' interests in the shares of the company were as stated below:

	Ordinary shares of £ 1 each	
	31 March 2004	1 April 2003
F C McHugh	334	334
J R Marke	333	333
S C McHugh	333	333

Auditors

In accordance with section 385 of the Companies Act 1985, a resolution proposing that Ford Bull Watkins be reappointed as auditors of the company will be put to the Annual General Meeting.

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 and of the profit or loss of the company for that period. 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;
- 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 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



F C McHugh
Director
19 October 2004

CROWN HOMES LIMITED

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF CROWN HOMES LIMITED

We have audited the financial statements of CROWN HOMES LIMITED on pages 3 to 6 for the year ended 31 March 2004. These financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002), under the historical cost convention and the accounting policies set out therein.

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 auditor's 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 the directors and auditors

As described in the statement of directors' responsibilities on page 1 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 March 2004 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Ford Bull Watkins

19 October 2004

Chartered Accountants
Registered Auditor

4th Floor, Clerks' Well House
20 Britton Street
London
EC1M 5TU

CROWN HOMES LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2004

		2004	2003
	Notes	£	£
Turnover		656,000	982,000
Cost of sales		(552,195)	(878,255)
Gross profit		103,805	103,745
Administrative expenses		(85,742)	(76,184)
Operating profit	2	18,063	27,561
Other interest receivable and similar income		502	1,523
Interest payable and similar charges		(11,738)	(7,399)
Profit on ordinary activities before taxation		6,827	21,685
Tax on profit on ordinary activities	3	-	(2,893)
Profit on ordinary activities after taxation	7	6,827	18,792

CROWN HOMES LIMITED

BALANCE SHEET AS AT 31 MARCH 2004

	Notes	2004 £	£	2003 £	£
Current assets					
Stocks		359,472		185,587	
Debtors	4	9,355		-	
Cash at bank and in hand		36		35,117	
		<u>368,863</u>		<u>220,704</u>	
Creditors: amounts falling due within one year	5	<u>(322,536)</u>		<u>(181,204)</u>	
Total assets less current liabilities			<u>46,327</u>		<u>39,500</u>
Capital and reserves					
Called up share capital	6		1,000		1,000
Profit and loss account	7		<u>45,327</u>		<u>38,500</u>
Shareholders' funds			<u>46,327</u>		<u>39,500</u>

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 June 2002).

The financial statements were approved by the Board on 19 October 2004


S C McHugh
Director

CROWN HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2004

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

1.2 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts.

2 Operating profit

	2004	2003
	£	£
Operating profit is stated after charging:		
Auditors' remuneration	940	940
Directors' emoluments	32,909	32,479

3 Taxation

	2004	2003
	£	£
Domestic current year tax		
U.K. corporation tax	-	2,842
Adjustment for prior years	-	51
Current tax charge	-	2,893

4 Debtors

	2004	2003
	£	£
Other debtors	9,355	-

5 Creditors: amounts falling due within one year

	2004	2003
	£	£
Bank loans and overdrafts	303,433	154,501
Taxation and social security	5,635	3,621
Other creditors	13,468	23,082
	322,536	181,204

CROWN HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2004

6	Share capital	2004	2003
		£	£
	Authorised		
	10,000 Ordinary shares of £1 each	10,000	10,000
		<u> </u>	<u> </u>
	Allotted, called up and fully paid		
	1,000 Ordinary shares of £1 each	1,000	1,000
		<u> </u>	<u> </u>
7 Statement of movements on profit and loss account			Profit and loss account £
	Balance at 1 April 2003		38,500
	Retained profit for the year		6,827
			<u> </u>
	Balance at 31 March 2004		45,327
			<u> </u>