

Registration number 4621472

Lone Eagle Investments Limited
Directors' report and financial statements
for the period ended 30 September 2003



Lone Eagle Investments Limited

Company information

Directors	P J Goodes	Appointed 21/2/03
	A P Cutler	Appointed 21/2/03
	C D Fayers	Appointed 21/2/03
	Bondlaw Directors Limited	Resigned 21/2/03
Secretary	P J Goodes	
Company number	4621472	
Registered office	Palatine House Exeter Devon EX2 8NL	
Auditors	Thompson Jenner 1 Colleton Crescent Exeter Devon EX1 8NL	

Lone Eagle Investments Limited

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Lone Eagle Investments Limited

Directors' report for the period ended 30 September 2003

The directors present their report and the financial statements for the period ended 30 September 2003.

Incorporation and change of name

The company was incorporated on 19 December 2002 as Bondco 971 Limited. The name of the company was changed to Lone Eagle Investments Limited on 31 January 2003. The company commenced trade on 3 March 2003.

Principal activity

The principal activity during the year was that of a property investment company.

Directors and their interests

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

		Ordinary shares	
		30/09/03	19/12/02
		or date of	
		appointment	
P J Goodes	Appointed 21/2/03	-	-
A P Cutler	Appointed 21/2/03	-	-
C D Fayers	Appointed 21/2/03	-	-
Bondlaw Directors Limited	Resigned 21/2/03	-	-

Directors' responsibilities

Company law requires the directors to prepare financial statements for each financial period 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 period. 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 26th July 04 and signed on its behalf by

P J Goodes
Secretary

Lone Eagle Investments Limited

Independent auditors' report to the shareholders of Lone Eagle Investments Limited

We have audited the financial statements of Lone Eagle Investments Limited for the period ended 30 September 2003 which comprise the profit and loss account, the balance sheet and the related notes. 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 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.

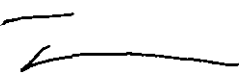
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity 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 30 September 2003 and of its profit for the period then ended and have been properly prepared in accordance with the Companies Act 1985.


Thompson Jenner
Chartered Accountants and
Registered Auditors

26.7.2004


1 Colleton Crescent
Exeter
Devon
EX1 8NL

Lone Eagle Investments Limited

**Profit and loss account
for the period ended 30 September 2003**

		Period ended 30/09/03
	Notes	£
Turnover	2	146,343
Cost of sales		(46,857)
Gross profit		99,486
Administrative expenses		(6,041)
Operating profit	3	93,445
Other interest receivable and similar income		210
Interest payable and similar charges		(57,824)
Profit on ordinary activities before taxation		35,831
Tax on profit on ordinary activities	4	(10,749)
Retained profit for the period		<u>25,082</u>

The notes on pages 5 to 8 form an integral part of these financial statements.

Lone Eagle Investments Limited

**Balance sheet
as at 30 September 2003**

	Notes	2003 £	£
Fixed assets			
Tangible assets	5		2,379,478
Current assets			
Debtors	6	61,598	
Cash at bank and in hand		17,568	
		<u>79,166</u>	
Creditors: amounts falling due within one year	7	(180,136)	
Net current liabilities			<u>(100,970)</u>
Total assets less current liabilities			2,278,508
Creditors: amounts falling due after more than one year	8		(2,242,676)
Provisions for liabilities and charges			<u>(10,749)</u>
Net assets			<u>25,083</u>
Capital and reserves			
Called up share capital	10		1
Profit and loss account			<u>25,082</u>
Shareholders' funds			<u>25,083</u>

The financial statements are 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 June 2002).

The financial statements were approved by the Board on 26th July 04 and signed on its behalf by

P J Goodes
Director



The notes on pages 5 to 8 form an integral part of these financial statements.

Lone Eagle Investments Limited

Notes to the financial statements for the period ended 30 September 2003

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 the total invoice value, excluding value added tax, of sales made during the year.

1.3 Investment properties

In accordance with the Financial Reporting Standard for Smaller Entities, certain of the company's properties are held for long-term investment and are included in the Balance Sheet at their open market values. The surplus or deficit on revaluation of such properties are transferred to the investment property revaluation reserve. Depreciation is not provided in respect of freehold investment properties. Leasehold investment properties are not amortised where the unexpired term is over twenty years.

This policy represents a departure from the Companies Act 1985, which requires depreciation to be provided on all fixed assets. The directors consider that this policy is necessary in order that the Financial Statements may give a true and fair view because current values and changes in current values are of prime importance rather than the calculation of systematic annual depreciation. Depreciation is only one of many factors reflected in the valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

1.4. Deferred taxation

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 period has been derived from its principal activity wholly undertaken in the UK.

3. Operating profit

Auditors' remuneration
Directors' emoluments

**Period
ended
2003**
£
1,000
-

Lone Eagle Investments Limited

**Notes to the financial statements
for the period ended 30 September 2003**

..... continued

4. Tax on profit on ordinary activities

	Period ended 2003 £
Analysis of charge in period	
Total current tax charge	-
Deferred tax	
Timing differences, origination and reversal	10,749
Total deferred tax	10,749
Tax on profit on ordinary activities	<u>10,749</u>

5. Tangible fixed assets

	Investment Property £	Total £
Cost		
Additions	2,379,478	2,379,478
At 30 September 2003	<u>2,379,478</u>	<u>2,379,478</u>
Net book value		
At 30 September 2003	<u>2,379,478</u>	<u>2,379,478</u>

The investment property has been valued by the directors, at open market value for existing or alternative use basis as appropriate, at £2,379,478.

6. Debtors

	2003 £
Trade debtors	60,598
Prepayments and accrued income	1,000
	<u>61,598</u>

Lone Eagle Investments Limited

**Notes to the financial statements
for the period ended 30 September 2003**

..... continued

7. Creditors: amounts falling due within one year	2003 £
Bank loan	76,595
Trade creditors	1,718
Other taxes and social security costs	9,191
Accruals and deferred income	92,632
	<u>180,136</u>

The bank loan is secured by a fixed legal charge on the investment property and over the assets of the business.

8. Creditors: amounts falling due after more than one year	2003 £
Bank loan	1,568,366
Amounts due to connected companies	674,310
	<u>2,242,676</u>

The bank loan is secured by a fixed legal charge on the investment property and over the assets of the business.

9. Provision for deferred taxation	2003 £
Accelerated capital allowances	<u>10,749</u>
Provision at 19 December 2002	-
Deferred tax charge in profit and loss account	<u>10,749</u>
Provision at 30 September 2003	<u>10,749</u>

Lone Eagle Investments Limited
Notes to the financial statements
for the period ended 30 September 2003

..... continued

10. Share capital	2003
	£
Authorised	
1,000 Ordinary shares of £1 each	<u>1,000</u>
Allotted, called up and fully paid	
1 Ordinary shares of £1 each	<u>1</u>
One Ordinary £1 Share was issued on incorporation.	

11. Related party transactions

During the year Eagle One Limited, a company controlled by Mr M R Kay, provided the company with a loan to service the company's working capital requirements. The amount included in creditors falling due after more than one year at the year end amounts to £674,310.

During the year Eagle One Limited charged the company, on an arms length basis, £10,006 for interest accruing on the loan.

12. Controlling interest

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