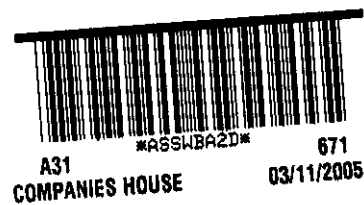


Registered number : 1481899



FENNLAND LIMITED

**Financial Statements
24 June 2005**

FENNLAND LIMITED

Financial statements for the year ended 24 June 2005

Contents	Pages
Company information	1
Directors' report	2 - 3
Independent auditors' report	4
Profit and loss account	5
Balance sheet	6
Notes to the financial statements	7 - 8

FENNLAND LIMITED

Company information

Directors

R Smale
I Hay
D S Dolling

Secretary

M. Tant

Registered office

Red Lodge
Tollgate Road
North Mymms
Hatfield
Herts
AL9 7TW

Registered number

1481899

Auditors

Chantrey Vellacott DFK LLP
Gresham House
53 Clarendon Road
Watford
Herts
WD17 1LR

Chantrey Vellacott DFK LLP

FENNLAND LIMITED

Directors' report for the year ended 24 June 2005

The directors present their report and the financial statements of the company for the year ended 24 June 2005.

Review of the business

The principal activity of the company is to manage land and flats at London Colney, Hertfordshire and to provide services to maintain common parts, pay the costs relating thereto and to recover these from the lessees.

The company is a non profit making organisation and all expenditure relative to the services provided, which in the year under review amounted to £16,285, including £2,000 set aside for major repairs and redecoration is recoverable from the lessees. The results are set out in detail on page 5.

The directors have been concerned for some time over the non-payment of service charges by certain tenants and have instructed solicitors in cases where debts are long overdue. Failure of tenants to pay on a timely basis places the company in a difficult position as regards settlement of its own liabilities and all tenants are therefore firmly encouraged to ensure that service charge demands are settled promptly.

The company is unable to pay any dividend by virtue of its constitution.

Directors

The directors who served during the year were:

D S Dolling
I Hay
R Smale

Auditors

A resolution to reappoint Chantrey Vellacott DFK LLP as auditors of the company will be proposed at the Annual General Meeting.

FENNLAND LIMITED

Directors' report for the year ended 24 June 2005

Directors' responsibilities

Company law requires the directors to prepare financial statements which give a true and fair view of the state of affairs of the company at the end of its financial year and of the profit or loss of the company for the year then ended. In preparing those financial statements, 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.

Signed on behalf of the Board


M. TANT
Secretary

Approved by the Board on 18 October 2005

FENNLAND LIMITED

Independent auditors' report to the shareholders of Fennland Limited

We have audited the financial statements of Fennland Limited for the year ended 24 June 2005 which are set out on pages 5 to 8. 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 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 directors and auditors

As described in the statement of directors' responsibilities the company's directors are responsible for the preparation of 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 misstatement within it.

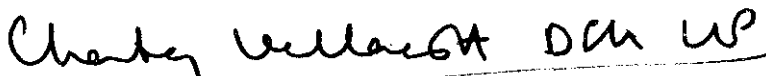
Basis of opinion

We conducted our audit in accordance with Auditing Standards issued by the United Kingdom 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 24 June 2005 and of its surplus for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



CHANTREY VELLACOTT DFK LLP

Chartered Accountants
Registered Auditors

WATFORD

18 October 2005

FENNLAND LIMITED

Income and expenditure account for the year ended 24 June 2005

	Notes	2005 £	2004 £
Turnover			
Service charges receivable	2	<u>18,172</u>	<u>18,564</u>
Operating charges			
Insurance		2,941	2,219
Electricity		600	692
Cleaning and gardens maintenance		4,611	4,955
Repairs and maintenance		3,194	791
Provision for long term maintenance		2,000	10,673
Legal and professional fees		30	-
Audit fees		853	819
Management fees		<u>2,056</u>	<u>2,056</u>
		<u>16,285</u>	<u>22,205</u>
Other operating income - insurance receipt		-	(1,737)
Net operating expenses		<u>16,285</u>	<u>20,468</u>
Surplus/(deficit) on ordinary activities before taxation		<u>1,887</u>	<u>(1,904)</u>
Tax on surplus/(deficit) on ordinary activities	4	-	-
Surplus/(deficit) for the year	1(b)	<u>1,887</u>	<u>(1,904)</u>
Amount brought forward from previous year		<u>(1,044)</u>	<u>860</u>
Amount carried forward, to be reflected in future charges to lessees	5	<u><u>843</u></u>	<u><u>(1,044)</u></u>

None of the company's activities was acquired or discontinued during the above two financial years.

The company has no recognised gains and losses other than those included above and therefore no separate statement of total recognised gains and losses has been presented.

There is no difference between the results shown above and their historical cost equivalents.

The notes on pages 7 to 8 form part of these financial statements.

FENNLAND LIMITED

Balance sheet at 24 June 2005

	Notes	2005 £	2004 £
Current assets			
Debtors	5	1,415	3,336
Cash at bank and in hand		6,076	6,433
		<u>7,491</u>	<u>9,769</u>
Creditors: amounts falling due within one year	6	(3,891)	(8,169)
Total assets less current liabilities		<u>3,600</u>	<u>1,600</u>
Provisions for liabilities and charges			
Long term maintenance	7	(2,000)	-
		<u>1,600</u>	<u>1,600</u>
Represented by			
Deposits from lessees	8	<u>1,600</u>	<u>1,600</u>

Approved by the Board on 18 October 2005 and signed on its behalf.


D.S. DOLLING - Director

The notes on pages 7 to 8 form part of these financial statements.

FENNLAND LIMITED

Notes to the financial statements for the year ended 24 June 2005

1 Accounting policies

a) Basis of accounting

The financial statements are prepared on the historical cost basis of accounting.

b) Provision for long term maintenance and surplus for the year

Each year the directors assess the requirement to set aside monies for periodic redecoration and repairs under the terms of the leases. Any charge in the income and expenditure account is also reflected in the provision for liabilities and charges, representing the long term maintenance account. The remaining surplus or deficit on the income and expenditure account is then accountable to lessees through normal service charges.

2 Turnover

Turnover represents service charges receivable from tenants.

3 Employee information

There were no employees during the year apart from the directors.

4 Status and members

The company is limited by guarantee with 32 members, each of whom is a lessee and liable to contribute a sum not exceeding £1 in the event of the company being wound up. However, under the terms of the lease, each lessee is responsible for a one thirty-second share of all costs, charges and expenses incurred or to be incurred by the company. There is no overall controlling party.

No taxation liability arises on any surplus for the year in view of the mutual trading position of the company.

5 Debtors

	2005 £	2004 £
Amounts recoverable from lessees:		
Charges on account unpaid at year end	2,258	2,292
Accumulated surplus accountable to the lessees	(843)	1,044
	<u>1,415</u>	<u>3,336</u>

6 Creditors: amounts falling due within one year

	2005 £	2004 £
Accruals and deferred income	<u>3,891</u>	<u>8,169</u>

FENNLAND LIMITED

Notes to the financial statements for the year ended 24 June 2005

7 Long term maintenance

Under the terms of the leases, the company has a commitment to redecorate the internal and external parts of the building at certain prescribed intervals and to undertake periodic remedial work.

Movements during the year are:	£
At 25 June 2004	-
Income and expenditure account	<u>2,000</u>
At 24 June 2005	<u><u>2,000</u></u>

8 Deposits from lessees

It is a condition of the lease that each lessee, who is a member of the company, deposits £50 with the company for the length of their lease.