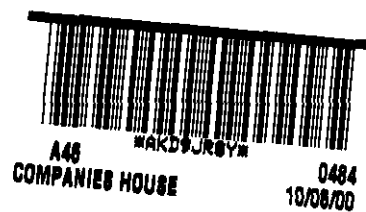


**SWANBOROUGH COURT (SHOREHAM BY SEA) MANAGEMENT
COMPANY LIMITED**

**DIRECTORS' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 25TH MARCH 2000**



SWANBOROUGH COURT (SHOREHAM BY SEA) MANAGEMENT COMPANY LIMITED

COMPANY INFORMATION

Directors

J E Periam
S L Myers
Mrs J D Gordon
Mrs J M Grzywacz

Secretary

R J Stutchbury

Company Number

02745487

Registered Office

52 Richmond Road
Worthing
West Sussex
BN11 1PR

Auditors

Spofforths
52 Richmond Road
Worthing
West Sussex
BN11 1PR

Bankers

Barclays Bank plc
1 Chapel Road
Worthing
West Sussex
BN11 1EX

SWANBOROUGH COURT (SHOREHAM BY SEA) MANAGEMENT COMPANY LIMITED

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SWANBOROUGH COURT (SHOREHAM BY SEA) MANAGEMENT COMPANY LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 25TH MARCH 2000

The directors present their report together with the audited accounts for the year ended 25th March 2000.

Principal Activities

The company's principal activity continued to be that of holding the freehold reversionary interest and dealing with the maintenance of 21 flats known as Swanborough Court, New Road, Shoreham by Sea, West Sussex.

Results

The results for the year are set out in the profit and loss account on page 3.

The surplus carried forward is considered to be sufficient to cover the cost of the forthcoming repairs to the parapet wall and provide £2,690 towards the costs of exterior redecorations to be carried out in 2000. The balance of the costs of these latter works will be collected by additional levies from the lessees.

Directors

The directors who served during the year and their beneficial interests in the company's issued share capital were:

	Ordinary Shares	
	25th	26th
	March	March
	2000	1999
J E Periam	1	1
S L Myers	1	1
Mrs J D Gordon	1	1
Mrs J M Grzywacz	1	1

Mrs Grzywacz is due to retire by rotation and, being eligible, offers herself for re-election.

Directors' Responsibilities

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of the company's affairs and of the profit or loss for that year. In preparing these accounts 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 accounts 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 enable them to ensure that the accounts 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.

Auditors

A resolution to reappoint Spofforths Chartered Accountants as auditors will be put to the members at the Annual General Meeting.

Small company exemptions

The report of the Directors' has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 and was approved by the board on 5 June 2000, and signed on its behalf.

R J Stutchbury, Secretary
Date: 5/6/2000

AUDITORS' REPORT TO THE SHAREHOLDERS OF

SWANBOROUGH COURT (SHOREHAM BY SEA) MANAGEMENT COMPANY LIMITED

We have audited the accounts on pages 3 to 6.

Respective Responsibilities of Directors and Auditors

As described on page 1 the company's directors are responsible for the preparation of the accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts and report our opinion to you.

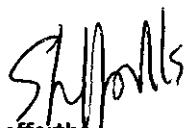
Basis of Opinion

We conducted our audit in accordance with 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 accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, 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 information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts 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 the information in the accounts.

Opinion

In our opinion the accounts give a true and fair view of the state of the company's affairs as at 25th March 2000 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Spofforths
Chartered Accountants and Registered Auditors
52 Richmond Road
Worthing
West Sussex
BN11 1PR
7th June 2000

SWANBOROUGH COURT (SHOREHAM BY SEA) MANAGEMENT COMPANY LIMITED**PROFIT AND LOSS ACCOUNT**

FOR THE YEAR ENDED 25TH MARCH 2000

	Notes	2000 £	1999 £
Turnover	2	10,860	9,990
Administrative Expenses		7,624	6,985
Operating Profit	3	3,236	3,005
Interest Receivable		316	347
Profit on Ordinary Activities before Taxation		3,552	3,352
Tax on profit on ordinary activities	4	(73)	73
Profit for the Financial Year		3,625	3,279
Retained Profit Brought Forward		7,439	4,160
Retained Profit Carried Forward		11,064	7,439

All amounts relate to continuing activities.

There were no recognised gains or losses for 2000 or 1999 other than those included in the profit and loss account.

SWANBOROUGH COURT (SHOREHAM BY SEA) MANAGEMENT COMPANY LIMITED

BALANCE SHEET

AS AT 25TH MARCH 2000

	Notes	£	2000 £	£	1999 £
Fixed Assets					
Tangible assets	5		5,130		5,130
Current Assets					
Debtors	6	1,424		235	
Cash at bank and in hand		10,771		8,406	
Creditors: Amounts Falling Due Within One Year	7	12,195 661		8,641 732	
Net Current Assets			11,534		7,909
Total Assets Less Current Liabilities			16,664		13,039
Creditors: Amounts Falling Due After More Than One Year	8		850		850
			15,814		12,189
Capital and Reserves					
Called up share capital	9		4,750		4,750
Profit and loss account			11,064		7,439
Shareholders' Funds	10		15,814		12,189

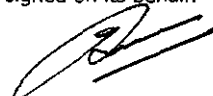
The accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

These accounts were approved by the board on

5th June 2000

and signed on its behalf.

J E Periam
Director



SWANBOROUGH COURT (SHOREHAM BY SEA) MANAGEMENT COMPANY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 25TH MARCH 2000

1 Accounting Policies

Basis of Accounting

The Accounts have been prepared under the historical cost convention .

Turnover

Turnover is the total amount receivable by the company from the lessees in accordance with the terms of their leases and monies receivable in respect of insurance claims, if any, made by the company during the year.

Depreciation

Depreciation is calculated to write down the cost less estimated residual value of all tangible fixed assets other than freehold land over their expected useful lives.

2 Turnover

The turnover was derived from the company's principal activity which was carried out wholly in the UK.

3 Operating Profit

The operating profit is arrived at after charging or crediting:

	2000	1999
	£	£
Auditors' remuneration	247	247

4 Tax on profit on ordinary activities

	2000	1999
	£	£
Based on interest receivable for the year		
UK corporation tax at 20% (1999 21%)	(73)	73
	(73)	73

5 Tangible Fixed Assets

	Freehold Land £
Cost	
At 26th March 1999	5,130
At 25th March 2000	5,130
Net Book Value	
At 25th March 2000	5,130
At 25th March 1999	5,130

6 Debtors

	2000	1999
	£	£
Trade debtors - lessees arrears	25	235
Prepayments	1,399	-
	1,424	235

SWANBOROUGH COURT (SHOREHAM BY SEA) MANAGEMENT COMPANY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 25TH MARCH 2000

7	Creditors: Amounts Falling Due Within One Year	2000	1999
		£	£
	Corporation tax	-	73
	Other creditors	167	177
	Accruals	494	482
		661	732
8	Creditors: Amounts Falling Due After One Year	2000	1999
		£	£
	Other creditors - loans from shareholders	850	850
		850	850
9	Share Capital	2000	1999
		£	£
	Authorised		
	21 Ordinary shares of £250.00 each	5,250	5,250
		5,250	5,250
	Allotted		
	19 Allotted, called up and fully paid ordinary shares of £250.00 each	4,750	4,750
10	Reconciliation of Shareholders' Funds	2000	1999
		£	£
	Profit for the financial year	3,625	3,279
	Issue of share capital	-	250
	Increase in the shareholders' funds	3,625	3,529
	Opening shareholders' funds	12,189	8,660
	Closing shareholders' funds	15,814	12,189

11 Related Parties

Mr R J Stutchbury, the company secretary, is associated with the company's managing agents, Stutchbury Estate Management Limited, who received management fees of £1,971 during the year.