

**EXCLUSIVELY SURREY (ESTATE AGENTS)
LIMITED**

UNAUDITED

**DIRECTORS' REPORT AND
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
30 NOVEMBER 2006**



 **Wellden
Turnbull**

Chartered Accountants and
Chartered Tax Advisers

 **UK200Group**

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

COMPANY INFORMATION

DIRECTORS

Mr S J Pelling
Mr M Pelling
Mr J J Hoad
Mr N Smith

SECRETARY

Mr S J Pelling

COMPANY NUMBER

04601989

REGISTERED OFFICE

5 High Street
Cobham
Surrey
KT11 3DH

ACCOUNTANTS

Wellden Turnbull
Chartered Accountants
78 Portsmouth Road
Cobham
Surrey
KT11 1PP

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

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EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 30 NOVEMBER 2006**

The directors present their report and the financial statements for the year ended 30 November 2006

PRINCIPAL ACTIVITIES

The principal activity of the company during the year was that of an estate and lettings agent

DIRECTORS

The directors who served during the year were

Mr S J Pelling
Mr M Pelling
Mr J J Hoad
Mr N Smith

The report of the directors has been 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 16th July 2007 and signed on its behalf



Mr S J Pelling
Secretary

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

**ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE
UNAUDITED FINANCIAL STATEMENTS OF EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED**

In accordance with the engagement letter dated 31 January 2006, and in order to assist you to fulfil your duties under the Companies Act 1985, we have compiled the financial statements of the company which comprise the Profit and Loss account, the Balance Sheet, the Statement of Recognised Gains and Losses and the related notes from the accounting records and information and explanations you have given to us

This report is made to the company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this 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 Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England and Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet as at 30 November 2006 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 1985. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.



Wellden Turnbull
Chartered Accountants
78 Portsmouth Road
Cobham
Surrey
KT11 1PB
Date 1st July 2007

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 30 NOVEMBER 2006**

	Note	2006 £	2005 £
TURNOVER	1	853,101	569,763
Cost of sales		(46,936)	(66,762)
		<hr/>	<hr/>
GROSS PROFIT		806,165	503,001
Administrative expenses		(881,029)	(549,188)
		<hr/>	<hr/>
OPERATING LOSS	2	(74,864)	(46,187)
Interest receivable		323	1,013
Interest payable		(12,070)	(3,124)
		<hr/>	<hr/>
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(86,611)	(48,298)
Tax on loss on ordinary activities		-	-
		<hr/>	<hr/>
LOSS ON ORDINARY ACTIVITIES AFTER TAXATION	9	(86,611)	(48,298)
		<hr/>	<hr/>

The notes on pages 7 to 12 form part of these financial statements

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
FOR THE YEAR ENDED 30 NOVEMBER 2006**

	2006 £	2005 £
LOSS FOR THE FINANCIAL YEAR	(86,611)	(48,298)
Unrealised surplus on revaluation of fixed asset investments	130,000	-
TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR	<u>43,389</u>	<u>(48,298)</u>

The notes on pages 7 to 12 form part of these financial statements

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

**BALANCE SHEET
AS AT 30 NOVEMBER 2006**

	Note	£	2006	£	£	2005	£
FIXED ASSETS							
Tangible fixed assets	3			147,114			110,628
Fixed asset investments	4			179,950			-
				<u>327,064</u>			<u>110,628</u>
CURRENT ASSETS							
Debtors	5	121,035			208,806		
Cash at bank		-			66		
		<u>121,035</u>			<u>208,872</u>		
CREDITORS: amounts falling due within one year	6	(200,616)			(240,324)		
NET CURRENT LIABILITIES				(79,581)			(31,452)
TOTAL ASSETS LESS CURRENT LIABILITIES				<u>247,483</u>			<u>79,176</u>
CREDITORS: amounts falling due after more than one year	7			(36,422)			(21,454)
NET ASSETS				<u>211,061</u>			<u>57,722</u>
CAPITAL AND RESERVES							
Called up share capital	8			10,302			8,470
Share premium account	9			267,798			159,680
Revaluation reserve	9			130,000			-
Profit and loss account	9			(197,039)			(110,428)
SHAREHOLDERS' FUNDS				<u>211,061</u>			<u>57,722</u>

The directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 249A(1) of the Companies Act 1985 and members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 249B(2) of the Act. The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 221 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 30 November 2006 and of its loss for the year then ended in accordance with the requirements of section 226 of the Act and which otherwise comply with the requirements of the Companies Act 1985 relating to the financial statements so far as applicable to the company.

The financial statements have been 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 January 2005).

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

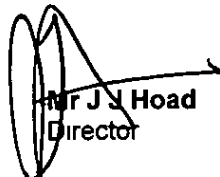
**BALANCE SHEET (continued)
AS AT 30 NOVEMBER 2006**

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

16th Dec 2007
.....



Mr S J Pelling
Director



Mr J J Hoad
Director

The notes on pages 7 to 12 form part of these financial statements

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2006

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of the investment in the subsidiary and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005)

1.2 Group accounts

The company does not need to prepare group accounts because the group is small and therefore the financial statements only refer to the parent undertaking

1.3 Cash flow

The financial statements do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard for Smaller Entities (effective January 2005)

1.4 Turnover

Turnover comprises revenue recognised by the company in respect of goods and services supplied, exclusive of Value Added Tax and trade discounts

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases

Leasehold property	-	var%	over the period of the lease
Leasehold improvements	-	var%	over the period of the lease
Motor vehicles	-	25%	reducing balance
Fixtures and fittings	-	15%	reducing balance
Office equipment	-	15%	reducing balance
Computer equipment	-	25%	reducing balance

1.6 Investments

Investments in subsidiaries are included at market value, as valued by the directors at the balance sheet date

1.7 Leasing and hire purchase

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2006**

1. ACCOUNTING POLICIES (continued)

1.8 Operating leases

Rentals under operating leases are charged on a straight line basis over the lease term

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the period until the date the rent is expected to be adjusted to the prevailing market rate

1.9 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse

Deferred tax assets and liabilities are not discounted

2. OPERATING LOSS

The operating loss is stated after charging

	2006 £	2005 £
Depreciation of tangible fixed assets		
- owned by the company	21,627	16,488
- held under finance leases	12,388	6,513
Directors' emoluments	229,423	85,750
	<u>243,438</u>	<u>108,751</u>

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2006**

3. TANGIBLE FIXED ASSETS

	Land and buildings £	Motor vehicles £	Furniture, fittings and equipment £	Total £
Cost or valuation				
At 1 December 2005	65,761	26,053	48,125	139,939
Additions	22,423	30,012	18,066	70,501
At 30 November 2006	<u>88,184</u>	<u>56,065</u>	<u>66,191</u>	<u>210,440</u>
Depreciation				
At 1 December 2005	11,552	6,513	11,246	29,311
Charge for the year	10,263	12,388	11,364	34,015
At 30 November 2006	<u>21,815</u>	<u>18,901</u>	<u>22,610</u>	<u>63,326</u>
Net book value				
At 30 November 2006	<u>66,369</u>	<u>37,164</u>	<u>43,581</u>	<u>147,114</u>
At 30 November 2005	<u>54,209</u>	<u>19,540</u>	<u>36,879</u>	<u>110,628</u>

The net book value of assets held under finance leases or hire purchase contracts, included above, are as follows

	2006 £	2005 £
Motor vehicles	<u>37,164</u>	<u>19,540</u>

At 30 November 2006, included within the net book value of land and buildings is £32,931 (2005 - £14,000) relating to freehold land and buildings, £33,437 (2005 - £40,209) relating to long term leasehold land and buildings and £NIL (2005 - £NIL) relating to short term leasehold land and buildings

4. FIXED ASSET INVESTMENTS

	Shares in group under- takings £
Cost or valuation	
Additions	49,950
Revaluations	130,000
At 30 November 2006	<u>179,950</u>

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2006**

4. FIXED ASSET INVESTMENTS (continued)

Subsidiary undertaking

The following was a 100% owned subsidiary undertaking of the company

R J F (Cobham) Limited

Estate agency

The aggregate of the share capital and reserves as at 28 February 2006 and of the profit or loss for the year ended on that date for the subsidiary undertaking was as follows

	Aggregate of share capital and reserves £	Profit/(loss) £
R J F (Cobham) Limited	(33,375)	(36,189)
	<u> </u>	<u> </u>

The year end of the subsidiary has been amended to bring it in line with the company. However, the accounts of the subsidiary for the period ended 30 November 2006 have not been finalised and subsequently information is disclosed here for the financial year ending last before the end of the company's financial year

5. DEBTORS

	2006 £	2005 £
Trade debtors	82,533	110,999
Other debtors	38,502	97,807
	<u> </u>	<u> </u>
	121,035	208,806
	<u> </u>	<u> </u>

Included within other debtors due within one year is a loan to Mr S J Pelling, a director, amounting to £26,140 and to Mr M Pelling, a director, amounting to £1,619. The directors have confirmed that these amounts have been repaid after the year end.

**6. CREDITORS:
Amounts falling due within one year**

	2006 £	2005 £
Bank overdrafts	77,263	87,864
Net obligations under hire purchase contracts (secured)	9,047	3,599
Trade creditors	31,213	38,805
Corporation tax	-	14,854
Social security and other taxes	53,231	29,686
Other creditors	29,862	65,516
	<u> </u>	<u> </u>
	200,616	240,324
	<u> </u>	<u> </u>

Bank borrowings are secured by debenture on the company's assets

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2006**

7. CREDITORS:
Amounts falling due after more than one year

	2006 £	2005 £
Net obligations under hire purchase contracts (secured)	36,422	21,454
	<u>36,422</u>	<u>21,454</u>

8. SHARE CAPITAL

	2006 £	2005 £
Authorised		
15,000 Ordinary shares of £1 each	15,000	10,000
	<u>15,000</u>	<u>10,000</u>
Allotted, called up and fully paid		
10,302 Ordinary shares of £1 each	10,302	8,470
	<u>10,302</u>	<u>8,470</u>

During the year 1,832 ordinary £1 shares were issued at a premium

9. RESERVES

	Share premium account £	Revaluation reserve £	Profit and loss account £
At 1 December 2005	267,798	-	(110,428)
Loss retained for the year			(86,611)
Surplus on revaluation of other fixed assets		130,000	
	<u>267,798</u>	<u>130,000</u>	<u>(197,039)</u>
At 30 November 2006	267,798	130,000	(197,039)

10. OPERATING LEASE COMMITMENTS

At 30 November 2006 the company had annual commitments under non-cancellable operating leases as follows

	2006 £	2005 £
Expiry date:		
Within 1 year	7,148	-
Between 2 and 5 years	27,500	-
After more than 5 years	54,000	58,150
	<u>88,648</u>	<u>58,150</u>

EXCLUSIVELY SURREY (ESTATE AGENTS) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2006**

11. TRANSACTIONS WITH DIRECTORS

During the year Mr S J Pelling paid for private expenses amounting to £67,011 and introduced monies amounting to £100,288. All of these transactions took place through the director's loan account. At the balance sheet date, Mr S J Pelling owed the company £26,140 (2005 £59,417).

During the year Mr M Pelling paid for private expenses amounting to £1,619 through the director's loan account. At the balance sheet date, Mr M Pelling owed the company £1,619.

Both directors have confirmed that they will repay their loans within 9 months of the year end.

12. CONTROLLING PARTY

The ultimate controlling party is Mr S J Pelling, a director, who owns 68% of the company's issued share capital.