

ANCHOR TENANTS LIMITED

FINANCIAL ACCOUNTS

For the year ended 31 January 2007

GODKIN & CO LTD

LOUGHBOROUGH

LEICESTERSHIRE

ANCHOR TENANTS LIMITED
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 JANUARY 2007

	2007		2006	
	£	£	£	£
INCOME :				
Rents receivable - houses and garages		177,00		174,27
		8		6
Rent of hall		5,000		5,000
Key deposits		-		21
Online filing incentive		250		250
Wayleave		50		50
Interest received		1,529		1,330
		<u>183,83</u>		<u>180,92</u>
		7		7
EXPENSES :				
Management Expenses				
Salaries	40,945		37,404	
National Insurance	3,320		2,902	
Committee fees	339		316	
Printing, postage and stationery	1,282		1,515	
Telephone	858		759	
Office and workshop rates	923		855	
Light and heat	1,079		709	
Van expenses	1,203		1,384	
Audit and accountancy	1,163		1,110	
Professional fees	2,598		1,459	
FSA Fee	135		150	
Donations	200		50	
Sundry expenses	983		872	
Bank charges	783		767	
		<u>55,811</u>		<u>50,252</u>
Estate Expenses				
Repairs - Painting	13,447		18,990	
- Building	12,098		7,732	
- Windows	32,259		21,262	
- Electrical	11,139		17,198	
- Plumbing and gas testing	36,883		23,051	
- Materials	7,058		5,226	
Insurance	10,675		12,951	
		<u>123,55</u>		<u>106,41</u>
		9		0
Depreciation		<u>3,152</u>		<u>2,950</u>
Surplus before taxation		1,315		21,315
Corporation Tax		538		3,073
Surplus after taxation		<u>777</u>		<u>18,242</u>
Accumulated surplus at beginning of year		112,30		94,060
		2		2
Accumulated surplus at end of year		<u>113,07</u>		<u>112,30</u>
		9		2

ANCHOR TENANTS LIMITED
BALANCE SHEET AS AT 31 JANUARY 2007

	<u>Note</u>	2007		2006	
		£	£	£	£
ASSETS EMPLOYED :					
Fixed assets	2		65,422		67,728
Current Assets :					
Stocks		1,075		1,075	
Debtors and prepayments		3,158		1,926	
Balance at bank - Current account		4,272		5,596	
- Deposit account		13,903		30,207	
- Tracker account		57,777		41,554	
Cash in hand		909		1,044	
		<u>81,094</u>		<u>81,402</u>	
Current Liabilities :					
Creditors		3,770		4,284	
Tenant Bonds		8,326		8,668	
Corporation Tax		538		3,073	
Share Capital Reserve		1,594		1,544	
		<u>14,228</u>		<u>17,569</u>	
Net Current Assets			66,866		63,833
			<u>132,28</u>		<u>131,56</u>
			<u>8</u>		<u>1</u>
FINANCED BY :					
Share capital	3		19,209		19,259
Reserves			113,07		112,30
			9		2
			<u>132,28</u>		<u>131,56</u>
			<u>8</u>		<u>1</u>

MRS J BENNING }
 }
 MR I PAWSON } MEMBERS OF COMMITTEE

MRS S SWANN } SECRETARY 28 March 2007

ANCHOR TENANTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS

(1) ACCOUNTING POLICIES

The Society has adopted the following accounting policies, which should be read in conjunction with the financial statements as set out on pages 2 to 4.

Basis of Accountancy

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards.

Fixed Assets and Depreciation

Fixed assets are stated at cost, less depreciation and amounts written off. Depreciation is calculated to write off tangible fixed assets over their estimated useful lives at the following annual rates :

Estate	-	2% of cost
Plant	-	10% of cost
Office equipment	-	10% of cost
Van	-	20% of cost
Computer equipment	-	25% of cost

Stocks

Stocks are stated at the lower of cost and net realisable value.

(2) FIXED ASSETS

	<u>Estate</u>	<u>Plant</u>	<u>Office Equipmen t</u>	<u>Van</u>	<u>Total</u>
COST					
At 1 February 2006	70,150	6,887	3,746	3,300	84,083
Additions	-	846	-	-	846
Disposals	-	(916)	-	-	(916)
At 31 January 2007	<u>70,150</u>	<u>6,817</u>	<u>3,746</u>	<u>3,300</u>	<u>84,013</u>
DEPRECIATION					
At 1 February 2006	7,022	5,986	2,687	660	16,355
Charge for the year	1,403	715	374	660	3,152
Disposals	-	(916)	-	-	(916)
At 31 January 2006	<u>8,425</u>	<u>5,785</u>	<u>3,061</u>	<u>1,320</u>	<u>18,591</u>
NET BOOK VALUE					
At 31 January 2007	<u>61,725</u>	<u>1,032</u>	<u>685</u>	<u>1,980</u>	<u>65,422</u>
At 31 January 2006	<u>63,128</u>	<u>901</u>	<u>1,059</u>	<u>2,640</u>	<u>67,728</u>

(3) SHARE CAPITAL

	£
At 1 February 2006	19,259
Additions	450
Withdrawals	(450)
Shares cancelled	(50)
At 31 January 2007	<u>19,209</u>

**ANCHOR TENANTS LIMITED
STATEMENT OF RESPONSIBILITIES OF THE
MANAGEMENT COMMITTEE FOR THE FINANCIAL STATEMENTS**

The purpose of this statement is to distinguish the management committee's responsibilities for the financial statements from those of the auditors as stated in their report.

Legislation requires the management committee to prepare financial statements for each period which give a true and fair view of the Society's state of affairs at the end of the period and of its income and expenditure for that period. In preparing those financial statements the management committee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Society will continue in business.

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Society and to enable them to ensure that the financial statements comply with the Friendly and Industrial and Provident Societies Act 1968 and the Industrial and Provident Societies Acts 1965 to 2002. It is responsible for maintaining a satisfactory system of control over the Society's books of accounts, its cash holdings and its receipts and remittances and must also take adequate precautions to guard against falsification and facilitate its discovery.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ANCHOR TENANTS LIMITED

We have audited the financial statements of Anchor Tenants Limited for the year ended 31 January 2007 which comprise the Income and Expenditure Account, Balance Sheet and the related notes. These financial statements are prepared in accordance with the accounting policies set out therein.

This report is made solely to the Society's members as a body, in accordance with Section 9 of the Friendly and Industrial and Provident Societies Act 1968. Our audit work has been undertaken so that we might state to the Society's members 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 Society and the Society's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Management Committee & the Auditors

As described in the Statement of the Management Committee's responsibilities, the Management Committee is responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

It is our responsibility to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

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 Friendly and Industrial and Provident Societies Act 1968 and the Industrial and Provident Societies Acts 1965 to 2002. We also report to you if, in our opinion the Society has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if a satisfactory system of internal control has not been established and maintained.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) 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 Management Committee in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Society'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.

We have undertaken the audit in accordance with the requirements of APB Ethical Standards including APB Ethical Standard – Provisions Available for Small Entities, in that in common with many other organisations of this size and nature the Society has used our services to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

Opinion

In our opinion the financial statements:

1. give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the Society's affairs at 31 January 2007 and of its income and expenditure for the period then ended; and
 - have been properly prepared in accordance with the Friendly and Industrial and Provident Societies Act 1968, and the Industrial and Provident Societies Acts 1965 to 2002.

LOUGHBOROUGH

28 March 2007

**GODKIN & CO LIMITED
Registered Auditors
Chartered Accountants**