

**ANCHOR TENANTS LIMITED**

**FINANCIAL ACCOUNTS**

**For the year ended 31 January 2008**

**GODKIN & CO LIMITED**

**LOUGHBOROUGH**

**LEICESTERSHIRE**

**ANCHOR TENANTS LIMITED**  
**INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 JANUARY 2008**

	2008		2007	
	£	£	£	£
<b>INCOME :</b>				
Rents receivable - houses and garages		176,21		177,00
		8		8
Rent of hall		5,000		5,000
Online filing incentive		150		250
Wayleave		50		50
House clearance		30		-
Interest received		2,444		1,529
		<u>183,89</u>		<u>183,83</u>
		2		7
<b>EXPENSES :</b>				
<b>Management Expenses</b>				
Salaries	46,428		40,945	
National Insurance	3,970		3,320	
Committee fees	418		339	
Printing, postage and stationery	1,536		1,282	
Telephone	592		858	
Office and workshop rates	1,025		923	
Light and heat	1,249		1,079	
Cleaning and pest control	668		764	
Van expenses	1,180		1,203	
Audit and accountancy	1,222		1,163	
Professional fees	3,140		2,598	
FSA Fee	155		135	
Donations	286		200	
Sundry expenses	471		490	
Bank charges	748		783	
		<u>63,088</u>		<u>56,082</u>
<b>Estate Expenses</b>				
Repairs - Painting	5,281		17,394	
- Building, roofing and skip hire	14,186		10,607	
- Plastering	8,435		1,220	
- Window and door replacement	29,081		32,259	
- Electrical	17,547		11,139	
- Plumbing	12,263		5,346	
- Lead pipe replacement	9,565		12,572	
- Gas testing	15,042		18,965	
Insurance	8,881		10,675	
		<u>120,28</u>		<u>123,01</u>
		1		7
Depreciation		<u>2,761</u>		<u>3,152</u>
<b>(Deficit)/Surplus before taxation</b>		(2,238)		1,315
<b>Corporation Tax</b>		-		538
<b>(Deficit)/surplus after taxation</b>		<u>(2,238)</u>		<u>777</u>
<b>Accumulated surplus at beginning of year</b>		113,07		112,30
		9		2
<b>Accumulated surplus at end of year</b>		<u>110,84</u>		<u>113,07</u>
		1		9





**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**

	<b>Estate</b>	<b>Plant</b>	<b>Office Equipment</b>	<b>Van</b>	<b>Total</b>
<b>COST</b>					
At 1 February 2007	70,150	6,817	3,746	3,300	84,013
Additions	-	279	-	-	279
At 31 January 2008	<u>70,150</u>	<u>7,096</u>	<u>3,746</u>	<u>3,300</u>	<u>84,292</u>
<b>DEPRECIATION</b>					
At 1 February 2007	8,425	5,785	3,061	1,320	18,591
Charge for the year	1,403	403	295	660	2,761
At 31 January 2008	<u>9,828</u>	<u>6,188</u>	<u>3,356</u>	<u>1,980</u>	<u>21,352</u>
<b>NET BOOK VALUE</b>					
At 31 January 2008	<u>60,322</u>	<u>908</u>	<u>390</u>	<u>1,320</u>	<u>62,940</u>
At 31 January 2007	<u>61,725</u>	<u>1,032</u>	<u>685</u>	<u>1,980</u>	<u>65,422</u>

**(3) SHARE CAPITAL**

	<b>£</b>
At 1 February 2007	19,209
Additions	250
Withdrawals	(500)
Shares cancelled	(50)
At 31 January 2008	<u>18,909</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 2008 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 2008 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**

**9 April 2008**

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