

The Moorings (Worcester) Residents Association Limited

Annual Report

For the period 20th May 1996 to 31st March 1997

Company Number 3201289

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Wright & Company
Registered Auditors
Chartered Accountants
Independent House
Farrier Street
Worcester
WR1 3BH



DIRECTORS REPORT

The directors present their report and the audited financial statements for the period 20th May 1996 to 31st March 1997.

PRINCIPAL ACTIVITY

The company owns the freehold and is engaged in the management of the flats comprising The Moorings, Lowesmoor Terrace, Worcester, Worcestershire, WR1 2RX.

DIRECTORS

The directors who served during the period and their interests in the share capital of the company were as follows:

Ordinary Shares of £1 each

Mr. J. Cocker	1
Mr. D. Glazzard	1
Miss S. C. Ogle	1
Mrs. J. D. Smart	1
Mr. C. W. A. Batchelor	1

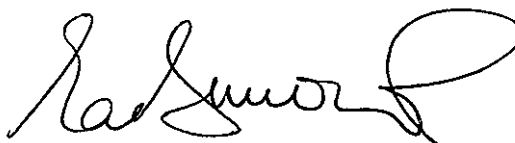
In accordance with the Articles of Association all directors retire and, being eligible, offer themselves for re-election.

AUDITORS

Messrs. Wright and Company were appointed first auditors and have signified their willingness to continue in office. A resolution for their reappointment will be proposed at the Annual General Meeting.

In preparing the above report, the directors have taken advantage of the special exemptions applicable to small companies.

ON BEHALF OF THE BOARD



Mrs. E. A. Burrows
COMPANY SECRETARY

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are 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;
- 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.

AUDITORS REPORT

TO THE MEMBERS OF THE MOORINGS (WORCESTER) RESIDENTS ASSOCIATION LIMITED

We have audited the financial statements on pages four to seven which have been prepared under the historical cost convention and the accounting policies set out on page six.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

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

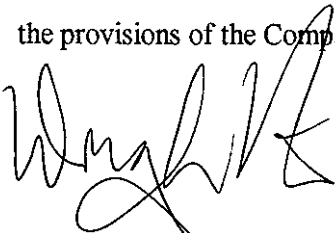
BASIS OF OPINION

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 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 affairs of the company at 31st March 1997 and of its surplus for the period then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.



29th April 1997

Wright & Company

Chartered Accountants & Registered Auditors

Worcester

Profit and Loss Account for the period

20th May 1996 to
31st March 1997

	<u>Notes</u>	
<u>TURNOVER</u>	2	5979
Cost of Sales		1627
<u>GROSS SURPLUS</u>		<u>4352</u>
Administrative Expenses		1511
<u>OPERATING SURPLUS</u>	3	<u>2841</u>
Interest Receivable	4	122
Interest Payable		(3)
		<u>119</u>
<u>SURPLUS ON ORDINARY ACTIVITIES</u>		<u>2960</u>
<u>BEFORE TAXATION</u>		
Taxation		29
<u>SURPLUS ON ORDINARY ACTIVITIES</u>		<u>2931</u>
<u>AFTER TAXATION</u>		<u><u>2931</u></u>

Continuing Operations

On acquiring the freehold of the property the company assumed responsibility for its management.

Total Recognised Gains and Losses

When the freehold of the property was acquired, the previous management transferred the balance on the management fund to the company. This has been taken directly to Reserves.

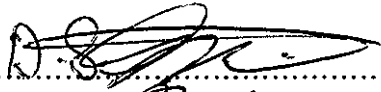
The notes on page 6 and 7 form part of these financial statements.

Balance Sheet

31st March 1997

	<u>Notes</u>		
<u>FIXED ASSETS</u>			
Tangible Assets	5		3978
<u>CURRENT ASSETS</u>			
Debtors	6	1561	
Cash at Bank and in Hand		15182	
		<u>16743</u>	
<u>CREDITORS: Amounts Falling due</u>			
within one year	7	<u>364</u>	
<u>NET CURRENT ASSETS</u>			<u>16379</u>
			<u>20357</u>
<u>CAPITAL AND RESERVES</u>			
Share Capital	8	-	
Management Fund	9	2931	
Repair Fund	9	17926	
		<u>20357</u>	

The directors have taken advantage in the preparation of these financial statements of special exemptions applicable to small companies. In the opinion of the directors the company is entitled to those exemptions on the basis that it qualifies as a small company under section 247 Companies Act 1985.

.......... Mr. D. Glazzard - Director

.......... Mr. C. W. A. Batchelor - Director

29th April 1997

The notes on pages 6 and 7 form part of these financial statements.

Notes to the Financial Statements1. Accounting Policiesa) Basis of Accounting

The financial statements are prepared under the historical cost convention.

b) Cash Flow Statement

The company has taken advantage of the exemption available per FRS1 for small companies not to prepare a cash flow statement.

c) Depreciation

Depreciation on fixed assets is provided to write off the cost, less estimated residual value, of each asset, over their expected useful lives, as follows:

Office Equipment Over 5 years

No depreciation has been provided on Freehold Buildings as it is the directors' policy to maintain them to a standard sufficient to ensure that they retain current value.

2. Turnover

This consists of Members contributions.

Service Charge Contributions required from Members	5949
Sundry Income raised on fund raising events between Members	30
	<u>5979</u>

3. Operating Surplus

This is stated after charging:

Auditors Remuneration	300
Depreciation - Owned Assets	529
	<u>529</u>

4. Interest Receivable

Bank Interest	<u>122</u>
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5. Tangible Fixed Assets

	<u>Freehold Property</u>	<u>Office Equipment</u>	<u>Total</u>
<u>COST</u>			
Additions	1862	2645	4507
At 31st March 1997	<u>1862</u>	<u>2645</u>	<u>4507</u>
<u>DEPRECIATION</u>			
Charge for the Period	-	529	529
At 31st March 1997	<u>-</u>	<u>529</u>	<u>529</u>
<u>NET BOOK VALUE</u>			
At 31st March 1997	<u>1862</u>	<u>2116</u>	<u>3978</u>

Notes to the Financial Statements (Continued)6. Debtors

Trade Debtors	615
Other Debtors	946
	<u>1561</u>

7. Creditors: Amounts falling due within one year

Trade Creditors	35
Other Creditors	329
	<u>364</u>

8. Called Up Share CapitalAuthorisedAllotted
and Issued

Ordinary Shares of £1 each	<u>36</u>	<u>36</u>
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No calls have yet been made.

9. Movements in Shareholders' Funds

	<u>Repair Fund</u>	<u>Management Fund</u>	<u>Total</u>
Transfer from Sanctuary Housing	17426	-	17426
Net Surplus for the period	<u>-</u>	<u>2931</u>	<u>2931</u>
Closing Shareholders' Funds	<u>17426</u>	<u>2931</u>	<u>20357</u>

When the freehold of the property was acquired, the previous management transferred to the company the balance then existing on the management fund.

10. Related Party Interests

All directors are residents of the flats under management and therefore share in the benefits derived from that management.