

Registered Charity Number: 1053352

Company number: 3158265
(England & Wales)

Ryedale YMCA
(A company limited by guarantee and not having
a share capital and registered as a charity)

ACCOUNTS

Year ended 31 March 2023

Ryedale YMCA
(A company limited by guarantee and not having
a share capital and registered as a charity)
TRUSTEES' REPORT

Reference and administrative details

Full name of the charity: Ryedale YMCA

Company registration number 3158265 (England & Wales)

Registered charity number 1053352

Registered office of the charity The Sidings
73 Riverside View
Norton
Malton
YO17 9RB

Advisors

Independent Examiner Jamie Pygas ACCA
Townsend Harrison Ltd
13 Yorkersgate
Malton
YO17 7AA

Bankers

Natwest Bank PLC
27 Yorkersgate
Malton
North Yorkshire YO17 7AZ

Directors and trustees

The directors of the charitable company (the charity) are its trustees for the purposes of charity law. The trustees and officers serving during the year and since the year end were as follows:-

	<u>Appointed</u>	<u>Resigned</u>
Howard Keal (Chairman)	20 May 2004	7 June 2023
Richard Peters (Chairman)	07 June 2023	-
David Lloyd-Williams	07 September 2005	16 February 2023
Helen Chafer	07 December 2005	16 March 2023
Kim Smith	18 April 2007	16 February 2023
Stephen Arnold	10 October 2007	31 March 2023
John Yard	09 March 2008	31 March 2023
Dr Susan Hawes	13 March 2019	-
Lucy Jennings	18 September 2019	-
Sarah Jean Wintringham	24 March 2023	-
Karen Taylor	12 April 2023	-
Paul Wright	7 June 2023	-

Company Secretary

Richard Peters

Ryedale YMCA
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TRUSTEES' REPORT (Continued)

Key management personnel

Chief Executive Officer

**New Appointment Pending

Sarah Hartley – Resigned 29 September 2023

Objectives and Activities of the Charity

The charitable objects of the organisation:

Ryedale YMCA aims to embody the YMCA objectives as follows:

YMCA enables young people to develop their full potential in mind, body, and spirit. Inspired by, and faithful to our Christian Values, we create supportive, inclusive, and energising communities, where young people can truly belong, contribute and thrive.

Ryedale YMCA aims to provide safe, secure, supported accommodation of a high standard. We achieve this by:

- ensuring staff are supported, happy, and effectively managed in their roles;
- Providing a well-managed, maintained, and insured building;
- Building positive relationships with partner agencies and the wider community;
- Ensuring financial transparency and stability.
-

Public benefits that arise from the charitable aims

We provide accommodation and support for homeless young people. This benefits the local community by removing many of the social problems associated with homelessness, and the wider community through vocational assistance, supporting residents as they learn to live independently.

The trustees confirm that they have referred to the Charity Commission's guidance when reviewing the charity's aims and objectives, and planning future activities.

The charity's aims including the changes or differences it seeks to make through its activities

We support young people who have had problems at home and now face the prospect of being homeless. Some require support to enter into further education, training or employment, to effectively manage a budget or to progress their claim for benefits. We aim to move young people through an effective program of support, and also a resettlement programme which should enable them to sustain an independent tenancy with a social or private landlord.

The charity manages the property known as The Sidings, in Malton, North Yorkshire. The property consists of 14 flats.

Support workers enable young people to gain basic life skills, equipping them to take an active role in society.

Ryedale YMCA
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TRUSTEES' REPORT (Continued)

Details of significant activities (including its main programmes, projects, or services provided) that contribute to the achievements of the stated objectives.

Ryedale YMCA continues to offer accommodation to young people in the Ryedale area, aged between sixteen and thirty-five. Eight of the available fourteen rooms are contracted to the North Yorkshire Young Persons Housing Partnership. The referrals for these rooms come from a central hub based at the District Council. The contract is commissioned by the North Yorkshire County Council (NYCC) and managed by Foundation Housing. We have a working agreement in place with Foundations Housing, to deliver support to the eight young people.

We continue to have a very close, positive working relationship with North Yorkshire Council. They recognise us as a housing provider, offering a high level of support and care to the young people who live here.

The other six rooms are for direct letting by ourselves. We will accept people up to the age of thirty-five, in need of housing. Generally, the referrals come from the District Council, however any agency can refer, and we also accept self-referrals.

We still administer the post of Homeless Prevention officer, formerly Safe Moves.

Achievements and performance

As we moved forward out of the pandemic, the key challenges have been adapting to a changed environment in terms of working with colleagues in other organizations, and the impact on our residents. We have seen a huge impact on the mental health of our young people, and the increase in support needs, along with a reduction to the availability of services.

Face-to-face meetings and group work have recommenced to help us to support our residents with accessing other services, promoting self-care and resilience, and developing independent living skills. We have started to see residents moving on, and new residents moving in with us, and sense of life back into the project.

We continue to develop the Foundation Housing contract for eight levels of support, with demand outstripping availability for the Pathway 2 support.

Structure, Governance and Management

Governing document

Ryedale YMCA Limited is a charitable company limited by guarantee, registered as a charity on 28 February 1996. The company was established under a Memorandum of Association which established the objects of the charitable company and is governed by the articles of association. In the event of the company being wound up, members are required to contribute an amount not exceeding £1.

Ryedale YMCA
(A company limited by guarantee and not having
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TRUSTEES' REPORT (Continued)

Appointment of the Executive Committee

The directors of the company are also charity trustees for the purpose of charity law, and under the company's articles are known as the Executive Committee

The trustees who served during the year and set out on the Charity and Company *Information* page. None of the trustees receive, and remuneration or benefits.

Trustee induction and training

Most new trustees are already familiar with the practical work of the charity, having generally had some exposure to the work we do before being nominated for appointment.

Trustees are encouraged to attend appropriate external training events where these will facilitate the undertaking of their role. In addition, new trustees are encouraged to visit The Sidings and familiarise themselves with the project.

Organisational structure

The charity is governed by its Executive Committee, which meets on a regular basis. Advice and assistance is also provided by the National Council of Young Men's Christian Associations. The Chief Officer attends Committee meetings but has no voting rights.

The committee currently consists of six members, who meet every two months and are responsible for strategic direction and policy of the charity.

Day to day responsibility for the provision of the services rests with the Chief Officer, who is responsible for ensuring that the charity delivers the services specified, that performance criteria are met, and that staff skills and working practices are developed in line with YMCA guidelines. We recruited a new Chief Executive Officer in January 2022, tasked with driving the strategic direction of the organisation.

Future of the scheme

As reported previously, Ryedale YMCA has joined a consortium of 5 similar YMCA schemes, known as Y Housing, and bought themselves out of previous arrangements with YMCA England. This was finalised in June 2018.

Blackburn YMCA trading as Y Housing, is now the legal owner of the properties until fully paid by each YMCA scheme, estimated over a period of 25 years, at which time each scheme has an option to purchase their property for a nominal fee of £1. Whether this option is taken up will depend on whether Registered Housing status has been achieved. The monthly payments to Y Housing effectively replace the rent previously paid YMCA England.

The Chief Executive Officer (CEO) of Ryedale YMCA, along with the CEO of the other consortium.

Ryedale YMCA
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TRUSTEES' REPORT (Continued)

Financial Review

Policies on reserves

The trustees aim is for the unrestricted reserves to remain at a level of three months operating costs, to ensure that the charity could meet its financial obligations if there was a significant reduction in income. At present, this equates to approximately £53,000. The trustees are satisfied with the level of reserves.

Financial position

The financial statements are set out on pages 7 to 16.

The Statement of Financial Activities show net incoming resources for the year of £51,023 (2022: 10,908), with £29,231 (2022: £10,908) relating to unrestricted activities and £21,792 relating to restricted reserves.

The total reserves at the year-end stand at £227,228 (2022: £176,206), of which free unrestricted reserves amounted to £201,616 (2022: £172,385).

Plans for Future Periods

Our commitment to providing a relevant service for young homeless people is paramount, and the trustees continue to work to this end. We remain optimistic that we will be able to continue at these levels.

The name of the Chief Officer and other senior staff members to whom day to day management to the charity is delegated by the charity trustees.

Chief Executive Officer	Sarah Hartley – Resigned 29 September 2023, new appointment pending
Operations Manager	Kevin Cooke
Finance Officer	Katie Jackson

This report was approved by the trustees, and signed on their behalf by:



Richard Peters
Chairman

Dated: 24 November 2023

Ryedale YMCA

(A company limited by guarantee and not having
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INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF
Ryedale YMCA

I report on the accounts for the year ended 31 March 2023 set out on pages 7 to 16.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. The charity's income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Association of Chartered Certified Accountants.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5) (b) of the Charities Act; and
- to state whether particular matters have come to my attention.

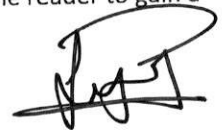
Basis of independent examiners' report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below:

Independent examiners' statement

In connection with my examination, no matter has come to my attention to indicate that:

- accounting records have not been kept in accordance with section 386 of the Companies Act 2006;
- the accounts do not accord with such records;
- the accounts having been prepared on an accruals basis, fail to comply with the relevant accounting requirements under section 396 of the Companies Act 2006, and are not consistent with the Charities SORP (FRS102);
- any matter which the examiner believes should be drawn to the attention of the reader to gain a proper understanding of the accounts.



Jamie Pygas ACCA
Townsend Harrison Limited
Chartered Certified Accountants
13 Yorkersgate
Malton
YO17 7AA
24 November 2023

Ryedale YMCA

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STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME & EXPENDITURE ACCOUNT)
for the year ended 31 March 2023

		2023	2023	2023	2022
		Unrestricted	Restricted	Total	Total
		funds	funds		
		£	£	£	£
<u>Income from:</u>					
Donations and legacies	2	7,040	-	7,040	1,065
Income from charitable activities	3	201,873	51,000	201,873	190,877
Income from other activities	4	2,600	-	53,600	3,803
		-----	-----	-----	-----
Total income		211,512	51,000	262,512	195,745
		=====	=====	=====	=====
<u>Expenditure on:</u>					
Charitable activities		151,657	29,208	180,866	157,201
Management and administration costs in support of charitable activities		30,624	-	30,264	27,636
		-----	-----	-----	-----
Total expenditure	5	182,281	29,208	211,490	184,837
		=====	=====	=====	=====
Net income		29,231	21,792	51,023	10,908
Transfer between funds		-	-	-	-
		-----	-----	-----	-----
Net movement in funds		29,231	21,792	51,023	10,908
		-----	-----	-----	-----
Total funds at 1 April 2022		172,385	3,821	176,206	165,298
		-----	-----	-----	-----
Total funds at 31 March 2023	13	201,616	25,613	227,228	176,206
		=====	=====	=====	=====

All income and expenditure derive from continuing activities.

Ryedale YMCA
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BALANCE SHEET
As at 31 March 2023

		£	<u>2023</u> £	<u>2022</u> £
	<u>Notes</u>			
<u>FIXED ASSETS</u>				
Tangible assets	9		30,429	33,810

<u>CURRENT ASSETS</u>				
Debtors	10	25,868		4,593
Cash at bank and in hand		178,211		145,162

		204,079		149,755
<u>CREDITORS: Amounts falling due within one year</u>	11	7,280		7,358

<u>NET CURRENT ASSETS</u>			196,799	142,396

<u>NET ASSETS</u>	12		227,228	176,206
			=====	=====
<u>UNRESTRICTED FUNDS</u>				
General funds		201,616		172,385

			200,616	172,385
<u>RESTRICTED FUNDS</u>				
Restricted funds			25,613	3,821


<u>TOTAL FUNDS</u>	13		227,228	176,206
			=====	=====

The trustees and directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The notes on pages 16 to 25 form an integral part of these accounts.

The income and expenditure account has not been delivered to the Registrar of Companies.

These accounts, which have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies, were approved by the trustees and directors on 24 November 2023 and signed on their behalf by:


.....
Chairman – Richard Peters

Ryedale YMCA
(A company limited by guarantee and not having
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NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

1. ACCOUNTING POLICIES

Basis of preparation

The accounts (financial statements) have been prepared under the historic cost convention, with items recognised at cost or transaction value, unless otherwise stated in the relevant note(s) to these accounts. The accounts have been prepared in accordance with:

- a) The Charities Act 2011
- b) The Companies Act 2006
- c) The Financial Reporting Standard applicable in the UK and the Republic of Ireland: (FRS102)

Incoming resources

All incoming resources are included in the statement of Financial Activities when receipt is probable or more likely than not to be received, and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on accruals basis, and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

Fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Items costing less than £100 are not normally capitalised.

Depreciation has been provided at the following rates in order to write off the assets (less their estimated residual value) over their useful economic lives.

Office equipment, fixture & fittings	20% per annum on cost
Property improvements	10% per annum on cost

Capital grants

Revenue grants are included in the statement of Financial Activities when the condition for receiving the grant have been met.

Capital grants are treated as deferred income in the Balance Sheet, and are released to the Statement of Financial Activities over the useful life of the asset to which they relate.

Pension Costs

Ryedale YMCA operates a defined contribution pension scheme into which all eligible employees are auto-enrolled.

Ryedale YMCA
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NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

Unrestricted funds

Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as general funds. Unrestricted funds can be transferred to cover deficits on restricted funds only on the agreement of the trustees.

Restricted funds

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund, together with a fair allocation of management and support costs.

2. INCOME FROM DONATIONS AND LEGACIES

	<u>Unrestricted</u>	<u>Restricted</u>	2023	2022
	£	£	<u>Total</u>	<u>Total</u>
			£	£
<u>Donations and legacies</u>				
Donations	7,040	-	7,040	1,065
	-----	-----	-----	-----
	7,040	-	7,040	1,065
	=====	=====	=====	=====

3. INCOME FROM CHARITABLE ACTIVITIES

Rent receivable	167,214	-	167,214	163,807
Losses from voids	(11,324)	-	(11,324)	(17,575)
Residents charges	6,990	-	6,990	5,653
Supporting People grant	38,992	-	38,992	38,992
Other Grants	-	51,000	51,000	-
	-----	-----	-----	-----
	201,873	51,000	252,873	190,877
	=====	=====	=====	=====

4. INCOME FROM OTHER ACTIVITIES

Sundry income	-	-	-	499
Fundraising activities	2,600	-	2,600	3,304
	-----	-----	-----	-----
	2,600	-	2,600	3,803
	=====	=====	=====	=====

Ryedale YMCA
 (A company limited by guarantee and not having
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NOTES TO THE FINANCIAL STATEMENTS
 for the year ended 31 March 2023

5. ANALYSIS OF EXPENDITURE

	<u>Unrestricted</u>	<u>Restricted</u>	<u>2023</u> <u>Total</u>	<u>2022</u> <u>Total</u>
<u>Charitable activities</u>				
Salaries and wages	118,524	1,000	119,524	95,081
Management charges	632	-	632	23,110
Maintenance costs	12,795	26,433	39,229	16,800
Light and heat	9,026	1,438	10,464	8,533
Rates and water	1,450	-	1,450	1,297
Insurance	5,143	-	5,143	4,368
Cleaning, household, and laundry	1,600	-	1,600	6,452
Resident activities	1,932	337	2,269	1,396
Travel expenses	555	-	555	164
	-----	-----	-----	-----
	151,657	29,208	180,866	157,201
	=====	=====	=====	=====
<u>Management and administration costs in support of charitable activities</u>				
Salaries – Administrative staff	12,718	-	12,718	11,267
Affiliation fees	1,005	-	1,005	949
Staff training	375	-	375	443
Bad debts	-	-	-	(81)
Legal and professional fees	3,560	-	3,560	4,269
Telephone and postage	3,378	-	3,378	2,700
Printing, stationery and advertising	2,829	-	2,829	3,808
Independent examiners fees	1,800	-	900	900
Printing, stationery and postage	1,273	-	1,273	-
Sundry expenses	305	-	305	100
Depreciation of fixed assets	3,381	-	3,519	3,281
	-----	-----	-----	-----
	30,624	-	30,624	27,636
	=====	=====	=====	=====
<u>Total Expenditure</u>	182,281	29,208	211,490	184,837
	=====	=====	=====	=====

Ryedale YMCA
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NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

6. Surplus for the financial year

This is stated after charging: -

	<u>2023</u>	<u>2022</u>
Depreciation of owned fixed assets	3,381	3,281
Pension costs	1,951	1,563
Independent examiner's fees	1,800	900
	-----	-----
	7,132	5,744
	=====	=====

7. STAFF COSTS AND NUMBERS

Staff costs were as follows:-

Wages and salaries	125,649	106,970
Social security costs	9,596	2,748
Pension	1,951	1,563
	-----	-----
	137,196	111,281
	=====	=====

No employee received emoluments of more than £60,000. The average number of employees during the year was 7 (2022: 7) including 1 Administration (2022: 1).

There were no fees or other remuneration or expenses paid to the trustees.

Salary paid to the Chief Executive Officer(s) for the year was £30,694 (2022: £18,118)

8. TAXATION

The company is accepted as a charity for tax purposes and is exempt from tax on its income or gains to the extent that they are applied for charitable purposes.

Ryedale YMCA
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NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

9. TANGIBLE FIXED ASSETS

	<u>Property</u> <u>Improvements</u>	<u>Fixture, fittings</u> <u>and equipment</u>	<u>Total</u>
<u>Cost</u>			
As at 1 April 2022	50,499	46,917	97,415
Additions	-	-	1,500
Disposals	-	-	-
	-----	-----	-----
At 31 March 2023	50,499	46,917	98,915
	-----	-----	-----
<u>Depreciation</u>			
As at 1 April 2022	16,689	46,917	63,606
Charge for year	3,381	-	3,519
Eliminated on disposal	-	-	-
	-----	-----	-----
At 31 March 2023	20,070	46,917	67,124
	-----	-----	-----
<u>Net Book Value</u>			
At 31 March 2022	33,810	-	33,810
	=====	=====	=====
At 31 March 2023	30,429	-	31,791
	=====	=====	=====

10. DEBTORS: Amounts falling due within one year

	<u>2023</u>	<u>2022</u>
	£	£
Trade debtors	3,175	4,044
Other debtors	22,693	549
	-----	-----
	25,868	4,593
	=====	=====

11. CREDITORS: Amounts falling due within one year

	<u>2023</u>	<u>2022</u>
Bank loans and overdrafts	200	-
Trade creditors	-	1,584
Accrued expenses	2,670	1,350
Other creditors	4,410	4,424
	-----	-----
	12,500	7,358
	=====	=====

Ryedale YMCA
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NOTES TO THE FINANCIAL STATEMENTS
 for the year ended 31 March 2023

12. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<u>Unrestricted</u> <u>funds</u>	<u>Restricted</u> <u>funds</u>	<u>Total</u> <u>funds</u>
Tangible fixed assets	30,429	-	30,429
Current assets	178,266	25,613	203,879
Current liabilities	(7,080)	-	(7,080)
	-----	-----	-----
	201,616	25,613	227,228
	=====	=====	=====

13. MOVEMENTS IN FUNDS

	<u>Balance</u> <u>1 April 2022</u>	<u>Incoming</u> <u>resources</u>	<u>Outgoing</u> <u>resources</u>	<u>Transfers</u>	<u>31 Mar 23</u>
<u>Restricted funds</u>					
Santander	668	-	-	-	668
Minibus fund	3,153	-	-	-	3,153
The Sidings Refurbishment Project	-	48,000	26,433	-	21,567
Cost of Living Fund (COL Project)	-	2,000	1,775	-	1,984
My Mind Toolkit	-	1,000	1,000	-	1,000
	-----	-----	-----	-----	-----
Total restricted funds	3,821	51,000	29,208	-	28,372
	=====	=====	=====	=====	=====
<u>Unrestricted funds</u>					
General funds	172,385	211,512	182,281	-	198,856
	-----	-----	-----	-----	-----
Total unrestricted funds	172,385	211,512	182,281	-	198,856
	-----	-----	-----	-----	-----
<u>Total funds</u>	176,206	262,512	211,490	-	227,228
	=====	=====	=====	=====	=====

14. MOVEMENTS IN FUNDS

Purpose of restricted funds

The Santander grant is used for contributions toward residents' activities.

The minibus fund exists to fund the future acquisition of a minibus or other transport for the residents.

The Sidings Refurbishment fund is used for refurbishment of accommodation for young homeless people and work on the Wardens House.

The Cost of Living Fund (COL Project), also referred to as Two Ridings, was established to assist with the purchasing of food and provision of electric tokens, with the award of a £2,000 grant to assist with this.

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NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

My Mind Toolkit project will aim to facilitate and manage access to mental health services for young adults across Ryedale. The nature of the project is two-fold. It's aimed at 16–25-year olds who are experiencing difficulties with their mental health. This workshop will be then ready to roll out on a wider basis once further funding is obtained. It will be co-produced with residents at their supported housing scheme. Key features of the workshop will be around exploring and incorporating therapeutic techniques, awareness around anxiety and depression, the impact of substance misuse, and healthy lifestyles. The second part of the project will be the development of a booklet, again co-produced, and ready for print (subject to further funding). This booklet will have information that they can refer to, reminding them of different techniques, and recognising feelings, depression and anxiety. It will offer information on diffusing techniques and practical information on agencies and where to go for help.

15. Related party transaction

In June 2018, Ryedale YMCA joined a consortium of five other YMCA schemes, known as Housing. The purpose of Y Housing being to purchase the property of each of the schemes, from YMCA England.

After a period of twenty-five years, Ryedale YMCA has an option to purchase the property for a nominal sum. A pre-requisite to taking up this option is that Ryedale YMCA has been granted Registered Provider status by the Regulator of Social Housing.

Ryedale YMCA makes monthly rental payments of Blackburn YMCA Housing. The total paid for the year was £15,119 (2022: £23,110). An adjustment of £14,487 has been made in respect to amounts paid to Blackburn YMCA in prior years which relates to a major repair fund that has been expensed in prior years to profit and loss, however has now been recognised in other debtors as due back to Ryedale YMCA when major repairs become due.

16. Share Capital

The charity is incorporated under the Companies Act, and is limited by guarantee, each member having undertaken to contribute such sums not exceeding £1, as may be required in the event of the company being wound up whilst he or she is still a member or within one year thereafter.

Ryedale YMCA
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INCOME AND EXPENDITURE ACCOUNT
for the year ended 31 March 2023

	<u>2023</u>	<u>2022</u>
<u>Income</u>	£	£
Donations	7,040	1,065
Rent receivable	167,214	163,807
Losses from voids	(11,324)	(17,575)
Residents charges	6,990	5,653
Supporting People Grant	38,992	38,992
Other Grants	51,000	-
	-----	-----
	259,912	191,942
	-----	-----
<u>Other Income</u>		
Sundry income	-	499
Fundraising activities	2,600	3,304
	-----	-----
	2,600	3,803
	-----	-----
less: <u>Expenses</u>		
Salaries and wages	132,242	106,348
Management charges	632	23,110
Maintenance costs	39,229	16,800
Light and heat	10,464	8,533
Rates and water	1,450	1,297
Insurance	5,143	4,368
Cleaning, household and laundry	1,600	6,452
Residents activities	2,269	1,396
Travel expenses	555	164
Affiliation fees	1,005	949
Staff training	375	443
Bad debts	-	(81)
Legal and professional fees	3,560	4,269
Telephone and postage	3,378	2,700
Printing, stationery and advertising	2,829	3,808
Independent examiners fees	1,800	900
Subscriptions	1,273	-
Sundry expenses	305	100
Depreciation of fixed assets	3,381	3,281
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	211,490	184,837
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SURPLUS OF INCOME OVER EXPENDITURE	51,023	10,908
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