

**52nd
Annual Report
and Accounts
1991**



THE NEW BUILDING SOCIETY LIMITED

NEW BUILDING SOCIETY LIMITED

CONTENTS

	PAGES
Notice of Meeting and Agenda	2
Directors and Bankers	3
Report of the Directors	4
Report of the Auditors	5
Revenue and Appropriation Accounts	6-7
Balance Sheet	8-9
Statement of Source and Application of Funds	10-11
Funds Administered by the Society	12-13
Notes to the Financial Statements	14-23

NEW BUILDING SOCIETY LIMITED

NOTICE OF MEETING

Notice is hereby given that the Fifty-Second Annual General Meeting of the Members of The New Building Society Limited will be held at 5.00 p.m. on Monday 13th April, 1992 at the Hotel Tower Limited, 74 — 75 Main Street, Georgetown.

AGENDA

1. To consider the Annual Report of the Directors and the Financial Statement for the year 1991.
2. To fix the remuneration of the Directors for the year 1992.
3. To appoint Auditors for the year 1992.
4. To fix the remuneration of the Auditors for the year 1992.
5. (a) To approve the sum of \$1,000,000.00 to be donated to Charity and for Educational Purposes.
(b) To approve a sum of money to be donated for the erection of a Hall of Residence for Students of the University of Guyana.
6. To consider and if thought fit, pass the following Resolution as a Special Resolution — that Rule 21(2)ii be amended to read as follows:
"that no advance in respect of such Security shall exceed two million, five hundred thousand dollars."
7. Any other business of which due notice shall have been given.

BY ORDER OF THE BOARD,
Jules de Cambra, A.A.
Director/Secretary
6th March, 1992

NEW BUILDING SOCIETY LIMITED

DIRECTORS

Mooneer A. Khan Esq., J.P. — Chairman
J. A. King, Esq., S.C. — Vice Chairman
J. G. Carpenter Esq., B.Sc.
J. A. Chin Esq.
Jules de Cambra Esq., A.A.
A. Eytte Esq., A.A., J.P.
A. A. McDoom Esq., L.L.B.

MANAGEMENT

Jules de Cambra Esq. — Director/Secretary
S. A. Ramdeen Esq. — Assistant Secretary
M. L. Arjoon Esq. / Accountant
N. Mohamed — Assistant Accountant
M. Raffick Esq., A.I.C.B. — Branch Manager, New Amsterdam
K. Payne Esq. — Branch Manager, Linden

SOLICITORS

Messrs. Cameron & Shepherd
2 Avenue of the Republic
Georgetown

Messrs. McDoom & Co
Harcourt Hall
Lot 1 Croal Street
Georgetown.

BANKERS

Guyana Bank for Trade & Industry Limited
National Bank of Industry & Commerce Limited
Guyana National Co-operative Bank
Bank of Baroda

AUDITORS

Jack A. Alli, Sons & Company
145 Crown Street, Queenstown, Georgetown

NEW BUILDING SOCIETY LIMITED

REPORT OF THE DIRECTORS

The Directors are pleased to present the Fifty-Second Annual Report and Financial Statement of the Society for the year ended 31st December, 1991.

SHARES AND DEPOSITS

During the year 6,863 investors opened accounts and the total investments in the Society increased by \$519,940,177 to \$1,512,238,332.

MORTGAGES

The total amount advanced during the Financial year as loans on the Security of Freehold and Leasehold properties was \$41,149,450. The total number of Mortgages executed was 125.

At 31st December, 1991 there were 1,685 Mortgages in force totalling \$115,361,088. No Mortgage Account was more than twelve months in arrear at the end of the year. (Section 17 of the Society's Act)

ASSETS

Total Assets increased by \$609,937,015 during the year to \$1,661,410,524 representing a growth of 58.01%.

LIQUIDITY AND RESERVES

At year-end Liquid Assets (i.e. Cash and Short Term Investments) stood at \$1,254,474,625 representing 75.51% of Total Assets at year-end.

The General Reserve was increased by \$57,930,290 to \$115,909,964 which is 6.98% of Total Assets at year-end.

ANNUAL VALUATION

The Annual Valuation of the Assets and Liabilities of the Society as required by the Board revealed no likely loss.

There were no properties-in-possession at the end of the year.

AUDITORS

The Auditors, Messrs. Jack A. Alli, Sons and Company, Accountants, retire and are eligible for re-election.

By Order of the Board
Jules de Cambra, A.A.
Director/Secretary
6th March, 1992

NEW BUILDING SOCIETY LIMITED

REPORT OF THE AUDITORS

We have examined the financial statements set out on pages 6 to 23 and have obtained all the information and explanations which we required. Our examination was made in accordance with generally accepted auditing standards and accordingly included such tests of the accounting records and such other auditing procedures as we considered necessary.

We have inspected the mortgage deeds, transports and other securities and title deeds and found them to be in order.

In our opinion proper accounting records have been maintained and the financial statements, which are in agreement therewith and which have been prepared under the historical cost convention, modified by the valuation of freehold land, give a true and correct view of the state of the Society's affairs at December 31, 1991, of the excess of its income over expenditure and of the source and application of its funds for the year then ended.

March 4, 1992

JACK A. ALLI, SONS & CO.
145 Crown Street
Queenstown
Georgetown
GUYANA

NEW BUILDING SOCIETY LIMITED
REVENUE AND APPROPRIATION ACCOUNTS

INCOME

Interest earned on:

Mortgage loans
 Temporary loans
 Bank accounts
 Treasury bills
 Investments
 Fees, commission, rule books etc.
 Administration fees — P.O.H.L.F. and others
 Inspection fees
 Gain on foreign currency transactions

EXPENDITURE

Management expenses
 Directors' fees
 Directors' travelling
 Directors' pension
 Audit fees
 Office premises
 Charitable and educational donations
 Depreciation
 Anniversary celebrations

Excess of income over expenditure

Distributed as follows:—

Interest on:

Fully paid investing shares
 Five dollars shares
 Save and prosper shares
 Deposits

Unappropriated income transferred to revenue reserves

The notes on pages 14 to 23 form part of these financial statements.

NEW BUILDING SOCIETY LIMITED
FOR THE YEAR ENDED DECEMBER 31, 1991

	1991 \$	1990 \$
	18,915,227	17,771,058
	6,121	26,134
	15,932,741	6,359,693
	285,862,562	146,821,878
	55,181,659	51,720,019
	462,219	190,262
	2,977	1,971
	31,831	17,321
	<u>2,595,559</u>	<u>3,567,389</u>
	<u>378,990,896</u>	<u>226,475,726</u>
	24,432,476	9,577,097
	390,000	150,000
	390,000	150,000
	18,300	18,300
	420,000	120,000
	209,594	283,631
	600,000	300,000
	832,967	409,183
	-	1,036,652
	<u>27,293,337</u>	<u>12,044,863</u>
	<u>351,697,559</u>	<u>214,430,862</u>
	7	7
	269,907,974	166,052,255
	5,203,198	4,447,862
	18,656,090	13,858,971
	<u>293,767,269</u>	<u>184,359,095</u>
	<u>57,930,290</u>	<u>30,071,767</u>

NEW BUILDING SOCIETY LIMITED

BALANCE SHEET

	NOTE
Investors' Balances, Liabilities and Reserves	
Shares	1
Deposits	
Creditors and accruals	
Reserves	2
 Assets	
Loans assets	3
Investments and cash	4
Fixed assets	5
Debtors and prepayments	

Approved by the Board of Directors on March 2, 1992

MOONEER A. KHAN Chairman

J. A. KING Vice-Chairman

JULES de CAMBRA Director/Secretary

The notes on pages 14 to 23 form part of these financial statements.

NEW BUILDING SOCIETY LIMITED

AT DECEMBER 31, 1991

1991	1990
\$	\$
1,409,687,034	922,631,280
102,551,298	69,666,875
33,262,228	1,196,680
<u>115,909,964</u>	<u>67,979,674</u>
<u>1,661,410,524</u>	<u>1,051,473,509</u>
115,388,368	95,499,864
1,533,185,389	951,648,656
12,196,892	4,248,359
839,875	76,630
<u>1,661,410,524</u>	<u>1,051,473,509</u>

NEW BUILDING SOCIETY LIMITED

STATEMENT OF SOURCE AND APPLICATION OF FUNDS

SOURCE OF FUNDS

Operations

Unappropriated income (loss) after deducting interest on shares and deposits
 Adjustment for item not involving the movement of funds —
 Depreciation
 Net receipts from shareholders and depositors (including interest capitalised)

APPLICATION OF FUNDS

Increase in loan assets
 Purchase of fixed assets

Increase in available funds

Represented by:

Increase in investment and cash
 Increase in debtors and prepayments
 (Increase) in creditors and accruals

The notes on pages 14 to 23 form part of these financial statements.

NEW BUILDING SOCIETY LIMITED

FOR THE YEAR ENDED DECEMBER 31, 1991

	1991	1990
	\$	\$
	57,930,290	30,071,767
	832,967	409,183
	<u>519,940,177</u>	<u>334,726,685</u>
	578,703,434	365,207,635
	(19,888,504)	(10,247,113)
	<u>(8,781,500)</u>	<u>(1,532,052)</u>
	28,670,004	11,779,165
	<u>550,033,430</u>	<u>363,428,470</u>
	581,536,733	353,791,436
	583,245	(60,822)
	<u>32,065,548</u>	<u>(302,144)</u>
	<u>660,033,430</u>	<u>353,428,470</u>

NEW BUILDING SOCIETY LIMITED

FUNDS ADMINISTERED BY THE SOCIETY

A BREZINA-GUYANA HOUSING PROJECT

LIABILITIES

U.S. Investors
Guyana Investors
Sundry Creditors

Represented by:

ASSETS

Mortgages
Sundry debtors
External payment deposits

B. LINDEN COMMUNITY DEVELOPMENT ASSOCIATION

LIABILITIES

Linden Community Development Association

Represented by:

ASSETS

Mortgages
Properties in possession

C. PUBLIC OFFICERS HOUSING LOAN FUNDS

LIABILITIES

Advanced by Government
Less — Accumulated overpayment of interest

Sundry creditors
Excess of income over expenditure

Represented by:

ASSETS

Mortgages
Cash at bank

NEW BUILDING SOCIETY LIMITED

AT DECEMBER 31, 1991

NOTES	1991 \$	1990 \$
	280,006	316,058
	—	1,403
	310,185	290,545
	<u>590,191</u>	<u>608,006</u>
7	33,489	71,158
	349,785	248,167
	206,917	288,081
	<u>590,191</u>	<u>608,006</u>
	59,067	59,027
8	49,630	49,755
	9,437	9,272
	<u>59,067</u>	<u>59,027</u>
	62,984	62,964
	61,422	61,422
	1,542	1,542
	344	344
	28,684	26,802
	<u>30,570</u>	<u>28,688</u>
9	30,464	28,582
	106	106
	<u>30,570</u>	<u>28,688</u>

NEW BUILDING SOCIETY LIMITED
NOTES TO THE FINANCIAL STATEMENTS

1. SHARES

Full paid investing shares
 Five dollar shares
 Save and prosper shares

	1991 \$	1990 \$
	717	710
	1,387,652,811	902,698,731
	22,034,306	18,231,840
	<u>1,409,687,034</u>	<u>920,930,571</u>

2. RESERVES

Capital
 Balance at January 1 and December 31, 1991

	<u>55,828</u>	<u>55,828</u>
--	---------------	---------------

Reserves
 Balance at January 1, 1991
 Add: Unappropriated income for the year
 Balance at December 31, 1991

	57,923,846	27,862,070
	57,930,290	30,071,767
	<u>115,854,136</u>	<u>57,923,846</u>

Total Reserves

	<u>115,909,984</u>	<u>57,979,674</u>
--	--------------------	-------------------

3. LOAN ASSETS

Mortgage accounts (Note 6)
 Brezina-Guyana Housing Project
 Temporary loans

	115,361,088	95,364,839
	-	1,403
	27,280	133,622
	<u>115,388,368</u>	<u>95,499,864</u>

4. INVESTMENTS AND CASH

Foreign investments

Final redemption date in

Not more than 5 years
 5 — 15 years
 10 — 20 years

	11,990,462	1,585,120
	3,454,291	4,029,813
	5,473,603	-

Local investments

(a) Repayable in not more than 6 months
 (b) Final redemption date in
 Not more than 5 years
 5 — 15 years

	1,157,681,050	634,587,501
	106,267,873	100,697,311
	<u>5,086,400</u>	<u>43,501,800</u>

Carried forward

	<u>1,289,953,679</u>	<u>784,401,545</u>
--	----------------------	--------------------

NEW BUILDING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

4. INVESTMENTS AND CASH (Cont'd)

Brought forward
Cash at Bank and in Hand
 Repayable in not more than 6 months
Interest Accrued (gross)
 Market value of investments
 Maturity value of investments

	1991 \$	1990 \$
	1,289,953,679	784,401,545
	96,793,575	61,099,385
	146,438,135	106,147,726
	<u>1,533,185,389</u>	<u>951,648,656</u>
	1,666,894,056	1,062,383,737
	<u>1,767,861,391</u>	<u>1,115,026,807</u>

5. FIXED ASSETS

(a) Book Values

At December 31, 1991
 Freehold land
 Freehold buildings
 Motor vehicles
 Furniture and equipment
 Machinery and equipment

	Cost/ Valuation \$	Accumulated Depreciation \$	Net Book Value \$	Net Book Value \$
	94,830	-	94,830	94,830
	2,057,118	318,463	1,738,655	1,555,267
	1,941,508	873,514	1,067,994	1,426,395
	409,510	153,378	256,132	66,875
	<u>10,243,223</u>	<u>1,203,942</u>	<u>9,039,281</u>	<u>1,104,932</u>
	<u>14,746,189</u>	<u>2,549,297</u>	<u>12,196,892</u>	<u>4,248,359</u>

(b) Movements to Fixed Assets

Cost Valuation at January 1, 1991

Additions at Cost

Freehold building
 Equipment
 Machinery and equipment

Less Disposal

Machinery and equipment

Cost Valuation at December 31, 1991

6,062,520
222,706
203,304
<u>8,355,490</u>
8,781,500
14,844,020
(97,831)
<u>14,746,189</u>

NEW BUILDING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

5. FIXED ASSETS (Cont'd)

(c) Analysis of Cost or Valuation

At Valuation

Freehold land — year 1970

At Cost

Freehold buildings

Motor vehicles

Office equipment

Machinery and equipment

(d) Capital Commitment

The following capital commitment is not provided for in these financial statements

Authorised but not contracted for

Authorised and contracted for

NEW BUILDING SOCIETY LIMITED

FOR THE YEAR ENDED DECEMBER 31, 1991

	1991 \$	1990 \$
	94,830	94,830
	2,057,118	1,834,412
	1,941,508	1,941,508
	409,510	206,206
	<u>10,243,223</u>	<u>1,995,564</u>
	<u>14,746,189</u>	<u>6,062,520</u>

	<u>Nil</u>	<u>392,494</u>
	<u>Nil</u>	<u>Nil</u>

NEW BUILDING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

6. MORTGAGE ACCOUNTS

Balances not exceeding \$500
 Balances exceeding \$500 but not \$1,000
 Balances exceeding \$1,000 but not \$2,000
 Balances exceeding \$2,000 but not \$3,000
 Balances exceeding \$3,000 but not \$4,000
 Balances exceeding \$4,000 but not \$5,000
 Balances exceeding \$5,000 but not \$10,000
 Balances exceeding \$10,000 but not \$15,000
 Balances exceeding \$15,000 but not \$20,000
 Balances exceeding \$20,000 but not \$25,000
 Balances exceeding \$25,000 but not \$30,000
 Balances exceeding \$30,000 but not \$50,000
 Balances exceeding \$50,000 but not \$100,000
 Balances exceeding \$100,000 but not \$200,000
 Balances exceeding \$200,000 but not \$250,000
 Balances exceeding \$250,000 but not \$500,000
 Balances exceeding \$500,000 but not \$750,000
 Balances exceeding \$750,000 but not \$1,000,000
 Balances exceeding \$1,000,000

	1991		1990	
	No. of Securities	Amount \$	No. of Securities	Amount \$
	13	3,270	29	7,415
	9	7,092	24	18,158
	45	67,249	49	71,791
	55	142,251	54	137,434
	56	198,179	73	255,636
	48	218,103	78	348,602
	236	1,744,245	317	2,406,051
	183	2,260,912	279	3,446,054
	127	2,187,639	186	3,196,432
	109	2,442,844	142	3,206,214
	70	1,944,312	110	3,001,559
	210	8,069,089	274	10,513,648
	150	11,139,254	166	11,735,837
	186	28,357,025	171	25,394,742
	126	29,611,507	101	23,068,778
	41	12,274,243	33	8,556,485
	13	7,988,901	-	-
	2	1,652,923	-	-
	6	6,051,550	-	-
	<u>1,685</u>	<u>115,361,088</u>	<u>2,086</u>	<u>95,364,839</u>

7. BREZINA — GUYANA HOUSING PROJECT

Balances exceeding \$500 but not \$1,000
 Balances exceeding \$1,000 but not \$2,000
 Balances exceeding \$2,000 but not \$4,000
 Balances exceeding \$4,000 but not \$5,000
 Balances exceeding \$5,000 but not \$10,000
 Balances exceeding \$10,000 but not \$15,000

	3	2,032	-	-
	4	6,165	2	2,933
	2	4,759	8	24,033
	-	-	4	16,968
	1	5,905	2	13,460
	1	14,628	1	13,764
	<u>11</u>	<u>33,489</u>	<u>17</u>	<u>71,158</u>

