

LANDOWNERS OF CROSTHWAITE & LYTH

(Charity number 1073467)

STATEMENT OF FINANCIAL AFFAIRS FOR THE Y/E 31st October 2025

| | Note | Unrestricted Funds | Endowment Funds | Year ended 31-Oct-25 | Year ended 31-Oct-24 |
|---|------|--------------------|-----------------|----------------------|----------------------|
| INCOME | | | | | |
| Investment Income | | 3681.29 | | 3681.29 | 2882.78 |
| Building Society Interest | 11 | 1159.75 | | 1159.75 | 1097.18 |
| Rents & Licences | 4 | | 13269.92 | 13269.92 | 12705.76 |
| Environmental Grants | 5 | 17927.40 | | 17927.40 | 25654.28 |
| Sundry Income | 6 | 277.00 | | 277.00 | 447.40 |
| TOTAL INCOME | | 23045.44 | 13269.92 | 36315.36 | 42787.40 |
| EXPENDITURE | | | | | |
| Direct Charitable Gifts / Grants | 7 | 13000.00 | | 13000.00 | 1500.00 |
| Insurance | | 2557.25 | | 2557.25 | 2560.35 |
| Management Fees & Expenses | 8 | 2243.50 | | 2243.50 | 2336.16 |
| Walling & miscellaneous repairs | | 9289.86 | | 9289.86 | 17871.50 |
| Transfer to Building Reserve Fund | 9 | 1000.00 | | 1000.00 | 1000.00 |
| Costs of land purchase | | 1862.10 | | 1862.10 | 0.00 |
| Sundry Expenses | 10 | 284.74 | | 284.74 | 691.68 |
| TOTAL EXPENDITURE | | 30237.45 | 0.00 | 30237.45 | 25959.69 |
| Net Income / deficit | | -7192.01 | 13269.92 | 6077.91 | 16915.71 |
| Transfers between Funds | 3 | 13269.92 | -13269.92 | 0.00 | 0.00 |
| NET INCOME / LOSS FOR YEAR | | 6077.91 | 0.00 | 6077.91 | 16915.71 |
| Unrealised Gain / Loss on Investments | 2 | 1089.22 | | 1089.22 | 9648.13 |
| Realised Loss on sale of COIF Inv Fund Unit | 2 | -1377.00 | | -1377.00 | 0.00 |
| Pofit on sale of B4RN shareholding | | 1044.00 | | 1044.00 | 0.00 |
| Net Movement in Funds for Year | | 6834.13 | 0.00 | 6834.13 | 26563.84 |
| Balance brought forward 31 Oct 2024 | | 262988.97 | | 262988.97 | 236425.13 |
| Balance Carried Forward 31 Oct 2025 | | 269823.10 | 0.00 | 269823.10 | 262988.97 |

BALANCE SHEET at 31st OCTOBER 2025

| | | | | | |
|--------------------------------------|----|------------------|--|------------------|------------------|
| ASSETS | | | | | |
| Freehold Land & Buildings | 3 | 141000.00 | | 141000.00 | 87000.00 |
| Investments - CCLA | 2 | 94117.42 | | 94117.42 | 119405.20 |
| Investment - B4RN | | 0.00 | | 0.00 | 5000.00 |
| Cash at Bank & in Hand | | 11954.29 | | 11954.29 | 28992.93 |
| Cumberland Building Society | 11 | 29862.59 | | 29862.59 | 28702.84 |
| Building Reserve Fund | 9 | -6000.00 | | -6000.00 | -5000.00 |
| Creditors | 12 | -1111.20 | | -1111.20 | -1112.00 |
| TOTAL ASSETS / FUNDS EMPLOYED | | 269823.10 | | 269823.10 | 262988.97 |

REPORT OF THE HON. AUDITOR

I confirm the the Statement of Financial Affairs for the year ended 31st October 2025 and Balance Sheet as at that date are in accordance with the books and vouchers of the Landowners of Crosthwaite and Lyth and with the information and explanations given to me.

Signed

Dated 19-01-2026

THE LANDOWNERS OF CROSTHWAITE AND LYTH
(Charity no 1073467)
NOTES TO THE ACCOUNTS 31st October 2025

1 ACCOUNTING POLICIES

The Landowners of Crosthwaite and Lyth became a registered charity on the 21st September 1998 under a scheme approved by the Charity Commissioners. These accounts have been prepared in conformation with the requirements for smaller charities as laid down in the Standards of Recommended Practice.

2 INVESTMENTS

| | Market Value 31/10/2024 | Bought / Sold y/e 31/10/2025 | Realised / Unrealised Gain / Loss 31/10/2025 | Market Value 31/10/2025 |
|---------------------------------|-------------------------------|---------------------------------------|---|-------------------------------|
| COIF Short Duration Bond | | | | |
| 25390.74 units | 31939 | 0 | 790 | 32729 |
| 11868.97 units bought Nov '24 | | 15000 | 299 | 15299 |
| SUB TOTAL | 31939 | 15000 | 1089 | 48028 |
| COIF Investment Fund | | | | |
| 4344.70 units | 87466 | 0 | | 46089 |
| 2018.80 units sold May '25 | | -40000 | -1377 | |
| SUB TOTAL | 87466 | -40000 | -1377 | 46089 |
| TOTAL | 119405 | -25000 | -288 | 94117 |

3 FREEHOLD LAND & BUILDINGS

The land granted to the Township of Crosthwaite and Lyth under the Heversham Award dated 14th June 1815, together with the Township Cottage (and other property built since the Award) form the permanent endowment of the Charity and are included under endowment funds in the Balance Sheet. Title to these assets is held by the Official Custodian in trust for the Charity. These assets have never been valued and are shown in the Balance Sheet at nil value.

The surplus arising from these properties is shown under the Endowment Fund in the Statement of Financial Affairs. This surplus is available to the Trustees to spend as they see fit and, thus, is unrestricted. These surplus funds are, therefore, transferred from the Endowment Fund to the Unrestricted Fund, leaving the Endowment Fund with a nil balance.

The Charity owns the the freehold of the Crosthwaite Recreational Field . This is let on a 99 year peppercorn lease to the Recreational Field Trust and has been written down to nil.

Purchased Property

| | |
|---|-----------------|
| Quarry Wood - bought 1999 / 2000 | 4500 |
| Land to south of High Farm - bought 2021 / 2022 | 82500 |
| Land at Crosthwaite - bought 2024 / 2025 * | 54000 |
| | £141,000 |

* This purchase was made using £40,000 from our COIF Investment Fund and the balance from cash reserves.

4 RENTS

| | 2025 | 2024 |
|--------------------------------|--------------|--------------|
| Township Cottage - M Park | 6770 | 6206 |
| Township Allotment - J W Sharp | 6500 | 6500 |
| | 13270 | 12706 |

5 ENVIRONMENTAL GRANTS

| | 2025 | 2024 |
|--|--------------|--------------|
| CS Township & Fellside Plantations | 7466 | 5879 |
| High Allotment - Woodland Improvement | 903 | 0 |
| CS Capital - High Allotment Walling (fencing 2024) | 1705 | 10355 |
| CS - The High Allotment | 7710 | 8544 |
| Basic Payment Scheme - High Allotment | 143 | 876 |
| | 17927 | 25654 |

6 SUNDRY INCOME

| | 2025 | 2024 |
|-----------------------------------|------------|------------|
| Coppicing Rights | 150 | 330 |
| Grazing Rights - Crosthwaite Land | 90 | 0 |
| Legal fees refund | 0 | 80 |
| Wayleave | 37 | 37 |
| | 277 | 447 |

7 CHARITABLE GIFTS / GRANTS

| | 2025 | 2024 |
|----------------------------|--------------|-------------|
| Crosthwaite School | 5000 | 0 |
| Recreational Field Trust | 500 | 500 |
| Defibrillators for Village | 0 | 1000 |
| Argles Memorial Hall | 7500 | 0 |
| | 13000 | 1500 |

8 MANAGEMENT FEES & EXPENSES

| | 2025 | 2024 |
|-------------|-------------|-------------|
| G S C Grays | 2243 | 2336 |
| | 2243 | 2336 |

9 BUILDING RESERVE FUND

Opening Balance
Transfer in current financial year
Total per Accounts

| 2025 | 2024 |
|-------------|-------------|
| 5000 | 4000 |
| 1000 | 1000 |
| 6000 | 5000 |

10 SUNDRY EXPENSES

Room Hire
Cotoneaster control
High Allotment - misc
Data re species on Whitbarrow
Tony Marshall - trees

| 2025 | 2024 |
|------------|------------|
| 20 | 15 |
| 0 | 580 |
| | 51 |
| 90 | |
| 175 | 97 |
| 285 | 743 |

11 CUMBERLAND BUILDING SOCIETY

Opening Balance
Interest
Closing Balance

| 2025 | 2024 |
|--------------|--------------|
| 28702 | 27605 |
| 1160 | 1097 |
| 29862 | 28702 |

12 CREDITORS

G S C Grays

| 2025 | 2024 |
|-------------|-------------|
| 1111 | 1112 |
| 1111 | 1112 |

13 CONTINGENT LIABILITIES

As at 31st October 2025 the Charity had no contingent liabilities.

