

**CABIN LANE CHURCH**  
**FINANCIAL STATEMENTS**  
**FOR**  
**30 SEPTEMBER 2022**

**Company Number 3659182**  
**Charity Number 1073517**

FINANSURE LTD

2 Sheppard Street, Brymbo, Wrexham, LL11 5FF

**CABIN LANE CHURCH**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 30 SEPTEMBER 2022**

<b>CONTENTS</b>	<b>PAGES</b>
Charity information	<b>1</b>
Trustees' annual report	<b>2 to 6</b>
Independent examiner's report	<b>7</b>
Statement of financial activities	<b>8</b>
Balance sheet	<b>9</b>
Notes to the financial statements	<b>10 to 16</b>

## **CABIN LANE CHURCH**

### **CHARITY INFORMATION**

<b>Company number</b>	3659182
<b>Charity number</b>	1073517
<b>Directors</b>	Mr A J Thompson Mrs G Tipton Mr B J Hainsworth Mr S A Worthy (Resigned April 2022) Mrs J Worthy (Resigned April 2022)
<b>Registered office</b>	The Whole Life Christian Centre Cabin Lane Oswestry Shropshire SY11 2LQ
<b>Independent Examiner</b>	Mr L Howson MAAT
<b>Accountants</b>	Finansure Limited 2 Sheppard Street Brymbo Wrexham LL11 5FF
<b>Bankers</b>	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ

**CABIN LANE CHURCH**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 30 SEPTEMBER 2022**

The directors/trustees present their Annual Report, along with the examined financial statements, for the year 1<sup>st</sup> October 2021 to 30<sup>th</sup> September 2022.

**Objectives of the charity**

These are set out fully in the Memorandum of Association of the company, but in brief are to:

- advance the Christian faith;
- relieve persons in conditions of need or hardship and those who are aged or sick;
- advance education; and
- promote and fulfil other charitable purposes beneficial to the community.

To fulfil these objectives Cabin Lane Church carries out activities, both directly and indirectly through other partner organisations, locally in the county of Shropshire and in the UK or the world as the trustees may from time to time see fit. Details of resources expended on these activities are given in the Statement of Financial Activities. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (effective January 2019) in preparing this report.

Our ability to fulfil these objectives is related to the resources that we have available. These include participants in our activities, finances, equipment and property. Our strategies for fulfilling the objectives are set out in our vision statement.

**Vision**

The main point of our vision is to enable people to find fullness of life in Christ, and to do that by 'building community, living with passion, and making an impact – for Jesus' as we:

- place ourselves under the headship of Christ
- pray continually
- preach the gospel
- develop ministries and extend the Kingdom of God
- love God, each other and our neighbours.

This has proved to be another challenging year in dealing with the reopening after ongoing Covid 19 pandemic. Jan and Steve Worthy continued to Pastor the church until April 2022 having given notice at the AGM in January that they felt it was time to move back into their international ministry. We thank them sincerely for all their leadership over the past 7 and a half years. During this year three Trustees have stepped down. The Eldership, meet on regular bases to plan and deal with pressing matters, Finance Team, and full members meeting have been held during this financial year.

**Advancing the Christian faith**

Having our own building for the last twelve years has enabled the trustees to develop the churches role in the community, as a place of worship, and a community hub for other activities that reflect our Christian ethos. We are a community lead church in the Cabin Lane area of Eastern Oswestry. The building is well regarded and has remained open to all. The Sunday services continued throughout this year, with an average of forty adults each week attending. Our services were open, and enabled us to put our faith into practice through music, prayer, scripture, information, and

## **CABIN LANE CHURCH**

### **TRUSTEES' ANNUAL REPORT**

### **YEAR ENDED 30 SEPTEMBER 2022**

communion. We also meet together each month for a specific time of prayer and reflection. The church is affiliated member of the Baptist Association of HEBA, (Heart of England Baptist Association) Our Fellowship Groups had met, with some meeting face to face and others via zoom on line. Our monthly news and information brief 'The Herald' keep the members and any one visiting the church informed and encouraged. Cabin Land Church is also part of the 28 other Church Together group in the Oswestry area and support Christian events in the area. We have followed the advancement of the Christian faith through the churches financial support of The Wycliffe Bible Translators over many years in their work in publishing Christian material, for all people around the world impacting many millions. This has also been extended through our connection to Sat 7 in their broadcasting ministry.

#### **Supporting those in need**

The Café Life was back to its usual operating times and has seen growth in turnover, and footfall over the year, which has been encouraging. It remains relevant to the community, particularly through the mid-week meals for the over 65 and supporting mums and care groups. Saturday morning the café support the Park Runners. The cafe offers a warm hub, meeting place, relaxation, and quiet. We also secured a further Government grants for café from Shropshire Council in June totalling £2667 in supporting and developing this ministry. Additional garden benches, and a cover for added protection against the 'summer weather was purchased. 'Coffee and Chaos restarted in September '21 for mothers, cares and young children. Our Pastoral care team supported members who are aged or sick and the community where we could, through meals cards, and visits. The building has been used by Moo Music and Baby Sensory, independent providers, by local council departments for family support groups, for birthday parties and other individual and community events at different periods during the financial year. These fulfilled many of the local needs. All managed by the church on a volunteer basis. The local Foodbank has been supported by gifts of food and money through different events. The Camera club met on the last Thursday of most months during this period. Our Cameo group restarted in October '21 with reduced numbers but the same desire to offer a warm place for those lonely or who enjoy time together. The decision to reduce our Mission giving by 51% from December '21 has been unchanged. We are looking to increase this as funds become available. Internationally the church financial supports and receives feedback from Mission Aviation Fellowship, International China Concern, and Hope Health Action. While at home Christians Against Poverty.

#### **Advance education**

Children's work in the form of a Sunday Club started in the new year for 5 – 11 year olds and we have seen a steady growth in numbers. While our financial support for the Schools Christian Worker Project continued this was limited through the lockdown period. They re-established links within the Oswestry area in the educational environment and generating new project for junior and senior schools. We also financially support education via sponsorship in India.

#### **Promote other charitable purposes beneficial to the community**

The church garden continues to attract families when able, providing a safe and fun area particularly for the local after school children and families. We have introduced a walking group called Beer and Blisters which has been encouraging in organising local walks for the church and others as both fitness and relationship building time. There have been several other events held to encourage the community into the church building (wreath making, quiz nights, Christmas celebration). The jubilee party was held in the garden for the community when over 200 people attended. A tree was planted to commemorate the event. There is an interest in pursuing Eco

**CABIN LANE CHURCH**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 30 SEPTEMBER 2022**

Church recognition with A Rocha UK, which will develop a 'greener footprint' and lesser environmental impact in the area.

**Membership**

As with so many other churches the membership has reduced due changes in family situations and stood at 40. The general congregation numbers have also reduced slightly.

The roof problem will be resolved at reasonable expense in October 2022, but more work will be required in the coming years.

The Land purchase progress has been slow and little progress has been made with Shropshire Council, in resolving the problem of a covenant on the land that would restrict its use, and the adoption of the existing unplanned path. Additional issues have come to light re the placement of the bus stop and the ownership of the strip of land along the church border fence. We still believe that the additional land would be strategically valuable, but not without resolving these issues. Funds remain ring-fenced to cover this project.

The Car Parking problem remains but due to lockdown and managing the use of the building differently, it has had a lesser effect but still requires long-term resolution.

**Finance overview**

The total turnover was £127,352 (covering the Café £57,056, Room Hire £9,795, restricted giving £7,624 and general giving £52,877) with total expenditure of £113,505 - wages, food, ministry costs, mortgage, repairs, and utilities being the main contributors. Financial pressures and administration situations meant that there would be a bigger pull on our reserves and resources over this year and proved to be very challenging up to April '22. Following the change in our leadership we have been able to make some saving and improve our reserve balance by £8,974, but are conscious of the higher inflation predictions for the coming year. We are conscious we need to work towards our Charity Commission reasonability to have sufficient reserves to cover three months key expenses which is in the region of £25,000. The generous support of the members has enabled us to set aside £5,800 to cover proposed improvements to our heating system. The mortgage change projected into 2022/23 could add substantial amounts to our monthly payments. We have also had to consider the increases in energy proposed in 2022 and have negotiated an extension to our Electricity rate but with a new supplier 1st October 2022 to September 2024. The volatility in the gas market has meant we have to build in a substantial increase in our rate from April 2023 which could dictate how and when we use the church facilities.

**Safeguarding**

All three remaining Trustees have been trained to level 2 and level 3 is being planned. The leadership post (Designated Person and DBS Verifier) have all been filled following some changes during the year. DBS checks have been done on all relevant people. Due to delays in setting up courses there will be opportunities for all the people within the church to have training in October 2022 to level 2. There were no safeguarding issues during this reporting period.

This year has been challenging for all of Cabin Lane Church but through our determined effort to keep the members, congregation, and community together through our Christian beliefs and out working, we trust that we will be stronger at the end and looking to a positive future in these difficult circumstances.

**CABIN LANE CHURCH**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 30 SEPTEMBER 2022**

**Structure, governance and management**

Cabin Lane Church is a charitable company limited by guarantee, incorporated on 29<sup>th</sup> October 1998 and registered on 26<sup>th</sup> January 1999. The company was established under a Memorandum of Association, which established the objects and powers of the charitable company, and it is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £10 to any deficit.

**Appointment of trustees**

The elders of the church are appointed at an Annual General Meeting by election from within the membership of the church and are subject to re-election by the members every three years. Upon election as elders of the church, they also become trustees of the charity and directors of the company. In accordance with charitable and company law, they must be at least 18 years old and they must be eligible (not having been disqualified as a trustee and having declared themselves in writing as eligible). They can also be elected mid-year to fill a vacancy under article 34 of the Articles of Association, in which case they must be re-elected at the next AGM.

In view of the charity's work with children and vulnerable people, all trustees are required to have a DBS check. They must also comply with the biblical requirements of a church elder: in brief, they must be respectable, honest, self-controlled, gentle and upright.

**Induction and training of trustees**

Through their membership of the church, newly appointed trustees will already be familiar with its charitable work, and they are provided with suitable material to give a background to the formalities of the company. The trustees are kept up to date by information from the 'third sector' press and by information and guidance from the Charity Commission and are provided with regular updates from various ministry leaders.

The trustees are aware that they must declare any conflicts of interest, and that they must avoid undertaking activities that might place the charity's endowment, funds, grants or reputation at undue risk and use charitable funds and assets reasonably and only in furtherance of the charity's objects.

**Risk management**

The trustees consider every proposed new activity, including consideration of the risks involved. This is followed up with the relevant activity/ministry leader.

The trustees are in the process of improving risk management, including reviewing the potential risks associated with existing activities.

**Reserves policy**

The trustees do not allocate any amount to free reserves for the church to hold in its general fund. The trustees set a surplus general budget. It is intended, as funds become available, to build up a reserve fund.

**CABIN LANE CHURCH**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 30 SEPTEMBER 2022**

**Declarations of responsibility**

Company and charity law require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of Cabin Lane Church and the results for the period. In preparing financial statements the trustees have:

- selected suitable accounting policies and then applied them consistently;
- made judgements and estimates that are reasonable and prudent;
- followed applicable accounting standards without any material departures; and
- prepared the financial statements on a going concern basis.

The trustees are responsible for keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for the safeguarding of the assets of the company and hence taking reasonable steps for the prevention of fraud and other irregularities.

The trustees confirm that there are no serious incidents or other matters which should have been brought to the attention of the Charity Commission and have not already been.

The trustees confirm they have all declared themselves to be eligible and to have no conflicts of interest.

The trustees confirm that they have complied with the duty in section 4 of the Charities Act 2006 to have due regard to the Charity Commission's general guidance on public benefit when reviewing the charitable objectives and aims of Cabin Lane Church, as well as in planning future activities.

We as trustees and directors certify that:

- we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant information and to establish that the charity's independent examiner is aware of that information; and
- as far as we are aware, there is no relevant financial information of which the independent examiner is unaware.

This report was approved by the directors on .....25th April..... 2023 and is signed on their behalf by:

*A J Thompson*  
.....  
Mr A J Thompson - Trustee



## CABIN LANE CHURCH

### INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report on the accounts of the charity for the year ended 30 September 2022, which are set out on pages 8 to 16.

#### Respective responsibilities of trustees and examiner

The charity's trustees 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.

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 examiner's report

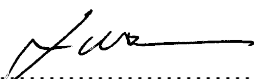
My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as 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 examiner's statement

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

1. which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

  
 .....  
 L M Howson MAAT

Dated: 4th May ..... 2023

**CABIN LANE CHURCH**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)**

**YEAR ENDED 30 SEPTEMBER 2022**

	<b>Note</b>	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Totals 2022 £</b>	<b>Totals 2021 £</b>
<b>INCOMING RESOURCES</b>					
Donations and grants	<b>2</b>	51,054	7,624	<b>58,678</b>	82,871
Incoming resources from charitable activities	<b>3</b>	68,596	-	<b>68,596</b>	27,090
Investment income		78	-	<b>78</b>	4
<b>TOTAL INCOMING RESOURCES</b>		<u>119,728</u>	<u>7,624</u>	<u><b>127,352</b></u>	<u>109,965</u>
<b>RESOURCES EXPENDED</b>					
Charitable activities	<b>4</b>	109,212	4,293	<b>113,505</b>	115,737
<b>TOTAL RESOURCES EXPENDED</b>		<u>109,212</u>	<u>4,293</u>	<u><b>113,505</b></u>	<u>115,737</u>
<b>NET INCOME/(EXPENDITURE) FOR THE YEAR</b>		10,516	3,331	<b>13,847</b>	(5,772)
Transfers between funds		-	-	-	-
Net movement in funds		10,516	3,331	<b>13,847</b>	(5,772)
Balances brought forward		185,309	25,000	<b>210,309</b>	216,081
Balances carried forward		<u>195,825</u>	<u>28,331</u>	<u><b>224,156</b></u>	<u>210,309</u>

The charity has no recognised gains or losses other than the results for the year as set out above.

All of the activities of the charity are classed as continuing.

The notes on pages 10 to 16 form part of these financial statements.

## CABIN LANE CHURCH

## BALANCE SHEET

30 SEPTEMBER 2022

	Note	2022 £	2021 £
<b>FIXED ASSETS</b>			
Tangible assets	10	369,844	377,652
		<hr/>	<hr/>
<b>CURRENT ASSETS</b>			
Debtors	11	2,844	2,571
Cash at bank and in hand		60,417	51,308
		<hr/>	<hr/>
		63,261	53,879
<b>CREDITORS:</b> amounts falling due within one year	12	(11,679)	(14,843)
		<hr/>	<hr/>
<b>NET CURRENT ASSETS</b>		51,582	39,036
		<hr/>	<hr/>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		421,426	416,688
<b>CREDITORS:</b> amounts falling due after more than one year	13	(197,270)	(206,379)
		<hr/>	<hr/>
<b>NET ASSETS</b>	14	224,156	210,309
		<hr/>	<hr/>
<b>FUNDS</b>			
Unrestricted funds	15	195,825	185,309
Restricted funds	15	28,331	25,000
		<hr/>	<hr/>
<b>TOTAL FUNDS</b>		224,156	210,309
		<hr/>	<hr/>

The trustees are satisfied that the charity is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the accounts for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

The trustees acknowledge their responsibility for:

- (i) complying with the requirements of the Act with respect to accounting records and the preparation of accounts, and
- (ii) preparing accounts which give a true and fair view of the state of affairs of the charity as at the end of the financial year and of its net incoming or outgoing resources for the financial year in accordance with the requirements of the Act relating to financial statements, so far as applicable to the charity.

These financial statements have been prepared in accordance with the special provisions for companies subject to the small companies' regime, and with the Financial Reporting Standard 102.

These financial statements were approved by the trustees on 25th April 2023, and are signed on their behalf by:

A J Thompson

Mr A J Thompson - Trustee

The notes on pages 10 to 16 form part of these financial statements.

**CABIN LANE CHURCH**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 SEPTEMBER 2022**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The accounts have been prepared under the historical cost convention and in accordance with the Charities Act and Companies Act, the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities (effective January 2019)", and the Financial Reporting Standard 102 (FRS 102).

**Fund accounting**

Unrestricted funds are general funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the Church and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Church for particular purposes.

The cost of raising and administering such funds are charged against the specific fund. Investment income and gains are allocated to the appropriate fund.

**Incoming resources**

Grants and donations are recognised when receivable, unless specified as covering a specific period, in which case they are apportioned accordingly. Gift Aid recoverable is credited in the same period as the donation to which it relates. Where donations or grants are received for a specific project or purpose, the income is accounted for separately within a restricted fund.

**Resources expended**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Costs of charitable activities are those incurred in furthering the objectives of the Church which are laid out on page 2.

Governance costs are those incurred in connection with administration of the Church and compliance with constitutional and statutory requirements.

**Tangible fixed assets**

Tangible fixed assets are stated at cost less depreciation except for freehold property which is stated at valuation less depreciation. Assets are capitalised if they have a useful life of more than one year and a cost value greater than £100.

Buildings are included at market valuation and are revalued every 5 years.

Depreciation is provided at the following annual rates in order to write off the value of each asset over its expected useful life:

- Land & buildings	2% on valuation
- Equipment	20% on written down value

**CABIN LANE CHURCH**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 SEPTEMBER 2022**

**2. DONATIONS AND GRANTS RECEIVED**

	2022 £	2021 £
General donations received	40,683	43,091
Restricted donations received	6,753	3,361
Gift Aid tax reclaimed	8,348	8,401
JRS grants received	227	19,518
Shropshire council grants received (café)	2,667	8,500
	<u>58,678</u>	<u>82,871</u>

**3. INCOME FROM CHARITABLE ACTIVITIES**

	2022 £	2021 £
Café income	57,056	20,857
Room hire	9,795	6,232
Other income	1,745	1
	<u>68,596</u>	<u>27,090</u>

**4. COSTS OF ACTIVITIES IN FURTHERANCE OF THE CHARITY'S OBJECTS**

Activity or project	Activities undertaken directly	Grant funding of activities (note 5)	Support costs (note 6)	Employee costs (note 7)	<b>Total 2022</b>	Total 2021
	£	£	£	£	£	£
Building running costs	-	-	28,652	1,440	30,092	43,051
Café operations	20,403	-	5,297	37,541	63,241	40,675
Church and group activities	305	-	1,866	-	2,171	1,614
Ministry fees and expenses	12,934	-	-	-	12,934	23,500
Missions and giving	295	4,772	-	-	5,067	6,897
<b>TOTAL</b>	<b>33,937</b>	<b>4,772</b>	<b>35,815</b>	<b>38,981</b>	<b>113,505</b>	115,737

**CABIN LANE CHURCH**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 SEPTEMBER 2022**

**5. ANALYSIS OF GRANTS PAYABLE**

	2022 £	2021 £
To charities (UK)		
- Missions	4,305	6,640
- Other	204	-
To individuals (UK)		
- Missions	100	-
- Other	163	257
	<u>4,772</u>	<u>6,897</u>

**6. ANALYSIS OF SUPPORT COSTS**

	Building running costs	Café operations	Church & group activities	Total 2022	Total 2021
	£	£	£	£	£
Advertising	-	-	225	225	61
Bank charges	180	163	18	361	358
Depreciation	9,362	-	-	9,362	9,676
Expensed equipment	-	-	139	139	-
Hospitality	-	-	91	91	12
Insurance	885	796	88	1,769	1,591
Interest payable	7,069	-	-	7,069	5,887
Light & heat	1,514	1,363	151	3,028	4,743
Office expenses	493	444	49	986	922
Repairs & maintenance	4,258	-	-	4,258	8,096
Garden maintenance	256	-	-	256	764
Subscriptions & licences	-	-	824	824	1,102
Telephone	640	576	64	1,280	340
Water & rates	1,478	1,331	148	2,957	1,533
Independent examiner's fees					
- Current year	412	372	41	825	822
- Previous year	13	11	1	25	-
Legal fees	1,825	-	-	1,825	250
Other expenses	267	241	27	535	-
<b>TOTAL</b>	<b>28,652</b>	<b>5,297</b>	<b>1,866</b>	<b>35,815</b>	<b>36,157</b>

Support costs are allocated directly per department where appropriate; all other support costs are allocated 50% building, 45% café and 5% church and group activities as a best proportional estimate per Charity Commission guidelines.

**CABIN LANE CHURCH**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 SEPTEMBER 2022**

**7. EMPLOYMENT COSTS**

	<b>2022</b>	2021
	<b>£</b>	£
Café staff gross wages	<b>37,541</b>	29,490
Building staff gross wages	<b>1,440</b>	11,957
Employer's NI contributions	-	824
Employer's pension contributions	-	320
	<hr/>	<hr/>
	<b>38,981</b>	42,591
	<hr/>	<hr/>

No employee received emoluments, as defined for taxation purposes, amounting to over £60,000 in the tax year.

The total number of employees during the year was 12 (2021 – 13). The average number of employees, calculated on a full-time equivalent basis, was two (2021 – two).

**8. TRANSACTIONS WITH TRUSTEES AND RELATED PARTIES**

During the year £12,600 (2021 - £23,200) was paid to a cooperating UK charity, 'Steve and Jan Worthy Charitable Trust' (registered charity number 1094002), which has one trustee in common. This was payment for ministry services and is included in 'Ministry fees & expenses' in note 4.

The total aggregate donations made by the trustees to the charity during the year was £1,440 (2021 - £2,385).

**9. MEMBERS' LIABILITY**

The charity is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £10 towards the assets of the charity in the event of liquidation.

**CABIN LANE CHURCH**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 SEPTEMBER 2022**

**10. FIXED ASSETS**

	Land and buildings £	Equipment £	Total £
<b>Cost or Valuation</b>			
At 1 October 2021	385,000	82,074	467,074
Additions	-	1,554	1,554
Disposals	-	-	-
Revaluations	-	-	-
<b>At 30 September 2022</b>	<b><u>385,000</u></b>	<b><u>83,628</u></b>	<b><u>468,628</u></b>
<b>Depreciation</b>			
At 1 October 2021	15,400	74,022	89,422
Charge for year	7,700	1,662	9,362
Disposals	-	-	-
Revaluations	-	-	-
<b>At 30 September 2022</b>	<b><u>23,100</u></b>	<b><u>75,684</u></b>	<b><u>98,784</u></b>
<b>Net book value</b>			
<b>At 30 September 2022</b>	<b><u>361,900</u></b>	<b><u>7,944</u></b>	<b><u>369,844</u></b>
At 30 September 2021	<u>369,600</u>	<u>8,052</u>	<u>377,652</u>

The Whole Life Centre building was revalued on 17<sup>th</sup> October 2019 by Morris, Marshall & Pool at a market value of £385,000. Although the trustees feel the building is worth more than this, and its re-build cost would be substantially higher, they have adopted the market value in the accounts which would better reflect its saleable value. The building will be revalued every 5 years.

**11. DEBTORS**

	<b>2022 £</b>	<b>2021 £</b>
Income tax recoverable	<b>1,296</b>	689
Prepayments	<b>327</b>	461
Other debtors	<b><u>1,221</u></b>	<u>1,421</u>
	<b><u>2,844</u></b>	<u>2,571</u>



**CABIN LANE CHURCH**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 SEPTEMBER 2022**

**12. CREDITORS: amounts falling due within one year**

	2022 £	2021 £
Trade creditors	507	3,455
Accruals	1,172	1,388
Bank loan < 1 year	10,000	10,000
	<u>11,679</u>	<u>14,843</u>

**13. CREDITORS: Amounts falling due after more than one year**

	2022 £	2021 £
Bank loan		
- 1-2 years	10,000	10,000
- 2-5 years	30,000	30,000
- more than 5 years	157,270	166,379
	<u>197,270</u>	<u>206,379</u>

The bank loan is secured by a mortgage debenture over the freehold property. The property is included in fixed assets on note 10 and has net book value of £361,900. The mortgage represents 54% of the market value of the property.

**14. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	Restricted funds £	Unrestricted funds £	Total £
<b>Funds at 30 September 2022 represented by:</b>			
Tangible fixed assets	-	369,844	369,844
Current assets	28,331	34,930	63,261
Current liabilities	-	(11,679)	(11,679)
Long-term liabilities	-	(197,270)	(197,270)
	<u>28,331</u>	<u>195,825</u>	<u>224,156</u>

**CABIN LANE CHURCH**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 SEPTEMBER 2022**

**15. STATEMENT OF FUNDS**

	At 1 October 2021 £	Income £	Expenditure £	Transfers £	At 30 September 2022 £
<b>Unrestricted funds:</b>					
General reserve	185,309	119,728	(109,212)	-	195,825
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Restricted funds:</b>					
Land fund	25,000	-	(2,375)	-	22,625
Community garden fund	-	142	(142)	-	-
Heating/maintenance fund	-	5,355	-	-	5,355
Missions funds	-	164	(164)	-	-
Toilets fund	-	750	(750)	-	-
Worship laptop	-	351	-	-	351
Specified donations	-	862	(862)	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total restricted funds	25,000	7,624	(4,293)	-	28,331
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total funds</b>	<b>210,309</b>	<b>127,352</b>	<b>(113,505)</b>	<b>-</b>	<b>224,156</b>
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

The land fund represents a one-off donation received towards purchasing land adjacent to the Whole Life Centre. Costs in the year represent legal fees paid.

The community garden fund represents donations given towards improving and maintaining the gardens in the vicinity of the building.

The heating/maintenance fund represents donations given towards the costs of heating and maintaining the Whole Life Centre.

The missions fund represents donations given to further missions' activities and to support missionaries.

The toilets fund represents donations towards the refurb costs of the toilets.

Worship laptop represents donations towards buying a new laptop for worship department.

Specified donations represents donations given towards other specified beneficiaries or projects.