

**Registered Charity Number: 1143466**

**PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND**

**FINANCIAL STATEMENTS AND REPORT**

**FOR FINANCIAL YEAR ENDING**

**31 DECEMBER 2023**

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND  
NORTHAMPTON**

**FINANCIAL STATEMENTS AND ANNUAL REPORT  
FOR THE YEAR ENDING 31<sup>st</sup> DECEMBER 2023**

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**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND  
NORTHAMPTON**

**FINANCIAL STATEMENTS AND ANNUAL REPORT  
FOR THE YEAR ENDING 31<sup>st</sup> DECEMBER 2023**

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Registered Charity Number: 114346

Address: Parish of St Michael & All Angels  
The Church Office  
Perry Street  
Northampton  
NN1 4HL

Ministry Team:  
Vicar: In Vacancy  
Warden of Emmaus House: The Revd Philip Munch SSM  
Hon. Assistant Priest: The Revd Alan March SSM

Hon Verger: Marilyn Mitchell  
Church Wardens Ann Dunkley  
Janice Grover  
Parish Safeguarding Officer Denise Campbell

Parochial Church Council  
Chair Ann Dunkley  
Wardens: Janice Grover  
Ann Dunkley

Secretary: Christine Linnett  
Treasurer: Marilyn Mitchell  
Deanery Synod Reps: Rodney Adhemar  
PCC Members Joy Newman  
Marilyn Mitchell  
Barbara Smith  
Denise Campbell  
Perry Thomas  
Barbara Smith  
Joy Newman  
Kate Leach  
Julia Barker – (Appointed 23.04.23)

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND  
NORTHAMPTON**

**FINANCIAL STATEMENTS AND ANNUAL REPORT  
FOR THE YEAR ENDING 31<sup>st</sup> DECEMBER 2023**

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**Bankers:**

HSBC  
Abington Street  
Northampton  
NN1 2AJ

Barclays Bank  
Northampton

CCLA Investment Management  
One Angel Lane  
London  
EC4R 3AB

**Independent Examiner:**

Lorraine Scullion MAAT  
17 Peregrine Place  
East Hunsbury  
Northampton  
NN4 0SL

# **THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON**

## **FINANCIAL STATEMENTS AND ANNUAL REPORT FOR THE YEAR ENDING 31<sup>st</sup> DECEMBER 2023**

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### **Structure, Governance and Management**

STATEMENT OF THE AIMS OF THE PAROCHIAL CHURCH COUNCIL –We are in the second year of Interregnum. The PCC operates within the parish in promoting the whole mission of the church, pastoral, evangelistic, social and ecumenical. With these aims in mind the, PCC has met 5 times this year. The day to day running of the parish is dealt with by a standing committee made up of the Churchwardens and Treasurer.

MISSION STATEMENT – we are a Christian Church who seeks to serve God, the community and one another strengthened by faith, worship and prayer.

### **Appointment of PCC Members**

Members are appointed at the Annual General Meeting by all those on the electoral roll. This must be done before May each year so is usually in April.

### **Achievements and Performance**

#### **PARISH ORGANISATIONS**

THE GUILD OF ST RAPHAEL – meets monthly to prayer for the sick, led by Fr Alan March. The Guild has suspended healing services until a new incumbent is found.

THE CHURCH BUILDINGS in regular use by various groups

THE CHURCH OF GOD OF PROPHECY – a Pentecostal Church who use our Parish Rooms every Sunday.

# THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON

## FINANCIAL STATEMENTS AND ANNUAL REPORT FOR THE YEAR ENDING 31<sup>st</sup> DECEMBER 2023

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THE ROMANIAN ORTHODOX CHURCH – a large group led by Fr Florin Simionca, who share the church with us by faculty. They meet weekly on Sundays after the Anglican Congregation at 11.30am for their Liturgy. They also use the church on most Saturdays for Baptisms and Weddings.

THE SERBIAN ORTHODOX CHURCH – Use the church occasionally on Sunday evenings and for funerals.

THE PHIARMONIC CHOIR – Tuesday evenings

ELECTORAL ROLL      19                      SUNDAY ATTENDANCE      20

### **Financial Review**

There are four blocks of property owned by the Parish.

- a) The main church site bounded by St Michaels Mount, Perry Street, Magee Street and Turner Street.
- b) The property known as 193 Wellingborough Road
- c) St Edmunds Churchyard on Wellingborough Road
- d) 631 Wellingborough Road

- a) The Main Church Site

This consists of:

- 1. A parcel of land about one acre in which is set St Michael's Church.
- 2. The Parish Halls facing Turner Street belong to the Sunday School Trust
- 3. The two properties 7 & 9 Magee Street. At Present let as industrial units and managed by Budworth Hardcastle Ltd. Permission to sell and/or develop these properties has been given by the PDBF.
- 4. The Molly Terry Building – The Church Offices, built with funds from the Geroge Terry Fund.
- 5. The Emmaus House of Prayer converted Sunday School/Choir Rooms with funds given by Reginald and Elsie Jewers.

- b) 193 Wellingborough Road

This consists of three properties 193a to c. The numbering is consistent with a count running eastwards.

- 1. 193a Wellingborough Road – a small retail unit at present and Indian Restaurant.
- 2. 193b Wellingborough Road – a larger retail unit now used as a Kitchen Shop
- 3. 193c Wellingborough Road – Restaurant

These units are managed for the church by Budworth Hardcastle.

# **THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON**

## **FINANCIAL STATEMENTS AND ANNUAL REPORT FOR THE YEAR ENDING 31<sup>st</sup> DECEMBER 2023**

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**c) St Edmunds Church Yard**

This is a closed graveyard where St Edmunds Church used to stand. It is now maintained by the Borough Council.

**d) 631 Wellingborough Road. –**

A four bedroomed detached property used as a Vicarage before 94 St Georges Ave was purchased by the Diocese. This property belongs to the George Terry Trust and it is presently let out and managed by Jackson Grundy Lettings on behalf of the parish.

### **TRUST FUNDS**

Whitworth House Trust – The properties let as retail units/restaurants. 193 a,b,& c Wellingborough Road – Receipts for general parish use.

St Michael with St Edmund Building Fund – endowment from sale of old St Edmunds Hall – most used for St Michaels Parish Hall Extension in 1984. Interest paid to the PCC.

The Sunday School Trust – Charity No. 309742 – The property known as St Michaels Church Rooms and Emmaus House of Prayer. Receipts for general parish use.

The George Terry Fund – The bulk of this endowment is in the property 631 Wellingborough Road. Interest and rents for general parish use.

Curates Fund (70 Birchfield Road) – endowment for curate's house – interest paid to PCC for general parish use.

Canon Cunningham Bequest – a small endowment for the upkeep of the Cunningham graves in St Edmunds Church Yard.

THE PARISH ROOMS – Sunday Trust Property Charity No. 309742 – This is managed by the parish as community rooms.

EMMAUS HOUSE OF PRAYER – Sunday School Trust Property Charity No. 309742 – run by the parish as a House of Prayer for visitors seeking a period of quietness and reflection mainly for day retreats. The Warden is Fr Philip Munch who is non-stipendiary and supported financially by St Michael's in his work.

THE PARISH OFFICE – the parish office is closed until further notice.

THE ST CRISPIN GROUP OF CHURCHES – Disbanded 1<sup>st</sup> May2023

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND  
NORTHAMPTON**

**FINANCIAL STATEMENTS AND ANNUAL REPORT  
FOR THE YEAR ENDING 31<sup>st</sup> DECEMBER 2023**

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**Reserve and Investment Policies**

The current reserve policy is to maintain sufficient cash flow to meet known commitments.

**Public Benefit**

The community and general public are invited to attend public worship on Sundays and in the week. We also host several Christian Communities from different parts of the world. The Community Rooms are available for bookings and used widely by many community groups for social activities.

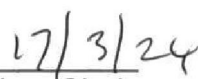
**Plans for the Future**

Parish Share - £16,218

Until a replacement is found for Father Michael there are no major plans for the coming year.

This report was approved by the trustees at a management meeting held on 17th March 2024 and signed on their behalf

  
Mrs Ann Dunkley

  
Lay Chair

I report on the accounts of the Charity for the year ended 31<sup>st</sup> December 2023, which are set out on the attached pages 8 to 15.

**Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act 2011 and section 4(1)(c) of the Charities Act
- Follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act.
- State whether particular matters have come to my attention.

**Basis of independent examiner's statement**

My examination was carried out in accordance with 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 of 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 130 of the 2011 Act: and
  - To prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act, with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave 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.



Lorraine Scullion MAAT  
2<sup>nd</sup> April 2024

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON**  
**REGISTERED CHARITY NUMBER 1143466**  
**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31st DECEMBER 2023**

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					<b>2023</b>	<b>2022</b>
		<b>Unrestricted</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Total</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Receipts</b>						
Voluntary Income - donations	1	5,827	-	-	5,827	6,476
Legacies		-	-	-	-	-
Investment income		2,316	-	-	2,316	2,117
Charitable Activities	2	33,883	-	-	33,883	18,143
Other Income	3	88,287	-	-	88,287	99,374
<b>Total Receipts for the year</b>		<b>130,313</b>	<b>-</b>	<b>-</b>	<b>130,313</b>	<b>126,110</b>
<b>Payments</b>						
Direct Costs	4	53,780	-	-	53,780	52,829
Running Costs - Church	5	59,506	-	-	59,506	27,577
Payments to other Charities etc	6	1,532	-	-	1,532	930
Other Costs	7	6,661	-	13,448	20,109	18,509
Rental Property Expenses	8	16,672	-	-	16,672	13,962
<b>Total payments for the Year</b>		<b>138,151</b>	<b>-</b>	<b>13,448</b>	<b>151,599</b>	<b>113,807</b>
<b>Net Receipts /(Payments) before transfers</b>		<b>(7,838)</b>	<b>-</b>	<b>(13,448)</b>	<b>(21,286)</b>	<b>12,303</b>
Transfer between funds		-	-	-	-	-
<b>Other recognised gains/(losses):</b>						
Gains/(losses) on revaluation of fixed assets						
Net Gains/(losses) on investments		-	-	6,470	6,470	(9,134)
<b>Net movement in funds</b>		<b>(7,838)</b>	<b>-</b>	<b>(6,978)</b>	<b>(14,816)</b>	<b>3,169</b>
Balance at 31st December 2022		433,248	-	1,305,989	1,739,237	1,736,068
<b>Balance at 31st December 2023</b>		<b>425,410</b>	<b>-</b>	<b>1,299,011</b>	<b>1,724,421</b>	<b>1,739,237</b>

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON**  
**REGISTERED CHARITY NUMBER 1143466**  
**STATEMENT OF ASSETS AND LIABILITIES**

**FOR THE YEAR ENDED 31st DECEMBER 2023**

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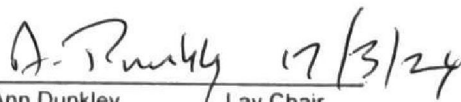
	Notes	Unrestricted £	Restricted £	Endowment £	2023 Total £	2022 Total £
<b>Assets:</b>						
Tangible Fixed Assets	10	389,480	-	1,223,768	1,613,248	1,630,976
Investment Shares - George Terry Fund	11	-	-	2,461	2,461	2,249
Investment Shares - Cunningham Bequest	12	-	-	1,899	1,899	1,736
Investment Shares - Curates Fund	13	-	-	20,216	20,216	18,478
Investment Shares - St Edmund Bldg	14	-	-	50,667	50,667	46,310
CBF Deposit - Northampton		3,714	-	-	3,714	3,533
CBF Deposit - Npton Terry Bequest		282	-	-	282	273
HSBC - Current Account		11,375	-	-	11,375	5,297
HSBC - Deposit Account		11,175	-	-	11,175	20,038
Barclays Bank - Current Account		9,350	-	-	9,350	10,304
Held by CVS		34	-	-	34	43
Debtors	15	5,877	-	-	5,877	648
		<b>431,287</b>	<b>-</b>	<b>1,299,011</b>	<b>1,730,298</b>	<b>1,739,885</b>

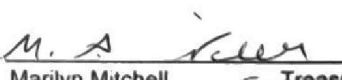
<b>Liabilities</b>						
Sundry Creditors	16	(7,023)	-	-	(7,023)	(6,770)
		<b>(7,023)</b>	<b>-</b>	<b>-</b>	<b>(7,023)</b>	<b>(6,770)</b>

<b>Net Assets</b>		<b>424,264</b>	<b>-</b>	<b>1,299,011</b>	<b>1,723,275</b>	<b>1,733,115</b>
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<b>Funds</b>		<b>Unrestricted</b>	<b>Restricted</b>	<b>Endowment</b>	<b>31.12.23</b>	<b>31.12.22</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Unrestricted Funds	17	422,218.00	-	-	422,218	430,056
Designated Funds	18	3,192.00	-	-	3,192	3,192
Endowment Funds	19	-	-	1,299,011	1,299,011	1,305,989
		<b>425,410</b>	<b>-</b>	<b>1,299,011</b>	<b>1,724,421</b>	<b>1,739,237</b>

Approved by the trustees at a management meeting held on 17th March 2023 and signed on their behalf:

  
Ann Dunkley Lay Chair

  
Marilyn Mitchell Treasurer

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON**  
**REGISTERED CHARITY NUMBER 1143466**  
**FOR THE YEAR ENDED 31st DECEMBER 2023**

**Notes to the Accounts**

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**Accounting Policies**

The financial statements of the PCC, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities' Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019)

The financial statements have been prepared under the historical cost convention.

General funds unrestricted funds which are available for use at the discretion of the PCC. In furtherance of the general objectives of the church.

Designated funds comprise unrestricted funds that have been set aside by the PCC, for particular purposes. The aim and use of each designated fund is set out in the notes to the Accounts.

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

The accounts include all transactions, assets and liabilities for which the PCC is responsible for in law. They do not include the accounts of church groups that owe their main affiliation to another body nor that of informal gatherings of Church members.

**Fixed assets**

No purchase under £1,000 is capitalised. If capitalised the asset will be depreciated over its useful life.

Short life assets will be depreciated over 2 years

Freehold Property 2% straight line method

Long life assets 25% straight line method

**Income**

Income is brought into the accounts on receivable basis in the year in which it is received

**Intangible Income**

Intangible income in the form of donated facilities and voluntary help etc. is not included in the Accounts since it is not considered practicable to quantify such income.

**Expenditure**

Expenditure is stated inclusive of value added tax, and is brought into account in the period in which it is paid. Costs are allocated to functional headings on the basis of direct costs on a fair and reasonable basis.

**Reserve Policy**

The PCC aim to have adequate reserves to meet known commitments and designated funds for identified specific purposes.

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON**  
**REGISTERED CHARITY NUMBER 1143466**  
**FOR THE YEAR ENDED 31st DECEMBER 2023**

**Notes to the Accounts**

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	<b>Unrestricted</b>	<b>Restricted</b>	<b>Endowment</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>Total</b>	<b>Total</b>
				<b>£</b>	<b>£</b>
<b>Note 1</b>					
<b>Donations</b>					
Planned Giving	1,956	-	-	1,956	1,728
Collections and Sundry Giving	934	-	-	934	1,318
Parish Giving Scheme	2,223	-	-	2,223	2,587
HMRC - Gift Aid	714	-	-	714	843
	<u>5,827</u>	<u>-</u>	<u>-</u>	<u>5,827</u>	<u>6,476</u>
<b>Note 2</b>					
<b>Charitable Activities</b>					
Fees for Weddings, Funerals etc	1,087	-	-	1,087	751
Hire of Hall and Church	12,338	-	-	12,338	9,028
Romanian Orthodox Church	6,890	-	-	6,890	5,830
Romanian Orthodox Church - Boiler Repayment	11,900	-	-	11,900	-
Repayment					
Other Income	135	-	-	135	1,184
St Crispin Group	1,533	-	-	1,533	1,350
	<u>33,883</u>	<u>-</u>	<u>-</u>	<u>33,883</u>	<u>18,143</u>
<b>Note 3</b>					
<b>Income Other</b>					
Property Rents Received	88,287	-	-	88,287	99,374
	<u>88,287</u>	<u>-</u>	<u>-</u>	<u>88,287</u>	<u>99,374</u>
<b>Note 4</b>					
<b>Direct Costs</b>					
Parish Share	23,071	-	-	23,071	20,000
Prayer House	1,773	-	-	1,773	1,812
Prayer House - PDBF Salary recharge	9,000	-	-	9,000	9,005
Salaries	9,119	-	-	9,119	8,748
Church Services	1,276	-	-	1,276	1,988
Organist & Choir	3,693	-	-	3,693	3,125
Books & Publications	343	-	-	343	482
Photocopier, Stationery & Postage	4,544	-	-	4,544	4,854
Clergy expenses	13	-	-	13	785
Vicarage expenses	-	-	-	-	-
Bank Charges	73	-	-	73	77
Telephone and Broadband	745	-	-	745	1,073
Other costs	130	-	-	130	880
	<u>53,780</u>	<u>-</u>	<u>-</u>	<u>53,780</u>	<u>52,829</u>

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON**  
**REGISTERED CHARITY NUMBER 1143466**  
**FOR THE YEAR ENDED 31st DECEMBER 2023**

**Notes to the Accounts**

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	Unrestricted	Restricted	Endowment	2023 Total	2022 Total
	£	£	£	£	£
<b>Note 5</b>					
<b>Running Costs</b>					
Repairs and maintenance	40,143	-	-	40,143	5,931
Insurance	4,656	-	-	4,656	4,132
Heat and Light	10,293	-	-	10,293	13,193
Cleaning	665	-	-	665	645
Maintenance of Church Yard	2,276	-	-	2,276	2,733
Water rates	1,473	-	-	1,473	943
	<u>59,506</u>	<u>-</u>	<u>-</u>	<u>59,506</u>	<u>27,577</u>
<b>Note 6</b>					
<b>Payments to other charities etc</b>					
Donation to St Crispin Group of Churches	512	-	-	512	-
Other charities & Discretionary payments	1,020	-	-	1,020	930
	<u>1,532</u>	<u>-</u>	<u>-</u>	<u>1,532</u>	<u>930</u>
<b>Note 7</b>					
<b>Other Expenditure</b>					
Quinquennial Survey	1,500	-	-	1,500	-
Independent Examination	615	-	-	615	514
Payroll/Pension Charges	266	-	-	266	267
Depreciation	4,280	-	13,448	17,728	17,728
	<u>6,661</u>	<u>-</u>	<u>13,448</u>	<u>20,109</u>	<u>18,509</u>
<b>Note 8</b>					
<b>Rental Property Expenses</b>					
Agents Letting Fees	4,923	-	-	4,923	6,438
Legal and agency fees	5,040	-	-	5,040	187
Repairs & Maintenance	1,632	-	-	1,632	1,819
Insurance	5,077	-	-	5,077	5,518
Council Tax, Heat & Light	-	-	-	-	-
	<u>16,672</u>	<u>-</u>	<u>-</u>	<u>16,672</u>	<u>13,962</u>
<b>Note 9</b>					
<b>Employment Costs</b>					
Gross Salaries	9,119	-	-	9,119	8,748
Employer NI	-	-	-	-	-
	<u>9,119</u>	<u>-</u>	<u>-</u>	<u>9,119</u>	<u>8,748</u>

There are no employees being paid in excess of £60,000 per annum.

The average number of employees during the year was 2 (2022:2)

During the year the trustees received no remuneration (2022:nil), The total expenses reimbursed to trustees amounts to nil (2022:nil)

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON**  
**REGISTERED CHARITY NUMBER 1143466**  
**FOR THE YEAR ENDED 31st DECEMBER 2023**

**Notes to the Accounts**

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**Note 10**

**Fixed Assets**

	Freehold Property Unrestricted	Freehold Property Restricted	Freehold Property Endowment	2023 Total	2022 Total
	£	£	£	£	£
<b>Cost</b>					
Brought forward	428,000	-	1,344,800	1,772,800	1,772,800
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Carried Forward	428,000	-	1,344,800	1,772,800	1,772,800
<b>Depreciation</b>					
Brought forward	34,240	-	107,584	141,824	124,096
Charge for year	4,280	-	13,448	17,728	17,728
Disposals	-	-	-	-	-
Carried Forward	38,520	-	121,032	159,552	141,824
<b>Net Book Value</b>					
Balance at 31.12.23	389,480	-	1,223,768	1,613,248	1,630,976

Included in freehold property is land with an estimated cost of £886,400 to which depreciation is not being applied in accordance with relevant accounting standards.

**Note 11**

**CBF Investment - George Terry Fund**

**Cost or Valuation**

At 31 December 2022

Unrealised gains/(losses) on valuation

Realised gains/(losses)

At 31 December 2023

At Cost	At Market Value	
£	2023 £	2022 £
1,018	2,249	2,550
-	212	(301)
-	-	-
1,018	2,461	2,249

**Note 12**

**CBF Investment - Cunningham Bequest**

**Cost or Valuation**

At 31 December 2022

Unrealised gains/(losses) on valuation

Realised gains/(losses)

At 31 December 2023

At Cost	At Market Value	
£	2023 £	2022 £
785	1,736	1,967
-	163	(231)
-	-	-
785	1,899	1,736

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON**  
**REGISTERED CHARITY NUMBER 1143466**  
**FOR THE YEAR ENDED 31st DECEMBER 2023**

**Notes to the Accounts**

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**Note 13**

**CBF Investment - Curates Fund**

**Cost or Valuation**

At 31 December 2022

Unrealised gains/(losses) on valuation

Realised gains/(losses)

At 31 December 2023

<b>At Cost</b>	<b>At Market Value</b>	
	<b>2023</b>	<b>2022</b>
<b>£</b>	<b>£</b>	<b>£</b>
9,143	18,478	20,943
-	1,738	(2,465)
-	-	-
<b>9,143</b>	<b>20,216</b>	<b>18,478</b>

**Note 14**

**CBF Investment - St Edmund Bldg**

**Cost or Valuation**

At 31 December 2022

Unrealised gains/(losses) on valuation

Realised gains/(losses)

At 31 December 2023

<b>At Cost</b>	<b>At Market Value</b>	
	<b>2023</b>	<b>2022</b>
<b>£</b>	<b>£</b>	<b>£</b>
62,972	46,310	52,447
-	4,357	(6,137)
-	-	-
<b>62,972</b>	<b>50,667</b>	<b>46,310</b>

Realised gains and losses are recognised when the investments are sold. Unrealised gains/losses are accounted for on revaluation of investments at 31st December 2023

**Note 15**

**Debtors**

HMRC

Other

Pre-paid

<b>Unrestricted</b>	<b>Restricted</b>	<b>Endowment</b>	<b>2023 Total</b>	<b>2022 Total</b>
<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
159	-	-	159	159
5,229	-	-	5,229	-
489	-	-	489	489
<b>5,877</b>	<b>-</b>	<b>-</b>	<b>5,877</b>	<b>648</b>

**Note 16**

**Creditors**

Other Creditors

Accruals - Independent Examiner

Deferred Income - Rent in Advance

<b>Unrestricted</b>	<b>Restricted</b>	<b>Endowment</b>	<b>2023 Total</b>	<b>2022 Total</b>
<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
(3,443)	-	-	(3,443)	(2,384)
(600)	-	-	(600)	(600)
(2,980)	-	-	(2,980)	(5,980)
<b>(7,023)</b>	<b>-</b>	<b>-</b>	<b>(7,023)</b>	<b>(8,964)</b>

**THE PCC OF ST MICHAEL AND ALL ANGELS WITH ST EDMUND NORTHAMPTON**  
**REGISTERED CHARITY NUMBER 1143466**  
**FOR THE YEAR ENDED 31st DECEMBER 2023**

**Notes to the Accounts**

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**Note 17**

**Unrestricted Funds**

	Balance @ 01.01.23	Movement In	Movement Out	Transfers	Balance @ 31.12.23
	£	£	£	£	£
General Reserve	430,056	130,313	(138,151)	-	422,218
	<b>430,056</b>	<b>130,313</b>	<b>(138,151)</b>	<b>-</b>	<b>422,218</b>

**Note 18**

**Designated Fund**

	Balance @ 01.01.23	Movement In	Movement Out	Transfers	Balance @ 31.12.23
	£	£	£	£	£
Rental Properties Dilapidations Fund	3,192	-	-	-	3,192
	<b>3,192</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,192</b>

Repairs and maintenance for Rental Properties

**Note 19**

**Endowment Funds**

	Balance @ 01.01.23	Movement In	Movement Out	Transfers	Balance @ 31.12.23
	£	£	£	£	£
CBF Investment - George Terry Fund	2,249	212	-	-	2,461
CBF Investment - Cunningham Bequest	1,736	163	-	-	1,899
CBF Investment - Curates Fund	18,478	1,738	-	-	20,216
CBF Investment - St Edmund Bldg	46,310	4,357	-	-	50,667
631 Wellingborough Road	197,616	-	(2,148)	-	195,468
193 Wellingborough Road	1,039,600	-	(11,300)	-	1,028,300
	<b>1,305,989</b>	<b>6,470</b>	<b>(13,448)</b>	<b>-</b>	<b>1,299,011</b>

George Terry Fund - The bulk of this endowment is in the property 631 Wellingborough Road. Interest and rents for general parish use.

Cunningham Bequest - for the up keep of the Cunningham graves in St Edmunds Church Yard

Curates Fund - Endowment for Curates House. Interest paid for general parish use.

St Edmund Bldg - Endowment from the sale of the St Edmund Parish Hall. Interest paid for general parish use.

631 Wellingborough Road - George Terry Fund

193 Wellingborough Road - Whitworth House Trust - let as retail units/restaurants. Receipts for general parish use.