



Statement of the Final Accounts for the Year Ending 31 December 2022

Trustees Report

1. The purpose of the charity is to invite and welcome others to "come and see" (John 1.39) who Jesus Christ is.
2. A summary of the main activities and achievements of the Charity is contained in the Secretary's Report to the APCM.
3. The Charity is a public benefit entity. Its governing document is the PAROCHIAL CHURCH COUNCIL POWERS MEASURE (1956) AS AMENDED AND CHURCH REPRESENTATION RULES THAT CAME INTO FORCE ON 02 JAN 1957.
4. The List of Names of the Trustees is shown in Appendix I.
5. Recruitment and appointment of new Trustees occurs through the Annual Parish Church Meeting.
6. Except for the Rector, who is employed by the Diocese of Southwark, and the Children and Families Minister who we employed up to May 2022, all the work of the Charity is carried out by volunteers who are members of the Church.
7. The policy adopted by the Charity to determine the appropriate level of reserves is as follows;
 - a. Consider the level of funds at any one time listed as Restricted and Designated
 - b. Review the ongoing commitments for the next three months
 - c. Ensure that there are sufficient funds available to meet these commitments having ring fenced those funds in 'a' above.

Financial Review of 2022

Total receipts for the year were £102,805 (2021 - £88,651) of which £13,954 represented restricted income, with total expenditure of £116,307 (2021 - £123,890), of which £11,615 was restricted expenditure.
Net expenditure for the year amounted to £13,502 (2021 net expenditure £35,239) with a net increase of £2,339 in restricted funds.
As at 31st December 2022 the Church had monetary funds of £75,200 (2021 - £88,703) of which £41,250 were restricted funds (2021 - £38,910).

Explanatory Notes to be read in conjunction with the accounts

1. Regular Giving – comprises plate collections at services, covering both cash and the weekly envelopes scheme. It also includes money received through standing orders and other electronic donations
2. HMRC - Gift Aid recovered on any giving where the giver is known, is a tax payer and has completed the appropriate Declaration. Also includes Gift Aid recovered through the Gift Aid Small Donations Scheme (GASDS) on unidentified cash donations where applicable.
3. Mission receipts - Money recovered for Bible Reading Notes, the Bishop's Lent Appeal, and collections at events for Messy Church.
4. Donations - Lump sum donations or grants, often with a specific project in mind.
5. Bus Stop Café (BSC) – income and expenditure from the sale of food and drinks at the weekly cafe.
6. Bank Interest – as the Bank Account Summary - attached as Appendix II.
7. Ralph Cottage Rent – Rental income received from the tenants.
8. Churchyard expenses – covers general churchyard maintenance costs.
9. Mission and other Charitable Donations – includes costs associated with delivering our mission.
10. Church Hall Expenses – normal revenue costs associated with the running of the hall – utilities, cleaning, insurance etc.
11. Church Hall Maintenance – costs associated with maintaining the Hall.
12. Ralph Cottage Expenses – normal revenue costs associated with the cottage such as insurance, repair of broken windows and handyman costs for example.
13. Ralph Cottage Maintenance – covers periodic repairs to the cooker, boiler, and work to the perimeter fences and hedges. In 2022 this included £3,500 costs for replacing the dilapidated upstairs windows in the cottage.
14. East Wall Design and Costing Phase includes all the costs associated with the technical investigation and design work to propose a solution for stabilising and repairing the structural damage affecting the East Wall.



Statement of the Final Accounts for the Year Ending 31 December 2022

Receipts and Payments Account

Receipts	2022				2021
	Unrestricted	Designated	Restricted	Total	Totals
Regular Giving Excluding Gift Aid	39,961	0	1,105	41,066	38,915
HMRC Gift Aid	10,024	0	523	10,547	12,658
Mission Collections	213	0	0	213	14
Donations and Grants	5,615	1,000	12,306	18,921	11,548
Magazine Sales	0	0	0	0	60
Magazine Advertisements	0	0	0	0	0
Bus Stop Café	1,666	0	0	1,666	919
2022 Fund-raising activities	2,476	0	0	2,476	0
Investment Interest	270	0	0	270	10
Ralph Cottage Rent	16,200	0	0	16,200	16,200
Hall Hire	8,687	0	0	8,687	3,923
Weddings and Funerals	2,739	0	0	2,739	4,384
Hall key deposits	0	0	20	20	20
Total Receipts	87,851	1,000	13,954	102,805	88,651

Payments	2022				2021
	Unrestricted	Designated	Restricted	Total	Totals
Parish Support Fund	60,000	0	0	60,000	50,000
Child and Family Minister (CFM)	9,499	0	1,340	10,839	26,395
Organ and Choir	2,866	0	526	3,392	1,814
Church Expenses	11,624	0	0	11,624	14,208
Ministers Expenses	728	0	0	728	933
Churchyard Expenses	1,750	0	0	1,750	1,500
Books, Printing and Stationery	758	0	0	758	1,236
Bus Stop Café	671	0	0	671	338
Flowers	504	0	0	504	68
Messy Church	0	0	20	20	14
Mission Giving	306	0	0	306	1,156
Church Hall Expenses	8,759	0	0	8,759	5,688
Church Hall Maintenance	120	1,919	0	2,039	1,050
Ralph Cottage Expenses	967	0	0	967	625
Ralph Cottage Maintenance	3,698	0	0	3,698	2,230
Total Normal Payments	102,250	1,919	1,886	106,055	107,255
Special Projects					
Church Hall Refurbishment	0	0	0	0	14,227
Church Fabric Works	0	478	50	528	2,108
Defibrillator	0	45	0	45	300
East Wall Design and Costing Phase	0	0	7,326	7,326	0
Hall Shed project	0	0	2,353	2,353	0
Totals	0	523	9,729	10,252	16,635
Total Payments	102,250	2,442	11,615	116,307	123,890
Excess expenditure over income	14,399	1,442	-2,339	13,502	35,239



St Peter's Church Woodmansterne
Woodmansterne Lane, Woodmansterne, Surrey SM7 3NL
Registered Charity Number 1150826

Statement of the Final Accounts for the Year Ending 31 December 2022

Statement of Assets and Liabilities as at 31st December 2022

Tangible Fixed Assets	2022	2021	
Ralph Cottage	610,000	405,000	
Church Hall and car park	1,520,000	1,520,000	
	<u>2,130,000</u>	<u>1,925,000</u>	Note 1
Current Assets			
Cash in bank – CAF Accounts	75,200	88,703	
Total assets	<u>2,205,200</u>	<u>2,013,703</u>	
Liabilities falling due within one year	<u>0</u>	<u>0</u>	
Total Assets less Current Liabilities	<u>2,205,200</u>	<u>2,013,703</u>	

Note 1: Ralph Cottage was re-valued at February 2022 for an investigation into the potential sale of the property. The Hall and car park were not re-valued in 2022.

Signed on behalf of the Parochial Church Council (PCC) of St Peter's Church Woodmansterne by:

Alison Elson – Rector and Chair of the PCC

Alan Carter – Treasurer

A-J. Elson

Date: 26.3.23

Alan Carter

Date: 26th March 2023



Statement of the Final Accounts for the Year Ending 31 December 2022

2023 Proposed Budget	2022		2023
Receipts	Budget	Actual	Budget
Regular Giving Excluding Gift Aid	41,856	41,066	41,486
HMRC Gift Aid	10,740	10,547	9,458
Mission Collections	0	213	630
Donations and Grants	3,960	18,921	6,934
Bus Stop Café	804	1,666	1,816
Fund-raising activities	0	2,476	2,000
Investment Interest	12	270	400
Ralph Cottage Rent	16,200	16,200	18,000
Church Hall Lettings	5,065	8,687	8,832
Weddings and Funerals	3,238	2,739	1,000
Hall key deposits	0	20	0
Total Receipts	81,875	102,805	90,555
	2022		2023
Payments	Budget	Actual	Budget
Parish Support Fund	60,000	60,000	60,000
Children and Family Minister Costs	11,664	10,839	-
Organ and Choir	1,814	3,392	526
Church Running Costs	14,199	11,624	19,663
Church Maintenance	-	-	500
Minister's Expenses	1,200	728	1,033
Churchyard Expenses	1,500	1,750	1,500
Books, Printing and Stationery	1,104	758	752
Bus Stop Café	600	671	682
Flowers	429	504	777
Messy Church	200	20	60
Mission and other Charitable Donations	380	306	2,986
Church Hall Running Costs	7,657	8,759	12,482
Church Hall Maintenance	1212	2,039	390
Ralph Cottage Expenses	1,000	967	460
Ralph Cottage Maintenance	4,500	3,698	185
Total Normal Payments	107,459	106,055	101,996
	2022		2023
Special Projects for 2023	Budget	Actual	Budget
Church Fabric Works	0	528	0
Defibrillator	0	45	0
Hall Shed Project	0	2,353	0
East Wall Design and Costing Phase	9,941	7,326	1,675
Total	9,941	10,252	1,675
Grand total payments	117,400	116,307	103,671
Excess expenditure over income	35,525	13,502	13,115

Note: Due to the expected deficit in 2023, capital projects will only be funded to the extent available from the relevant Restricted or Designated Fund.



Statement of the Final Accounts for the Year Ending 31 December 2022

Financial Statements for the Year Ended 31 December 2022

**Analysis of Receipts and Payments
RECEIPTS**

Voluntary Income

	Unrestricted Funds	Designated Funds	Restricted Funds	Total 2022	Total 2021
	£	£	£	£	£
Regular Giving-includes SOs,	39,961	0	1,105	41,066	38,915
All other giving	5,828	1,000	12,306	19,134	11,562
Gift aid recovered	10,024	0	523	10,547	12,658
	55,813	1,000	13,934	70,747	63,135

Revenue Generating Activities

Hall Lettings	8,687	0	0	8,687	3,923
Parish magazine adverts	0	0	0	0	0
Parish magazine sales	0	0	0	0	60
Bus Stop Café	1,666	0	0	1,666	919
2022 Fund-raising activities	2,476	0	0	2,476	0
	12,829	0	0	12,829	4,902

Income from Investments

Ralph Cottage Rent	16,200	0	0	16,200	16,200
Interest	270	0	0	270	10
	16,470	0	0	16,470	16,210

Income from Church Activities

Weddings and Funerals	2,739	0	0	2,739	4,384
Hall key deposits	0	0	20	20	20
	2,739	0	20	2,759	4,404

Total Receipts

87,851	1,000	13,954	102,805	88,651
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Statement of the Final Accounts for the Year Ending 31 December 2022

Analysis of Receipts and Payments

PAYMENTS

Church Activities

Mission giving and donations

Unrestricted Funds	Designated Funds	Restricted Funds	Total 2022	Total 2021
306	0	0	306	1,156
306	0	0	306	1,156

Costs of generating funds

Ralph Cottage Costs (Includes maintenance)

Bus Stop Café Costs

4,665	0	0	4,665	2,855
671	0	0	671	338
5,336	0	0	5,336	3,193

Ministry

Parish Support Fund

Clergy and staffing costs

60,000	0	0	60,000	50,000
10,227	0	1,340	11,567	27,328
70,227	0	1,340	71,567	77,328

Church Running and Maintenance

Organist and Choir

Messy Church

Printing and Stationery

Church running expenses

Churchyard

Hall running costs (Includes maintenance)

2,866	0	526	3,392	1,814
0	0	20	20	14
758	0	0	758	1,236
12,128	0	0	12,128	14,276
1,750	0	0	1,750	1,500
8,879	1,919	0	10,798	6,738
26,381	1,919	546	28,846	25,578

Total Normal Payments

102,250	1,919	1,886	106,055	107,255
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Special Projects

Church Hall Refurbishment

Premises Maintenance (See Note 1)

Defibrillator

East Wall Design and Costing Phase

Hall Shed project

0	0	0	0	14,227
0	478	50	528	2,108
0	45	0	45	300
0	0	7,326	7,326	0
0	0	2,353	2,353	0
0	523	9,729	10,252	16,635

Overall Total Payments

102,250	2,442	11,615	116,307	123,890
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Excess expenditure over income

14,399	1,442	-2,339	13,502	35,239
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Note 1: Premises Maintenance was known as Church Fabric Works in 2021



Statement of the Final Accounts for the Year Ending 31 December 2022

Financial Statements for the Year Ended 31 December 2022

Further analysis

RECEIPTS	Unrestricted Funds	Restricted Funds	Designated Funds	Total 2022	Total 2021
Voluntary Income	55,813	1,000	13,934	70,747	63,135
Revenue Generating Activities	12,829	0	0	12,829	4,902
Income from Investments	16,470	0	0	16,470	16,210
Income from Church Activities	2,739	0	20	2,759	4,404
Total Receipts	87,851	1,000	13,954	102,805	88,651
PAYMENTS					
Church Activities	306	0	0	306	1,156
Costs of generating funds	5,336	0	0	5,336	3,193
Ministry	70,227	0	1,340	71,567	77,328
Church Running and Maintenance	26,381	1,919	546	28,846	25,578
Special Projects	0	523	9,729	10,252	16,635
Total Payments	102,250	2,442	11,615	116,307	123,890
Excess expenditure over income	14,399	1,442	-2,339	13,502	35,239



Statement of the Final Accounts for the Year Ending 31 December 2022

Notes to Financial Statements for the Year Ended 31 December 2022

1. The financial statement of the PCC has been prepared in accordance with the Handbook of the Association of Church Accountants and Treasurers April 2017 on a Receipts and Payments basis. They also comply with the requirements of the Diocese and the Charities Commission.
2. Fixed assets retained for the church are the freehold of Ralph Cottage, Rectory Lane, Woodmansterne, and the Church Hall at their current estimated value.
3. Funds: General Funds represent the funds of the PCC that are not subject to any restrictions regarding their use. Restricted and Designated funds are held for specific projects as instructed, usually by the donor (Restricted) or as agreed by the PCC (Designated). The amounts, fund titles and movements in the funds are set out below.
4. The CFM Fund captured donations given to fund the Children and Family Minister role (and associated Gift Aid). In recent years this income did not cover the costs, so the balance remained at zero. As the role is now ended that Fund is closed. A new Hall Shed Fund was created in February 2022 to contain a £1,000 grant from Surrey County Council and other donations towards the purchase of the shed to complete the earlier Hall Garden improvements. A new restricted fund for increased Church energy costs was created in November 2022 to contain donations and a grant from the Diocese of Southwark. The Gwen Steel Projects Fund was created in November 2022 to contain her legacy for future allocation to projects. The remaining £50 in the Fabric Restricted Fund was used towards the Church roof repair in November 2022, so that Fund is now closed.

Restricted and Designated Funds

Restricted Funds - Gross (Includes GA)	Amounts from	Changes in 2022		Transfers		Balance
	2021	Additions	Reductions	In	Out	
CFM	0	1,340	10,839	9,499	0	0
Messy Church	988	0	20	0	0	968
Hall Key Deposits	360	20	0	0	0	380
East Wall Fund	31,250	0	7,326	0	0	23,924
Clock Repair Fund	625	0	0	0	0	625
Hall Shed Fund	0	2,641	2,353	0	0	288
Church energy costs 2022/23	0	2,400	0	0	0	2,400
Gwen Steel Projects Fund	0	7,553	0	0	0	7,553
Fabric - Legacy	50	0	50	0	0	0
Organ maintenance - Legacy	5,638	0	526	0	0	5,112
Total Restricted Funds	38,911	13,954	21,114	9,499	0	41,250
Designated						
Defibrillator	470	0	45	0	0	425
Premises Maintenance	5,417	1,000	2,397	0	0	4,020
Total Designated Funds	5,887	1,000	2,442	0	0	4,445
General Fund	43,905	87,851	92,752	0	9,499	29,505
Total Funds	88,703	102,805	116,308			75,200



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Registered Charity Number 1150826

Statement of the Final Accounts for the Year Ending 31 December 2022

Signed on behalf of the Parochial Church Council (PCC) of St Peter's Church Woodmansterne by:

Alison Elson – Rector and Chair of the PCC

Alan Carter – Treasurer

A-J. Elson

Date: 26.3.23

Alan Carter

Date: 26th March 2023



Statement of the Final Accounts for the Year Ending 31 December 2022

Independent Examiner's report to the Parochial Church Council (PCC) of St Peter's Church, Woodmansterne, Surrey

This report on the Accounts of the PCC for the year ended 31st December 2022, which are set out on the preceding pages, is in respect of an examination carried out in accordance with the Church Accounting Regulations 2006 (the regulations) and Section 145 of the Charities Act 2011 (the Act).

Responsibilities and basis of report

As the members of the PCC and trustees, you are responsible for the preparation of the Accounts in accordance with the requirements of the Charities Act 2011 (the Act). You consider that the audit requirements of Section 142(2) of the Charities Act 2011 do not apply.

I report in respect of my examination of the PCC's accounts as required under Section 145 of the 2011 Act and in carrying out the examination I have followed all the applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters came to my attention in connection with the examination giving me cause to believe that in any material respect:

1. Accounting records were not kept in respect of the PCC as required by Section 130 of the Act; or
2. That the accounts do not accord with those accounts; or
3. That the accounts do not comply with the applicable requirements concerning the form and content of the accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

David Wheeler FCCA
Cheeld Wheeler & Co
Chartered Certified Accountants
Redhill Chambers
2d High Street
Redhill
Surrey
RH1 1RJ

Dated: 27 April 2023



Appendix I: List of Names of the Trustees

Name	Date of Appointment	Date of Resignation
Barry Griffith	10 th January 2013	
Simon Haysom	10 th January 2013	
Nigel Pierce	10 th January 2013	
Susan Knight	6 th April 2014	
Rachel Gardner	19 th April 2015	31 st May 2022
Lucinda Ayles	22 nd April 2018	
Lewis White	22 nd April 2018	
Rev. John Itumu	3 rd March 2020	30 th September 2022
Sandra Hopkins	7 th March 2021	
Alan Carter	15 th September 2020	
Sally Frost	23 rd January 2022	
Kate Saunders	23 rd January 2022	
John Wilson	23 rd January 2022	
Rev. Alison Elson	11 th January 2023	

Notes:

Rachel Gardner resigned as a Trustee when her employment as Children and Families Minister ended on 31st May 2022.

Rev. John Itumu resigned as a Trustee when he resigned as Rector on 30th September 2022.

Rev. Alison Elson was appointed as Rector on 11th January 2023 and became the new Chair of the Trustees.



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Registered Charity Number 1150826

Statement of the Final Accounts for the Year Ending 31 December 2022

Appendix II: Bank Account Summary

	Opening Balances 01/01/2022	Receipts (including Transfers)	Payments (including Transfers)	Interest (included in Receipts)	Closing Balances 31/12/2022
CAF No1 Account	3,620.90	122,972.93	123,861.38	3.84	2,732.45
CAF No2 Account	28,842.28	42,827.53	57,000.00	61.29	14,669.81
CAF No3 Account	56,240.11	23,957.75	22,400.00	204.91	57,797.86
	88,703.29	189,758.21	203,261.38	270.04	75,200.12