

THE PILSDON COMMUNITY

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

E d w a r d s & K e e p i n g

Chartered Accountants

THE PILSDON COMMUNITY

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THE PILSDON COMMUNITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs Amanda Streatfeild, Chairman Els Jolly Rev Edwin Howson Alison Templeton Simon Keyes Martin Isaacs
Principal Officers	Warden and Secretary to the Trustees Rev Sue Langdon
Community members at Pilsdon Manor at 31 March 2022	Rev Sue Langdon, Warden Mary Davies Frantisek Sindelka James Newman
Business address	Pilsdon Manor Pilsdon Bridport Dorset DT6 5NZ
Charity Registration Number	1153924
Solicitors	Scott Rowe Chard Street Axminster Devon EX13 5DS Michelmores LLP Woodwater House Pynes Hill Exeter EX2 5WR
Bankers	National Westminster Bank plc Victoria Place Axminster Devon EX13 5AR
Auditor	Edwards and Keeping Chartered Accountants Unity Chambers 34 High East Street Dorchester DT1 1HA

THE PILSDON COMMUNITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

The trustees present the annual report together with the financial statements and auditors' report of the charity for the year ended 31 March 2022. The financial statements have been prepared in accordance with the accounting policies set out in note 1 and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

Objectives and activities

Public benefit

The objects of the charity are the formation and maintenance of a community of people who will, from time to time, live together as one family according to the precepts of the Gospels and offering shelter, hospitality and spiritual refreshment to those who, by any reason of poverty, disability, mental or spiritual incapacity or inability to manage their own affairs, are in need of such a refuge without regard to race, gender or creed.

Accommodation and care are provided for guests (and wayfarers) at Pilsdon Manor in West Dorset.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

These are detailed in the Report of the Chairman and Warden.

Financial review

Regular budgetary control reports are submitted to meetings of the trustees. The annual budget and five year rolling plan are agreed at the March meeting and then annual accounts are usually approved in July.

The total income for 2021/22 was £330,435 (2021 £243,862) and total expenditure was £249,229 (2021: £237,427) giving net income for the year of £81,206 (2021; £6,435). Gain on investments and the investment properties totalled £10,756 (2021 gain £23,182). The year end total funds held was £3,613,495.

THE PILSDON COMMUNITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Policy on reserves

Total funds at 31 March 2022 were £3,613,495 including eight restricted fund balances of £4,560 - for the future purchase of land at Pilsdon, Dorset and £200 in relation to the memory shed project and £5,015 for a donated boiler, £75 for a donated Vauxhall Zafira and £795 for a donated defibrillator, a wardens fund of £1,442, £Nil reservoir fund and £Nil for cabin replacement. The Trustees have also allocated funds to six designated funds as follows:

(a) A Non-liquid Fixed Assets fund - representing the net value of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives. At 31 March 2022 the fund balance was £2,943,490.

(b) Operating reserve - held to meet the day to day cash flow requirements. At 31 March 2022 the fund balance was £Nil

(c) Contingency fund - held to meet any unforeseen eventuality. The trustees consider that up to six months' operating costs is a prudent sum. At 31 March 2022 the fund balance was £130,000 the trustees are satisfied this level is sufficient for their purposes.

(d) Development fund - this is used to carry out non-routine maintenance and to finance developments included within the five year financial plan. At 31 March 2022 the fund balance was £150,000.

(e) Cabin replacement fund- this is to be used to renovate the cabins onsite. At 31 March 2022 the fund balance was £270,000.

(f) All remaining funds are allocated to the Manor House designated reserve- this fund is to be used to increase available accommodation for guests. At 31 March 2022 the fund balance was £107,918.

Investment policy

A significant proportion of the monies in the reserves are held in Charities Official Investments Fund (COIF) accumulation units. These investments are subject to the performance of the stock market and can therefore rise or fall in value. Other monies not held in petty cash or current bank accounts are held in COIF Deposit Funds. These earn a relatively attractive rate of interest, are secure and offer easy access to funds to finance non-routine expenditure.

Plans for future periods

Aims and key objectives for future periods

These are detailed in the Report of the Chairman and Warden.

Structure, governance and management

Nature of governing document

The charity is controlled by its governing document, a Charitable Incorporated Organisation - Foundation Constitution, registered on 24 September 2013. On 1st April 2014 the net assets of The Pilsdon Community (no. 261139) were transferred to this new Charitable Incorporated Organisation.

Recruitment and appointment of trustees

Trustees are appointed for a term of normally no more than ten years, with five years being regarded as an appropriate initial commitment. The appointment of trustees is confirmed by the Bishop of Salisbury. The trustees meet at least three times each year to determine policy, review performance, and to make key decisions.

THE PILSDON COMMUNITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Day to day management

The Warden is responsible for day to day management of the Community - taking advice as appropriate from the trustees, other Community members and professional advisors.

Risk management

The trustees have identified and scored relevant risks in all areas of the organisations life and organisation (such as Ethos, Personnel, Legal compliance, Safeguarding, Property, IT, Animal welfare). The trustees review and monitor the major risks the charity faces on a regular basis (using a Risk Register) and systems have been established to mitigate those risks.

The trustees receive regular reports on relevant Fire Precautions and Health & Safety matters.

THE PILSDON COMMUNITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

The annual report was approved by the trustees of the charity on 6 December 2022 and signed on its behalf by:

Mrs Amanda Streatfeild
Trustee

THE PILSDON COMMUNITY REPORT OF THE CHAIRMAN AND WARDEN FOR THE YEAR ENDED 31 MARCH 2022

Aims and objectives

The aims and objectives of the charity continue to be the formation and maintenance of a community of people who from time to time will live together as one household united in love and prayer according to the precepts of the Christian Gospels, and offering shelter, hospitality and spiritual refreshment to those who by reason of poverty, disability, mental or spiritual incapacity, or inability to manage their own affairs are in need of such a refuge without regard to gender, race or creed.

Strategies

We continued to identify and execute projects that improved the quality of life we offered through upgrading areas within the community to better serve our work and purpose.

The trustees increased formal meetings to four times during the year. Each formal meeting received written reports from the Warden (including Health and Safety), Treasurer since 08.06.21. and the Operations Manager. The annual accounts were approved at the autumn meeting, and a budget for the coming year agreed at the spring meeting. Formal community policies on particular issues are reviewed on a cyclical basis.

There was also an informal 'away day' again with trustees and community members in January.

Governance

At the Trustees meeting in March 2021, Andrew Davey stepped down from the Charity after many years' service on the Board and was thanked for his dedication. He continues to be involved with the Community and is spearheading the new accommodation project. Amanda Streatfeild took the Chair and was very grateful to be able to welcome three new Trustees to work with her and the two other current Trustees. She continues to act with her fellow trustees to help support the community members in their selfless dedication to those who need the care of Pilsdon.

General activities and achievements

The community members continued to meet four times daily for prayer, to support each other in their spiritual life and worship and supporting the resident guests, and to share a common life. Hospitality is offered to guests, including longer term guests, respite visitors and wayfarers. We also enable guests to set and aspire to goals according to their choice. The value of this way of life and these activities are not very susceptible to measurement. However:

- i) We had 17 guests staying with us in the community over the year, although numbers changed with 5 leaving and one coming back at the end of March 2022. At the end of the year we had 13 guests in total. There were 4 members during the year, but by March 2022 there were 3 community members in total.
- ii) We had two residential volunteers during the year, one who started in August 2020 left in March 2022 and one from September 2021 to December 2021.
- iii) We have welcomed Wayfarers (single homeless men and women) for 162 nights in total.
- iv) We have also been trusted by the Courts to offer places and have advocated for people on bail.

The Community welcomed people for Christmas 2021 but seven people in the community contracted Covid just before New Year so booked visitors were cancelled. Opening up fully to visitors required them to have had their COVID vaccinations and have been grateful to everyone willing to be compliant.

We are extremely fortunate in our relationship with CRASH who support us. CRASH, a building industry charity, which, through its members provided us with advice, many free or at cost building materials. Arcadis, an international project management and building consulting company provided two people to upload some of our plans onto the cloud for safekeeping during the year.

THE PILSDON COMMUNITY REPORT OF THE CHAIRMAN AND WARDEN FOR THE YEAR ENDED 31 MARCH 2022

General activities and achievements (continued)

We are grateful to our contractors Crosby Builders who we selected from Tender for the new build project. This started in February of 2022 and is expected to be completed in late Autumn. We are grateful to individual donors and Grant funding bodies for their generosity.

We are immensely grateful to Professor Marian Barnes, Dr David Prior and Dr Mary Davies (Community Member), authors of our new the book, based on the Oral History project led by Dr Davies to celebrate the community's 64th Anniversary. 'Living Life in Common: Stories from the Pilsdon Community' which was published in early 2022.

We produced a handbook for everyone who comes to live and stay with the Pilsdon Community, 'A guide to becoming part of Pilsdon Community: Information on how we live well together for all who come and stay'. This has been well received and is valuable in working with referring agencies.

The Warden was asked to speak at the conference of the High Sheriff of Dorset in March 2022, we made a video of the community with the help of one of our guests which was very well received and can be viewed on our website and on our YouTube channel.

Personnel

At 31 March 2022 we had 4 community members -

- Rev Susan Langdon (Warden)
- Mary Davies
- James Newman
- Frantisek Sindelka (left June 2021)

Operations Manager, Ms Jane Kilty, supports the Warden and Community Members with Operational and Administrative duties.

Voluntary and statutory support

Generally, we also have an excellent team of non-residential volunteers who assist with driving, cooking and numerous practical tasks. We are most grateful for their support and the stability they provide to Pilsdon through being able to sustain their commitment over longer periods of time.

The Warden and Members are exceptionally grateful and proud of the resident Guests who have in their own unique ways made enormous contributions the thriving of the community.

We also continue to be very grateful for assistance of former guests and others who come to live in the community for periods to cover community members are away on holiday, retreats or training courses.

Two Ordinands have been on placement during the year and are now ambassadors for the community.

We are grateful for the continued support of the Barton House Medical Centre, The Bridport Community Mental Health Team and REACH (NHS provided Alcohol & Drug Counselling, Assessment & Prevention). Dorset Council, who continue to support the community, have been particularly helpful providing training in safeguarding, health & safety, and working with vulnerable adults. Our thanks to Diocese of Salisbury and we are pleased to host the Curates' annual visit. Our good relations with Dorset Police continue and relationships with all the referral agencies continue to develop well.

THE PILSDON COMMUNITY REPORT OF THE CHAIRMAN AND WARDEN FOR THE YEAR ENDED 31 MARCH 2022

Voluntary and statutory support (continued)

We have excellent relationships with our neighbours and the wider community in Bridport. Our extended community who are often also donors, continue to encourage us. We have sent out 5 newsletters since Easter 2021 to keep them in touch and informed. Please see our website to access the archives and to sign up to receive email copies.

The community with the help some of the Guests, a young Residential Volunteer have raised the social media profile of the community and we can now be found more often on Twitter, an increased presence on You Tube, and now Instagram. The community hopes to be able to update the website as more people come to join us.

Financial review

Not least we continue to be extremely grateful for the generous donations and legacies of so many of our supporters without which this community could not have survived through nearly 64 years of service.

Plans for the future

Continuing with the new build project.

Besides this:

1. We offered a safe and loving environment to our existing household. Aiming to bring new Guests and have them settle well for as long as is needed and mutually beneficial. We continued to hold the counter cultural ethos of Pilsdon with a commitment to balancing the necessary expenditure of the community with potential loss of income from donors and revenue from a lower number of Guests.
2. We continue to seek new people willing to serve as part of the Leadership Team.
3. We continued maintaining links with Pilsdon at Malling, Hilfield Friary and the other communities with a similar ethos.
4. We continued to be available to those who contact us for support and advice for themselves and their loved ones and which has increased in response to the pandemic and since outside agencies find themselves under pressure.
5. We will be striving to look to a more sustainable system both in the running of the buildings and the work in the farm and gardens.

The annual report was approved by the trustees of the charity on 6 December 2022 and signed on its behalf by:

Mrs Amanda Streatfeild
Trustee

Rev Sue Langdon
Warden

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE PILSDON COMMUNITY

Opinion

We have audited the financial statements of The Pilsdon Community (the 'charity') for the year ended 31 March 2022, which comprise the Statement of Financial Activities, Balance Sheet, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

Other Matters

The Pilsdon Community was not subject to audit in the previous year as an independent examination only was required under Charity Commission rules, therefore the comparative figures have not been audited.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE PILSDON COMMUNITY

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 5), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Because of inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

We communicate with those charged governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

THE PILSDON COMMUNITY

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE PILSDON COMMUNITY

Use of our report

This report is made solely to the charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our work has been undertaken so that we might state to the trustees those matters we are required to state to trustees in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Sarah Hough (Senior Statutory Auditor)
For and on behalf of Edwards and Keeping, Statutory Auditor

Unity Chambers
34 High East Street
Dorchester
DT1 1HA

5 January 2023

Edwards and Keeping is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE PILSDON COMMUNITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	Note	Unrestricted income funds £	Restricted income funds £	Total 2022 £	Total 2021 £
Income and Endowments from:					
Donations and legacies	2	89,613	84,046	173,659	68,414
Charitable activities	3	119,262	-	119,262	146,645
Other trading activities	4	14,253	-	14,253	12,975
Investment income	5	14,833	-	14,833	4,509
Other income	6	8,428	-	8,428	11,319
Total income		<u>246,389</u>	<u>84,046</u>	<u>330,435</u>	<u>243,862</u>
Expenditure on:					
Raising funds	7	(17,302)	-	(17,302)	(11,232)
Charitable activities	8	<u>(215,801)</u>	<u>(16,126)</u>	<u>(231,927)</u>	<u>(226,195)</u>
Total expenditure		<u>(233,103)</u>	<u>(16,126)</u>	<u>(249,229)</u>	<u>(237,427)</u>
Net income		13,286	67,920	81,206	6,435
Gross transfers between funds		70,065	(70,065)	-	-
Other recognised gains and losses					
Other recognised gains and losses		<u>10,756</u>	<u>-</u>	<u>10,756</u>	<u>23,182</u>
Net movement in funds		94,107	(2,145)	91,962	29,617
Reconciliation of funds					
Total funds brought forward		<u>3,507,301</u>	<u>14,232</u>	<u>3,521,533</u>	<u>3,491,916</u>
Total funds carried forward	21	<u>3,601,408</u>	<u>12,087</u>	<u>3,613,495</u>	<u>3,521,533</u>

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2021 is shown in note 21.

THE PILSDON COMMUNITY

(REGISTRATION NUMBER: 1153924) BALANCE SHEET AS AT 31 MARCH 2022

		2022		2021	
	Note	£	£	£	£
Fixed assets					
Tangible assets	15		2,449,375		2,893,803
Investments	16		<u>684,280</u>		<u>185,447</u>
			3,133,655		3,079,250
Current assets					
Stocks		6,935		5,510	
Debtors	17	24,328		34,229	
Cash at bank and in hand	18	<u>486,881</u>		<u>409,899</u>	
		518,144		449,638	
Creditors: Amounts falling due within one year	19	<u>(38,304)</u>		<u>(7,355)</u>	
Net current assets			<u>479,840</u>		<u>442,283</u>
Net assets			<u><u>3,613,495</u></u>		<u><u>3,521,533</u></u>
Funds of the charity:					
Restricted income funds		12,087		14,232	
Unrestricted income funds					
Unrestricted income funds		<u>3,601,408</u>		<u>3,507,301</u>	
Total funds	21		<u><u>3,613,495</u></u>		<u><u>3,521,533</u></u>

The financial statements on pages 12 to 25 were approved by the trustees, and authorised for issue on 6 December 2022 and signed on their behalf by:

Mrs Amanda Streatfeild
Trustee

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with 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 (FRS 102) (published October 2019) and the Charities Act 2011.

Basis of preparation

The Pilsdon Community meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

All income is included in the statement of financial activities when the charity is entitled to the income, there is sufficient certainty of receipt and so it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income:-

Grants, donations, gifts and legacies

Income from the charity shop is included in the year in which it is receivable.

Grants receivable

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Investment income

Income from investments is included in the year in which it is receivable.

Expenditure

Expenditure is recognised where there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Raising funds

Costs of raising funds comprise the costs associated with attracting donations and legacies and the costs of trading for fundraising purposes including the charity's shop.

Charitable activities

Expenditure on charitable activities comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

Support costs

Support costs include costs incurred directly in support of expenditure on the objects of the charity and project management. Support costs also include governance costs related to running the charity itself as an organisation, and its compliance with regulation and good practice.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees's meetings and reimbursed expenses.

Taxation

The charity is not charged to direct taxation on its income as it falls within the various exemptions available to registered charities.

The charity is not registered for VAT. VAT incurred on expenditure cannot be recovered and is charged against the category of expenses for which it was incurred.

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. It is the charity's policy to only capitalise assets over £500. Freehold property and improvements are not depreciated. This represents a departure from accounting standards. It is however, the charity's policy to maintain its freehold property in such condition that it is not impaired by the passage of time and the trustees believe that the residual value of the freehold property is greater than book value. Any depreciation on the freehold property would, in the opinion of the trustees, be immaterial due to the long life of the assets.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	5%-33% reducing balance and 10%/5% straight line
Tractor	20% straight line
Motor vehicles	25% straight line
Caravan lease	20% straight line

Investment properties

Investment property was transferred at cost and revalued to the trustee's opinion of market value. The property has been informally externally valued. Changes in fair value are recognised in profit or loss.

Fixed asset investments

Investments held as fixed assets are revalued at bid-market value at the balance sheet date and the gain or loss taken to the statement of financial activities.

Stock

Stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks.

Livestock is shown at deemed cost, based on market value, at the balance sheet date.

THE PILSDON COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

Trade debtors

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees's discretion in furtherance of the objectives of the charity.

Designated income funds are those which the trustees have decided to put aside for a particular use.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

2 Income from donations and legacies

	Unrestricted income funds			
	General	Restricted	Total	Total
	£	income funds	2022	2021
	£	£	£	£
Donations and gifts	65,598	23,546	89,144	53,789
Legacies	3,500	-	3,500	10,000
Gift aid claimed	10,515	-	10,515	4,625
Grants, including capital grants;				
Grants	10,000	60,500	70,500	-
	<u>89,613</u>	<u>84,046</u>	<u>173,659</u>	<u>68,414</u>

THE PILSDON COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

3 Income from charitable activities

	Unrestricted income funds		
	General	Total	Total
	£	2022	2021
		£	£
<i>Accommodation and care provided at Pilsdon Manor</i>			
Guest contributions	119,262	119,262	126,184
Social inclusion funding	-	-	20,000
Miscellaneous	-	-	461
	<u>119,262</u>	<u>119,262</u>	<u>146,645</u>

4 Income from trading activities

	Unrestricted income funds		
	General	Total	Total
	£	2022	2021
		£	£
Shop income	11,898	11,898	12,775
Book sales	2,100	2,100	-
Miscellaneous sales	255	255	200
	<u>14,253</u>	<u>14,253</u>	<u>12,975</u>

5 Investment income

	Unrestricted income funds		
	General	Total	Total
	£	2022	2021
		£	£
Interest and dividends	181	181	482
Rental income- Bills Cottage	14,652	14,652	4,027
	<u>14,833</u>	<u>14,833</u>	<u>4,509</u>

6 Other income

	Unrestricted income funds		
	General	Total	Total
	£	2022	2021
		£	£
Renewable heat incentive income	<u>8,428</u>	<u>8,428</u>	<u>11,319</u>

THE PILSDON COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

7 Expenditure on raising funds

a) Costs of trading activities

	Unrestricted income funds		Total costs £
	General £	Total 2022 £	Total 2021 £
Fundraising trading costs - cost of goods sold			
Shop purchases	11,912	11,912	10,662
Book production	3,525	3,525	-
Marketing and publicity	1,865	1,865	570
	<u>17,302</u>	<u>17,302</u>	<u>11,232</u>

8 Expenditure on charitable activities

	Unrestricted income funds £	Restricted income funds £	Total 2022 £	Total 2021 £
Accommodation and care at Pilsdon Manor				
Activities undertaken directly	156,140	14,165	170,305	168,764
Allocated support costs	<u>59,661</u>	<u>1,961</u>	<u>61,622</u>	<u>57,431</u>
	<u>215,801</u>	<u>16,126</u>	<u>231,927</u>	<u>226,195</u>

THE PILSDON COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

9 Analysis of governance and support costs

	Unrestricted income funds £	Restricted income funds £	Total 2022 £	Total 2021 £
Support costs				
Staff costs	23,920	-	23,920	21,535
Other office expenses	21,679	-	21,679	15,680
Depreciation and loss on disposal	11,062	1,961	13,023	14,776
	<u>56,661</u>	<u>1,961</u>	<u>58,622</u>	<u>51,991</u>
Governance costs				
Audit of the financial statements	3,000	-	3,000	-
Independent Examiner's remuneration	-	-	-	5,440
	<u>3,000</u>	<u>-</u>	<u>3,000</u>	<u>5,440</u>
	<u>59,661</u>	<u>1,961</u>	<u>61,622</u>	<u>57,431</u>

All support and governance costs were allocated to the accommodation and care provided at Pilsdon Manor.

10 Employees

The aggregate payroll costs were as follows:

	2022 £	(As restated) 2021 £
Wages and salaries	41,096	44,113
Social security costs	-	-
Pension costs	10,800	13,200
Volunteer expenses	1,883	1,854
	<u>53,779</u>	<u>59,167</u>

There were an average of 4 employees during the year (2021 - 4). No employee received emoluments of more than £60,000 during the year

11 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year. There have been no related party transactions in either year.

12 Independent examiner's remuneration

	2022 £	2021 £
Examination of the financial statements	<u>-</u>	<u>5,440</u>

THE PILSDON COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

13 Auditors' remuneration

	2022 £	2021 £
Audit of the financial statements	3,000	-

14 Taxation

The charity is a registered charity and is therefore exempt from taxation.

15 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost					
At 1 April 2021	1,049,016	1,752,131	176,953	22,024	3,000,124
Additions	-	58,599	9,995	-	68,594
Disposals	-	-	(160)	-	(160)
Transfers to/from investment property	(500,000)	-	-	-	(500,000)
At 31 March 2022	549,016	1,810,730	186,788	22,024	2,568,558
Depreciation					
At 1 April 2021	-	-	85,047	21,274	106,321
Charge for the year	-	-	12,581	375	12,956
Eliminated on disposals	-	-	(94)	-	(94)
At 31 March 2022	-	-	97,534	21,649	119,183
Net book value					
At 31 March 2022	549,016	1,810,730	89,254	375	2,449,375
At 31 March 2021	1,049,016	1,752,131	91,906	750	2,893,803

Bill's Cottage was transferred to investment property during the year due to a change in use.

£58,599 property improvement additions are assets under construction in relation to an ongoing project to build new accommodation for members.

THE PILSDON COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

16 Fixed asset investments

Investment properties

	Investment properties £
Cost or Valuation	
Transfer from fixed assets	500,000
Provision	
At 31 March 2022	-
Net book value	
At 31 March 2022	500,000

An informal valuation of £500,000 was made by Chartered Surveyors Symonds and Sampson in October 2022.

	Other investments £	Total £	2021 £
Valuation			
At 1 April 2021	185,447	185,447	162,251
Revaluation	10,756	10,756	23,182
Additions	-	-	14
Disposals	(11,923)	(11,923)	-
At 31 March 2022	184,280	184,280	185,447

The other listed investments consist of COIF Charity Funds held with CCLA Investment Management Ltd.

17 Debtors

	2022 £	2021 £
Trade debtors	6,273	26,365
Prepayments	4,370	594
Accrued income	1,598	-
Other debtors	12,087	7,270
	24,328	34,229

18 Cash and cash equivalents

	2022 £	2021 £
Cash on hand	2,950	4,359
Cash at bank	102,024	25,737
Short-term deposits	381,907	379,803
	486,881	409,899

THE PILSDON COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

19 Creditors: amounts falling due within one year

	2022 £	2021 £
Other creditors	7,623	109
Pension scheme creditor	-	2,400
Accruals	<u>30,681</u>	<u>4,846</u>
	<u>38,304</u>	<u>7,355</u>

20 Commitments

Capital commitments

The charity has a £291,735 capital commitment at 31 March 2022 in relation to building project for new accommodation.

THE PILSDON COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

21 Funds

	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2022 £
Unrestricted income funds						
Non-liquid assets	2,885,957	8,266	(11,063)	-	60,330	2,943,490
Operating reserve	30,000	-	-	-	(30,000)	-
Contingency	100,000	-	-	-	30,000	130,000
Development	150,000	-	-	-	-	150,000
Cabin replacement	200,000	-	-	-	70,000	270,000
Manor House designated reserve	141,344	238,123	(222,040)	10,756	(60,265)	107,918
	<u>3,507,301</u>	<u>246,389</u>	<u>(233,103)</u>	<u>10,756</u>	<u>70,065</u>	<u>3,601,408</u>
Restricted income funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	1,376	-	-	-	(1,176)	200
Donated boiler	6,635	-	(1,620)	-	-	5,015
Vauxhall Zafira	150	-	(75)	-	-	75
Defibrillator	1,061	-	(266)	-	-	795
Wardens fund	450	2,192	(1,200)	-	-	1,442
Reservoir work	-	13,500	(12,965)	-	(535)	-
Cabin replacement	-	68,354	-	-	(68,354)	-
	<u>14,232</u>	<u>84,046</u>	<u>(16,126)</u>	<u>-</u>	<u>(70,065)</u>	<u>12,087</u>
Total funds	<u>3,521,533</u>	<u>330,435</u>	<u>(249,229)</u>	<u>10,756</u>	<u>-</u>	<u>3,613,495</u>
	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2021 £
Unrestricted income funds						
General						
Non-liquid assets	2,895,693	3,040	(12,776)	-	-	2,885,957
Operating reserve	-	-	-	-	30,000	30,000
Contingency	110,000	-	-	-	(10,000)	100,000
Development	470,441	240,372	(222,651)	23,182	(361,344)	150,000
Cabin replacement	-	-	-	-	200,000	200,000
Manor House designated reserve	-	-	-	-	141,344	141,344
	<u>3,476,134</u>	<u>243,412</u>	<u>(235,427)</u>	<u>23,182</u>	<u>-</u>	<u>3,507,301</u>

THE PILSDON COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2021 £
Restricted income funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	1,376	-	-	-	-	1,376
Donated boiler	8,294	-	(1,659)	-	-	6,635
Vauxhall Zafira	225	-	(75)	-	-	150
Defibrillator	1,327	-	(266)	-	-	1,061
Wardens fund	-	450	-	-	-	450
	<u>15,782</u>	<u>450</u>	<u>(2,000)</u>	<u>-</u>	<u>-</u>	<u>14,232</u>
Total funds	<u>3,491,916</u>	<u>243,862</u>	<u>(237,427)</u>	<u>23,182</u>	<u>-</u>	<u>3,521,533</u>

The specific purposes for which the funds are to be applied are as follows:

Non-liquid assets fund- This fund represents the net cost of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives.

Operating reserve- This fund is held to meet day to day cash flow requirements.

Contingency- This fund is held to meet any unforeseen eventuality.

Development- This is used to carry out non-routine maintenance and to finance developments included within the five-year financial plan.

Cabin replacement- This is to be used to renovate the cabins onsite.

Manor House designated reserve- All remaining funds are allocated to the Manor House designated reserve fund. This fund is to be used in to increase available accommodation for guests.

Pilsdon land- This fund represents funding raised to assist with the future purchase of land at Pilsdon, Dorset.

Memory Shed- This fund represents funding raised to for a project to celebrate the 60th anniversary of the community.

Donated Boiler- This fund represents a boiler and burner donated to the community.

Vauxhall Zafira- This vehicle was donated to the community

Defibrillator- A defibrillator was donated to the community

Warden's fund- This is donations received for guest's benefits for items such as art materials

Reservoir work - This was a project to repair reservoir and sewerage infrastructure

Cabin replacement- This a project to build new accommodation for the charity's members

THE PILSDON COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

22 Analysis of net assets between funds

	Unrestricted income funds General £	Restricted income funds £	Total funds at 31 March 2022 £
Tangible fixed assets	2,449,375	-	2,449,375
Fixed asset investments	684,280	-	684,280
Current assets	506,057	12,087	518,144
Current liabilities	(38,304)	-	(38,304)
Total net assets	<u>3,601,408</u>	<u>12,087</u>	<u>3,613,495</u>

THE PILSDON COMMUNITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	Total 2022 £	Total 2021 £
Incoming resources		
<i>Donations</i>		
Donations and gifts	89,144	53,789
Legacies	3,500	10,000
Gift aid claimed	10,515	4,625
Grants	70,500	-
	<u>173,659</u>	<u>68,414</u>
<i>Activities for generating funds</i>		
Shop income	11,898	12,775
Book sales	2,100	-
Miscellaneous sales	255	200
	<u>14,253</u>	<u>12,975</u>
<i>Investment income</i>		
Income from rents	14,652	4,027
Interest and dividends	181	482
	<u>14,833</u>	<u>4,509</u>
Total income from generating funds	<u>202,745</u>	<u>85,898</u>
<i>Income from charitable activities</i>		
Guest contributions	119,262	126,184
Social inclusion funding	-	20,000
Miscellaneous	-	461
	<u>119,262</u>	<u>146,645</u>
<i>Other income</i>		
Renewable heat incentive income	8,428	11,319
Total income	<u><u>330,435</u></u>	<u><u>243,862</u></u>

THE PILSDON COMMUNITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	Total 2022	Total 2021
£	£	£
Cost of raising funds		
Shop purchases	11,912	10,662
Book production	3,525	-
Marketing and publicity	1,865	570
Total costs of raising funds	17,302	11,232
Charitable activities		
Volunteer expenses	1,883	1,854
Community members allowances	20,476	26,478
Community members pensions	7,500	9,300
Community members medical	140	161
Community members other expenses	2,987	-
Education and spiritual development	2,672	4,643
Provisions	21,981	18,124
Light, heat, council tax and water	50,403	62,803
Repairs and maintenance	39,651	18,045
Amenities	2,071	1,505
Church expenses	907	829
Transport and travel	8,820	10,859
Garden and livestock	10,471	12,030
Guest expenses	343	2,133
	170,305	168,764
Support costs		
Administrator	23,920	21,535
Other office expenses	24,679	21,120
Depreciation	12,957	14,776
Loss on disposal	66	-
	61,622	57,431
Pilsdon total expenditure on Charitable activities	231,927	226,195
SUMMARY		
Income	330,435	243,862
Raising funds	(17,302)	(11,232)
Charitable activities	(231,927)	(226,195)
Net surplus for the year	81,206	6,435