

LEGACY EAST ALMSHOUSE PARTNERSHIP
CHARITY REGISTRATION NUMBER 1155672

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

LEGACY EAST ALMSHOUSE PARTNERSHIP

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

INCORPORATING THE FOLLOWING LINKED CHARITIES

BRIGHTLINGSEA SANTIAGO ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-1
CHELMSFORD ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-2
DR WEST MEMORIAL HOME – CHARITY REGISTRATION NUMBER 1155672-3
HODDESDON COTTAGE HOMES FOR THE AGED POOR – CHARITY REGISTRATION NUMBER 1155672-4
MISS RUTLAND'S ALMSHOUSES – CHARITY REGISTRATION NUMBER 1155672-7
NETHANIAH HOME – CHARITY REGISTRATION NUMBER 1155672-8
LOUGHTON ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-9
SPROWSTON WAR MEMORIAL TRUST – CHARITY REGISTRATION NUMBER 1155672-10
JOHN GILDERS & MASKELL ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-11
SPRINGFIELD GREEN ALMSHOUSES – CHARITY REGISTRATION NUMBER 1155672-12
WRITTLE ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-14
ERNEST ELIJAH EVERITT TRUST – CHARITY REGISTRATION NUMBER 1155672-15
MARY DAINS COTTAGES – CHARITY REGISTRATION NUMBER 1155672-16
COPLAND ALMSHOUSE CHARITY – CHARITY REGISTRATION NUMBER 1155672-17

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LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their report along with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts on pages 13 and 14 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.

INTRODUCTION

Legacy East Almshouse Partnership (LEAP) was established in 2014 as a Charitable Incorporated Organisation and in 2015 took on the management of six almshouse charities from Genesis Housing Association Ltd as the corporate trustee of each of them, these were Dr West Memorial Home, Hoddesdon Cottage Homes for the Aged Poor, Miss Rutland's Almshouses, Nethaniah Home, Loughton Almshouse Charity, and Sprowston War Memorial Trust, between them these charities own nineteen properties.

Since then, LEAP has become the corporate trustee of a further ten almshouse charities, including four from Colne Housing Society:

- On 31st December 2017, LEAP became the corporate trustee of the John Gilders and Maskell Almshouses Charity in Clacton with four properties, two of which were in need of substantial repair and refurbishment.
- On 15th April 2018, LEAP became the corporate trustee of Springfield Green Almshouses in Chelmsford which has two bungalows built in 1878.
- On 1st July 2018 LEAP took over the corporate trusteeship from Colne Housing Society Ltd of the following four charities:
 - Copland Almshouse Charity (reg no. 226757) with four properties in Chelmsford.
 - Writtle Almshouse Charity (reg no. 276582) with three properties.
 - Chelmsford Almshouse Charity (reg no. 210698) with six flats.
 - Brightlingsea Santiago Almshouse Charity (reg no. 218050) with four bungalows and four flats.
- On 29th July 2020 LEAP took over the corporate trusteeship of Ernest Elijah Everitt Trust (reg no. 232586) with four properties in Southend.
- On 1st September 2020 LEAP took over the corporate trusteeship of Mary Dains Charity (reg no. 234313) with six properties in Trimley St Mary, near Felixstowe in Suffolk.
- On 31st December 2021 LEAP took over corporate trusteeship of the Fullers Almshouse Charity (reg no. 213703) with no properties but a considerable fund to provide new almshouses in the Stansted Mountfitchet area.
- On 1st July 2022 LEAP took over the corporate trusteeship of Sir William Petrie's Almshouses and Chapel (reg no. 242954) with twelve properties and its own chapel in Ingatestone to allow the previous trustees to retire including Lord Petre, a former Lord Lieutenant of Essex and a descendant of Sir William Petre. This almshouse charity was established in 1557. The Almshouses were originally built at a different site and were rebuilt in their current location in 1840.

All the above charities, with the exception of Fullers Almshouse Charity and Sir William Petrie's Almshouses and Chapel, have been linked to Legacy East Almshouse Partnership under a uniting direction, this took effect from 1 January 2020 and are aggregated together in these financial statements as restricted funds.

The charities of Priscilla Mansers Fund (registration number 1155672-5), Elizabeth Warners Cottage (registration number 1155672-6) and the Charity of Janet Dowsett (registration number 1155672-13) are also linked to Legacy East Almshouse Partnership. The charities of Priscilla Mansers Fund and Elizabeth Warners Cottage are dormant and have no funds or reserves. The Charity of Janet Dowsett was removed from the Charity Commission register on 22 August 1995.

The Copland Almshouse Charity (reg no. 226757) was de-registered as a Registered Provider on 22nd February 2022 and subsequently became a linked charity.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the Charity are:

1. To acquire, manage, maintain and develop almshouses and other charitable Trust property for the benefit of people in need of housing;
2. Such other purposes at the trustees' absolute discretion which may be charitable according to the law of England and Wales.

In furtherance of these purposes, the Charity may take over and manage established Permanent Endowment in accordance with the original objects of the Trusts relating to each Permanent Endowment.

Application of Income

The income and property of the Charity must be applied solely towards the promotion of the Charity's objects.

LEGACY EAST ALMSHOUSE PARTNERSHIP

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OBJECTIVES AND ACTIVITIES (continued)

Significant activities

During the year ended 31 December 2022 the Charity managed sixteen almshouse charities in the area of Essex, Suffolk, Norfolk and Hertfordshire, fourteen of which are linked to this Charity, to provide accommodation to sixty eight people in need of housing.

Public benefit

These activities are considered to be for the public benefit and in running the Charity the Trustees have regard for the Charity Commission guidance on public benefit.

LINKED CHARITIES

Legacy East Almshouse Partnership encompasses a number of linked charities that share this Trustees' Report and single set of aggregated financial statements. The linked charities share the same charity number as Legacy East Almshouse Partnership and have the same Trustees.

The active linked charities, their objectives and governing document are as follows:

Brightlingsea Santiago Almshouse Charity – charity number 1155672-1

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 24 August 1998 as amended by a further Scheme dated 4 October 2006.

The object of the Charity is the provision and maintenance of eight almshouse properties for beneficiaries in Brightlingsea, Essex

The beneficial groups that the Charity aims to assist, under the terms of the Charity Scheme, are as follows:

1. The residents of six of the almshouses shall be poor people resident in the Parish of Brightlingsea who either;
 - a. have learning disabilities, or
 - b. are elderly.
2. The residents of two of the almshouses shall be poor women who (except in special cases to be approved by the Charity Commission) are resident in the Parish of Brightlingsea, with preference for widows of seamen. If on occurrence of a vacancy in either of the said two almshouses there is no such applicant the vacancy may be filled by a person described in the first beneficial class.

Chelmsford Almshouse Charity – charity number 1155672-2

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 19 September 1974 as amended by further Schemes dated 18 October 1994 and 25 November 2008.

The object of the Charity is the provision and maintenance of six almshouse properties for beneficiaries in Chelmsford, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are residents who shall (except in special cases to be approved by the Charity Commission) be poor persons in the following order of priority:

1. persons who attend or until prevented by infirmity or illness attended either;
 - a. Christ Church United Reformed Church, New London Road, Chelmsford, or
 - b. any non-conformist church or chapel in Chelmsford;
2. inhabitants of Chelmsford.

Dr West Memorial Home – charity number 1155672-3

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 9 August 1976.

The object of the Charity is the provision and maintenance of one almshouse property for beneficiaries in Hoddesdon, Hertfordshire.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are aged persons living in Hoddesdon who the Trustees shall consider to be the most deserving objects of the Charity, such residents may be of either sex but with a preference for a married couple.

Hoddesdon Cottages for the Aged Poor – charity number 1155672-4

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 27 April 1971 with a further Scheme amendment dated 30 April 1996.

The object of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Hoddesdon, Hertfordshire.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are aged persons living in Hoddesdon, such residents may be of either sex but with a preference for married couples.

LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES
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LINKED CHARITIES (continued)

Miss Rutland's Almshouse Charity – charity number 1155672-7

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 17 January 1979 with a further Scheme amendment dated 10 December 1996.

The objects of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Hempstead, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are aged persons who are poor, invalid or infirm and are resident in the parish of Hempstead, Essex. If there is no suitably qualified applicant, a person resident in an adjoining parish who is otherwise duly qualified may be considered.

Nethaniah Home – charity number 1155672-8

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 6 March 1953 with a further Scheme amendments dated 17 June 1960, 11 July 1977 and 28 July 1998.

The object of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Ipswich, Suffolk.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are deserving persons of either sex from Ipswich and being also either aged persons or persons completely and permanently physically disabled. Two beneficiaries shall be parishioners and communicants at the Parish Church of the Ecclesiastical Parish called the United Parish of St Mary Stoke with St Peter and St Mary Quay, Ipswich and shall be nominated by the Rector of the said ecclesiastical parish. The remaining beneficiaries shall be persons of any denomination but preference shall be given to members of the Church or Congregation of the Stoke Green Baptist Chapel at Ipswich.

Loughton Almshouse Charity – charity number 1155672-9

The Charity is governed in accordance with a Scheme sealed by the Charity Commission dated 14 October 1981.

The objects of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Loughton, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are poor persons who are inhabitants of the ancient parish of Loughton, Essex.

Sprowston War Memorial Trust – charity number 1155672-10

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 21 July 1986 with a further Scheme amendment dated 12 March 1996.

The object of the Charity is the provision and maintenance of two almshouse properties for beneficiaries in Sprowston, Norfolk.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, except under special circumstances to be approved by the Charity Commission, shall be residents who qualify in the following classes and in the following order of priority:

- Aged relatives of men who were resident in the Ecclesiastical Parish of St Mary and St Margaret with St Cuthbert, Sprowston and were killed or died while serving in the armed forces during the Great War of 1914 to 1918;
- Men resident in the said Ecclesiastical Parish who served in the armed forces during the said war;
- Poor persons resident in the said Ecclesiastical Parish;
- Poor persons resident in the Diocese of Norwich, Norfolk.

John Gilders and Maskell Almshouses Charity – charity number 1155672-11

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 26 February 1998.

The object of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Clacton, Essex.

The beneficial group the Charity aims to assist under the terms of the Charity Scheme are poor persons of good character who have been resident in the former urban district of Clacton, Essex for a period of not less than two years preceding the time of their appointment. Preference shall be given to persons who have been resident in the former parish of Great Clacton.

Springfield Green Almshouses – charity number 1155672-12

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 22 October 1976 with a further Scheme amendment dated 19 July 2018.

The objects of the Charity is the provision and maintenance of two almshouse properties for beneficiaries in Springfield, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are poor widows or spinsters of good character who are not less than 55 years of age being members of any Protestant denomination and who are born in the area of the Ecclesiastical Parish of All Saints, Springfield as constituted on the 19 February 1916 or (except in special cases to be approved by the Charity Commission) have resided in the said area for not less than six months next preceding the time of appointment with preference given to persons qualified as aforesaid who are members of the Church of England.

LEGACY EAST ALMSHOUSE PARTNERSHIP

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LINKED CHARITIES (continued)

Writtle Almshouse Charity – charity number 1155672-14

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 14 January 1977 with a further Scheme amendment dated 4 October 2006.

The object of the Charity is the provision and maintenance of three almshouse properties for beneficiaries in Writtle, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are persons in need who (except in special cases to be approved by the Charity Commission) are resident in the area of the Ancient Parish of Writtle at the time of appointment.

Ernest Elijah Everitt Trust – charity number 1155672-15

The Charity is governed in accordance with a conveyance dated 9 December 1957.

The object of the Charity is the provision and maintenance of four almshouse properties for beneficiaries in Southend, Essex.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are aged and needy persons connected with the Union of Evangelical Churches or other Free Church body residing in the country borough of Southend-on-sea.

Mary Dains Cottages – charity number 1155672-16

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 23 January 1961 with a further Scheme amendment dated 22 March 1989.

The objects of the Charity is the provision and maintenance of six almshouse properties for beneficiaries in Trimley St Mary, Suffolk.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are poor persons of good character resident in the area of benefit with a preference for – (a) persons qualified as above and belonging to a non-conformist denomination; (b) persons who are resident in the parishes of Falkenham, Kirton, Trimley St. Martin and Trimley St. Mary.

Copland Almshouse Charity – charity number 1155672-17

The Charity was founded by a conveyance dated 14 August 1899 as varied by a Scheme sealed by the Charity Commission on 14 April 1942. The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 24 August 1979 as varied by a further Scheme amendment dated 4 October 2006.

The object of the Charity is the provision and maintenance of four almshouse properties for beneficiaries.

The beneficial group that the Charity aims to assist, under the terms of the Charity Scheme, are poor persons who (except in special cases to be approved by the Charity Commission) are resident in the area of the Parish of Broomfield at the time of appointment.

ACHIEVEMENT AND PERFORMANCE

The trustee body. A full meeting of trustees was held four times in 2022 to review and confirm all actions which had taken place in the preceding quarter as well as to consider and decide on future strategy and actions. These meetings were all held in person at a village hall in Copford, near Colchester.

Policies were kept under constant review including that of delegated authorities to the Clerk and to the four members of the Property sub-committee to ensure the efficient running of all the sixteen charities under LEAP, involving sixty eight properties.

Three trustees retired during the year. Two were replaced during the year by other people with useful skills.

Throughout the year there was almost daily contact between the Chairman and the Clerk by email, and often involving other trustees as a means of ensuring that decisions are made in a timely and prompt manner.

Strategic Review Day. In December 2022, all of the trustees met for a day at a Holiday Inn hotel to spend the day in depth reviewing the finances of each charity, all governing policies, possible improvements, development possibilities and trustee succession. This follows a similar day held in 2018 which was felt valuable.

Almshouse Residents

One new beneficiary was appointed at the Chelmsford Almshouse charity during the year.

Repayment plans were put in place for five residents who had got behind with their weekly Maintenance Contributions (the equivalent of rent) caused by the Covid pandemic. These arrears will be paid off gradually over time.

LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

ACHIEVEMENT AND PERFORMANCE (continued)

Almshouse Properties

In addition to routine property management and maintenance issues which arose during the year, the trustees initiated and managed several projects including:

- Refurbishment of almshouse properties at Writtle, Roman House in Chelmsford, Sir William Petre's Almshouses in Ingatestone and one bungalow at the Ernest Elijah Everitt Trust in Southend
- The project to substantially improve the appearance of the outside area at Miss Rutland almshouses at Hempstead, started in 2021, continued throughout 2022.
- The addition of secondary glazing of the front windows was completed at the Loughton almshouses to the delight of residents there.
- Ventilation systems were installed in two of the Ernest Elijah Everitt Trust properties to combat damp caused by condensation issues.
- Further works to the elaborate front porches at Queen Victoria's in Hoddesdon well as repairs to the windows.
- Repairs were completed at Nethaniah in Ipswich to the post holding up the corner of the building and upstairs balcony.

Because of the Covid-19 pandemic of 2020/21, members of the Property Committee were unable to plan visits to each of the properties during the year, in line with their agreed policy of visiting each property at least once a year, although some visits were made when it was possible and where necessary.

Also, the trustees have paid considerable attention to the financial situation in each charity and are increasingly confident that there are now sufficient reserves building up in each charity to meet future expenditure requirements. Regarding the Springfield Green almshouse charity, the finances in that charity had improved sufficiently to repay the loan from Charity Bank early.

As a result of some hard work in 2021, the trustees have become more confident in the present condition in all of the almshouse properties owned by all of the charities. In consequence efforts have become more focussed on improvements to benefit the welfare of residents.

Conclusion: Finally, as Chairman, I should like to record my thanks especially to the Clerk, Clare Heyes, who has once again continued to work hard throughout 2022; to Vice-Chairman, Ian Dudley for his help and support throughout the year, and a big thank you to all of the trustees for their commitment and dedication in managing all sixteen charities and successfully providing sixty eight homes to sixty nine residents.

FINANCIAL REVIEW

Financial Position

The Charity's financial position is as set out in the Balance Sheet on page 11 and is considered satisfactory.

Reserves Policy

The Charity's policy on reserves is to maintain sufficient reserves to enable the Charity to continue to achieve its principal objectives.

FUTURE PLANS

LEAP has established maintenance funds for the proper management of the properties going forward for all of the charities under its management.

LEAP will ensure there are due processes in place with regard to the welfare of the resident(s) by signposting them to care and support services should they request it.

The trustees remain keen to see that the funds in the Fullers charity be used in the acquisition of almshouse properties in the Stansted Mountfitchet area. We remain in contact with Councillors of the Parish Council about opportunities to use this money for the benefit of residents in that area.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Legacy East Almshouse Partnership is governed in accordance with a constitution dated 11 December 2013.

Methods adopted for recruitment and appointment of Trustees

The Trustees are appointed through co-option by existing Trustees and who need to have experience of managing almshouses and almshouse charities or who can offer expertise of benefit to almshouse charities. As vacancies for Trustees arise applications are sought from potential candidates known to the Trustees and other suitable local people. Applicants are then considered by the Trustees and appointments made by resolution of the Trustees.

LEGACY EAST ALMSHOUSE PARTNERSHIP

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT (continued)

Policies and Procedures adopted for the induction and training of Trustees

New Trustees are briefed by the Chairman and the Clerk on the history and activities of the Charity. They are provided with a copy of the Charity Commission publication "The Essential Trustee" detailing their responsibilities and providing guidance on being a Trustee. New Trustees are provided with a copy of the Charity Scheme and the latest accounts.

Organisational Structure of the Charity

Day to day administration of the Charity is carried out by the Clerk who reports to the Trustees. In addition, the Clerk maintains a good working relationship with Melissa Hill, a Clerk of another almshouse charity, such that if she needs some help of whatever sort, she has someone she can rely on for that support.

Related Parties

Legacy East Almshouse Partnership acts as corporate trustee for fifteen almshouse charities, these are Dr West Memorial Home, Hoddesdon Cottage Homes for the Aged Poor, Miss Rutland's Almshouses, Nethanah Home, Loughton Almshouse Charity, Sprowston War Memorial Trust, John Gilders & Maskell Almshouse Charity (as from 1st January 2018); Springfield Green Almshouses (as from 15th April 2018); Writtle Almshouse Charity, Copland Almshouse Charity, Brightlingsea Santiago Almshouse Charity and Chelmsford Almshouse Charity (as from 1st July 2018); Ernest Elijah Everitt Trust (as from 29th July 2020); Mary Dains Almshouses (as from 1st September 2020), Fullers Almshouse Charity (as from 31st December 2021); and Sir William Petrie's Almshouses and Chapel (as from 1st July 2022). The Clerk to the Charity is also Clerk to other almshouse charities.

Statement of Major Risks

As an integral part of their management policy the Trustees maintain regular checks on risk factors which may adversely affect the Charity.

Through the employment of professional advisors the Trustees seek to ensure that all of the Charity's management and decision making processes take full account of, and comply with, relevant legislation and regulatory controls.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity Name: Legacy East Almshouse Partnership

Other Names: LEAP

Charity Registered Number: 1155672

Address of Principal Office: Newbridge Hill, West Bergholt, Essex, CO6 3ER

Trustees:

The Trustees who served during the year and to the date of this report were:

Peter Hill	Chairman
Ian Dudley	Vice Chairman
Christopher Andrews	
Diana Hoy	
Gerrard O'Driscoll	Resigned 16 February 2022
Robert Neve	
Alison Pooley	Resigned 31 December 2022
Manda O'Connell	
Rosie Pearson	Resigned 28 July 2022
Adam Edwards	Appointed 12 August 2022
Kevin Dale	Appointed 4 November 2022

Clerk to the Charity: Mrs Clare Heyes, 18 Newbridge Hill, West Bergholt, Essex, CO6 3ER
07803 908686

Auditors: Haines Watts, Town Wall House, 4 Balkerne Hill, Colchester, Essex, CO3 3AD

Bankers: The Co-operative Bank, Delf House, Southway, Skelmersdale, WN8 6WT

LEGACY EAST ALMSHOUSE PARTNERSHIP**ANNUAL REPORT OF THE TRUSTEES**
FOR THE YEAR ENDED 31 DECEMBER 2022**STATEMENT OF TRUSTEES RESPONSIBILITIES**

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

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view 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 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 and statements of recommended practice 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 operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed.

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.

The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity Commissions website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the Trustees on:

10th August 2023

and signed on their behalf by:


Peter Hill

INDEPENDENT AUDITOR'S REPORT
TO THE TRUSTEES OF LEGACY EAST ALMSHOUSE PARTNERSHIP
FOR THE YEAR ENDED 31 DECEMBER 2022

OPINION

We have audited the financial statements of Legacy East Almshouse Partnership for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the 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 applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (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 December 2022, and of its incoming resources and application of resources 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) (ISA's (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's 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 United Kingdom, including the Financial Reporting Council'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

We have nothing to report in respect of the following matters in relation to which the ISA's (UK) require us to report to you where:

- the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date the financial statements are authorised for issue.

OTHER INFORMATION

The Trustees are responsible for the other information. The other information comprises the information included in the Trustees 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 in 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.

We have nothing to report in this regard.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records and returns; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

INDEPENDENT AUDITOR'S REPORT
TO THE TRUSTEES OF LEGACY EAST ALMSHOUSE PARTNERSHIP
FOR THE YEAR ENDED 31 DECEMBER 2022

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the Trustees' Responsibilities Statement on page 7, the trustees are responsible for the preparation of 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'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We have been appointed as auditor under section 145 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:

- We considered the risk of fraud through management override and in response, we incorporated testing of manual journal entries into our audit approach throughout the financial year.
- We also considered the risk of fraud through assumptions and judgements used within accounting estimates and in response, reviewed and scrutinised these estimates in order to detect possible management bias.
- We also considered the risk of fraud associated with the preparation of the financial statements and in response, tested the disclosures prepared against relevant supporting documentation.

Our audit did not identify any significant matters relating to the detection of irregularities, including fraud. However, despite the audit being planned and conducted in accordance with ISAs (UK) there remains an unavoidable risk that material misstatement in the financial statements may not be detected owing to inherent limitations of the audit. 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 for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

USE OF OUR REPORT

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's 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 the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Haines Watts

HAINES WATTS
STATUTORY AUDITORS
 Town Wall House
 Balkerne Hill
 Colchester
 Essex CO3 3AD

DATE :- 30.8.2023

Haines Watts is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

LEGACY EAST ALMSHOUSE PARTNERSHIP

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

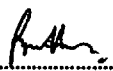
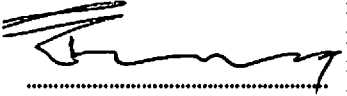
		<u>Unrestricted Funds</u> <u>(Legacy East Almshouse Partnership)</u>		<u>Restricted Fund</u> <u>(Linked Charities)</u>		<u>Total</u> <u>(Combined)</u>	
	<u>Notes</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
INCOME AND ENDOWMENTS FROM:							
Charitable Activities	3	50,400	45,000	345,858	303,766	396,258	348,766
Investment Income	4	1,019	6	4,492	2,479	5,511	2,485
TOTAL		51,419	45,006	350,350	306,245	401,769	351,251
EXPENDITURE ON:							
Charitable Activities	5	30,529	27,505	191,312	223,623	221,841	251,128
TOTAL		30,529	27,505	191,312	223,623	221,841	251,128
NET		20,890	17,501	159,038	82,622	179,928	100,123
NET GAINS/(LOSSES) ON INVESTMENTS	9	-	-	(3,485)	85,158	(3,485)	85,158
NET INCOME		20,890	17,501	155,553	167,780	176,443	185,281
TRANSFERS BETWEEN FUNDS		-	-	-	-	-	-
OTHER RECOGNISED GAINS/(LOSSES)							
Gain on Revaluation of Housing Properties	8	-	-	967,335	-	967,335	-
NET MOVEMENT IN FUNDS		20,890	17,501	1,122,888	167,780	1,143,778	185,281
RECONCILIATION OF FUNDS:							
Total Funds Brought Forward		78,251	60,750	7,140,644	6,972,864	7,218,895	7,033,614
Introduce Copland Almshouse Charity Funds as at 1 January 2022	1	-	-	465,247	-	465,247	-
Total Funds Carried Forward		99,141	78,251	8,728,779	7,140,644	8,827,920	7,218,895

All incoming resources and resources expended derive from continuing activities.

LEGACY EAST ALMSHOUSE PARTNERSHIP

BALANCE SHEET
AS AT 31 DECEMBER 2022

	<u>Notes</u>	<u>Unrestricted Funds</u> <u>(Legacy East</u> <u>Almshouse Partnership)</u>		<u>Restricted Fund</u> <u>(Linked Charities)</u>		<u>Total</u> <u>(Combined)</u>	
		<u>2022</u> <u>£</u>	<u>2021</u> <u>£</u>	<u>2022</u> <u>£</u>	<u>2021</u> <u>£</u>	<u>2022</u> <u>£</u>	<u>2021</u> <u>£</u>
FIXED ASSETS							
Tangible Fixed Assets	8	-	-	7,417,920	6,024,082	7,417,920	6,024,082
Investments	9	-	-	993,265	941,609	993,265	941,609
		-	-	8,411,185	6,965,691	8,411,185	6,965,691
CURRENT ASSETS							
Debtors and Prepayments	10	31,764	26,866	150,819	137,232	182,583	164,098
Cash at Bank and in Hand	11	207,043	173,144	353,970	262,275	561,013	435,419
		238,807	200,010	504,789	399,507	743,596	599,517
CREDITORS: Amounts falling due with one year	12	139,666	121,759	80,475	86,972	220,141	208,731
NET CURRENT ASSETS		99,141	78,251	424,314	312,535	523,455	390,786
TOTAL ASSETS LESS CURRENT LIABILITIES		99,141	78,251	8,835,499	7,278,226	8,934,640	7,356,477
CREDITORS: Amounts falling due after more than one year	13	-	-	106,720	137,582	106,720	137,582
NET ASSETS	15	99,141	78,251	8,728,779	7,140,644	8,827,920	7,218,895
CAPITAL AND RESERVES							
Restricted Funds		-	-	8,728,779	7,140,644	8,728,779	7,140,644
Unrestricted Funds		99,141	78,251	-	-	99,141	78,251
		99,141	78,251	8,728,779	7,140,644	8,827,920	7,218,895

 Peter Hill	 Ian Dudley	) TRUSTEES
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These accounts were approved by the Trustees on 10/8/2023

LEGACY EAST ALMSHOUSE PARTNERSHIP**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Unrestricted Funds (Legacy East Almshouse Partnership)		Restricted Funds (Linked Charities)		Total (Combined)	
	2022	2021	2022	2021	2022	2021
	£	£	£	£	£	£
NET CASH FLOW FROM OPERATING ACTIVITIES						
Net Movement in Funds	20,890	17,501	1,122,888	167,780	1,143,778	185,281
Gain on Revaluation of Housing Properties	-	-	(967,335)	-	(967,335)	-
(Gains)/Losses on Investments	-	-	3,486	(85,158)	3,486	(85,158)
Dividends from Investments and Interest	(1,019)	(6)	(4,492)	(2,479)	(5,511)	(2,485)
Decrease/(Increase) in Debtors	(4,898)	12,297	(13,588)	8,546	(18,486)	20,843
(Decrease)/Increase in Creditors (exc. Loans)	17,907	16,788	(5,418)	(4,593)	12,489	28,983
Cash Provided by/(Used) by Operating Activities	32,880	46,580	135,541	84,096	168,421	147,464
CASH FLOW FROM INVESTING ACTIVITIES						
Dividends from Investments and Interest	1,019	6	4,492	2,479	5,511	2,485
Purchase of Investments	-	-	(40,000)	(332,753)	(40,000)	(332,753)
Proceeds from Sale of Investments	-	-	-	60,253	-	60,253
Cash Provided by/(Used) by Investing Activities	1,019	6	(35,508)	(270,021)	(34,489)	(270,015)
CASH FLOW FROM FINANCING ACTIVITIES						
Repayment of Loans	-	-	(31,941)	(14,053)	(31,941)	(14,052)
Cash Used by Financing Activities	-	-	(31,941)	(14,053)	(31,941)	(14,052)
INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	33,899	46,586	68,092	(199,978)	101,991	(153,392)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	173,144	126,558	262,275	462,253	435,419	588,811
INTRODUCE COPLAND ALMSHOUSE CHARITY AS AT 1 JANUARY 2022 (NOTE 1)	-	-	23,603	-	23,603	-
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	207,043	173,144	353,970	262,275	561,013	435,419

The cash and cash equivalents of the Linked Charities are as follows:

	2022	2021
	£	£
Brightlingsea Santiago Almshouse Charity	75,212	64,496
Chelmsford Almshouse Charity	20,604	20,405
Dr West Memorial Home	5,615	1,565
Hoddesdon Home for the Aged Poor	-	-
Miss Rutland's Almshouses	26,507	16,261
Nethaniah Home	-	-
Loughton Almshouse Charity	38,245	27,887
Sprowston War Memorial Trust	-	-
John Gilders and Maskell Almshouse Charity	10,875	781
Springfield Green Almshouses	23,626	15,415
Writtle Almshouses	36,474	26,144
Ernest Elijah Everitt Trust	85,856	85,026
Mary Dains Cottages	4,216	4,295
Copland Almshouse Charity	26,740	-
	353,970	262,275

LEGACY EAST ALMSHOUSE PARTNERSHIP

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

1. INTRODUCTION

Legacy East Almshouse Partnership acts as corporate trustee for sixteen almshouse charities, these are Brightlingsea Almshouse Charity, Chelmsford Almshouse Charity, Dr West Memorial Home, Hoddesdon Cottage Homes for the Aged Poor, Miss Rutland's Almshouses, Nathaniah Home, Loughton Almshouse Charity, Sprowston War Memorial Trust, John Gilders & Maskell Almshouse Charity, Springfield Green Almshouses, Writtle Almshouse Charity, Ernest Elijah Everitt Trust, Mary Dains Cottages, Copland Almshouse Charity, Fullers Almshouse Charity and Sir William Petrie's Almshouses and Chapel.

All the above charities, with the exception of Fullers Almshouse Charity and Sir William Petrie's Almshouses and Chapel, have been linked to Legacy East Almshouse Partnership under a uniting direction, this took effect from 1 January 2020 with Copland Almshouse Charity being linked with effect from 1 January 2022.

Legacy East Almshouse Partnership is the reporting charity and these financial statements are the aggregation for itself and all of the other linked charities. Legacy East Almshouse Partnership is disclosed as an unrestricted fund with the Linked Charities being restricted funds and the total amounts being a combination of both unrestricted and restricted funds.

As Copland Almshouse Charity was linked with effect from 1 January 2022 the comparative amounts for the year ended 31 December 2021 do not include this charity. The assets, liabilities and funds as at 31 December 2022 have been introduced as at 1 January 2022.

2. ACCOUNTING POLICIES

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Charity's accounts.

a) General Information and Basis of Accounting

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, and UK Generally Accepted Accounting Practice.

The accounts are prepared using the historical cost accounting rules except that that freehold properties are included at valuation and investments are included at their market value.

Component Accounting is not applied since the replacement of those components of the property which have a shorter useful life than the main structure is not capitalised but written off as incurred to the General Fund or the Extraordinary Repair Fund.

b) Fund Accounting

Restricted funds are funds received by the Charity for a specific purpose and can only be used for that purpose. Unrestricted funds are available to spend on activities that further any of the purposes of Charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.

c) Going Concern

The Trustees have considered the potential impact of COVID-19 on the Charity's financial position and whether the Charity's ability to continue as a going concern was likely to be affected. The Trustees consider that the income to the Charity would not be affected in any material way as their beneficiaries are mostly of retirement age with fixed incomes related to statutory pensions, private pensions, universal credit and housing benefit. Nevertheless, the impact of COVID-19 might result in voids being of longer duration during pandemic restrictions. Based on these assessments, cash and the current funds available, the Trustees have concluded that they can continue to adopt the going concern basis in preparing the annual reports and accounts.

d) Income

Income is recognised when the Charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Charity that a distribution will be made, or when a distribution is received from the estate.

LEGACY EAST ALMSHOUSE PARTNERSHIP

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

2. ACCOUNTING POLICIES (CONTINUED)

d) Income (continued)

Donations and other voluntary income are reflected in the accounts for the period in which they are received. Donations in kind are recognised by the Charity when received except in the case of services provided free or undervalue by voluntary staff or others which are not reflected in the accounts.

e) Interest Received

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

f) Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

g) Repairs and Maintenance of Properties

The charges in the Statement of Financial Activities in respect of Cyclical Maintenance and Extraordinary Repairs reflect the Trustees' constant concern to keep the properties in good condition and are in accordance with the Almshouse Associations' recommendation that Almshouse Charities should set aside each year specific sums in this respect. Transfers are made from the General Fund each year to the Extraordinary Repair Fund to cover extraordinary repairs as they arise and to the Cyclical Maintenance Fund to cover repairs which arise on a cyclical basis.

h) Support Costs

The Charity's governance costs are allocated entirely to the Almshouse Costs since support costs relating to other activities are considered immaterial.

i) Tangible Fixed Assets

The housing properties are included in the accounts at their insurance value. Additions after each revaluation are included at cost until a further revaluation.

Revaluations are performed with sufficient regularity to ensure that the carrying amounts are not materially misstated.

The cost of refurbishment and improvements to the existing property are written off to the Revenue Reserve as incurred. Any major improvements or extensions to the property are capitalised.

j) Investments

Investments are shown on the Balance Sheet at their market value. Changes in market values during an accounting period are reflected in the accounts as unrealised gains or losses. Upon disposal of an investment the difference between original cost and disposal proceeds is reflected in the accounts as a realised gain or loss and an adjustment is made to unrealised gains or losses to reverse unrealised movements in value in earlier years.

k) Debtors

Contributions and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any discounts due.

l) Cash at Bank

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

m) Creditors and Provisions

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.

LEGACY EAST ALMSHOUSE PARTNERSHIP

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

3. INCOME FROM CHARITABLE ACTIVITIES

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
	£	£	£	£	£	£
Almshouse Management						
Management and Administration Fees	50,400	45,000	-	-	50,400	45,000
	50,400	45,000	-	-	50,400	45,000
Almshouse Income						
Contributions Due	-	-	351,728	309,846	351,728	309,846
Losses from Voids	-	-	(5,870)	(6,080)	(5,870)	(6,080)
	-	-	345,858	303,766	345,858	303,766
	50,400	45,000	345,858	303,766	396,258	348,766

4. INVESTMENT INCOME

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
	£	£	£	£	£	£
Dividends Receivable from Listed Investments	-	-	334	2,428	334	2,428
Bank Deposit Account Interest Receivable	1,019	6	4,158	51	5,177	57
	1,019	6	4,492	2,479	5,511	2,485

5. EXPENDITURE ON CHARITABLE ACTIVITIES

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
	£	£	£	£	£	£
Almshouse Management Operating Costs						
Clerks Fees and Expenses	27,900	25,200	-	-	27,900	25,200
Auditor's Remuneration	1,602	1,692	-	-	1,602	1,692
Trustees' Expenses	25	418	-	-	25	418
Sundry Expenses	575	195	-	-	575	195
Subscription	427	-	-	-	427	-
	30,529	27,505	-	-	30,529	27,505
Almshouse Costs						
Vacant Property Costs	-	-	586	238	586	238
Water Charges	-	-	1,399	1,131	1,399	1,131
Light and Heat	-	-	17,295	11,733	17,295	11,733
Insurance	-	-	8,678	7,498	8,678	7,498
Repairs and Renewals	-	-	33,943	33,365	33,943	33,365
Extraordinary Repairs	-	-	41,565	91,627	41,565	91,627
Cyclical Repairs	-	-	4,751	3,905	4,751	3,905
Gardening	-	-	12,158	9,127	12,158	9,127
Cleaning	-	-	1,272	1,272	1,272	1,272
Bad Debts	-	-	311	235	311	235
Sundry Expenses	-	-	382	264	382	264
Housing Loan Interest	-	-	2,948	3,220	2,948	3,220
	-	-	125,288	163,615	125,288	163,615
Support Costs – Governance Costs						
Administration Fees	-	-	44,800	41,600	44,800	41,600
Auditor's Remuneration	-	-	20,082	18,408	20,082	18,408
Legal and Professional Fees	-	-	996	-	996	-
Almshouse Association Subscriptions	-	-	146	-	146	-
	-	-	191,312	223,623	191,312	223,623
	30,529	27,505	191,312	223,623	221,841	251,128

LEGACY EAST ALMSHOUSE PARTNERSHIP**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022****6. NET INCOME/(EXPENDITURE) FOR THE YEAR**

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
	£	£	£	£	£	£
This is stated after charging:						
Auditor's Remuneration:						
Audit Fees	540	540	7,560	7,020	8,100	7,560
Accountancy Fees	1,062	1,152	12,522	11,388	13,584	12,540
	<u>1,602</u>	<u>1,692</u>	<u>20,082</u>	<u>18,408</u>	<u>21,684</u>	<u>20,100</u>

7. RELATED PARTY TRANSACTIONS AND TRUSTEES REMUNERATION

No trustees were remunerated year ended 31 December 2022 or the year ended 31 December 2021.

One trustee was reimbursed travelling expenses of £25 by Legacy East Almshouse Partnership during the year ended 31 December 2022, two trustees were reimbursed travelling expenses of £418 by Legacy East Almshouse Partnership during the year ended 31 December 2021.

There were no other related party transactions during the year ended 31 December 2022 or the year ended 31 December 2021.

8. HOUSING PROPERTIES

	<u>Restricted Funds</u>	
	<u>Linked Charities</u>	
	<u>2022</u>	<u>2021</u>
	£	£
COST OR VALUATION		
At beginning of the year	6,024,082	6,024,082
Introduce Copland Almshouse Charity properties as at 1 January 2022	426,503	-
Gain on Revaluation	967,335	-
At end of the year	<u>7,417,920</u>	<u>6,024,082</u>
NET BOOK VALUE		
At beginning of the year	6,024,082	6,024,082
At end of the year	<u>7,417,920</u>	<u>6,024,082</u>

The housing properties were revalued by the trustees during the year ended 31 December 2022 to their insurance reinstatement values.

The cost or valuation as at 31 December 2022 is represented by:

Cost	1,452,842	1,407,507
Accumulated revaluation gains	5,965,078	4,616,575
	<u>7,417,920</u>	<u>6,024,082</u>

LEGACY EAST ALMSHOUSE PARTNERSHIP**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022****9. INVESTMENTS**

	Restricted Funds Linked Charities	
	2022	2021
	£	£
Listed Investments		
Market value at beginning of the year	941,609	583,951
Introduce Copland Almshouse Charity investments as at 1 January 2022	15,141	-
Additions at cost	40,000	332,753
Disposal proceeds	-	(60,253)
Revaluation gains/(losses)	(3,485)	85,158
Market value at end of the year	993,265	941,609
The cost or valuation as at 31 December 2022 is represented by:		
Cost	733,932	678,932
Accumulated revaluation gains	259,333	262,677
	993,265	941,609

10. DEBTORS AND PREPAYMENTS

	Unrestricted Funds Legacy East Almshouse Partnership		Restricted Funds Linked Charities		Total Combined	
	2022	2021	2022	2021	2022	2021
	£	£	£	£	£	£
Linked Charities	28,570	26,214	-	-	28,570	26,214
Contributions in Arrears	-	-	17,730	13,320	17,729	13,320
Other Debtors	2,513	225	29	1,132	2,542	1,357
Legacy East Almshouse Partnership	-	-	125,124	114,420	125,124	114,420
Prepayments and Accrued Income	681	427	7,936	8,360	8,618	8,787
	31,764	26,866	150,819	137,232	182,583	164,098

11. CASH AT BANK AND IN HAND

	Unrestricted Funds Legacy East Almshouse Partnership		Restricted Funds Linked Charities		Total Combined	
	2022	2021	2022	2021	2022	2021
	£	£	£	£	£	£
Co-operative Bank Current Account	121,147	103,039	-	-	121,147	103,039
Barclays Current Account	-	-	-	130	-	130
COIF Deposit Account	85,896	70,105	353,970	262,145	439,866	332,250
	207,043	173,144	353,970	262,275	561,013	435,419

12. CREDITORS: Amounts due within one year

	Unrestricted Funds Legacy East Almshouse Partnership		Restricted Funds Linked Charities		Total Combined	
	2022	2021	2022	2021	2022	2021
	£	£	£	£	£	£
Loans (see note 14)	-	-	13,066	14,145	13,066	14,145
Linked Charities	125,124	114,420	-	-	125,124	114,420
Contributions in Received in Advance	-	-	7,415	6,659	7,415	6,659
Other Creditors	13,426	6,163	8,922	20,526	22,348	26,689
Legacy East Almshouse Partnership	-	-	28,570	26,214	28,570	26,214
Accruals and Deferred Income	1,116	1,176	22,502	19,428	23,618	20,604
	139,666	121,759	80,475	86,972	220,141	208,731

LEGACY EAST ALMSHOUSE PARTNERSHIP

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

13. CREDITORS: amounts falling due after more than one year

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
	£	£	£	£	£	£
Loans (see note 14)	-	-	106,720	137,582	106,720	137,582

14. LOANS

During the year ended 31 March 2015 the Hoddesdon Cottage Homes for the Aged Poor current account balance owed to Genesis Housing Association Ltd of £84,750 was converted to an interest free loan which is repayable over fifteen years commencing on 1 April 2016.

During the year ended 31 March 2015 Genesis Housing Association Ltd made a loan of £73,232 to Nethaniah Home so that substantial improvements to the housing properties could be carried out. A further loan for £10,000 was advanced during the year ended 31 December 2016. The loan is interest free loan and is repayable over fifteen years commencing on 1 April 2016.

During the year ended 31 December 2007 Sprowston War Memorial Trust borrowed £45,000 from the Charity Bank Ltd. The loan is subject to interest at a fixed rate of 6.5% per annum and is repayable over 25 years. The loan is secured on the housing properties at 104 and 106 North Walsham Road, Norwich.

During the year ended 31 December 2008 Springfield Green Almshouses borrowed £30,000 from the Charity Bank Ltd. The loan is subject to interest at a fixed rate of 6.5% per annum and is repayable over 25 years. The loan is secured on the housing properties at 40 and 42 Springfield Road, Chelmsford. The balance of the loan was repaid to the Charity Bank Ltd on the 16th November 2022.

The loans are repayable in monthly instalments as follows:

	<u>Restricted Funds</u>		<u>Linked Charities</u>	
	<u>2022</u>		<u>2021</u>	
	£	£	£	£
In one year or less		13,066		14,145
Between one and two years	13,188		14,337	
Between two and five years	40,374		44,287	
In five years or more	53,158		78,958	
		<u>106,720</u>		<u>137,582</u>
		<u>119,786</u>		<u>151,727</u>

15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<u>Fixed Assets</u>		<u>Net Current</u>	
	<u>Freehold</u>	<u>Investments</u>	<u>Assets Less</u>	
	<u>Property</u>		<u>Long Term</u>	<u>Total</u>
	£	£	Loans	£
Legacy East Almshouse Partnership				
Unrestricted Funds – General Fund	-	-	99,141	99,141
Linked Charities				
Endowment Funds:				
Permanent Endowment Funds	-	34,592	-	34,592
Housing Property Reserves	2,764,738	-	(27,395)	2,737,343
Housing Property Revaluation Reserves	4,283,832	-	-	4,283,832
Restricted Funds:				
Social Housing Grant Funds	369,350	-	-	369,350
Unrestricted Funds:				
Cyclical Maintenance Funds	-	87,281	133,310	220,591
Extraordinary Repair Funds	-	197,173	53,470	250,643
General Funds	-	674,219	158,209	832,428
	<u>7,417,920</u>	<u>993,265</u>	<u>317,594</u>	<u>8,728,779</u>
	<u>7,417,920</u>	<u>993,265</u>	<u>416,735</u>	<u>8,827,920</u>

LEGACY EAST ALMSHOUSE PARTNERSHIP**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022****16. FINANCIAL COMMITMENTS**

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>		<u>Total</u>	
	<u>Legacy East</u>		<u>Linked Charities</u>		<u>Combined</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
	£	£	£	£	£	£
Authorised and Contracted For:						
Ernest Elijah Everitt Trust						
Refurnishment of bungalow one	-	-	7,580	-	7,580	-
Loughton Almshouse Charity						
Replacement secondary glazing	-	-	-	4,200	-	4,200
Authorised but not Contracted For:						
Mary Dains Cottages						
Replacement roof	-	-	-	140,000	-	140,000

LEGACY EAST ALMSHOUSE PARTNERSHIP

LINKED CHARITIES – SUMMARY STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Restricted</u> <u>Fund</u> <u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Copland</u> <u>Fund</u> <u>Balances</u> <u>Introduced</u> £	<u>Almshouse</u> <u>Income</u> £	<u>Investment</u> <u>Income</u> £	<u>Almshouse</u> <u>Costs</u> £	<u>Gains/(Losses)</u> <u>on</u> <u>Investments</u> £	<u>Gains/(Losses)</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Restricted</u> <u>Fund</u> <u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2022								
Brightlingsea Santiago Almshouse Charity	950,660	-	52,137	909	(17,584)	(81)	160,109	1,146,150
Chelmsford Almshouse Charity	833,653	-	37,017	183	(20,592)	1,539	120,083	971,883
Dr West Memorial Home	146,640	-	7,995	64	(2,629)	533	6,878	159,481
Hoddesdon Home for the Aged Poor	375,993	-	27,163	-	(8,034)	62	37,129	432,313
Miss Rutland's Almshouses	620,459	-	27,314	314	(24,230)	921	43,688	668,466
Nethanlah Home	535,183	-	20,659	-	(17,436)	197	51,141	589,744
Loughton Almshouse Charity	511,158	-	27,779	456	(12,643)	124	72,827	599,701
Sprowston War Memorial Trust	181,570	-	11,105	-	(6,154)	102	17,176	203,799
John Gilders and Maskell Almshouse Charity	598,818	-	23,213	126	(8,936)	(7,946)	42,201	647,476
Springfield Green Almshouses	349,713	-	13,912	601	(6,277)	(1,171)	27,484	384,262
Writtle Almshouses	362,476	-	15,369	424	(9,752)	77	60,041	428,635
Ernest Elijah Everitt Trust	654,404	-	16,629	1,049	(22,277)	809	90,096	740,710
Mary Dains Cottages	1,019,917	-	38,343	62	(25,675)	1,229	158,427	1,192,303
Copland Almshouse Charity	-	465,247	27,223	304	(9,093)	120	80,055	563,856
	7,140,644	465,247	345,858	4,492	(191,312)	(3,485)	967,335	8,728,779
Year Ended 31 December 2021								
Brightlingsea Santiago Almshouse Charity	914,578	-	52,027	32	(16,249)	272	-	950,660
Chelmsford Almshouse Charity	849,290	-	32,441	1,492	(64,015)	14,445	-	833,653
Dr West Memorial Home	133,771	-	7,950	-	(2,394)	7,313	-	146,640
Hoddesdon Home for the Aged Poor	355,483	-	26,911	150	(9,133)	2,582	-	375,993
Miss Rutland's Almshouses	591,988	-	26,870	2	(11,085)	12,684	-	620,459
Nethanlah Home	520,213	-	20,348	-	(6,940)	1,562	-	535,183
Loughton Almshouse Charity	495,826	-	25,705	3	(12,221)	1,845	-	511,158
Sprowston War Memorial Trust	174,385	-	11,026	-	(5,355)	1,514	-	181,570
John Gilders and Maskell Almshouse Charity	566,598	-	22,437	7	(7,332)	17,108	-	598,818
Springfield Green Almshouses	336,670	-	13,703	517	(6,289)	5,112	-	349,713
Writtle Almshouses	355,846	-	14,467	3	(8,304)	464	-	362,476
Ernest Elijah Everitt Trust	675,057	-	18,983	22	(42,046)	2,388	-	654,404
Mary Dains Cottages	1,003,159	-	30,898	251	(32,260)	17,869	-	1,019,917
	6,972,864	-	303,766	2,479	(223,623)	85,158	-	7,140,644

LEGACY EAST ALMSHOUSE PARTNERSHIP

LINKED CHARITIES – BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Fixed Assets</u>		<u>Debtors and Prepayments</u>	<u>Cash at Bank and In Hand</u>	<u>Creditors: Amounts due within One Year</u>	<u>Creditors: Amount due in more than One Year</u>	<u>Net Assets</u>
	<u>Tangible Assets</u>	<u>Investments</u>					
	<u>Housing Properties</u>						
	£	£	£	£	£	£	£
Year Ended 31 December 2022							
Brightlingsea Santiago Almshouse Charity	1,013,115	40,800	20,039	75,212	(3,016)	-	1,146,150
Chelmsford Almshouse Charity	759,837	196,242	1,864	20,604	(6,665)	-	971,883
Dr West Memorial Home	81,226	67,995	5,839	5,615	(1,194)	-	159,481
Hoddesdon Home for the Aged Poor	438,501	33,442	9,071	-	(7,738)	(40,963)	432,313
Miss Rutland's Almshouses	515,980	117,530	11,937	26,507	(3,488)	-	668,466
Nethaniah Home	604,001	25,082	7,879	-	(6,989)	(40,229)	589,744
Loughton Almshouse Charity	522,827	28,621	11,748	38,245	(1,740)	-	599,701
Sprowston War Memorial Trust	202,844	25,753	4,451	-	(3,721)	(25,528)	203,799
John Gilders and Maskell Almshouse Charity	498,418	125,513	14,736	10,875	(2,066)	-	647,476
Springfield Green Almshouses	324,599	47,280	318	23,626	(11,561)	-	384,262
Writtle Almshouses	379,918	9,799	4,741	36,474	(2,297)	-	428,635
Ernest Elijah Everitt Trust	570,096	103,197	1,300	85,856	(19,739)	-	740,710
Mary Dains Cottages	1,000,000	156,750	39,946	4,216	(8,609)	-	1,192,303
Copland Almshouse Charity	506,558	15,261	16,949	26,740	(1,652)	-	563,856
	7,417,920	993,265	150,819	353,970	(80,475)	(106,720)	8,728,779
Year Ended 31 December 2021							
Brightlingsea Santiago Almshouse Charity	853,006	20,881	16,617	64,496	(4,340)	-	950,660
Chelmsford Almshouse Charity	639,754	194,703	1,699	20,405	(22,908)	-	833,653
Dr West Memorial Home	74,348	67,462	4,812	1,565	(1,547)	-	146,640
Hoddesdon Home for the Aged Poor	401,372	23,380	6,376	-	(8,522)	(46,613)	375,993
Miss Rutland's Almshouses	472,292	116,609	18,447	16,261	(3,150)	-	620,459
Nethaniah Home	552,860	24,885	11,265	-	(8,049)	(45,778)	535,183
Loughton Almshouse Charity	450,000	23,497	12,536	27,887	(2,762)	-	511,158
Sprowston War Memorial Trust	185,668	20,651	6,643	-	(3,938)	(27,454)	181,570
John Gilders and Maskell Almshouse Charity	456,217	133,459	11,796	781	(3,435)	-	598,818
Springfield Green Almshouses	297,115	48,451	9,711	15,415	(3,242)	(17,737)	349,713
Writtle Almshouses	319,877	9,722	9,884	26,144	(3,151)	-	362,476
Ernest Elijah Everitt Trust	480,000	102,388	833	85,026	(13,843)	-	654,404
Mary Dains Cottages	841,573	155,521	26,613	4,295	(8,085)	-	1,019,917
	6,024,082	941,609	137,232	262,275	(86,972)	(137,582)	7,140,644

BRIGHTLINGSEA SANTIAGO ALMSHOUSE**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	£	2022	£	2021	£
INCOME AND ENDOWMENTS					
CHARITABLE ACTIVITIES					
Contributions Due	52,137		52,027		
Losses from Voids	-		-		
		52,137		52,027	
INVESTMENT INCOME					
M&G Multi Charity Income Share Dividends	-		24		
COIF Income Share Dividends	-		-		
COIF Deposit Account Interest Receivable	909		8		
		909		32	
TOTAL INCOME		53,046		52,059	
EXPENDITURE					
CHARITABLE ACTIVITIES					
Almshouse Costs					
Vacant Property Costs	-		-		
Water Charges	-		-		
Light and Heat	-		-		
Insurance	1,133		1,108		
Repairs and Renewals	3,463		4,081		
Extraordinary Repairs	2,080		-		
Cyclical Repairs	-		-		
Gardening	1,270		1,510		
Cleaning	1,272		1,272		
Bad Debts	-		-		
Sundry Expenses	58		-		
Housing Loan Interest	-		-		
		9,276		7,971	
Support Costs – Governance					
Administration Fees	6,400		6,400		
Auditor's Remuneration	1,908		1,878		
Legal and Professional Fees	-		-		
Almshouse Association Subscription	-		-		
		8,308		8,278	
TOTAL EXPENDITURE		17,584		16,249	
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		35,462		35,810	
NET INVESTMENT GAINS/(LOSSES)		(81)		272	
NET INCOME/(EXPENDITURE)		35,381		36,082	
OTHER RECOGNISED GAINS/(LOSSES)					
Gain/(Loss) on Revaluation of Housing Properties		160,109		-	
NET MOVEMENT IN FUNDS		195,490		36,082	
RECONCILIATION OF FUNDS					
Total Funds Brought Forward		950,660		914,578	
Total Funds Carried Forward		1,146,150		950,660	

BRIGHTLINGSEA SANTIAGO ALMSHOUSE**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	853,006		853,006	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	160,109		-	
Net Book Value at end of the year		1,013,115		853,006
Listed Investments				
Market Value at Beginning of the year	20,881		609	
Additions at cost	20,000		20,657	
Disposal Proceeds	-		(657)	
Gain/(Loss) on Revaluation	(81)		272	
Market Value at end of the year		40,800		20,881
		<u>1,053,915</u>		<u>873,887</u>
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	1,766		1,098	
Other Debtors	-		58	
Legacy East Almshouse Partnership	17,059		14,304	
Prepayments and Accrued Income	1,214		1,157	
		20,039		16,617
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	75,212		64,496	
		75,212		64,496
		<u>95,251</u>		<u>81,113</u>
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(1,108)		(1,192)	
Other Creditors	-		(1,270)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,908)		(1,878)	
		(3,016)		(4,340)
NET CURRENT ASSETS/(LIABILITIES)		<u>92,235</u>		<u>76,773</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,146,150		950,660
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		<u>1,146,150</u>		<u>950,660</u>
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	292,988		292,988	
Housing Property Revaluation Reserve	585,127		425,018	
		878,115		718,006
Restricted Funds:				
Social Housing Grant Fund		135,000		135,000
Unrestricted Funds:				
Cyclical Maintenance Fund	25,486		18,302	
Extraordinary Repair Fund	24,505		20,009	
General Fund	83,044		59,343	
		133,035		97,654
		<u>1,146,150</u>		<u>950,660</u>

BRIGHTLINGSEA SANTIAGO ALMSHOUSE

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	292,988	-	-	-	-	-	292,988
Housing Property Revaluation Reserve	425,018	-	-	-	-	160,109	585,127
	718,006	-	-	-	-	160,109	878,115
Restricted Funds							
Social Housing Grant Fund	135,000	-	-	-	-	-	135,000
Unrestricted Funds							
Cyclical Maintenance Fund	18,302	-	-	-	7,184	-	25,486
Extraordinary Repair Fund	20,009	-	-	104	4,392	-	24,505
General Fund	59,343	53,046	(17,584)	(185)	(11,576)	-	83,044
	97,654	53,046	(17,584)	(81)	-	-	133,035
Total Funds	950,660	53,046	(17,584)	(81)	-	160,109	1,146,150
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	292,988	-	-	-	-	-	292,988
Housing Property Revaluation Reserve	425,018	-	-	-	-	-	425,018
	718,006	-	-	-	-	-	718,006
Restricted Funds							
Social Housing Grant Fund	135,000	-	-	-	-	-	135,000
Unrestricted Funds							
Cyclical Maintenance Fund	11,128	-	-	-	7,174	-	18,302
Extraordinary Repair Fund	15,409	-	-	215	4,385	-	20,009
General Fund	35,035	52,059	(16,249)	57	(11,559)	-	59,343
	61,572	52,059	(16,249)	272	-	-	97,654
Total Funds	914,578	52,059	(16,249)	272	-	-	950,660

BRIGHTLINGSEA SANTIAGO ALMSHOUSE**ANALYSIS OF NET ASSETS BETWEEN FUNDS****AS AT 31 DECEMBER 2022**

	Fixed Assets		Net Current Assets Less	
	Freehold Property	Investments	Long Term Loans	Total
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	292,988	-	-	292,988
Housing Property Revaluation Reserve	585,127	-	-	585,127
Restricted Funds:				
Social Housing Grant Fund	135,000	-	-	135,000
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	25,486	25,486
Extraordinary Repair Fund	-	24,505	-	24,505
General Fund	-	16,295	66,749	83,044
	1,013,115	40,800	92,235	1,146,150

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund

The Social Housing Grant Fund is a restricted fund and represents the grant received of £135,000 in connection with the housing property improvements.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

CHELMSFORD ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
INCOME AND ENDOWMENTS				
CHARITABLE ACTIVITIES				
Contributions Due	38,745		37,368	
Losses from Voids	<u>(1,728)</u>		<u>(4,927)</u>	
		37,017		32,441
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		1,481	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	<u>183</u>		<u>11</u>	
		183		1,492
TOTAL INCOME		<u>37,200</u>		<u>33,933</u>
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		91	
Water Charges	289		129	
Light and Heat	5,709		4,810	
Insurance	866		812	
Repairs and Renewals	1,906		1,765	
Extraordinary Repairs	402		46,523	
Cyclical Repairs	3,541		2,205	
Gardening	1,405		1,200	
Cleaning	-		-	
Bad Debts	-		30	
Sundry Expenses	-		-	
Housing Loan Interest	<u>-</u>		<u>-</u>	
		14,118		57,565
Support Costs – Governance				
Administration Fees	4,800		4,800	
Auditor's Remuneration	1,674		1,650	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	<u>-</u>		<u>-</u>	
		6,474		6,450
TOTAL EXPENDITURE		<u>20,592</u>		<u>64,015</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		16,608		(30,082)
NET INVESTMENT GAINS/(LOSSES)		1,539		14,445
NET INCOME/(EXPENDITURE)		<u>18,147</u>		<u>(15,637)</u>
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		120,083		-
NET MOVEMENT IN FUNDS		<u>138,230</u>		<u>(15,637)</u>
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		833,653		849,290
Total Funds Carried Forward		<u>971,883</u>		<u>833,653</u>

CHELMSFORD ALMSHOUSE CHARITY

DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	639,754		639,754	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	<u>120,083</u>		<u>-</u>	
Net Book Value at end of the year		759,837		639,754
Listed Investments				
Market Value at Beginning of the year	194,703		105,258	
Additions at cost	-		118,265	
Disposal Proceeds	-		(43,265)	
Gain/(Loss) on Revaluation	<u>1,539</u>		<u>14,445</u>	
Market Value at end of the year		<u>196,242</u>		<u>194,703</u>
		<u>956,079</u>		<u>834,457</u>
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	877		806	
Other Debtors	-		45	
Legacy East Almshouse Partnership	-		-	
Prepayments and Accrued Income	<u>988</u>		<u>848</u>	
		1,865		1,699
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	<u>20,604</u>		<u>20,405</u>	
		<u>20,604</u>		<u>20,405</u>
		<u>22,469</u>		<u>22,104</u>
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(143)		(129)	
Other Creditors	(4,336)		(5,913)	
Legacy East Almshouse Partnership	(195)		(14,921)	
Accruals and Deferred Income	<u>(1,991)</u>		<u>(1,945)</u>	
		(6,665)		(22,908)
NET CURRENT ASSETS/(LIABILITIES)		<u>15,804</u>		<u>(804)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		971,883		833,653
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		<u>971,883</u>		<u>833,653</u>
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	18,142		18,000	
Housing Property Reserve	21,241		21,241	
Housing Property Revaluation Reserve	<u>738,596</u>		<u>618,513</u>	
		777,979		657,754
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	13,368		11,521	
Extraordinary Repair Fund	25,200		21,734	
General Fund	<u>155,336</u>		<u>142,644</u>	
		<u>193,904</u>		<u>175,899</u>
		<u>971,883</u>		<u>833,653</u>

CHELMSFORD ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	18,000	-	-	142	-	-	18,142
Housing Property Reserve	21,241	-	-	-	-	-	21,241
Housing Property Revaluation Reserve	618,513	-	-	-	-	120,083	738,596
	657,754	-	-	142	-	120,083	777,979
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	11,521	-	(3,541)	-	5,388	-	13,368
Extraordinary Repair Fund	21,734	-	-	172	3,294	-	25,200
General Fund	142,644	37,200	(17,051)	1,225	(8,682)	-	155,336
	175,899	37,200	(20,592)	1,397	-	-	193,904
Total Funds	833,653	37,200	(20,592)	1,539	-	120,083	971,883
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	16,699	-	-	1,301	-	-	18,000
Housing Property Reserve	21,241	-	-	-	-	-	21,241
Housing Property Revaluation Reserve	618,513	-	-	-	-	-	618,513
	656,453	-	-	1,301	-	-	657,754
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	8,346	-	(2,205)	-	5,380	-	11,521
Extraordinary Repair Fund	16,827	-	-	1,618	3,289	-	21,734
General Fund	167,664	33,933	(61,810)	11,526	(8,669)	-	142,644
	192,837	33,933	(64,015)	13,144	-	-	175,899
Total Funds	849,290	33,933	(64,015)	14,445	-	-	833,653

CHELMSFORD ALMSHOUSE CHARITY**ANALYSIS OF NET ASSETS BETWEEN FUNDS**
AS AT 31 DECEMBER 2022

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	18,142	-	18,142
Housing Property Reserve	21,241	-	-	21,241
Housing Property Revaluation Reserve	738,596	-	-	738,596
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	13,368	13,368
Extraordinary Repair Fund	-	21,906	3,294	25,200
General Fund	-	156,194	(858)	155,336
	<u>759,837</u>	<u>196,242</u>	<u>15,804</u>	<u>971,883</u>

Permanent Endowment Fund

The Permanent Endowment Fund is permanent endowment of the Charity with the fund balance being specifically invested. Income from these investments is available for the general purposes of the Charity.

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

DR WEST MEMORIAL HOME**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	£	2022	£	2021	£
INCOME AND ENDOWMENTS					
CHARITABLE ACTIVITIES					
Contributions Due	7,995		7,950		
Losses from Voids	-		-		
		7,995		7,950	
INVESTMENT INCOME					
M&G Multi Charity Income Share Dividends	-		-		
COIF Income Share Dividends	-		-		
COIF Deposit Account Interest Receivable	64		-		
		64		-	
TOTAL INCOME		8,059		7,950	
EXPENDITURE					
CHARITABLE ACTIVITIES					
Almshouse Costs					
Vacant Property Costs	-		-		
Water Charges	-		-		
Light and Heat	-		-		
Insurance	140		134		
Repairs and Renewals	253		108		
Extraordinary Repairs	-		-		
Cyclical Repairs	-		-		
Gardening	356		284		
Cleaning	-		-		
Bad Debts	-		-		
Sundry Expenses	-		-		
Housing Loan Interest	-		-		
		749		526	
Support Costs – Governance					
Administration Fees	800		800		
Auditor's Remuneration	1,080		1,068		
Legal and Professional Fees	-		-		
Almshouse Association Subscription	-		-		
		1,880		1,868	
TOTAL EXPENDITURE		2,629		2,394	
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		5,430		5,556	
NET INVESTMENT GAINS/(LOSSES)		533		7,313	
NET INCOME/(EXPENDITURE)		5,963		12,869	
OTHER RECOGNISED GAINS/(LOSSES)					
Gain/(Loss) on Revaluation of Housing Properties		6,878		-	
NET MOVEMENT IN FUNDS		12,841		12,869	
RECONCILIATION OF FUNDS					
Total Funds Brought Forward		146,640		133,771	
Total Funds Carried Forward		159,481		146,640	

DR WEST MEMORIAL HOME**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	74,348		74,348	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	6,878		-	
Net Book Value at end of the year		81,226		74,348
Listed Investments				
Market Value at Beginning of the year	67,462		55,149	
Additions at cost	-		5,000	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	533		7,313	
Market Value at end of the year		67,995		67,462
		149,221		141,810
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	234		228	
Other Debtors	-		-	
Legacy East Almshouse Partnership	5,520		4,517	
Prepayments and Accrued Income	85		67	
		5,839		4,812
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	5,615		1,565	
		5,615		1,565
		11,454		6,377
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	-		-	
Other Creditors	(114)		(479)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,080)		(1,068)	
		(1,194)		(1,547)
NET CURRENT ASSETS/(LIABILITIES)		10,260		4,830
TOTAL ASSETS LESS CURRENT LIABILITIES		159,481		146,640
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		159,481		146,640
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	60,118		60,118	
Housing Property Revaluation Reserve	21,108		14,230	
		81,226		74,348
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	6,120		5,181	
Extraordinary Repair Fund	15,606		14,939	
General Fund	56,529		52,172	
		78,255		72,292
		159,481		146,640

DR WEST MEMORIAL HOME

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	60,118	-	-	-	-	-	60,118
Housing Property Revaluation Reserve	14,230	-	-	-	-	6,878	21,108
	74,348	-	-	-	-	6,878	81,226
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	5,181	-	-	41	898	-	6,120
Extraordinary Repair Fund	14,939	-	-	118	549	-	15,606
General Fund	52,172	8,059	(2,629)	374	(1,447)	-	56,529
	72,292	8,059	(2,629)	533	-	-	78,255
Total Funds	146,640	8,059	(2,629)	533	-	6,878	159,481
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	60,118	-	-	-	-	-	60,118
Housing Property Revaluation Reserve	14,230	-	-	-	-	-	14,230
	74,348	-	-	-	-	-	74,348
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	3,870	-	-	414	897	-	5,181
Extraordinary Repair Fund	12,767	-	-	1,624	548	-	14,939
General Fund	42,786	7,950	(2,394)	5,275	(1,445)	-	52,172
	59,423	7,950	(2,394)	7,313	-	-	72,292
Total Funds	133,771	7,950	(2,394)	7,313	-	-	146,640

DR WEST MEMORIAL HOME**ANALYSIS OF NET ASSETS BETWEEN FUNDS****AS AT 31 DECEMBER 2022**

	Fixed Assets		Net Current	
	Freehold		Assets Less	
	Property	Investments	Long Term	Total
	£	£	Loans	£
Endowment Funds:				
Permanent Endowment Funds	-	-	-	-
Housing Property Reserve	60,118	-	-	60,118
Housing Property Revaluation Reserve	21,108	-	-	21,108
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	5,222	898	6,120
Extraordinary Repair Fund	-	15,057	549	15,606
General Fund	-	47,716	8,813	56,529
	81,226	67,995	10,260	159,481

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

HODDESDON COTTAGE HOMES FOR THE AGED POOR**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	<u>2022</u>	<u>2021</u>
£	£	£
INCOME AND ENDOWMENTS		
CHARITABLE ACTIVITIES		
Contributions Due	27,163	26,911
Losses from Voids	-	-
	<u>27,163</u>	<u>26,911</u>
INVESTMENT INCOME		
M&G Multi Charity Income Share Dividends	-	150
COIF Income Share Dividends	-	-
COIF Deposit Account Interest Receivable	-	-
	<u>-</u>	<u>150</u>
TOTAL INCOME	<u>27,163</u>	<u>27,061</u>
EXPENDITURE		
CHARITABLE ACTIVITIES		
Almshouse Costs		
Vacant Property Costs	-	86
Water Charges	-	-
Light and Heat	-	-
Insurance	533	488
Repairs and Renewals	1,413	876
Extraordinary Repairs	-	1,900
Cyclical Repairs	-	-
Gardening	1,454	1,134
Cleaning	-	-
Bad Debts	-	-
Sundry Expenses	-	33
Housing Loan Interest	-	-
	<u>3,400</u>	<u>4,517</u>
Support Costs – Governance		
Administration Fees	3,200	3,200
Auditor's Remuneration	1,434	1,416
Legal and Professional Fees	-	-
Almshouse Association Subscription	-	-
	<u>4,634</u>	<u>4,616</u>
TOTAL EXPENDITURE	<u>8,034</u>	<u>9,133</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES	<u>19,129</u>	<u>17,928</u>
NET INVESTMENT GAINS/(LOSSES)	<u>62</u>	<u>2,582</u>
NET INCOME/(EXPENDITURE)	<u>19,191</u>	<u>20,510</u>
OTHER RECOGNISED GAINS/(LOSSES)		
Gain/(Loss) on Revaluation of Housing Properties	37,129	-
NET MOVEMENT IN FUNDS	<u>56,320</u>	<u>20,510</u>
RECONCILIATION OF FUNDS		
Total Funds Brought Forward	<u>375,993</u>	<u>355,483</u>
Total Funds Carried Forward	<u>432,313</u>	<u>375,993</u>

HODDESDON COTTAGE HOMES FOR THE AGED POOR**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	401,372		401,372	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	37,129		-	
Net Book Value at end of the year		438,501		401,372
Listed Investments				
Market Value at Beginning of the year	23,380		20,798	
Additions at cost	10,000		4,079	
Disposal Proceeds	-		(4,079)	
Gain/(Loss) on Revaluation	62		2,582	
Market Value at end of the year		33,442		23,380
		471,943		424,752
CURRENT ASSETS				
Debtors and Prepayments				
Contributions In Arrears	365		598	
Other Debtors	-		-	
Legacy East Almshouse Partnership	8,433		5,525	
Prepayments and Accrued Income	273		253	
		9,071		6,376
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	-		-	
		-		-
		9,071		6,376
CREDITORS: Amounts falling due with one year				
Loans	(5,650)		(5,650)	
Contributions in Received in Advance	(654)		(636)	
Other Creditors	-		(820)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,434)		(1,416)	
		(7,738)		(8,522)
NET CURRENT ASSETS		(1,333)		(2,146)
TOTAL ASSETS LESS CURRENT LIABILITIES		470,610		422,606
CREDITORS: Amounts falling due after more than one year				
Loans		(40,963)		(46,613)
NET ASSETS		429,647		375,993
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	299,555		299,555	
Housing Property Revaluation Reserve	138,946		101,817	
		438,501		401,372
Restricted Funds:				
Social Housing Grant Fund	-		-	
Unrestricted Funds:				
Cyclical Maintenance Fund	23,485		19,836	
Extraordinary Repair Fund	10,181		7,949	
General Fund	(39,854)		(53,164)	
		(6,188)		(25,379)
		432,313		375,993

HODDESDON COTTAGE HOMES FOR THE AGED POOR

RECONCILIATION OF MOVEMENT IN FUNDS **FOR THE YEAR ENDED 31 DECEMBER 2022**

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	299,555	-	-	-	-	-	299,555
Housing Property Revaluation Reserve	101,817	-	-	-	-	37,129	138,946
	401,372	-	-	-	-	37,129	438,501
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	19,836	-	-	57	3,592	-	23,485
Extraordinary Repair Fund	7,949	-	-	36	2,196	-	10,181
General Fund	(53,164)	27,163	(8,034)	(31)	(5,788)	-	(39,854)
	(25,379)	27,163	(8,034)	62	-	-	(6,188)
Total Funds	375,993	27,163	(8,034)	62	-	37,129	432,313
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	299,555	-	-	-	-	-	299,555
Housing Property Revaluation Reserve	101,817	-	-	-	-	-	101,817
	401,372	-	-	-	-	-	401,372
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	14,755	-	-	1,494	3,587	-	19,836
Extraordinary Repair Fund	6,903	-	(1,900)	754	2,192	-	7,949
General Fund	(67,547)	27,061	(7,233)	334	(5,779)	-	(53,164)
	(45,889)	27,061	(9,133)	2,582	-	-	(25,379)
Total Funds	447,261	27,061	(9,133)	2,582	-	-	375,993

HODDESDON COTTAGE HOMES FOR THE AGED POOR**ANALYSIS OF NET ASSETS BETWEEN FUNDS****AS AT 31 DECEMBER 2022**

	Fixed Assets		Net Current	
	Freehold		Assets Less	
	Property	Investments	Long Term	Total
	£	£	Loans	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	299,555	-	-	299,555
Housing Property Revaluation Reserve	138,946	-	-	138,946
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	16,482	7,003	23,485
Extraordinary Repair Fund	-	10,181	-	10,181
General Fund	-	6,779	(46,633)	(39,854)
	438,501	33,442	(39,630)	432,313

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

MISS RUTLAND'S ALMSHOUSES

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

	<u>2022</u>		<u>2021</u>
	£	£	£
INCOME AND ENDOWMENTS			
CHARITABLE ACTIVITIES			
Contributions Due	27,314		26,870
Losses from Voids	-		-
	<u>27,314</u>		<u>26,870</u>
INVESTMENT INCOME			
M&G Multi Charity Income Share Dividends	-		-
COIF Income Share Dividends	-		-
COIF Deposit Account Interest Receivable	314		2
	<u>314</u>		<u>2</u>
TOTAL INCOME	<u>27,628</u>		<u>26,872</u>
EXPENDITURE			
CHARITABLE ACTIVITIES			
Almshouse Costs			
Vacant Property Costs	-		-
Water Charges	-		-
Light and Heat	131		499
Insurance	613		585
Repairs and Renewals	3,655		3,740
Extraordinary Repairs	14,356		-
Cyclical Repairs	-		-
Gardening	855		1,630
Cleaning	-		-
Bad Debts	-		-
Sundry Expenses	(14)		15
Housing Loan Interest	-		-
	<u>19,596</u>		<u>6,469</u>
Support Costs – Governance			
Administration Fees	3,200		3,200
Auditor's Remuneration	1,434		1,416
Legal and Professional Fees	-		-
Almshouse Association Subscription	-		-
	<u>4,634</u>		<u>4,616</u>
TOTAL EXPENDITURE	<u>24,230</u>		<u>11,085</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES	<u>3,398</u>		<u>15,787</u>
NET INVESTMENT GAINS/(LOSSES)	<u>921</u>		<u>12,684</u>
NET INCOME/(EXPENDITURE)	<u>4,319</u>		<u>28,471</u>
OTHER RECOGNISED GAINS/(LOSSES)			
Gain/(Loss) on Revaluation of Housing Properties	43,688		-
NET MOVEMENT IN FUNDS	<u>48,007</u>		<u>28,471</u>
RECONCILIATION OF FUNDS			
Total Funds Brought Forward	<u>620,459</u>		<u>591,988</u>
Total Funds Carried Forward	<u>668,466</u>		<u>620,459</u>

MISS RUTLAND'S ALMSHOUSES**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	472,292		472,292	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	43,688		-	
Net Book Value at end of the year		515,980		472,292
Listed Investments				
Market Value at Beginning of the year	116,609		93,925	
Additions at cost	-		10,000	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	921		12,684	
Market Value at end of the year		117,530		116,609
		633,510		588,901
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	1,311		3,143	
Other Debtors	29		188	
Legacy East Almshouse Partnership	10,217		14,823	
Prepayments and Accrued Income	380		293	
		11,937		18,447
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	26,507		16,261	
		26,507		16,261
		38,444		34,708
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(2,054)		(848)	
Other Creditors	-		(821)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,434)		(1,481)	
		(3,488)		(3,150)
NET CURRENT ASSETS		34,956		31,558
TOTAL ASSETS LESS CURRENT LIABILITIES		668,466		620,459
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		668,466		620,459
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	248,952		248,952	
Housing Property Revaluation Reserve	267,028		223,340	
		515,980		472,292
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	19,268		15,579	
Extraordinary Repair Fund	19,352		17,038	
General Fund	113,866		115,550	
		152,486		148,167
		668,466		620,459

MISS RUTLAND'S ALMSHOUSES

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances</u> <u>Brought</u> <u>Forward</u> <u>£</u>	<u>Income</u> <u>£</u>	<u>Expenditure</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> <u>£</u>	<u>Transfer</u> <u>Between</u> <u>Funds</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> <u>£</u>	<u>Balances</u> <u>Carried</u> <u>Forward</u> <u>£</u>
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	248,952	-	-	-	-	-	248,952
Housing Property Revaluation Reserve	223,340	-	-	-	-	43,688	267,028
	472,292	-	-	-	-	43,688	515,980
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	15,579	-	-	97	3,592	-	19,268
Extraordinary Repair Fund	17,038	-	-	118	2,196	-	19,352
General Fund	115,550	27,628	(24,230)	706	(5,788)	-	113,866
	148,167	27,628	(24,230)	921	-	-	152,486
Total Funds	620,459	27,628	(24,230)	921	-	43,688	668,466
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	248,952	-	-	-	-	-	248,952
Housing Property Revaluation Reserve	223,340	-	-	-	-	-	223,340
	472,292	-	-	-	-	-	472,292
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	10,896	-	-	1,096	3,587	-	15,579
Extraordinary Repair Fund	13,301	-	-	1,545	2,192	-	17,038
General Fund	95,499	26,872	(11,085)	10,043	(5,779)	-	115,550
	119,696	26,872	(11,085)	12,684	-	-	148,167
Total Funds	591,988	26,872	(11,085)	12,684	-	-	620,459

MISS RUTLAND'S ALMSHOUSES**ANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2022**

	Fixed Assets		Net Current Assets Less	
	Freehold	Investments	Long Term	
	Property		Loans	Total
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	248,952	-	-	248,952
Housing Property Revaluation Reserve	267,028	-	-	267,028
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	12,260	7,008	19,268
Extraordinary Repair Fund	-	15,068	4,284	19,352
General Fund	-	90,202	23,662	113,866
	515,980	117,530	34,956	668,466

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

NETHANIAH HOME**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>2022</u>	<u>2021</u>
£	£	£
INCOME AND ENDOWMENTS		
CHARITABLE ACTIVITIES		
Contributions Due	20,659	20,348
Losses from Voids	-	-
	<u>20,659</u>	<u>20,348</u>
INVESTMENT INCOME		
M&G Multi Charity Income Share Dividends	-	-
COIF Income Share Dividends	-	-
COIF Deposit Account Interest Receivable	-	-
	<u>-</u>	<u>-</u>
TOTAL INCOME	<u>20,659</u>	<u>20,348</u>
EXPENDITURE		
CHARITABLE ACTIVITIES		
Almshouse Costs		
Vacant Property Costs	-	-
Water Charges	-	-
Light and Heat	-	-
Insurance	703	666
Repairs and Renewals	3,542	1,658
Extraordinary Repairs	8,527	-
Cyclical Repairs	-	-
Gardening	-	-
Cleaning	-	-
Bad Debts	-	-
Sundry Expenses	30	-
Housing Loan Interest	-	-
	<u>12,802</u>	<u>2,324</u>
Support Costs – Governance		
Administration Fees	3,200	3,200
Auditor's Remuneration	1,434	1,416
Legal and Professional Fees	-	-
Almshouse Association Subscription	-	-
	<u>4,634</u>	<u>4,616</u>
TOTAL EXPENDITURE	<u>17,436</u>	<u>6,940</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES	<u>3,223</u>	<u>13,408</u>
NET INVESTMENT GAINS/(LOSSES)	<u>197</u>	<u>1,562</u>
NET INCOME/(EXPENDITURE)	<u>3,420</u>	<u>14,970</u>
OTHER RECOGNISED GAINS/(LOSSES)		
Gain/(Loss) on Revaluation of Housing Properties	51,141	-
NET MOVEMENT IN FUNDS	<u>54,561</u>	<u>14,970</u>
RECONCILIATION OF FUNDS		
Total Funds Brought Forward	535,183	520,213
Total Funds Carried Forward	<u>589,744</u>	<u>535,183</u>

NETHANIAH HOME**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	552,860		552,860	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	51,141		-	
Net Book Value at end of the year		604,001		552,860
Listed Investments				
Market Value at Beginning of the year	24,885		8,323	
Additions at cost	-		15,000	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	197		1,562	
Market Value at end of the year		25,082		24,885
		629,083		577,745
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	4,190		5,117	
Other Debtors	-		-	
Legacy East Almshouse Partnership	3,328		5,816	
Prepayments and Accrued Income	361		332	
		7,879		11,265
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	-		-	
		-		-
		7,879		11,265
CREDITORS: Amounts falling due with one year				
Loans	(5,549)		(5,549)	
Contributions in Received in Advance	(6)		(5)	
Other Creditors	-		(1,079)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,434)		(1,416)	
		(6,989)		(8,049)
NET CURRENT ASSETS/(LIABILITIES)		890		3,216
TOTAL ASSETS LESS CURRENT LIABILITIES		629,973		580,961
CREDITORS: Amounts falling due after more than one year				
Loans		(40,229)		(45,778)
NET ASSETS		589,744		535,183
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	171,750		171,750	
Housing Property Revaluation Reserve	390,251		339,110	
		562,001		510,860
Restricted Funds:				
Social Housing Grant Fund		42,000		42,000
Unrestricted Funds:				
Cyclical Maintenance Fund	16,454		12,793	
Extraordinary Repair Fund	4,660		4,623	
General Fund	(35,371)		(35,093)	
		(14,257)		(17,677)
		589,744		535,183

NETHANIAH HOME

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances</u> <u>Brought</u> <u>Forward</u> <u>£</u>	<u>Income</u> <u>£</u>	<u>Expenditure</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> <u>£</u>	<u>Transfer</u> <u>Between</u> <u>Funds</u> <u>£</u>	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> <u>£</u>	<u>Balances</u> <u>Carried</u> <u>Forward</u> <u>£</u>
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	171,750	-	-	-	-	-	171,750
Housing Property Revaluation Reserve	339,110	-	-	-	-	51,141	390,251
	510,860	-	-	-	-	51,141	562,001
Restricted Funds							
Social Housing Grant Fund	42,000	-	-	-	-	-	42,000
Unrestricted Funds							
Cyclical Maintenance Fund	12,793	-	-	69	3,592	-	16,454
Extraordinary Repair Fund	4,623	-	-	37	-	-	4,660
General Fund	(35,093)	20,659	(17,436)	91	(3,592)	-	(35,371)
	(17,677)	20,659	(17,436)	197	-	-	(14,257)
Total Funds	535,183	20,659	(17,436)	197	-	51,141	589,744
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	171,750	-	-	-	-	-	171,750
Housing Property Revaluation Reserve	339,110	-	-	-	-	-	339,110
	510,860	-	-	-	-	-	510,860
Restricted Funds							
Social Housing Grant Fund	42,000	-	-	-	-	-	42,000
Unrestricted Funds							
Cyclical Maintenance Fund	8,521	-	-	685	3,587	-	12,793
Extraordinary Repair Fund	2,088	-	-	343	2,192	-	4,623
General Fund	(43,256)	20,348	(6,940)	534	(5,779)	-	(35,093)
	(32,647)	20,348	(6,940)	1,562	-	-	(17,677)
Total Funds	520,213	20,348	(6,940)	1,562	-	-	535,183

NETHANIAH HOME**ANALYSIS OF NET ASSETS BETWEEN FUNDS**
AS AT 31 DECEMBER 2022

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold</u>		<u>Long Term</u>	
	<u>Property</u>	<u>Investments</u>	<u>Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	171,750	-	-	171,750
Housing Property Revaluation Reserve	390,251	-	-	390,251
Restricted Funds:				
Social Housing Grant Fund	42,000	-	-	42,000
Unrestricted Funds:				
Cyclical Maintenance Fund	-	8,697	7,757	16,454
Extraordinary Repair Fund	-	4,660	-	4,660
General Fund	-	11,725	(47,096)	(35,371)
	<u>604,001</u>	<u>25,082</u>	<u>(39,339)</u>	<u>589,744</u>

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund

The Social Housing Grant Fund is a restricted fund and represents the grant received of £42,000 in connection with the housing property improvements.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

LOUGHTON ALMSHOUSE CHARITY
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	£	2022	£	2021	£
INCOME AND ENDOWMENTS					
CHARITABLE ACTIVITIES					
Contributions Due	27,779		26,812		
Losses from Voids	-		(1,107)		
		27,779			25,705
INVESTMENT INCOME					
M&G Multi Charity Income Share Dividends	-		-		
COIF Income Share Dividends	-		-		
COIF Deposit Account Interest Receivable	456		3		
		456			3
TOTAL INCOME		28,235			25,708
EXPENDITURE					
CHARITABLE ACTIVITIES					
Almshouse Costs					
Vacant Property Costs	53		-		
Water Charges	-		-		
Light and Heat	-		-		
Insurance	560		398		
Repairs and Renewals	1,577		4,475		
Extraordinary Repairs	4,200		-		
Cyclical Repairs	-		1,700		
Gardening	1,600		795		
Cleaning	-		-		
Bad Debts	-		205		
Sundry Expenses	19		32		
Housing Loan Interest	-		-		
Depreciation of Housing Properties	-		-		
		8,009			7,605
Support Costs – Governance					
Administration Fees	3,200		3,200		
Auditor's Remuneration	1,434		1,416		
Legal and Professional Fees	-		-		
Almshouse Association Subscription	-		-		
		4,634			4,616
TOTAL EXPENDITURE		12,643			12,221
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		15,592			13,487
NET INVESTMENT GAINS/(LOSSES)		124			1,845
NET INCOME/(EXPENDITURE)		15,716			15,332
OTHER RECOGNISED GAINS/(LOSSES)					
Gain/(Loss) on Revaluation of Housing Properties		72,827			-
NET MOVEMENT IN FUNDS		88,543			15,332
RECONCILIATION OF FUNDS					
Total Funds Brought Forward		511,158			495,826
Total Funds Carried Forward		599,701			511,158

LOUGHTON ALMSHOUSE CHARITY**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	450,000		450,000	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	72,827		-	
Net Book Value at end of the year		522,827		450,000
Listed Investments				
Market Value at Beginning of the year	23,497		11,652	
Additions at cost	5,000		10,000	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	124		1,845	
Market Value at end of the year		28,621		23,497
		551,448		473,497
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	1,806		230	
Other Debtors	-		-	
Legacy East Almshouse Partnership	9,219		9,658	
Prepayments and Accrued Income	723		2,648	
		11,748		12,536
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	38,245		27,887	
		38,245		27,887
		49,993		40,423
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(306)		(526)	
Other Creditors	-		(820)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,434)		(1,416)	
		(1,740)		(2,762)
NET CURRENT ASSETS/(LIABILITIES)		48,253		37,661
TOTAL ASSETS LESS CURRENT LIABILITIES		599,701		511,158
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		599,701		511,158
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund				
Housing Property Reserve	15,977		15,977	
Housing Property Revaluation Reserve	387,984		315,157	
		403,961		331,134
Restricted Funds:				
Social Housing Grant Fund		118,866		118,866
Unrestricted Funds:				
Cyclical Maintenance Fund	17,691		14,021	
Extraordinary Repair Fund	20,943		22,902	
General Fund	38,240		24,235	
		76,874		61,158
		599,701		511,158

LOUGHTON ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	15,977	-	-	-	-	-	15,977
Housing Property Revaluation Reserve	315,157	-	-	-	-	72,827	387,984
	331,134	-	-	-	-	72,827	403,961
Restricted Funds							
Social Housing Grant Fund	118,866	-	-	-	-	-	118,866
Unrestricted Funds							
Cyclical Maintenance Fund	14,021	-	-	78	3,592	-	17,691
Extraordinary Repair Fund	22,902	-	(4,200)	45	2,196	-	20,943
General Fund	24,235	28,235	(8,443)	1	(5,788)	-	38,240
	61,158	28,235	(12,643)	124	-	-	76,874
Total Funds	551,158	28,235	(12,642)	124	-	72,827	599,701
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	15,977	-	-	-	-	-	15,977
Housing Property Revaluation Reserve	315,157	-	-	-	-	-	315,157
	331,134	-	-	-	-	-	331,134
Restricted Funds							
Social Housing Grant Fund	118,866	-	-	-	-	-	118,866
Unrestricted Funds							
Cyclical Maintenance Fund	11,298	-	(1,700)	836	3,587	-	14,021
Extraordinary Repair Fund	19,831	-	-	879	2,192	-	22,902
General Fund	14,697	25,708	(10,521)	130	(5,779)	-	24,235
	45,826	25,708	(12,221)	1,845	-	-	61,158
Total Funds	495,826	25,708	(10,221)	1,845	-	-	551,158

LOUGHTON ALMSHOUSE CHARITY**ANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2022**

	Fixed Assets		Net Current Assets Less	
	Freehold Property	Investments	Long Term Loans	Total
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	15,977	-	-	15,977
Housing Property Revaluation Reserve	387,984	-	-	387,984
Restricted Funds:				
Social Housing Grant Fund	118,866	-	-	118,866
Unrestricted Funds:				
Cyclical Maintenance Fund	-	10,001	7,690	17,691
Extraordinary Repair Fund	-	11,464	9,479	20,943
General Fund	-	7,156	31,084	38,240
	522,827	28,621	48,253	599,701

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund

The Social Housing Grant Fund is a restricted fund and represents the grant received of £118,866 in connection with the housing property improvements.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

SPROWSTON WAR MEMORIAL TRUST**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	<u>2022</u>	<u>2021</u>
£	£	£
INCOME AND ENDOWMENTS		
CHARITABLE ACTIVITIES		
Contributions Due	11,105	11,026
Losses from Voids	-	-
	<u>11,105</u>	<u>11,026</u>
INVESTMENT INCOME		
M&G Multi Charity Income Share Dividends	-	-
COIF Income Share Dividends	-	-
COIF Deposit Account Interest Receivable	-	-
	<u>-</u>	<u>-</u>
TOTAL INCOME	<u>11,105</u>	<u>11,026</u>
EXPENDITURE		
CHARITABLE ACTIVITIES		
Almshouse Costs		
Vacant Property Costs	-	-
Water Charges	-	-
Light and Heat	-	-
Insurance	274	261
Repairs and Renewals	1,246	360
Extraordinary Repairs	-	-
Cyclical Repairs	-	-
Gardening	-	-
Cleaning	-	-
Bad Debts	-	-
Sundry Expenses	-	-
Housing Loan Interest	1,840	1,952
Depreciation of Housing Properties	-	-
	<u>3,360</u>	<u>2,573</u>
Support Costs – Governance		
Administration Fees	1,600	1,600
Auditor's Remuneration	1,194	1,182
Legal and Professional Fees	-	-
Almshouse Association Subscription	-	-
	<u>2,794</u>	<u>2,782</u>
TOTAL EXPENDITURE	<u>6,154</u>	<u>5,355</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES	<u>4,951</u>	<u>5,671</u>
NET INVESTMENT GAINS/(LOSSES)	<u>102</u>	<u>1,514</u>
NET INCOME/(EXPENDITURE)	<u>5,053</u>	<u>7,185</u>
OTHER RECOGNISED GAINS/(LOSSES)		
Gain/(Loss) on Revaluation of Housing Properties	17,176	-
NET MOVEMENT IN FUNDS	<u>22,229</u>	<u>7,185</u>
RECONCILIATION OF FUNDS		
Total Funds Brought Forward	<u>181,570</u>	<u>174,385</u>
Total Funds Carried Forward	<u>203,799</u>	<u>181,570</u>

SPROWSTON WAR MEMORIAL TRUST**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	185,668		185,668	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	17,176		-	
Net Book Value at end of the year		202,844		185,668
Listed Investments				
Market Value at Beginning of the year	20,651		9,137	
Additions at cost	5,000		10,000	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	102		1,514	
Market Value at end of the year		25,753		20,651
		228,597		206,319
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	-		-	
Other Debtors	-		-	
Legacy East Almshouse Partnership	4,311		6,513	
Prepayments and Accrued Income	140		130	
		4,451		6,643
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	-		-	
		-		-
		4,451		6,643
CREDITORS: Amounts falling due with one year				
Loans	(1,867)		(1,750)	
Contributions in Received in Advance	(660)		(414)	
Other Creditors	-		(592)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,194)		(1,182)	
		(3,721)		(3,938)
NET CURRENT ASSETS/(LIABILITIES)		730		2,705
TOTAL ASSETS LESS CURRENT LIABILITIES		229,327		209,024
CREDITORS: Amounts falling due after more than one year				
Loans		(25,528)		(27,454)
NET ASSETS		203,799		181,570
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	110,170		108,361	
Housing Property Revaluation Reserve	65,279		48,103	
		175,449		156,464
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	5,345		3,557	
Extraordinary Repair Fund	14,612		13,422	
General Fund	8,393		8,127	
		28,350		25,106
		203,799		181,570

SPROWSTON WAR MEMORIAL TRUST

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances Brought Forward</u>	<u>Income</u>	<u>Expenditure</u>	<u>Gains/Losses on Investments</u>	<u>Transfer Between Funds</u>	<u>Gains/Losses on Revaluation Of Housing Properties</u>	<u>Balances Carried Forward</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	108,361	-	-	-	1,809	-	110,170
Housing Property Revaluation Reserve	48,103	-	-	-	-	17,176	65,279
	156,464	-	-	-	1,809	17,176	175,449
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	3,557	-	-	(8)	1,796	-	5,345
Extraordinary Repair Fund	13,422	-	-	93	1,098	-	14,613
General Fund	8,127	11,105	(6,154)	17	(4,703)	-	8,392
	25,106	11,105	(6,154)	102	(1,809)	-	28,350
Total Funds	181,570	11,105	(6,154)	102	-	17,176	203,799
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	106,665	-	-	-	1,696	-	108,361
Housing Property Revaluation Reserve	48,103	-	-	-	-	-	48,103
	154,768	-	-	-	1,696	-	156,464
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	1,708	-	-	56	1,793	-	3,557
Extraordinary Repair Fund	11,029	-	-	1,297	1,096	-	13,422
General Fund	6,880	11,026	(5,355)	161	(4,585)	-	8,127
	19,617	11,026	(5,355)	1,514	(1,696)	-	25,106
Total Funds	174,385	11,026	(5,355)	1,514	-	-	181,570

SPROWSTON WAR MEMORIAL TRUST**ANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2022**

	Fixed Assets		Net Current Assets Less	
	Freehold Property	Investments	Long Term Loans	Total
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	137,565	-	(27,395)	110,170
Housing Property Revaluation Reserve	65,279	-	-	65,279
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	3,637	1,708	5,345
Extraordinary Repair Fund	-	14,612	-	14,612
General Fund	-	7,504	889	8,393
	202,844	25,753	(24,798)	203,799

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

JOHN GILDERS & MASKELL ALMSHOUSE CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	<u>2022</u>	<u>2021</u>
£	£	£
INCOME AND ENDOWMENTS		
CHARITABLE ACTIVITIES		
Contributions Due	23,213	22,437
Losses from Voids	-	-
	<u>23,213</u>	<u>22,437</u>
INVESTMENT INCOME		
M&G Multi Charity Income Share Dividends	-	2
COIF Income Share Dividends	4	4
COIF Deposit Account Interest Receivable	122	1
	<u>126</u>	<u>7</u>
TOTAL INCOME	<u>23,339</u>	<u>22,444</u>
EXPENDITURE		
CHARITABLE ACTIVITIES		
Almshouse Costs		
Vacant Property Costs	-	-
Water Charges	-	-
Light and Heat	-	-
Insurance	599	520
Repairs and Renewals	3,672	2,027
Extraordinary Repairs	-	-
Cyclical Repairs	-	-
Gardening	-	120
Cleaning	-	-
Bad Debts	-	-
Sundry Expenses	31	49
Housing Loan Interest	-	-
Depreciation of Housing Properties	-	-
	<u>4,302</u>	<u>2,716</u>
Support Costs – Governance		
Administration Fees	3,200	3,200
Auditor's Remuneration	1,434	1,416
Legal and Professional Fees	-	-
Almshouse Association Subscription	-	-
	<u>4,634</u>	<u>4,616</u>
TOTAL EXPENDITURE	<u>8,936</u>	<u>7,332</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES	<u>14,403</u>	<u>15,112</u>
NET INVESTMENT GAINS/(LOSSES)	<u>(7,946)</u>	<u>17,108</u>
NET INCOME/(EXPENDITURE)	<u>6,457</u>	<u>32,220</u>
OTHER RECOGNISED GAINS/(LOSSES)		
Gain/(Loss) on Revaluation of Housing Properties	42,201	-
NET MOVEMENT IN FUNDS	<u>48,658</u>	<u>32,220</u>
RECONCILIATION OF FUNDS		
Total Funds Brought Forward	598,818	566,598
Total Funds Carried Forward	<u>647,476</u>	<u>598,818</u>

JOHN GILDERS & MASKELL ALMSHOUSE CHARITY

DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	456,217		456,217	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	42,201		-	
Net Book Value at end of the year		498,418		456,217
Listed Investments				
Market Value at Beginning of the year	133,459		101,351	
Additions at cost	-		15,058	
Disposal Proceeds	-		(58)	
Gain/(Loss) on Revaluation	(7,946)		17,108	
Market Value at end of the year		125,513		133,459
		623,931		589,676
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	1,074		904	
Other Debtors	-		13	
Legacy East Almshouse Partnership	13,326		10,596	
Prepayments and Accrued Income	336		283	
		14,736		11,796
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	10,875		781	
		10,875		781
		25,611		12,577
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(632)		(1,199)	
Other Creditors	-		(820)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,434)		(1,416)	
		(2,066)		(3,435)
NET CURRENT ASSETS/(LIABILITIES)		23,545		9,142
TOTAL ASSETS LESS CURRENT LIABILITIES		647,476		598,818
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		647,476		598,818
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	35,809		35,809	
Housing Property Revaluation Reserve	432,879		390,678	
		468,688		426,487
Restricted Funds:				
Social Housing Grant Fund		29,730		29,730
Unrestricted Funds:				
Cyclical Maintenance Fund	34,574		33,646	
Extraordinary Repair Fund	57,298		57,508	
General Fund	57,186		51,447	
		149,058		142,601
		647,476		598,818

JOHN GILDERS & MASKELL ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances Brought Forward</u>	<u>Income</u>	<u>Expenditure</u>	<u>Gains/Losses on Investments</u>	<u>Transfer Between Funds</u>	<u>Gains/Losses on Revaluation Of Housing Properties</u>	<u>Balances Carried Forward</u>
	£	£	£	£	£	£	£
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	35,809	-	-	-	-	-	35,809
Housing Property Revaluation Reserve	390,678	-	-	-	-	42,201	432,879
	426,487	-	-	-	-	42,201	468,688
Restricted Funds							
Social Housing Grant Fund	29,730	-	-	-	-	-	29,730
Unrestricted Funds							
Cyclical Maintenance Fund	33,646	-	-	(2,664)	3,592	-	34,574
Extraordinary Repair Fund	57,508	-	-	(2,406)	2,196	-	57,298
General Fund	51,447	23,339	(8,936)	(2,876)	(5,788)	-	57,186
	142,601	23,339	(8,936)	(7,946)	-	-	149,058
Total Funds	598,818	23,339	(8,936)	(7,946)	-	42,201	647,476
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	35,809	-	-	-	-	-	35,809
Housing Property Revaluation Reserve	390,678	-	-	-	-	-	390,678
	426,487	-	-	-	-	-	426,487
Restricted Funds							
Social Housing Grant Fund	29,730	-	-	-	-	-	29,730
Unrestricted Funds							
Cyclical Maintenance Fund	25,520	-	-	4,539	3,587	-	33,646
Extraordinary Repair Fund	47,890	-	-	7,426	2,192	-	57,508
General Fund	36,971	22,444	(7,332)	5,143	(5,779)	-	51,447
	110,381	22,444	(7,332)	17,108	-	-	142,601
Total Funds	566,598	22,444	(7,332)	17,108	-	-	598,818

JOHN GILDERS & MASKELL ALMSHOUSE CHARITY**ANALYSIS OF NET ASSETS BETWEEN FUNDS**
AS AT 31 DECEMBER 2022

	<u>Fixed Assets</u>		<u>Net Current</u>	
	<u>Freehold</u>		<u>Assets Less</u>	
	<u>Property</u>	<u>Investments</u>	<u>Long Term</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>Loans</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	35,809	-	-	35,809
Housing Property Revaluation Reserve	432,879	-	-	432,879
Restricted Funds:				
Social Housing Grant Fund	29,730	-	-	29,730
Unrestricted Funds:				
Cyclical Maintenance Fund	-	30,982	3,592	34,574
Extraordinary Repair Fund	-	55,102	2,196	57,298
General Fund	-	39,429	17,757	57,186
	498,418	125,513	23,545	647,476

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund

The Social Housing Grant Fund is a restricted fund and represents the grant received of £29,730 in connection with the housing property improvements.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

SPRINGFIELD GREEN ALMSHOUSES**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	<u>2022</u>	<u>2021</u>
£	£	£
INCOME AND ENDOWMENTS		
CHARITABLE ACTIVITIES		
Contributions Due	13,912	13,703
Losses from Voids	-	-
	<u>13,912</u>	<u>13,703</u>
INVESTMENT INCOME		
M&G Multi Charity Income Share Dividends	-	194
COIF Income Share Dividends	330	322
COIF Deposit Account Interest Receivable	271	1
	<u>601</u>	<u>517</u>
TOTAL INCOME	<u>14,513</u>	<u>14,220</u>
EXPENDITURE		
CHARITABLE ACTIVITIES		
Almshouse Costs		
Vacant Property Costs	-	-
Water Charges	151	168
Light and Heat	-	-
Insurance	499	471
Repairs and Renewals	1,649	1,600
Extraordinary Repairs	-	-
Cyclical Repairs	-	-
Gardening	-	-
Cleaning	-	-
Bad Debts	-	-
Sundry Expenses	75	-
Housing Loan Interest	1,109	1,268
Depreciation of Housing Properties	-	-
	<u>3,483</u>	<u>3,507</u>
Support Costs – Governance		
Administration Fees	1,600	1,600
Auditor's Remuneration	1,194	1,182
Legal and Professional Fees	-	-
Almshouse Association Subscription	-	-
	<u>2,794</u>	<u>2,782</u>
TOTAL EXPENDITURE	<u>6,277</u>	<u>6,289</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES	8,236	7,931
NET INVESTMENT GAINS/(LOSSES)	(1,171)	5,112
NET INCOME/(EXPENDITURE)	7,065	13,043
OTHER RECOGNISED GAINS/(LOSSES)		
Gain/(Loss) on Revaluation of Housing Properties	27,484	-
NET MOVEMENT IN FUNDS	34,549	13,043
RECONCILIATION OF FUNDS		
Total Funds Brought Forward	<u>349,713</u>	<u>336,670</u>
Total Funds Carried Forward	<u>384,262</u>	<u>349,713</u>

SPRINGFIELD GREEN ALMSHOUSES**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2022**

	2022		2021	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	297,115		297,115	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	27,484		-	
Net Book Value at end of the year		324,599		297,115
Listed Investments				
Market Value at Beginning of the year	48,451		38,339	
Additions at cost	-		10,317	
Disposal Proceeds	-		(5,317)	
Gain/(Loss) on Revaluation	(1,171)		5,112	
Market Value at end of the year		47,280		48,451
		371,879		345,566
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	2		2	
Other Debtors	-		135	
Legacy East Almshouse Partnership	-		9,338	
Prepayments and Accrued Income	316		236	
		318		9,711
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	23,626		15,415	
		23,626		15,415
		23,944		25,126
CREDITORS: Amounts falling due with one year				
Loans	-		(1,196)	
Contributions in Received in Advance	(211)		(205)	
Other Creditors	(86)		(644)	
Legacy East Almshouse Partnership	(10,070)		-	
Accruals and Deferred Income	(1,194)		(1,197)	
		(11,561)		(3,242)
NET CURRENT ASSETS/(LIABILITIES)		12,383		21,884
TOTAL ASSETS LESS CURRENT LIABILITIES		384,262		367,450
CREDITORS: Amounts falling due after more than one year				
Loans		-		(17,737)
NET ASSETS		384,262		349,713
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	16,450		17,863	
Housing Property Reserve	101,261		82,328	
Housing Property Revaluation Reserve	223,338		195,854	
		341,049		296,045
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	11,223		9,427	
Extraordinary Repair Fund	14,929		13,723	
General Fund	17,061		30,518	
		43,213		53,668
		384,262		349,713

SPRINGFIELD GREEN ALMSHOUSES

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	17,863	-	-	(1,413)	-	-	16,450
Housing Property Reserve	82,328	-	-	-	18,933	-	101,261
Housing Property Revaluation Reserve	195,854	-	-	-	-	27,484	223,338
	296,045	-	-	(1,413)	18,933	27,484	341,049
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	9,427	-	-	-	1,796	-	11,223
Extraordinary Repair Fund	13,723	-	-	108	1,098	-	14,929
General Fund	30,518	14,513	(6,277)	134	(21,827)	-	17,061
	53,668	14,513	(6,277)	242	(18,933)	-	43,213
Total Funds	349,713	14,513	(6,277)	(1,171)	-	27,484	384,262
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	15,867	-	-	1,996	-	-	17,863
Housing Property Reserve	81,169	-	-	-	1,159	-	82,328
Housing Property Revaluation Reserve	195,854	-	-	-	-	-	195,854
	292,890	-	-	1,996	1,159	-	296,045
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	7,634	-	-	-	1,793	-	9,427
Extraordinary Repair Fund	11,220	-	-	1,407	1,096	-	13,723
General Fund	24,926	14,220	(6,289)	1,709	(4,048)	-	30,518
	43,780	14,220	(6,289)	3,116	(1,159)	-	53,668
Total Funds	336,670	14,220	(6,289)	5,112	-	-	349,713

SPRINGFIELD GREEN ALMSHOUSES**ANALYSIS OF NET ASSETS BETWEEN FUNDS**
AS AT 31 DECEMBER 2022

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	16,450	-	16,450
Housing Property Reserve	101,261	-	-	101,261
Housing Property Revaluation Reserve	223,338	-	-	223,338
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	11,223	11,223
Extraordinary Repair Fund	-	13,831	1,098	14,929
General Fund	-	16,999	62	17,061
	<u>324,599</u>	<u>47,280</u>	<u>12,383</u>	<u>384,262</u>

Permanent Endowment Fund

The Permanent Endowment Fund is permanent endowment of the Charity with the fund balance being specifically invested. Income from these investments is available for the general purposes of the Charity.

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

WRITTLE ALMSHOUSE CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>2022</u>	<u>2021</u>
	£	£
INCOME AND ENDOWMENTS		
CHARITABLE ACTIVITIES		
Contributions Due	15,369	14,467
Losses from Voids	-	-
	<u>15,369</u>	<u>14,467</u>
INVESTMENT INCOME		
M&G Multi Charity Income Share Dividends	-	-
COIF Income Share Dividends	-	-
COIF Deposit Account Interest Receivable	424	3
	<u>424</u>	<u>3</u>
TOTAL INCOME	<u>15,793</u>	<u>14,470</u>
EXPENDITURE		
CHARITABLE ACTIVITIES		
Almshouse Costs		
Vacant Property Costs	-	-
Water Charges	-	-
Light and Heat	1,653	1,933
Insurance	465	452
Repairs and Renewals	2,059	1,462
Extraordinary Repairs	-	-
Cyclical Repairs	-	-
Gardening	1,780	680
Cleaning	-	-
Bad Debts	-	-
Sundry Expenses	75	75
Housing Loan Interest	-	-
Depreciation of Housing Properties	-	-
	<u>6,032</u>	<u>4,602</u>
Support Costs – Governance		
Administration Fees	2,400	2,400
Auditor's Remuneration	1,320	1,302
Legal and Professional Fees	-	-
Almshouse Association Subscription	-	-
	<u>3,720</u>	<u>3,702</u>
TOTAL EXPENDITURE	<u>9,752</u>	<u>8,304</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES	6,041	6,166
NET INVESTMENT GAINS/(LOSSES)	77	464
NET INCOME/(EXPENDITURE)	6,118	6,630
OTHER RECOGNISED GAINS/(LOSSES)		
Gain/(Loss) on Revaluation of Housing Properties	60,041	-
NET MOVEMENT IN FUNDS	66,159	6,630
RECONCILIATION OF FUNDS		
Total Funds Brought Forward	362,476	355,846
Total Funds Carried Forward	<u>428,635</u>	<u>362,476</u>

WRITTLE ALMSHOUSE CHARITY**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	319,877		319,877	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(loss) on Revaluation	60,041		-	
Net Book Value at end of the year		379,918		319,877
Listed Investments				
Market Value at Beginning of the year	9,722		1,758	
Additions at cost	-		7,500	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	77		464	
Market Value at end of the year		9,799		9,722
		389,717		329,599
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	563		536	
Other Debtors	-		-	
Legacy East Almshouse Partnership	3,584		8,892	
Prepayments and Accrued Income	594		456	
		4,741		9,884
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	36,474		26,144	
		36,474		26,144
		41,215		36,028
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(796)		(893)	
Other Creditors	-		(706)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,501)		(1,552)	
		(2,297)		(3,151)
NET CURRENT ASSETS/(LIABILITIES)		38,918		32,877
TOTAL ASSETS LESS CURRENT LIABILITIES		428,635		362,476
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		428,635		362,476
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	56,368		56,368	
Housing Property Revaluation Reserve	323,550		263,509	
		379,918		319,877
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	9,557		6,863	
Extraordinary Repair Fund	17,897		16,221	
General Fund	21,263		19,515	
		48,717		42,599
		428,635		362,476

WRITTLE ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances Brought Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses on Investments</u> £	<u>Transfer Between Funds</u> £	<u>Gains/Losses on Revaluation Of Housing Properties</u> £	<u>Balances Carried Forward</u> £
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	56,368	-	-	-	-	-	56,368
Housing Property Revaluation Reserve	263,509	-	-	-	-	60,041	323,550
	319,877	-	-	-	-	60,041	379,918
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	6,863	-	-	-	2,694	-	9,557
Extraordinary Repair Fund	16,221	-	-	29	1,647	-	17,897
General Fund	19,515	15,793	(9,752)	48	(4,341)	-	21,263
	42,599	15,793	(9,752)	77	-	-	48,717
Total Funds	362,476	15,793	(9,752)	77	-	60,041	428,635
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	56,368	-	-	-	-	-	56,368
Housing Property Revaluation Reserve	263,509	-	-	-	-	-	263,509
	319,877	-	-	-	-	-	319,877
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	4,173	-	-	-	2,690	-	6,863
Extraordinary Repair Fund	14,295	-	-	282	1,644	-	16,221
General Fund	17,501	14,470	(8,304)	182	(4,334)	-	19,515
	35,969	14,470	(8,304)	464	-	-	42,599
Total Funds	355,846	14,470	(8,304)	464	-	-	362,476

WRITTLE ALMSHOUSE CHARITY
ANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2022

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold Property</u>	<u>Investments</u>	<u>Long Term Loans</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	56,368	-	-	56,368
Housing Property Revaluation Reserve	323,550	-	-	323,550
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	9,557	9,557
Extraordinary Repair Fund	-	3,714	14,183	17,897
General Fund	-	6,085	15,178	21,263
	<u>379,918</u>	<u>9,799</u>	<u>38,918</u>	<u>428,635</u>

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

ERNEST ELIJAH EVERITT TRUST**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	£	2022	£	£	2021	£
INCOME AND ENDOWMENTS						
CHARITABLE ACTIVITIES						
Contributions Due		19,499			18,983	
Losses from Voids		(2,870)			-	
			16,629			18,983
INVESTMENT INCOME						
M&G Multi Charity Income Share Dividends		-			-	
COIF Income Share Dividends		-			-	
COIF Deposit Account Interest Receivable		1,049			22	
			1,049			22
TOTAL INCOME			17,678			19,005
EXPENDITURE						
CHARITABLE ACTIVITIES						
Almshouse Costs						
Vacant Property Costs		533			-	
Water Charges		-			-	
Light and Heat		-			-	
Insurance		629			606	
Repairs and Renewals		2,960			1,362	
Extraordinary Repairs		12,000			35,462	
Cyclical Repairs		1,210			-	
Gardening		-			-	
Cleaning		-			-	
Bad Debts		311			-	
Sundry Expenses		-			-	
Housing Loan Interest		-			-	
Depreciation of Housing Properties		-			-	
			17,643			37,430
Support Costs – Governance						
Administration Fees		3,200			3,200	
Auditor's Remuneration		1,434			1,416	
Legal and Professional Fees		-			-	
Almshouse Association Subscription		-			-	
			4,634			4,616
TOTAL EXPENDITURE			22,277			42,046
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES			(4,599)			(23,041)
NET INVESTMENT GAINS/(LOSSES)			809			2,388
NET INCOME/(EXPENDITURE)			(3,790)			(20,653)
OTHER RECOGNISED GAINS/(LOSSES)						
Gain/(Loss) on Revaluation of Housing Properties			90,096			-
NET MOVEMENT IN FUNDS			86,306			(20,653)
RECONCILIATION OF FUNDS						
Total Funds Brought Forward			654,404			675,057
Total Funds Carried Forward			740,710			654,404

ERNEST ELIJAH EVERITT TRUST**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	480,000		480,000	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	90,096		-	
Net Book Value at end of the year		570,096		480,000
Listed Investments				
Market Value at Beginning of the year	102,388		-	
Additions at cost	-		100,000	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	809		2,388	
Market Value at end of the year		103,197		102,388
		673,293		582,388
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	402		218	
Other Debtors	-		-	
Legacy East Almshouse Partnership	-		-	
Prepayments and Accrued Income	898		615	
		1,300		833
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	85,856		85,026	
		85,856		85,026
		87,156		85,859
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	-		(14)	
Other Creditors	-		(1,120)	
Legacy East Almshouse Partnership	(18,305)		(11,293)	
Accruals and Deferred Income	(1,434)		(1,416)	
		(19,739)		(13,843)
NET CURRENT ASSETS/(LIABILITIES)		67,417		72,016
TOTAL ASSETS LESS CURRENT LIABILITIES		740,710		654,404
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		740,710		654,404
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	480,000		480,000	
Housing Property Revaluation Reserve	90,096		-	
		570,096		480,000
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	9,385		7,003	
Extraordinary Repair Fund	6,476		4,280	
General Fund	154,753		163,121	
		170,614		174,404
		740,710		654,404

ERNEST ELIJAH EVERITT TRUST

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances</u> <u>Brought</u> <u>Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses</u> <u>on</u> <u>Investments</u> £	<u>Transfer</u> <u>Between</u> <u>Funds</u> £	<u>Gains/Losses</u> <u>on</u> <u>Revaluation</u> <u>Of Housing</u> <u>Properties</u> £	<u>Balances</u> <u>Carried</u> <u>Forward</u> £
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	480,000	-	-	-	-	-	480,000
Housing Property Revaluation Reserve	-	-	-	-	-	90,096	90,096
	480,000	-	-	-	-	90,096	570,096
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	7,003	-	(1,210)	-	3,592	-	9,385
Extraordinary Repair Fund	4,280	-	-	-	2,196	-	6,476
General Fund	163,121	17,678	(21,067)	809	(5,788)	-	154,753
	174,404	17,678	(22,277)	809	-	-	170,614
Total Funds	654,404	17,678	(22,277)	809	-	90,096	740,710
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	480,000	-	-	-	-	-	480,000
Housing Property Revaluation Reserve	-	-	-	-	-	-	-
	480,000	-	-	-	-	-	480,000
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	3,416	-	-	-	3,587	-	7,003
Extraordinary Repair Fund	2,088	-	-	-	2,192	-	4,280
General Fund	189,553	19,005	(42,046)	2,388	(5,779)	-	163,121
	195,057	19,005	(42,046)	2,388	-	-	174,404
Total Funds	675,057	19,005	(42,046)	2,388	-	-	654,404

ERNEST ELIJAH EVERITT TRUST**ANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2022**

	Fixed Assets		Net Current Assets Less	
	Freehold Property	Investments	Long Term Loans	Total
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	480,000	-	-	480,000
Housing Property Revaluation Reserve	90,096	-	-	90,096
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	9,385	9,385
Extraordinary Repair Fund	-	-	6,476	6,476
General Fund	-	103,197	51,556	154,753
	570,096	102,388	67,417	740,710

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

MARY DAINS COTTAGES**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	£	2022	£	2021	£
INCOME AND ENDOWMENTS					
CHARITABLE ACTIVITIES					
Contributions Due	39,333		30,944		
Losses from Voids	(990)		(46)		
		38,343		30,898	
INVESTMENT INCOME					
M&G Multi Charity Income Share Dividends	-		251		
COIF Income Share Dividends	-		-		
COIF Deposit Account Interest Receivable	62		-		
		62		251	
TOTAL INCOME		38,405		31,149	
EXPENDITURE					
CHARITABLE ACTIVITIES					
Almshouse Costs					
Vacant Property Costs	-		61		
Water Charges	960		834		
Light and Heat	9,803		4,491		
Insurance	1,059		997		
Repairs and Renewals	4,826		9,851		
Extraordinary Repairs	-		7,742		
Cyclical Repairs	-		-		
Gardening	1,543		1,774		
Cleaning	-		-		
Bad Debts	-		-		
Sundry Expenses	15		60		
Housing Loan Interest	-		-		
Depreciation of Housing Properties	-		-		
		18,206		25,810	
Support Costs – Governance					
Administration Fees	4,800		4,800		
Auditor's Remuneration	1,674		1,650		
Legal and Professional Fees	995		-		
Almshouse Association Subscription	-		-		
		7,469		6,450	
TOTAL EXPENDITURE		25,675		32,260	
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		12,730		(1,111)	
NET INVESTMENT GAINS/(LOSSES)		1,229		17,869	
NET INCOME/(EXPENDITURE)		13,959		16,758	
OTHER RECOGNISED GAINS/(LOSSES)					
Gain/(Loss) on Revaluation of Housing Properties		158,427		-	
NET MOVEMENT IN FUNDS		172,386		16,758	
RECONCILIATION OF FUNDS		1,019,917		1,003,159	
Total Funds Brought Forward					
Total Funds Carried Forward		1,192,303		1,019,917	

MARY DAINS COTTAGES**DETAILED BALANCE SHEET
AS AT 31 DECEMBER 2022**

	2022		2021	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	841,573		841,573	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	158,427		-	
Net Book Value at end of the year		1,000,000		841,573
Listed Investments				
Market Value at Beginning of the year	155,521		137,652	
Additions at cost	-		6,877	
Disposal Proceeds	-		(6,877)	
Gain/(Loss) on Revaluation	1,229		17,869	
Market Value at end of the year		156,750		155,521
		1,156,750		997,094
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	278		440	
Other Debtors	-		693	
Legacy East Almshouse Partnership	38,749		24,438	
Prepayments and Accrued Income	919		1,042	
		39,946		26,613
Cash at Bank and in Hand				
Barclays Current Account	-		130	
COIF Deposit Account	4,216		4,165	
		4,216		4,295
		44,162		30,908
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(692)		(598)	
Other Creditors	(4,321)		(5,442)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(3,596)		(2,045)	
		(8,609)		(8,085)
NET CURRENT ASSETS/(LIABILITIES)		35,553		22,823
TOTAL ASSETS LESS CURRENT LIABILITIES		1,192,303		1,019,917
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		1,192,303		1,019,917
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	841,573		841,573	
Housing Property Revaluation Reserve	158,427		-	
		1,000,000		841,573
Restricted Funds:				
Social Housing Grant Fund		-		-
Unrestricted Funds:				
Cyclical Maintenance Fund	15,892		10,504	
Extraordinary Repair Fund	9,715		6,421	
General Fund	166,696		161,419	
		192,303		178,344
		1,192,303		1,019,917

MARY DAINS COTTAGES

**RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022**

	<u>Balances Brought Forward</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Gains/Losses on Investments</u> £	<u>Transfer Between Funds</u> £	<u>Gains/Losses on Revaluation Of Housing Properties</u> £	<u>Balances Carried Forward</u> £
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	841,573	-	-	-	-	-	841,573
Housing Property Revaluation Reserve	-	-	-	-	-	158,427	158,427
	841,573	-	-	-	-	158,427	1,000,000
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	10,504	-	-	-	5,388	-	15,892
Extraordinary Repair Fund	6,421	-	-	-	3,294	-	9,715
General Fund	161,419	38,405	(25,675)	1,229	(8,682)	-	166,696
	178,344	38,405	(25,675)	1,229	-	-	192,303
Total Funds	1,019,917	38,405	(25,675)	1,229	-	158,427	1,192,303
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	841,573	-	-	-	-	-	841,573
Housing Property Revaluation Reserve	-	-	-	-	-	-	-
	841,573	-	-	-	-	-	841,573
Restricted Funds							
Social Housing Grant Fund	-	-	-	-	-	-	-
Unrestricted Funds							
Cyclical Maintenance Fund	5,124	-	-	-	5,380	-	10,504
Extraordinary Repair Fund	3,132	-	-	-	3,289	-	6,421
General Fund	153,330	31,149	(32,260)	17,869	(8,669)	-	161,419
	161,586	31,149	(32,260)	17,869	-	-	178,344
Total Funds	1,003,159	31,149	(32,260)	17,869	-	-	1,019,917

MARY DAINS COTTAGES**ANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2022**

	<u>Fixed Assets</u>		<u>Net Current Assets Less</u>	
	<u>Freehold</u>	<u>Investments</u>	<u>Long Term</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>Loans</u>	<u>£</u>
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	841,573	-	-	841,573
Housing Property Revaluation Reserve	158,427	-	-	158,427
Restricted Funds:				
Social Housing Grant Fund	-	-	-	-
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	15,892	15,892
Extraordinary Repair Fund	-	-	9,715	9,715
General Fund	-	156,750	9,946	166,696
	1,000,000	156,750	35,553	1,192,303

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

COPLAND ALMSHOUSE CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	2022		2021	
	£	£	£	£
INCOME AND ENDOWMENTS				
DONATIONS AND LEGACIES				
Donations	-	-	2,000	2,000
CHARITABLE ACTIVITIES				
Contributions Due	27,505		27,552	
Losses from Voids	(282)		-	
		27,223		27,552
INVESTMENT INCOME				
M&G Multi Charity Income Share Dividends	-		-	
COIF Income Share Dividends	-		-	
COIF Deposit Account Interest Receivable	304		1	
		304		1
TOTAL INCOME		27,527		29,553
EXPENDITURE				
CHARITABLE ACTIVITIES				
Almshouse Costs				
Vacant Property Costs	-		-	
Water Charges	-		-	
Light and Heat	-		-	
Insurance	603		567	
Repairs and Renewals	1,721		7,428	
Extraordinary Repairs	-		-	
Cyclical Repairs	-		-	
Gardening	1,895		1,185	
Cleaning	-		-	
Bad Debts	-		-	
Sundry Expenses	94		17	
Housing Loan Interest	-		-	
		4,313		9,197
Support Costs – Governance				
Administration Fees	3,200		3,200	
Auditor's Remuneration	1,434		996	
Legal and Professional Fees	-		-	
Almshouse Association Subscription	146		442	
		4,780		4,638
TOTAL EXPENDITURE		9,093		13,835
NET INCOME/(EXPENDITURE) BEFORE GAINS AND LOSSES		18,434		15,718
NET INVESTMENT GAINS/(LOSSES)		120		141
NET INCOME/(EXPENDITURE)		18,554		15,859
OTHER RECOGNISED GAINS/(LOSSES)				
Gain/(Loss) on Revaluation of Housing Properties		80,055		-
NET MOVEMENT IN FUNDS		98,609		15,859
RECONCILIATION OF FUNDS				
Total Funds Brought Forward		465,247		449,388
Total Funds Carried Forward		563,856		465,247

COPLAND ALMSHOUSE CHARITY**DETAILED BALANCE SHEET**
AS AT 31 DECEMBER 2022

	<u>2022</u>		<u>2021</u>	
	£	£	£	£
FIXED ASSETS				
Tangible Fixed Assets – Housing Properties				
Net Book Value at Beginning of the year	426,503		426,503	
Additions at cost	-		-	
Depreciation Charge for the year	-		-	
Gain/(Loss) on Revaluation	80,055		-	
Net Book Value at end of the year		506,558		426,503
Listed Investments				
Market Value at Beginning of the year	15,141		15,000	
Additions at cost	-		-	
Disposal Proceeds	-		-	
Gain/(Loss) on Revaluation	120		141	
Market Value at end of the year		15,261		15,141
		521,819		441,644
CURRENT ASSETS				
Debtors and Prepayments				
Contributions in Arrears	4,862		4,950	
Other Debtors	-		-	
Legacy East Almshouse Partnership	11,378		2,746	
Prepayments and Accrued Income	709		813	
		16,949		8,509
Cash at Bank and in Hand				
Barclays Current Account	-		-	
COIF Deposit Account	26,740		16,504	
		26,740		16,504
		43,689		25,013
CREDITORS: Amounts falling due with one year				
Loans	-		-	
Contributions in Received in Advance	(153)		(151)	
Other Creditors	(65)		(263)	
Legacy East Almshouse Partnership	-		-	
Accruals and Deferred Income	(1,434)		(996)	
		(1,652)		(1,410)
NET CURRENT ASSETS/(LIABILITIES)		42,037		23,603
TOTAL ASSETS LESS CURRENT LIABILITIES		563,856		465,247
CREDITORS: Amounts falling due after more than one year				
Loans		-		-
NET ASSETS		563,856		465,247
CAPITAL AND RESERVES				
Endowment Funds:				
Permanent Endowment Fund	-		-	
Housing Property Reserve	1,581		1,581	
Housing Property Revaluation Reserve	461,223		381,168	
		462,804		382,749
Restricted Funds:				
Social Housing Grant Fund		43,754		43,754
Unrestricted Funds:				
Cyclical Maintenance Fund	12,743		9,151	
Extraordinary Repair Fund	9,269		7,018	
General Fund	35,286		22,575	
		57,298		38,744
		563,856		465,247

COPLAND ALMSHOUSE CHARITY

RECONCILIATION OF MOVEMENT IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Balances Brought Forward</u>	<u>Income</u>	<u>Expenditure</u>	<u>Gains/Losses on Investments</u>	<u>Transfer Between Funds</u>	<u>Gains/Losses on Revaluation Of Housing Properties</u>	<u>Balances Carried Forward</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Year Ended 31 December 2022							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	1,581	-	-	-	-	-	1,581
Housing Property Revaluation Reserve	381,168	-	-	-	-	80,055	461,223
	382,749	-	-	-	-	80,055	462,804
Restricted Funds							
Social Housing Grant Fund	43,754	-	-	-	-	-	43,754
Unrestricted Funds							
Cyclical Maintenance Fund	9,151	-	-	-	3,592	-	12,743
Extraordinary Repair Fund	7,017	-	-	56	2,196	-	9,269
General Fund	22,575	27,528	(9,093)	64	(5,788)	-	35,286
	38,743	27,528	(9,093)	120	-	-	57,298
Total Funds	465,246	27,528	(9,093)	120	-	80,055	563,856
Year Ended 31 December 2021							
Endowment Funds							
Permanent Endowment Fund	-	-	-	-	-	-	-
Housing Property Reserve	1,581	-	-	-	-	-	1,581
Housing Property Revaluation Reserve	381,168	-	-	-	-	-	381,168
	382,749	-	-	-	-	-	382,749
Restricted Funds							
Social Housing Grant Fund	43,754	-	-	-	-	-	43,754
Unrestricted Funds							
Cyclical Maintenance Fund	5,564	-	-	-	3,587	-	9,151
Extraordinary Repair Fund	4,760	-	-	65	2,192	-	7,017
General Fund	12,560	29,554	(13,836)	76	(5,779)	-	22,575
	22,884	29,554	(13,836)	141	-	-	38,743
Total Funds	449,387	29,554	(13,836)	141	-	-	465,246

COPLAND ALMSHOUSE CHARITY**ANALYSIS OF NET ASSETS BETWEEN FUNDS
AS AT 31 DECEMBER 2022**

	Fixed Assets		Net Current Assets Less	
	Freehold Property	Investments	Long Term Loans	Total
	£	£	£	£
Endowment Funds:				
Permanent Endowment Fund	-	-	-	-
Housing Property Reserve	1,581	-	-	1,581
Housing Property Revaluation Reserve	461,223	-	-	461,223
Restricted Funds:				
Social Housing Grant Fund	43,754	-	-	43,754
Unrestricted Funds:				
Cyclical Maintenance Fund	-	-	12,743	12,743
Extraordinary Repair Fund	-	7,073	2,196	9,269
General Fund	-	8,188	27,098	35,286
	506,558	15,261	42,037	563,856

Housing Property Reserve

The Housing Property Reserve is permanent endowment of the Charity and is represented by the net equity in the housing properties.

Housing Properties Revaluation Reserve

This fund is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund

The Social Housing Grant Fund is a restricted fund and represents the grant received of £43,754 in connection with the housing property purchase.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees for future cyclical repairs as they arise. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees.

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees for future major repairs, improvements and rebuilding of the housing properties. A transfer is made from the General Fund each year being a specific amount as agreed by the Trustees. The fund is required by the Scheme to be specifically invested with income from these investments added to the Fund.

General Fund

The Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.