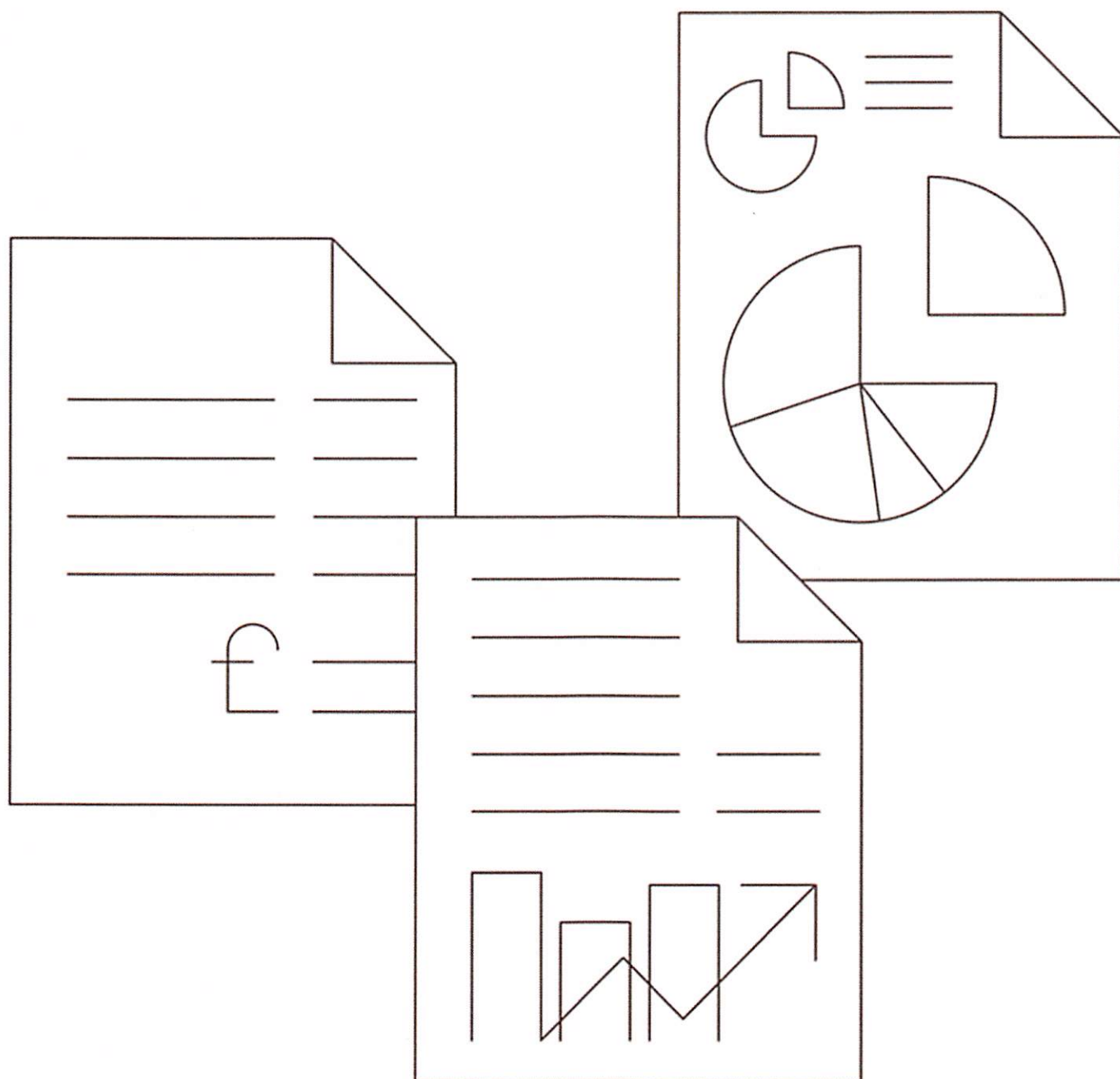


Charity of Isabella Sophia Leander Financial Statements

For the Year Ended: 31 December 2025
Registered Charity No: 1180337



CHARITY OF ISABELLA SOPHIA LEANDER

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 to 16
Detailed Statement of Financial Activities	17

CHARITY OF ISABELLA SOPHIA LEANDER

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their report along with the financial statements of the charity for the year ended 31 December 2024. 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 7, 8 and 9 and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the Charity is the provision and maintenance of three almshouses in Manningtree, Essex for poor persons, primarily, but not exclusively, for the widows, widowers or children of fishermen or sailors who are evangelical protestants and total abstainers from all alcoholic drinks and are at least 65 years of age.

Application of Income

The net income shall be applied first to repair, insure and meet all other outgoings in respect of the Charity's properties and all proper costs of the Charity's administration and management. Thereafter net income shall be applied for the benefit of the almspeople of the Charity.

Activities

The Charity currently provides three almshouse properties and its aim is to utilise these as far as possible to meet the objectives of the Charity.

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.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The trustees continue to be concerned for the welfare of the residents and the properties entrusted to them. They are working through the recommendations of the 5 year plan suggested by the surveyor they appointed.

The charity celebrated its 100 year anniversary during the year with a tea party in the grounds.

FINANCIAL REVIEW

Financial position

The Charity's financial position is as set out in the Balance Sheet on pages 6 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

Future plans will continue to work on the quinquennial survey recommendations in accordance with budgets.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is governed in accordance with a constitution dated 12 May 2018.

CHARITY OF ISABELLA SOPHIA LEANDER

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

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.

Organisational structure

Day to day administration of the Charity is carried out by the Clerk who reports to the Trustees.

Induction and training of new trustees

New Trustees are briefed by the Clerk and the existing Trustees 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.

Related parties

There are no other charities related to the Isabella Sophia Leander Charity. The Clerk to the Charity is also Clerk to other almshouse charities.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1180337

Principal address

286 Mersea Road
Colchester
Essex
CO2 8QY

Trustees

M Daniel , Chairman
Mrs P Dew (resigned 10/5/25)
Mrs V McLachlan
N Peck
Mrs J Tittley
Mrs D L O'Reilly
G Kennedy (resigned 23/8/25)

Independent Examiner

Simon Welling
TC Group
Accountants
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

CHARITY OF ISABELLA SOPHIA LEANDER

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025**

REFERENCE AND ADMINISTRATIVE DETAILS

Solicitors

Anthony Collins Solicitors LLP
134, Edmund Street
Birmingham
B3 2ES

Bankers

The Co-Operative Bank P.L.C.
PO BOX 101
1 Balloon Street
Manchester
M60 4EP

Clerk to the Charity

Alison Smith
PO Box 993
Colchester
Essex
CO3 3TQ

Approved by order of the board of trustees on 16 May 2026 and signed on its behalf by:

N Peck

.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CHARITY OF ISABELLA SOPHIA LEANDER**

Independent examiner's report to the trustees of Charity of Isabella Sophia Leander

I report to the charity trustees on my examination of the accounts of Charity of Isabella Sophia Leander (the Trust) for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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

Independent examiner's statement

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

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

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

S Welling

Simon Welling
Certified Accountant

TC Group
Accountants
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

19 May 2026

CHARITY OF ISABELLA SOPHIA LEANDER

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025**

	Notes	Unrestricted funds £	Restricted fund £	Endowment funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM						
Charitable activities	4					
Almshouse activity		18,513	-	-	18,513	18,762
Investment income	3	7,325	-	312	7,637	6,625
Total		25,838	-	312	26,150	25,387
EXPENDITURE ON						
Charitable activities	5					
Almshouse activity		13,232	-	-	13,232	9,957
		6,456	-	312	12,918	15,430
Net gains/(losses) on investments		19,832	-	(1,187)	18,645	5,178
NET INCOME/(EXPENDITURE)		32,438	-	(875)	31,563	20,608
Other recognised gains/(losses)						
Gains on revaluation of fixed assets		-	-	32,995	32,995	-
Net movement in funds		32,438	-	32,120	64,558	20,608
RECONCILIATION OF FUNDS						
Total funds brought forward		158,627	14,500	624,927	798,054	777,446
TOTAL FUNDS CARRIED FORWARD		191,065	14,500	657,047	862,612	798,054

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

CHARITY OF ISABELLA SOPHIA LEANDER

BALANCE SHEET
31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted fund £	Endowment funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS						
Tangible assets	10	-	14,500	629,894	644,394	611,399
Investments	11	<u>173,365</u>	<u>-</u>	<u>27,153</u>	<u>200,518</u>	<u>168,972</u>
		173,365	14,500	657,047	844,912	780,371
CURRENT ASSETS						
Debtors	12	728	-	-	728	1,440
Cash at bank		<u>19,137</u>	<u>-</u>	<u>-</u>	<u>19,137</u>	<u>18,133</u>
		19,865	-	-	19,865	19,573
CREDITORS						
Amounts falling due within one year	13	<u>(2,165)</u>	<u>-</u>	<u>-</u>	<u>(2,165)</u>	<u>(1,890)</u>
NET CURRENT ASSETS		<u>17,700</u>	<u>-</u>	<u>-</u>	<u>17,700</u>	<u>17,683</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>191,065</u>	<u>14,500</u>	<u>657,047</u>	<u>862,612</u>	<u>798,054</u>
NET ASSETS		<u>191,065</u>	<u>14,500</u>	<u>657,047</u>	<u>862,612</u>	<u>798,054</u>
FUNDS	14					
Unrestricted funds					191,065	158,627
Restricted funds					14,500	14,500
Endowment funds					<u>657,047</u>	<u>624,927</u>
TOTAL FUNDS					<u>862,612</u>	<u>798,054</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 16 May 2026 and were signed on its behalf by:

N Peck
.....
Trustee

J Titley
.....
Trustee

The notes form part of these financial statements

CHARITY OF ISABELLA SOPHIA LEANDER

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. TRANSFER OF ENGAGEMENTS

On 1 January 2020 the activities, assets and liabilities of the Isabella Sophia Leander Almshouse Charity (Charity Registration Number 232975) were transferred to this Charity.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention, with the exception that housing properties are included at valuation and investments which are included at market value.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Permanent endowment funds are non-expendable funds which are normally held indefinitely.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Going concern

The accounts are prepared on a going concern basis as there are no material uncertainties about the Charity's ability to continue.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, 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.

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.

2. ACCOUNTING POLICIES - continued

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.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Repairs and Maintenance

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.

Support costs

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

Tangible fixed assets

Housing Properties

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

The cost of refurbishment and improvements to the existing property are written off to General Fund or Extraordinary Repair Fund as incurred. Any major improvements or extensions to the property are capitalised.

The housing properties are not depreciated as revaluations are performed with sufficient regularity to ensure that the carrying amounts are not materially misstated.

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.

Debtors

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

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.

CHARITY OF ISABELLA SOPHIA LEANDER

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

2. ACCOUNTING POLICIES - continued

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 after allowing for any trade discounts due.

Taxation

The charity is exempt from tax on its charitable activities.

3. INVESTMENT INCOME

	2025	2024
	£	£
Dividend income receivable	1,237	1,185
Accumulated income dividends receivable	6,236	5,436
Interest receivable	164	4
	<u>7,637</u>	<u>6,625</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	2025	2024
	£	£
Almshouses activity		
Contributions Receivable	20,048	18,762
Losses from vacancies	(1,535)	-
	<u>18,513</u>	<u>18,762</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6)	Support costs (see note 7)	Totals
	£	£	£
Almshouse activity	<u>8,494</u>	<u>4,738</u>	<u>13,232</u>

CHARITY OF ISABELLA SOPHIA LEANDER

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025**

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025	2024
	£	£
Vacant property costs	55	-
Water charges	940	914
Insurance	676	711
Repairs and maintenance	3,708	933
Cyclical repairs	566	300
Gardening	1,765	1,420
Sundry expenses	<u>784</u>	<u>101</u>
	<u>8,494</u>	<u>4,379</u>

7. SUPPORT COSTS

	Management	Governance	Totals
	£	costs	£
Almshouse activity	<u>3,418</u>	<u>1,320</u>	<u>4,738</u>

Support costs, included in the above, are as follows:

	2025	2024
	Almshouse	Almshouse
	activity	activity
	£	£
Clerk fees	3,143	2,819
Subscriptions	275	267
Professional fees	-	1,245
Accountancy fees	1,056	997
Independent examination fees	<u>264</u>	<u>250</u>
	<u>4,738</u>	<u>5,578</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

CHARITY OF ISABELLA SOPHIA LEANDER

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Endowment funds £	Total funds £
INCOME AND ENDOWMENTS FROM				
Charitable activities				
Almshouse activity	18,762	-	-	18,762
Investment income	<u>6,288</u>	<u>-</u>	<u>337</u>	<u>6,625</u>
Total	<u>25,050</u>	<u>-</u>	<u>337</u>	<u>25,387</u>
EXPENDITURE ON				
Charitable activities				
Almshouse activity	<u>9,957</u>	<u>-</u>	<u>-</u>	<u>9,957</u>
	15,093	-	337	15,430
Net gains on investments	<u>4,464</u>	<u>-</u>	<u>714</u>	<u>5,178</u>
NET INCOME	19,557	-	1,051	20,608
RECONCILIATION OF FUNDS				
Total funds brought forward	139,070	14,500	623,876	777,446
TOTAL FUNDS CARRIED FORWARD	<u>158,627</u>	<u>14,500</u>	<u>624,927</u>	<u>798,054</u>

10. TANGIBLE FIXED ASSETS

	Freehold property £
COST OR VALUATION	
At 1 January 2025	611,399
Revaluations	<u>32,995</u>
At 31 December 2025	<u>644,394</u>
NET BOOK VALUE	
At 31 December 2025	<u>644,394</u>
At 31 December 2024	<u>611,399</u>

CHARITY OF ISABELLA SOPHIA LEANDER

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025**

10. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 31 December 2025 is represented by:

	Freehold property £
Accumulated revaluation gains	149,428
Cost	<u>494,966</u>
	<u>644,394</u>

The housing properties are stated at valuation, being at their insurance reinstatement value as at 30 June 2025 of £644,394, which the trustees considered to be the value as at 31 December 2025.

11. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2025	168,972
Additions	12,901
Revaluations	<u>18,645</u>
At 31 December 2025	<u>200,518</u>
NET BOOK VALUE	
At 31 December 2025	<u>200,518</u>
At 31 December 2024	<u>168,972</u>

There were no investment assets outside the UK.

Cost or valuation at 31 December 2025 is represented by:

	Listed investments £
Accumulated revaluation gains	88,454
Cost	<u>112,064</u>
	<u>200,518</u>

CHARITY OF ISABELLA SOPHIA LEANDER

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Contributions in arrears	23	-
Prepayments and accrued income	<u>705</u>	<u>1,440</u>
	<u>728</u>	<u>1,440</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Contributions received in advance	256	98
Trade creditors	420	442
Accruals and deferred income	<u>1,489</u>	<u>1,350</u>
	<u>2,165</u>	<u>1,890</u>

14. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	Transfers between funds	At 31.12.25
	£	£	£	£
Unrestricted funds				
General Fund	18,659	7,876	(6,665)	19,870
Cyclical Maintenance Fund	59,125	11,861	2,632	73,618
Extraordinary Repair Fund	71,590	11,646	4,033	87,269
Development Fund	<u>9,253</u>	<u>1,055</u>	-	<u>10,308</u>
	158,627	32,438	-	191,065
Restricted funds				
Community Fund	14,500	-	-	14,500
Endowment funds				
Permanent Endowment Fund	146,522	(555)	-	145,967
Housing Property Revaluation Reserve	461,971	32,995	-	494,966
Capital Recoupment Fund	<u>16,434</u>	<u>(320)</u>	-	<u>16,114</u>
	<u>624,927</u>	<u>32,120</u>	-	<u>657,047</u>
TOTAL FUNDS	<u>798,054</u>	<u>64,558</u>	-	<u>862,612</u>

CHARITY OF ISABELLA SOPHIA LEANDER

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

14. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General Fund	19,914	(12,666)	628	7,876
Cyclical Maintenance Fund	2,972	(566)	9,455	11,861
Extraordinary Repair Fund	2,953	-	8,693	11,646
Development Fund	(1)	-	1,056	1,055
	<u>25,838</u>	<u>(13,232)</u>	<u>19,832</u>	<u>32,438</u>
Endowment funds				
Permanent Endowment Fund	-	-	(555)	(555)
Housing Property Revaluation Reserve	-	-	32,995	32,995
Capital Recoupment Fund	<u>312</u>	<u>-</u>	<u>(632)</u>	<u>(320)</u>
	<u>312</u>	<u>-</u>	<u>31,808</u>	<u>32,120</u>
TOTAL FUNDS	<u><u>26,150</u></u>	<u><u>(13,232)</u></u>	<u><u>51,640</u></u>	<u><u>64,558</u></u>

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General Fund	13,499	11,717	(6,557)	18,659
Cyclical Maintenance Fund	53,440	2,635	3,050	59,125
Extraordinary Repair Fund	63,178	4,905	3,507	71,590
Development Fund	<u>8,953</u>	<u>300</u>	<u>-</u>	<u>9,253</u>
	139,070	19,557	-	158,627
Restricted funds				
Community Fund	14,500	-	-	14,500
Endowment funds				
Permanent Endowment Fund	146,266	256	-	146,522
Housing Property Revaluation Reserve	461,971	-	-	461,971
Capital Recoupment Fund	<u>15,639</u>	<u>795</u>	<u>-</u>	<u>16,434</u>
	<u>623,876</u>	<u>1,051</u>	<u>-</u>	<u>624,927</u>
TOTAL FUNDS	<u><u>777,446</u></u>	<u><u>20,608</u></u>	<u><u>-</u></u>	<u><u>798,054</u></u>

14. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General Fund	19,951	(8,412)	178	11,717
Cyclical Maintenance Fund	2,603	(1,545)	1,577	2,635
Extraordinary Repair Fund	2,496	-	2,409	4,905
Development Fund	-	-	300	300
	<u>25,050</u>	<u>(9,957)</u>	<u>4,464</u>	<u>19,557</u>
Endowment funds				
Permanent Endowment Fund	-	-	256	256
Capital Recoupment Fund	<u>337</u>	<u>-</u>	<u>458</u>	<u>795</u>
	<u>337</u>	<u>-</u>	<u>714</u>	<u>1,051</u>
TOTAL FUNDS	<u>25,387</u>	<u>(9,957)</u>	<u>5,178</u>	<u>20,608</u>

Fund and Reserves

Permanent Endowment Fund

The Permanent Endowment Fund is invested partly in the Charity's land and buildings and partly in listed investments. The Fund is not expendable but income from its investments is available for the general purposes of the Charity. Capital growth in the investments is added to the Fund.

Housing Properties Revaluation Reserve

The Housing Property Revaluation Reserve is permanent endowment of the Charity and is represented by the value of housing properties revaluation gains.

Capital Recoupment Fund

During the year ended 30 June 1988 part of the Permanent Endowment Fund investment was disposed of to facilitate essential repairs to the Charity's properties and has been recouped at £103 per annum over 25 years from 1 July 1988 to 30 June 2013. The Fund is required to be specifically invested and income from those investments is required to be added to the Fund and reinvested.

Community Fund

The Community Fund is restricted and represents a grant awarded by the Community Fund for the purpose of constructing ramp access to each almshouse and providing hard landscaping around the almshouse properties.

Cyclical Maintenance Fund

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees to cover the cost of cyclical maintenance as it arises. A transfer to the Fund is made each year from the General Fund of a specific amount agreed by the Trustees.

CHARITY OF ISABELLA SOPHIA LEANDER

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025**

14. MOVEMENT IN FUNDS - continued

Extraordinary Repair Fund

The Extraordinary Repair Fund is unrestricted but designated by the Trustees to cover the cost of extraordinary repairs as they arise. A transfer to the Fund is made each year from the General Fund of a specific amount agreed by the Trustees.

Development Fund

The Development Fund is unrestricted but designated by the Trustees to cover future capital improvements and transfers to the fund are made at the Trustees discretion.

General Fund

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

15. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.

CHARITY OF ISABELLA SOPHIA LEANDER

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025**

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Dividend income	1,237	1,185
Other fixed asset inv - UnFII	6,236	5,436
Interest receivable	<u>164</u>	<u>4</u>
	7,637	6,625
Charitable activities		
Contributions Receivable	20,048	18,762
Losses from vacancies	<u>(1,535)</u>	<u>-</u>
	18,513	18,762
Total incoming resources	26,150	25,387
EXPENDITURE		
Charitable activities		
Vacant property costs	55	-
Water charges	940	914
Insurance	676	711
Repairs and maintenance	3,708	933
Cyclical repairs	566	300
Gardening	1,765	1,420
Sundry expenses	<u>784</u>	<u>101</u>
	8,494	4,379
Support costs		
Management		
Clerk fees	3,143	2,819
Subscriptions	<u>275</u>	<u>267</u>
	3,418	3,086
Governance costs		
Professional fees	-	1,245
Accountancy fees	1,056	997
Independent examination fees	<u>264</u>	<u>250</u>
	1,320	2,492
Total resources expended	13,232	9,957
Net income	<u>12,918</u>	<u>15,430</u>

This page does not form part of the statutory financial statements