

ANDREW WINDSOR ALMSHOUSES
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED
31 MARCH 2021

Charity Number 1181841

tc accounts • tax • legal • financial planning

The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

ANDREW WINDSOR ALMSHOUSES

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2021

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ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

The trustees present their annual report and the financial statements of the charitable incorporated organisation (CIO) for the year ended 31 March 2021. The financial statements comply with the charity's trust deed, the Charities Act 2011, and the Charities Statement of Recommended Practice issued in October 2019 and Financial Reporting Standard FRS102.

The trustees confirm that they have complied with the duty in s17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission, when reviewing the Charity's aims and objectives and in planning future activities.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered charity name	Andrew Windsor Almshouses
Charity registration number	1181841
CIO registration number	CE016379
Principal office	5 Bridgefield Farnham Surrey GU9 8AN

THE TRUSTEES

The trustees who served the charity during the period and since the period-end were as follows:

Ms L Sutherland (Chairman)
Mr M C McAleenan (resigned 31 January 2021)
Mr R G Verner-Jeffreys (resigned 30 April 2020)
Colonel C P H Knaggs
Mrs C Seely
Mrs J J Thorpe (resigned 17 December 2020)
Mrs A Verner-Jeffreys (resigned 30 April 2020)
Ms J Barratt

Clerk to the Trustees Ms J Durrant

Principal bankers Lloyds Bank plc
Lewisham Branch
London

Independent examiner Mr S. P. F. Howell FCCA
TC Group
The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

Property managers

Greenwood and Co
The Wool House
Bear Lane
Farnham
Surrey
GU9 7LG

OBJECTIVES AND ACTIVITIES

The object of the Charitable Incorporated Organisation (CIO), formed on 1 February 2019, is to provide housing for retired, elderly people of good character and in straightened circumstances. Applicants are required to be capable of independent living. The assets of the old unincorporated charity were transferred to the CIO on incorporation.

The charity owns, administers and maintains the property and grounds of numbers 53, 54, 55 and 56 Castle Street, Farnham, which are the original almshouses and now a Grade II* Listed building of local and historic interest (widely known as "Andrew Windsor Almshouses").

The charity also owns, administers and maintains the property and grounds of numbers 2, 4, 6, 8, 10 and 12 Park Row, Farnham, which were constructed in the 1980's and are situated to the rear of the Castle Street properties. All of the properties share a communal garden.

The properties held by the charity are for the use of the appointed residents. When vacancies occur, the trustees appoint applicants in accordance with the charitable objectives. In cases of equal eligibility, priority is given to applicants who have family ties within the Farnham area and who have contributed in a positive way to the community.

All residents benefit from lower accommodation costs than those payable in the private rental market. In addition, residents benefit from living within a small community of people with comparable requirements but from a variety of backgrounds and experience.

These objectives fully meet the public benefit requirement. Provision of accommodation to those in housing need is clearly beneficial. The definition in terms of location and personal circumstances are wide enough to cover a large number of people sufficient to constitute a public class.

ACHIEVEMENTS AND PERFORMANCE

In what has been an extraordinary year for the country as a whole, in particular those providing services to the elderly and vulnerable within the community, we are pleased to report that all our residents remained Covid free. The Trustees ensured residents were receiving support in terms of food shopping, medical appointments, medication, and family connections. The communal garden was regularly used throughout the summer, and much appreciated given the nationwide Covid restrictions. Trustees remained available to the residents at all times by telephone and in person whilst observing government guidelines.

The four Castle Street Grade II* Listed almshouses received an external re-decoration, front and rear, as well as the large communal blue door. The iconic colour, "Windsor Blue", was used once again for the front doors. This maintenance work marked the commencement of a cyclical maintenance programme aimed at ensuring sufficient proactive maintenance is carried out to preserve the appearance and protect the fabric of the almshouses for future generations.

Following an application made by the Charity to secure funding from Farnham Town Council by way of Community Grant, funds became available for the painting of eight shed doors. As the sheds border the courtyard garden a sage colour replaced "Windsor Blue" for a softer, less utilitarian look for the garden surroundings.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

ACHIEVEMENTS AND PERFORMANCE *(continued)*

The Charity relocated eight refuse bins positioned in the communal entrance from Castle Street which to make passage through to and from Castle Street more accessible. A spare brick built double shed was utilised as a communal bin store (for household and recycling waste) for the use of the Castle Street residents. A new wooden bench has been provided in the entranceway, and the overall appearance has been greatly enhanced.

Out of the ten almshouses, eight had a full complement of residents. Two almshouses had short void periods which provided an opportunity to refurbish the properties. Refurbishment works included the installation of new kitchens, bathrooms, one new boiler, complete redecorations, new carpet to one unit. The Trustees consider the utilisation of void periods to be essential in the roll out of the refurbishment programme, as uninhabited properties provide a unique opportunity to refurbish without the need to uproot or disturb residents.

54 Castle Street had a void period of one and a half months as the resident moved to a care home following a lengthy stay in hospital. Five weeks of this period were given to a refurbishment including a new kitchen, bathroom, new boiler and re-decoration.

All almshouses have current EPC, EICR and Landlord Gas Safety certificates.

No. 8 Park Row also had a void period of one and a half months. The resident had a lengthy stay in hospital and, sadly passed away surrounded by her family. A refurbishment was undertaken including a new kitchen, adaptations to the bathroom, new toilet and wash hand basin in the cloakroom, new carpets throughout and redecoration.

A six-month snagging check was carried out in November 2020 following the completion of the Castle Street roof replacement project by Owlsworth LIP. Owlsworth were very cooperative and attended to minor issues such as a small beam settlement in 56 Castle Street, improved various (minor) lead work issues, mastic around a leaking roof light and replacing a slipped roof tile.

The trustees are pleased to confirm that all financial commitments in relating to the funding of the roof project continue to be met.

With information and guidance from the Almshouse Association, the Trustees acknowledged the need to implement a significant rent increase, for the maintenance of the ten almshouses. Weekly Maintenance Contribution (WMC) are now a standard rate for nine residents. There is one almshouse which is slightly larger and pays correspondingly a slightly higher Weekly Maintenance Contribution. We are happy to report there are no significant outstanding rent arrears from any of the residents.

Given the increase in the Weekly Maintenance Contributions the Trustees agreed that the Charity should now provide and maintain all white goods when replacement is required. Previously this was the responsibility of the resident. The Trustees felt it prudent to have new electrical appliances fitted from a safety aspect in the event a well meaning, but potentially flawed, appliance was either donated to a resident by a well-meaning friend or family member, or purchased second hand by a resident.

A three year contract was entered into British Gas from September 2020 to 2023, in order to bring a level of certainty regarding utility pricing.

A successful application was made once again to Farnham Town Council for a Community Grant. The grant will be used for a bespoke, wooden rose arch in readiness for the Platinum Jubilee celebrations in 2022. The rose arch will be planted with David Austin climbing roses, "The Generous Gardener".

Lorna Sutherland replaced Michael McAleenan as Chairman in May 2020.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

FINANCIAL REVIEW

At the end of the period, the charity's reserves show a balance of £94,963 (2020 - £108,654). The reduction in funds is due to the lower level of income brought about by the ongoing Covid-19 pandemic. The free reserves available to the charity totals £49,575 (2020 - £53,857). The Trustees want to maintain a level of reserves sufficient enough to cover the loan repayments and to provide some new investments to support any further repairs.

PLANS FOR FUTURE PERIODS

Looking to the future, the Charity is increasing funds to both our Cyclical Maintenance Fund and Extraordinary Maintenance Fund, now that the roof restoration project has successfully been completed. Routine maintenance is ongoing and is reviewed quarterly at Trustee Meetings.

For the forthcoming year, the Trustees have the following plans under consideration:

- Continue to monitor Covid in relation to the resident's welfare and well-being.
- Apply to Farnham Town Council for a grant for a garden project.
- Commission a report on the condition of the roof for the six Park row almshouses.
- Obtain quotations for double-glazing, new rear doors, soffits and fascias to the rear of the six park Row almshouses.
- Continue with rigorous regular maintenance.
- Consider a celebration of the Platinum Jubilee for the residents.
- Consider a fund-raising event, such as the Farnham Christmas Fair.
- Commission postcards, with envelopes, printed of various images of the almshouses.
- Raise the profile of the Charity within Farnham and the surrounding areas.

GOING CONCERN

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

STRUCTURE, GOVERNANCE AND MANAGEMENT

GOVERNING DOCUMENT

Andrew Windsor Almshouses is a charitable incorporated organisation governed by its registration with the Charity Commission on 1 February 2019.

RECRUITMENT AND APPOINTMENT OF TRUSTEES

New trustees are appointed by the trustees from local people with appropriate skills.

ORGANISATIONAL STRUCTURE

The charity is controlled by the Trustees. Trustees during the period are detailed on page 1.

The trustees have appointed a clerk to administer the charity and its properties. The clerk reports to the trustees at, at least, quarterly meetings, with frequent e-mail and telephone contact between meetings as necessary.

RISK MANAGEMENT

The Trustees have a risk register for their review and comments. The major risks to which the charity is exposed, as identified by the Trustees, have been reviewed and systems have been established to manage those risks.

INDEPENDENT EXAMINER

Simon Howell, FCCA, of TC Group, has been re-appointed as independent examiner for the ensuing year.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the Trustees' Annual 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 & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 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. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 24/01/22 and signed on its behalf.



.....
Ms L Sutherland (Chair)

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

ANDREW WINDSOR ALMSHOUSES

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2021 which are set out on pages 9 to 14.

Responsibilities and basis of report

As the charity trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 charity 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.



Simon P. F. Howell FCCA
The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

Dated: 24/01/2022

ANDREW WINDSOR ALMSHOUSES
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 MARCH 2021

	Note	Total Unrestricted Funds 2021 £	Total Unrestricted Funds 2020 £
Income and endowments from:			
Donations	2	11,350	48,615
Charitable activities	3	78,083	68,545
Total		89,433	117,160
Expenditure on:			
Charitable activities	4	(94,397)	(344,582)
Other expenditure	6	(8,727)	(9,437)
Total		(103,124)	(354,019)
Net income/(expenditure)		(13,691)	(236,859)
Net movement in funds		(13,691)	(236,859)
RECONCILIATION OF FUNDS:			
Total funds brought forward			
13		108,654	345,513
Total funds carried forward		94,963	108,654

The Statement of Financial Activities includes all gains and losses in the year and therefore a statement of total recognised gains and losses has not been prepared.

All of the above amounts relate to continuing activities.

The notes on pages 9 to 14 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES

BALANCE SHEET

31 MARCH 2021

	Note	2021 £	2020 £
FIXED ASSETS			
Tangible assets	9	308,503	318,276
CURRENT ASSETS			
Debtors	10	5,661	5,644
Cash at bank and in hand		49,575	53,857
		<u>55,236</u>	<u>59,501</u>
CREDITORS: Amounts falling due within one year	11	(16,390)	(29,386)
NET CURRENT ASSETS		<u>38,846</u>	<u>30,115</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		347,349	348,391
CREDITORS: Amounts falling due after more than one year	12	(252,386)	(239,737)
TOTAL NET ASSETS		<u><u>94,963</u></u>	<u><u>108,654</u></u>
FUNDS			
Unrestricted income funds	13	94,963	108,654
TOTAL FUNDS		<u><u>94,963</u></u>	<u><u>108,654</u></u>

These financial statements were approved, and authorised for issue on the 24/01/22 and are signed on their behalf by:



.....
Ms L Sutherland
Chair

The notes on pages 9 to 14 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Andrew Windsor Almshouses was registered as a Charitable Incorporated Organisation on 1 February 2019 and the assets were transferred from the unincorporated charity on the same date, therefore due to the long first period, the comparative information will not be entirely comparable.

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

Andrew Windsor Almshouses constitutes a public benefit entity as defined by FRS 102.

Going concern

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

Fund accounting

Unrestricted funds are those funds which are available for the use at the discretion of the trustees in furtherance of the general objects of the Charity and which have not been designated for the other purposes.

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

Incoming resources

All incoming resources are included in the statement of Financial Activities when the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Donations are recognised on a receivable basis when receipt is probable and the amount can be reliably measured

Charitable activities income represents maintenance contributions received from residents.

Resources expended

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All expenditure is accounted for on an accruals basis. Governance costs include the costs of servicing the Trustees' meetings and strategic planning.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Cyclical Maintenance Fund, or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

The cost of Extraordinary repairs is charged to the Extraordinary Repairs Fund or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES (*continued*)

Tangible fixed assets

The housing properties are valued at cost. Freehold land and buildings are not depreciated, as the properties are maintained in a state of repair such that their estimated residual value is not less than their costs. Improvements to the properties are depreciated over the lifetime of the loan, which in this case is 25 years.

2. INCOME FROM DONATIONS

	Total Funds 2021	Total Funds 2020
	£	£
Donations	11,350	48,615
	<u><u> </u></u>	<u><u> </u></u>

3. INCOME FROM CHARITABLE ACTIVITIES

	Total Funds 2021	Total Funds 2020
	£	£
Maintenance contributions from residents	78,083	68,545
	<u><u> </u></u>	<u><u> </u></u>

4. EXPENDITURE ON CHARITABLE ACTIVITIES

	Total Funds 2021	Total Funds 2020
	£	£
Heating and lighting	7,032	4,858
Property maintenance	15,636	7,473
Extraordinary repairs	-	290,190
Cyclical maintenance	42,931	6,880
Legal and professional fees	3,240	14,134
Insurance	1,425	2,063
Rates and water charges	1,486	1,803
Honorarium to Clerk to the Trustees	9,460	9,871
Miscellaneous expenses	290	1,181
Website costs	1,102	-
Subscriptions and licences	22	57
Depreciation	9,773	4,072
Governance costs (see note 5)	2,000	2,000
	<u><u>94,397</u></u>	<u><u>344,582</u></u>

5. ANALYSIS OF GOVERNANCE COSTS

	Total Funds 2021	Total Funds 2021
	£	£
Independent examiner's fees	2,000	2,000
	<u><u> </u></u>	<u><u> </u></u>

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

6. OTHER EXPENDITURE

	Total Funds	Total Funds
	2021	2020
	£	£
Interest on loans	8,577	4,656
Bank charges	150	4,781
	<hr/> 8,727 <hr/>	<hr/> 9,437 <hr/>

7. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no member of the Board of Trustees received any remuneration for their services or were reimbursed for any expenses (2020 – nil).

8. RELATED PARTY TRANSACTIONS

During the year, no trustees (2020 – three) loaned a total of £nil (2020 - £33,058) to the charity in respect of payments to the contractor. These amounts were repaid in full before the end of the period.

During the year, no trustees (2020 – two) donated a total of £nil (2020 - £5,500) to the charity without conditions.

9. TANGIBLE FIXED ASSETS

	Land and buildings
	£
COST	
As at 1 April 2020	322,348
Additions	-
At 31 March 2021	<hr/> 322,348 <hr/>
DEPRECIATION	
As at 1 April 2020	4,072
Charge for the year	9,773
At 31 March 2021	<hr/> 13,845 <hr/>
NET BOOK VALUE	
At 31 March 2021	<hr/> 308,503 <hr/>
At 31 March 2020	<hr/> 318,276 <hr/>

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

10. DEBTORS

	2021	2020
	£	£
Weekly maintenance contribution	69	69
Prepayments and accrued income	620	603
Other debtors	4,972	4,972
	5,661	5,644

11. CREDITORS: Amounts falling due within one year

	2021	2020
	£	£
Bank loans	7,352	7,008
Accruals and deferred income	8,090	8,365
Other creditors	948	14,013
	16,390	29,386

The loan is secured against the freehold property held by the charity.

12. CREDITORS: Amounts falling due after more than one year

	2021	2020
	£	£
Bank loans:		
Due between 2 and 5 years	28,032	28,032
Due after 5 years	224,353	211,705
	252,386	239,737

The loan is secured against the freehold property held by the charity.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

13. ANALYSIS OF CHARITABLE FUNDS

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS

	Balance at 1 Apr 2020 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31 Mar 2021 £
Buildings reserve	318,276	-	(9,773)	-	308,503
Cyclical maintenance fund	18,903	-	-	8,540	27,443
Extraordinary repair fund	(377,581)	-	-	5,220	(372,361)
Revenue reserve	149,056	89,433	(93,351)	(13,760)	131,378
	<u>108,654</u>	<u>89,433</u>	<u>(103,124)</u>	<u>-</u>	<u>94,963</u>

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS – Previous period

	Transfer in from unincorporated charity 1 Feb 2019 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31 Mar 2020 £
Buildings reserve	78,017	-	(4,072)	244,331	318,276
Cyclical maintenance fund	25,783	-	(6,880)	-	18,903
Extraordinary repair fund	156,940	-	(290,190)	(244,331)	(377,581)
Revenue reserve	84,773	117,160	(52,877)	-	149,056
	<u>345,513</u>	<u>117,160</u>	<u>(354,019)</u>	<u>-</u>	<u>108,654</u>

Buildings reserve represents the land and property the charity owns, administers and maintains. The funds represented by this reserve are not available for spending in the charity's day-to-day affairs.

Cyclical maintenance fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Owing to the need to build up this fund due to the age of some of the almshouses, transfers to this fund are at levels above those recommended by the Almshouse Association. Expenditure is taken to the Statement of Financial Activities and no related transfer is made.

Extraordinary repairs fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Expenditure cannot be set directly against reserves but is taken through the Statement of Financial Activities. This reserve represents amounts set aside for major repairs and maintenance work to the properties and is supplemented by transfers from the Revenue Reserve according to the formula recommended by the Almshouses Association.

The Revenue reserve is available to be spent for any purpose of the charity.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Designated Funds	General Funds £	Total £
Tangible fixed assets	308,503	-	308,503
Cash at bank and in hand	-	49,575	49,575
Current assets	-	5,661	5,661
Current liabilities	-	(16,390)	(16,390)
Non-current liabilities	-	(252,386)	(252,386)
	<u>308,503</u>	<u>(213,540)</u>	<u>94,963</u>

ANALYSIS OF NET ASSETS BETWEEN FUNDS – Previous period

	Designated Funds	General Funds £	Total £
Tangible fixed assets	318,276	-	318,276
Cash at bank and in hand	-	53,857	53,857
Current assets	-	5,644	5,644
Current liabilities	-	(29,386)	(29,386)
Non-current liabilities		(239,737)	(239,737)
	<u>318,276</u>	<u>(209,622)</u>	<u>108,654</u>