

ACCOUNTS 2022

RENTAL INCOME

Date	Tenant Name	Address	Received by bank	Management Fees	Total	Received by Bank
<b>MARCH 2022</b>	M A Clarke	Bush House Farm	£1,700.00	£300.00	£2,000.00	3/17/2022
	Madeleine Clarke	Bush House Farm	£490.00	£60.00	£550.00	3/17/2022
	D Stokes	Home Farm	£1,441.60	£254.40	£1,696.00	3/29/2022
	Christopher Stokes	Primrose Cottage	£1,094.37	£193.13	£1,287.50	3/17/2022
			£4,725.97	<b>£807.53</b>	<b>£5,533.50</b>	
<b>SEPT 2022</b>	M A Clarke	Bush House Farm	£1,700.00	£300.00	£2,000.00	9/16/2022
	Faye Smith	Rectory Farm	£2,440.34	£430.66	£2,871.00	9/29/2022
	D J Stokes	Home Farm	£1,441.60	£254.40	£1,696.00	9/17/2022
			£5,581.94	<b>£985.06</b>	<b>£6,567.00</b>	

## Valentine Goodman and Great Easton Poors Charity Estates.

### FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2022

#### Receipts and Expenses

Receipts		2022	2021	2020
			£	£
Rent Received				
E V Hubbard	9.5ac Drayton	N/A	712.50	713
D J Stokes	52ac Drayton (Home Farm)	3,392.00	3,392.00	3,392
J A Clarke & Son	43.74ac Great Easton	4,000.00	4,000.00	4,000
J W Hay	28 Queens Road (Sold August 2020)	N/A	-	-
F Smith	22 Acres Stockerston Lane (Rectory Farm)	2,871.00	2,871.00	2,871
M Clarke	GE Poors Land (Bush House Farm)	550.00	315.00	315
C Stokes	Primrose Cottage	1,287.50		
		<u>12,100.50</u>	<u>11,290.50</u>	<u>11,291</u>
<b>Other Receipts</b>				
Bank Interest	CAF and CCLA	472.76	5.69	126
Wayleave				-
Insurance Claim (NFU)		<u>15,500.00</u>		
		<u>15,972.76</u>	<u>5.69</u>	<u>126</u>
<b>Total Receipts</b>		<u>28,073.26</u>	<u>11,296.19</u>	<u>11,416</u>
<b>Payments</b>				
Charitable Allocations		3,500.00	2,100.00	2,630
Payment to Blaston Charity		719.69		
Community Heartbeat (Blaston)		N/A	39.00	
Leics CC		N/A	175.00	
Insurance Cost		1,619.15	-	896
Insurance Claim (Berrys)				
Management Fees		1,792.59	1,719.46	3,339
Professional fees (Berrys)		1,494.46	996.60	
General Administration fees (Clerk)		-	343.00	344
Land Maintenance		-	-	-
Repairs & Maintenance		-	-	1,492
Legal fees re CIO		-	-	4,459
Legal fees re Poors Land		-	-	-
Bank Charges		<u>100.00</u>	<u>96.00</u>	<u>60</u>
		<u>9,225.89</u>	<u>5,469.06</u>	<u>13,221</u>
Surplus/(Deficit) for the Year		<u>£18,847.37</u>	<u>£5,827.13</u>	<u>(£ 1,805)</u>

Income	Amount	Expenditure	Amount	Net Income
<b>JAN - MARCH 2022</b>				
Rental Income (Gross)	£5,533.50	Management Fees	£807.53	
CCLA Interest	£15.98	CAF - Account Fee	£24.00	
		NFU	£765.34	
		NFU	£94.54	
		Berrys (insurance renewal discussion)	£563.50	
		Bank Charges	£15.00	
<b>TOTAL</b>	<b>£5,549.48</b>		<b>£2,269.91</b>	£3,279.57
<b>APR - JUNE 2022</b>				
Rental Income (Gross)	£0.00	CAF - Account Fee	£24.00	ONE STATEMENT MISSING (April/May) ACCOUNT CLOSED 23 June 2022)
CAF Bank Charge Reversal	£8.00	Berrys (Ins Claim)	£930.96	
CAF Interest	£5.50	Bank Charges	£15.00	
CCLA Interest	£68.97			
<b>TOTAL</b>	<b>£82.47</b>		<b>£969.96</b>	-£887.49
<b>JULY - SEPT 2022</b>				
Rental Income (Gross)	£6,567.00	Management Fees	£985.06	
CCLA Interest	£130.32	Payment to Blaston Charity	£719.69	
NFU - Ins Claim	£15,500.00	Bank Charges	£15.00	
<b>TOTAL</b>	<b>£22,197.32</b>		<b>£1,719.75</b>	£20,477.57
<b>OCT - DEC 2022</b>				
CCLA Interest	£251.99	Charity Donation (Hallaton)	£1,000.00	
		Charity Donation (Medbourne)	£1,000.00	
		Charity Donation (Valentine Estate)	£1,500.00	
		NFU	£759.27	
		Bank Charges	£15.00	
<b>TOTAL</b>	<b>£251.99</b>		<b>£4,274.27</b>	-£4,022.28
<b>TOTAL FOR YEAR</b>	<b>£28,081.26</b>		<b>£9,233.89</b>	<b>£18,847.37</b>

VALENTINE GOODMAN ESTATES  
BANK  
JAN TO MARCH 2022

HSBC

3/17/2022 Berrys	£490.00
3/17/2022 Berrys	£1,700.00
3/17/2022 Berrys	£1,094.37
3/29/2022 Berrys	£1,441.60

CCLA

1/4/2022 Interest	£1.78
2/1/2022 Interest	£4.29
3/1/2022 Interest	£9.91

CAF

MHBS

TOTAL

£4,741.95

APR TO JUNE 2022

HSBC

1/7/2022 Charges	£5.00
2/2/2022 NFU Mutual	£765.34
2/2/2022 NFU Mutual	£94.54
2/3/2022 Berrys	£563.50
2/7/2022 Charges	£5.00
3/10/2022 Charges	£5.00

CAF

1/17/2022 Account Fee	£8.00
2/15/2022 Account Fee	£8.00
3/15/2022 Account Fee	£8.00

4/1/2022 Berrys (Ins Claim)	£930.96
4/7/2022 Charge	£5.00
5/8/2022 Charge	£5.00
6/7/2022 Charge	£5.00

CCLA

4/1/2022 Interest	£16.94
5/3/2022 Interest	£21.65
6/1/2022 Interest	£30.38

CAF

6/22/2022 Charge Reversal	£8.00
6/22/2022 Interest	£5.50

CAF

4/17/2022 Account Fee	£8.00
6/15/2022 Account Fee	£8.00

MHBS

TOTAL

£82.47

£961.96

JUL TO SEPT 2022

HSBC

8/12/2022 NFU Ins Claim	£15,500.00
9/16/2022 Berrys	£1,700.00
9/16/2022 Berrys	£1,441.60
9/30/2021 Berrys	£2,440.34

HSBC

7/8/2022 Charge	£5.00
8/7/2022 Charge	£5.00
9/7/2022 Charge	£5.00
9/12/2022 Payment to Blaston Charity	£719.69

CCLA

7/1/2022 Interest	£35.08
8/1/2022 Interest	£39.55
9/1/2022 Interest	£55.69

CCLA

CAF

CAF

MHBS

TOTAL

£21,212.26

£734.69

OCT TO DEC 2022

HSBC

HSBC

10/7/2022 VGC Hallaton	£1,000.00
10/7/2022 VGC Medbourne	£1,000.00
10/7/2022 Trustees Goodman	£1,500.00
10/8/2022 Charges	£5.00
11/7/2022 Charges	£5.00
12/1/2022 NFU Ins	£759.27
12/8/2022 Charges	£5.00

CCLA

12/3/2022 Interest	£67.39
11/1/2022 Interest	£81.75
12/1/2022 Interest	£102.85

CAF

CAF

MHBS

TOTAL

£251.99

£4,274.27

INCOME TOTALS

£26,288.67

EXPENDITURE TOTAL

£7,433.30

**Valentine Goodman and Great Easton Poors  
Charity Estates.**

**FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2022**

**CAPITAL ACCOUNT**

	2022		2021		2020	
	£	£	£	£	£	£
<b>Income Account</b>						
Balance Brought Forward		44,596		38,769		40,574
Transfer to capital		0		0		0
Plus surplus/deficit on account		18,847		5,827		(1,805)
		<u>63,443</u>		<u>44,596</u>		<u>38,769</u>
Income Account Balance						
<b>Capital Account</b>						
Balance Brought Forward		352,721		352,721		120,000
Transfer from income account		0		0		0
Less Land Purchase		0		0		0
Add Costs		0		0		0
						<u>0</u>
Add Land Sale Net Proceeds		0		0		232,721
		<u>0</u>		<u>0</u>		<u>232,721</u>
Capital Account Closing Balance		<u>352,721</u>		<u>352,721</u>		<u>352,721</u>
<b>Total Net Funds at Year End</b>		<u><b>416,164</b></u>		<u><b>397,317</b></u>		<u><b>391,490</b></u>
Represented By						
CAF Current Account		74,468		74,503		74,599
HSBC Account		281,590		263,176		257,259
CCLA Account		48,360		47,892		47,887
MHBS account		10,100		10,100		10,100
		<u>414,518</u>		<u>395,671</u>		<u>389,844</u>
Rent Accruals		1,646		1,646		1,646
		<u><b>416,164</b></u>		<u><b>£ 397,317</b></u>		<u><b>£ 391,490</b></u>

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Linda Jones  
Chair of Trustees

\_\_\_\_\_  
Date

Registered Charity Number 1187180

**Valentine Goodman and Great Easton Pools Charity Estates.**

**FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2022**

2022 notes

- 1 CAF ACCOUNT closed 23 June 2022 and funds transferred to HSBC 20th April 2023. May statement missing, so assumptions have been made as to transactions
- 2 No revaluation of Capital from Berrys, thus the figure of £352,721 remains the same.
- 3 Accrual £1646; ? Rent
- 4 No insurance paid in 2021, but paid in Feb 2022 including the period Nov 2021 - Jan 2022 when the new policy for 2022 commenced
- 5 Berry's Professional Fees relate to discussions regarding insurance renewal ( $£563.50 + £930.96 = £1494.46$ )

Valentine Goodman and Great Easton Poors

	Value *	* Indicative values provided by the land agent FBT - £8,000/acre, AHT £5,000/acre
22.09 acres at Stockerston Lane, Great Easton Tenant Fay Smith	176,720	Farm Business Tenancy
48.74 acres at Great Easton Tenant J A Clarke & Son	389,920	Farm Business Tenancy
9.50 acres at Drayton Tenant Mr E Hubbard	47,500	Agricultural Holdings Act Tenancy
52 acres at Drayton Tennant Mr D J Stokes	260,000	Agricultural Holdings Act tenancy
Great Easton Poors Charity Land Tennant M Clarke		
L shape acre in village		
Barns		
First roadside acre of meadow		
Remainder of meadow (9 acres)		
Arnolds Hill and Townsend Close (41 acres)		