



Section A

Independent Examiner's Report

Report to the trustees/  
members of

Thaxted Windmill Trust CIO

On accounts for the year  
ended

31 December 2024

Charity no  
(if any)

1199545

Set out on pages

1 and 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31<sup>st</sup> December 2024.

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 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

*\* Please delete the words in the brackets if they do not apply.*

Signed:

Date:

6/3/25

Name:

Andrew Burchall

Relevant professional  
qualification(s) or body  
(if any):

Associate of the Institute of Chartered Accountants in England and Wales

Address:

Mellings, High Street, Debden, Saffron Walden, Essex, CB11 3LE



Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

None



# THAXTED WINDMILL TRUST CIO

Registered Charity No 1199545

## INCOME AND EXPENDITURE ACCOUNT YEAR ENDED 31st DECEMBER 2024

		31 December 2024	31 December 2023
		£	£
<u>INCOME</u>			
Development Grants:			
Historic England	97,379.00	16,180.00	
National Lottery	<u>91,728.81</u>	<u>17,273.85</u>	
	189,107.81		33,453.85
Memory Philip Leeder	414.97		-
COIF Deposit Interest	1,098.51		900.20
Donations:	8,746.99		21,554.42
Fund Raising:	5,362.98		-
 TOTAL INCOME		<u>204,731.26</u>	<u>55,908.47</u>
 <u>EXPENDITURE</u>			
Development Expenditure			
Development Costs	52,188.90	4,220.00	
Construction Manager	33,228.00	13,632.00	
Project Manager	23,820.00	13,440.00	
Finance Manager	8,750.00	2,400.00	
Sundry Development Cost:	<u>2,622.64</u>	<u>5,518.80</u>	
	120,609.54		39,210.80
General Expenditure	<u>6,871.06</u>		<u>5,330.75</u>
 TOTAL EXPENDITURE		<u>127,480.60</u>	<u>44,541.55</u>
 SURPLUS OF INCOME OVER EXPENDITURE		<u>77,250.66</u>	<u>11,366.92</u>



# THAXTED WINDMILL TRUST CIO

Registered Charity No 1199545

BALANCE SHEET AS AT 31st DECEMBER 2024

Accumulated Funds B/F 1st January 2024

Accumulated Funds B/F 1st January 2023

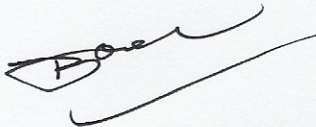
	£		£
COIF Deposit Account	21,440.71		20,540.51
Co Operative Bank Plc	32,362.42		21,827.18
Cash in hand	46.48		<u>115.00</u>
	53,849.61		42,482.69
Surplus for year	77,250.66		11,366.92
	<u>131,100.27</u>		<u>53,849.61</u>

Accumulated Funds as at 31st December 2024

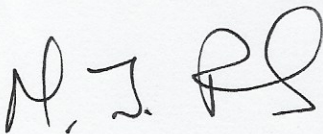
Accumulated Funds as at 31st December 2023

COIF Deposit Account	22,539.22		21,440.71
Co Operative Bank Plc	108,384.57		32,362.42
Cash in hand	<u>176.48</u>		<u>46.48</u>
	131,100.27		53,849.61
	<u>131,100.27</u>		<u>53,849.61</u>

Page 2



CHAIRMAN THAXTED WINDMILL CIO,



SECRETARY TWTC

28/3/25.