

I have examined the books of the charity, together with all bank statements, vouchers and receipts and find the financial statement to be correctly stated.

Income and Expenditure

Accounting period: 01/11/2024 to 31/10/2025
Reporting period: Full Year 01/11/2024 to 31/10/2025

	Period		Year to Date	
	Current Year	Prior Year	Current Year	Prior Year
Income				
Maintenance				
Flat 1	£ 6,568.00	£ 4,470.00	£ 6,568.00	£ 4,470.00
Flat 6	£ 6,968.60	£ 6,009.00	£ 6,968.60	£ 6,009.00
Flat 12	£ 6,190.00	£ 4,955.00	£ 6,190.00	£ 4,955.00
Flat 24	£ 6,094.00	£ 5,460.00	£ 6,094.00	£ 5,460.00
	<u>£ 25,760.60</u>	<u>£ 20,894.00</u>	<u>£ 25,760.60</u>	<u>£ 20,894.00</u>
Investment	£ 35,000.00	£ -	£ 35,000.00	£ -
Total Income	<u>£ 60,760.60</u>	<u>£ 20,894.00</u>	<u>£ 60,760.60</u>	<u>£ 20,894.00</u>
Expenditure				
Insurance				
Claim reimbursement	-£ 648.00	£ -	-£ 648.00	£ -
Premium	£ 257.60	£ 257.60	£ 257.60	£ 257.60
	<u>-£ 390.40</u>	<u>£ 257.60</u>	<u>-£ 390.40</u>	<u>£ 257.60</u>
Other				
Deed storage	£ 92.02	£ 92.02	£ 92.02	£ 92.02
Investment	£ 35,000.00	£ 74,205.00	£ 35,000.00	£ 74,205.00
Membership fees	£ 285.00	£ 267.00	£ 285.00	£ 267.00
Miscellaneous	£ 71.89	£ 63.80	£ 71.89	£ 63.80
Xmas Gift	£ 600.00	£ 600.00	£ 600.00	£ 600.00
	<u>£ 36,048.91</u>	<u>£ 75,227.82</u>	<u>£ 36,048.91</u>	<u>£ 75,227.82</u>
Property				
Ground rent	£ 1,757.20	£ 1,757.20	£ 1,757.20	£ 1,757.20
Other	£ 49.99	£ 204.50	£ 49.99	£ 204.50
Service charge	£ 13,631.27	£ 12,740.76	£ 13,631.27	£ 12,740.76
Works	£ 7,523.00	£ 3,058.16	£ 7,523.00	£ 3,058.16
	<u>£ 22,961.46</u>	<u>£ 17,760.62</u>	<u>£ 22,961.46</u>	<u>£ 17,760.62</u>
Total Expenditure	<u>£ 58,619.97</u>	<u>£ 93,246.04</u>	<u>£ 58,619.97</u>	<u>£ 93,246.04</u>
Surplus/Deficit	<u>£ 2,140.63</u>	<u>-£ 72,352.04</u>	<u>£ 2,140.63</u>	<u>-£ 72,352.04</u>

Anna Wemyss
CFRE

27/3/2026

Property Analysis

	Period			YTD		
	Income	Expenditure	Surplus/Deficit	Income	Expenditure	Surplus/Deficit
Actual						
Flat 1	£ 6,568.00	£ 3,618.47	£ 2,949.53	£ 7,585.00	£ 3,618.47	£ 3,966.53
Flat 6	£ 6,968.60	£ 5,133.06	£ 1,835.54	£ 8,723.00	£ 5,133.06	£ 3,589.94
Flat 12	£ 6,190.00	£ 3,818.46	£ 2,371.54	£ 7,690.00	£ 3,818.46	£ 3,871.54
Flat 24	£ 6,094.00	£ 10,343.47	-£ 4,249.47	£ 7,568.00	£ 10,343.47	-£ 2,775.47
	<u>£ 25,760.60</u>	<u>£ 22,913.46</u>	<u>£ 2,847.14</u>	<u>£ 31,566.00</u>	<u>£ 22,913.46</u>	<u>£ 8,652.54</u>
Expected						
		Variance			Variance	
Flat 1	£ 6,059.50	£ 508.50		£ 6,059.50	£ 1,525.50	
Flat 6	£ 6,968.60	£ -		£ 6,968.60	£ 1,754.40	
Flat 12	£ 6,059.50	£ 130.50		£ 6,059.50	£ 1,630.50	
Flat 24	£ 6,059.50	-£ 25.50		£ 6,059.50	£ 1,508.50	
	<u>£ 25,147.10</u>	<u>£ 613.50</u>		<u>£ 25,147.10</u>	<u>£ 6,418.90</u>	

Commentary

The timing of actual maintenance contribution income received during the year has taken Willow over the £25k threshold for reporting to the Charity Commission. Therefore Willow will now need to provide more detailed financial information via a set of annual accounts:

- * Receipt and payment accounting
- * Accrual accounting, including assets and liabilities
- * Have the accounts examined or audited.

The annualisation of the increased contribution amounts effective from 1st April will this continues and becomes the norm and could lead to increased costs.

Assets - Cash/Funds

Period	Opening balance @ 01/11/2024		Closing balance @ 31/10/2025		Return			
	Current Year	Prior Year	Current Year	Prior Year	Current Year		Prior Year	
NatWest	£ 11,126.36	£ 83,478.40	£ 12,784.49	£ 11,126.36	£ 1,658.13	14.9%	£ 72,352.04	-565.9%
CCLA Deposit Fund	£ 74,729.75	£ -	£ 42,931.00	£ 74,729.75	£ 31,798.75	-42.6%	£ 74,729.75	174.1%
M&G Multi Asset	£ 44,480.49	£ 38,360.93	£ 87,557.47	£ 44,480.49	£ 43,076.98	96.8%	£ 6,119.56	7.0%
Total	£ 130,336.60	£ 121,839.33	£ 143,272.96	£ 130,336.60	£ 12,996.36	9.9%	£ 8,497.27	5.9%

Year to date	Opening balance @ 01/11/2024		Closing balance @ 31/10/2025		Return			
	Current Year	Prior Year	Current Year	Prior Year	Current Year		Prior Year	
NatWest	£ 11,126.36	£ 83,478.40	£ 12,784.49	£ 11,126.36	£ 1,658.13	14.9%	£ 72,352.04	-565.9%
CCLA Deposit Fund	£ 74,729.75	£ -	£ 42,931.00	£ 74,729.75	£ 31,798.75	-42.6%	£ 74,729.75	174.1%
M&G Multi Asset	£ 44,480.49	£ 38,360.93	£ 87,557.47	£ 44,480.49	£ 43,076.98	96.8%	£ 6,119.56	7.0%
Total	£ 130,336.60	£ 121,839.33	£ 143,272.96	£ 130,336.60	£ 12,996.36	9.9%	£ 8,497.27	5.9%

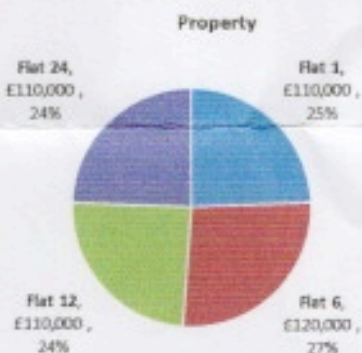
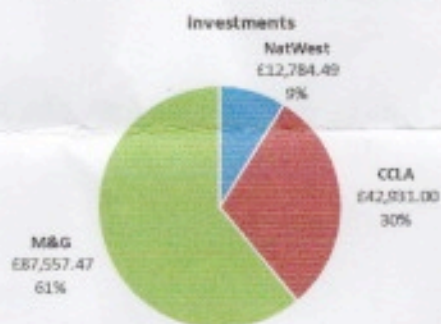
Assets - category of use

	NatWest	CCLA	M&G	Total
Unrestricted funds	£ 12,784.49	£ 4,191.17	£ 87,557.47	£ 104,533.14
Restricted funds		£ 38,739.83		£ 38,739.83
Total	£ 12,784.49	£ 42,931.00	£ 87,557.47	£ 143,272.96

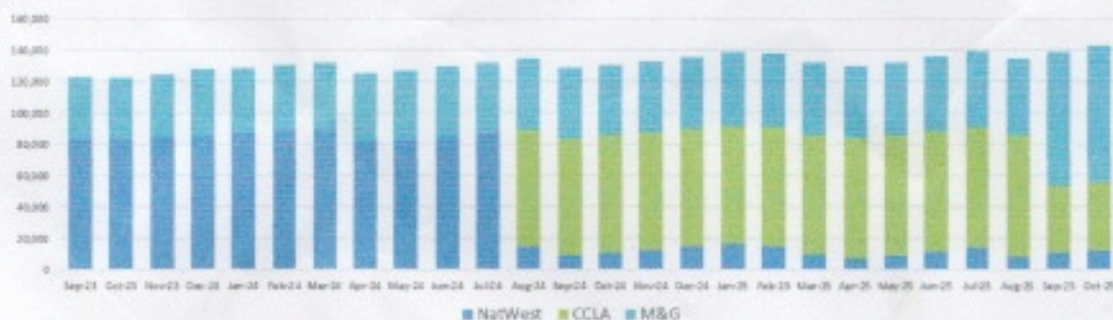
Assets - Property

Flat 1	£ 110,000
Flat 6	£ 120,000
Flat 12	£ 110,000
Flat 24	£ 110,000
Total	£ 450,000

Asset Mix



Asset Growth



Commentary

The rebalance of the investment portfolio was completed in the quarter 4.

Over the last 12 months, the investment environment has been volatile, both economic and geopolitical. However, overall there has been strong growth in investment assets of x0%. The large move in investments in Q4 quarter is masking the underlying investment growth between the investments, which for the full year is:

CDIF deposit fund 4.7%
M&G multi asset 14.7%