

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
30 SEPTEMBER 2022**

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6 to 7
Notes to the Financial Statements	8 to 18
Detailed Statement of Financial Activities	19 to 20

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

The Trustees present their report along with the financial statements of the charity for the year ended 30 September 2022. 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 8 to 10 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 are:

1. the provision of four almshouses for beneficiaries whose qualification shall be a person in need either born in or resident in the Parish of Danbury for not less than ten years at the date of their appointment;
2. relief in need of persons resident in the Parish of Danbury in accordance with the following - noting that in applying the income of the Charity for relief in need the Trustees shall not commit themselves to repeat or renew the relief granted on any occasion in any case:

The Trustees may relieve persons who are in need, hardship or distress by:

- a. making grants of money to them; or
 - b. providing or paying for goods, services or facilities for them; or
 - c. making grants of money to other persons or bodies who provide goods, services or facilities to those in need;
3. such charitable purposes for the benefit of the residents as the Trustees decide.

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 the net income shall be applied in either of the following ways:

1. for relief in need of persons in need, hardship or distress;
2. for the benefit of the residents of the Charity.

Significant activities

The Charity currently provides four almshouse properties and its aim is to utilise these as far as possible to meet the primary objective 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.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The Trustees continued to be concerned for the welfare of residents and the maintenance of the almshouses. They undertook to upgrade all boilers in the almshouses to more efficient combi boilers.

FINANCIAL REVIEW

Financial position

The Charity's financial position is as set out in the Balance Sheet on page 6 and is considered satisfactory.

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

FINANCIAL REVIEW

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

The Trustees remain keen to develop land they own at Sandplt Field. They engaged with the Danbury Parish Council in their preparation of a neighbourhood plan to include the land for development of almshouses. This matter had been ongoing for several years but was coming to a conclusion in 2023.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is governed in accordance with a Scheme sealed by the Charity Commission on 10 September 1986.

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

The 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. The new Trustee is provided with a copy of the Charity Scheme and the latest independently examined accounts and minutes.

Related parties

There are no other charities related to The Landisdale Almshouse and Unknown Donor 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

206928

Principal address

c/o Clare Heyes
18 Newbridge Hill
West Bergholt
Colchester
Essex
CO6 3ER

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

R Faure Walker
Dr J Sutcliffe
Ms A Cooper
S Arthurs
R Speakman (Chairman)

Independent Examiner

Simon Welling
Certified Accountant
Haines Watts
Chartered Accountants
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

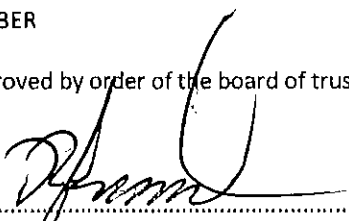
Bankers

The Co-operative Bank
PO Box 250
Delf House
Skelmersdale
WN8 6WT

Clerk to the Charity

Mrs C Heyes
18 Newbridge Hill
West Bergholt
Colchester
Essex
CO6 3ER

Approved by order of the board of trustees on 24th May 2023 and signed on its behalf by:



.....
R Speakman - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

Independent examiner's report to the trustees of Landisdale Almshouse and Unknown Donor Charity

I report to the charity trustees on my examination of the accounts of Landisdale Almshouse and Unknown Donor Charity (the Trust) for the year ended 30 September 2022.

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.



Simon Welling
Certified Accountant
Haines Watts
Chartered Accountants
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

30 May 2023

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

	Notes	Unrestricted fund £	Restricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM						
Charitable activities	3					
Almshouse activity		25,158	-	-	25,158	22,124
Investment income	2	5,300	414	-	5,714	6,009
Total		<u>30,458</u>	<u>414</u>	<u>-</u>	<u>30,872</u>	<u>28,133</u>
EXPENDITURE ON						
Charitable activities	4					
Almshouse activity		16,057	-	-	16,057	21,624
Danbury Church		-	207	-	207	185
Relief in need		200	-	-	200	-
Total		<u>16,257</u>	<u>207</u>	<u>-</u>	<u>16,464</u>	<u>21,809</u>
		14,201	207	-	14,408	6,324
Net gains/(losses) on investments		(17,071)	(1,677)	20,154	1,406	42,030
NET INCOME/(EXPENDITURE)		(2,870)	(1,470)	20,154	15,814	48,354
Transfers between funds	14	6,347	53	(6,400)	-	-
Net movement in funds		3,477	(1,417)	13,754	15,814	48,354
RECONCILIATION OF FUNDS						
Total funds brought forward		287,055	51,124	176,160	514,339	465,985
TOTAL FUNDS CARRIED FORWARD		<u>290,532</u>	<u>49,707</u>	<u>189,914</u>	<u>530,153</u>	<u>514,339</u>

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**BALANCE SHEET
30 SEPTEMBER 2022**

	Notes	Unrestricted fund £	Restricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
FIXED ASSETS						
Tangible assets	9	-	-	95,775	95,775	102,175
Investments						
Investments	10	257,839	49,187	36,639	343,665	334,159
Investment properties	11	-	-	57,500	57,500	30,600
		<u>257,839</u>	<u>49,187</u>	<u>189,914</u>	<u>496,940</u>	<u>466,934</u>
CURRENT ASSETS						
Debtors	12	1,604	-	-	1,604	1,553
Cash at bank		<u>33,772</u>	<u>520</u>	<u>-</u>	<u>34,292</u>	<u>48,459</u>
		<u>35,376</u>	<u>520</u>	<u>-</u>	<u>35,896</u>	<u>50,012</u>
CREDITORS						
Amounts falling due within one year	13	(2,683)	-	-	(2,683)	(2,607)
NET CURRENT ASSETS		<u>32,693</u>	<u>520</u>	<u>-</u>	<u>33,213</u>	<u>47,405</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>290,532</u>	<u>49,707</u>	<u>189,914</u>	<u>530,153</u>	<u>514,339</u>
NET ASSETS		<u>290,532</u>	<u>49,707</u>	<u>189,914</u>	<u>530,153</u>	<u>514,339</u>

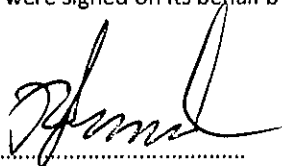
The notes form part of these financial statements

LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY

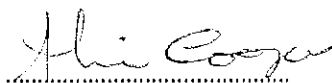
BALANCE SHEET - continued
30 SEPTEMBER 2022

FUNDS	14		
Unrestricted funds		290,532	287,055
Restricted funds		49,707	51,124
Endowment funds		<u>189,914</u>	<u>176,160</u>
TOTAL FUNDS		<u>530,153</u>	<u>514,339</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 24th May 2023
and were signed on its behalf by:



R Speakman - Trustee



A Cooper - Trustee

The notes form part of these financial statements

1. 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 of investments which are included at market value, as modified by the revaluation of certain assets.

Fund accounting

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

Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.

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.

Interest receivable

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.

1. ACCOUNTING POLICIES - continued

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 of properties

The charge in the Statement of Financial Activities in respect of 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 Accumulated Fund each year to the Extraordinary Repair Fund to cover extraordinary repairs as they arise.

Support costs

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

Grants

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Housing properties

The housing properties represent the cost of improvements to the four freehold almshouses at Main Road, Danbury, Essex. The original cost of these properties cannot now be ascertained.

Depreciation

The housing properties are depreciated on the straight line method at a rate calculated to write off the asset over its estimated useful life.

The rate used for the Improvements to the almshouses at 45 and 47 Main Road is 2% per annum and the rate used for the Improvements to the almshouses at 49 and 51 Main Road is 5% per annum .

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 Statement of Financial Activities 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.

Investment Properties

Investment properties are measured at fair value at each accounting period end with changes in fair value recognised as unrealised investment gains or losses in the Statement of Financial Activities.

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

1. ACCOUNTING POLICIES - continued

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 and in hand

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.

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.

2. INVESTMENT INCOME

	2022	2021
	£	£
5 acre field rent receivable	450	450
Allotment rent receivable	390	341
Dividends receivable	4,772	5,217
COIF deposit account interest	<u>103</u>	<u>1</u>
	<u>5,715</u>	<u>6,009</u>

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

3. INCOME FROM CHARITABLE ACTIVITIES

	2022	2021
	£	£
Almshouse activity		
Contributions receivable	25,158	24,984
Losses from vacancies	<u>-</u>	<u>(2,860)</u>
	<u>25,158</u>	<u>22,124</u>

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5)	Grant funding of activities	Support costs (see note 6)	Totals
	£	£	£	£
Almshouse activity	13,135	-	2,922	16,057
Danbury Church	-	207	-	207
Relief in need	<u>200</u>	<u>-</u>	<u>-</u>	<u>200</u>
	<u>13,335</u>	<u>207</u>	<u>2,922</u>	<u>16,464</u>

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2022	2021
	£	£
Vacant property costs	-	757
Water charges	1,250	1,086
Insurance	1,218	1,184
Repairs and maintenance	1,378	4,130
Cyclical maintenance	-	5,100
Extraordinary repairs	2,889	-
Careline	-	19
Sundry expenses	200	66
Depreciation	<u>6,400</u>	<u>6,400</u>
	<u>13,335</u>	<u>18,742</u>

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

6. SUPPORT COSTS

	Management	Governance	Totals
	£	costs £	£
Almshouse activity	<u>1,986</u>	<u>936</u>	<u>2,922</u>

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

	2022	2021
	Almshouse activity £	Total activities £
Clerks fees	1,800	1,800
Subscriptions	186	182
Independent examination fees	138	132
Accountancy fees	<u>798</u>	<u>768</u>
	<u>2,922</u>	<u>2,882</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2022 nor for the year ended 30 September 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 September 2022 nor for the year ended 30 September 2021.

LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Charitable activities				
Almshouse activity	22,124	-	-	22,124
Investment Income	<u>5,639</u>	<u>370</u>	<u>-</u>	<u>6,009</u>
Total	<u>27,763</u>	<u>370</u>	<u>-</u>	<u>28,133</u>
EXPENDITURE ON				
Charitable activities				
Almshouse activity	21,624	-	-	21,624
Danbury Church	<u>-</u>	<u>185</u>	<u>-</u>	<u>185</u>
Total	<u>21,624</u>	<u>185</u>	<u>-</u>	<u>21,809</u>
Net movement in funds	6,139	185	-	6,324
Net gains on investments	<u>33,496</u>	<u>7,096</u>	<u>1,438</u>	<u>42,030</u>
NET INCOME	39,635	7,281	1,438	48,354
Transfers between funds	<u>6,325</u>	<u>75</u>	<u>(6,400)</u>	<u>-</u>
Net movement in funds	45,960	7,356	(4,962)	48,354
RECONCILIATION OF FUNDS				
Total funds brought forward	<u>241,095</u>	<u>43,768</u>	<u>181,122</u>	<u>465,985</u>
TOTAL FUNDS CARRIED FORWARD	<u>287,055</u>	<u>51,124</u>	<u>176,160</u>	<u>514,339</u>

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

9. TANGIBLE FIXED ASSETS

	Housing properties £
COST	
At 1 October 2021 and 30 September 2022	<u>182,443</u>
DEPRECIATION	
At 1 October 2021	80,268
Charge for year	<u>6,400</u>
At 30 September 2022	<u>86,668</u>
NET BOOK VALUE	
At 30 September 2022	<u>95,775</u>
At 30 September 2021	<u>102,175</u>

10. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 October 2021	334,160
Additions	35,000
Revaluations	<u>(25,495)</u>
At 30 September 2022	<u>343,665</u>
NET BOOK VALUE	
At 30 September 2022	<u>343,665</u>
At 30 September 2021	<u>334,160</u>

There were no investment assets outside the UK.

The original cost of the listed Investments is unknown.

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

11. INVESTMENT PROPERTIES

	£
FAIR VALUE	
At 1 October 2021	30,600
Revaluation	<u>26,900</u>
At 30 September 2022	<u>57,500</u>
NET BOOK VALUE	
At 30 September 2022	<u>57,500</u>
At 30 September 2021	<u>30,600</u>

The original cost of the investment properties, which represent the 5 acre field and allotments, is unknown. The carrying value of the investment properties was revalued as at 30 September 2021 being an estimation as agreed by the board of trustees.

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Contributions in arrears	316	334
Other debtors	189	189
Prepayments and accrued income	<u>1,099</u>	<u>1,030</u>
	<u>1,604</u>	<u>1,553</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Contributions received in advance	655	612
Other creditors	295	368
Accruals and deferred income	<u>1,733</u>	<u>1,627</u>
	<u>2,683</u>	<u>2,607</u>

LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022

14. MOVEMENT IN FUNDS

	At 1.10.21 £	Net movement in funds £	Transfers between funds £	At 30.9.22 £
Unrestricted funds				
Accumulated Fund	287,055	(2,870)	6,347	290,532
Restricted funds				
Extraordinary Repair Fund	51,124	(1,677)	260	49,707
Landisdale Charity Restricted Fund	-	207	(207)	-
	51,124	(1,470)	53	49,707
Endowment funds				
Permanent Endowment	176,160	20,154	(6,400)	189,914
TOTAL FUNDS	<u>514,339</u>	<u>15,814</u>	<u>-</u>	<u>530,153</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Accumulated Fund	30,458	(16,257)	(17,071)	(2,870)
Restricted funds				
Extraordinary Repair Fund	-	-	(1,677)	(1,677)
Landisdale Charity Restricted Fund	414	(207)	-	207
	414	(207)	(1,677)	(1,470)
Endowment funds				
Permanent Endowment	-	-	20,154	20,154
TOTAL FUNDS	<u>30,872</u>	<u>(16,464)</u>	<u>1,406</u>	<u>15,814</u>

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

14. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.10.20 £	Net movement in funds £	Transfers between funds £	At 30.9.21 £
Unrestricted funds				
Accumulated Fund	241,095	39,635	6,325	287,055
Restricted funds				
Extraordinary Repair Fund	43,768	7,096	260	51,124
Landisdale Charity Restricted Fund	-	185	(185)	-
	43,768	7,281	75	51,124
Endowment funds				
Permanent Endowment	181,122	1,438	(6,400)	176,160
TOTAL FUNDS	<u>465,985</u>	<u>48,354</u>	<u>-</u>	<u>514,339</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Accumulated Fund	27,763	(21,624)	33,496	39,635
Restricted funds				
Extraordinary Repair Fund	-	-	7,096	7,096
Landisdale Charity Restricted Fund	370	(185)	-	185
	370	(185)	7,097	7,281
Endowment funds				
Permanent Endowment	-	-	1,438	1,438
TOTAL FUNDS	<u>28,133</u>	<u>(21,809)</u>	<u>42,031</u>	<u>48,354</u>

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

14. MOVEMENT IN FUNDS - continued

Funds and reserves

Permanent Endowment Fund

The Permanent Endowment Fund represents the Charity's housing properties and the Permanent Endowment investments. The Fund is not expendable with income from its investments available for the general purposes of the Charity. Capital growth in the investments is added to the Fund. A transfer is made to or from the Fund equal to the movement on the housing properties each year.

Landisdale Charity Restricted Fund

The Charity is entitled to receive one half of the income from the allotments and from certain investments, the other half being paid to Danbury Church. The Charity's share of the income is available for the general purposes of the Charity and is transferred to the Accumulated Fund.

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 is made from the Accumulated Fund each year to the Extraordinary Repair Fund to cover extraordinary repairs as they arise. The transfer is £260 per annum as required by the Charity Scheme. The Fund is specifically invested. Income and capital growth on these investments is added to the Fund.

Accumulated Fund

The balance on this Fund represents accumulated surpluses of the Charity and is available for the general purposes of the Charity.

15. RELATED PARTY DISCLOSURES

The 5 acre field is let at a market rent of £450 per annum to a business in which Mr R Speakman, a trustee, has an interest.

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Investment Income		
5 acre field rent receivable	450	450
Allotment rent receivable	390	341
Dividends receivable	4,771	5,217
COIF deposit account interest	<u>103</u>	<u>1</u>
	5,714	6,009
Charitable activities		
Contributions receivable	25,158	24,984
Losses from vacancies	<u>-</u>	<u>(2,860)</u>
	25,158	22,124
Total incoming resources	30,872	28,133
EXPENDITURE		
Charitable activities		
Vacant property costs	-	757
Water charges	1,250	1,086
Insurance	1,218	1,184
Repairs and maintenance	1,378	4,130
Cyclical maintenance	-	5,100
Extraordinary repairs	2,889	-
Careline	-	19
Sundry expenses	200	66
Freehold property	6,400	6,400
Donation to Danbury Church	<u>207</u>	<u>185</u>
	13,542	18,927
Support costs		
Management		
Clerks fees	1,800	1,800
Subscriptions	<u>186</u>	<u>182</u>
	1,986	1,982

This page does not form part of the statutory financial statements

**LANDISDALE ALMSHOUSE AND UNKNOWN
DONOR CHARITY**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

	2022	2021
	£	£
Management		
Governance costs		
Independent examination fees	138	132
Accountancy fees	798	768
	936	900
 Total resources expended	 16,464	 21,809
 Net Income	 14,409	 6,324

This page does not form part of the statutory financial statements