

**THE ST OSYTH ALMSHOUSE CHARITY**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2025**

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## **THE ST OSYTH ALMSHOUSE CHARITY**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025**

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The Trustees present their report along with the financial statements of the charity for the year ended 31 March 2025. 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 7, 8 and 9 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 aim of the Charity is the provision of almshouses for the beneficial class of the Charity - "poor persons who (except in special cases to be approved by the (Charity) Commissioners) shall be resident in the Parish of St Osyth at the time of their appointment. The residents of at least two of the almshouses shall be married couples, widows or spinsters qualified as aforesaid".

##### **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 net income shall be applied for the benefit of the almspeople of the Charity.

##### **Significant activities**

The Charity currently provides six almshouse properties and its aim is to utilise these as far as possible to meet the objectives 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.

#### **ACHIEVEMENTS AND PERFORMANCE**

##### **Charitable activities**

The Trustees held four meetings during the year. They continued to be concerned with maintenance of the properties and wellbeing of residents.

The Trustees commissioned the refurbishment of 23 Clacton Road. Works to the exterior of the front of the Clacton Road almshouses were commissioned for completion in the following financial year.

#### **FINANCIAL REVIEW**

##### **Financial position**

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

##### **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 Almshouses are over 400 years old and require major works to the roof. These works were still planned and would take place in 2026.

Trustees continue to make provision for future maintenance by ensuring deposits into short and long term investment funds.

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## **THE ST OSYTH ALMSHOUSE CHARITY**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025**

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#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The St Osyth Almshouse Charity is a registered Charity governed in accordance with a Scheme which was sealed by the Charity Commissioners on 5 July 1979 as amended on 17 July 2018 and a Scheme sealed by the Charity Commissioners on 3 March 1997 which provided for the amalgamation with the John Gilders Charity. Copies of the Schemes are available from the Clerk upon request.

##### **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**

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. New Trustees are provided with a copy of the Charity Scheme and the latest accounts.

##### **Related parties**

There are no other charities related to The St Osyth Almshouse 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.

Through the employment of professional advisers the Trustees seek to ensure that all of the Charity's management and decision making processes take full account of, and comply with, relevant legislation and regulatory controls. Insurance including property ownership and public liability is reassessed annually.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

210468

##### **Principal address**

18 Newbridge Hill  
West Bergholt  
Colchester  
Essex  
CO6 3ER

##### **Trustees**

J White  
Ms C Venables  
Ms K Sinclair , Chair  
D Cooper  
Ms J Clinton  
D Wright

THE ST OSYTH ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2025

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REFERENCE AND ADMINISTRATIVE DETAILS

**Independent Examiner**

Simon Welling  
TC Group  
Accountants  
Town Wall House  
Balkerne Hill  
Colchester  
Essex  
CO3 3AD

**Solicitors**

John Fowlers  
St Runwalds Street  
Colchester  
Essex  
CO1 1DS.

**Clerk to the charity**

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

**Bankers**

CAF Bank Ltd  
25 Kings Hill Avenue  
Kings Hill  
West Malling  
Kent  
ME19 4JQ

Approved by order of the board of trustees on .....28.10.2025..... and signed on its behalf by:



Ms K Sinclair - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE ST OSYTH ALMSHOUSE CHARITY**

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**Independent examiner's report to the trustees of The St Osyth Almshouse Charity**

I report to the charity trustees on my examination of the accounts of The St Osyth Almshouse Charity (the Trust) for the year ended 31 March 2025.

**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').

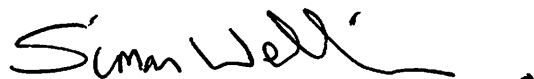
I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

**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

TC Group  
Accountants  
Town Wall House  
Balkerne Hill  
Colchester  
Essex  
CO3 3AD

Date: 10/11/2025

THE ST OSYTH ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds £	Endowment funds £	2025 Total funds £	2024 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		-	-	-	70,000
<b>Charitable activities</b>	4				
Almshouse activity		38,788	-	38,788	38,271
Investment income	3	<u>8,060</u>	<u>1,936</u>	<u>9,996</u>	<u>7,258</u>
<b>Total</b>		<u>46,848</u>	<u>1,936</u>	<u>48,784</u>	<u>115,529</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>	5				
Almshouse activity		<u>29,495</u>	<u>-</u>	<u>29,495</u>	<u>25,449</u>
		17,353	1,936	19,289	90,080
Net gains on investments		<u>2,030</u>	<u>1,399</u>	<u>3,429</u>	<u>2,794</u>
<b>NET INCOME</b>		19,383	3,335	22,718	92,874
<b>Other recognised gains/(losses)</b>					
Gains on revaluation of fixed assets		<u>-</u>	<u>44,201</u>	<u>44,201</u>	<u>319,638</u>
<b>Net movement in funds</b>		19,383	47,536	66,919	412,512
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>185,767</u>	<u>1,426,777</u>	<u>1,612,544</u>	<u>1,200,032</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>205,150</u>	<u>1,474,313</u>	<u>1,679,463</u>	<u>1,612,544</u>

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

THE ST OSYTH ALMSHOUSE CHARITY

**BALANCE SHEET**  
**31 MARCH 2025**

	Notes	Unrestricted funds £	Endowment funds £	2025 Total funds £	2024 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	10	-	1,418,206	1,418,206	1,374,066
Investments	11	<u>81,978</u>	<u>56,107</u>	<u>138,085</u>	<u>129,717</u>
		<b>81,978</b>	<b>1,474,313</b>	<b>1,556,291</b>	<b>1,503,783</b>
<b>CURRENT ASSETS</b>					
Debtors	12	1,498	-	1,498	1,898
Cash at bank		<u>125,027</u>	<u>-</u>	<u>125,027</u>	<u>109,397</u>
		<b>126,525</b>	<b>-</b>	<b>126,525</b>	<b>111,295</b>
<b>CREDITORS</b>					
Amounts falling due within one year	13	<u>(3,353)</u>	<u>-</u>	<u>(3,353)</u>	<u>(2,534)</u>
<b>NET CURRENT ASSETS</b>		<u><b>123,172</b></u>	<u><b>-</b></u>	<u><b>123,172</b></u>	<u><b>108,761</b></u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u><b>205,150</b></u>	<u><b>1,474,313</b></u>	<u><b>1,679,463</b></u>	<u><b>1,612,544</b></u>
<b>NET ASSETS</b>		<u><b>205,150</b></u>	<u><b>1,474,313</b></u>	<u><b>1,679,463</b></u>	<u><b>1,612,544</b></u>
<b>FUNDS</b>	14				
Unrestricted funds				205,150	185,767
Endowment funds				<u>1,474,313</u>	<u>1,426,777</u>
<b>TOTAL FUNDS</b>				<u><b>1,679,463</b></u>	<u><b>1,612,544</b></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 25.12.2025 and were signed on its behalf by:

  
K Sinclair - Trustee

  
J White - Trustee

The notes form part of these financial statements



**1. LEGISLATIVE POSITION**

The Charity is unincorporated but is registered with the Charity Commission as a Registered Charity and with the National Association of Almshouses as a Registered Almshouse Charity.

**2. 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 that housing properties are included at valuation and investments which are included at market value.

For the purposes of presentation the financial statements are rounded to the nearest Pound Sterling (£).

**Fund Accounting**

Unrestricted funds are available to spend on activities that further any of the purposes of Charity. 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 are funds which the donor has specified are to be solely used for a particular purpose. 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.

**2. 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 charges in the Statement of Financial Activities in respect of Cyclical Maintenance and 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 and to the Cyclical Maintenance Fund to cover repairs which arise on a cyclical basis.

**Support costs**

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

**Taxation**

The charity is exempt from tax on its charitable activities.

**Tangible fixed assets**

The housing properties are included in the accounts at their insurance reinstatement value. Additions after each revaluation are included at cost until a further revaluation.

The cost of refurbishment and improvements to the existing property are written off to the General Fund as incurred. Any major improvements or extensions to the property are capitalised.

The housing properties are not depreciated as revaluations are performed with sufficient regularity to ensure that the carrying amounts are not materially misstated.

The land is included at cost and is not depreciated.

Fixtures and fittings are included at cost and are depreciated over their estimated useful lives using the reducing balance method at a rate of 15% 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 accounts 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.

**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.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

2. ACCOUNTING POLICIES - continued

**Cash at Bank**

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.

3. INVESTMENT INCOME

	2025	2024
	£	£
Dividend income	597	575
Ground rent	100	100
COIF deposit account interest	4,359	2,084
Accumulated income	<u>4,940</u>	<u>4,499</u>
	<u>9,996</u>	<u>7,258</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	2025	2024
	£	£
Almshouse activity		
Contributions receivable	40,630	38,885
Losses from voids	<u>(1,842)</u>	<u>(614)</u>
	<u>38,788</u>	<u>38,271</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6)	Support costs (see note 7)	Totals
	£	£	£
Almshouse activity	<u>23,622</u>	<u>5,873</u>	<u>29,495</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025	2024
	£	£
Vacant property costs	1,936	-
Insurance	1,065	1,144
Repairs and maintenance	2,547	1,975
Cyclical repairs	10,758	1,749
Extraordinary repairs	5,762	13,804
Sundry expenses	102	59
Bad debts written off	1,391	-
Depreciation	61	11
	<u>23,622</u>	<u>18,742</u>

7. SUPPORT COSTS

	Management	Finance	Governance	Totals
	£	£	costs	£
Almshouse activity	<u>4,253</u>	<u>60</u>	<u>1,560</u>	<u>5,873</u>

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

	2025	2024
	Almshouse activity	Almshouse activity
	£	£
Clerk fees	3,900	3,900
Subscriptions	353	343
Legal and professional fees	-	850
Bank charges	60	60
Accountancy Fees	1,386	1,394
Independent examiners fees	<u>174</u>	<u>160</u>
	<u>5,873</u>	<u>6,707</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Endowment funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	70,000	-	70,000
<b>Charitable activities</b>			
Almshouse activity	38,271	-	38,271
Investment income	<u>5,493</u>	<u>1,765</u>	<u>7,258</u>
<b>Total</b>	<u>113,764</u>	<u>1,765</u>	<u>115,529</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Almshouse activity	<u>25,449</u>	<u>-</u>	<u>25,449</u>
	88,315	1,765	90,080
Net gains on investments	<u>1,673</u>	<u>1,121</u>	<u>2,794</u>
<b>NET INCOME</b>	89,988	2,886	92,874
<b>Other recognised gains/(losses)</b>			
Gains on revaluation of fixed assets	<u>-</u>	<u>319,638</u>	<u>319,638</u>
Net movement in funds	89,988	322,524	412,512
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	<u>95,779</u>	<u>1,104,253</u>	<u>1,200,032</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>185,767</u>	<u>1,426,777</u>	<u>1,612,544</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025**10. TANGIBLE FIXED ASSETS**

	Housing properties £	Priory Meadow land £	Fixtures and fittings £	Totals £
<b>COST OR VALUATION</b>				
At 1 April 2024	1,323,359	50,646	4,180	1,378,185
Disposals	-	-	(4,180)	(4,180)
Revaluations	44,201	-	-	44,201
At 31 March 2025	<u>1,367,560</u>	<u>50,646</u>	<u>-</u>	<u>1,418,206</u>
<b>DEPRECIATION</b>				
At 1 April 2024	-	-	4,119	4,119
Charge for year	-	-	61	61
Eliminated on disposal	-	-	(4,180)	(4,180)
At 31 March 2025	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET BOOK VALUE</b>				
At 31 March 2025	<u>1,367,560</u>	<u>50,646</u>	<u>-</u>	<u>1,418,206</u>
At 31 March 2024	<u>1,323,359</u>	<u>50,646</u>	<u>61</u>	<u>1,374,066</u>

Cost or valuation at 31 March 2025 is represented by:

	Housing properties £	Priory Meadow land £	Totals £
Accumulated revaluation gains	1,009,880	-	1,009,880
Cost	<u>357,680</u>	<u>50,646</u>	<u>408,326</u>
	<u>1,367,560</u>	<u>50,646</u>	<u>1,418,206</u>

The housing properties were revalued during the year ended 31 March 2025 to their insurance reinstatement value as at 30 June 2025 of £1,367,560.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

11. FIXED ASSET INVESTMENTS

	Listed investments £
<b>MARKET VALUE</b>	
At 1 April 2024	129,717
Additions	4,939
Revaluations	<u>3,429</u>
At 31 March 2025	<u>138,085</u>
<b>NET BOOK VALUE</b>	
At 31 March 2025	<u>138,085</u>
At 31 March 2024	<u>129,717</u>

There were no investment assets outside the UK.

Cost or valuation at 31 March 2025 is represented by:

	Listed investments £
Accumulated revaluation gains	30,435
Cost	<u>107,650</u>
	<u>138,085</u>

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Contributions in arrears	854	1,254
Prepayments and accrued income	<u>644</u>	<u>644</u>
	<u>1,498</u>	<u>1,898</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Contributions in advance	1,468	752
Accruals and deferred income	<u>1,885</u>	<u>1,782</u>
	<u>3,353</u>	<u>2,534</u>

14. MOVEMENT IN FUNDS

	At 1.4.24	Net movement in funds	Transfers between funds	At 31.3.25
	£	£	£	£
<b>Unrestricted funds</b>				
Accumulated fund	80,504	31,017	(12,000)	99,521
Extraordinary repair fund	53,269	(2,573)	4,800	55,496
Cyclical maintenance fund	<u>51,994</u>	<u>(9,061)</u>	<u>7,200</u>	<u>50,133</u>
	185,767	19,383	-	205,150
<b>Endowment funds</b>				
Permanent endowment fund	412,622	298	-	412,920
Housing property revaluation reserve	965,679	44,201	-	1,009,880
Capital recoupment fund	<u>48,476</u>	<u>3,037</u>	<u>-</u>	<u>51,513</u>
	<u>1,426,777</u>	<u>47,536</u>	<u>-</u>	<u>1,474,313</u>
<b>TOTAL FUNDS</b>	<u>1,612,544</u>	<u>66,919</u>	<u>-</u>	<u>1,679,463</u>

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
<b>Unrestricted funds</b>				
Accumulated fund	43,937	(12,975)	55	31,017
Extraordinary repair fund	1,872	(5,762)	1,317	(2,573)
Cyclical maintenance fund	<u>1,039</u>	<u>(10,758)</u>	<u>658</u>	<u>(9,061)</u>
	46,848	(29,495)	2,030	19,383
<b>Endowment funds</b>				
Permanent endowment fund	182	-	116	298
Housing property revaluation reserve	-	-	44,201	44,201
Capital recoupment fund	<u>1,754</u>	<u>-</u>	<u>1,283</u>	<u>3,037</u>
	<u>1,936</u>	<u>-</u>	<u>45,600</u>	<u>47,536</u>
<b>TOTAL FUNDS</b>	<u>48,784</u>	<u>(29,495)</u>	<u>47,630</u>	<u>66,919</u>



NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025

## 14. MOVEMENT IN FUNDS - continued

## Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
<b>Unrestricted funds</b>				
Accumulated fund	2,718	87,494	(9,708)	80,504
Extraordinary repair fund	46,822	2,763	3,684	53,269
Cyclical maintenance fund	<u>46,239</u>	<u>(269)</u>	<u>6,024</u>	<u>51,994</u>
	95,779	89,988	-	185,767
<b>Endowment funds</b>				
Permanent endowment fund	412,361	261	-	412,622
Housing property revaluation reserve	646,041	319,638	-	965,679
Capital recoupment fund	<u>45,851</u>	<u>2,625</u>	<u>-</u>	<u>48,476</u>
	<u>1,104,253</u>	<u>322,524</u>	<u>-</u>	<u>1,426,777</u>
<b>TOTAL FUNDS</b>	<u><u>1,200,032</u></u>	<u><u>412,512</u></u>	<u><u>-</u></u>	<u><u>1,612,544</u></u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
Accumulated fund	111,114	(23,700)	80	87,494
Extraordinary repair fund	1,704	-	1,059	2,763
Cyclical maintenance fund	<u>946</u>	<u>(1,749)</u>	<u>534</u>	<u>(269)</u>
	113,764	(25,449)	1,673	89,988
<b>Endowment funds</b>				
Permanent endowment fund	167	-	94	261
Housing property revaluation reserve	-	-	319,638	319,638
Capital recoupment fund	<u>1,598</u>	<u>-</u>	<u>1,027</u>	<u>2,625</u>
	<u>1,765</u>	<u>-</u>	<u>320,759</u>	<u>322,524</u>
<b>TOTAL FUNDS</b>	<u><u>115,529</u></u>	<u><u>(25,449)</u></u>	<u><u>322,432</u></u>	<u><u>412,512</u></u>

**14. MOVEMENT IN FUNDS - continued**

**Fund and Reserves**

**Permanent Endowment Fund**

The Permanent Endowment represents the housing properties and land funded from the Charity's own resources, the Permanent Endowment investments less the outstanding balance of the National Association of Almshouses loan.

**Housing Properties Revaluation Reserve**

The Housing Property Revaluation Reserve is permanent endowment of the Charity and is represented by the value of housing properties revaluation gains.

**Capital Recoupment Fund**

The Capital Recoupment Fund is permanent endowment of the Charity. The fund was established to recoup the assets of the Charity of Mary Pigott for Almshouses which were used to improve the Charity's housing properties in 1979. The amount to be recouped is £7,739 at the rate of £70 per annum.

During the year ended 31 March 2013 the Charity Commission permitted the Charity to use £37,000 of permanent endowment investments to fund improvements to the Charity's housing properties. This amount is to be recouped over twenty years at the rate of £1,850 per annum.

The Charity Commission ceased the recoupment orders with effect from the year ended 31 March 2021.

**Cyclical Maintenance Fund**

The Cyclical Maintenance Fund is unrestricted but designated by the Trustees to cover the cost of cyclical maintenance as it arises. A transfer to the Fund is made each year from the Accumulated Fund of a specific amount agreed by the Trustees.

**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 to the Fund is made each year from the Accumulated Fund of a specific amount agreed by the Trustees. The Fund is specifically invested and income from the investments is added to the Fund.

**Accumulated Fund**

The Accumulated Fund represents part of the accumulated surpluses of the Charity and is available for the general purposes of the Charity.

**15. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2025.

**THE ST OSYTH ALMSHOUSE CHARITY**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2025**

	2025 £	2024 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Donations	-	70,000
<b>Investment income</b>		
Dividend income	597	575
Ground rent	100	100
COIF deposit account interest	4,359	2,084
Accumulated income	<u>4,940</u>	<u>4,499</u>
	9,996	7,258
<b>Charitable activities</b>		
Contributions receivable	40,630	38,885
Losses from voids	<u>(1,842)</u>	<u>(614)</u>
	<u>38,788</u>	<u>38,271</u>
<b>Total incoming resources</b>	<b>48,784</b>	<b>115,529</b>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Vacant property costs	1,936	-
Insurance	1,065	1,144
Repairs and maintenance	2,547	1,975
Cyclical repairs	10,758	1,749
Extraordinary repairs	5,762	13,804
Sundry expenses	102	59
Bad debts written off	1,391	-
Depreciation of tangible fixed assets	<u>61</u>	<u>11</u>
	23,622	18,742
<b>Support costs</b>		
<b>Management</b>		
Clerk fees	3,900	3,900
Subscriptions	353	343
Legal and professional fees	<u>-</u>	<u>850</u>
	4,253	5,093
<b>Finance</b>		
Bank charges	60	60

This page does not form part of the statutory financial statements

THE ST OSYTH ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2025

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	2025 £	2024 £
<b>Finance</b>		
<b>Governance costs</b>		
Accountancy Fees	1,386	1,394
Independent examiners fees	<u>174</u>	<u>160</u>
	<u>1,560</u>	<u>1,554</u>
 Total resources expended	 <u>29,495</u>	 <u>25,449</u>
 Net income	 <u>19,289</u>	 <u>90,080</u>

This page does not form part of the statutory financial statements

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