

MOSYER ALMSHOUSES CHARITY No. 213753
COMMUNITY ACCOUNT
1 January 2024 to 31 December 2024

INCOME

Receipts from residents

Maintenance, Heating, Water and TV

28427

INVESTMENT INCOME

NAACIF Shares Dividends

194

28621

COIF Charities Fund Deposit Interest

4391

EXPENDITURE

General repairs & mtce.

831

Fire Appliance Servicing

187

Gas maintenance contract

2797

3815

Heating and Lighting

Gas

3828

Electricity

390

4218

Water Rates

1457

Gifts and vouchers

140

Insurance

1456

Administration

Almshouses Assoc. Subscription

353

Almshouses Assoc. Seminar

190

Excess – Income over Expenditure

21383

33012

33012

MOYSER ALMSHOUSES CHARITY NO. 213753

ACCOUNT DETAILS AS AT 31ST DECEMBER 2024

Community Account – Barclays Bank

Balance brought forward 28300

Receipts:

As detailed in Income &
Expenditure

28621

Payments

As detailed in Income &
Expenditure

11629

Balance carried forward 45292

56921

56921

Petty Cash Account

Balance brought forward 6

Balance carried forward

6

6

COIF CHARITIES DEPOSIT FUND

Balance brought forward 85696

Interest received in 2014 4391

90087

Balance carried forward 90087

EXTRA ORDINARY REPAIR FUND
COIF INVESTMENT FUND

NATIONAL ASSOCIATION OF ALMS-
HOUSES COMMON INVESTMENT
FUND

Accumulation Shares

208.73 Shares – Valuation as at
31 December 2024

54398

Income Shares

4785 Shares valuation as at
31 December 2024

4442

MOSYER ALMSHOUSES CHARITY

EXPENDITURE (£s)

	<u>2022</u>	<u>2023</u>	<u>2024</u>	Estimate <u>2025</u>
<u>Heating & Utilities</u>				
Gas	4116	6049	3828	5600
Electricity	396	243	390	450
Gas maintenance con	2549	3135	2797	3500
Water Rates	966	1256	1457	2000
 Repairs:				
Routine Maintenance	9841	26401	831	20000
 <u>Management</u>				
Insurance	1416	1412	1456	1600
Association Subs	196	343	353	300
Association Seminar			190	-
TV Licence	8	8		8
Fire Appliance Service	252	301	187	300
Gifts / Goodwill payments/ Donations	70	70	140	70
Temp. Accom.- Resident		439		
Pest Control Services		45		
	<u>19810</u>	<u>39702</u>	<u>11629</u>	<u>33828</u>



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the
trustees/directors/
members of

Charity Name

MOSYER ALMSHOUSES CHARITY No 213753

On accounts for the year
ended

DECEMBER 31ST

2024

Charity no.:

213753

Company no.:

Set out on pages

1 - 4

(remember to include the page numbers of additional sheets)

I report to the charity trustees on my examination of the accounts of the Company for the year ended DD/MM/YYYY.

Responsibilities and
basis of report

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act).

Independent
examiner's statement

[The company's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.


I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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.

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

Signed:



Date: 23.9.2025.

Name:

MARTIN STEIN

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

CHARTERED ACCOUNTANT

Address:

3 BARRYDENE, OAKLEIGH ROAD NORTH,
WHETSTONE, LONDON N20 9HG

Section B

Disclosure

Only complete if the examiner needs to highlight material 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.

Moyser Almshouses Charity
Charity No 213753

General Report 2024-2025

I attach 3 years expenditure details with estimated figures for 2025 together with existing charges.

The Charity has a full complement of Trustees and each property is occupied by long term residents. We have a small waiting list which we monitor regularly.

This year has left the recommended reserve funds at a good level to manage repairs and routine maintenance costs. All six properties have been occupied. The charity has also kept up a level of funds to cover the longer term aim of planned updating and refurbishing of the properties which are now over 150 years old. *Two of the kitchens have been refurbished so far and a third kitchen refurbishment is due to start.* Three of the properties have had new accessible bathrooms fitted so far.

The weekly maintenance charges were increased in July 2025 - the first increase for 3 years. Five of the six properties now pay £98 per week, which includes heating and water rates. One property, smaller than the rest, pays £85 per week including heating and water rates.

MV Beacham

Mrs M V Beacham
Trustee and Treasurer
16.09.25