

**ELTHAM UNITED CHARITIES**  
**UNAUDITED**  
**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

## **ELTHAM UNITED CHARITIES**

### **CONTENTS**

	<b>Page</b>
<b>Reference and administrative details of the Charity, its Trustees and advisers</b>	<b>1</b>
<b>Trustees' report</b>	<b>2 - 3</b>
<b>Independent examiner's report</b>	<b>4</b>
<b>Statement of financial activities</b>	<b>5</b>
<b>Balance sheet</b>	<b>6</b>
<b>Notes to the financial statements</b>	<b>7 - 20</b>

## ELTHAM UNITED CHARITIES

### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2020

<b>Trustees</b>	Mr P H T Noble Mr B J Allen Dr N B A Chase Dr J Brett Mr R J Chichester Mrs A J Grant Mr P Sowden Cllr S Drury Dr M Demetriou
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<b>Charity registered number</b>	223491
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<b>Principal office</b>	Trinity House 3 Bullace Lane Dartford Kent DA1 1BB
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**ELTHAM UNITED CHARITIES**

**TRUSTEES' REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

The Trustees present their annual report together with the financial statements of the Eltham United Charities for the year 1 January 2020 to 31 December 2020.

**Objectives and activities**

• **Policies and objectives**

The charity's activities is the housing and welfare of individuals who on retirement find it financially and socially difficult to live on their reduced income.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

**Achievements and performance**

• **Key performance indicators**

The income is reviewed to ensure the assets are appropriately invested.

• **Review of activities**

The charity's activities remained unaltered during 2020, its priority being the housing and welfare of individuals who on retirement find it financially and socially difficult to live on their reduced income. The almshouse has twenty units for occupation one of which is a guest room. There is a continuous policy of repair and during the year three units became empty and all have been fully refurbished. The charity's overall objectives have again been successfully implemented and there is a strong community spirit amongst the almspeople well supported by the Trustees and the Manager.

**Financial review**

• **Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

**Structure, governance and management**

• **Constitution**

Eltham United Charities is a registered charity, number 223491, and is constituted under a Trust deed. The principal object of the charity is to provide free accommodation for retired persons on restricted income who reside in the parish of Eltham and Mottingham.

• **Methods of appointment or election of Trustees**

The management of the charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed dated 9th July 1907 and subsequent amendments.

## **ELTHAM UNITED CHARITIES**

### **TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020**

#### **Structure, governance and management (continued)**

##### **• Organisational structure and decision-making policies**

The day to day management is performed by the on site Manager and the financial management is administered by the Clerk in conjunction with the Trustees. On average the Trustees meet every two months. However in view of the lockdown restrictions caused by Covid 19 the Trustees have unanimously agreed that whilst these restrictions are in place and face-to-face meetings cannot be held, the Trustees' meetings can be held online, by telephone or other digital system.

#### **Plans for future periods**

The Trustees aim is for the charity to continue the maintenance of the almshouse and to maximise occupancy of the units. In addition the Trustees are reviewing the property portfolio and to refurbish where necessary so that the income stream is maintained.

#### **Statement of Trustees' responsibilities**

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on 14 June 2021 and signed on their behalf by:

.....  
**Mr P Sowden**

.....  
**Mrs A J Grant**

## ELTHAM UNITED CHARITIES

### INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

#### Independent Examiner's Report to the Trustees of Eltham United charities ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2020.

#### Responsibilities and Basis of Report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity'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 2011 Act.

#### Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 Charity as required by section 130 of the 2011 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:

Dated: 31 July 2021

Richard Teare

FCA

Rich T Management Limited  
18 Royal Swan Quarter  
Leret Way  
Leatherhead  
KT22 7JL

ELTHAM UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	Endowment funds 2020 £	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
<b>Income and endowments from:</b>						
Donations and legacies	3	-	-	25	25	120
Investments	4	99,822	2	112,920	212,744	211,312
Other income	5	-	-	117	117	-
<b>Total income and endowments</b>		<u>99,822</u>	<u>2</u>	<u>113,062</u>	<u>212,886</u>	<u>211,432</u>
<b>Expenditure on:</b>						
Raising funds	6	4,609	-	26,381	30,990	29,916
Charitable activities	7	6,186	-	84,372	90,558	102,239
<b>Total expenditure</b>		<u>10,795</u>	<u>-</u>	<u>110,753</u>	<u>121,548</u>	<u>132,155</u>
<b>Net income before net gains on investments</b>		89,027	2	2,309	91,338	79,277
Net gains on investments		274,002	-	10,795	284,797	488,544
<b>Net income</b>		<u>363,029</u>	<u>2</u>	<u>13,104</u>	<u>376,135</u>	<u>567,821</u>
Transfers between funds	17	(30,407)	-	30,407	-	-
<b>Net movement in funds</b>		<u>332,622</u>	<u>2</u>	<u>43,511</u>	<u>376,135</u>	<u>567,821</u>
<b>Reconciliation of funds:</b>						
Total funds brought forward		9,110,494	4,831	871,499	9,986,824	9,419,003
Net movement in funds		332,622	2	43,511	376,135	567,821
<b>Total funds carried forward</b>		<u>9,443,116</u>	<u>4,833</u>	<u>915,010</u>	<u>10,362,959</u>	<u>9,986,824</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 7 to 20 form part of these financial statements.

# ELTHAM UNITED CHARITIES

## BALANCE SHEET AS AT 31 DECEMBER 2020

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Tangible assets	12	216,511	222,697
Investments	14	3,574,502	3,526,342
Investment property	13	6,320,050	5,988,050
		<u>10,111,063</u>	<u>9,737,089</u>
<b>Current assets</b>			
Debtors	15	7,621	8,868
Cash at bank and in hand		263,832	255,098
		<u>271,453</u>	<u>263,966</u>
Creditors: amounts falling due within one year	16	(19,557)	(14,231)
<b>Net current assets</b>		<u>251,896</u>	<u>249,735</u>
<b>Total assets less current liabilities</b>		<u>10,362,959</u>	<u>9,986,824</u>
<b>Net assets excluding pension asset</b>		<u>10,362,959</u>	<u>9,986,824</u>
<b>Total net assets</b>		<u><u>10,362,959</u></u>	<u><u>9,986,824</u></u>
<b>Charity funds</b>			
Endowment funds	17	9,443,116	9,110,494
Restricted funds	17	4,833	4,831
Unrestricted funds	17	915,010	871,499
<b>Total funds</b>		<u><u>10,362,959</u></u>	<u><u>9,986,824</u></u>

The financial statements were approved and authorised for issue by the Trustees on 14 June 2021 and signed on their behalf by:

**Mr P Sowden**

**Mrs A J Grant**

The notes on pages 7 to 20 form part of these financial statements.



## ELTHAM UNITED CHARITIES

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

#### 1. General information

Eltham United Charities is a charity registered in the UK under number 223491, it operates from 15 Penny Fields, 8 Blunt Road, Eltham, London SE9 1HT

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Eltham United charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

##### 2.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

##### 2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

##### 2.4 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 institution with whom the funds are deposited.

## ELTHAM UNITED CHARITIES

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

#### 2. Accounting policies (continued)

##### 2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	- 2% straight line
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##### 2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

Investments held as fixed assets are shown at cost less provision for impairment.

##### 2.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

##### 2.8 Cash at bank and in hand

Cash at bank and 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.

##### 2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

##### 2.10 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

# ELTHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

### 2. Accounting policies (continued)

#### 2.11 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

#### 2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

### 3. Income from donations and legacies

	Unrestricted funds 2020 £	Total funds 2020 £
Donations	25	25
	<hr/>	<hr/>
	Unrestricted funds 2019 £	Total funds 2019 £
Donations	120	120
	<hr/>	<hr/>

### 4. Investment income

	Endowment funds 2020 £	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £
Investment income - local investment properties	-	-	94,547	94,547
Income from local listed investments	99,822	-	18,044	117,866
Investment income - local cash	-	2	329	331
	<hr/>	<hr/>	<hr/>	<hr/>
	99,822	2	112,920	212,744
	<hr/>	<hr/>	<hr/>	<hr/>

ELTHAM UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

4. Investment income (continued)

	Endowment funds 2019 £	Restricted funds 2019 £	Unrestricted funds 2019 £	Total funds 2019 £
Investment income - local investment properties	-	-	99,108	99,108
Income from local listed investments	93,335	-	17,589	110,924
Investment income - local cash	-	13	1,267	1,280
	<u>93,335</u>	<u>13</u>	<u>117,964</u>	<u>211,312</u>

5. Other incoming resources

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Registration fees	<u>117</u>	<u>117</u>	<u>-</u>

6. Investment management costs

	Endowment funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £
Investment property insurance	-	2,575	2,575
Investment property repairs	-	18,701	18,701
Investment property administration fees	-	2,248	2,248
Investment property rates and water	-	694	694
Stockbroker administration fee	4,609	2,163	6,772
	<u>4,609</u>	<u>26,381</u>	<u>30,990</u>

ELTHAM UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

6. Investment management costs (continued)

	Endowment funds 2019 £	Unrestricted funds 2019 £	Total funds 2019 £
Investment property insurance	-	2,711	2,711
Investment property repairs	-	19,835	19,835
Investment property administration fees	-	620	620
Stockbroker administration fee	4,745	2,005	6,750
	<u>4,745</u>	<u>25,171</u>	<u>29,916</u>

7. Analysis of expenditure on charitable activities

Summary by fund type

	Endowment funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £
Almspersons	<u>6,186</u>	<u>84,372</u>	<u>90,558</u>

	Endowment funds 2019 £	Unrestricted funds 2019 £	Total funds 2019 £
Almspersons	<u>6,186</u>	<u>96,053</u>	<u>102,239</u>

8. Analysis of expenditure by activities

	Activities undertaken directly 2020 £	Support costs 2020 £	Total funds 2020 £
Almspersons	<u>70,991</u>	<u>19,568</u>	<u>90,559</u>

ELTHAM UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

8. Analysis of expenditure by activities (continued)

	Activities undertaken directly 2019 £	Support costs 2019 £	Total funds 2019 £
Almspersons	83,246	18,993	102,239

Analysis of direct costs

	Almspersons 2020 £	Total funds 2020 £
Staff costs	14,689	14,689
Depreciation	6,186	6,186
Pensions & grants	670	670
Rates & water	5,607	5,607
Light & heat	7,466	7,466
Repairs & maintenance	31,154	31,154
Professional	4,005	4,005
Office expenses	631	631
Social events & Christmas gifts	583	583
	<u>70,991</u>	<u>70,991</u>

	Almspersons 2019 £	Total funds 2019 £
Staff costs	14,261	14,261
Depreciation	6,186	6,186
Pensions & grants	740	740
Rates & water	6,194	6,194
Light & heat	6,819	6,819
Repairs & maintenance	43,348	43,348
Professional	4,709	4,709
Social events & Christmas gifts	989	989
	<u>83,246</u>	<u>83,246</u>

# ELTHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

### 8. Analysis of expenditure by activities (continued)

#### Analysis of support costs

	Almspersons 2020 £	Total funds 2020 £
Staff costs	13,501	13,501
Insurance	1,718	1,718
Accountancy	1,347	1,347
Professional	785	785
Telephone	721	721
Office expenses	666	666
Governance costs	830	830
	<u>19,568</u>	<u>19,568</u>

	Almspersons 2019 £	Total funds 2019 £
Staff costs	13,084	13,084
Insurance	1,724	1,724
Accountancy	1,496	1,496
Professional	775	775
Telephone	577	577
Office expenses	537	537
Governance costs	800	800
	<u>18,993</u>	<u>18,993</u>

### 9. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £830 (2019 - £800).

# ELTHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

### 10. Staff costs

	2020 £	2019 £
Wages and salaries	26,977	26,167
Contribution to defined contribution pension schemes	1,213	1,177
	<u>28,190</u>	<u>27,344</u>

The average number of persons employed by the Charity during the year was as follows:

	2020 No.	2019 No.
Management staff	<u>2</u>	<u>2</u>

No employee received remuneration amounting to more than £60,000 in either year.

### 11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2019 - £NIL).

During the year ended 31 December 2020, no Trustee expenses have been incurred (2019 - £NIL).



ELTHAM UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

12. Tangible fixed assets

	Freehold property £
<b>Cost or valuation</b>	
At 1 January 2020	309,297
At 31 December 2020	<u>309,297</u>
<b>Depreciation</b>	
At 1 January 2020	86,600
Charge for the year	6,186
At 31 December 2020	<u>92,786</u>
<b>Net book value</b>	
At 31 December 2020	<u>216,511</u>
At 31 December 2019	<u>222,697</u>

13. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 January 2020	5,988,050
Surplus on revaluation	332,000
At 31 December 2020	<u>6,320,050</u>

The 2020 valuations were made by I Skinner FNAVA of Bernard H Skinner & Co, on an open market value for existing use basis.

ELTHAM UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

14. Fixed asset investments

	Listed investments £	Other fixed asset investments £	Total £
<b>Cost or valuation</b>			
At 1 January 2020	3,486,662	39,680	3,526,342
Additions	242,559	-	242,559
Disposals	(99,127)	(29,999)	(129,126)
Revaluations	(55,593)	(9,681)	(65,274)
<b>At 31 December 2020</b>	<b>3,574,502</b>	<b>-</b>	<b>3,574,502</b>

15. Debtors

	2020 £	2019 £
<b>Due within one year</b>		
Prepayments and accrued income	7,621	8,868
	<u>7,621</u>	<u>8,868</u>

16. Creditors: Amounts falling due within one year

	2020 £	2019 £
Trade creditors	1,213	1,638
Other creditors	18,344	12,593
	<u>19,557</u>	<u>14,231</u>

ELTHAM UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

17. Statement of funds

Statement of funds - current year

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
<b>Unrestricted funds</b>						
General Funds - all funds	871,499	113,062	(110,753)	30,407	10,795	915,010
<b>Endowment funds</b>						
Special range fund	8,507,972	69,415	(6,186)	-	274,002	8,845,203
General fund capital account	602,522	30,407	(4,609)	(30,407)	-	597,913
	<u>9,110,494</u>	<u>99,822</u>	<u>(10,795)</u>	<u>(30,407)</u>	<u>274,002</u>	<u>9,443,116</u>
<b>Restricted funds</b>						
Thomasin Sampson (apprenticing) charity fund	4,831	2	-	-	-	4,833
<b>Total of funds</b>	<u>9,986,824</u>	<u>212,886</u>	<u>(121,548)</u>	<u>-</u>	<u>284,797</u>	<u>10,362,959</u>

ELTHAM UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

17. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2019 £
<b>Unrestricted funds</b>						
General Funds - all funds	757,298	117,960	(121,224)	29,290	88,175	871,499
<b>Endowment funds</b>						
Special range fund	8,049,620	64,169	(6,186)	-	400,369	8,507,972
General fund capital account	607,267	29,290	(4,745)	(29,290)	-	602,522
	<u>8,656,887</u>	<u>93,459</u>	<u>(10,931)</u>	<u>(29,290)</u>	<u>400,369</u>	<u>9,110,494</u>
<b>Restricted funds</b>						
Thomasin Sampson (apprenticing) charity fund	4,818	13	-	-	-	4,831
<b>Total of funds</b>	<u>9,419,003</u>	<u>211,432</u>	<u>(132,155)</u>	<u>-</u>	<u>488,544</u>	<u>9,986,824</u>

**ELTHAM UNITED CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**18. Summary of funds**

**Summary of funds - current year**

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
General funds	871,499	113,062	(110,753)	30,407	10,795	915,010
Endowment funds	9,110,494	99,822	(10,795)	(30,407)	274,002	9,443,116
Restricted funds	4,831	2	-	-	-	4,833
	<u>9,986,824</u>	<u>212,886</u>	<u>(121,548)</u>	<u>-</u>	<u>284,797</u>	<u>10,362,959</u>

**Summary of funds - prior year**

	Balance at 1 January 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2019 £
General funds	757,298	117,960	(121,224)	29,290	88,175	871,499
Endowment funds	8,656,887	93,459	(10,931)	(29,290)	400,369	9,110,494
Restricted funds	4,818	13	-	-	-	4,831
	<u>9,419,003</u>	<u>211,432</u>	<u>(132,155)</u>	<u>-</u>	<u>488,544</u>	<u>9,986,824</u>

**19. Analysis of net assets between funds**

**Analysis of net assets between funds - current period**

	Endowment funds 2020 £	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £
Tangible fixed assets	216,511	-	-	216,511
Fixed asset investments	2,830,403	-	744,099	3,574,502
Investment property	6,320,050	-	-	6,320,050
Current assets	95,709	4,833	170,911	271,453
Creditors due within one year	(19,557)	-	-	(19,557)
<b>Total</b>	<u>9,443,116</u>	<u>4,833</u>	<u>915,010</u>	<u>10,362,959</u>

# ELTHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

### 19. Analysis of net assets between funds (continued)

#### Analysis of net assets between funds - prior period

	Endowment funds 2019 £	Restricted funds 2019 £	Unrestricted funds 2019 £	Total funds 2019 £
Tangible fixed assets	222,697	-	-	222,697
Fixed asset investments	2,812,787	-	713,555	3,526,342
Investment property	5,988,050	-	-	5,988,050
Current assets	101,191	4,831	157,944	263,966
Creditors due within one year	(14,231)	-	-	(14,231)
<b>Total</b>	<b>9,110,494</b>	<b>4,831</b>	<b>871,499</b>	<b>9,986,824</b>

### 20. Pension commitments

The Charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £1,213 (2019 - £1,177). Contributions totalling £Nil (2019 - £Nil) were payable to the fund at the balance sheet date and are included in creditors.