

Charity number: 224417

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

ANNUAL REPORT AND ACCOUNTS

For the year

30 JUNE 2025

HPH, Chartered Accountants
54 Bootham
YORK
YO30 7XZ

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

CONTENTS	PAGE
Trustees' Report	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 16

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2025

The Trustees present their report and accounts for the year ended 30 June 2025.

LEGAL AND ADMINISTRATIVE INFORMATION

TRUSTEES: K Atkinson
N Beilby
G Holmes
Rev G Mumford (appointed 11 August 2025)
Prof J Cooper (appointed 11 August 2025)
L Gillam (appointed 11 August 2025)

CHARITY REGISTRATION NUMBER: 224417

ADDRESS OF PRINCIPAL OFFICE: Mulberry PM Ltd
5 High Petergate
YORK
YO1 7EN

TELEPHONE NUMBER: 01904 655200

ACCOUNTANTS: HPH, Chartered Accountants
54 Bootham
YORK
YO30 7XZ

INDEPENDENT EXAMINER: Sarah Wearing, FCA DChA
HPH, Chartered Accountants
54 Bootham
YORK
YO30 7XZ

GOVERNING DOCUMENT

The charity is constituted as a Trust under a governing document from the Charity Commission dated 12th July 2011 (amended 16th February 2021), which amalgamated two existing charities, the Dorothy Wilson Charity and the Ellen Wilson Hospital.

APPOINTMENT OF TRUSTEES

Trustees are appointed by the Parochial Church Council of St Lawrence's Church, York. There are to be a maximum of six Trustees, each appointed for a period of four years. A trustee must be a person residing or carrying on business in or near the area of benefit.

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

TRUSTEES' REPORT - CONTINUED FOR THE YEAR ENDED 30 JUNE 2025

ORGANISATIONAL STRUCTURE

The Trustees aim to meet quarterly, or more frequently should the need arise. Day to day operational matters are dealt with by the Clerk advised by individual trustees.

OBJECTIVES

The Charity's objectives are:

- The provision of almshouse accommodation for persons who are in conditions of need, hardship or distress, and who are disabled or aged 55 or over, and who have connections with the City of York and its surrounding area.
- Such other charitable purposes for the benefit of residents as the Trustees decide.
- The land identified in part I of the schedule (known as The Ellen Wilson Cottages & Grounds) must be retained by the Trustees for use for the objects of the almshouse charity.

ACTIVITIES

The charity currently provides and maintains 6 almshouses suitable for single persons in Lawrence Street, York. They are known as the Ellen Wilson cottages.

The Trustees consider that they have complied with their duty under Section 17(5) of the Charities Act 2011 to have regard for the public benefit advice issued by the Charities Commission.

RISK POLICY

The Trustees formally review each year the potential risks (physical, financial and reputational) facing the charity, and the actions necessary to minimize or mitigate them.

ACHIEVEMENTS AND PERFORMANCE

The accommodation has been fully occupied. Residents are regularly consulted by representatives of Mulberry PM, our Clerk and property manager, who have dealt effectively with matters raised. Trustees have also visited residents in order to keep in touch.

Following substantial work in investigating possibilities with respect to the development of the allotment land planning permission and listed building consent was applied for and has been granted to construct a secure boundary between the almshouses and the allotment land utilizing some redundant railings along the eastern boundary of the gardens. Plans have been drawn up to revert the allotment land back to an allotment with provision for continued parking for residents. The plans have been tendered and it is hoped that the work will be completed in the next financial period.

During the course of the year the almshouses have received regular maintenance and work to the established trees have taken place.

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

TRUSTEES' REPORT - CONTINUED FOR THE YEAR ENDED 30 JUNE 2025

PLANS FOR THE FUTURE

The Trustees will continue to maintain and improve the current almshouses and assist the beneficiaries to live with independence and dignity.

Following the negative responses from the City Planning Department with respect to constructing additional almshouses on the allotment land together with a lack of substantial funding to do so the trustees are looking towards improving the allotment land by landscaping it and securing the boundary between the almshouses and the land and the entrance way into the land from the adjacent churchyard. It is expected that this will be completed during the forthcoming year. This work will not rule out future construction should this become a possibility. The trustees are also looking at improving the pastoral care available to the residents.

FINANCIAL REVIEW

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document dated 12 July 2011 (amended 16 February 2021), the Charities Act 2011, and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102)" (as amended for accounting periods from 1 January 2016).

Before a gain on revaluing the investment portfolio the charity incurred a net deficit of £17,501 (2024: deficit £20,257), the whole of which was attributable to expenditure in respect of repairs to the cottages and land, and the additional depreciation charge.

The consequence of the reduced deficit was to increase the Undesignated Fund, leaving a balance at the year-end of £23,017 (2024: £8,736). The balance on the Designated Unrestricted Fund was £341,424 (2024: £363,758). With the adoption of the accounting policy to depreciate property over 50 years, there has been a reduction in the Endowment Fund to £289,100 (2024: £295,000). The total funds amounted to £653,541 (2024: £667,494.)

Residents' weekly maintenance contributions were £101.20 per week payable every four weeks (2024: £84). Investment income was £2,548 (2024: £2,570).

At the year end the Charity had investments valued at £160,652 (2024: £157,104). In addition, the Charity had cash at the bank of £9,861 (2024: £10,489).

Reserves policy

It is the policy of the Charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six months expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Charity's current activities while consideration may be given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

**TRUSTEES' REPORT - CONTINUED
FOR THE YEAR ENDED 30 JUNE 2025**

STATEMENT OF RESPONSIBILITIES OF THE TRUSTEES

Charity law 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 as at the end of the financial year and of the surplus or deficit of the Charity for that period. In preparing those financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- 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 proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with applicable law. 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.

The report was approved by the Trustees on 17 March 2026 and signed on their behalf by:

Nicholas Beilby
Trustee

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

Independent examiner's report to the trustees

I report to the trustees on my examination of the accounts of The Ellen an Wilson Dorothy Almshouse Charity for the year ended 30 June 2025.

This report is made solely to the charity's trustees, as a body, in accordance with section 154 of the Charities Act 2011. My independent examiner's 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, the charity's members as a body and the charity's trustees as a body for my independent examiner's work, for this report, or for the opinions I have formed.

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 2011 Act and in carrying out my examination I have followed all the 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.

Sarah Wearing, FCA, DChA
17 March 2026

HPH, Chartered Accountants
54 Bootham
YORK
YO30 7XZ

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025

	Notes	Unrestricted funds £	Endowment Funds £	2025 Total £	2024 Total £
Income from:					
Charitable activities	2	33,767	-	33,767	27,953
Investment income	3	2,548	-	2,548	2,570
Total income		36,315	-	36,315	30,523
Expenditure on:					
Charitable activities					
Almshouse	4	47,916	5,900	53,816	50,780
Total expenditure		47,916	5,900	53,816	50,780
Net movement in funds before gains/(losses) on investments		(11,601)	(5,900)	(17,501)	(20,257)
Net gains/(losses) on investments	7	3,548	-	3,548	13,871
Net movement in funds before transfers		(8,053)	(5,900)	(13,953)	(6,386)
Transfers between funds		-	-	-	-
Net movement in funds		(8,053)	(5,900)	(13,953)	(6,386)
Reconciliation of funds:					
Total funds brought forward		372,494	295,000	667,494	673,880
Total funds carried forward		364,441	289,100	653,541	667,494

The notes on pages 8 to 16 form part of these accounts.

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

**BALANCE SHEET
AT 30 JUNE 2025**

	Notes	Unrestricted funds £	Endowment Funds £	2025 Total £	2024 Total £
Fixed Assets					
Tangible assets	8	202,521	289,100	491,621	501,654
Investments	9	160,652	-	160,652	157,104
Total fixed assets		363,173	289,100	652,273	658,758
Current assets					
Debtors	10	1,456	-	1,456	881
Cash at bank and in hand		9,861	-	9,861	10,489
Total current assets		11,317	-	11,317	11,370
Current liabilities					
Creditors: amounts falling due within one year	11	10,049	-	10,049	2,634
Net current assets		1,268	-	1,268	8,736
Total assets less current liabilities		364,441	289,100	653,541	667,494
		364,441	289,100	653,541	667,494
Funds of the Charity					
Unrestricted funds:					
Designated funds	12	341,424	-	341,424	363,758
Undesignated funds	12	23,017	-	23,017	8,736
Endowment funds	12	-	289,100	289,100	295,000
Total funds		364,441	289,100	653,541	667,494

The notes on pages 8 to 16 form part of these accounts.

Approved by the Trustees on 17 March 2026 and signed on its behalf by:

Rev Geoffrey Mumford
Trustee

Nicholas Beilby
Trustee

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

1. ACCOUNTING POLICIES

1.1 Legal entity

The Ellen & Dorothy Wilson Almshouse Charity is a charity registered with the charity commission, No. 224417.

The charity was first established by a charitable trust deed on 27th May 1963 under the name 'Dorothy Wilson's Charity'.

On 12th July 2011 a new governing document was issued under guidance from the charity commission which included the amalgamation of the charity named 'Ellen Wilson's Hospital'.

The charity's new name is 'The Ellen and Dorothy Wilson Almshouse Charity' and the two charities are to be administered in accordance with this scheme as one charity.

The Ellen & Dorothy Wilson Almshouse Charity meets the definition of a public benefit entity under FRS 102.

The principal place of business is c/o Mulberry ppm, 5 High Petergate, York, YO1 7EN.

1.2 Basis of preparation

The financial statements have been prepared in accordance 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 (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bullet in 1 not to prepare a Statement of Cash Flows.

The financial statements 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 Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.3 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 30 JUNE 2025

1.4 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Funds to provide for extraordinary repairs and cyclical maintenance to the Charity's property have been established by annual allocations from the Unrestricted Fund and are fully disclosed in note 12. Surplus funds are invested and realised as necessary to meet the cost of repair works.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.5 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Contributions from residents are recognised when due to the trust. Investment income from dividends is recognised when receivable.

1.6 Expenditure

Expenditure is recognised when invoiced to the trust. Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, eg. allocating property costs by floor areas, or per capita, staff costs by time spent and other costs by their usage.

1.7 Tangible fixed assets

Tangible fixed assets are measured at cost subject to valuation. Depreciation policy:

Land and buildings 50 Years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 30 JUNE 2025

1.8 Investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.11 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1.12 Current assets

Basic financial assets, which include debtors and cash and bank balances, are measured at transaction price including transaction costs.

1.13 Current liabilities

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

2. ACCOUNTING ESTIMATES AND JUDGEMENTS

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

**NOTES TO THE ACCOUNTS - CONTINUED
FOR THE YEAR ENDED 30 JUNE 2025**

2 Income - Charitable Activities

	Unrestricted Funds £	Endowment Funds £	2025 £	2024 £
Residents contributions	33,267	-	33,267	26,953
Other	500	-	500	1,000
	33,767	-	33,767	27,953

In 2025 £nil related to designated funds (2024: £500.)

3 Income - Investment income

	Unrestricted Funds £	Endowment Funds £	2025 £	2024 £
Income come UK listed investments	2,548	-	2,548	2,570
	2,548	-	2,548	2,570

In 2025 £2,448 related to designated funds (2024: £2,417.)

4 Expenditure - Charitable Activities (Almshouses)

	Unrestricted Funds £	Endowment Funds £	2025 £	2024 £
Managing agents	5,095	-	5,095	5,527
Insurances	1,115	-	1,115	1,081
Property repairs and maintenance	4,514	-	4,514	9,580
Estate upkeep and management	5,184	-	5,184	7,494
Subscriptions	353	-	353	50
Legal and professional fees	35	-	35	1,307
Accountancy	1,286	-	1,286	545
Independent examination	900	-	900	840
Major repair works	24,197	-	24,197	22,994
Depreciation	4,133	5,900	10,033	-
Debt debts	1,104	-	1,104	1,362
	47,916	5,900	53,816	50,780

In 2025 £24,197 related to designated funds (2024: £22,994.)

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

NOTES TO THE ACCOUNTS - CONTINUED FOR THE YEAR ENDED 30 JUNE 2025

5 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year other than those noted below.

Insurance cover is taken out by the trust to cover the trustees from any liabilities in the event of any genuine mistakes made during their stewardship.

6 Employees

The Charity had no employees during the year (2024: nil)

The key management personnel of the Charity are the Trustees. The remuneration received by the key management personnel was £nil (2024: £nil).

7 Related party transactions

There were no related party transactions during the year (2024: none).

8 Tangible fixed assets

	Land and buildings £	Total £
Cost/valuation		
At 1 July 2024 and 30 June 2025	501,654	501,654
Net Book Amounts At		
At 1 July 2024	-	-
Charge for year	10,033	10,033
At 30 June 2025	10,033	10,033
At 30 June 2025	£ 491,621	£ 491,621
At 30 June 2024	£ 501,654	£ 501,654

The buildings known as The Ellen Wilson Cottages, Lawrence Street, York and land at the same address, were bequest to the trust on the amalgamation of Dorothy Wilson's Charity and Ellen Wilson's Hospital. The cottages and land can only be used as almshouses for the accommodation of residents in furtherance of the charity's objects. The building, which comprises 6 dwellings, and grounds, valued by Hunters surveyors on 12th February 2013 in their fully refurbished state at £450,000, has no historic cost and is represented in the balance sheet by the proportion of the valuation prior to the expenditure on their subsequent refurbishment. It is the Charity's practice to maintain this asset in a continual state of sound repair and to make improvements thereto from time to time and accordingly the Trustees consider that their value is not impaired by the passage of time.

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

**NOTES TO THE ACCOUNTS - CONTINUED
FOR THE YEAR ENDED 30 JUNE 2025**

9 Investments

	Listed Securities £
Valuation	
At 1 July 2024	157,104
Additions	-
Disposals	-
Revaluation	3,548
	<hr/>
At 30 June 2025	160,652

Historical cost of investments £110,145 (2024: £110,145)

Investments at market value comprise:

	Unrestricted Funds £	Endowment Funds £	2025 £	2024 £
M & G Charity Multi-Asset Fund - 60.432 Income Units	57,755	-	57,755	56,286
M & G Charity Multi-Asset Fund - 368.849 Accumulation Units	46,868	-	46,868	43,741
COIF Charities Investment Fund - 221.52 Accumulation Units	56,029	-	56,029	57,077
	<hr/>			
	160,652	-	160,652	157,104

Investments are held to generate income for the charity and include money set aside for cyclical maintenance and extraordinary repairs.

10 Debtors

Analysis of debtors all falling due within one year

	Unrestricted Funds £	Endowment Funds £	2024 £	2023 £
Trade debtors	405	-	405	-
Prepayments & accrued income	1,051	-	1,051	881
	<hr/>			
	1,456	-	1,456	881

In 2024, all debtors related to unrestricted funds.

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

NOTES TO THE ACCOUNTS - CONTINUED
FOR THE YEAR ENDED 30 JUNE 2025

11 Creditors

Analysis of debtors all falling due within one year

	Unrestricted Funds £	Endowment Funds £	2025 £	2024 £
Trade creditors	7,317	-	7,317	1,702
Accruals & deferred income	2,732	-	2,732	932
	10,049	-	10,049	2,634

In 2024, all creditors related to unrestricted funds.

12 Funds

	Funds at 1 July 2024 £	Income £	Expenditure £	Transfers in/out £	Gains £	Funds at 30 June 2025 £
Unrestricted funds						
<u>Undesignated</u>	8,736	33,867	(19,586)	-	-	23,017
<u>Designated</u>						
Cyclical and routine maintenance fund	100,818	-	-	-	421	101,239
Extraordinary repair fund	56,286	2,448	(24,197)	-	3,127	37,664
Fixed Asset refurbishment fund	206,654	-	(4,133)	-	-	202,521
	363,758	2,448	(28,330)	-	3,548	341,424
Total unrestricted funds	372,494	36,315	(47,916)	-	3,548	364,441
Restricted funds						
<u>Permanent endowments</u>						
6 Almshouse Cottages, Lawrence Street, York	270,000	-	(5,400)	-	-	264,600
Land, Lawrence Street, York	25,000	-	(500)	-	-	24,500
	295,000	-	(5,900)	-	-	289,100
Total funds	667,494	36,315	(53,816)	-	3,548	653,541

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

NOTES TO THE ACCOUNTS - CONTINUED FOR THE YEAR ENDED 30 JUNE 2025

12 Funds - continued

Previous year

	Funds at 1 July 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (losses) £	Funds at 30 June 2024 £
Unrestricted funds						
<u>Undesignated</u>	33,733	27,606	(27,786)	(24,817)	-	8,736
<u>Designated</u>						
Cyclical and routine maintenance fund	108,864	-	-	(8,046)	-	100,818
Extraordinary repair fund	29,629	2,917	(22,994)	32,863	13,871	56,286
Fixed Asset refurbishment fund	206,654	-	-	-	-	206,654
	345,147	2,917	(22,994)	24,817	13,871	363,758
Total unrestricted funds	378,880	30,523	(50,780)	-	13,871	372,494
Restricted funds						
<u>Permanent endowments</u>						
6 Almshouse Cottages, Land, Lawrence Street.	270,000 25,000	- -	- -	- -	- -	270,000 25,000
	295,000	-	-	-	-	295,000
Total funds	673,880	30,523	(50,780)	-	13,871	667,494

Permanent endowments

The 6 cottages known as The Ellen Wilson Cottages (formerly Ellen Wilson's Hospital) and land adjacent to the cottages were obtained by the trust on the amalgamation of Ellen Wilson's Hospital with the trust on 12 July 2011. The trustees obtained a valuation of the cottages in their refurbished state, on an open market basis, undertaken by Hunters Surveyors as of 12 February 2013 of £450,000. The land attached to the cottages was valued by the trustees at £25,000. The governing document states the properties can be used only as almshouses for the accommodation of residents in furtherance of the charity's objects.

Designated funds

The transfers to the designated funds are in accordance with the provisions of the governing document which requires the charity to maintain an extraordinary repair fund to be used for extraordinary repairs and the improvement or rebuilding of the homes of the charity, and a cyclical maintenance fund which is to be used for ordinary repairs and maintenance of the charity's properties.

The amounts transferred to the funds are in accordance with the recommendations of the National Almshouse Association.

THE ELLEN AND DOROTHY WILSON ALMSHOUSE CHARITY

NOTES TO THE ACCOUNTS - CONTINUED
FOR THE YEAR ENDED 30 JUNE 2025

13 Net assets by fund

	Undesignated Funds	Designated Funds	Endowment Funds	Total Funds
	£	£	£	£
Current year				
Tangible Fixed Assets	-	202,521	289,100	491,621
Investments	-	160,652	-	160,652
Current Assets	33,066	(21,749)	-	11,317
Current Liabilities	(10,049)	-	-	(10,049)
At 30 June 2025	£ 23,017	£ 341,424	£ 289,100	£ 653,541
	Undesignated Funds	Designated Funds	Endowment Funds	Total Funds
	£	£	£	£
Comparative year				
Tangible Fixed Assets	-	206,654	295,000	501,654
Investments	-	157,104	-	157,104
Current Assets	11,370	-	-	11,370
Current Liabilities	(2,634)	-	-	(2,634)
At 30 June 2024	£ 8,736	£ 363,758	£ 295,000	£ 667,494