

THE DAUBENEY ALMSHOUSE CHARITY

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2023

CHARITY NUMBER 227980

THE DAUBENEY ALMSHOUSE CHARITY
TRUSTEES REPORT
FOR THE YEAR ENDED 31st DECEMBER 2023

TRUSTEES APPROVAL CERTIFICATE

We approve the accounts for the year ended 31st December 2023, and confirm that we have made available all relevant records and information for their preparation.

..... (Chairman of the Trustees)

.....(Treasurer)

THE DAUBENEY ALMSHOUSE CHARITY
INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31st DECEMBER 2023

This report on the financial statements of the Trustees for the year ended 31st December 2023 which are set out in Pages (3) to (7) in respect of the examination carried out in accordance with Section 43 of the Charities Act 1993

Respective Responsibilities of the Examiner

As members of the board of Trustees you are responsible for the preparation of the financial statements. You should consider that the audit requirement of the Regulations and Section 43(2) of the Act do not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the regulations.

Basis of the Report

My examination was carried out in accordance with the General Directions given by the Charity Commission under Section 43(7) (b) of the Act. That examination includes a review of the accounting records kept by the Treasurer and a comparison of the Financial Statements with those records. It also includes considering any unusual items or disclosures in the Financial Statements and seeking explanations from you as Treasurer concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- (1) Which gives me reasonable cause to believe that in any material respect the requirements:
 - a. To keep accounting records in accordance with Section 41 of the Act
 - b. To prepare Financial Statements which accord with the accounting records and comply with the requirements of the Act and the regulations have been met.
- (1) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements reached.

Signed.....

Date.....

26 Ash Drive
North Bradley
Trowbridge
Wilts
BA 14 0SQ

THE DAUBENEY ALMSHOUSE CHARITY

BALANCE SHEET AS AT 31st DECEMBER 2023

	<u>2023</u>		<u>2022</u>
	£	£	£
<u>FIXED ASSETS</u>			
<u>Freehold Property</u>		13457	13457
<u>Property Improvements</u>			
Balance B/Fwd	9567		
Additions	<u>13775</u>		
	23342		
Less: Depreciation	<u>5835</u>	17507	9567
<u>Fixtures Fittings & Equipment</u>			
Balance B/Fwd	3877		
Additions	<u>1455</u>		
	5332		
Less: Depreciation	<u>1142</u>	<u>4190</u>	<u>3877</u>
		35154	26901
<u>INVESTMENTS</u>			
<u>Shares</u>		<u>248266</u>	<u>248838</u>
		283420	275739
<u>CURRENT ASSETS</u>			
Debtors & Prepayments	8781		794
Cash at Bank	<u>12199</u>		<u>20445</u>
	20980		21239
Less: Creditors	<u>257</u>		<u>3069</u>
<u>NET CURRENT ASSETS</u>		<u>20723</u>	<u>18170</u>
<u>TOTAL ASSETS LESS CURRENT LIABILITIES</u>		<u>304143</u>	<u>293909</u>
<u>RESERVES</u>			
General Reserve		40877	45071
Investment Withdrawal		15000	-
Investments		<u>248266</u>	<u>248838</u>
		<u>304143</u>	<u>293909</u>

THE DAUBENEY ALMSHOUSE CHARITY

FINANCIAL ACTIVITIES FOR THE YEAR ENDED

31st DECEMBER 2023

	<u>2023</u>	<u>2022</u>
	<u>£</u>	<u>£</u>
<u>INCOME</u>		
Residents Contributions	25150	21299
Interest Receivable & Other Income	<u>21</u>	<u>19</u>
<u>TOTAL INCOME</u>	<u>25171</u>	<u>21318</u>
 <u>CHARITABLE EXPENDITURE</u>		
Services	8888	6374
Routine Maintenance	10528	12662
Depreciation	<u>6977</u>	<u>4481</u>
	26393	23517
 <u>OTHER EXPENDITURE</u>		
Management & Administration	<u>2972</u>	<u>2884</u>
<u>TOTAL EXPENDITURE</u>	<u>29365</u>	<u>26401</u>
 <u>(LOSS) FOR THE YEAR</u>	<u>(4194)</u>	<u>(5083)</u>
 <u>INVESTMENT M & G Shares</u>		
Unrealised Profit on Investments	<u>14428</u>	<u>1931</u>
<u>NET PROFIT(LOSS)</u>	<u>10234</u>	<u>(3152)</u>
 <u>RESERVES AT 1st JANUARY 2023/2022</u>	<u>269008</u>	<u>272160</u>
<u>RESERVES AT 31st DECEMBER 2023/2022</u>	<u>279242</u>	<u>269008</u>

MOVEMENTS ON GENERAL RESERVES

Balance brought forward 1 st January 2023/2022	45071	50154
<u>LOSS FOR THE YEAR</u>	<u>(4194)</u>	<u>(5083)</u>
	<u>40877</u>	<u>45071</u>

THE DAUBENEY ALMSHOUSE CHARITY**OPERATING COSTS AT 31st DECEMBER 2023**

	<u>2023</u>		<u>2022</u>
	£	£	£
<u>SERVICES</u>			
Water	440		1237
Insurance	1256		1176
Power Light & Heat	5216		2279
Council Tax	1432		734
Legal & Professional	<u>544</u>		<u>948</u>
		8888	6374
<u>ROUTINE MAINTENANCE</u>			
Repairs & Renewals	4659		5088
Health & Safety	2705		4520
Cleaning	1550		1408
Gardening	<u>1614</u>		<u>1646</u>
		10528	12662
<u>MANAGEMENT EXPENSES</u>			
Clerk's Honorarium	1200		1100
Treasurers Honorarium	1200		1200
Accountancy	200		200
Subscriptions	229		211
Sundries	41		57
Chairmans Expenses	<u>102</u>		<u>116</u>
		2972	2884
<u>DEPRECIATION</u>			
Equipment	1142		1292
Property Improvements	<u>5835</u>		<u>3189</u>
		<u>6977</u>	<u>4481</u>
<u>TOTAL EXPENSES</u>		<u>29365</u>	<u>26401</u>

THE DAUBENEY ALMSHOUSE CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31st DECEMBER 2023

		<u>2023</u>		<u>2022</u>
	£	£	£	£
1.	Rents Receivable	25150		21299
	Wiltshire Council	-		-
	Investment Dividends	<u>21</u>		<u>19</u>
		<u>25171</u>		<u>21318</u>
2.	Transfer from Reserves for Improvements	<u>15000</u>		-
3.	<u>DEBTORS & PREPAYMENTS</u>			
	<u>Debtors</u>			
	Light & Heat	330		175
	<u>Prepayments</u>			
	New Kitchen	7800		-
	Subscriptions	8		6
	Insurance (6 Months)	<u>643</u>		<u>613</u>
		<u>8781</u>		<u>794</u>
4.	<u>CREDITORS</u>			
	Water	57		219
	Health & Safety	-		160
	Repairs	-		96
	Cleaners Wages	-		125
	Gardening	-		180
	Clerks Honorarium	-		300
	Treasurers Honorarium	-		300
	Accountancy	<u>200</u>		<u>200</u>
		257		1580
	Resident- Whitlock	-		4
	“ Stimpson	<u>-</u>		<u>1485</u>
		<u>257</u>		<u>3069</u>
5.	<u>DEPRECIATION</u>			
	<u>Depreciation has been charged at 25% on</u>			
	Property Improvements	5835		3189
	Fixtures Fittings & Equipment	<u>1142</u>		<u>1292</u>
		<u>6977</u>		<u>4481</u>

No depreciation has been charged on the Freehold Property
In 2013 the property was re-valued again for insurance purposes in
the sum £925,000
This has not been incorporated into the accounts

6.	<u>CASH AT BANK</u>	£		£
	Lloyds Bank	<u>12199</u>		<u>20445</u>
7.	<u>LEGAL & PROFESSIONAL CHARGES</u>	-		
	EPC Certificate	70		-
	Letting Agent	474		<u>948</u>
		<u>544</u>		<u>948</u>
8	<u>SUNDRIES</u>			
	J.Wilson Ward	102	116	
	B.Hillum	<u>41</u>	<u>57</u>	<u>173</u>
9.	<u>SUBSCRIPTIONS</u>	£		£
	Alms House Association	196		211
	Independent Housing Ombudsman	<u>33</u>		-
		<u>229</u>		<u>211</u>
10.	<u>REPAIRS</u>	£		£
	Decorating	1118		4195
	General Repairs & Servicing	1122		893
	Plumbing	214		-
	Scaffold & Guttering	<u>4480</u>		
		6934		
	Less: Amounts Received re. Stimpson	<u>2275</u>	<u>4659</u>	<u>5088</u>
	<u>Health & Safety</u>	<u>2705</u>		<u>4520</u>
11.	<u>INVESTMENTS (Accumulation Shares)</u>	£		£
	<u>M & G FUND as at 31st December 2022</u>			
		<u>2023</u>		<u>2022</u>
	1823	204335		192390
	530	43431		55957
	M & G Charity	<u>500</u>		<u>491</u>
		<u>248266</u>		<u>248838</u>
	<u>PROFIT ON INVESTMENTS</u>	<u>14428</u>		<u>1931</u>
	£15000 was withdrawn in October 2023			
12.	<u>CLEANING</u>	£		£
	Cleaners Wages	1310		950
	Window Cleaner	40		80
	Carpet Cleaning	-		372
	Cleaning Guttering	200		-
	Cleaning Materials	<u>-</u>		<u>6</u>
		<u>1550</u>		<u>1408</u>
13.	<u>FIXTURES & FITTINGS</u>			
	Carpets	879		
	Shower Unit	<u>576</u>	<u>1455</u>	
14.	<u>IMPROVEMENTS</u>			
	Renovation of Door & Windows	<u>13775</u>		

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