

THE DAUBENEY ALMSHOUSE CHARITY

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2024

CHARITY NUMBER 227980

THE DAUBENEY ALMSHOUSE CHARITY
TRUSTEES REPORT
FOR THE YEAR ENDED 31st DECEMBER 2024

TRUSTEES APPROVAL CERTIFICATE

We approve the accounts for the year ended 31st December 2024, 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 2024

This report on the financial statements of the Trustees for the year ended 31st December 2024 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 2024

	<u>2024</u>		<u>2023</u>
	£	£	£
<u>FIXED ASSETS</u>			
<u>Freehold Property</u>		13457	13457
<u>Property Improvements</u>			
Balance B/Fwd	17507		
Additions	<u>8859</u>		
	26366		
Less: Depreciation	<u>6591</u>	19775	17507
<u>Fixtures Fittings & Equipment</u>			
Balance B/Fwd	4190		
Additions	<u>402</u>		
	4592		
Less: Depreciation	<u>1148</u>	<u>3444</u>	<u>4190</u>
		36676	35154
<u>INVESTMENTS</u>			
<u>Shares</u>		<u>268153</u>	<u>248266</u>
		304829	283420
<u>CURRENT ASSETS</u>			
Debtors & Prepayments	1309		8781
Cash at Bank	<u>17494</u>		<u>12199</u>
	18803		20980
Less: Creditors	<u>482</u>		<u>257</u>
<u>NET CURRENT ASSETS</u>	<u>18321</u>		<u>20723</u>
<u>TOTAL ASSETS LESS CURRENT LIABILITIES</u>		<u>323150</u>	<u>304143</u>
<u>RESERVES</u>			
General Reserve		54997	55877
Investments		<u>268153</u>	<u>248266</u>
		<u>323150</u>	<u>304143</u>

THE DAUBENEY ALMSHOUSE CHARITY

FINANCIAL ACTIVITIES FOR THE YEAR ENDED
31st DECEMBER 2024

	<u>2023</u>	<u>2022</u>
	£	£
<u>INCOME</u>		
Residents Contributions	29298	25150
Interest Receivable & Other Income	<u>22</u>	<u>21</u>
<u>TOTAL INCOME</u>	<u>29320</u>	<u>25171</u>
 <u>CHARITABLE EXPENDITURE</u>		
Services	7629	8888
Routine Maintenance	11743	10528
Depreciation	<u>7739</u>	<u>6977</u>
	27111	26393
 <u>OTHER EXPENDITURE</u>		
Management & Administration	<u>3089</u>	<u>2972</u>
<u>TOTAL EXPENDITURE</u>	<u>30200</u>	<u>29365</u>
 <u>(LOSS) FOR THE YEAR</u>	 (880)	 (4194)
 <u>INVESTMENT M & G Shares</u>		
Unrealised Profit on Investments	<u>19837</u>	<u>14428</u>
<u>NET PROFIT</u>	19007	10234
 <u>RESERVES AT 1st JANUARY 2024/2023</u>	 <u>279242</u>	 <u>269008</u>
<u>RESERVES AT 31st DECEMBER 2024/2023</u>	<u>298249</u>	<u>279242</u>
 <u>MOVEMENTS ON GENERAL RESERVES</u>		
Balance brought forward 1 st January 2024/2023	55877	45071
Investment Withdrawal	-	15000
<u>LOSS FOR THE YEAR</u>	<u>(880)</u>	<u>(4194)</u>
	<u>54997</u>	<u>55877</u>

THE DAUBENEY ALMSHOUSE CHARITY

OPERATING COSTS AT 31st DECEMBER 2024

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
<u>SERVICES</u>				
Water	1285		440	
Insurance	1298		1256	
Power Light & Heat	4015		5216	
Council Tax	557		1432	
Legal & Professional	<u>474</u>		<u>544</u>	
		7629		8888
<u>ROUTINE MAINTENANCE</u>				
Repairs & Renewals	4498		4659	
Health & Safety	4345		2705	
Cleaning	1290		1550	
Gardening	<u>1610</u>		<u>1614</u>	
		11743		10528
<u>MANAGEMENT EXPENSES</u>				
Clerk's Honorarium	1200		1200	
Treasurers Honorarium	1200		1200	
Accountancy	200		200	
Subscriptions	387		229	
Sundries	34		41	
Chairmans Expenses	<u>68</u>		<u>102</u>	
		3089		2972
<u>DEPRECIATION</u>				
Equipment	1148		1142	
Property Improvements	<u>6591</u>		<u>5835</u>	
		<u>7739</u>		<u>6977</u>
<u>TOTAL EXPENSES</u>		<u>30200</u>		<u>29365</u>

THE DAUBENEY ALMSHOUSE CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31st DECEMBER 2024

		<u>2024</u>		<u>2023</u>
		£	£	£
1.	Rents Receivable		29298	25150
	Investment Dividends		<u>22</u>	<u>21</u>
			<u>29320</u>	<u>25171</u>
2.	Transfer from Reserves for Improvements		-	15000
3.	<u>DEBTORS & PREPAYMENTS</u>			
	<u>Debtors</u>			
	Light & Heat	642		330
	<u>Prepayments</u>			
	New Kitchen	-		7800
	Subscriptions	12		8
	Insurance (6 Months)	<u>655</u>	<u>1309</u>	<u>643</u> <u>8781</u>
4.	<u>CREDITORS</u>			
	Water	182		57
	Cleaners Wages	100		-
	Accountancy	<u>200</u>	<u>482</u>	<u>200</u> <u>257</u>
5.	<u>DEPRECIATION</u>			
	<u>Depreciation has been charged at 25% on</u>			
	Property Improvements		6591	5835
	Fixtures Fittings & Equipment	<u>1148</u>		<u>1142</u>
			<u>7739</u>	<u>6977</u>
<p>No depreciation has been charged on the Freehold Property In 2013 the property was re-valued again for insurance purposes in In the sum £925,000 This has not been incorporated into the accounts</p>				
6.	<u>CASH AT BANK</u>			
	Lloyds Bank		<u>17494</u>	<u>12199</u>
7.	<u>LEGAL & PROFESSIONAL CHARGES</u>			
	EPC Certificate	-		70
	Letting Agent		<u>474</u>	<u>474</u>
			<u>474</u>	<u>544</u>
8.	<u>SUNDRIES</u>			
	J.Wilson Ward	68		102
	B.Hillum	<u>34</u>	<u>102</u>	<u>41</u> <u>143</u>

9.	<u>SUBSCRIPTIONS</u>	£	£
	Alms House Association	343	196
	Independent Housing Ombudsman	<u>44</u>	<u>33</u>
		<u>387</u>	<u>229</u>
10.	<u>REPAIRS</u>	£	£
	Window Repairs & Painting	3304	
	Decorating	-	1118
	General Repairs & Servicing	650	1122
	Scaffold & Guttering	-	4480
	Boiler & Plumbing	<u>544</u>	<u>214</u>
		4498	6934
	Less: Amounts Received re. Stimpson	<u> </u>	<u>2275</u>
		<u>4498</u>	<u>4659</u>
	<u>Health & Safety</u>	<u>4345</u>	<u>2705</u>
11.	<u>INVESTMENTS (Accumulation Shares)</u>	£	£
	<u>M & G FUND as at 31st December 2024</u>		
		<u>2024</u>	<u>2023</u>
	1823	220722	204335
	530	46915	43431
	M & G Charity	<u>516</u>	<u>500</u>
		<u>268153</u>	<u>248266</u>
	<u>PROFIT ON INVESTMENTS</u>	<u>19887</u>	<u>14428</u>
12.	<u>CLEANING</u>	£	£
	Cleaners Wages	1290	1310
	Window Cleaner	-	40
	Cleaning Guttering	-	200
	Cleaning Materials	<u>-</u>	<u>-</u>
		<u>1290</u>	<u>1550</u>
13.	<u>FIXTURES & FITTINGS</u>		
	Flooring	118	
	Fridge Freezer	<u>284</u>	
		<u>402</u>	
14.	<u>IMPROVEMENTS</u>		
	Installation of New Kitchen	<u>8859</u>	

