



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

**Almshouses of John Isbury and Jacob Hardrett**

**On accounts for the year  
ended**

**31<sup>st</sup> December 2019**

**Charity no  
(if any)**

**203772**

**Set out on pages**

*BALANCE SHEET PAGES 1 OF 2 AND 2 OF 2  
~~PROFIT AND LOSS REPORT PAGES 1 OF 2 AND 2 OF 2~~*  
(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2019**.

**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 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 (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn 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:**

*[Signature]*

**Date:**

*29/4/21*

**Name:**

**Robert Oakes**

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

**CTA Chartered Tax Adviser**

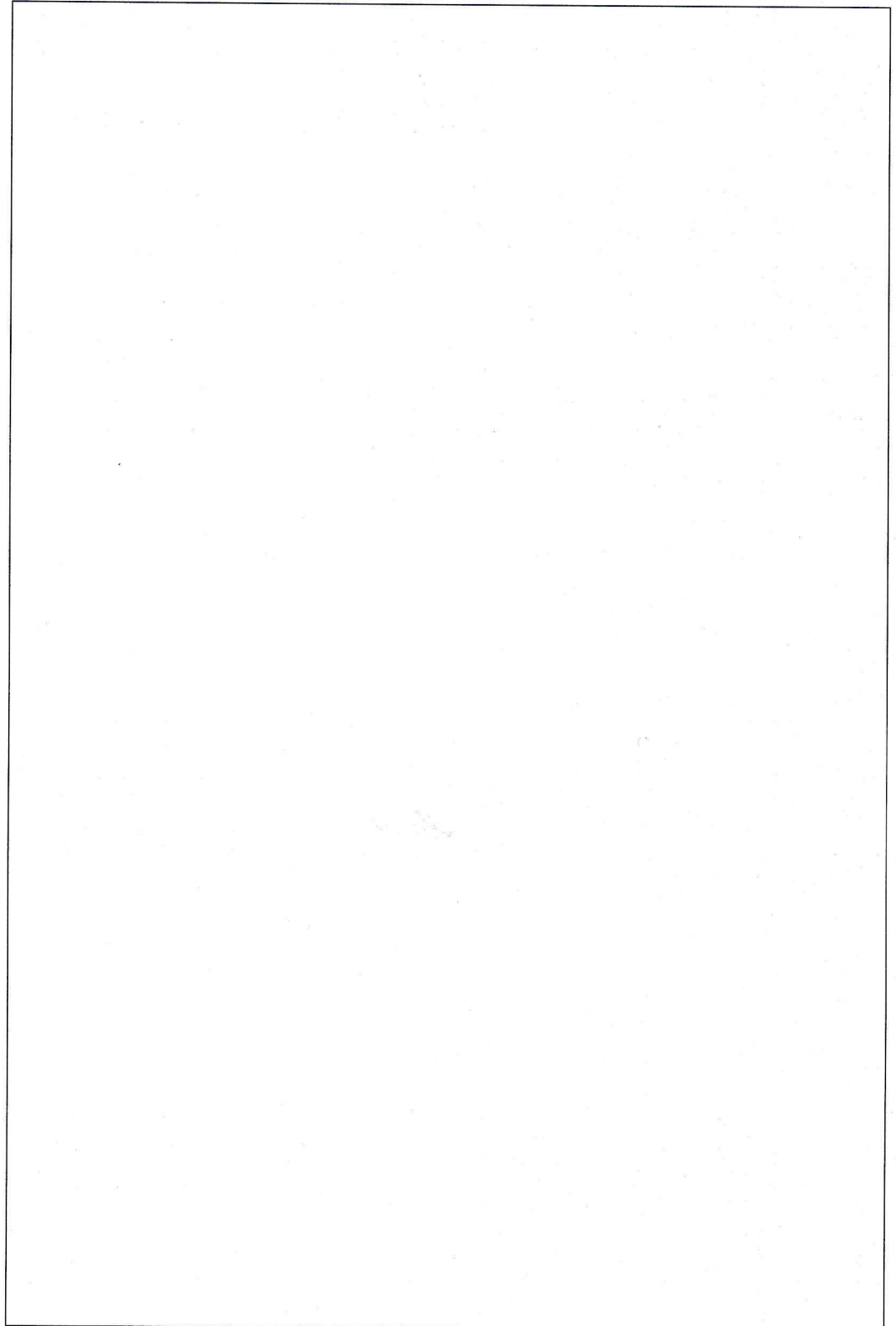
**Address:**

**David Mitchell Accountancy Limited**

**4 The Pound, Cholsey, Oxon. OX10 9NS**

Only complete if the examiner needs to highlight 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.**



# Almshouses of John Isbury and Jacob Hardrett

## Profit and Loss Report

01 January, 2019 - 31 December, 2019

### Sales

4900 - Other income	1,787.14	
4902 - Income from Investments	272.56	
4903 - Gain/Loss on Fund Investments	71,508.51	
4940 - Rental Income	3,193.24	
4941 - Westfields Farm Rent	28,672.17	
4942 - Bush Cottage Rent	8,728.00	
4943 - Wayleaves and Misc.	240.91	
	<b>Total Sales</b>	<b>£114,402.53</b>

### Direct Expenses

5000 - Cost of Sales - Goods	718.36	
7010 - Almsmens Pay	2,190.00	
	<b>Total Direct Expenses</b>	<b>£2,908.36</b>

**GROSS PROFIT / LOSS** **£111,494.17**

### Overheads

7000 - Employee Wages and Salaries	5,699.66
7110 - Water Rates	797.61
7120 - General Rates	397.21
7130 - Premises Insurance	6,023.95
7140 - Life Insurance	1,126.40
7200 - Electricity	5,200.52
7210 - Gas & Oil	3,350.30
7510 - Postage and Carriage	40.00
7520 - Office Stationery	60.00

7550 - Computer & Software	100.32	
7620 - Consultancy & Professional Fees	768.00	
7640 - Equipment Hire	28.00	
7800 - Repairs and Renewals	9,669.15	
7810 - Cleaning	1,230.00	
7830 - Gardening	950.00	
7850 - Westfield Farm Repairs	20,193.07	
7900 - Bank Charges and Interest	110.39	
	<b>Total Overheads</b>	<b>£55,744.58</b>
	<b>NET PROFIT / LOSS</b>	<b>£55,749.59</b>

# Almshouses of John Isbury and Jacob Hardrett

## Balance Sheet Report

To: 31 December, 2019

### ASSETS

#### Fixed Assets

0012 - Methodist Chapel	350,000.00	
0013 - Westfields Farm	3,500,504.99	
0014 - Isbury Almshouses	2,000,000.00	
0015 - Hardretts Almshouses	680,000.00	
	<b>Total Fixed Assets</b>	<b>£6,530,504.99</b>

#### Current Assets

1005 - Stock - Methodist Chapel Professional Fees	50,993.24	
1140 - COIF Deposit Acc 002960001C	1,170.18	
1145 - COIC Cycl Rep Fund 002960002C	2,819.61	
1150 - COIF Income Shares 002960001T	1,225.98	
1152 - COIF Cycl Rep Fund 002960002R	12,631.02	
1154 - COIF Accum Shares ERF 002960001R	11,072.84	
1156 - NA of A Comm Inv Fund 24001407	2,926.18	
1158 - NA of A Comm InvFund 24001406	507,556.21	
1185 - Hardrett's M7G Charity Multi-Asset	668.90	
1200 - Santandar - Clerks Accounts	1,559.75	
1220 - Barclays - Almshouses Account	4,994.97	
1240 - Santander Hardretts	43,365.05	
	<b>Total Current Assets</b>	<b>£640,983.93</b>

**TOTAL ASSETS** **£7,171,488.92**

**LIABILITIES****Current Liabilities**

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<b>Total Current Liabilities</b>	<b>£0.00</b>
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**Future Liabilities**

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<b>Total Future Liabilities</b>	<b>£0.00</b>
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<b>TOTAL LIABILITIES</b>	<b>£0.00</b>
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<b>TOTAL NET ASSETS</b>	<b>£7,171,488.92</b>
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**EQUITY**

3150 - Revaluation Reserve	6,180,000.00
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Net Profit / Loss	991,488.92
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3100 - Profit and Loss Account	934,856.70
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Net Profit / Loss (prior year(s))	882.63
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Net Profit / Loss (current year)	55,749.59
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<b>TOTAL EQUITY</b>	<b>£7,171,488.92</b>
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