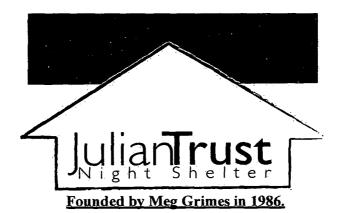
# THE JULIAN TRUST COMPANY LIMITED BY GUARANTEE



# TRUSTEES REPORT and ACCOUNTS

YEAR ENDED 31st MARCH 2017



The MBE for volunteer groups

# **REGISTERED CHARITY NUMBER 294751**

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# The Julian Trust Annual Report

The Trustees present their report and accounts for the year ended 31<sup>st</sup> March, 2017, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, 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 2015).

# 1. REFERENCE & ADMINISTRATIVE INFORMATION

Organisational Status: The Julian Trust is a charitable company.

Registered Charity Number 294751; Company Registration Number 2084536.

#### **Trustees**

The Trustees who served during the year are as follows:

J Brown S Cooper

R A Drake reappointed 3rd November 2016

W A Duzniak

J Ellis reappointed 3rd November 2016

G J Hammond

C Mallaney appointed 3rd November 2016

R Martin

G Moon reappointed 3rd November 2016

J M Oates J H Rosewell

C Spittlehouse retired 3rd November 2016 R A Torre retired 3rd November 2016

Company Secretary J H Rosewell

Registered Office: The Night Shelter, 16 little Bishop Street, St Paul's, Bristol BS2 9JF

Contact: Email secretary@juliantrust.org.uk; Website www.juliantrust.org.uk

# **Independent examiner**

Stone & Partners, 571 Fishponds Road, Fishponds, Bristol. BS16 3AF

# **Bankers**

Barclays Bank plc, Leicester, LE87 2BB

# **Solicitors**

Wards, 1-3 Alexandra Rd, Clevedon, BS21 7QF

#### TRUSTEES' REPORT

# 2. STRUCTURE, GOVERNANCE & MANAGEMENT

The Julian Trust is a charitable company limited by guarantee. It was incorporated on 16<sup>th</sup> December 1986 (Co. No. 2084536) and registered as a charity (reg. no. 294751 on 20<sup>th</sup> February 1987). The company was established under Memorandum of Association and is governed under its Articles of Association as later amended at AGMs in November 1997 and November 2008.

#### **Trustees**

The Articles of Association state that there must be at least five and not more than twelve Trustees. The Trustees are also Directors of the Company for the purposes of company law. Trustees are appointed for a term of 3 years by the 60 guarantor members; they may stand for re-election at the end of their term of office. Trustees are recruited from the sixty strong register of members. Those who held office during the financial year and at the date of this report are set out on page 2. All Trustees receive an induction pack and key policy documents on appointment together with regular information about governance and training opportunities throughout the year. We make regular use of the VOSCUR development programme and Burton Sweet seminars on charity governance. The Board of Trustees meets approximately every six weeks. Officers include the chair, vice-chair, secretary and treasurer who are issued with specific role descriptions. Trustee sub-groups form from time to time to work on issues requiring attention and submit their recommendations to the full board for approval. During the year ten Board meetings were held as well as the AGM additionally a combined workshop day for Trustees and Volunteers training was held on a Saturday in June.

# Risk Management

The Trustees carry out a regular review of risks to which the charity is exposed. In assessing risk the Trustees recognise that some areas of our work require the acceptance and management of risk, if key objectives are to be achieved. Systems and procedures have therefore been implemented to minimise any potential impact of these risks.

Major risks, for this purpose, are those that may have a significant effect on:

- Operational performance, including risks to our volunteers
- Achievement of our aims and objectives
- Meeting the expectations of our beneficiaries and supporters

The Trustees are determined to satisfy themselves that adequate procedures are in place to manage all those risks identified.

The following framework is central to us ensuring adequate risk assurance:

- An organisational risk management policy
- Monitoring of major risks and development of action plans
- A clear structure of delegated authority and control
- Standard operating procedures and training
- Planning and evaluating in Trustees' meetings progress on projects, policies and arrangements including those for Health, Safety & Welfare.
- Maintaining sufficient reserves to guarantee running costs for nine months ahead.

# TRUSTEES' REPORT

# 3. OBJECTIVES & ACTIVITIES FOR THE PUBLIC BENEFIT

# **Objects**

The charitable objects for which the Julian Trust was established remain: "To relieve poverty, distress and homelessness in Bristol, particularly by the provision of emergency accommodation for those in need thereof".

# How our activities deliver public benefit.

We have referred to the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future objectives. The Julian Trust's principal activity continues to be providing emergency accommodation for the homeless by operating a Night Shelter in Bristol. Now in its 31st year the Night Shelter is unique in the city, and perhaps nationally, as a provider of free emergency beds and meals for those in need, wholly through the work of volunteers and by public donation. There is an important additional benefit from our service to the homeless, as it allows our homeless guests opportunities to receive information and referrals to other agencies that may help them move on in their recovery.

# Activities undertaken to meet our objectives

This is done by providing eighteen emergency beds for five nights of the week on a first come, first served basis and hot meals / drinks to all callers. This year we were open for 44 weeks which means that 3,960 bed spaces were provided; we closed for 6 weeks in July/August to carry out planned replacement of the heating & ventilation system and for the two weeks at Christmas when we hand the building over to Caring in Bristol for their special 24/7 provision to our homeless guests. We served on average seventy meals per night, so that we calculate 15,400 evening meals were served and about 3,960 breakfasts. We also provided throughout the year, whenever resources were available, replacement clothes and shoes, takeaway sandwiches and blankets. The St Mungo's Outreach Team visit weekly offering advice and referrals, while St John Ambulance are in the night shelter every Wednesday night offering health care and medical advice.

We have no paid staff, so all our work is undertaken by volunteers. Our volunteer base consists of around 140 individuals in total. Volunteers are organised into evening and overnight teams who undertake the catering and caring; there are also daytime teams who do the cleaning, stores management, collection of goods, fundraising and talks. New volunteers are given an induction session, training packs that contain information on standard operating procedures, emergency measures and Health & Safety guidelines. Training sessions are organised throughout the year on a range of relevant subjects First Aid, Food Safety, Fire Drill and Procedures, Drug and Alcohol Awareness, Dealing with Challenging Behaviour, and others as the need arises. Volunteers are kept up-to-date on our work and activities through bi-annual newsletters, our website <a href="https://www.juliantrust.org.uk">www.juliantrust.org.uk</a>, and the occasional volunteer forum.

We do not work in isolation; we are proactively engaged with the Bristol Homelessness Forum (BHF) and are represented on the Rough Sleeping Partnership where we contribute to discussions with Bristol City Council and other agencies on improvements in provision for the homeless. Through the BHF we have worked with others to arrange Bristol Homelessness Awareness Week and the annual Sleep-out at Pip'n'Jay church. We have given active support to St Mungos in establishing additional shelter provision for people who are waiting for move-on provision and who would otherwise be rough sleeping. We consult with Avon Health Authority as the need arises and other statutory bodies on all relevant matters.

## TRUSTEES' REPORT

We are aware of our responsibilities to the environment and local community in terms of our carbon footprint. We try whenever possible to use local suppliers and contractors for purchasing goods and services. We successfully recycle cardboard, textiles, tins, glass, plastic and paper. We are investing money in making the building more energy efficient. We also commissioned during the year a full Fire Risk survey with Arup Engineering and a comprehensive Legionella Risk Assessment with Concept Environmental Solutions and have implemented their recommendations.

# 4. ACHIEVEMENTS & PERFORMANCE IN 2016/17

Over the course of the year 2016/17 most of the targets the Trustees had set in April 2016 were achieved in the timescale planned:

The four main targets were as follows:

- 1. The replacement of the heating and ventilation system in the night shelter, postponed from the previous year, was successfully completed.
- 2. Consultation work on physical alterations to the kitchen layout and associated changes was started, but detailed planning was postponed for a year due to the need to organise professional design & feasibility studies.
- 3. Both improved resource provision and training for First Aid were achieved enabling full preparedness for Naloxone use as the need arises.
- 4. A working party was set up and an initial brief has been considered for redesigning the website and improving use of digital media, but more time is needed for a full review of strategy which will be ongoing next year.

After 31 years the charity remains fit for purpose in providing an emergency night shelter to help the homeless. The number of supporters has increased during the year, our volunteer base continues to show long term commitment and finances remain healthy.

## TRUSTEES' REPORT

# **5. FINANCIAL REVIEW**

During the financial year 2016/17 the charity received income (excluding the value of donated goods) of £232,885; this compares to an amount of £225,928 received in unrestricted income in the previous year.

Expenditure during the year (excluding donated goods) was £92,409 an increase from the previous year of £13,564 which is mainly explained by increased expenditure on building maintenance and depreciation on new building equipment. As of 31st March 2017 the total funds available to carry forward were £696,786.

Our free reserves balance, excluding fixed assets and designated funds, stands at £93,180 which represents approximately 9 months of annual expenditure.

Surplus funds have been designated for building costs to carry out essential improvements and maintenance works on a five year rolling plan.

For further details refer to the Balance Sheet and the SoFA in the Financial Statements of the Accounts that follow.

# **Funding Sources**

We do not ask for and have not received grants from either central or local government and we pay business rates without discretionary relief.

We continue to receive strong financial support from four main sources of voluntary donations: local businesses; community organisations, faith groups and individual donors including gift aid and legacies.

In this reporting year donations over £1,500 were received as follows:

1.	Carousel Calendars	£	23,330
2.	JLL	£	11,835
3.	Whitechurch Securities	£	9,070
4.	Executive Hire Show	£	8,779
5.	Estate of John William Earl-Biggs	£	7,094
6.	Sift Limited	£	5,959
7.	Bristol Junior Lawyers (JLD)	£	5,734
8.	Haleon Trust	£	3,000
9.	St. Pauls Mission House Trust	£	3,000
10.	Veale Wasbrough Vizard	£	3,000
11.	Needham Cooper Charitable Trust	£	2,500
12.	Rotary - Bristol	£	2,100
13.	Bristol Masonic Benevolent Institution	£	2,000
14.	Bristol & Clifton Dickens Society	£	1,500

# TRUSTEES' REPORT

#### Reserves and Investment

- Our stance on both Reserves and Investment is regularly reviewed under our Financial Controls Policy.
- The Trust is entirely dependent on the receipt of unguaranteed donations and so the trustees intend to maintain a cautious approach to finances over the next twelve months.
- Our current policy is to allow reserves to accrue sufficient to cover the operating costs of the Night Shelter for nine months ahead (approximately £90,000). Additionally we set aside a designated fund to cover large building and equipment maintenance costs. The level of this fund is based on our regular review of work required to maintain the property in good working order to modern standards. At 31st March 2017 this level has been established at £295,000.
- Our current investment policy is to ensure that our cash reserves are readily accessible within reasonable notice; we hold no long term investments. Reserves that are not needed for current expenditure are held in an interest bearing account with our bank.

# 6. PLANS FOR THE FUTURE – 2017/18.

We try to always keep in sight the needs of our beneficiaries when setting objectives and assessing both operational and business risk. Therefore we are determined to only set realistic and practical short to medium term targets.

- 1) To refurbish different areas of the building improving lighting, security and CCTV monitoring including physical alterations to ceilings, the office and external doors.
- 2) To undertake design & feasibility studies only of a) the forecourt for improved parking, bicycle shed and waste recycling; b) the kitchen for changes to layout, fixtures & fittings to improve catering facilities; c) the toilet/shower block for assessing scope for modernization; then to evaluate the costs of any proposed work.
- 3) To improve the use of digital media by redesigning the website, reviewing social media strategy and introducing file sharing apps to enhance communication.
- 4) To investigate different ways of increasing our volunteer base & flexibility in supervisor support particularly for weekends(Fridays/Saturdays).

## TRUSTEES' REPORT

# 7. ACCOUNTS

## TRUSTEES' RESPONSIBILITIES

# Trustees' Responsibilities Statement

The Trustees (who are also directors of the charitable company for the purposes of company law) are responsible for preparing the Trustees' Report and financial statements in accordance with applicable law and regulations.

Company law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period.

In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe methods and principles in the Charities SORP;
- Make judgements and accounting estimates that are reasonable and prudent;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charitable company will continue in business

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. The Trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# **Independent examiners**

A resolution proposing the reappointment of Stone & Partners as Independent examiners will be put to the next Annual General Meeting.

This above report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime in Part 15 of the Companies Act 2006.

By Order of the Board

Secretary & Rosevell

# INDEPENDENT EXAMINER'S REPORT

# TO THE TRUSTEES OF THE JULIAN TRUST LIMITED

I report on the accounts of the charity for the year ended March 31, 2017, which are set out on pages 10 to 17.

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

Having satisfied myself that the charity is not subject to audit under Part 16 of the Companies Act 2006 and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

# Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

## Independent examiner's statement

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

- which gives me reasonable cause to believe that in any material respect the requirements: (1)
- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006.

have not been met; or

to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to (2)Does a Chike

be reached.

rs J Stone FCA Stone and Partners

**Chartered Accountants** 571 Fishponds Road

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Bristol **BS163AF** 

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# STATEMENT OF FINANCIAL ACTIVITIES (including Income and Expenditure Account)

# FOR THE YEAR ENDED MARCH 31, 2017

	Notes	Restricted funds £	Unrestricted funds £	Total 2017 £	Total 2016 £
Income and endowments from:					
Donations and legacies Investments			257,515 870	257,515 870	249,161 767
Total income		·	258,385	258,385	249,928
Expenditure on:					
Charitable activities			117,909	117,909	102,845
Net income for the year	3	-	140,476	140,476	147,083
Reconciliation of funds					
Total funds brought forward			556,310	556,310	409,227
Total funds carried forward			696,786	696,786	556,310

# **Continuing operations**

None of the charity's activities were acquired or discontinued during the above two financial years.

# Total recognised gains and losses

The charity has no recognised gains or losses other than the surplus for the above two financial years.

The notes on pages 12 to 17 form part of these accounts.

# **BALANCE SHEET**

# **MARCH 31, 2017**

	Notes	2017 £	2016 £
Tangible fixed assets	4	308,606	209,483
Current assets			
Cash at bank		380 <u>,</u> 494	348,744
Debtors and prepayments		<u>9,391</u>	<u>111</u>
		389,885	<u>348,855</u>
Creditors: Amounts falling due			
within one year Accruals		1,705	<u>2,028</u>
Net current assets		388,180	<u>346,827</u>
Total net assets		<u>696,786</u>	<u>556,310</u>
Restricted funds	5	-	-
Unrestricted funds	6	<u>696,786</u>	<u>556,310</u>
		<u>696.786</u>	<u>556,310</u>

The accounts have been prepared in accordance with the special provisions for small companies under s.477 of the Companies Act 2006.

For the financial year ended March 31, 2017 the company was entitled to exemption from audit under s. 477 Companies Act 2006 and no members have deposited a notice under s. 476 requiring an audit.

The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved by the board

R Drake Treasurer J M Oates Chairman

Dated:

Company registration number: 2084536

The notes on pages 12 to 17 form part of these accounts.

# NOTES TO THE ACCOUNTS

AT MARCH 31, 2017

# 1. Accounting policies

# **Accounting convention**

# **Basis of preparation**

The financial statements have been prepared 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) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

# Reconciliation with previous Generally Accepted Accounting Practice

In preparing accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 the restatement of comparative items was required and in their opinion no restatements are required. The transition date was 1 April 2015.

# Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor

# Income and endowments

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Voluntary income is received by way of donations and gifts and is included in full in the Statement of Financial Activities when receivable.
- Donated food stuffs and cleaning materials are included at trustees' estimated valuation.
   No valuation has been placed on donated services, including volunteers, as the trustees are of the opinion that they cannot be measured reliably for accounting purposes.
- Investment income is included when receivable.

# Expenditure

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

- Expenditure on charitable activities comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It represents both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them,
- including the audit fees and costs linked to the strategic management of the charity.

# NOTES TO THE ACCOUNTS

# **AT MARCH 31, 2017**

(continued)

# Depreciation

Depreciation is provided on the following fixed assets, in equal instalments at rates calculated to write off fixed assets over their useful lives, as follows:-

Equipment 20% per annum Computer equipment 33% per annum Building improvements 10% per annum

No depreciation is charged on the freehold property as in the opinion of the trustees its residual value will not be less than cost due to a proposed programme of regular maintenance.

## **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.

# 2. Information regarding trustees and employees

The trustees received no remuneration in the year (2016 - £nil).

Expenses totalling £2,216 (2016: £2,501) were reimbursed to 9 (2016: 9) trustees.

The average number of people employed by the charity during the year was nil (2016 - nil).

# 3. Net incoming resources

N. A. Constant of the Constant	2017 £	2016 . £
Net incoming resources are stated after charging:		
Independent examiner's/ auditor's remuneration		
remuneration	1,080	690
Depreciation	<u>19,784</u>	<u>9,486</u>

# NOTES TO THE ACCOUNTS

# AT MARCH 31, 2017 (continued)

# A Township Consideration

4.	Tangible fixed assets				
	•	Freehold	Building	Equipment	Total
		property	improvements		
		£	£	£	£
	Cost				
	At April 1, 2016	167,763	44,509	18,470	230,742
	Additions	-	118,907	-	118,907
	Disposals				
	At March 31, 2017	167,763	163,416	18,470	349,649
	Depreciation				
	At April 1, 2016	-	13,315	7,944	21,259
	Charge for year	_	16,341	· ·	19,784
	Disposal				
	At March 31, 2017		29,656	11,386	41,043
	Net book value	167.76	122.76	<b>5</b> 004	200 606
	March 31, 2017	<u>167,763</u>	3 133,760	7,084	308,606
	Net book value				
	March 31, 2016	<u>167,76</u>	3 31,194	10,526	209,483
5.	Restricted funds				
					2017
					£
	At April 1, 2016 and March 31, 2017				
6.	Unrestricted funds				
		Free	Fixed	Designated	Total
		reserves	assets	funds	
		£	£	£	£
	Balance b/fwd at April 1, 2016	79,643	209,483	267,184	556,310
	Surplus for the year	140,476	205,105	207,104	140,476
	Transfers	( <u>126,939</u> )	99,123	27,816	110,470
	Balance c/fwd at March 31, 2017	93,180	308,606	295,000	696,786
	Deserved of two at Material 31, 2017	22,100	200,000	4/3,000	020,700

## NOTES TO THE ACCOUNTS

# AT MARCH 31, 2017

(continued)

# 7. Designated funds

The Trustees have decided to set aside funds designated for the following purposes:

	£
1. Refurbishment of first floor office suite	23,000
2. 2 <sup>nd</sup> dormitory ceiling, lighting	21,000
3. Bin store, cycle rack, kitchen planning	186,000
4. 2018/19 provision for kitchen refurb.	<u>65,000</u>
Total designated funds	<u>295,000</u>

Items 1 & 2 above are committed and in progress at 31st March 2017

# 8. Analysis of net assets between funds

	Restricted £	Unrestricted £	£
Tangible fixed assets	-	308,606	308,606
Current assets	-	389,885	389,885
Current liabilities		(1,705)	(1,705)
Net assets at March 31, 2017		696,786	696,786

# 9. Contingent liability

As part of the agreement with Caring in Bristol for the purchase of the Night Shelter premises, the Trust has undertaken to pay that charity 50% of any surplus on disposal, should the building be sold within 15 years; that is by March 2029.

# 10. Legal status of the Trust

The Trust is a company Limited by Guarantee and has no share capital. In the event of the charity being wound up the liability in respect of the guarantee is limited to £1 for each member.

# DETAILED INCOME AND EXPENDITURE ACCOUNT

# YEAR ENDED MARCH 31, 2017

	Restricted funds 2017	Unrestricted funds 2017	Total 2017 £	Total 2016 £
Income: Donations and legacies:				
Donations and regactes.				
Corporate gifts	_	73,429	73,429	70,951
Charitable gifts	_	9,650	9,650	7,795
Churches	-	10,251	10,251	13,653
Community organisations	-	18,888	18,888	14,522
Personal gifts	-	39,647	39,647	30,638
Events and online donations	-	59,900	59,900	39,031
Legacies	-	11,365	11,365	41,387
H M Revenue & Customs gift aid	-	4,786	4,786	4,012
Members subscriptions	-	288	288	292
Caring in Bristol - rent	-	3,811	3,811	2,880
Donated food stuffs and cleaning materials		25,500	25,500	24,000
		257,515	257,515	249,161
Investment income		870	870	767
Total income		258,385	258,385	249,928

# DETAILED INCOME AND EXPENDITURE ACCOUNT

# YEAR ENDED MARCH 31, 2017 continued

	Restricted funds	Unrestricted funds	Total 2017 £	Total 2016 £
Expenditure	~	~	-	~
Charitable activities				
Food and bedding	-	4,538	4,538	3,472
Donated food stuffs and cleaning materials	-	25,500	25,500	24,000
Donations:				
Home Start	-	-	-	394
Other	-	500	500	1,376
Premises costs:				
Rates	-	2,460	2,460	2,440
Water and sewerage rates	-	2,594	2,594	3,242
Cleaning and refuse	-	5,809	5,809	6,947
Light and heat	-	10,840	10,840	15,730
Repairs, alterations and equipment	-	38,258	38,258	26,428
Property damage insurance	-	2,500	2,500	2,500
Depreciation property improvements	-	16,341	16,341	4,451
Impairment of property improvements	-	-	-	2,895
Administration costs:				
Printing, postage and stationery	-	263	263	503
Telephone	-	381	381	457
Asset and liability insurance	-	910	910	784
Sundries and travel	-	270	270	174
Training and volunteer costs	-	1643	1,643	1,512
Fundraising costs	-	20	20	575
Depreciation		3,442	3,442	3,694
		116,269	116,269	101,574
Governance costs				
Audit and accountancy	-	1,080	1,080	690
AGM costs	_	298	298	237
Secretarial expenses		262	262	344
		1,640	1,640	1,271
Total expenditure	_	117,909	117,909	102,845
Louis Caponidicus C				
Net income	-	140,476	140,476	147,083