Queen Ann and John Revis Almshouses

Financial accounts for the year ended 31st December 2025

Charity number 1192841

Queen Ann and John Revis Almshouses

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Queen Ann and John Revis Almshouses

Charity number 1192841

Independent examiner's report to the trustees of Queen Ann and John Revis Almshouses

I report to the trustees on my examination of the accounts of Queen Ann and John Revis Almshouses (the charity) for the year ended 31 December 2025, which comprise the receipts and payments account and the statement of assets and liabilities.

Responsibilities and basis of report

As the charity trustees of the charity 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 charity's accounts carried out under section 145 of the 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 charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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.

Signed: .....

Jonathan Vowles
JVCA
Chartered Accountants
114 High Street
Cranfield
Bedfordshire
MK43 0DG

Date: .....

Queen Ann and John Revis Almshouses

Charity number 1192841

Receipts and payments account for the period 01/01/2025 to 31/12/2025

CC16a Section A, figures to the nearest £

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
A1 Receipts					
Rental income	32,446	-	-	32,446	34,850
Other receipts (TV licence refund)	80	-	-	80	-
Sub total (gross income for AR)	**32,526**	**-**	**-**	**32,526**	**34,850**
A2 Asset and investment sales					
Sub total	**-**	**-**	**-**	**-**	**-**
Total receipts	**32,526**	**-**	**-**	**32,526**	**34,850**
A3 Payments					
Cleaning, windows and gardening	359	-	-	359	195
Insurance	1,670	-	-	1,670	1,791
Heat, light and power	2,309	-	-	2,309	3,678
Water rates	887	-	-	887	157
Repairs and maintenance	8,274	-	-	8,274	16,373
Subscriptions	-	-	-	-	696
Advertising	132	-	-	132	-
Trustee expenses and administration	160	-	-	160	-
Sub total	**13,791**	**-**	**-**	**13,791**	**22,890**
A4 Asset and investment purchases					
Sub total	**-**	**-**	**-**	**-**	**-**
Total payments	**13,791**	**-**	**-**	**13,791**	**22,890**
Net of receipts/(payments)	**18,735**	**-**	**-**	**18,735**	**11,960**
A5 Transfers between funds	-	-	-	-	
A6 Cash funds last year end	107,117	-	-	107,117	
Cash funds this year end	**125,852**	**-**	**-**	**125,852**	

Queen Ann and John Revis Almshouses

Charity number 1192841

Statement of assets and liabilities at 31/12/2025

CC16a Section B, figures to the nearest £

Category	Details	Unrestricted funds	Restricted funds	Endowment funds
B1 Cash funds	Metro Bank community account	125,852	-	-
Total cash funds	**Agrees with the receipts and payments account**	**125,852**	**-**	**-**
B2 Other monetary assets	None	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value
M&G Charity Multi Asset Fund, Extraordinary Repair Fund	Unrestricted		170,140
M&G Charity Multi Asset Fund, John Revis	Unrestricted		18,667
M&G Charity Multi Asset Fund, Robert Collison	Unrestricted		354
Total investment assets			**189,161**

B4 Assets retained for the charity's own use

Almshouse properties, Newport Pagnell. Fund: unrestricted. Cost and current value not stated.

B5 Liabilities

None.

Signed by one or two trustees on behalf of all the trustees

Signature ..... Signature .....

Print name ..... Print name .....

Date of approval ..... Date of approval .....