PAROCHIAL CHURCH COUNCIL OF ST MARY MAGDALENE, COBHAM

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Endowment Funds	**TOTAL FUNDS 2025 £**	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Endowment Funds	TOTAL FUNDS 2024 £
Incoming resources											
Voluntary income	2a	15,347		38,496		**53,843**	30,949		234,667		265,616
Activities for generating funds	2b	6,180				**6,180**	8,545				8,545
Income from investments	2c	485				**485**	511				511
Church activities	2d	3,490				**3,490**	655				655
Other income	2e	50				**50**	111				111
		25,552		38,496		**64,048**	40,771		234,667		275,438
Resources expended											
Church activities	3a	20,775		106,761		**127,535**	16,111		161,548		177,660
Raising funds	3b										
Other resources expended	3c										
Total resources expended		20,775		106,761		**127,535**	16,111		161,548		177,660
Net incoming/(outgoing) resources		4,778		(68,264)		**(63,486)**	24,660		73,119		97,780
Transfers between funds (in)											
Transfers between funds (out)											
Net incoming/(outgoing) resources		4,778		(68,264)		**(63,486)**	24,660		73,119		97,780
Gains/(losses) on revaluation of fixed assets	5										
Gains/(losses) on investment assets	6				(333)	**(333)**				186	186
Other recognised gains/losses											
Net movement in funds		4,778		(68,264)	(333)	**(63,819)**	24,660		73,119	186	97,966
Total funds brought forward at 1 January 2025		21,867	6,560	79,280	13,324	**121,030**	(2,793)	6,560	6,161	13,137	23,065
Total funds carried forward at 31 December 2025		26,644	6,560	11,015	12,991	**57,210**	21,867	6,560	79,280	13,324	121,030

PAROCHIAL CHURCH COUNCIL OF ST MARY MAGDALENE, COBHAM

BALANCE SHEET AT 31 DECEMBER 2025

	Notes	2025	2024
		£	£
Fixed assets			
Tangible fixed assets	5		
Investments	6	**7,991**	**8,324**
Total fixed assets		**7,991**	**8,324**
Debtors	7	**8,186**	**7,664**
Short term deposits		**14,051**	**13,565**
Cash at bank and in hand		**27,433**	**91,911**
		49,669	**113,140**
Creditors: amounts falling due within one year	8	**-451**	**-435**
Net current assets		**49,219**	**112,705**
Total assets less current liabilities		**57,210**	**121,030**
Creditors: amounts falling due after one year	8		
NET ASSETS		**57,210**	**121,030**
Funds	9		
Endowment funds	10	**12,991**	**13,324**
Restricted funds	10	**11,015**	**79,280**
Designated Funds	10	**6,560**	**6,560**
Unrestricted funds	10	**26,644**	**21,867**
		57,210	**121,030**

Approved by the Parochial Church Council on and signed on its behalf

Chairman Trustee

The accompanying notes form a part of these financial statements.

PAROCHIAL CHURCH COUNCIL OF ST MARY MAGDALENE, COBHAM

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1. Accounting policies

a Basis of preparation

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' "true and fair view" provisions, together with FRS102 2016 as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities SORP FRS102.

The financial statements have been prepared under the historical cost convention, except for the valuation of investment assets which are shown at market value. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those which are informal

b Funds

Funds held by the PCC are:

Unrestricted funds - general funds which can be used for PCC ordinary purposes

Designated funds - monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.

Restricted funds - a) income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest; b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

Endowment funds - funds the capital of which must be maintained; only income arising from the investment of the endowment may be used, either as restricted or unrestricted funds, depending on the purpose set out in the terms of the original endowment

c Incoming resources

All incoming resources are accounted for gross.

Voluntary income

Collections are recognised when received.
Planned giving receivable is recognised only when received.
Income tax recoverable on Gift Aid donations is recognised when the income is recognised.
Grants and legacies are recognised when the PCC is legally entitled to the amount due.

Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue.

All other income

All other income is recognised when it is receivable.

Gains and losses on investments

Realised gains are recognised when the investments are sold.
Unrealised gains and losses are accounted for on revaluation on 31 December.

PAROCHIAL CHURCH COUNCIL OF ST MARY MAGDALENE, COBHAM

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

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Gains and losses on investments

Realised gains are recognised when the investments are sold.
Unrealised gains and losses are accounted for on revaluation on 31 December.

d ***Resources used***

Resources expended are accounted for on an accruals basis and are accounted for gross.

Grants

Grants and donations are accounted for when paid over, or when awarded where the award creates a binding obligation on the PCC.

Church Activities

The diocesan parish contribution is accounted for when paid. Any parish contribution unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the balance sheet.

e Fixed Assets

Tangible fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts by s.10(2) of the Charities Act 2011.

Movable church furnishing held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal, are accounted as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected. For inalienable property acquired prior to 1 January 2006 there is insufficient cost information available and therefore such assets are not valued in the accounts. Individual items acquired since 1 January 2006 have been capitalised in the accounts and depreciated over their useful economic life (see below).

All expenditure on consecrated or beneficed buildings and individual items costing under £1000 are written off in the year they were incurred.

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over their expected useful lives. The rates generally applicable are:

Fixtures and fittings	25% straight line
Computer equipment	25% straight line

No depreciation is provided on freehold property as it is the PCC's policy to maintain these assets in a continual state of sound repair. The useful economic life of these assets is so long and residual values so high that any depreciation would not be material. These assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

Investments

Investments are stated at market value at the balance sheet date.

f Current Assets

Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown a debtors less provision for amounts that may prove uncollectible.

Short-term deposits include cash held on deposit either with the CBF Church of England Funds, or at the bank.

2 Incoming resources

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Endowment Funds £	**TOTAL FUNDS 2025 £**	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2024 £
a *Voluntary income*										
Gift Aid - Bank	3,000				**3,000**	3,425				3,425
Gift Aid - Envelopes										
Other planned giving	600				**600**	600				600
Collections	2,142				**2,142**	2,169				2,169
Church boxes	811				**811**					
One-off gift aid gifts										
Donations and appeals	7,186		500		**7,686**	23,399		543		23,941
Gift Aid - income tax recoverable						856				856
Grants	608		37,996		**38,604**	500		234,125		234,625
Legacies	1,000				**1,000**					
	15,347		38,496		**53,843**	30,949		234,667		265,616
b *Activities for generating funds*										
Other funds generated										
Fetes, bazaars, etc.	2,139				**2,139**	2,435				2,435
Fellowship events										
Bookstall										
Church Hall lettings	4,041				**4,041**	4,301				4,301
Church lettings						1,810				1,810
	6,180				**6,180**	8,545				8,545
c *Income from investments*										
Dividends										
Bank and building society interest	485				**485**	511				511
	485				**485**	511				511
d *Church Activities*										
Fees from weddings, funerals etc	3,339				**3,339**	655				655
Bookstall - objectives										
Parish magazine sales	151				**151**					
	3,490				**3,490**	655				655
e *Other income*										
Contributions to towards Clergy Costs										
Insurance Claims										
Other Parish income	50				**50**	111				111
	50				**50**	111				111
Total incoming resources	25,552		38,496		**64,048**	40,771		234,667		275,438

NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2025

3 Resources expended

		Unrestricted Funds £	Designated Funds £	Restricted Funds £	Endowment Funds £	**TOTAL FUNDS 2025 £**	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2024 £
a	*Church Activities*										
	Missionary and charitable giving:	220				**220**	220				220
	Ministry costs:										
	Diocesan parish contribution	6,000				**6,000**					
	Working expenses						333				333
	Rectory expenses	1,189				**1,189**	2,913				2,913
	Visiting clergy	511				**511**	258				258
	Church running expenses										
	Utilities	4,873				**4,873**	3,913				3,913
	Insurance	7,024				**7,024**	6,808				6,808
	Church Office telephone/admin	458				**458**	135				135
	Church maintenance	350				**350**	673				673
	Church major repairs										
	Upkeep of services										
	Organ tuning						378				378
	Service sundries										
	Parish training and mission										
	Upkeep of churchyard	150				**150**	480				480
	Church hall running costs										
	Utilities										
	Insurance										
	Maintenance										
	Hall major repairs										
	New building SMCR			106,761		**106,761**			161,548		161,548
	Other costs - bank charges										
		20,775		106,761		**127,535**	16,111		161,548		177,660
b	Raising funds										
	Costs of fetes and other events										
	Outgoings for weddings & Funerals										
	Magazine										
c	*Other expenditure*										
	Total resources expended	20,775		106,761		**127,535**	16,111		161,548		177,660

NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2025

4 Staff costs

		2025	2024
		£	£
a	*Wages and salaries*		

The PCC has no employees.

b *Payments to PCC members*

5 Tangible fixed assets

There are currently no fixed assets.

6 Investments

	Units	Valuation (p)	£
At 1 January 2025			8,324
Disposals at carrying value			
Purchases at cost			
Net gains and revaluation			-333
At 31 December 2025			**7,991**

The investment is held as units in a CBF Investment Fund.

7 Debtors

	2025	2024
	£	£
Income tax recoverable	**7,664**	7,664
Prepayments and accrued income	**522**	
Other debtors		
	8,186	7,664

8 Creditors: amounts falling due in one year

	2025	2024
	£	£
Deferred income		
Accruals for utilities and other costs		
Other creditors	**451**	435
	451	435

Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Loan	**-**	-
	-	

The loan was extinguished during the year when the creditor generously agreed that the balance could be counted as a donation.

9 Analysis of Net assets by fund

	Unrestricted Funds	Designated Funds	Restricted Funds	Endowment Funds	**Total Funds 2025**	Total Funds 2024		
	£	£	£	£	**£**	£		
Fixed assets for church use								
Investment fixed assets				7,991	**7,991**	8,324	7,991	8,324
Current assets	26,644	6,560	11,466	5,000	**49,669**	113,139	49,669	113,140
Current liabilities			-451		**-451**	-435	-451	-435
Long term liabilities								
	26,644	**6,560**	**11,015**	**12,991**	**57,210**	121,029		
	26,644	6,560	11,015	12,991				

10 Statement of funds

	At 1 Jan 2025 £	Income £	Expenditure £	Transfers, other gains and losses £	**At 31 Dec 2025 £**
Unrestricted Funds					
	21,866	25,552	-20,775		**26,644**
Designated Funds					
Sole Street Room Building	0				**0**
Sole Street Room Development	327				**327**
Church Repair Fund	5,745				**5,745**
Singing Group Fund	0				**0**
Alpha Fund	487				**487**
	6,559	0	0	0	**6,559**
Restricted Funds					
Agency	-303				**-303**
Ambience Fund	500				**500**
Graveyard Maintenance	-220				**-220**
Brasses Conservation	5,352				**5,352**
Children	75				**75**
History Centre	757				**757**
SMCR redevelopment	73,119	38,496	-106,761		**4,854**
	79,280	38,496	-106,761	0	**11,015**
Endowment Funds					
Celia Pye memorial Fund	5,000				**5,000**
Chancel Fund	8,324			-333	**7,991**
	13,324	0	0	-333	**12,991**
Total funds	121,029	64,048	-127,535	-333	**57,210**

The endowment funds comprise:

The Celia Pye Memorial Fund which is invested in the CCLA (CBF) deposit account. Income is used for General Purposes

The Chancel Fund which is invested in the CBF Investment Fund. Income is used for General Purposes.

Achievements and Performance:
There were 29 parishioners on the church electoral roll following a renewal of the roll. The average weekly attendance during October was 21 and the average attendance on Wednesday at Sole Street was 8.
Numbers worshipping over Easter were 32 (joint service with Luddesdowne) and over the Christmas services numbers were 38.

Review of the year :
During 2025, PCC meetings were held jointly with Luddesdowne and met four times.
Regular church services were held on alternate Sundays at 10.30.a.m. and were usually Holy Communion. The All-Age Worship service begun in October 2023 at Cobham Church ceased to meet after March 2025 due to the retirement of the Associate Priest.
A weekly Wednesday Morning Prayer Service was held at St Mary's Church Room, Sole Street.

Baptisms and Weddings:
In 2024, there were six baptisms but no weddings.
Funerals:
There were four funerals held in 2025 either in church or at a crematorium, and five burial of cremated remains.
Pastoral Care:
Services of Holy Communion at home have continued when requested.
We also continued to keep in touch with members of our congregation and other contacts by email and telephone and visits as that became easier.

Financial Review:

Risk Management:
We regularly review the systems, policies and procedures that are in place to manage the risks that may have an impact upon the mission and ministry of the church in the parish.

Our financial policies and procedures comply with the requirements of the Statement of Recommended Practice for Charities (SORP 2015).

We continued to operate within the bounds of our Safeguarding Policies for children and Adults when they are Vulnerable. Further, the PCC complies with the legal duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have due regard to guidance issued by the House of Bishops on matters relating to the safeguarding children and vulnerable adults). Safeguarding training, DBS checking and our involvement in the Diocesan Past Cases Review have all proceeded as and when needed.

Fire Risk Assessment: We have an established policy and continue to receive expert advice.

Buildings & Churchyards.

Deanery Synod Report.

Approved by the Parochial Church Council on 21 April 2026
and signed on its behalf by:

The Revd. Canon Alyson Davie,
Rector: Meopham with Nurstead and Priest in Charge: Cobham with Luddesdowne,
PCC Chairman.

St Mary Magdalene Church, Cobham
Parochial Church Council Annual Report for 2025

Administrative Information:

St Mary Magdalene Church is situated in The Street, Cobham the County of Kent. It is part of the Diocese of Rochester within the Church of England. The correspondence address is: The Vicarage, Battle Street Cobham DA12 3DB.

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Councils (Powers) Measure 1956.

The Parochial Church Council (PCC) is a charity excepted from registration with the Charity Commission.

The method of appointment of PCC members is set out in the Church Representation Rules (2025 edition).

PCC Membership:

Members of the PCC are either ex officio or elected at the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules. New PCC members are encouraged to attend a relevant training day organised by the Diocese each year and are given a copy of all continuing PCC policies and the Church Representation Rules.

During 2025, and up to the date of this report, the following served as Trustees and Members of the PCC.

Priest in Charge: Cobham with Luddesdowne & Dode Associate Minister	The Revd Canon Alyson Davie (PCC Chairman) from 22 December 2022 The Revd Pam Davies (retired in March 2025)
Church warden: Deanery Synod Representative	Mrs Hilary Morgan Savage Mrs Hilary Morgan Savage
Elected members:-	Mr Peter Balanck Mr Ron Chamberlain (Secretary) Mr David Palmer Lynn Ruddock (from April 2024)

Objectives :

St Mary Magdalene PCC has the responsibility of co-operating with the incumbent in promoting within the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social, and ecumenical.
It delivers public benefit through regular Sunday and weekday public worship and meetings for prayer. It also has responsibility for the teaching of Christianity and its values and the promotion of the mission of the Church. In addition, it seeks to give financial support to UK and overseas charities and missions.

It also has maintenance responsibilities for the building and churchyard of St Mary Magdalene Church and the building of the St Mary's Church Room in Sole Street.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF

ST MARY MAGDALENE, COBHAM

INDEPENDENT EXAMINER'S REPORT

TO THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF

ST MARY MAGDALENE, COBHAM

I report to the Parochial Church Council on my examination of the financial statements of The Parochial Church Council of the Ecclesiastical Parish of St Mary Magdalene, Cobham (the Church) for the year ended 31 December 2025.

Responsibilities and basis of report

As the Parochial Church Council of the Church, you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ("the 2011 Act").

I report in respect of my examination of the Church's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the financial statements did not accord with the accounting records; or
- the financial statements did not comply with the applicable requirements concerning the form

and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Paul Ogunlade FCCA

Date: 15 September 2026