

Charity registration number 1111459 (England and Wales)

Company registration number 05446834

**THE KOSMON SANCTUARY**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**



# THE KOSMON SANCTUARY

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mrs M A Green Mr A Deavin Mrs J M Collis Mr P G Stephens Mrs S A Scott Mr S B Cox
<b>Secretary</b>	Mrs S A Scott
<b>Charity number (England and Wales)</b>	1111459
<b>Company number</b>	05446834
<b>Independent examiner</b>	Hazel Day Xeinadin London Limited 46/48 East Street Epsom Surrey United Kingdom KT17 1HQ

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# THE KOSMON SANCTUARY

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# THE KOSMON SANCTUARY

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

### FOR THE YEAR ENDED 31 MARCH 2025

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The trustees present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

#### **Objectives and activities**

The current object of the charity is: the advancement of religion according to the teachings contained in the Kosmon Bible OAHSE.

#### *Public benefit*

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

In fulfilment of the charity's objectives, the directors/trustees provide the facilities for the Kosmon Church to hold services and bible study groups. A fortnightly healing session and a monthly Kosmon group are held, both always contain teachings of Kosmon tradition. In our grounds we have a labyrinth for mindful reflection. We also support the use of the gardens and ancient woodland by the local nursery schools and "uniformed organisations", in accordance for the concern for the welfare of children expressed in OAHSE.

#### **Achievements and performance**

##### *Significant activities and achievements against objectives*

During this financial year we have continued with our programme of refurbishment and woodland regeneration. We have carried on with our charitable donations and remain in a healthy financial position.

#### **Financial review**

Income is generated by the letting of four properties and a small amount from the use of the facilities. Rolling improvements ensure that the properties are maintained to a high standard.

#### *Reserves policy*

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

#### **Plans for future periods**

The trustees will continue to maintain and improve the Estate and fulfill the objects of the charity.

#### **Structure, governance and management**

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mrs M A Green

Mr A Deavin

Mrs J M Collis

Mr P G Stephens

Mrs S A Scott

Mr S B Cox

# THE KOSMON SANCTUARY

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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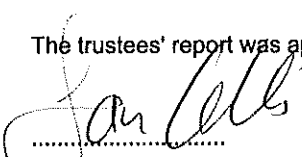
### *Recruitment and appointment of trustees*

Trustees are recruited, nominated and elected by other Trustees following clear election rules set out in the Articles of Association of the charity.

In recruiting a Trustee, emphasis is placed on whether they have the necessary skills and commitment to be a Trustee and also to ensure that, for the Trustees collectively:

- The level of financial professionalism is high
- That there is a balance of professional skills
- That some members are experienced Trustees elsewhere, and
- That there is as much continuity in the Trustees as practicable.

The trustees' report was approved by the Board of Trustees.



.....  
Mrs J M Collis  
Trustee

Date: ..... 17 Dec 25 .....

# THE KOSMON SANCTUARY

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF THE KOSMON SANCTUARY

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I report to the trustees on my examination of the financial statements of The Kosmon Sanctuary (the charity) for the year ended 31 March 2025.

#### Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law), you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006.

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

#### Independent examiner's statement

I have completed my examination. I confirm that no 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 386 of the Companies Act 2006.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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 financial statements to be reached.



**Hazel Day**  
BSc (Hons) FCA DChA  
Xeinaidin London Limited  
46/48 East Street  
Epsom  
Surrey  
KT17 1HQ  
United Kingdom  
Date: ..... 31/03/2025 .....

# THE KOSMON SANCTUARY

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted funds	Endowment funds	Total	Unrestricted funds	Endowment funds	Total
	Notes	2025	2025	2025	2024	2024	2024
		£	£	£	£	£	£
<b>Income from:</b>							
Charitable activities	3	-	-	-	1,500	-	1,500
Other trading activities	4	7,101	-	7,101	535	-	535
Investments	5	84,137	-	84,137	72,562	-	72,562
<b>Total income</b>		<u>91,238</u>	<u>-</u>	<u>91,238</u>	<u>74,597</u>	<u>-</u>	<u>74,597</u>
<b>Expenditure on:</b>							
Raising funds	6	13,563	-	13,563	10,892	-	10,892
Charitable activities	7	89,382	-	89,382	95,458	-	95,458
<b>Total expenditure</b>		<u>102,945</u>	<u>-</u>	<u>102,945</u>	<u>106,350</u>	<u>-</u>	<u>106,350</u>
<b>Net expenditure and movement in funds</b>		(11,707)	-	(11,707)	(31,753)	-	(31,753)
<b>Reconciliation of funds:</b>							
Fund balances at 1 April 2024		<u>80,460</u>	<u>1,726,432</u>	<u>1,806,892</u>	<u>112,213</u>	<u>1,726,432</u>	<u>1,838,645</u>
<b>Fund balances at 31 March 2025</b>		<u>68,753</u>	<u>1,726,432</u>	<u>1,795,185</u>	<u>80,460</u>	<u>1,726,432</u>	<u>1,806,892</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

# THE KOSMON SANCTUARY

## BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
<b>Fixed assets</b>					
Tangible assets	13		5,566		8,345
Investment property	14		1,781,003		1,781,003
			<u>1,786,569</u>		<u>1,789,348</u>
<b>Current assets</b>					
Cash at bank and in hand		18,363		22,664	
<b>Creditors: amounts falling due within one year</b>	15		(9,747)		(5,120)
<b>Net current assets</b>			<u>8,616</u>		<u>17,544</u>
<b>Total assets less current liabilities</b>			<u>1,795,185</u>		<u>1,806,892</u>
<b>The funds of the charity</b>					
Endowment funds	16		1,726,432		1,726,432
Unrestricted funds	17		68,753		80,460
			<u>1,795,185</u>		<u>1,806,892</u>

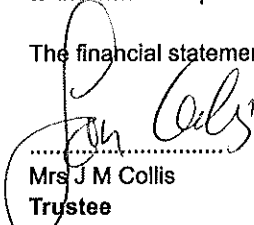
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 17.12.25

  
Mrs J M Collis  
Trustee

Company registration number 05446834 (England and Wales)



# THE KOSMON SANCTUARY

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 MARCH 2025**

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### **1 Accounting policies**

#### **Charity information**

The Kosmon Sanctuary is a private company limited by guarantee incorporated in England and Wales. The registered office is Spinney Cottage, Walton Manor, Walton Street, Walton On The Hill, Surrey, KT20 7SA.

#### **1.1 Accounting convention**

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### **1.2 Going concern**

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment funds are either permanent or expendable. Permanent endowment funds cannot be turned into income and spent. Only the income from the investment can be spent and the income can only be used for the purpose for which the fund was established.

#### **1.4 Income**

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

#### **1.5 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

# THE KOSMON SANCTUARY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

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#### 1 Accounting policies

(Continued)

##### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	20 year straight line
Fixtures and fittings	10 year straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

##### 1.7 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

##### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

##### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

# THE KOSMON SANCTUARY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Property running costs		
Grants	-	1,500

### 4 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Other income	7,101	535

### 5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental income	83,722	71,856
Interest receivable	415	706
	84,137	72,562

# THE KOSMON SANCTUARY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

**FOR THE YEAR ENDED 31 MARCH 2025**

### 6 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Trading costs</b>		
Bad debts	9,342	7,400
Investment management	4,221	3,492
Total costs	13,563	10,892

### 7 Expenditure on charitable activities

	Property running costs 2025 £	Property running costs 2024 £
<b>Direct costs</b>		
Donations and gifts	4,059	3,007
<b>Share of support and governance costs (see note 8)</b>		
Support	73,766	84,554
Governance	11,557	7,897
	89,382	95,458
<b>Analysis by fund</b>		
Unrestricted funds - general	89,382	95,458

# THE KOSMON SANCTUARY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 8 Support costs allocated to activities

	2025 £	2024 £
Depreciation	2,779	2,779
Bank charges	60	132
Grounds maintenance	11,009	31,570
Electricity	1,774	2,427
Utilities	4,195	3,065
Insurance	9,516	8,301
Advertising	125	145
Telephone and internet	1,156	990
Print, postage and stationary	270	216
Refurbishment expenditure	42,386	34,566
Travel and accomodation	495	363
Governance costs	11,558	7,897
	<u>85,323</u>	<u>92,451</u>

#### Analysed between:

Property running costs	<u>85,323</u>	<u>92,451</u>
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#### Governance costs comprise:

	2025 £	2024 £
Audit fees	2,460	1,320
Legal and professional	6,686	2,080
Sundries	2,412	4,497
	<u>11,558</u>	<u>7,897</u>

#### 9 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	2,460	1,320
Depreciation of owned tangible fixed assets	<u>2,779</u>	<u>2,779</u>

#### 10 Trustees

During the year costs totalling £3,361 were reimbursed to 4 Trustees (2024: £970 was reimbursed to 2 trustees).

During the year ended 31 August 2025, Mr S. Cox did not provide gardening and maintenance services (2024: £163 was paid for such services). The rates paid in 2024 were in line with those charged by other service providers.

# THE KOSMON SANCTUARY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 11 Employees

	2025 Number	2024 Number
Total	-	-

There were no employees whose annual remuneration was more than £60,000.

#### Remuneration of key management personnel

The remuneration of key management personnel was as follows:

#### 12 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

#### 13 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Total £
<b>Cost</b>			
At 1 April 2024	55,591	8,130	63,721
At 31 March 2025	55,591	8,130	63,721
<b>Depreciation and impairment</b>			
At 1 April 2024	47,246	8,130	55,376
Depreciation charged in the year	2,779	-	2,779
At 31 March 2025	50,025	8,130	58,155
<b>Carrying amount</b>			
At 31 March 2025	5,566	-	5,566
At 31 March 2024	8,345	-	8,345

#### 14 Investment property

	2025 £
<b>Fair value</b>	
At 1 April 2024 and 31 March 2025	1,781,003

The properties were revalued based upon open market value on 1st September 2014 by Mark Everett BSc FRICS of Michael Everett & Company Limited. The amounts shown in the accounts for the year ended 31st March 2025 are based upon these values and the completion of the refurbishment works.

# THE KOSMON SANCTUARY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 15 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	88	1,500
Other creditors	9,659	3,620
	<u>9,747</u>	<u>5,120</u>

#### 16 Endowment funds

	At 1 April 2024 £	At 31 March 2025 £
<b>Permanent endowments</b>		
Endowment	<u>1,726,432</u>	<u>1,726,432</u>

#### Previous year:

	At 1 April 2023 £	At 31 March 2024 £
<b>Permanent endowments</b>		
Endowment	<u>1,726,432</u>	<u>1,726,432</u>

#### 17 Unrestricted funds

	At 1 April 2024 £	Incoming resources £	Resources expended £	At 31 March 2025 £
General fund	<u>80,460</u>	<u>91,238</u>	<u>(102,945)</u>	<u>68,753</u>

#### Previous year:

	At 1 April 2023 £	Incoming resources £	Resources expended £	At 31 March 2024 £
General fund	<u>112,213</u>	<u>74,597</u>	<u>(106,350)</u>	<u>80,460</u>

# THE KOSMON SANCTUARY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 18 Analysis of net assets between funds

	Unrestricted funds 2025 £	Endowment funds 2025 £	Total 2025 £
<b>At 31 March 2025:</b>			
Tangible assets	5,566	-	5,566
Investment properties	54,571	1,726,432	1,781,003
Current assets/(liabilities)	8,616	-	8,616
	<u>68,753</u>	<u>1,726,432</u>	<u>1,795,185</u>
	Unrestricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
<b>At 31 March 2024:</b>			
Tangible assets	8,345	-	8,345
Investment properties	54,571	1,726,432	1,781,003
Current assets/(liabilities)	17,544	-	17,544
	<u>80,460</u>	<u>1,726,432</u>	<u>1,806,892</u>

#### 19 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).