

Cowley St John Parochial Church Council

**Unaudited Accounts
for the year ended
31 December 2025**

Oxford

Cowley St John Parochial Church Council

Trustees' Annual Report for the year ended 31 December 2025

The Parochial Church Council (PCC) of Cowley St John presents its annual report for the year ended 31 December 2025.

Reference and Administrative Information

The incumbent is Reverend Martha Grace Weatherill.

Address: The Vicarage
271 Cowley Road
Oxford
OX4 2AJ

The PCC is registered as a Charity with the Charity Commission, number 1130349

Bankers: Cooperative Bank
1 Balloon Street
Manchester
M4 4BE

Independent Examiner: Mrs Jane Bull FCA
Wenn Townsend Chartered Accountant
30 St Giles
Oxford,
OX1 3LE

The Parish is part of Cowley Deanery, which is part of the Diocese of Oxford.

The PCC is responsible for the Parish Church of St Mary and St John (SMJ) including the churchyard and hall, St Alban's (SA) church and hall, the Chapel of St Bartholomew (Bartlemas), one property (for clergy housing and investment purposes) and various restricted funds.

Members of the PCC are either ex-officio or elected annually by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules. The ministers licensed to the Parish and churchwardens are members by virtue of their office. Deanery Synod representatives are elected at the APCM and hold office for three years. Other members of the PCC are elected at the APCM. Due to a reshuffle, we instituted a 1-year term in 2025 but in the past, have instituted 3-year terms of office, so that each year a third of the members stand down and elections are held for those places. Up to two additional members can be co-opted by the PCC.

The members of the PCC, for the year 2025, are as follows:

Martha Weatherill	Ex officio	Vicar
David Gimson	Ex officio	Curate
Matthew Schrecker	Ex officio	Curate from July 2025
Rodney Burr	Ex officio	Churchwarden from November 2025
Chloe Robinson	Ex officio	Churchwarden
Jacqueline Norton	Elected	Deputy Churchwarden from November 2025
Richard Dunkerley	Elected	Treasurer
Karen Metcalfe	Elected	
Clara Ramsay	Elected	
Alison Shapton	Elected	

Cowley St John Parochial Church Council
Trustees' Annual Report for the year ended 31 December 2025

Electoral Roll

The Electoral Roll was completely revised in 2024 according to the Church of England's rules. There are 67 people enrolled (66 in 2024).

Structure, Governance and Management

The PCC is a corporate body formed under the Parochial Church Council (Powers) Measure 1956.

The PCC makes all decisions corporately, except that the Standing Committee has delegated powers to make decisions between PCC meetings, subject to keeping the PCC fully informed as necessary.

The PCC is responsible for all parish finance, its management and control, including the appointment of the treasurers. Members of the PCC are responsible for keeping accounting records, which with reasonable accuracy enable them to ascertain the financial position of the PCC and which enable them to ensure that the financial statements comply with the Charities Act 2011 and the Statement of Recommended Practice 'Accounting for Charities' 2005. The PCC is also responsible for safeguarding all the Parish assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The PCC is also responsible (delegated to the Parish Treasurer) for ensuring that the financial statements are examined by an independent examiner prior to presentation to the Annual Parochial Church Meeting, and for ensuring that the charity has appropriate systems of control (both financial and otherwise).

In preparing the financial statements, the PCC is required to:

- Select suitable accounting policies and then apply them consistently
- Make judgements and estimates that are reasonable and prudent
- Follow applicable accounting standards and statements of recommended practice, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will remain in operation

Committees

The PCC operates through a number of committees, which meet between full meetings of the PCC:

Standing Committee – Consisting of the Vicar, Churchwardens, Parish Treasurer and other members of the PCC as elected by the PCC. They have power to transact the business of the PCC between PCC meetings, reporting to the full PCC as appropriate.

Finance Committee – Including the Parish Treasurer, the Vicar, and other PCC members as appointed, to ensure adequate skills and representation from both churches. They are responsible for the production of reports, forecasts, and budgets for current and forthcoming years.

St Albans Committee – Responsible for matters relating to Church Mission, worship, work with children and young people, finance and church fabric for their respective churches and halls, working together as partners to meet the needs of the Parish.

Cowley St John Parochial Church Council
Trustees' Annual Report for the year ended 31 December 2025

Structure, Governance and Management (continued)

Ordained and Licensed Ministry in the Parish

During 2025 the Parish Ministry Team consisted of

- (1) The Vicar; The curates, Revd David Gimson and Revd Matthew Schrecker (from July 2025).
- (2) Sabina Alkire, Susannah Reide, and Rob Gilbert are all associate priests – none licensed to the parish.
- (3) Pam Daniel is a retired priest with permission to officiate.
- (4) Graham Jones the Licensed Lay Minister.

The ministry of this team is complemented by the involvement of a number of other ordained and lay parishioners.

Risk Management

The PCC keeps all aspects of parish life under regular review and is satisfied that there are currently no significant risks facing the church. Appropriate governance, financial oversight, and fabric maintenance processes remain in place to ensure continued stability and good stewardship.

Objectives and Activities

The objectives of the PCC are defined by the Parochial Church Council (Powers) Measure (1956) as “to co-operate with the minister in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social, and ecumenical.”

At Cowley St John Parish, we are called to offer worship that is worthy of the living God. Together, in prayer and worship, we seek to grow in our understanding of God, allowing His love and purpose to shape our lives. Rooted in tradition yet open to the movement of the Holy Spirit, we long to be a community that reflects God’s grace, mercy, and justice.

In partnership with fellow Christians, we embrace a vision that extends beyond our walls—**thinking globally, acting locally, and striving to bring the light of Christ into our neighbourhoods and the world.** Through service, hospitality, and a deep commitment to Word and Sacrament, we dedicate ourselves to the work of God’s Kingdom, sharing His love in all we do.

The parish relies on voluntary work in every aspect of its life and service, and the PCC recognises the incalculable value of this.

The **Sunday Eucharists** at SMJ and SA are at the heart of our Parish life. These depend on the ministry of a team of people.

The directors of music at SMJ are Lawrence Tao and Alex Tester. At SA, the co-ordinator is Mrs Susanna Gimson. We have a thriving choir and music ministry with several paid music scholars.

The Parish makes provision for **children** of different ages through “Children’s corner” facilities in both churches, Sunday school for children and several other events such as baby and toddler group etc

A parish safeguarding policy is in place. Our Safeguarding Officer is Ms Miriam Atoro. There are 26 church members that have been fully checked through the Disclosure and Barring Service. In both churches of the parish contact numbers are displayed for whom to approach on a parish or Diocese level if you have concerns.

Cowley St John Parochial Church Council
Trustees' Annual Report for the year ended 31 December 2025

Objectives and Activities (continued)

Ss Mary & John's Primary School: The school has two classes in each year group. Mthr Martha/ Miriam Atoro led weekly assemblies, and we have at least two big Festivals celebrated in church. Mthr Martha also serves as a school governor.

St Frideswide Primary School: Mthr Martha/Miriam Atoro leads regular worship assemblies at St Mary and St John Church and at the school.

Communion at home is offered to the housebound by clergy

St John's Care Home: Our Licensed Lay Minister, Dr Graham Jones leads worship at the care home every Sunday, supported by clergy. This ministry is deeply valued and appreciated by residents, staff, and families alike.

The Richard Benson Hall has been rented out to Oxford Mutual Aid food bank for the whole year and this situation is likely to continue. They distribute around 1000 food and other necessities packs each month (some referrals are through the church).

Mission and Outreach Initiatives

Community Outreach and Support – Where Everyone is Included

At the heart of our parish life is a commitment to ensuring that everyone feels welcomed, valued, and included. Our outreach extends beyond Sunday worship into practical expressions of care, hospitality, and support for the wider community.

Community lunches, café mornings, pastoral visiting, and informal gatherings provide opportunities for connection and belonging. We continue to support and collaborate with organisations such as The Porch, local schools, care homes, and other community partners, seeking to respond compassionately to need wherever it arises. Our aim is to create spaces — both sacred and social — where people of all ages, backgrounds, and circumstances feel they have a place.

Churchyard – Community and Reflection

Our churchyard continues to serve not only as a place of remembrance but as a shared green space at the heart of the neighbourhood. Social and reflective events are held there throughout the year, with several monthly programmes arranged by church members and the Friends of the Churchyard Committee. These gatherings foster community participation and provide opportunities for quiet reflection, conversation, and inclusion.

Interfaith Relationships

We value and nurture our friendships with the diverse religious communities in this part of the city. Through dialogue, shared presence, and mutual respect, we seek to build understanding and demonstrate that our parish is open-hearted and welcoming.

Community Use of Buildings

Our buildings are widely used by community groups and local organisations, ensuring that they serve the neighbourhood throughout the week. We extend sincere thanks to the parish office staff for overseeing the management and maintenance of the halls and premises during the year. Their work ensures that our facilities remain accessible, safe, and welcoming for all.

Parish Churchyard Care

Maintaining the churchyard as a peaceful and well-kept green space requires considerable practical work throughout the year. We are grateful to the volunteers who give their time and energy to this task, and particularly to the leaders for their coordination and care.

Partnership with Other Christians

Our commitment to mission is strengthened through partnership with other Christian communities. Through the life of the Deanery and especially through East Oxford Churches working together, we share resources, prayer, and outreach. The use of St Alban's by the Serbian Orthodox Church is a further sign of our shared faith and generous hospitality.

Cowley St John Parochial Church Council
Trustees' Annual Report for the year ended 31 December 2025

Reserves Policy

The PCC's reserves policy aims to hold unrestricted reserves at a level equivalent to three months of regular expenditure, in line with Charity Commission guidance. This level of reserve ensures that the parish can meet its ongoing commitments - including staffing costs, utilities, insurance, and essential operational costs - in the event of unexpected income fluctuations or emergency expenditure.

Our financial planning aims to balance responsible stewardship with the need to remain missionally active. Maintaining three months' reserves provides a stable foundation while allowing the parish to allocate the remainder of its income towards ministry, community work, maintenance of heritage buildings, and the development of new projects such as the modular homes and church reordering proposals.

Financial Review

The financial position is monitored by the PCC through regular reports from the Treasurer on our financial position.

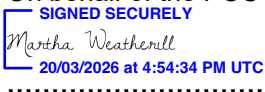
The overall income of the charity has increased to £321,643 compared with £226,216 last year. Total expenditure increased to £398,052 compared with £200,755 last year. The increase in income derives from a generous legacy from Philip Clayton plus a number of multi-year grants which arrived in the final quarter following a fundraising campaign by the incoming Vicar. We are once again running at a deficit on the unrestricted funds, mainly due to very high repair costs for the church and the turnover costs associated with two of the Magdalen Road flats. In January 2025 a generous grant of £90,000 was awarded from the Diocesan Development Fund to support and expand our ministry and mission for children, young people and families.

The net loss of the charity before investment gains was £72,707 compared to a net gain of £25,462 last year. The net loss on unrestricted funds £82,945 as compared to a loss of £86,924 last year. Included within the 2025 total deficit (before investment gains) of £72,707 is £126,845 of costs expensed on improvements to the church as part of a multi-year reordering strategy. Excluding these costs, the charity would present a surplus before investment gains for £54,138.

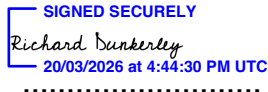
At 31st December 2025, equivalent to between two and three months of expenditure was held in unrestricted reserves which is broadly in line with the PCC's reserves policy. The imbalance on unrestricted funds is an issue very common to parishes everywhere but, with Gods help, this is our burden to address.

We are all energised and inspired by all those who have worked hard to promote the mission, the profile and the income of the parish, through outreach events, giving, fund-raising events, and careful stewardship. Especial thanks also to all those who help count and bank the collection and the magnificent efforts of the valued team who manage the Magdalen road flats.


On behalf of the PCC

 SIGNED SECURELY
Martha Weatherill
20/03/2026 at 4:54:34 PM UTC

Martha Grace Weatherill
Vicar

 SIGNED SECURELY
Richard Dunkerley
20/03/2026 at 4:44:30 PM UTC

Richard Dunkerley
Treasurer

 SIGNED SECURELY
20/03/2026
20/03/2026 at 4:54:34 PM UTC

**Independent Examiner's Report
to the members of the PCC of Cowley St. John**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2025 which are set out on pages 7 to 19.

Responsibilities and basis of report

As the charity's trustees 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; or
3. the accounts do 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.

SIGNED SECURELY

31/03/2026 at 9:32:43 AM UTC

**Mrs Jane Bull FCA
Wenn Townsend
30 St Giles
Oxford**

SIGNED SECURELY
31/03/2026
31/03/2026 at 9:32:43 AM UTC

..... 2026

Cowley St John Parochial Church Council

**Statement of Financial Activities
for the year ended 31 December 2025**

	Note	General funds £	Designated funds £	Restricted funds £	2025 Total £	General funds £	Designated funds £	Restricted funds £	2024 Total £
Income									
Donations, legacies and grants	3	30,360	128,029	36,349	194,738	57,164	-	42,040	99,204
Other trading activities	3	2,130	29,620	50	31,800	4,960	29,661	181	34,802
Income from investments	3	3,851	91,254	-	95,105	2,998	89,212	-	92,210
Total Income		36,341	248,903	36,399	321,643	65,122	118,873	42,221	226,216
Expenditure									
Cost of raising funds:									
Investment property management costs	4	1,168	22,499	571	24,238	(1,496)	35,518	-	34,802
Expenditure on charitable activities	4	118,118	132,502	119,492	370,112	153,541	10,620	2,572	166,733
Total Expenditure		119,286	155,001	120,063	394,350	152,045	46,138	2,572	200,755
Net income/(expenditure)		(82,945)	93,902	(83,664)	(72,707)	(86,924)	72,735	36,649	25,462
Net gain/(loss) on investments	6	15,073	-	-	15,073	(777)	-	-	(777)
Net income/(expenditure)		(67,872)	93,902	(106,911)	(57,634)	(87,701)	72,735	39,649	24,685
Transfers between Funds		60,484	(37,237)	(23,247)	-	72,235	(72,295)	60	-
Net income/(expenditure) before other recognised gains/(losses)		(7,388)	56,665	(106,911)	(57,634)	(15,466)	440	39,709	24,685
Net movement in funds		(7,388)	56,665	(106,911)	(57,634)	(15,466)	440	39,709	24,685
Total funds brought forward		64,761	1,533,508	151,421	1,749,690	80,277	1,533,068	111,710	1,725,005
Total funds carried forward		57,373	1,590,173	44,510	1,692,056	64,761	1,533,508	151,421	1,749,690

Cowley St John Parochial Church Council

Balance Sheet As at 31 December 2025

	Notes	General funds £	Designated funds £	Restricted funds £	Total 2025 £	General funds £	Designated funds £	Restricted funds £	Total 2024 £
Fixed assets									
Investments	6	15,846	1,550,000	-	1,565,846	773	1,550,000	-	1,550,773
Fixed assets	7	9,056	1,534	6,279	16,869	1,485	-	-	1,485
Total fixed assets		24,902	1,551,534	6,279	1,582,715	2,258	1,550,000	-	1,552,258
Current assets									
Debtors	8	18,978	-	-	18,978	33,679	-	-	33,679
Cash in hand and at bank		18,282	38,639	38,231	95,152	41,920	(16,492)	151,421	176,849
Total current assets		37,260	38,639	38,231	114,130	75,599	(16,492)	151,421	210,528
Creditors: amounts falling due within one year	9	4,789	-	-	4,789	13,096	-	-	13,096
Net current assets		32,471	38,639	38,231	109,341	62,503	(16,492)	151,421	197,432
Net assets		57,373	1,590,173	44,510	1,692,056	64,761	1,533,508	151,421	1,749,690
Funds of the Church									
Unrestricted funds									
General fund		57,373	-	-	57,373	64,761	-	-	64,761
Designated fund	11	-	1,590,173	-	1,590,173	-	1,533,508	-	1,533,508
		57,373	1,590,173	-	1,621,859	64,761	1,533,508	-	1,598,269
Restricted fund	10	-	-	44,510	44,510	-	-	151,421	151,421
Total funds of the church		57,373	1,590,173	44,510	1,692,056	64,761	1,533,508	151,421	1,749,690

Approved by the PCC on 2026 and signed on its behalf by:

SIGNED SECURELY
Martha Weatherill
20/03/2026 at 4:54:34 PM UTC

Mthr Martha Weatherill
(Vicar)

SIGNED SECURELY
Richard Dunkerley
20/03/2026 at 4:44:30 PM UTC

Richard Dunkerley
(Treasurer)

Cowley St John Parochial Church Council

Notes to the Accounts for the year ended 31 December 2025

1. Basis of preparation

- (a) These financial statements have been prepared in accordance with the Church Accounting Regulations 2006, the Charities Act 2011, applicable accounting standards, the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued 11 October 2019, and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).
- (b) The accounts are drawn up under the historical cost convention as modified by the inclusion of investment assets at market value. These accounts do not include the accounts of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members.
- (c) The PCC total income exceeds £100,000; hence this statement of account is reported on the accruals basis, in line with best practice.

2. Accounting policies

Funds

- (a) General funds are unrestricted funds available for the general objectives of the church.
- (b) Designated funds are unrestricted funds that have been set aside by the Parochial Church Council for particular purposes.
- (c) Restricted funds can only be used for the purposes for which they have been given, within the objectives of the church. The cost of raising and administering such funds are charged against those specific funds.

Income

- (a) All incoming resources are included in the Statement of Financial Activities (SOFA) when the church becomes legally entitled to the income and when the amount can be quantified with reasonable certainty.
- (b) Collections are recognised when received by or on behalf of the Church. Planned giving are recognised only when received. Grants and legacies are recognised as soon as the church becomes aware of its legal entitlement and the amount due is quantifiable with reasonable certainty.
- (c) Fees due to the church for weddings, funerals etc are accounted for when the service or event is held. Income tax recoverable on gift aid donations is accounted for when the gift is received, not when the tax refund is received.
- (d) Rental income from letting the church and the hall are accounted for when they are received.
- (e) Dividends and interest are accounted for when received.

Expenditure

- (a) Expenditure is included on an accruals basis and is recognised when there is a legal or constructive obligation to pay for goods or services. All costs have been directly attributed to the various categories within the SOFA.
- (b) As the church is not registered for VAT, all expenditure is shown inclusive of VAT.

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

2. Accounting policies (continued)

Expenditure (continued)

- (c) Grants and charitable giving are accounted for when paid over or when awarded, if the award creates a binding obligation on the church, provided that there are no conditions to be met relating to the grant which remain in the control of the church.
- (d) Parish Share is accounted for when paid except that any Parish Share unpaid at the end of the financial year is provided for in the accounts as a constructive obligation, and is included in the balance sheet as a liability.
- (e) Share of Parochial Church Council (Trustees) Administration expenses included in this statement, represent 70% of the total annual Trustees' administration expenses, the remaining 30% is charged to St Alban Church (the other Parish church).

Fixed assets

- (a) Consecrated land and buildings and movable church furnishings are heritage assets and inalienable property. In accordance with accounting standards and Charities SORP 2015, assets acquired in prior periods, which have not been capitalised previously have not been revalued and are therefore not included in these accounts.

Other fixtures and fittings

Equipment used within the church premises is depreciated on a straight-line basis over 5 years.

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

3. Analysis of income – 2025

	General funds £	Designated funds £	Restricted funds £	Total 2025 £
Donations and legacies				
Recurring income:				
Tax-efficient planned giving (excl tax)	23,948	-	-	23,948
Collections of loose cash at services	3,954	-	175	4,129
Gift Aid donations	40	-	-	40
Other individual donations	7,422	21,423	4,690	33,535
Tax recovered	6,638	(2,133)	2,884	7,389
Missionary boxes and other	146	-	-	146
Legacies and bequests	(11,788)	-	13,500	1,712
	<u>30,360</u>	<u>19,290</u>	<u>21,249</u>	<u>70,899</u>
Non-recurring income:				
Grants received	-	108,739	15,100	123,839
	<u>30,360</u>	<u>128,029</u>	<u>36,349</u>	<u>194,738</u>
Other trading activities				
Fees – weddings, funerals etc	1,304	140	-	1,444
Church and hall rents	826	29,480	50	30,356
	<u>2,130</u>	<u>29,620</u>	<u>50</u>	<u>31,800</u>
Income from investments				
Rental income from 14 Magdalen Road investment	-	91,254	-	91,254
Other interest	2,225	-	-	2,225
Eden Tree Investment	1,626	-	-	1,626
	<u>3,851</u>	<u>91,254</u>	<u>-</u>	<u>95,105</u>
Total Income	<u><u>36,341</u></u>	<u><u>248,903</u></u>	<u><u>36,399</u></u>	<u><u>321,643</u></u>

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

3. Analysis of income – 2024

	General funds £	Designated funds £	Restricted funds £	Total 2024 £
Donations and legacies				
Recurring income:				
Tax-efficient planned giving (excl tax)	25,241	-	-	25,241
Collections of loose cash at services	5,022	-	142	5,164
Gift Aid donations	312	-	-	312
Other individual donations	4,340	-	6,898	11,238
Tax recovered	8,664	-	-	8,664
Missionary boxes and other	85	-	-	85
Legacies and bequests	13,500	-	-	13,500
	<u>57,164</u>	<u>-</u>	<u>7,040</u>	<u>64,204</u>
Non-recurring income:				
Grants received	-	-	35,000	35,000
	<u>57,164</u>	<u>-</u>	<u>42,040</u>	<u>99,204</u>
Other trading activities				
Fees – weddings, funerals etc	4,960	200	-	5,160
Church and hall rents	-	29,461	181	29,642
	<u>4,960</u>	<u>29,661</u>	<u>181</u>	<u>34,802</u>
Income from investments				
Rental income from 14 Magdalen Road investment	-	89,212	-	89,212
Other interest	634	-	-	634
Eden Tree Investment	2,364	-	-	2,364
	<u>2,998</u>	<u>89,212</u>	<u>-</u>	<u>92,210</u>
Total Income	<u><u>65,122</u></u>	<u><u>118,873</u></u>	<u><u>42,221</u></u>	<u><u>226,216</u></u>

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

4. Analysis of expenditure - 2025

	General funds £	Designated funds £	Restricted funds £	Total 2025 £
Investment property management costs (excl wages)				
Investment properties repairs, maintenance and running costs	1,168	7,599	571	9,338
Investment property insurance costs	-	3,301	-	3,301
Property management and legal fees	-	11,599	-	11,599
Total expenditure on raising funds	<u>1,168</u>	<u>22,499</u>	<u>571</u>	<u>24,238</u>
 Expenditure on charitable activities				
Parish share	58,723	-	-	58,723
Clergy expenses	283	-	-	283
Organist salary and other music expenses	9,452	100	5,040	14,592
Insurance premium	7,615	1,928	-	9,543
Service/altar costs	633	178	(120)	691
Church and hall running costs	15,241	13,384	-	28,625
Church, hall & St Alban's repairs and maintenance	909	87,786	62,493	151,188
Sundry	273	22	-	295
Charitable donations	2,035	150	-	2,185
Outreach programmes	15	17,844	10,174	28,033
Churchyard fund	-	-	-	-
Architect & Surveying Fees	975	1,458	41,905	44,338
	<u>96,154</u>	<u>122,850</u>	<u>119,492</u>	<u>338,496</u>
 Governance costs				
Independent examination fee	5,392	-	-	5,392
Other governance costs	-	-	-	-
	<u>5,392</u>	<u>-</u>	<u>-</u>	<u>5,392</u>
 Other expenditure				
Wages	13,461	9,652	-	23,113
Other staff costs	158	-	-	158
Printing, postage and stationery	2,274	-	-	2,274
Janitorial	679	-	-	679
Bank fees	-	-	-	-
	<u>16,572</u>	<u>9,652</u>	<u>-</u>	<u>26,224</u>
Total expenditure on charitable activities	<u><u>119,286</u></u>	<u><u>155,001</u></u>	<u><u>120,063</u></u>	<u><u>394,350</u></u>

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

4. Analysis of expenditure - 2024

	General funds £	Designated funds £	Restricted funds £	Total 2024 £
Investment property management costs				
Investment properties repairs, maintenance and running costs	(1,291)	20,245	-	18,954
Property management and legal fees	(205)	12,079	-	11,874
Investment properties insurance premium	-	3,194	-	3,194
	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditure on raising funds	(1,496)	35,518	-	34,022
	<hr/>	<hr/>	<hr/>	<hr/>
Expenditure on charitable activities				
Parish share	53,849	-	-	53,849
Clergy expenses	1,457	-	-	1,457
Organist salary and other music expenses	8,128	-	820	8,948
Insurance premium	7,342	-	-	7,342
Service/altar costs	3,162	-	75	3,237
Church and hall running costs	25,871	1,208	-	27,079
Church, hall & St Alban's repairs and maintenance	37,795	(240)	-	37,555
Sundry	-	-	-	-
Charitable donations	1,902	-	-	1,902
Outreach programmes	45	-	1,025	1,070
Churchyard fund	-	-	637	637
	<hr/>	<hr/>	<hr/>	<hr/>
	139,551	968	2,557	143,076
	<hr/>	<hr/>	<hr/>	<hr/>
Governance costs				
Independent examination and accountancy fees	2,220	-	-	2,220
Other governance costs	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	2,220	-	-	2,220
	<hr/>	<hr/>	<hr/>	<hr/>
Other expenditure				
Wages	9,146	9,652	-	18,798
Other staff costs	-	-	-	-
Printing, postage and stationery	2,625	-	15	2,640
Janitorial	-	-	-	-
Bank fees	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	11,771	9,652	15	21,437
	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditure on charitable activities	152,046	46,138	2,572	200,755
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

5. Wages and salaries

The wages and salaries costs comprise:

	2025 £	2024 £
Wages	23,113	18,797
	<u>23,113</u>	<u>18,797</u>
The average number of employees (full time equivalent) during the year was:	<u>1</u>	<u>1</u>

No employee during the above years earned more than £60,000.

No trustees received remuneration or reimbursement of expenses in the current or preceding year.

No paid staff, including volunteers are PCC members. No PCC members claimed expenses although they would be entitled to claim travel costs for attending meetings.

The members of the clergy who are ex officio members do receive stipends, which are paid directly by the Diocese to them.

The key management personnel are the members and the administrator.

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

6. Investment assets - 2025

	General funds £	Designated funds £	Restricted funds £	Total 2025 £
Freehold properties				
Market value at 1 January 2025	-	1,500,000	-	1,500,000
Revaluation	-	-	-	-
Other Investments				
Market Value at 1 January 2025	773	50,000	-	50,773
Market value gains/(losses)	15,073	-	-	15,073
	<hr/>	<hr/>	<hr/>	<hr/>
Market value at 31 December 2025	15,846	1,550,000	-	1,565,846
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Investment assets - 2024

	General funds £	Designated funds £	Restricted funds £	Total 2024 £
Freehold properties				
Market value at 1 January 2024	-	1,500,000	-	1,500,000
Revaluation	-	-	-	-
Other Investments				
Market Value at 1 January 2024	1,550	50,000	-	51,500
Market value gains/(losses)	(777)	-	-	(777)
	<hr/>	<hr/>	<hr/>	<hr/>
Market value at 31 December 2024	773	1,550,000	-	1,550,773
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

At the year end the investment property was revalued by the charity to market value. Market value is based on the investment yield and value obtained for similar properties in the area.

The property's historical cost is £875,000.

7. Fixed assets

	Fixtures & fittings £	Total £
Cost		
At 1 January 2025	15,599	15,599
Additions	18,340	18,340
	<hr/>	<hr/>
At 31 December 2025	33,939	33,939
Depreciation		
At 1 January 2025	14,114	14,114
Charge in year	2,956	2,956
	<hr/>	<hr/>
At 31 December 2025	17,070	17,070
Net book value		
At 31 December 2025	16,869	16,869
	<hr/> <hr/>	<hr/> <hr/>
At 31 December 2024	1,485	1,485
	<hr/> <hr/>	<hr/> <hr/>

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

8.	Debtors and prepayments - 2025	General funds £	Designated funds £	Restricted funds £	Total 2025 £
	Accrued income tax (Gift Aid) due	5,802	-	-	5,802
	Accrued income	3,702	-	-	3,702
	Trade debtors	8,294	-	-	8,294
	Prepayments	527	-	-	527
	Other debtors – wages	653	-	-	653
		<u>18,978</u>	<u>-</u>	<u>-</u>	<u>18,978</u>
	Debtors and prepayments - 2024	General funds £	Designated funds £	Restricted funds £	Total 2024 £
	Accrued income tax (Gift Aid) due	5,832	-	-	5,832
	Trade debtors	10,628	-	-	10,628
	Prepayments	1,575	-	-	1,575
	Other debtors – accrued income	15,644	-	-	15,644
		<u>33,679</u>	<u>-</u>	<u>-</u>	<u>33,679</u>
9.	Creditors and accruals - 2025	General funds £	Designated funds £	Restricted funds £	Total 2025 £
	Accruals	3,740	-	-	3,740
	Trade creditors	-	-	-	-
	HMRC PAYE creditor	1,049	-	-	1,049
		<u>4,789</u>	<u>-</u>	<u>-</u>	<u>4,789</u>
	Creditors and accruals - 2024	General funds £	Designated funds £	Restricted funds £	Total 2024 £
	Accruals (repair costs)	6,000	-	-	6,000
	Trade creditors	6,382	-	-	6,382
	Other creditors	714	-	-	714
		<u>13,096</u>	<u>-</u>	<u>-</u>	<u>13,096</u>

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

10. Restricted funds - 2025

	Fund balances brought forward £	Income £	Revaluation /transfer £	Expenditure £	Fund balances carried forward £
Affordable Housing	-	10,000	-	(9,950)	50
A Place to be	2,361	-	-	-	2,361
Bartlemas Chapel	17,839	951	-	120	18,910
Benefact Trust	7,700	-	(7,700)	-	-
Churchyard fund - Grant	-	200	-	-	200
Churchyard fund - Everyday	3,048	763	-	(2,476)	1,335
Dance of Universal Peace	200	-	-	-	200
Doris Field	1,000	-	(1,000)	-	-
Music Scholars	-	3,036	5,280	(5,240)	3,076
National Lottery	20,000	-	(20,000)	-	-
Organ Fund	-	-	-	200	200
Organ Scholars	5,280	-	(5,280)	-	-
SMJ Reordering	66,265	-	5,453	(53,540)	18,178
SS Mary & St John Church funds	5,182	8,850	-	(14,032)	-
St Alban Church funds	21,143	12,600	-	(33,743)	-
St Alban's Wall/Development fund	1,404	-	-	(1,404)	-
	151,420	36,399	(23,247)	(120,063)	44,510

Restricted Funds - 2024

	Fund balances brought forward £	Income £	Revaluation /transfer £	Expenditure £	Fund balances carried forward £
Bartlemas Chapel	15,604	2,423	-	(190)	17,839
St Alban's Wall/Development fund	1,404	-	-	-	1,404
Churchyard fund	2,916	768	-	(637)	3,048
A Place to be	2,361	-	-	-	2,361
Alice's Tea Party	665	-	60	(725)	-
SS Mary & St John Church funds	5,182	-	-	-	5,182
St Alban Church funds	17,113	4,030	-	-	21,143
SMJ Reordering	66,265	-	-	-	66,265
Dance of Universal Peace	200	-	-	-	200
Organ Scholars	-	6,000	-	(720)	5,280
National Lottery	-	20,000	-	-	20,000
Doris Field	-	1,000	-	-	1,000
Benefact Trust	-	8,000	-	(300)	7,700
	111,710	42,221	60	(2,572)	151,420

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

11. Designated fund – 2025

	Fund balances brought forward £	Income £	Revaluation /transfer £	Expenditure £	Fund balances carried forward £
Bartlemas Chapel	-	793	-	(136)	657
Benefact Trust	-	8,352	7,700	(7,059)	8,993
Bishop Radford	-	1,120	-	(1,120)	-
Choral Evensong	-	250	-	(250)	-
Churchyard Volunteer Expenses	-	430	-	87	517
Co-op Fund	-	500	-	-	500
Curate	23,242	-	-	-	23,242
Doris Field	-	(23)	1,000	(977)	-
Hall Rental	1	29,480	-	(11,267)	18,214
Investments properties	1,497,821	91,254	(60,484)	(30,770)	1,497,821
Inv. properties – repair fund	6,491	-	-	-	6,491
Legacies & Bequests	500	-	-	-	500
Moss Charity	-	1,000	-	(380)	620
Music & Windrush	-	1,250	-	(1,250)	-
National Lottery	-	-	20,000	(12,737)	7,263
ODBF Various Reserve	-	12,000	-	(5,541)	6,459
Open Space	-	1,229	-	(1,036)	193
Security	-	2,991	-	(2,991)	-
SMJ Renewed	-	75,657	-	(59,317)	16,340
SMJ Reordering	5,453	-	(5,453)	-	-
St Alban Funds	-	2,000	-	(19,670)	(17,670)
Vicars Discretionary Fund	-	1,500	-	(467)	1,033
Warm Cold Spaces	-	19,000	-	-	19,000
	1,533,508	248,783	(37,237)	(154,881)	1,590,173

Designated fund - 2024

	Fund balances brought forward £	Income £	Revaluation /transfer £	Expenditure £	Fund balances carried forward £
Investments properties	1,497,821	89,212	(53,637)	(35,575)	1,497,821
Inv. properties – repair fund	6,491	-	-	-	6,491
Curate (WHAT IS THIS)	23,242	-	-	-	23,242
Hall Rental	1	29,461	(18,658)	(10,803)	1
SMJ Reordering	5,013	200	-	240	5,453
Legacies & Bequests	500	-	-	-	500
	1,533,068	118,873	(72,295)	(46,138)	1,533,508

Cowley St John Parochial Church Council

**Notes to the Accounts (continued)
for the year ended 31 December 2025**

CSJ Management Accounts	2020	2021	2022	2023	2024	2025
	£	£	£	£	£	£
Income						
Bank interest	2,479	17	-	-	634	2,225
Fees	4,202	5,622	5,032	6,598	5,160	1,324
Fundraising events	-	613	-	864	0	-
Gift Aid donations	2,518	920	1,500	1,077	312	40
Grants	16,897	2,337	6,212	-	35,000	123,839
Hire of premises	16,862	24,950	33,283	34,866	29,643	30,356
Investment income	75,613	73,739	81,363	95,307	91,575	92,880
Legacies and bequests	-	3,523	11,000	-	13,500	1,712
Charity collections	100	-	308	94	85	146
Other donations	2,409	516	1,279	13,075	11,239	10,912
Education Worker	-	-	-	-	-	-
Outreach programmes	3,334	1,096	597	-	-	22,743
Planned giving	30,576	29,424	26,812	33,376	25,241	23,948
Plate	1,979	3,032	3,547	5,797	5,163	4,129
Refunds and insurance claim	-	-	-	-	-	-
Tax recovered	8,819	7,062	6,172	5,586	8,664	7,389
Income Total	165,788	152,851	177,105	196,640	226,216	321,643
Expenses						
Administration support	27,776	19,460	18,605	18,374	18,797	23,271
Altar and service costs	1,948	1,017	1,718	4,227	3,237	10,399
Charitable donations & grants	1,587	1,606	569	1,751	1,902	2,185
Churches insurance	9,238	8,681	6,312	9,810	7,342	9,543
Churchyard	-	-	-	-	637	-
Clergy expenses	800	191	160	59	1,457	283
Clergy housing costs	8,223	14,322	14,213	8,000	1,000	-
Inv property insurance	1,975	1,982	3,674	2,964	3,194	3,301
Inv property repairs & maintenance	21,156	9,279	11,362	15,200	18,954	6,382
Inv property management fees	6,146	5,991	6,000	8,331	11,874	11,599
Janitorial	754	705	663	820	913	679
Organist fees & other music costs	5,621	7,606	7,507	9,338	8,948	14,592
Outreach programmes	4,222	1,424	981	2,078	1,415	28,033
Parish share	60,516	62,417	62,469	50,389	53,849	58,723
PPS, telephone & internet	4,916	3,550	3,008	2,606	4,263	6,783
Professional fees	4,734	17,163	13,934	3,942	5,377	49,730
Repairs & maintenance	28,178	71,089	33,910	22,854	43,555	24,341
Improvements	-	-	-	-	-	126,845
Sundry	795	372	1,268	1,150	803	336
Utilities	15,861	8,508	14,363	14,258	12,247	14,369
Depreciation	2,130	2,872	2,872	990	990	2,956
Expense Total	206,576	238,235	203,588	177,141	200,755	394,350
Surplus/(deficit) before gain on investments and improvement costs	(40,788)	(85,384)	(26,483)	19,499	25,462	54,138
Improvement expenditure						126,845
Surplus/(deficit) before gain on investments						(72,707)