

ARMENIAN CHURCH OF ST SARKIS

England & Wales · Charity number 211230

Details

Status Registered

Legal form Trust

Registered 1963-11-01

Register [View on the Charity Commission register](#)

Contact

Address Armenian Vicarage
Iverna Gardens
London
W8 6TP

Phone 02079370152

Activities

Objects: TO PERMIT THE CHURCH TO BE USED OCCUPIED AND ENJOYED AS A PLACE OF PUBLIC WORSHIP BY MEMBERS OF THE ARMENIAN CHURCH IN ENGLAND AND FOR A RESIDENCE FOR THE CLERGYMAN AND HIS FAMILY.

Activities: The charity (as landlord) is responsible for providing the premises of the Armenian Church of St Sarkis, Iverna Gardens, Kensington and church hall to the St Sarkis Parish Council and the adjacent vicarage as residential accommodation.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Religious Activities
- **Who:** People Of A Particular Ethnic Or Racial Origin, The General Public/mankind

Geography

- **Area of benefit:** BOROUGH OF KENSINGTON AND CHELSEA
- Kensington And Chelsea

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£165,813	£103,038	-	-
2023-12-31	£177,970	£270,358	-	-
2022-12-31	£140,409	£188,135	-	-
2021-12-31	£104,169	£114,672	-	-
2020-12-31	£91,017	£108,473	-	-

Trustees

Name	Role	Appointed
STEVE SETRAK MOURADIAN	Chair	2011-05-18
Alexander Adamov		2020-08-21
Armen Der Hakobian		2017-10-23
Christopher Sarkis George Kurkjian FCSI		2011-01-01
Hovan Torosyan		2021-12-16
Olivier Djololian		2017-10-01
Yuri Khodjamirian CFA		2017-10-01

ARMENIAN CHURCH OF ST SARKIS

England & Wales - Charity number 211230

Accounts

Charity number: 211230

Armenian Church of St Sarkis

Unaudited

Trustees' report and financial statements

For the year ended 31 December 2024

Armenian Church of St Sarkis

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Armenian Church of St Sarkis

Reference and administrative details of the Charity, its trustees and advisers For the year ended 31 December 2024

Trustees

S Mouradian, RIBA, Hon. President and Chairman
C Kurkjian, FCSI, President and Hon. Chairman
Y Khodjamirian, CFA, Hon Secretary
O Djololian
A Der Hakobian
A Adamov
H Torosyan - Treasurer

Charity registered number

211230

Principal office

Iverna Gardens
London
W8 6TP

Investment Managers

JM Finn & Co. Limited
4 Coleman Street
London
EC2R 5TA

Accountants

Newnham and Son Ltd
School Master's House
39 College Street
Petersfield
Hampshire
GU31 4AG

Bankers

Lloyds TSB Bank PLC
112 Kensington High Street
London
W8 4SN

Solicitors

PWW Solicitors
84 Eccleston Square
London
SW1V 1PX

Armenian Church of St Sarkis

Trustees' report

For the year ended 31 December 2024

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2024 to 31 December 2024. The Trustees confirm that the Annual report and financial statements of the Charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statements of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

The Charity also trades under the name The Incorporated Trustees Of The Armenian Church of Saint Sarkis.

Objectives and Activities

a. Objectives and Activities

The objectives of the Charity are to permit the Church to be used, occupied and enjoyed as a place of public worship by members of the Armenian Church in England and as a residence for the clergyman and his family.

Each year our Trustees review our objectives and activities to ensure they continue to reflect our aims. In carrying out this review the Trustees have considered the Charity Commission's general guidance on public benefit and in particular its supplementary public guidance on the advancement of religion for the public benefit.

The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Commission.

The Charity is responsible for the management of the activities of the Armenian Church of St Sarkis and of the Nevart Gulbenkian Church Hall.

Achievements and performance

a. Key financial performance indicators

The Trustees have continued to provide a suitable and convenient place of worship for the Armenian community in London.

Armenian community organisations have continued using the church hall with increased frequency for cultural and social activities in the evenings.

b. Review of activities

The remit of the Trustees is to maintain the church, vicarage, hall, and grounds. The Trustees have achieved this successfully. Further improvements have been made to the church hall, kitchens, and toilets. These have been a great success, indicated by increased usage of the facilities and enjoyment by the communities that use them.

Armenian Church of St Sarkis

Trustees' report (continued) For the year ended 31 December 2024

Financial review

a. Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

b. Principal risks and uncertainties

Funding: The St Sarkis Charity Trust, established to provide funding for the running costs and building works of the St Sarkis Church Trust, unbeknownst to us, took the decision to alter their mandate in recent years, and later, their funding by £2,000 per annum, until such time that it reduces to £2,000 annually.

c. Reserves policy

The Trustees endeavour to have sufficient reserves to continue the running of the Church, Church Hall and vicarage for the foreseeable future. As at the 31 December 2024, the total assets were £3,783,925, of which £143,341 was held in restricted funds, £2,591,160 was held in endowment funds and £1,049,424 was held in unrestricted funds. The liquid assets are c£902k with the building making up the remainder.

The principal funding source of the Charity is rental income.

Structure, governance, and management

a. Constitution

The Charity was established by Trust deed dated 8th January 1923 by Calouste Gulbenkian, is registered with the Charity Commission (Charity number 211230), 1st November 1963 and is an unincorporated charity.

Trustees must all be members of the Armenian Church. New trustees are appointed upon being nominated and elected in a duly constituted General Meeting. Trustees serve in an honorary capacity. The Trustees work to ensure that a sufficient number of serving trustees are professional persons who are able to keep abreast of developments in the law and best practice and will seek professional advice or training as appropriate. Such Trustees will normally serve on the Executive Committee, which manages the day-to-day affairs of the Trust. The overall decision-making authority resides in General Meetings of the Trustees.

b. Method of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

This report was approved by the Trustees, on _____ and signed on their behalf by:

**S Mouradian – Chairman/Honorary
President**

C Kurkjian - President/Honorary Chairman

Armenian Church of St Sarkis

Independent examiner's report For the year ended 31 December 2024

Independent examiner's report to the Trustees of Armenian Church of St Sarkis (the 'Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2024.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 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 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I can 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 130 of the 2011 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:

Dated:

Armenian Church of St Sarkis

Statement of financial activities For the year ended 31 December 2024

	Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income and endowments from:						
Donations and legacies	3	6,204	-	-	6,204	9,806
Other trading activities	4	159,609	-	-	159,609	168,164
Investments	5	-	-	-	-	-
Total income and endowments		165,813	-	-	165,813	177,970
Expenditure on:						
Raising funds	6	-	-	-	-	-
Charitable activities	7	89,066	7,207	6,765	103,038	270,358
Total expenditure	6	89,066	7,207	6,765	103,038	270,358
Net income / (expenditure) before investment gains/(losses)		76,747	(7,207)	(6,765)	62,775	(92,388)
Gains/(losses) on revaluation of investments	14	-	-	-	-	-
Net income / (expenditure) before other recognized gains and losses		76,747	(7,207)	(6,765)	62,775	(92,388)
Net movement in funds		76,747	(7,207)	(6,765)	62,775	(92,388)
Reconciliation of funds:						
Total funds brought forward		972,677	150,548	2,597,925	3,721,150	3,813,538
Total funds carried forward		1,049,424	143,341	2,591,160	3,783,925	3,721,150

All activities relate to continuing operations.

The notes on pages 8 to 21 form part of these financial statements.

Armenian Church of St Sarkis

Balance sheet As at 31 December 2024

	Note	£	2024 £	£	2023 £
Fixed assets					
Tangible assets	13		2,891,844		2,906,474
Investments	14		-		-
			<u>2,891,844</u>		<u>2,906,474</u>
Current assets					
Debtors	15	852,971		831,771	
Cash at bank and in hand		49,725		8,461	
		<u>902,696</u>		<u>840,232</u>	
Creditors: amounts falling due within one year	16	(10,615)		(25,556)	
Net current (liabilities)/ assets			<u>892,081</u>		<u>814,676</u>
Net assets			<u>3,783,925</u>		<u>3,721,150</u>
Charity Funds					
Endowment funds	17		2,591,160		2,597,925
Restricted funds	17		143,341		150,548
Unrestricted funds	17		1,049,424		972,677
Total funds			<u>3,783,925</u>		<u>3,721,150</u>

The financial statements were approved by the Trustees on

and signed on their behalf, by:

S Mouradian Hon. President & Chairman - Trustee C Kurkjian President & Hon. Chairman - Trustee

The notes on pages 8 to 21 form part of these financial statements.

**Notes to the financial statements
For the year ended 31 December 2024**

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with 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 on 16 July 2014 and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

Armenian Church of St Sarkis constitutes a public benefit entity as defined by FRS 102.

1.2 Judgements in applying accounting policies and key sources of estimation uncertainty

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment:

Depreciation is charged on tangible fixed assets to allocate the cost of the asset over its useful life. Useful lives of four years have been selected for plant and machinery and computer equipment, with no residual value. The Church Hall is being depreciated over a useful life of fifty years, and no depreciation is charged on the Church buildings and Vicarage as the residual value of the building is high given the maintenance carried out on an annual basis.

1.3 Going concern

The financial statements have been based on the expectation of the Charity continuing as a going concern for the next 12 months. The Trustees believe that there are no uncertainties regarding the accounts being prepared on a going concern basis.

**Notes to the financial statements
For the year ended 31 December 2024**

1. Accounting policies (continued)

1.4 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the Charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity, or the Charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income and donations from the Trustees of St Sarkis Charity Trust are accounted for on a receivable basis. Other donations are credited to income when received.

Cash donations are received in the offertory box at the Church. This is periodically opened by a member of the clergy in the presence of a Trustee. The donations are counted and then banked at the earliest opportunity.

The Church hall hire income is accounted for in the period to which it relates.

**Notes to the financial statements
For the year ended 31 December 2024**

1. Accounting policies (continued)

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 allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the Charity's operations, including support costs and costs relating to the governance of the Charity apportioned to charitable activities.

Expenditure has been classified under the headings that aggregate all costs related to the category, and are recognised on an accrual basis. The irrecoverable element of VAT is included with the item of expense to which it relates.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and includes the audit fee and costs linked to the strategic management of the Charity.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

1.6 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

1.7 Tangible fixed assets and depreciation

All assets costing more than £500 are capitalised.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

**Notes to the financial statements
For the year ended 31 December 2024**

1. Accounting policies (continued)

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Church hall	-	2% straight line
Plant and machinery	-	25% straight line
Fixtures and fittings	-	25% straight line

The Church Building and the Vicarage are not depreciated due to their very long useful life and the Trustees do not wish to adopt a revaluation policy. It is the policy of the Trustees to maintain the Church Building and Vicarage at least to their current standard and to charge to the Statement of financial activities the cost of maintenance as it is incurred.

1.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of financial activities.

1.9 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

1.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.11 Cash at Bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

Notes to the financial statements
For the year ended 31 December 2024

1. Accounting policies (continued)

1.13 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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.14 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

1.15 Taxation

The charity is a registered charity and is exempt from income tax and corporation tax under s.478 of the Corporation Tax Act 2010.

1.16 Cash flow

The charity has taken advantage of the disclosure exemption of 'Section 7 Statement of Cash Flows' in preparing these financial statements as permitted by FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

2. Trustee remuneration

None of the Trustees received any remuneration or benefits in kind, nor were they reimbursed their expenses during the year.

3. Income from donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	<i>Total funds 2023 £</i>
Donations - St Sarkis	-	-	-	-	-
Donations - Other	6,204	-	-	6,204	9,806
Legacies	-	-	-	-	-
Total donations and legacies	6,204	-	-	6,204	9,806
<i>Total 2023</i>	<i>9,806</i>	-	-	<i>9,806</i>	

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2024

4. Trading activities

	Unrestricted Funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total Funds 2024 £	Total funds 2023 £
Charity trading income					
Hire of Church Hall	159,609	-	-	159,609	166,386
Grants	-	-	-	-	1,778
Net income from trading activities	159,609	-	-	159,609	168,164

5. Investment income

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
Gross dividends from UK listed shares and bonds	-	-	-	-	-
<i>Total 2023</i>	-	-	-	-	

6. Analysis of Expenditure by expenditure type

	Staff costs 2024 £	Depreciation 2024 £	Other costs 2024 £	Total 2024 £	Total 2023 £
Expenditure on investment management	-	-	-	-	-
Costs of raising funds	-	-	-	-	-
Hire of church hall (Note 7)	46,338	14,630	33,688	94,656	260,806
Expenditure on governance	-	-	8,382	8,382	9,552
	46,338	14,630	42,070	103,038	270,358
<i>Total 2023</i>	72,384	14,630	183,344	270,358	

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2024

7. Analysis of expenditure on charitable activities

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
Hire of church hall	80,684	7,207	6,765	94,656	260,805
<i>Total 2023</i>	<i>149,684</i>	<i>104,356</i>	<i>6,765</i>	<i>260,805</i>	

8. Governance costs

	Total Funds 2024 £	Total Funds 2023 £
Auditors' non audit costs	2,682	2,682
Independent examiner's fee	5,700	6,870
Total	8,382	9,552

9. Direct costs

	2024 £	2023 £
Ministerial expenses	30,346	27,540
Organists and choristers	2,060	17,790
Church expenses	13,236	26,302
Pension costs	696	752
	46,338	72,384

10. Support costs

	2024 £	2023 £
Light and heat	3,581	16,357
Rates	-	94
Telephone	1,191	723
General repairs and renewals	(791)	98,119
Insurance	10,675	11,525
Depreciation	14,630	14,630
Sundry expenses	2,175	1,865
Legal and professional	16,857	45,109
	48,318	188,422

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2024

11. Net incoming/(resources expended)

This is stated after charging:

	2024 £	2023 £
Depreciation of tangible fixed assets:		
- owned by the charity	14,630	14,630

12. Staff costs

Staff costs were as follows:

	2024 £	2023 £
Wages and salaries	30,346	27,540
Social security costs	-	-
Other pension costs	696	752
	31,042	28,292

The average number of persons employed by the Charity during the year was as follows:

	2024 No.	2023 No.
Ministers	1	1
Administration	0	0
	1	1

No employee received remuneration amounting to more than £60,000 in either year.

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2024

13. Tangible fixed assets

	Church hall £	Church building and vicarage £	Plant and machinery £	Furniture, fittings and equipment £	Total £
Cost					
At 1 January 2024	704,639	2,460,000	39,193	37,891	3,241,723
Additions	-	-	-	-	-
At 31 December 2024	704,639	2,460,000	39,193	37,891	3,241,723
Depreciation					
At 1 January 2024	259,777	-	39,193	36,279	335,249
Charge for the year	14,093	-	-	537	14,630
At 31 December 2024	273,870	-	39,193	36,816	349,879
Net book value					
At 31 December 2024	430,769	2,460,000	-	1,075	2,891,844
At 31 December 2023	444,862	2,460,000	-	1,612	2,906,474

The Church Buildings and the Vicarage, and the Church Hall were last valued at 31 December 1996 to open market value by the Trustees of the Charity.

All the fixed assets are used by the Charity for charitable activities.

14. Fixed asset investments

	Listed securities £	Cash held for investments £	Total £
Market value			
At 1 January 2024	-	-	-
Transfer to St Sarkis Property CIO	-	-	-
At 31 December 2024	-	-	-
Investments at market value comprise:			
	UK £	Overseas £	2024 £
Listed investments	-	-	-
Cash held for investments	-	-	-
Total market value	-	-	-

Notes to the financial statements
For the year ended 31 December 2024

14. Fixed asset investments (continued)

Material investments

	31 December 2024 £	31 December 2023 £
Capita Financial Managers Lindsell Train UK Equity Inc	-	-
Man Fund Management UK Limited GLG Undervalued	-	-
T. Bailey Fnd Services Ltd	-	-
River & Mercantile Funds CVC UK Equity Income B Inc	-	-
Scottish Mortgage Inv Trust Ord GBP 0.05	-	-
Jupiter Investment Mngmt series UK MID CAP	-	-
Fundsmith LLP Equity Inc Nav	-	-
First State Investments (UK) Stewart Investment Asia Pac LDRS B Inc	-	-
Temple Bar Investment Trust	-	-
Black Rock Sust American Inc TST Plc	-	-
Other	-	-

15. Debtors

	2024 £	2023 £
Other debtors	852,971	831,771
	852,971	831,771

16. Creditors: Amounts falling due within one year

	2024 £	2023 £
Other taxation and social security	1,216	-
Accruals and deferred income	9,399	25,556
	10,615	25,556

Armenian Church of St Sarkis

**Notes to the financial statements
For the year ended 31 December 2024**

17. Statement of funds

Statement of funds - current year

	Balance at 1 January 2024	Income	Expenditure	Gains/ (Losses)	Balance at 31 December 2024
	£	£	£	£	£
Unrestricted funds					
General Funds - all funds	972,677	165,813	(89,066)	-	1,049,424
Endowment funds					
Endowment Funds - all funds	2,597,925	-	(6,765)	-	2,591,160
Restricted funds					
Building works	148,548	-	(7,207)	-	141,341
Flower fund	2,000	-	-	-	2,000
	150,548	-	(7,207)	-	143,341
Total of funds	3,721,150	165,813	(103,038)	-	3,783,925

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2024

17. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 January 2023 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 December 2023 £</i>
Unrestricted funds					
General Funds - all funds	953,944	177,970	(159,237)	-	972,677
Endowment funds					
Endowment Funds - all funds	2,604,690	-	(6,765)	-	2,597,925
Restricted funds					
Building works	252,904	-	(104,356)	-	148,548
Flower fund	2,000	-	-	-	2,000
	254,904	-	(104,356)	-	150,548
Total of funds	3,813,538	177,970	(270,358)	-	3,721,150

The endowment fund represents those assets which must be held permanently by the Charity. Depreciation on these assets can be charged against the fund. The assets consist of the Church Building and Vicarage, and the Church Hall, all of which were revalued at 31 December 1996.

The 'Flower fund' represents money received to ensure the continuing provision of flowers in the Church. The

'Building works' represents monies received from St Sarkis Charity for the upkeep of the building of the Church Hall.

Notes to the financial statements
For the year ended 31 December 2024

18. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £
Tangible fixed assets	157,343	143,341	2,591,160	2,891,845
Current assets	902,696	-	-	902,696
Creditors due within one year	(10,615)	-	-	(10,615)
	<u>1,049,424</u>	<u>143,341</u>	<u>2,591,160</u>	<u>3,783,925</u>

Analysis of net assets between funds – prior year

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £
Tangible fixed asse	158,001	150,548	2,597,925	2,906,474
Current assets	840,232	-	-	840,232
Creditors due within one year	(25,556)	-	-	(25,556)
	<u>972,677</u>	<u>150,548</u>	<u>2,597,925</u>	<u>3,721,150</u>

**Notes to the financial statements
For the year ended 31 December 2024**

19. Pension commitments

The Charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £696 (2023: £752). Contributions totalling £Nil (2023: £Nil) were payable to the fund at the balance sheet date.

20. Related party transactions

During the year, the Charity received £2,000 (2023: £2,000) in donations from the Saint Sarkis Charity Trust. At the balance sheet date, there is a balance outstanding of £Nil (2023: £Nil) from the Saint Sarkis Charity Trust.

During the year the trustees made donations of £Nil (2023: £Nil) to the charity. At the balance sheet date £Nil (2023: £Nil) was outstanding.

At the year end a balance of £852,971 (2023: £831,771) was due from the St Sarkis Property CIO.

21. Controlling party

The Trustees are the controlling party of the Charity.

ARMENIAN CHURCH OF ST SARKIS

England & Wales - Charity number 211230

Accounts

Charity number: 211230

Armenian Church of St Sarkis

Unaudited

Trustees' report and financial statements

For the year ended 31 December 2023

Armenian Church of St Sarkis

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Armenian Church of St Sarkis

Reference and administrative details of the Charity, its trustees and advisers For the year ended 31 December 2023

Trustees

S Mouradian, RIBA, Hon. President and Chairman
C Kurkjian, FCSI, Hon. Treasurer
Y Khodjamirian, CFA, Hon Secretary
O Djololian
A Der Hakobian
A Adamov
H Torosyan

Charity registered number

211230

Principal office

Iverna Gardens
London
W8 6TP

Investment Managers

JM Finn & Co. Limited
4 Coleman Street
London
EC2R 5TA

Accountants

Newnham and Son Ltd
School Master's House
39 College Street
Petersfield
Hampshire
GU31 4AG

Bankers

Lloyds TSB Bank PLC
112 Kensington High Street
London
W8 4SN

Solicitors

PWW Solicitors
84 Eccleston Square
London
SW1V 1PX

Armenian Church of St Sarkis

Trustees' report

For the year ended 31 December 2023

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2023 to 31 December 2023. The Trustees confirm that the Annual report and financial statements of the Charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statements of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

The Charity also trades under the name The Incorporated Trustees Of The Armenian Church of Saint Sarkis.

Objectives and Activities

a. Objectives and Activities

The objectives of the Charity are to permit the Church to be used, occupied and enjoyed as a place of public worship by members of the Armenian Church in England and as a residence for the clergyman and his family.

Each year our Trustees review our objectives and activities to ensure they continue to reflect our aims. In carrying out this review the Trustees have considered the Charity Commission's general guidance on public benefit and in particular its supplementary public guidance on the advancement of religion for the public benefit.

The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Commission.

The Charity is responsible for the management of the activities of the Armenian Church of St Sarkis and of the Nevart Gulbenkian Church Hall.

Achievements and performance

a. Key financial performance indicators

The Trustees have continued to provide a suitable and convenient place of worship for the Armenian community in London.

Armenian community organisations have continued using the church hall with increased frequency for cultural and social activities in the evenings.

b. Review of activities

The remit of the Trustees is to maintain the church, vicarage, hall, and grounds. The Trustees have achieved this successfully. Further improvements have been made to the church hall, kitchens, and toilets. These have been a great success, indicated by increased usage of the facilities and enjoyment by the communities that use them.

Armenian Church of St Sarkis

Trustees' report (continued) For the year ended 31 December 2023

c. Investment policy and performance

The investments held by JM Finn & CO Limited have been transferred at the beginning of the year to the St Sarkis Property CIO.

Financial review

a. Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

b. Principal risks and uncertainties

Funding: The St Sarkis Charity Trust, established to provide funding for the running costs and building works of the St Sarkis Church Trust, unbeknownst to us, took the decision to alter their mandate in recent years, and later, their funding by £2,000 per annum, until such time that it reduces to £2,000 annually.

c. Reserves policy

The Trustees endeavour to have sufficient reserves to continue the running of the Church, Church Hall and vicarage for the foreseeable future. As at the 31 December 2023, the total assets were £3,721,150, of which £150,548 was held in restricted funds, £2,597,925 was held in endowment funds and £972,677 was held in unrestricted funds. The liquid assets are c£848k with the building making up the remainder.

The principal funding source of the Charity is the Saint Sarkis Charity Trust.

Structure, governance, and management

a. Constitution

The Charity was established by Trust deed dated 8th January 1923 by Calouste Gulbenkian, is registered with the Charity Commission (Charity number 211230), 1st November 1963 and is an unincorporated charity.

Trustees must all be members of the Armenian Church. New trustees are appointed upon being nominated and elected in a duly constituted General Meeting. Trustees serve in an honorary capacity. The Trustees work to ensure that a sufficient number of serving trustees are professional persons who are able to keep abreast of developments in the law and best practice and will seek professional advice or training as appropriate. Such Trustees will normally serve on the Executive Committee, which manages the day-to-day affairs of the Trust. The overall decision-making authority resides in General Meetings of the Trustees.

b. Method of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

This report was approved by the Trustees, on _____ and signed on their behalf by:

Armenian Church of St Sarkis

**S Mouradian Hon. President & Chairman
Trustee**

**C Kurkjian Hon. Treasurer
Trustee**

Armenian Church of St Sarkis

Independent examiner's report For the year ended 31 December 2023

Independent examiner's report to the Trustees of Armenian Church of St Sarkis (the 'Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2023.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 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 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I can 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 130 of the 2011 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:

Dated:

Armenian Church of St Sarkis

Statement of financial activities For the year ended 31 December 2023

	Note	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income and endowments from:						
Donations and legacies	3	9,806	-	-	9,806	24,960
Other trading activities	4	168,164	-	-	168,164	90,747
Investments	5	-	-	-	-	24,702
Total income and endowments		177,970	-	-	177,970	140,409
Expenditure on:						
Raising funds	6	-	-	-	-	4,836
Charitable activities	7	159,237	104,356	6,765	270,358	183,299
Total expenditure	6	159,237	104,356	6,765	270,358	188,135
Net income / (expenditure) before investment gains/(losses)		18,733	(104,356)	(6,765)	(92,388)	(47,726)
Gains/(losses) on revaluation of investments	14	-	-	-	-	(175,521)
Net income / (expenditure) before other recognized gains and losses		18,733	(104,356)	(6,765)	(92,388)	(223,247)
Net movement in funds		18,733	(104,356)	(6,765)	(92,388)	(223,247)
Reconciliation of funds:						
Total funds brought forward		953,944	254,904	2,604,690	3,813,538	4,036,785
Total funds carried forward		972,677	150,548	2,597,925	3,721,150	3,813,538

All activities relate to continuing operations.

The notes on pages 8 to 21 form part of these financial statements.

Armenian Church of St Sarkis

Balance sheet As at 31 December 2023

	Note	£	2023 £	£	2022 £
Fixed assets					
Tangible assets	13		2,906,474		2,918,955
Investments	14		-		900,492
			<u>2,906,474</u>		<u>3,819,447</u>
Current assets					
Debtors	15	831,771		480	
Cash at bank and in hand		8,461		3,302	
			<u>840,232</u>	<u>3,782</u>	
Creditors: amounts falling due within one year	16	(25,556)		(9,691)	
Net current (liabilities)/ assets			<u>814,676</u>		<u>(5,909)</u>
Net assets			<u>3,721,150</u>		<u>3,813,538</u>
Charity Funds					
Endowment funds	17		2,597,925		2,604,690
Restricted funds	17		150,548		254,904
Unrestricted funds	17		972,677		953,944
Total funds			<u>3,721,150</u>		<u>3,813,538</u>

The financial statements were approved by the Trustees on

and signed on their behalf, by:

S Mouradian Hon. President & Chairman - Trustee **C Kurkjian Hon. Treasurer - Trustee**

The notes on pages 8 to 21 form part of these financial statements.

**Notes to the financial statements
For the year ended 31 December 2023**

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with 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 on 16 July 2014 and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

Armenian Church of St Sarkis constitutes a public benefit entity as defined by FRS 102.

1.2 Judgements in applying accounting policies and key sources of estimation uncertainty

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment:

Depreciation is charged on tangible fixed assets to allocate the cost of the asset over its useful life. Useful lives of four years have been selected for plant and machinery and computer equipment, with no residual value. The Church Hall is being depreciated over a useful life of fifty years, and no depreciation is charged on the Church buildings and Vicarage as the residual value of the building is high given the maintenance carried out on an annual basis.

1.3 Going concern

The financial statements have been based on the expectation of the Charity continuing as a going concern for the next 12 months. The Trustees believe that there are no uncertainties regarding the accounts being prepared on a going concern basis.

**Notes to the financial statements
For the year ended 31 December 2023**

1. Accounting policies (continued)

1.4 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the Charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity, or the Charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income and donations from the Trustees of St Sarkis Charity Trust are accounted for on a receivable basis. Other donations are credited to income when received.

Cash donations are received in the offertory box at the Church. This is periodically opened by a member of the clergy in the presence of a Trustee. The donations are counted and then banked at the earliest opportunity.

The Church hall hire income is accounted for in the period to which it relates.

**Notes to the financial statements
For the year ended 31 December 2023**

1. Accounting policies (continued)

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 allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the Charity's operations, including support costs and costs relating to the governance of the Charity apportioned to charitable activities.

Expenditure has been classified under the headings that aggregate all costs related to the category, and are recognised on an accrual basis. The irrecoverable element of VAT is included with the item of expense to which it relates.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and includes the audit fee and costs linked to the strategic management of the Charity.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

1.6 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

1.7 Tangible fixed assets and depreciation

All assets costing more than £500 are capitalised.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

**Notes to the financial statements
For the year ended 31 December 2023**

1. Accounting policies (continued)

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Church hall	-	2% straight line
Plant and machinery	-	25% straight line
Fixtures and fittings	-	25% straight line

The Church Building and the Vicarage are not depreciated due to their very long useful life and the Trustees do not wish to adopt a revaluation policy. It is the policy of the Trustees to maintain the Church Building and Vicarage at least to their current standard and to charge to the Statement of financial activities the cost of maintenance as is it incurred.

1.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of financial activities.

1.9 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

1.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.11 Cash at Bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

Notes to the financial statements
For the year ended 31 December 2023

1. Accounting policies (continued)

1.13 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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.14 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

1.15 Taxation

The charity is a registered charity and is exempt from income tax and corporation tax under s.478 of the Corporation Tax Act 2010.

1.16 Cash flow

The charity has taken advantage of the disclosure exemption of 'Section 7 Statement of Cash Flows' in preparing these financial statements as permitted by FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

2. Trustee remuneration

None of the Trustees received any remuneration or benefits in kind, nor were they reimbursed their expenses during the year.

3. Income from donations and legacies

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	<i>Total funds 2022 £</i>
Donations - St Sarkis	-	-	-	-	2,000
Donations - Other	9,806	-	-	9,806	22,960
Legacies	-	-	-	-	-
Total donations and legacies	9,806	-	-	9,806	24,960
<i>Total 2022</i>	<i>24,960</i>	-	-	<i>24,960</i>	

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2023

4. Trading activities

	Unrestricted Funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total Funds 2023 £	Total funds 2022 £
Charity trading income					
Hire of Church Hall	166,386	-	-	166,386	-
Grants	1,778	-	-	1,778	90,747
	<u>166,386</u>	<u>-</u>	<u>-</u>	<u>166,386</u>	<u>90,747</u>
Net income from trading activities	168,164	-	-	168,164	90,747
	<u>168,164</u>	<u>-</u>	<u>-</u>	<u>168,164</u>	<u>90,747</u>

5. Investment income

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total funds 2022 £
Gross dividends from UK listed shares and bonds	-	-	-	-	24,702
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,702</u>
<i>Total 2022</i>	24,702	-	-	24,702	
	<u>24,702</u>	<u>-</u>	<u>-</u>	<u>24,702</u>	

6. Analysis of Expenditure by expenditure type

	Staff costs 2023 £	Depreciation 2023 £	Other costs 2023 £	Total 2023 £	Total 2022 £
Expenditure on investment management	-	-	-	-	4,836
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,836</u>
Costs of raising funds	-	-	-	-	4,836
Hire of church hall (Note 7)	72,384	14,630	173,792	260,806	178,151
Expenditure on governance	-	-	9,552	9,552	5,148
	<u>72,384</u>	<u>14,630</u>	<u>183,344</u>	<u>270,358</u>	<u>188,135</u>
<i>Total 2022</i>	42,436	14,093	131,606	188,135	

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2023

7. Analysis of expenditure on charitable activities

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total funds 2022 £
Hire of church hall	149,684	104,356	6,765	260,805	178,151
<i>Total 2022</i>	<i>107,632</i>	<i>63,754</i>	<i>6,765</i>	<i>178,151</i>	

8. Governance costs

	Total Funds 2023 £	Total Funds 2022 £
Auditors' non audit costs	2,682	288
Independent examiner's fee	6,870	4,860
Total	9,552	5,148

9. Direct costs

	2023 £	2022 £
Ministerial expenses	27,540	40,774
Organists and choristers	17,790	8,505
Church expenses	26,302	8,860
Pension costs	752	1,662
Donations	-	3,000
	72,384	62,801

10. Support costs

	2023 £	2022 £
Light and heat	16,357	14,659
Rates	94	(4,928)
Telephone	723	433
General repairs and renewals	98,119	77,866
Bank charges	-	-
Insurance	11,525	9,662
Depreciation	14,630	14,093
Sundry expenses	1,865	858
Legal and professional	45,109	2,707
	188,422	115,350

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2023

11. Net incoming/(resources expended)

This is stated after charging:

	2023 £	2022 £
Depreciation of tangible fixed assets: - owned by the charity	14,630	14,093

12. Staff costs

Staff costs were as follows:

	2023 £	2022 £
Wages and salaries	27,540	40,774
Social security costs	-	-
Other pension costs	752	1,662
	28,292	42,436

The average number of persons employed by the Charity during the year was as follows:

	2023 No.	2022 No.
Ministers	1	1
Administration	0	0
	1	1

No employee received remuneration amounting to more than £60,000 in either year.

Notes to the financial statements
For the year ended 31 December 2023

13. Tangible fixed assets

	Church hall £	Church building and vicarage £	Plant and machinery £	Furniture, fittings and equipment £	Total £
Cost					
At 1 January 2023	704,639	2,460,000	39,193	35,742	3,239,574
Additions	-	-	-	2,149	2,149
At 31 December 2023	704,639	2,460,000	39,193	37,891	3,241,723
Depreciation					
At 1 January 2023	245,684	-	39,193	35,742	320,619
Charge for the year	14,093	-	-	537	14,630
At 31 December 2023	259,777	-	39,193	36,279	335,249
Net book value					
At 31 December 2023	444,862	2,460,000	-	1,612	2,906,474
At 31 December 2022	458,955	2,460,000	-	-	2,918,955

The Church Buildings and the Vicarage, and the Church Hall were last valued at 31 December 1996 to open market value by the Trustees of the Charity.

All the fixed assets are used by the Charity for charitable activities.

14. Fixed asset investments

	Listed securities £	Cash held for investments £	Total £
Market value			
At 1 January 2023	894,445	6,047	900,492
Transfer to St Sarkis Property CIO	(894,445)	(6,047)	(900,492)
At 31 December 2023	-	-	-

Investments at market value comprise:

	UK £	Overseas £	2023 £	2022 £
Listed investments	-	-	-	894,445
Cash held for investments	-	-	-	6,047
Total market value	-	-	-	900,492

Notes to the financial statements
For the year ended 31 December 2023

14. Fixed asset investments (continued)

Material investments

	31 December 2023	<i>31 December 2022</i>
	£	£
Capita Financial Managers Lindsell Train UK Equity Inc	-	70,980
Man Fund Management UK Limited GLG Undervalued	-	78,007
T. Bailey Fnd Services Ltd	-	64,867
River & Mercantile Funds CVC UK Equity Income B Inc	-	-
Scottish Mortgage Inv Trust Ord GBP 0.05	-	47,705
Jupiter Investment Mngmt series UK MID CAP	-	41,946
Fundsmith LLP Equity Inc Nav	-	46,494
First State Investments (UK) Stewart Investment Asia Pac LDRS B Inc	-	32,536
Temple Bar Investment Trust	-	64,772
Black Rock Sust American Inc TST Plc	-	48,694
Other	-	404,491
	-	900,492

15. Debtors

	2023	<i>2022</i>
	£	£
Other debtors	831,771	480
	831,771	480

16. Creditors: Amounts falling due within one year

	2023	<i>2022</i>
	£	£
Other taxation and social security	-	2,181
Accruals and deferred income	25,556	7,510
	25,556	9,691

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2023

17. Statement of funds

Statement of funds - current year

	Balance at 1 January 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2023 £
Unrestricted funds					
General Funds - all funds	953,944	177,970	(159,237)	-	972,677
Endowment funds					
Endowment Funds - all funds	2,604,690	-	(6,765)	-	2,597,925
Restricted funds					
Building works	252,904	-	(104,356)	-	148,548
Flower fund	2,000	-	-	-	2,000
	254,904	-	(104,356)	-	150,548
Total of funds	3,813,538	177,970	(270,358)	-	3,721,150

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2023

17. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 January 2022 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 December 2022 £</i>
Unrestricted funds					
General Funds - all funds	1,106,672	140,409	(117,616)	(175,521)	953,944
Endowment funds					
Endowment Funds - all funds	2,611,455	-	(6,765)	-	2,604,690
Restricted funds					
Building works	316,658	-	(63,754)	-	252,904
Flower fund	2,000	-	-	-	2,000
	318,658	-	(63,754)	-	254,904
Total of funds	4,036,785	104,409	(188,135)	(175,521)	3,813,538

The endowment fund represents those assets which must be held permanently by the Charity. Depreciation on these assets can be charged against the fund. The assets consist of the Church Building and Vicarage, and the Church Hall, all of which were revalued at 31 December 1996.

The 'Flower fund' represents money received to ensure the continuing provision of flowers in the Church. The

'Building works' represents monies received from St Sarkis Charity for the upkeep of the building of the Church Hall.

Notes to the financial statements
For the year ended 31 December 2023

18. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £
Tangible fixed assets	158,001	150,548	2,597,925	2,906,474
Current assets	840,232	-	-	840,232
Creditors due within one year	(25,556)	-	-	(25,556)
	<u>972,677</u>	<u>150,548</u>	<u>2,597,925</u>	<u>3,721,150</u>

Analysis of net assets between funds – prior year

	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £
Tangible fixed assets	-	314,265	2,604,690	2,918,955
Fixed asset investments	959,853	(59,361)	-	900,492
Current assets	3,782	-	-	3,782
Creditors due within one year	(9,691)	-	-	(9,691)
	<u>953,944</u>	<u>254,904</u>	<u>2,604,690</u>	<u>3,813,538</u>

**Notes to the financial statements
For the year ended 31 December 2023**

19. Pension commitments

The Charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to

£752 (2022: £1,662). Contributions totalling £Nil (2022: £Nil) were payable to the fund at the balance sheet date.

20. Related party transactions

During the year, the Charity received £Nil (2022: £2,000) in donations from the Saint Sarkis Charity Trust. At the balance sheet date, there is a balance outstanding of £Nil (2022: £Nil) from the Saint Sarkis Charity Trust.

During the year the trustees made donations of £Nil (2022: £Nil) to the charity. At the balance sheet date £Nil (2022: £Nil) was outstanding.

At the year end a balance of £831,771 (2022: £480) was due from the St Sarkis Property CIO.

21. Controlling party

The Trustees are the controlling party of the Charity.

ARMENIAN CHURCH OF ST SARKIS

England & Wales - Charity number 211230

Accounts

Charity number: 211230

Armenian Church of St Sarkis

Unaudited

Trustees' report and financial statements

For the year ended 31 December 2022

Armenian Church of St Sarkis

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Armenian Church of St Sarkis

Reference and administrative details of the Charity, its trustees and advisers For the year ended 31 December 2022

Trustees

S Mouradian, RIBA, Hon. President and Chairman
C Kurkjian, FCSI, Hon. Treasurer
Y Khodjamirian, CFA, Hon Secretary
V Haroutunian (resigned 19th June 2023)
O Djololian
A Der Hakobian
A Adamov
H Torosyan

Charity registered number

211230

Principal office

Iverna Gardens
London
W8 6TP

Investment Managers

JM Finn & Co. Limited
4 Coleman Street
London
EC2R 5TA

Accountants

Newnham and Son Ltd
School Master's House
39 College Street
Petersfield
Hampshire
GU31 4AG

Bankers

Lloyds TSB Bank PLC
112 Kensington High Street
London
W8 4SN

Solicitors

PWW Solicitors
84 Eccleston Square
London
SW1V 1PX

Armenian Church of St Sarkis

Trustees' report

For the year ended 31 December 2022

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2022 to 31 December 2022. The Trustees confirm that the Annual report and financial statements of the Charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statements of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

The Charity also trades under the name The Incorporated Trustees Of The Armenian Church of Saint Sarkis.

Objectives and Activities

a. Objectives and Activities

The objectives of the Charity are to permit the Church to be used, occupied and enjoyed as a place of public worship by members of the Armenian Church in England and as a residence for the clergyman and his family.

Each year our Trustees review our objectives and activities to ensure they continue to reflect our aims. In carrying out this review the Trustees have considered the Charity Commission's general guidance on public benefit and in particular its supplementary public guidance on the advancement of religion for the public benefit.

The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Commission.

The Charity is responsible for the management of the activities of the Armenian Church of St Sarkis and of the Nevart Gulbenkian Church Hall.

Achievements and performance

a. Key financial performance indicators

The Trustees have continued to provide a suitable and convenient place of worship for the Armenian community in London.

Armenian community organisations have continued using the church hall with increased frequency for cultural and social activities in the evenings.

b. Review of activities

The remit of the Trustees is to maintain the church, vicarage, hall, and grounds. The Trustees have achieved this successfully. Further improvements have been made to the church hall, kitchens, and toilets. These have been a great success, indicated by increased usage of the facilities and enjoyment by the communities that use them.

Trustees' report (continued)
For the year ended 31 December 2022

c. Investment policy and performance

The mandate set for our investment managers, JM Finn & Co. Limited, is 'long term equity growth'. The portfolio, managed by JM Finn, was valued at £900,492 which is a decrease of £191,711 since the prior year. It should be noted that the gain is currently uncrystallized and does not represent free cash.

Few will mourn the passing of 2022 which has certainly been an annus horribilis for investors, with limited places to hide, underlining a truth in the investing world that uncertainty is relatively constant. The invasion of Ukraine, China's zero-COVID policy, inflation, rising interest rates, a cost of living crisis, political fiascos and widespread strikes have all weighed heavily on the market's psyche.

The record of central banks since the Global Financial Crisis has highlighted their problematic mandates with politicians setting economic policy and Central Banks setting interest rates. By example, the Bank of England's response to the pandemic in 2020 was to stimulate demand aggressively when there was no weakness in demand as such, but a lack of supply. The direct consequence of this inflationary action has been the need to raise interest rates sharply, which the Bank of England failed to do quickly enough, with the result that we now risk recessionary conditions.

History will also judge how the Quantitative Easing (QE) that followed the 2008 financial crisis did not lead to runaway inflation as many had feared, instead leading to central banks mistakenly leaving fiscal and monetary taps on far longer than they should have during COVID. The British are very good at thinking that such woes are unique to the UK when, of course, these are global issues affecting most of the West.

Indeed, the year has been one of contradictions and false narratives. Whilst soaring inflation has brought about a cruel cost of living crisis for those on lower incomes, employment continues to be strong with car sales, tourism, restaurants and airlines continuing. For now at least, to thrive aided by fixed rate mortgages and strong COVID related savings.

Market falls often disguise very different returns within an index which is demonstrated by the returns achieved by the FTSE 100 Index in 2022. With earnings boosted by an -11% fall in Sterling, the dominance of surging oil and energy companies resulted in a capital return of 0.9% over the year, whilst the FTSE 10 Equal Weighted Index, which removes any such stock domination, fell by a meaningful -15.8% in 2022. The more domestically orientated FTSE 250 Index fell -19.7% over the year.

Six months ago the then Chancellor was thought to have some £30 billion in headroom to fund tax cuts. Somehow this has morphed into a £70 billion black hole leading the latest Chancellor, Jeremy Hunt, to implement the highest tax burden seen in 70 years. Much of his budget was back-loaded beyond the next election shunting difficult decisions on to the next government, leaving it vulnerable to any future crises with little done to boost economic growth to pay off our burgeoning state.

To the year ahead, perhaps unsurprisingly, it is almost impossible to forecast what investment markets will achieve over a twelve month period, nonetheless, legions of analysts provide such predictions. An old jibe has it that economists have forecasted nine of the last five recessions yet a grim year for the economy need not necessarily translate into a grim year for financial markets which are forward looking by nature. Indeed, much will depend on the actions of the US Federal Reserve which could be boosted by China's abrupt dismantling of its draconian zero-COVID policy which should be positive for stretched supply chains. Moreover, history suggests that one year of negative market returns rarely follows another.

Armenian Church of St Sarkis

Financial review

a. Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

b. Principal risks and uncertainties

Funding: The St Sarkis Charity Trust, established to provide funding for the running costs and building works of the St Sarkis Church Trust, unbeknownst to us, took the decision to alter their mandate in recent years, and later, their funding by £2,000 per annum, until such time that it reduces to £2000 annually.

c. Reserves policy

The Trustees endeavour to have sufficient reserves to continue the running of the Church, Church Hall and vicarage for the foreseeable future. As at the 31 December 2022, the total assets were £3,813,538, of which £254,904 was held in restricted funds, £2,604,690 was held in endowment funds and £953,944 was held in unrestricted funds. The liquid assets are c£1m with the building making up the remainder.

The principal funding source of the Charity is the Saint Sarkis Charity Trust.

Structure, governance, and management

a. Constitution

The Charity was established by Trust deed dated 8th January 1923 by Calouste Gulbenkian, is registered with the Charity Commission (Charity number 211230), 1st November 1963 and is an unincorporated charity.

Trustees must all be members of the Armenian Church. New trustees are appointed upon being nominated and elected in a duly constituted General Meeting. Trustees serve in an honorary capacity. The Trustees work to ensure that a sufficient number of serving trustees are professional persons who are able to keep abreast of developments in the law and best practice and will seek professional advice or training as appropriate. Such Trustees will normally serve on the Executive Committee, which manages the day-to-day affairs of the Trust. The overall decision-making authority resides in General Meetings of the Trustees.

b. Method of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

This report was approved by the Trustees, on _____ and signed on their behalf by:

**S Mouradian Hon. President & Chairman
Trustee**

**C Kurkjian Hon. Treasurer
Trustee**

Armenian Church of St Sarkis

Independent examiner's report For the year ended 31 December 2022

Independent examiner's report to the Trustees of Armenian Church of St Sarkis (the 'Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2022.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 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 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I can 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 130 of the 2011 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:

Dated:

Armenian Church of St Sarkis

Statement of financial activities For the year ended 31 December 2022

	Note	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income and endowments from:						
Donations and legacies	3	24,960	-	-	24,960	4,000
Other trading activities	4	90,747	-	-	90,747	78,770
Investments	5	24,702	-	-	24,702	21,399
Total income and endowments		140,409	-	-	140,409	104,169
Expenditure on:						
Raising funds	6	4,836	-	-	4,836	5,082
Charitable activities	7	112,780	63,754	6,765	183,299	109,590
Total expenditure	6	117,616	63,754	6,765	188,135	114,672
Net income / (expenditure) before investment gains/(losses)		22,793	(63,754)	(6,765)	(47,726)	(10,503)
Gains/(losses) on revaluation of investments	14	(175,521)	-	-	(175,521)	104,575
Net income / (expenditure) before other recognized gains and losses		(152,728)	(63,754)	(6,765)	(223,247)	94,072
Net movement in funds		(152,728)	(63,754)	(6,765)	(223,247)¹	94,072
Reconciliation of funds:						
Total funds brought forward		1,106,672	318,658	2,611,455	4,036,785	3,942,713
Total funds carried forward		953,944	254,904	2,604,690	3,813,538	4,036,785

All activities relate to continuing operations.

The notes on pages 8 to 21 form part of these financial statements.

Armenian Church of St Sarkis

Balance sheet As at 31 December 2022

	Note	£	2022 £	£	2021 £
Fixed assets					
Tangible assets	13		2,918,955		2,933,048
Investments	14		900,492		1,092,203
			<u>3,819,447</u>		<u>4,025,251</u>
Current assets					
Debtors	15	480		-	
Cash at bank and in hand		3,302		22,841	
			<u>3,782</u>	<u>22,841</u>	
Creditors: amounts falling due within one year	16	(9,691)		(11,307)	
Net current (liabilities)/ assets			<u>(5,909)</u>		<u>11,534</u>
Net assets			<u>3,813,538</u>		<u>4,036,785</u>
Charity Funds					
Endowment funds	17		2,604,690		2,611,455
Restricted funds	17		254,904		318,658
Unrestricted funds	17		953,944		1,106,672
Total funds			<u>3,813,538</u>		<u>4,036,785</u>

The financial statements were approved by the Trustees on

and signed on their behalf, by:

S Mouradian Hon. President & Chairman - Trustee **C Kurkjian Hon. Treasurer - Trustee**

The notes on pages 8 to 21 form part of these financial statements.

**Notes to the financial statements
For the year ended 31 December 2022**

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with 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 on 16 July 2014 and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

Armenian Church of St Sarkis constitutes a public benefit entity as defined by FRS 102.

1.2 Judgements in applying accounting policies and key sources of estimation uncertainty

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment:

Depreciation is charged on tangible fixed assets to allocate the cost of the asset over its useful life. Useful lives of four years have been selected for plant and machinery and computer equipment, with no residual value. The Church Hall is being depreciated over a useful life of fifty years, and no depreciation is charged on the Church buildings and Vicarage as the residual value of the building is high given the maintenance carried out on an annual basis.

1.3 Going concern

The financial statements have been based on the expectation of the Charity continuing as a going concern for the next 12 months. The Trustees believe that there are no uncertainties regarding the accounts being prepared on a going concern basis.

**Notes to the financial statements
For the year ended 31 December 2022**

1. Accounting policies (continued)

1.4 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the Charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity, or the Charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income and donations from the Trustees of St Sarkis Charity Trust are accounted for on a receivable basis. Other donations are credited to income when received.

Cash donations are received in the offertory box at the Church. This is periodically opened by a member of the clergy in the presence of a Trustee. The donations are counted and then banked at the earliest opportunity.

The Church hall hire income is accounted for in the period to which it relates.

**Notes to the financial statements
For the year ended 31 December 2022**

1. Accounting policies (continued)

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 allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the Charity's operations, including support costs and costs relating to the governance of the Charity apportioned to charitable activities.

Expenditure has been classified under the headings that aggregate all costs related to the category, and are recognised on an accrual basis. The irrecoverable element of VAT is included with the item of expense to which it relates.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and includes the audit fee and costs linked to the strategic management of the Charity.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

1.6 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

1.7 Tangible fixed assets and depreciation

All assets costing more than £500 are capitalised.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

**Notes to the financial statements
For the year ended 31 December 2022**

1. Accounting policies (continued)

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Church hall	-	2% straight line
Plant and machinery	-	25% straight line
Fixtures and fittings	-	25% straight line

The Church Building and the Vicarage are not depreciated due to their very long useful life and the Trustees do not wish to adopt a revaluation policy. It is the policy of the Trustees to maintain the Church Building and Vicarage at least to their current standard and to charge to the Statement of financial activities the cost of maintenance as is it incurred.

1.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of financial activities.

1.9 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

1.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.11 Cash at Bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

Notes to the financial statements
For the year ended 31 December 2022

1. Accounting policies (continued)

1.13 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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.14 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

1.15 Taxation

The charity is a registered charity and is exempt from income tax and corporation tax under s.478 of the Corporation Tax Act 2010.

1.16 Cash flow

The charity has taken advantage of the disclosure exemption of 'Section 7 Statement of Cash Flows' in preparing these financial statements as permitted by FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

2. Trustee remuneration

None of the Trustees received any remuneration or benefits in kind, nor were they reimbursed their expenses during the year.

3. Income from donations and legacies

	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
Donations - St Sarkis	2,000	-	-	2,000	2,000
Donations - Other	22,960	-	-	22,960	2,000
Legacies	-	-	-	-	-
Total donations and legacies	24,960	-	-	24,960	4,000
Total 2021	4,000	-	-	4,000	

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2022

4. Trading activities

	Unrestricted Funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total Funds 2022 £	Total funds 2021 £
Charity trading income					
Hire of Church Hall	90,747	-	-	90,747	78,770
Net income from trading activities	90,747	-	-	90,747	78,770

5. Investment income

	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
Gross dividends from UK listed shares and bonds	24,702	-	-	24,702	21,399
<i>Total 2021</i>	21,399	-	-	21,399	

In 2022 the total investment income of £24,702 was to unrestricted funds and £Nil was to restricted funds or endowment funds.

6. Analysis of Expenditure by expenditure type

	Staff costs 2022 £	Depreciation 2022 £	Other costs 2022 £	Total 2022 £	Total 2021 £
Expenditure on investment management	-	-	4,836	4,836	5,082
Costs of raising funds	-	-	4,836	4,836	5,082
Hire of church hall (Note 7)	42,436	14,093	121,622	178,151	101,467
Expenditure on governance	-	-	5,148	5,148	8,123
	42,436	14,093	131,606	188,135	114,672
<i>Total 2021</i>	43,800	14,093	56,779	114,672	

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2022

7. Analysis of expenditure on charitable activities

	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
Hire of church hall	107,632	63,754	6,765	178,151	101,467
<i>Total 2021</i>	<i>77,552</i>	<i>17,151</i>	<i>6,765</i>	<i>101,467</i>	

8. Governance costs

	Total Funds 2022 £	Total Funds 2021 £
Auditors' non audit costs	288	3,923
Independent examiner's fee	4,860	4,200
Total	5,148	8,123

9. Direct costs

	2022 £	2021 £
Ministerial expenses	40,774	41,655
Organists and choristers	8,505	9,483
Church expenses	8,860	882
Pension costs	1,662	2,145
Donations	3,000	-
	62,801	54,165

10. Support costs

	2022 £	2021 £
Light and heat	14,659	8,587
Rates	(4,928)	(12)
Telephone	433	383
General repairs and renewals	77,866	12,202
Bank charges	-	55
Insurance	9,662	9,329
Depreciation	14,093	14,093
Sundry expenses	858	1,466
Legal and professional	2,707	1,200
	115,350	47,303

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2022

11. Net incoming/(resources expended)

This is stated after charging:

	2022 £	2021 £
Depreciation of tangible fixed assets: - owned by the charity	14,093	14,093

12. Staff costs

Staff costs were as follows:

	2022 £	2021 £
Wages and salaries	40,774	41,655
Social security costs	-	606
Other pension costs	1,662	2,145
	42,436	44,406

The average number of persons employed by the Charity during the year was as follows:

	2022 No.	2021 No.
Ministers	1	4
Administration	0	2
	1	6

No employee received remuneration amounting to more than £60,000 in either year.

Notes to the financial statements
For the year ended 31 December 2022

13. Tangible fixed assets

	Church hall £	Church building and vicarage £	Plant and machinery £	Furniture, fittings and equipment £	Total £
Cost					
At 1 January 2022 and 31 December 2022	704,639	2,460,000	39,193	35,742	3,239,574
Depreciation					
At 1 January 2022	231,591	-	39,193	35,742	306,526
Charge for the year	14,093	-	-	-	14,093
At 31 December 2022	245,684	-	39,193	35,742	320,619
Net book value					
At 31 December 2022	458,955	2,460,000	-	-	2,918,955
At 31 December 2021	473,048	2,460,000	-	-	2,933,048

The Church Buildings and the Vicarage, and the Church Hall were last valued at 31 December 1996 to open market value by the Trustees of the Charity.

All the fixed assets are used by the Charity for charitable activities.

14. Fixed asset investments

	Listed securities £	Cash held for investments £	Total £
Market value			
At 1 January 2022	1,086,033	6,170	1,092,203
Additions	161,414	(161,414)	-
Disposals	(177,481)	177,481	-
Revaluations	(175,521)	-	(175,521)
Management fees	-	(4,836)	(4,836)
Transfer	-	(11,354)	(11,354)
Unit Trust Equalisation	-	-	-
At 31 December 2022	894,445	6,047	900,492

Investments at market value comprise:

	UK £	Overseas £	2022 £	2021 £
Listed investments	427,365	467,080	894,445	1,086,033
Cash held for investments	6,047	-	6,047	6,170
Total market value	433,412	467,080	900,492	1,092,203

Notes to the financial statements
For the year ended 31 December 2022

14. Fixed asset investments (continued)

Material investments

	31 December 2022 £	31 December 2021 £
Capita Financial Managers Lindsell Train UK Equity Inc	70,980	77,100
Man Fund Management UK Limited GLG Undervalued	78,007	78,007
T. Bailey Fnd Services Ltd	64,867	79,089
River & Mercantile Funds CVC UK Equity Income B Inc	-	74,578
Scottish Mortgage Inv Trust Ord GBP 0.05	47,705	88,275
Jupiter Investment Mngmt series UK MID CAP	41,946	70,829
Fundsmith LLP Equity Inc Nav	46,494	72,009
First State Investments (UK) Stewart Investment Asia Pac LDRS B Inc	32,536	71,589
Temple Bar Investment Trust	64,772	-
Black Rock Sust American Inc TST Plc	48,694	51,016
Other	404,491	429,711
	<u>900,492</u>	<u>1,092,203</u>

15. Debtors

	2022 £	2021 £
Other debtors	480	-
	<u>480</u>	<u>-</u>

16. Creditors: Amounts falling due within one year

	2022 £	2021 £
Other taxation and social security	2,181	2,481
Accruals and deferred income	7,510	8,826
	<u>9,691</u>	<u>11,307</u>

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2022

17. Statement of funds

Statement of funds - current year

	Balance at 1 January 2022 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2022 £
Unrestricted funds					
General Funds - all funds	1,106,672	140,409	(117,616)	(175,521)	953,944
Endowment funds					
Endowment Funds - all funds	2,611,455	-	(6,765)	-	2,604,690
Restricted funds					
Building works	316,658	-	(63,754)	-	252,904
Flower fund	2,000	-	-	-	2,000
	318,658	-	(63,754)	-	254,904
Total of funds	4,036,785	140,409	(188,135)	(175,521)	3,813,538

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2022

17. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 January 2020 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 December 2020 £</i>
Unrestricted funds					
General Funds - all funds	988,684	104,169	(90,756)	104,575	1,106,672
Endowment funds					
Endowment Funds - all funds	2,618,220	-	(6,765)	-	2,611,455
Restricted funds					
Building works	333,809	-	(17,151)	-	316,658
Flower fund	2,000	-	-	-	2,000
	335,809	-	(17,151)	-	318,658
Total of funds	3,942,713	104,169	(114,672)	104,575	4,036,785

The endowment fund represents those assets which must be held permanently by the Charity. Depreciation on these assets can be charged against the fund. The assets consist of the Church Building and Vicarage, and the Church Hall, all of which were revalued at 31 December 1996.

The 'Flower fund' represents money received to ensure the continuing provision of flowers in the Church. The

'Building works' represents monies received from St Sarkis Charity for the upkeep of the building of the Church Hall.

Notes to the financial statements
For the year ended 31 December 2022

18. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2021 £
Tangible fixed assets	-	314,265	2,604,690	2,918,955
Fixed asset investments	959,853	(59,361)	-	900,492
Current assets	3,782	-	-	3,782
Creditors due within one year	(9,691)	-	-	(9,691)
	<u>953,944</u>	<u>254,904</u>	<u>2,604,690</u>	<u>3,813,538</u>

Analysis of net assets between funds – prior year

	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total funds 2020 £
Tangible fixed assets	-	321,593	2,611,455	2,933,048
Fixed asset investments	1,095,138	(2,935)	-	1,092,203
Current assets	22,841	-	-	22,841
Creditors due within one year	(11,307)	-	-	(11,307)
	<u>1,106,672</u>	<u>318,658</u>	<u>2,611,455</u>	<u>4,036,785</u>

**Notes to the financial statements
For the year ended 31 December 2022**

19. Pension commitments

The Charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £1,662 (2021: £2,145). Contributions totalling £Nil (2021: £Nil) were payable to the fund at the balance sheet date.

20. Related party transactions

During the year, the Charity received £2,000 (2021: £2,000) in donations from the Saint Sarkis Charity Trust. At the balance sheet date, there is a balance outstanding of £Nil (2021: £Nil) from the Saint Sarkis Charity Trust.

During the year the trustees made donations of £Nil (2021: £Nil) to the charity. At the balance sheet date £Nil (2021: £Nil) was outstanding.

21. Controlling party

The Trustees are the controlling party of the Charity.

ARMENIAN CHURCH OF ST SARKIS

England & Wales - Charity number 211230

Accounts

Charity number: 211230

Armenian Church of St Sarkis

Unaudited

Trustees' report and financial statements

For the year ended 31 December 2021

Armenian Church of St

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**Reference and administrative details of the Charity, its trustees and advisers
For the year ended 31 December 2021**

Trustees

S Mouradian, RIBA, Hon. President and Chairman
C Kurkjian, FCSI, Hon. Treasurer
Y Khodjamirian, CFA, Hon Secretary
V Haroutunian
O Djololian
A Der Hakobian
A Adamov
L Chillingirian OBE (resigned 14th October 2020)
H Torosyan (appointed 16th December 2021)

Charity registered number

211230

Principal office

Iverna Gardens
London
W8 6TP

Investment Managers

JM Finn & Co. Limited
4 Coleman Street
London
EC2R 5TA

Accountants

Newnham and Son Ltd
School Master's House
39 College Street
Petersfield
Hampshire
GU31 4AG

Bankers

Lloyds TSB Bank PLC
112 Kensington High Street
London
W8 4SN

Solicitors

PWW Solicitors
84 Eccleston Square
London
SW1V1PX

**Trustees'
report
For the year ended 31
December 2021**

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2021 to 31 December 2021. The Trustees confirm that the Annual report and financial statements of the Charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statements of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

The Charity also trades under the name The Incorporated Trustees Of The Armenian Church of Saint Sarkis.

**Objectives and
Activities**

**a. Objectives and
Activities**

The objectives of the Charity are to permit the Church to be used, occupied and enjoyed as a place of public worship by members of the Armenian Church in England and as a residence for the clergyman and his family.

Each year our Trustees review our objectives and activities to ensure they continue to reflect our aims. In carrying out this review the Trustees have considered the Charity Commission's general guidance on public benefit and in particular its supplementary public guidance on the advancement of religion for the public benefit.

The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Commission.

The Charity is responsible for the management of the activities of the Armenian Church of St Sarkis and of the Nevart Gulbenkian Church Hall.

**Achievements and
performance**

**a. Key financial performance
indicators**

The Trustees have continued to provide a suitable and convenient place of worship for the Armenian community in London.

Armenian community organisations have continued using the church hall with increased frequency for cultural and social activities in the evenings.

**b. Review of
activities**

The remit of the Trustees is to maintain the church, vicarage, hall, and grounds. The Trustees have achieved this successfully. Further improvements have been made to the church hall, kitchens, and toilets. These have been a great success, indicated by increased usage of the facilities and enjoyment by the communities that use them.

Trustees' report
(continued)
For the year ended 31
December 2021

c. Investment policy and performance

The mandate set for our investment managers, JM Finn & Co. Limited, is 'long term equity growth'. The portfolio, managed by JM Finn, was valued at £1,086,033 up from £934,569 twelve months ago. It should be noted that the gain is currently uncrystallized and does not represent free cash.

Developed markets provided strong returns in the fourth quarter, in spite of sentiment being shaken in late November by the rapid spread of the new Omicron variant, as market participants focused on the continuing global economic recovery. The economic recovery from the pandemic was set off by a starting gun like no other following the approval of a series of vaccines at the end of 2020. As stock inventories were emptied through the lockdown periods, previously shuttered supply lines met strong and seemingly instant demand boosted further by pent-up household consumption. The result of this is that, unsurprisingly, inflation has risen sharply as supply and demand imbalances have continued to squeeze prices higher. For decades Central Banks have been challenged by global disinflation and diminishing bond yields for which the 4% inflation rate reflected in the previous commentary seemed astonishing to report. That this figure has breached the 5% level in the UK serves to underline the extraordinary times in which we find ourselves. Although parallels with higher inflation seen in the 1970s feel reasonable on the face of it, many similarities stop beyond the high numbers. Whilst soaring energy prices contribute significantly, there will almost certainly be wage inflation in areas ranging from hospitality to haulage as well as increases in minimum wages as the government seeks to move the burden to companies paying staff below these levels. That said, it is entirely possible that the disinflationary impact of globalisation will once again re-assert itself. With Central Banks still unable to normalise interest rates since the financial crisis hit in 2008, America's Federal Reserve has proved adept at guiding market participants to its thinking whilst, in spite of surging inflation, the Bank of England unusually wrong-footed the bond market by not raising interest rates in November only to increase them by 0.15% in December, perhaps stung by the IMF suggestion of 'inaction bias'. Given the focus on climate change around the COP 26 meeting, soaring energy costs have been less about scarcity and more about getting it to end users. In terms of gas, Europe finds itself in the unenviable position of being reliant on Russia for around half its supply. As to oil, we may be seeing the effects of scaled back investment following the collapse in demand through the early stages of the pandemic. This is important as the world seems to have hit the metaphoric stop button in fossil fuel use and exploration before the gap has been bridged to the Nirvana of renewable energy sources. The pandemic and the return of inflation have certainly provided both a challenging environment and a reminder of the need to focus on the longer term. Should the Omicron variant prove to be more akin to a flu virus that we can (and do) live with, as a number of epidemiologists have suggested, this could lead to the pandemic's welcome demise. Moreover, a period of healthier inflation with wage growth feeding through to consumers feeling more confident should drive healthier growth. In the all-important US economy, in spite of strong returns in 2021, corporate earnings have risen to an extent that the market is a good deal less expensive at the year-end.

Financial

review a.

Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this

reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

b. Principal risks and uncertainties

Funding: The St Sarkis Charity Trust, established to provide funding for the running costs and building works of the St Sarkis Church Trust, unbeknownst to us, took the decision to alter their mandate in recent years, and later, their funding by £2,000 per annum, until such time that it reduces to £2000 annually.

Trustees' report (continued) For the year ended 31 December 2021

c. Reserves policy

The Trustees endeavour to have sufficient reserves to continue the running of the Church, Church Hall and vicarage for the foreseeable future. As at the 31 December 2021, the total assets were £4,036,785, of which £318,658 was held in restricted funds, £2,611,455 was held in endowment funds and £1,106,672 was held in unrestricted funds. The liquid assets are c£1m with the building making up the remainder.

The principal funding source of the Charity is the Saint Sarkis Charity Trust.

Structure, governance, and

management a. Constitution

The Charity was established by Trust deed dated 8th January 1923 by Calouste Gulbenkian, is registered with the Charity Commission (Charity number 211230), 1st November 1963 and is an unincorporated charity.

Trustees must all be members of the Armenian Church. New trustees are appointed upon being nominated and elected in a duly constituted General Meeting. Trustees serve in an honorary capacity. The Trustees work to ensure that a sufficient number of serving trustees are professional persons who are able to keep abreast of developments in the law and best practice and will seek professional advice or training as appropriate. Such Trustees will normally serve on the Executive Committee, which manages the day-to-day affairs of the Trust. The overall decision-making authority resides in General Meetings of the Trustees.

b. Method of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

This report was approved by the Trustees, on and signed on their behalf by:

**S Mouradian Hon. President &
Chairman
Trustee**

**C Kurkjian Hon. Treasurer
Trustee**

**Independent examiner's
report
For the year ended 31
December 2021**

**Independent examiner's report to the Trustees of Armenian Church of St
Sarkis (the 'Charity')**

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2021.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

**Responsibilities and basis of
report**

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 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 2011 Act.

**Independent examiner's
statement**

Your attention is drawn to the fact that the Charity has prepared the accounts 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I can 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 130 of the 2011 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:

Dated:

Statement of financial activities
For the year ended 31 December 2021

	Not	Unrestrict ed fund s	Restrict ed fund s	Endowme nt fund s	Total funds 2021 £	Total fund s 2020
Income and endowments from:						
Donations and legacies	3	4,00	-	-	-	
Other trading activities	4	78,77		-	-	69,50
Investments	5	21,39		-	-	21,33
		<u>9</u>			<u>21,399</u>	<u>1</u>
Total income and endowments		104,169	-	-	104,169	
Expenditure on:						
Raising funds	6	5,08	-	-		4,39
Charitable activities	7		17,151	6,765		104,08
		<u>85,674</u>	<u>109,590</u>			<u>1</u>
Total expenditure	6		17,151	6,765		108,47
		<u>89,756</u>	<u>114,672</u>			<u>2</u>
Net income / (expenditure) before investment gains/(losses)		13,413 (17,456)	(17,151)	(6,765)		(10,503)
Gains on revaluation of investments	14	104,575	-	-	104,575	15,248
Net income / (expenditure) before other recognized gains and losses		117,98	(17,151)	(6,765)	94,072	(2,208)
Net movement in funds		117,98	(17,151)	(6,765)	94,072	(2,208)
Reconciliation of funds:						
Total funds brought forward		988,68	335,80	2,618,22		3,944,92
		<u>4</u>	<u>9</u>	<u>0</u>	<u>2,042,71</u>	<u>1</u>
4,036,785		1,106,672	318,658	2,611,455		
Total funds carried forward		<u><u>3,942,713</u></u>	<u><u>3,942,713</u></u>	<u><u>3,942,713</u></u>	<u><u>3,942,713</u></u>	<u><u>3,942,713</u></u>

All activities relate to continuing operations.

The notes on pages 8 to 21 form part of these financial statements.

Balance sheet
As at 31 December 2021

	Note	£	2021 £	£	2020 £
Fixed assets					
Tangible assets	13		2,933,0		2,947,14
Investments	14		4,025,2		969,65
			1,002,202		3,916,79
Current assets					
Debtors	15	-		250	
Cash at bank and in hand		22,84		37,304	
			22,84		37,554
Creditors: amounts falling due within one year	16	(11,30)		(11,640)	
Net current assets					25,91
Net assets			4,036,7		3,942,71
Charity Funds			85		3
Endowment funds	17		2,611,4		2,618,22
Restricted funds	17		318,65		335,80
Unrestricted funds	17		1,106,672		988,68
Total funds			4,036,7		3,942,71
			85		3

The financial statements were approved by the Trustees on _____ and signed on their behalf, by:

S Mouradian Hon. President & Chairman - Trustee **C Kurkjian Hon. Treasurer - Trustee**

The notes on pages 8 to 21 form part of these financial statements.

Notes to the financial statements
For the year ended 31 December 2021

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with 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 on 16 July 2014 and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

Armenian Church of St Sarkis constitutes a public benefit entity as defined by FRS 102.

1.2 Judgements in applying accounting policies and key sources of estimation uncertainty

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment:

Depreciation is charged on tangible fixed assets to allocate the cost of the asset over its useful life. Useful lives of four years have been selected for plant and machinery and computer equipment, with no residual value. The Church Hall is being depreciated over a useful life of fifty years, and no depreciation is charged on the Church buildings and Vicarage as the residual value of the building is high given the maintenance carried out on an annual basis.

1.3 Going concern

The financial statements have been based on the expectation of the Charity continuing as a going concern for the next 12 months. The Trustees believe that there are no uncertainties regarding the accounts being prepared on a going concern basis.

Notes to the financial statements
For the year ended 31 December 2021

1. Accounting policies (continued)

1.4 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the Charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity, or the Charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income and donations from the Trustees of St Sarkis Charity Trust are accounted for on a receivable basis. Other donations are credited to income when received.

Cash donations are received in the offertory box at the Church. This is periodically opened by a member of the clergy in the presence of a Trustee. The donations are counted and then banked at the earliest opportunity.

The Church hall hire income is accounted for in the period to which it relates.

Notes to the financial statements
For the year ended 31 December 2021

1. Accounting policies (continued)

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 allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the Charity's operations, including support costs and costs relating to the governance of the Charity apportioned to charitable activities.

Expenditure has been classified under the headings that aggregate all costs related to the category, and are recognised on an accrual basis. The irrecoverable element of VAT is included with the item of expense to which it relates.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and includes the audit fee and costs linked to the strategic management of the Charity.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

1.6 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

1.7 Tangible fixed assets and depreciation

All assets costing more than £500 are capitalised.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

Notes to the financial statements

For the year ended 31 December 2021

1. Accounting policies (continued)

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Church hall	-	2% straight line
Plant and machinery	-	25% straight
line Fixtures and fittings	-	25% straight
line		

The Church Building and the Vicarage are not depreciated due to their very long useful life and the Trustees do not wish to adopt a revaluation policy. It is the policy of the Trustees to maintain the Church Building and Vicarage at least to their current standard and to charge to the Statement of financial activities the cost of maintenance as is it incurred.

1.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of financial activities.

1.9 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

1.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.11 Cash at Bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

Notes to the financial statements
For the year ended 31 December 2021

1. Accounting policies (continued)

1.13 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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.14 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

1.15 Taxation

The charity is a registered charity and is exempt from income tax and corporation tax under s.478 of the Corporation Tax Act 2010.

1.16 Cash flow

The charity has taken advantage of the disclosure exemption of 'Section 7 Statement of Cash Flows' in preparing these financial statements as permitted by FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

2. Trustee remuneration

None of the Trustees received any remuneration or benefits in kind, nor were they reimbursed their expenses during the year.

3. Income from donations and legacies

	Unrestrict ed fund s	Restrict ed fund s	Endowme nt fund s	Tota l fund s	<i>Total fund s 2020</i>
Donations - St Sarkis	2,000	-	-	2,000	186
Donations - Other	2,000	-	-	-	-
Legacies	-	-	-	-	-
Total donations and legacies	4,000	-	-	4,000	186
<i>Total 2020</i>	186	-	-	186	

Notes to the financial statements
For the year ended 31 December 2021

4. Trading activities

	Unrestricted Funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £	Total fund 2020 £
Charity trading					
Hire of Church Hall	78,770	-	-	78,770	69,500
Net income from trading activities	78,770	-	-	78,770	69,500

5. Investment income

	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £	Total funds 2020 £
Gross dividends from listed shares and bonds	21,399	-	-	21,399	21,331
<i>Total 2020</i>	21,331	-	-	21,331	

In 2021 the total investment income of £21,399 was to unrestricted funds and £Nil was to restricted funds or endowment funds.

6. Analysis of Expenditure by expenditure type

	Staff costs 2021 £	Depreciation 2021 £	Other costs 2021 £	Total 2021 £	Total 2020 £
Expenditure on investment management	-	-	5,082	5,082	4,392
Costs of raising funds	-	-	5,082	5,082	
Hire of church hall (Note 4.392)	43,800	14,093		101,462	
Expenditure on governance	-	8,123		8,123	6,739
	43,800	14,093		114,672	108,473
<i>Total 2020</i>	37,856	14,093		108,473	

Armenian Church of St

Notes to the financial statements For the year ended 31 December 2021

7. Analysis of expenditure on charitable activities

	Unrestrict fund 2021 £	Restrict fund 202 £	Endowme fund 202 £	Total fund 202 £	Total fund 202 £
Hire of church hall	77,552	17,151		101,467	97,343
		6,765			
<i>Total 2020</i>	73,264	17,314	6,765	97,343	

8. Governance costs

	Total Funds 2021 £	Total Funds 2020 £
Auditors' non audit costs	3,923	2,539
Independent examiner's fee 4,200	4,200	
Total	8,123	6,739

9. Direct costs

	2021 £	2020 £
Ministerial expenses	41,655	36,302
Organists and choristers	9,483	4,981
Church expenses	882	-
Pension costs 1,555		2,145
	54,165	42,838

10. Support costs

	202 £	202 £
Light and heat	8,5	9,34
Rates	(12)	782
Telephone	383	48
General repairs and renewals	12,2	11,0
Bank charges	55	(1)
Insurance	9,329	9,80
Depreciation	14,0	14,09
Sundry expenses	1,466	66
Legal and professional	1,2	8,525
	00	
	47,303	54,778

Notes to the financial statements
For the year ended 31 December 2021

11. Net incoming/(resources expended)

This is stated after
charging:

	2021 £	<i>2020</i> <i>£</i>
Depreciation of tangible fixed assets:		
- owned by the charity	14,093	<i>14,093</i>
	<u><u>14,093</u></u>	<u><u>14,093</u></u>

12. Staff costs

Staff costs were as follows:

	2021 £	<i>2020</i> <i>£</i>
Wages and salaries	41,65	<i>35,59</i>
Social security costs	606	<i>706</i>
Other pension costs	2,145	<i>1,555</i>
	<u>44,40</u>	<u><i>37,85</i></u>
	<u>6</u>	<u><i>6</i></u>

The average number of persons employed by the Charity during the year was as follows:

	2021 No.	<i>2020</i> <i>No.</i>
Ministers	4	<i>3</i>
Administration	2	<i>2</i>
	<u>6</u>	<u><i>5</i></u>

No employee received remuneration amounting to more than £60,000 in either year.

Notes to the financial statements
For the year ended 31 December 2021

13. Tangible fixed assets

	Church £	Church building and £	Plant and £	Furniture fittings and £	Total £
Cost					
At 1 January 2021 and 31 December 2021	704,639	2,460,000	39,193	35,742	3,239,574
Depreciation					
At 1 January 2021	217,493	-	39,193	35,742	292,433
Charge for the year	14,093	-	-	-	14,093
At 31 December 2021	231,591	-	39,193	35,742	306,526
Net book value					
At 31 December 2021	473,048	2,460,000	-	-	2,933,048
At 31 December 2020	487,141	2,460,000	-	-	2,947,141

The Church Buildings and the Vicarage, and the Church Hall were last valued at 31 December 1996 to open market value by the Trustees of the Charity.

All the fixed assets are used by the Charity for charitable activities.

14. Fixed asset investments

	Listed securities £	Cash held for investments £	Total £
Market value			
At 1 January 2021	934,569	35,089	969,658
Additions		99,574	(99,574)
- Disposals		(52,685)	
52,685			
Revaluations	104,575	-	
104,575			
Management fees	-	(5,102)	
(5,102)			
Transfer	-	22,940	22,940
Unit Trust Equalisation		-	
132			
132			
At 31 December 2021	1,086,033		6,170
1,092,203			

**Investments at market value
comprise:**

UK **Overseas** **2021** **2020**
£ **£** **£** **£**

Listed investments	379,602	706,431	1,086,033	934,569
Cash held for investments	6,170	-	6,170	35,089
Total market value	385,772	706,431	1,092,203	969,658

Notes to the financial statements
For the year ended 31 December 2021

14. Fixed asset investments (continued)

Material investments	31 December 2021 £	<i>31 December 2020</i> £
Capita Financial Managers Lindsell Train UK Equity Inc	77,100	69,697
Man Fund Management UK Limited GLG Undervalued	78,007	51,502
T. Bailey Fnd Services Ltd	79,089	62,427
River & Mercantile Funds CVC UK Equity Income B Inc	74,578	61,714
Scottish Mortgage Inv Trust Ord GBP 0.05	88,275	80,124
Merian Investment Management Ltd UK MID CAP	70,829	68,510
Fundsmith LLP Equity Inc Nav	72,009	59,093
First State Investments (UK) Stewart Investment Asia Pac LDRS B Inc	71,589	63,587
Other	480,727	453,004
		1,092,203
		~~969,658~~

15.

Debtors	2021 £	<i>2020</i> £
Other debtors	-	250
	-	250

16. Creditors: Amounts falling due within one year

	2021 £	<i>2020</i> £
Trade creditors	-	-
Other taxation and social security	2,481	2,812
Accruals and deferred income	8,826	
8,828		
	11,307	11,640

Notes to the financial statements
For the year ended 31 December 2021

17. Statement of funds

**Statement of funds -
current year**

	Balance at 1 January 2021	Income Expenditure		Gains / (Losses)	Balance at 31 December 2021
	£	£	£	£	£
Unrestricted funds					
General Funds - all funds	988,684	104,169	(90,756)	104,575	
1,106,672					
Endowment funds					
Endowment Funds - all funds	2,618,220	-	(6,765)	-	
	2,611,455				
Restricted funds					
Building works	333,80	-	(17,15	-	
Flower fund	2,00	-	-	-	
	0				
	335,809	-	(17,151)	-	318,658
Total of funds	3,942,713	104,169	(114,672)	104,575	
	4,036,785				

17. Statement of funds (continued)

Statement of funds - prior year

	Balance at 2020 £	Income £	Expenditur e £	Gains (Losses) £	Balance 31 December 2020 £
Unrestricted funds					
General Funds - all funds	966,813	91,017	(94,204)	15,248	982,684
Endowment funds					
Endowment Funds - all funds	2,624,985	-	(6,765)	-	2,618,220
Restricted funds					
Building works	351,12	-	-	-	333,80
Flower fund	2,000	-	-	-	2,000
	353,123	-	(17,314)	-	335,809
Total of funds	3,944,921	91,017	(108,473)	15,248	3,942,713

The endowment fund represents those assets which must be held permanently by the Charity. Depreciation on these assets can be charged against the fund. The assets consist of the Church Building and Vicarage, and the Church Hall, all of which were revalued at 31 December 1996.

The 'Flower fund' represents money received to ensure the continuing provision of flowers in the Church. The 'Building works' represents monies received from St Sarkis Charity for the upkeep of the building of the Church Hall.

18. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestrict ed fund s 2021 £	Restrict ed fund s 2021 £	Endowme nt fund s 2021 £	Total fund s 2021 £
Tangible fixed assets	-	321,593	2,611,455	2,933,048
Fixed asset investments	1,092,203	1,095,138	(2,935) -	
Current assets		-	-	
Creditors due within one year	(11,307)	(11,307)	-	
		1,106,672	318,658	2,611,455
		<u>4,036,785</u>		

Analysis of net assets between funds - prior year

	Unrestrict ed fund s 2020 £	Restrict ed fund s 2020 £	Endowme nt fund s 2020 £	Total fund s 2020 £
Tangible fixed assets	-	328,921	2,618,220	2,947,141
Fixed asset investments	962,770	6,888	-	969,658
Current assets	37,55	-	-	
Creditors due within one year	(11,640)	-	-	
			(11,640)	
	988,684	335,809	2,618,220	3,942,713

Notes to the financial statements
For the year ended 31 December 2021

19. Pension commitments

The Charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £2,145 (2020: £1,555). Contributions totaling £Nil (2020: £Nil) were payable to the fund at the balance sheet date.

20. Related party transactions

During the year, the Charity received £2,000 (2020: £Nil) in donations from the Saint Sarkis Charity Trust. At the balance sheet date, there is a balance outstanding of £Nil (2020: £Nil) from the Saint Sarkis Charity Trust.

During the year the trustees made donations of £Nil (2020: £Nil) to the charity. At the balance sheet date £Nil (2020: £Nil) was outstanding.

21. Controlling party

The Trustees are the controlling party of the Charity.

Accounts

Charity number: 211230

Armenian Church of St Sarkis

Unaudited

Trustees' report and financial statements

For the year ended 31 December 2020

Armenian Church of St Sarkis

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Armenian Church of St Sarkis

Reference and administrative details of the Charity, its trustees and advisers For the year ended 31 December 2020

Trustees

S Mouradian, RIBA, Hon. President and Chairman
C Kurkjian, MCSI Hon. Treasurer
Y Khodjamirian, CFA, Hon Secretary
V Haroutunian
O Djololian
A Der Hakobian
A Adamov (appointed 24th August 2020)
L Chillingirian (resigned 12th May 2020)

Charity registered number

211230

Principal office

Iverna Gardens
London
W8 6TP

Investment Managers

JM Finn & Co. Limited
4 Coleman Street
London
EC2R 5TA

Accountants

Newnham and Son Ltd
School Master's House
39 College Street
Petersfield
Hampshire
GU31 4AG

Bankers

Lloyds TSB Bank PLC
112 Kensington High Street
London
W8 4SN

Solicitors

PWW Solicitors
84 Eccleston Square
London
SW1V 1PX

Armenian Church of St Sarkis

Trustees' report

For the year ended 31 December 2020

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2020 to 31 December 2020. The Trustees confirm that the Annual report and financial statements of the Charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statements of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

The Charity also trades under the name The Incorporated Trustees Of The Armenian Church of Saint Sarkis.

Objectives and Activities

a. Objectives and Activities

The objectives of the Charity are to permit the Church to be used, occupied and enjoyed as a place of public worship by members of the Armenian Church in England and as a residence for the clergyman and his family.

Each year our Trustees review our objectives and activities to ensure they continue to reflect our aims. In carrying out this review the Trustees have considered the Charity Commission's general guidance on public benefit and in particular its supplementary public guidance on the advancement of religion for the public benefit.

The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Commission.

The Charity is responsible for the management of the activities of the Armenian Church of St Sarkis and of the Nevart Gulbenkian Church Hall.

Achievements and performance

a. Key financial performance indicators

The Trustees have continued to provide a suitable and convenient place of worship for the Armenian community in London.

Armenian community organisations have continued using the church hall with increased frequency for cultural and social activities in the evenings.

b. Review of activities

The remit of the Trustees is to maintain the church, vicarage, hall, and grounds. The Trustees have achieved this successfully. Further improvements have been made to the church hall, kitchens, and toilets. These have been a great success, indicated by increased usage of the facilities and enjoyment by the communities that use them.

c. Investment policy and performance

The mandate set for our investment managers, JM Finn & Co. Limited, is 'long term equity growth'. The portfolio, managed by JM Finn, was valued at £934,569, up from £891,660 twelve months ago. It should be noted that the gain is currently uncrystallized and does not represent free cash.

Trustees' report (continued)
For the year ended 31 December 2020

Financial review

a. Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

b. Principal risks and uncertainties

Funding: The St Sarkis Charity Trust, established to provide funding for the running costs and building works of the St Sarkis Church Trust, (to avoid involvement from the community) unbeknownst to us, took the decision to alter their mandate in recent years, and later, their funding by £2,000 per annum, until such time that it reduces down to £2000 annually.

Notwithstanding the above no payment of £2,000 was provided for the year 2020, contrary to the requirements of the St Sarkis Charity Trust Deed.

c. Reserves policy

The Trustees endeavour to have sufficient reserves to continue the running of the Church, Church Hall and vicarage for the foreseeable future. As at the 31 December 2020, the total assets were £3,942,713, of which £335,809 was held in restricted funds, £2,618,220 was held in endowment funds and £988,684 was held in unrestricted funds. The liquid assets are c£1m with the building making up the remainder.

The principal funding source of the Charity is the Saint Sarkis Charity Trust.

Structure, governance and management

a. Constitution

The Charity was established by Trust deed dated 8th January 1923 by Calouste Gulbenkian, is registered with the Charity Commission (Charity number 211230), 1st November 1963 and is an unincorporated charity.

Trustees must all be members of the Armenian Church. New trustees are appointed upon being nominated and elected in a duly constituted General Meeting. Trustees serve in an honorary capacity. The Trustees work to ensure that a sufficient number of serving trustees are professional persons who are able to keep abreast of developments in the law and best practice and will seek professional advice or training as appropriate. Such Trustees will normally serve on the Executive Committee, which manages the day to day affairs of the Trust. The overall decision making authority resides in General Meetings of the Trustees.

Armenian Church of St Sarkis

Trustees' report (continued)
For the year ended 31 December 2020

b. Method of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

This report was approved by the Trustees, on _____ and signed on their behalf by:

S Mouradian Hon. President & Chairman
Trustee

C Kurkjian Hon. Treasurer
Trustee

Armenian Church of St Sarkis

Independent examiner's report For the year ended 31 December 2020

Independent examiner's report to the Trustees of Armenian Church of St Sarkis (the 'Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2020.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 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 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I can 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 130 of the 2011 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:

Dated:

Armenian Church of St Sarkis

Statement of financial activities For the year ended 31 December 2020

	Note	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	Total funds 2019 £
Income and endowments from:						
Donations and legacies	3	186	-	-	186	84,545
Other trading activities	4	69,500	-	-	69,500	80,627
Investments	5	21,331	-	-	21,331	24,689
Total income and endowments		91,017	-	-	91,017	189,861
Expenditure on:						
Raising funds	6	4,392	-	-	4,392	4,399
Charitable activities	7	80,002	17,314	6,765	104,081	172,256
Total expenditure	6	84,394	17,314	6,765	108,473	176,655
Net income / (expenditure) before investment gains/(losses)		6,623	(17,314)	(6,765)	(17,456)	13,206
Gains on revaluation of investments	14	15,248	-	-	15,248	109,395
Net income / (expenditure) before other recognized gains and losses		21,871	(17,314)	(6,765)	(2,208)	122,601
Net movement in funds		21,871	(17,314)	(6,765)	(2,208)	122,601
Reconciliation of funds:						
Total funds brought forward		966,813	353,123	2,624,985	3,944,921	3,822,320
Total funds carried forward		988,684	335,809	2,618,220	3,942,713	3,944,921

All activities relate to continuing operations.

The notes on pages 8 to 20 form part of these financial statements.

Armenian Church of St Sarkis

Balance sheet As at 31 December 2020

	Note	£	2020 £	£	2019 £
Fixed assets					
Tangible assets	13		2,947,141		2,961,234
Investments	14		969,658		958,726
			<u>3,916,799</u>		<u>3,919,960</u>
Current assets					
Debtors	15	250		250	
Cash at bank and in hand		37,304		36,185	
		<u>37,554</u>		<u>36,435</u>	
Creditors: amounts falling due within one year	16	(11,640)		(11,474)	
Net current assets			<u>25,914</u>		<u>24,961</u>
Net assets			<u>3,942,713</u>		<u>3,944,921</u>
Charity Funds					
Endowment funds	17		2,618,220		2,624,985
Restricted funds	17		335,809		353,123
Unrestricted funds	17		988,684		966,813
Total funds			<u>3,942,713</u>		<u>3,944,921</u>

The financial statements were approved by the Trustees on

and signed on their behalf, by:

S Mouradian Hon. President & Chairman - Trustee **C Kurkjian Hon. Treasurer - Trustee**

The notes on pages 8 to 20 form part of these financial statements.

**Notes to the financial statements
For the year ended 31 December 2020**

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with 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 on 16 July 2014 and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

Armenian Church of St Sarkis constitutes a public benefit entity as defined by FRS 102.

1.2 Judgements in applying accounting policies and key sources of estimation uncertainty

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment:

Depreciation is charged on tangible fixed assets to allocate the cost of the asset over its useful life. Useful lives of four years have been selected for plant and machinery and computer equipment, with no residual value. The Church Hall is being depreciated over a useful life of fifty years, and no depreciation is charged on the Church buildings and Vicarage as the residual value of the building is high given the maintenance carried out on an annual basis.

1.3 Going concern

The financial statements have been based on the expectation of the Charity continuing as a going concern for the next 12 months. The Trustees believe that there are no uncertainties regarding the accounts being prepared on a going concern basis.

**Notes to the financial statements
For the year ended 31 December 2020**

1. Accounting policies (continued)

1.4 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the Charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity, or the Charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income and donations from the Trustees of St Sarkis Charity Trust are accounted for on a receivable basis. Other donations are credited to income when received.

Cash donations are received in the offertory box at the Church. This is periodically opened by a member of the clergy in the presence of a Trustee. The donations are counted and then banked at the earliest opportunity.

The Church hall hire income is accounted for in the period to which it relates.

**Notes to the financial statements
For the year ended 31 December 2020**

1. Accounting policies (continued)

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 allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the Charity's operations, including support costs and costs relating to the governance of the Charity apportioned to charitable activities.

Expenditure has been classified under the headings that aggregate all costs related to the category, and are recognised on an accrual basis. The irrecoverable element of VAT is included with the item of expense to which it relates.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and includes the audit fee and costs linked to the strategic management of the Charity.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

1.6 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

1.7 Tangible fixed assets and depreciation

All assets costing more than £500 are capitalised.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

**Notes to the financial statements
For the year ended 31 December 2020**

1. Accounting policies (continued)

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Church hall	-	2% straight line
Plant and machinery	-	25% straight line
Fixtures and fittings	-	25% straight line

The Church Building and the Vicarage are not depreciated due to their very long useful life and the Trustees do not wish to adopt a revaluation policy. It is the policy of the Trustees to maintain the Church Building and Vicarage at least to their current standard and to charge to the Statement of financial activities the cost of maintenance as is it incurred.

1.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of financial activities.

1.9 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

1.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.11 Cash at Bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

Notes to the financial statements
For the year ended 31 December 2020

1. Accounting policies (continued)

1.13 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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.14 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

1.15 Taxation

The charity is a registered charity and is exempt from income tax and corporation tax under s.478 of the Corporation Tax Act 2010.

1.16 Cash flow

The charity has taken advantage of the disclosure exemption of 'Section 7 Statement of Cash Flows' in preparing these financial statements as permitted by FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

2. Trustee remuneration

None of the Trustees received any remuneration or benefits in kind, nor were they reimbursed their expenses during the year.

3. Income from donations and legacies

	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	Total funds 2019 £
Donations - St Sarkis	186	-	-	186	60,073
Donations - St Sarkis	-	-	-	-	15,000
Donations - Other	-	-	-	-	9,472
Legacies	-	-	-	-	-
Total donations and legacies	186	-	-	186	84,545
Total 2019	24,472	60,073	-	84,545	

Notes to the financial statements
For the year ended 31 December 2020

4. Trading activities

	Unrestricted Funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	Total funds 2019 £
Charity trading income					
Hire of Church Hall	69,500	-	-	69,500	80,627
Net income from trading activities	69,500	-	-	69,500	80,627

5. Investment income

	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	Total funds 2019 £
Gross dividends from UK listed shares and bonds	21,331	-	-	21,331	24,689
<i>Total 2019</i>	24,689	-	-	24,689	

In 2020 the total investment income of £21,331 was to unrestricted funds and £Nil was to restricted funds or endowment funds.

6. Analysis of Expenditure by expenditure type

	Staff costs 2020 £	Depreciation 2020 £	Other costs 2020 £	Total 2020 £	Total 2019 £
Expenditure on investment management	-	-	4,392	4,392	4,399
Costs of raising funds	-	-	4,392	4,392	4,399
Hire of church hall (Note 7)	37,856	14,093	45,393	97,342	166,388
Expenditure on governance	-	-	6,739	6,739	5,868
	37,856	14,093	56,524	108,473	176,655
<i>Total 2019</i>	48,718	16,477	111,460	176,655	

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2020

7. Analysis of expenditure on charitable activities

	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	Total funds 2019 £
Hire of church hall	73,264	17,314	6,765	97,343	166,388
<i>Total 2019</i>	96,909	62,714	6,765	166,388	

8. Governance costs

	Total Funds 2020 £	Total Funds 2019 £
Auditors' remuneration	-	-
Auditors' non audit costs	2,539	1,668
Independent examiner's fee	4,200	4,200
Total	6,739	5,868

9. Direct costs

	2020 £	2019 £
Ministerial expenses	36,302	47,187
Organists and choristers	4,981	6,983
Church expenses	-	797
Pension costs	1,555	1,439
	42,838	56,406

10. Support costs

	2020 £	2019 £
Light and heat	9,347	9,500
Rates	782	3,252
Telephone	486	901
General repairs and renewals	11,080	63,278
Bank charges	(1)	-
Insurance	9,801	10,309
Depreciation	14,093	16,477
Sundry expenses	665	549
Legal and professional	8,525	5,717
	54,778	109,983

Armenian Church of St Sarkis

Notes to the financial statements For the year ended 31 December 2020

11. Net incoming/(resources expended)

This is stated after charging:

	2020 £	2019 £
Depreciation of tangible fixed assets: - owned by the charity	14,093	16,477
	<u><u>14,093</u></u>	<u><u>16,477</u></u>

12. Staff costs

Staff costs were as follows:

	2020 £	2019 £
Wages and salaries	35,595	46,712
Social security costs	706	567
Other pension costs	1,555	1,439
	<u>37,856</u>	<u>48,718</u>

The average number of persons employed by the Charity during the year was as follows:

	2020 No.	2019 No.
Ministers	3	3
Administration	2	2
	<u>5</u>	<u>5</u>

No employee received remuneration amounting to more than £60,000 in either year.

Notes to the financial statements
For the year ended 31 December 2020

13. Tangible fixed assets

	Church hall £	Church building and vicarage £	Plant and machinery £	Furniture, fittings and equipment £	Total £
Cost					
At 1 January 2020 and 31 December 2020	704,639	2,460,000	39,193	35,742	3,239,574
Depreciation					
At 1 January 2020	203,405	-	39,193	35,742	278,340
Charge for the year	14,093	-	-	-	14,093
At 31 December 2020	217,498	-	39,193	35,742	292,433
Net book value					
At 31 December 2020	487,141	2,460,000	-	-	2,947,141
At 31 December 2019	501,234	2,460,000	-	-	2,961,234

The Church Buildings and the Vicarage, and the Church Hall were last valued at 31 December 1996 to open market value by the Trustees of the Charity.

All the fixed assets are used by the Charity for charitable activities.

14. Fixed asset investments

	Listed securities £	Cash held for investments £	Total £
Market value			
At 1 January 2020	891,660	67,066	958,726
Additions	166,266	(166,266)	-
Disposals	(138,605)	138,605	-
Revaluations	15,248	-	15,248
Management fees	-	(4,392)	(4,392)
Unit Trust Equalisation	-	76	76
At 31 December 2020	934,569	35,089	969,658

Investments at market value comprise:

	UK £	Overseas £	2020 £	2019 £
Listed investments	313,851	620,718	934,569	891,660
Cash held for investments	35,089	-	35,089	67,066
Total market value	348,940	620,718	969,658	958,726

Notes to the financial statements
For the year ended 31 December 2020

14. Fixed asset investments (continued)

Material investments

	31 December 2020 £	<i>31 December 2019 £</i>
Old Mutual Fund Managers UK Mid Cap R Inc	-	62,073
Capita Financial Managers Lindsell Train UK Equity Inc	69,697	72,782
Man Fund Management UK Limited GLG Undervalued	51,502	62,499
T. Bailey Fnd Services Ltd	62,427	69,315
River & Mercantile Funds CVC UK Equity Income B Inc	61,714	65,386
Scottish Mortgage Inv Trust Ord GBP 0.05	80,124	38,214
Merian Investment Management Ltd UK MID CAP	68,510	62,073
Fundsmith LLP Equity Inc Nav	59,093	50,151
First State Investments (UK) Stewart Investment Asia Pac LDRS B Inc	63,587	51,647
Other	453,004	424,586
	969,658	<i>958,726</i>

15. Debtors

	2020 £	<i>2019 £</i>
Other debtors	250	<i>250</i>
	250	<i>250</i>

16. Creditors: Amounts falling due within one year

	2020 £	<i>2019 £</i>
Trade creditors	-	-
Other taxation and social security	2,812	<i>2,162</i>
Accruals and deferred income	8,828	<i>9,312</i>
	11,640	<i>11,474</i>

Notes to the financial statements
For the year ended 31 December 2020

17. Statement of funds

Statement of funds - current year

	Balance at 1 January 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2020 £
Unrestricted funds					
General Funds - all funds	966,813	91,017	(84,394)	15,248	988,684
Endowment funds					
Endowment Funds - all funds	2,624,985	-	(6,765)	-	2,618,220
Restricted funds					
Building works	351,123	-	(17,314)	-	333,809
Flower fund	2,000	-	-	-	2,000
	353,123	-	(17,314)	-	335,809
Total of funds	3,944,921	91,017	(108,473)	15,248	3,942,713

17. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 January 2019 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 December 2019 £</i>
Unrestricted funds					
General Funds - all funds	834,806	129,788	(107,176)	109,395	966,813
Endowment funds					
Endowment Funds - all funds	2,631,750	-	(6,765)	-	2,624,985
Restricted funds					
Building works	353,764	60,073	(62,714)	-	351,123
Flower fund	2,000	-	-	-	2,000
	355,764	60,073	(62,714)	-	353,123
Total of funds	3,822,320	189,861	(176,655)	109,395	3,944,921

The endowment fund represents those assets which must be held permanently by the Charity. Depreciation on these assets can be charged against the fund. The assets consist of the Church Building and Vicarage, and the Church Hall, all of which were revalued at 31 December 1996.

The 'Flower fund' represents money received to ensure the continuing provision of flowers in the Church. The

'Building works' represents monies received from St Sarkis Charity for the upkeep of the building of the Church Hall.

18. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £
Tangible fixed assets	-	328,921	2,618,220	2,947,141
Fixed asset investments	962,770	6,888	-	969,658
Current assets	37,554	-	-	37,554
Creditors due within one year	(11,640)	-	-	(11,640)
	<u>988,684</u>	<u>335,809</u>	<u>2,618,220</u>	<u>3,942,713</u>

Analysis of net assets between funds – prior year

	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £
Tangible fixed assets	-	336,248	2,624,985	2,961,234
Fixed asset investments	941,851	16,875	-	958,726
Current assets	36,435	-	-	36,435
Creditors due within one year	(11,473)	-	-	(11,473)
	<u>966,813</u>	<u>353,123</u>	<u>2,624,985</u>	<u>3,944,921</u>

**Notes to the financial statements
For the year ended 31 December 2020**

19. Pension commitments

The Charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £1,555 (2019: £1,439). Contributions totaling £Nil (2019: £Nil) were payable to the fund at the balance sheet date.

20. Related party transactions

During the year, the Charity received £Nil (2019: £75,073) in donations from the Saint Sarkis Charity Trust. At the balance sheet date, there is a balance outstanding of £Nil (2019: £Nil) from the Saint Sarkis Charity Trust.

During the year the trustees made donations of £Nil (2019: £Nil) to the charity. At the balance sheet date £Nil (2019: £Nil) was outstanding.

21. Controlling party

The Trustees are the controlling party of the Charity.