

REGISTERED CHARITY NUMBER: 232955

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR
ENDED 31 MARCH 2025
FOR
KINGS COTTAGES TRUST**

KINGS COTTAGES TRUST

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

	Page
Report of the Trustees	1
Independent Examiner's Report	2
Statement of Financial Activities	3
Balance Sheet	4
Notes to the Financial Statements	5 to 7
Detailed Statement of Financial Activities	8

**KINGS COTTAGES TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number 232955

Principal address

Tees House
95 London Road
Bishop's Stortford
Hertfordshire CM23 3GW

Trustees

Ms R Engel
Mrs S Gilbey
Mr T Pribul
Mrs J Richardson
Mrs C Izzard
Mrs E Tripp
Mr D Noakes
Mrs A Bush

Independent Examiner

Garry M Slark
Chartered Certified Accountant
Goldings, Sheering Road
Old Harlow
Essex CM17 0LJ

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

ON BEHALF OF THE BOARD:



Mr T Pribul - Trustee

Date: 3rd December 2025

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS TO THE TRUSTEES OF KINGS COTTAGES TRUST

I report on the accounts for the year ended 31 March 2025 set out on pages three to seven.

Respective responsibilities of Trustees and Examiner

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

I report in respect of my examination of the Trust'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 Act.

Independent Examiner's Statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination.

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 
FCCA

Date 19 November 2025

Name CARRI M. STARK

KINGS COTTAGES TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOMING RESOURCES					
Incoming resources from generated funds					
Maintenance contributions and investment income	2	102,775	-	102,775	95,542
RESOURCES EXPENDED					
Costs of generating funds					
Costs of generating income		60,868	-	60,868	45,617
		<hr/>	<hr/>	<hr/>	<hr/>
Net incoming/(outgoing) resources available for charitable application		41,907	-	41,907	49,925
Governance costs		200	-	200	200
NET INCOME/(EXPENDITURE) FOR THE YEAR					
		41,707	-	41,707	49,725
RECONCILIATION OF FUNDS					
Total funds brought forward		330,380	-	330,380	268,124
Investments at market value adjustment	9	3,951		3,951	3,333
Restricted deferred funds to General fund					9,198
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD		376,038	-	376,038	330,380
		=====	=====	=====	=====

The notes form part of these financial statements

KINGS COTTAGES TRUST
BALANCE SHEET
AT 31 MARCH 2025

		2025	2024
		Total funds	Total funds
	Notes	£	£
FIXED ASSETS			
Tangible assets	5	39,296	39,296
Investments	6	83,549	79,598
		<u>122,845</u>	<u>118,894</u>
CURRENT ASSETS			
Debtors	7	-	-
Cash at bank		253,728	216,654
		<u>253,728</u>	<u>216,654</u>
CURRENT LIABILITIES			
Creditors			
Amounts falling due within one year	8	- 535	- 5,168
Deferred income		-	-
		<u>-</u>	<u>-</u>
NET CURRENT ASSETS		<u>253,193</u>	<u>211,486</u>
		=====	=====
NET ASSETS		<u>376,038</u>	<u>330,380</u>
		=====	=====
FUNDS	9		
Unrestricted funds:			
General fund brought forward		330,380	239,432
Surplus for the year		45,658	53,058
Release of Restricted funds to General fund	9	-	28,692
Restricted deferred funds to General fund	9	-	9,198
		<u>376,038</u>	<u>330,380</u>
Restricted funds		-	-
		<u>-</u>	<u>-</u>
TOTAL FUNDS		<u>376,038</u>	<u>330,380</u>
		=====	=====

The financial statements were approved by the Board of Trustees on 3rd Dec 2025 and were signed on its behalf by:

Mr T Pribul
Mr T Pribul - Trustee

The notes form part of these financial statements

KINGS COTTAGES TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), the Charities Act 1993 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Fixed Assets are shown at lower of Cost or Net Realisable Value.

Investments

Investments are shown at Market Value.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

2. MAINTENANCE CONTRIBUTIONS AND INVESTMENT INCOME

	2025	2024
	£	£
Maintenance contributions received	94,586	91,655
Other investment income	6,039	1,482
Deposit account interest	610	1,530
Other Income	1,539	875
	<u>102,775</u>	<u>95,542</u>
	=====	=====

3. Trustees' REMUNERATION AND BENEFITS

There were no Trustees' remunerations or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' Expenses

There were no Trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

4. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	6,409	6,200
	=====	=====

KINGS COTTAGES TRUST

NOTES TO THE FINANCIAL STATEMENTS – CONTINUED FOR THE YEAR ENDED 31 MARCH 2025

5. TANGIBLE FIXED ASSETS

	Freehold Property £
COST	
At 1 April 2024 and 31 March 2025	39,296
NET BOOK VALUE	
At 31 March 2025	39,296
	=====
At 31 March 2024	39,296
	=====

6. FIXED ASSET INVESTMENTS

	2025	2024
Other	83,549	79,598
	=====	=====

There were no investment assets outside the UK.

Investments were as follows:

	2025	2024
M & G Charity Multi Asset Funds:	£	£
Kings Cottages Accumulation Account	48,167	45,041
Kings Cottages General Fund	35,382	34,557
	=====	=====
	83,549	79,598
	=====	=====

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Debtors	0	0
	=====	=====
	0	0
	=====	=====

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	535	5,168
	=====	=====

KINGS COTTAGES TRUST

NOTES TO THE FINANCIAL STATEMENTS – CONTINUED FOR THE YEAR ENDED 31 MARCH 2025

9. MOVEMENT IN FUNDS

	At 1.4.24	Net movement in funds	At 31.3.25
	£	£	£
Unrestricted funds			
General fund	330,380	41,707	372,087
Investments at market value (net change)		3,951	3,951
TOTAL FUNDS	<u>330,380</u>	<u>45,658</u>	<u>376,038</u>
	=====	=====	=====

Net movements in funds, included in the above are as follows:

	Incoming Resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	102,775	61,068	41,707
TOTAL FUNDS	<u>102,775</u>	<u>61,068</u>	<u>41,707</u>
	=====	=====	=====

KINGS COTTAGES TRUST

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	2024 £
INCOMING RESOURCES		
Maintenance contributions and investment income		
Maintenance contributions received	94,586	91,655
Other investment income	6,039	1,482
Deposit account interest	610	1,530
Other income	1,539	875
	<hr/>	<hr/>
	102,775	95,542
	<hr/>	<hr/>
Total incoming resources	102,775	95,542
RESOURCES EXPENDED		
Costs of generating income		
Warden's salary	6,409	6,200
Water Rates	5,604	5,019
Council Tax	-	-
Insurance	1,237	1,334
Light & Heat	191	29
Maintenance and Repairs	37,553	22,543
Secretarial and Professional costs	8,400	9,006
Security costs	617	627
Sundries	858	859
	<hr/>	<hr/>
	60,868	45,617
Governance costs		
Accountancy	200	200
	<hr/>	<hr/>
Total resources expended	61,068	45,817
Net (expenditure)/income	41,707	49,725
	=====	=====

This page does not form part of the statutory financial statements