

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024
FOR
CHASODIM FUND**

Venitt and Greaves
Chartered Accountants
115 Craven Park Road
South Tottenham
London
N15 6BL

CHASODIM FUND

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CHASODIM FUND

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 OCTOBER 2024

The trustees present their report with the financial statements of the charity for the year ended 31 October 2024. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the charity are:

the advancement of Orthodox Jewish religious education; and

the advancement of Orthodox Jewish religion,

the relief of poverty generally and in particular amongst persons of the Jewish faith,

such other charitable purpose trusts and organisations which the trustees may from time to time determine.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit and in particular to its supplementary public benefit guidance on advancing education when reviewing the charity's aims and objectives and in planning future activities and setting grant making policy for the year.

Grantmaking

Grants are made at the discretion of the trustees and in accordance with the principal objectives of the charity.

ACHIEVEMENTS AND PERFORMANCE

Investment performance

The charity received gross rental income of £231,579 (2023: £227,077) and expenses related to properties amounted to £173,856 (2023: £132,747).

FINANCIAL REVIEW

Principal funding sources

The major source of income during the year was rent receivable from Investment Properties.

The trust continued to support institutions throughout the world in pursuance of its objects.

Investment policy and objectives

The Trust Deed which permits the charity's funds to be invested in securities or properties of any kind and situated anywhere in the world, controls the trustees' investment powers.

Reserves policy

The reserves policy is to ensure that there is a sufficient stream of income to meet the ongoing calls made on the charity including the possibility of providing capital assets for the needs of charitable institutions.

FUTURE PLANS

The Trustees plan to continue to make distributions in accordance with their grant making policy and to ensure that an appropriate level of reserves is maintained.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

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

The Chasodim Fund is constituted by Trust Deed, and its objects are to provide general charitable donations and in particular for the relief of poverty and the advancement of religion and religious education.

The policy of the Chasodim Fund continues to be to derive its income from Investment Properties and to make donations in accordance with the Trust's objects.

CHASODIM FUND

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 OCTOBER 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

Appointment of trustees is governed by the Trust Deed of the charity. The Board of Trustees is authorised to fill the vacancies arising through resignation or death of an existing trustee.

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.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1083443

Principal address

17 St Andrews Grove
London
N16 5NF

Trustees

Mrs C Stern
J Stern
I Honig

Independent Examiner

Malcolm Venitt
Venitt and Greaves
Chartered Accountants
115 Craven Park Road
South Tottenham
London
N15 6BL

Approved by order of the board of trustees on 22 August 2025 and signed on its behalf by:

J Stern - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHASODIM FUND

Independent examiner's report to the trustees of Chasodim Fund

I report to the charity trustees on my examination of the accounts of Chasodim Fund (the Trust) for the year ended 31 October 2024.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Malcolm Venitt
The Institute of Chartered Accountants in England and Wales

Venitt and Greaves
Chartered Accountants
115 Craven Park Road
South Tottenham
London
N15 6BL

22 August 2025

CHASODIM FUND

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 OCTOBER 2024

	Notes	31.10.24 Unrestricted fund £	31.10.23 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	231,578	227,077
Other income		18,005	-
Total		<u>249,583</u>	<u>227,077</u>
EXPENDITURE ON			
Raising funds	3	173,986	132,747
Charitable activities			
General		159	-
Charitable		161,018	610,000
Other		2,160	2,160
Total		<u>337,323</u>	<u>744,907</u>
NET INCOME/(EXPENDITURE)		(87,740)	(517,830)
RECONCILIATION OF FUNDS			
Total funds brought forward		1,367,890	1,885,720
TOTAL FUNDS CARRIED FORWARD		<u><u>1,280,150</u></u>	<u><u>1,367,890</u></u>

The notes form part of these financial statements

CHASODIM FUND

STATEMENT OF FINANCIAL POSITION 31 OCTOBER 2024

	Notes	31.10.24 Unrestricted fund £	31.10.23 Total funds £
FIXED ASSETS			
Tangible assets	6	735	864
Investment property	7	2,580,652	2,713,657
		<u>2,581,387</u>	<u>2,714,521</u>
CURRENT ASSETS			
Debtors	8	21,633	24,845
Cash at bank		16,251	32,345
		<u>37,884</u>	<u>57,190</u>
CREDITORS			
Amounts falling due within one year	9	(116,552)	(131,276)
NET CURRENT ASSETS		<u>(78,668)</u>	<u>(74,086)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		2,502,719	2,640,435
CREDITORS			
Amounts falling due after more than one year	10	(1,222,569)	(1,272,545)
NET ASSETS		<u>1,280,150</u>	<u>1,367,890</u>
FUNDS	12		
Unrestricted funds		1,280,150	1,367,890
TOTAL FUNDS		<u>1,280,150</u>	<u>1,367,890</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 22 August 2025 and were signed on its behalf by:

J Stern - Trustee

I Honig - Trustee

The notes form part of these financial statements

CHASODIM FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2024

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 15% on reducing balance

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

2. INVESTMENT INCOME

	31.10.24	31.10.23
	£	£
Rents received	231,578	227,077

CHASODIM FUND

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 OCTOBER 2024

3. RAISING FUNDS

Investment management costs

	31.10.24	31.10.23
	£	£
Property repairs	52,410	20,201
Rates and water	426	(5,642)
Insurance	4,968	2,348
Management commission	15,064	10,967
Legal & professional fees	3,223	13,178
Bank loan interest	97,765	82,866
Support costs	130	8,829
	<u>173,986</u>	<u>132,747</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 October 2024 nor for the year ended 31 October 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 October 2024 nor for the year ended 31 October 2023.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Investment income	<u>227,077</u>
EXPENDITURE ON	
Raising funds	132,747
Charitable activities	
Charitable	610,000
Other	<u>2,160</u>
Total	<u>744,907</u>
NET INCOME/(EXPENDITURE)	(517,830)
RECONCILIATION OF FUNDS	
Total funds brought forward	<u>1,885,720</u>
TOTAL FUNDS CARRIED FORWARD	<u><u>1,367,890</u></u>

CHASODIM FUND

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 OCTOBER 2024

6. TANGIBLE FIXED ASSETS

Fixtures
and
fittings
£

COST

At 1 November 2023 and 31 October 2024

1,656

DEPRECIATION

At 1 November 2023

792

Charge for year

129

At 31 October 2024

921

NET BOOK VALUE

At 31 October 2024

735

At 31 October 2023

864

7. INVESTMENT PROPERTY

£

FAIR VALUE

At 1 November 2023

2,713,657

Disposals

(133,005)

At 31 October 2024

2,580,652

NET BOOK VALUE

At 31 October 2024

2,580,652

At 31 October 2023

2,713,657

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

31.10.24

31.10.23

£

£

Trade debtors

2,033

5,249

Other debtors

19,596

19,596

VAT

4

-

21,633

24,845

CHASODIM FUND

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 OCTOBER 2024

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.24	31.10.23
	£	£
Bank loans and overdrafts (see note 11)	-	22,414
Trade creditors	5,169	7,532
Taxation and social security	-	491
Other creditors	111,383	100,839
	<u>116,552</u>	<u>131,276</u>

10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.10.24	31.10.23
	£	£
Bank loans (see note 11)	<u>1,222,569</u>	<u>1,272,545</u>

11. LOANS

An analysis of the maturity of loans is given below:

	31.10.24	31.10.23
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	<u>-</u>	<u>22,414</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Building Society Mortgage	447,202	484,075
Repayable otherwise than by instalments:		
Bank loans more 5 yrs non-inst	<u>775,367</u>	<u>788,470</u>

12. MOVEMENT IN FUNDS

	At 1.11.23 £	Net movement in funds £	At 31.10.24 £
Unrestricted funds			
General fund	1,367,890	(87,740)	1,280,150
	<u>1,367,890</u>	<u>(87,740)</u>	<u>1,280,150</u>
TOTAL FUNDS			
	<u>1,367,890</u>	<u>(87,740)</u>	<u>1,280,150</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	249,583	(337,323)	(87,740)
	<u>249,583</u>	<u>(337,323)</u>	<u>(87,740)</u>
TOTAL FUNDS			
	<u>249,583</u>	<u>(337,323)</u>	<u>(87,740)</u>

CHASODIM FUND

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 OCTOBER 2024

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.11.22 £	Net movement in funds £	At 31.10.23 £
Unrestricted funds			
General fund	1,885,720	(517,830)	1,367,890
TOTAL FUNDS	<u>1,885,720</u>	<u>(517,830)</u>	<u>1,367,890</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	227,077	(744,907)	(517,830)
TOTAL FUNDS	<u>227,077</u>	<u>(744,907)</u>	<u>(517,830)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.11.22 £	Net movement in funds £	At 31.10.24 £
Unrestricted funds			
General fund	1,885,720	(605,570)	1,280,150
TOTAL FUNDS	<u>1,885,720</u>	<u>(605,570)</u>	<u>1,280,150</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	476,660	(1,082,230)	(605,570)
TOTAL FUNDS	<u>476,660</u>	<u>(1,082,230)</u>	<u>(605,570)</u>

CHASODIM FUND

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 OCTOBER 2024**

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 October 2024.