

**Report of the Trustees and**  
**Unaudited Financial Statements for the Year Ended 30 September 2024**  
**for**  
**The Greek Orthodox Community Of The Holy**  
**Trinity Brighton & Hove**

**Auguste + Auguste**  
**1 Dukes Passage Brighton**  
**East Sussex**  
**BN1 1BS**

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Contents of the Financial Statements  
for the Year Ended 30 September 2024

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Report of the Trustees  
for the Year Ended 30 September 2024

The trustees present their report with the financial statements of the charity for the year ended 30 September 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 Greek Orthodox Community of the Holy Trinity Brighton & Hove seeks to advance the Greek Orthodox religion for the benefit of the public in Brighton & Hove through the operation and running of a Church, a vicarage and a Greek language school.

**Public benefit**

The trustees have had regard to the Charity Commission guidance on public benefit, and paid due regard to it in deciding what activities the charity should undertake.

The trustees are satisfied that the ongoing activities which they are involved in means that the charity is continuing to meet the public benefit requirement.

Report of the Trustees  
for the Year Ended 30 September 2024

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The Greek Orthodox Church of the Holy Trinity was entered to the register of charities on 10 August 2016. The charity was started by members of the Greek Orthodox Community of Brighton, whom in the 1960's started meeting together in various churches under the guidance of Archdiocese of Thyateira & Great the Eastern Orthodox Church. Britain for the worship of God according doctrine and practices

The first church was purchased entirely out of voluntary contributions and in 1985 we moved to the present church in Carlton Hill, Brighton. Later a property was purchased on the Old Shoreham Road, Brighton, that serves as a vicarage. The vicarage was purchased from savings, voluntary contributions and a bank loan, now fully repaid. The properties are held in trust on behalf of the charity in the names of the following trustees.

His Eminence Archbishop Gregorios of Thyateira & Great Britain  
Andreas Archontides  
Dr M N Makratzakis

The charity's main objectives are to maintain the doctrines and practices of the Greek Orthodox Church and specifically the observance of baptism, the acceptance of persons wishing to enter into Holy Matrimony, the conducting of burial services, the provision of a place of worship, prayer and the Holy Communion under the guidance of the Holy Spirit.

The church also serves as a social focal point for the Greek Orthodox Community of Brighton & Hove and for a few years now has welcomed Orthodox Christians from Europe and other countries into the congregation.

The church also houses the Greek Language School of Brighton & Hove which is open to anyone complying with the requirements of Greek education.

The governing trustees, the elected committee members, who run the day to day affairs of the charity, along with the ladies of philoptochos, took an oath of good compliance and good governance in the presence of the Archbishop of Thyateira. Together they successfully organise events to raise funds via dinner dances, fetes, coffee mornings and rental income.

The parish priest Father Germanos has been with us for many years and together with the trustees and members of the church committee and philoptochos committee are available to provide help and assistance to the needy whenever possible.

The first phase of repairs that was authorised by the trustees in August 2017 in order to make the church buildings safe is now satisfactorily completed and we feel the money was well spent. The church committee and the trustees agreed it would be beneficial for the community and the congregation, if we are able to acquire the property next to our church known as the Riley Hall and later The Deaf Centre which will serve as a vicarage to accommodate our priest near the church and extra classrooms which are very much needed for our expanding Greek school as well as having the hall available for our community's needs. We successfully purchased The Deaf Centre in June 2019 using proceeds from the sale of the property on Old Shoreham Road. The property on Old Shoreham Road was sold to Michael Papadopoulos, a close family member of a former trustee, for £370,000.

Report of the Trustees  
for the Year Ended 30 September 2024

**FINANCIAL REVIEW**

**Financial position**

For the year ended 30 September 2024, there was a surplus of £28,424 (2023: £16,149).

There was a balance of £687,154 (2023: £658,730) of unrestricted funds, and £nil (2023: £nil) of restricted funds.

The trustees seek to maintain sufficient reserves to ensure the smooth ongoing day to day operations of the charity.

**FUTURE PLANS**

Our main income is from weekly donations from our Sunday church services. It is during these services that we are unable to communicate monies needed for repairs and bills for our church and buildings . The church has many costs that rely on the community to help with.

Having just purchased the hall next door to the church this has been a difficult time as we spent a large amount of money building accommodation for our priest reducing our cash reserves. The furlough payments have helped with salaries for our priest and allowed us to have more funds to carry on paying the teachers from our school. We are confident as in previous difficult times our community will work hard to help the church and properties to be secured and look after our community.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

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

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1168710

**Principal address**

34 Belsize Road  
Worthing  
BN11 4RE

The Greek Orthodox Community Of The Holy  
Trinity Brighton Hove

Report of the Trustees  
for the Year Ended 30 September 2024

**Trustees**

A Sparsis

E Lazanakis

Dr N Makratzakis

F Papanicolaou-Hood

Z Koullas

H.Em N Lioulis

**Independent Examiner**

P Auguste FCA

Auguste And Auguste

1 Dukes Passage, Brighton BN1 1BS

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

A handwritten signature in black ink, appearing to be 'A Sparsis', written over a horizontal line.

A Sparsis - Trustee

02/07/2025, 05:44:25 British Summer Time

**Independent examiner's report to the trustees of The Greek Orthodox Community Of The Holy Trinity Brighton & Hove**

I report to the charity trustees on my examination of the accounts of The Greek Orthodox Community Of The Holy Trinity Brighton & Hove (the Trust) for the year ended 30 September 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

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.

P.Auguste FCA  
Auguste And Auguste  
1 Dukes Passage  
Brighton  
East Sussex  
BN1 1BS

Date:



02/07/2025, 05:44:41 British Summer Time

Statement of Financial Activities  
for the Year Ended 30 September 2024

		Unrestricted	Restricted	30.9.24	30.9.23
		Funds	Funds	Total	Total
	Notes	£	£	£	£
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	2	68,969		68,969	65,616
<b>Charitable activities</b>					
Charitable	5	49,181		49,181	65,494
Other trading activities	3	6,302		6,302	2,155
Investment income	4	69,979		69,979	41,338
Other income		-		-	-
<b>Total</b>		194,431		194,431	174,602
<b>EXPENDITURE ON</b>					
Raising funds		(2,306)		(2,306)	(1,428)
<b>Charitable activities</b>					
Charitable		(163,702)		(163,702)	(157,025)
<b>Total</b>		(166,008)	-	(166,008)	(158,453)
<b>NET INCOME/(EXPENDITURE)</b>		28,424	-	28,424	16,149
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		658,730		658,730	642,581
<b>TOTAL FUNDS CARRIED FORWARD</b>		687,154		687,154	658,730

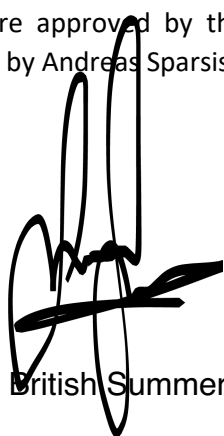


Balance Sheet

30 September 2024

		Unrestricted Funds	Restricted Funds	30.9.24 Total Funds	30.9.23 Total Funds
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	10	965,258		965,258	987,257
<b>CURRENT ASSETS</b>					
Debtors	11	35,585		35,585	30,135
Cash at bank and in hand		103,760		103,760	81,151
		139,345	-	139,345	111,286
<b>CREDITORS</b>					
Amounts falling due within one year	12	(65,200)		(65,200)	(56,297)
<b>NET CURRENT ASSETS</b>		74,144	-	74,144	54,989
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		1,039,402	-	1,039,402	1,042,246
<b>CREDITORS</b>					
Amounts falling due after more than one year	13	(352,248)		(352,248)	(383,518)
<b>NET ASSETS</b>		687,154	-	687,154	658,728
<b>FUNDS</b>					
Unrestricted funds		687,154		687,154	658,730
<b>TOTAL FUNDS</b>		687,154		687,154	658,730

The financial statements were approved by the Board of Trustees and authorised for issue on  
and were signed on its behalf by Andreas Sparsis



02/07/2025, 05:45:20 British Summer Time

Notes to the Financial Statements  
for the Year Ended 30 September 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.

Church offerings and gifts are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid is recognised at the time of the donation.

Income from trading activities relates to income earned from activities undertaken to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned from interest received on bank deposits. Interest is included when 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.

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office and governance costs. They are incurred directly in support of expenditure on the objects of the charity.

Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees.

Notes to the Financial Statements  
for the Year Ended 30 September 2024

**1. ACCOUNTING POLICIES - continued**

**Tangible fixed assets**

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

Freehold property - 2% on cost

Fixtures and fittings - 10% on reducing balance

**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.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Pension costs and other post-retirement benefits**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**2. DONATIONS AND LEGACIES**

	30.9.24	30.9.23
	£	£
Donations	65,703	61,667
Gift aid	2,510	3,949
Grants	756	-
	<u>68,969</u>	<u>65,616</u>

**3. OTHER TRADING ACTIVITIES**

	30.9.24	30.9.23
	£	£
Fundraising events	<u>6,302</u>	<u>2,155</u>

Notes to the Financial Statements  
for the Year Ended 30 September 2024

**4. INVESTMENT INCOME**

	30.9.24	30.9.23
	£	£
Rents received	69,961	41,330
Deposit account interest	18	8
	<u>69,979</u>	<u>41,338</u>

**5. INCOME FROM CHARITABLE ACTIVITIES**

	30.9.24	30.9.23
	£	£
School fees	<u>48,759</u>	<u>65,494</u>

**6. SUPPORT COSTS**

	Governance	
	Finance	Totals
	£	£
Charitable		
		<u>1,900</u>
		<u>1,900</u>

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 September 2024 nor for the year ended 30 September 2023.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 September 2024 nor for the year ended 30 September 2023.

**8. STAFF COSTS**

	30.9.24	30.9.23
	£	£
Wages and salaries	16,098	15,498
Social security costs	-	-
Other pension costs	296	100
	<u>16,394</u>	<u>15,598</u>

The average monthly number of employees during the year was as follows:

	30.9.24	30.9.23
	1	1
Employees	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

Notes to the Financial Statements  
for the Year Ended 30 September 2024

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £	Restricted fund £	Total fund £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	68,208		68,208
<b>Charitable activities</b>			
Charitable	49,181		49,181
Other trading activities	6,302		6,302
Investment income	69,961		69,961
Other income	18		18
<b>Total</b>	193,670	-	193,670
<b>EXPENDITURE ON</b>			
Raising funds	2,306		2,306
<b>Charitable activities</b>			
Charitable	163,702		163,702
<b>Total</b>	166,008	-	166,008
<b>NET INCOME/(EXPENDITURE)</b>	27,662	-	27,662
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	658,730		658,730
<b>TOTAL FUNDS CARRIED FORWARD</b>	686,392	-	686,392

Notes to the Financial Statements  
for the Year Ended 30 September 2024

**10. TANGIBLE FIXED ASSETS**

	Freehold property £	Plant and machinery £	Totals £
<b>COST</b>			
At 1 October 2023	1,034,075	133,756	1,167,831
Additions			
At 30 September 2024	1,034,075	133,756	1,167,831
<b>DEPRECIATION</b>			
At 1 October 2023	76,228	104,347	180,575
Charge for year	19,057	2,942	21,999
At 30 September 2024	95,285	107,289	202,574
<b>NET BOOK VALUE</b>			
At 30 September 2024	938,790	26,467	965,258
At 30 September 2023	957,847	29,409	987,257

**11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.9.24 £	30.9.23 £
Trade debtors	6,765	1,678
Other debtors	26,214	26,203
Prepayments and accrued income	2,605	2,253
	35,585	30,135

**12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.9.24 £	30.9.23 £
Bank loans and overdrafts (see note 14)	44,344	41,281
Trade creditors	2,463	2,390
Other creditors	18,394	12,626
	65,200	56,297

Notes to the Financial Statements  
for the Year Ended 30 September 2024

**13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	30.9.24	30.9.23
	£	£
Bank loans (see note 14)	<u>352,248</u>	<u>383,518</u>

**14. LOANS**

An analysis of the maturity of loans is given below:

	30.9.24	30.9.23
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>44,344</u>	<u>41,281</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>44,344</u>	<u>41,281</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>133,032</u>	<u>123,842</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans - more than 5 years	<u>174,872</u>	<u>218,395</u>

Notes to the Financial Statements  
for the Year Ended 30 September 2024

**15. SECURED DEBTS**

The following secured debts are included within creditors:

	30.9.24	30.9.23
	£	£
Bank loans	396,592	424,799

The bank loans are secured against assets of the charity. The charity has the following loans:

- (a) A 20 year fixed rate loan ending in June 2039 of £100,000 with interest charged at 3.15% above base rate;
- (b) A 20 year loan with a 10 year fixed rate ending in June 2039 of £203,000 with interest charged at 4.70%;
- (c) A 15 year fixed rate loan ending in June 2034 of £203,000 with interest charged at 4.69%.

**16. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 September 2024.

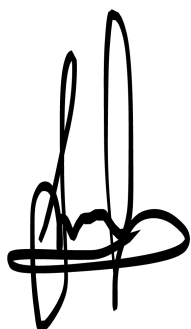


Detailed Statement of Financial Activities  
for the Year Ended 30 September 2024

	30.9.24	30.9.23
	£	£
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Donations	65,703	61,667
Gift aid	2,510	3,949
Grants	756	-
	<hr/> 68,969	<hr/> 65,616
<b>Other trading activities</b>		
Fundraising events	6,302	2,155
<b>Investment income</b>		
Rents received	69,961	41,330
Deposit account interest	18	8
	<hr/> 69,979	<hr/> 41,338
<b>Charitable activities</b>		
School fees	49,181	65,494
	<hr/> 194,431	<hr/> 174,602
<b>Total incoming resources</b>		
<b>EXPENDITURE</b>		
<b>Raising donations and legacies</b>		
Fundraising expenses	2,306	1,428
<b>Charitable activities</b>		
Wages	16,098	15,498
Social security	-	-
Pensions	296	100
Teacher wages	25,527	26,071
Rates and water	906	1,188
Insurance	5,508	4,463
Light and heat	19,080	18,764
Telephone	1,193	1,720
Postage and stationary	1,944	10
Sundries	-	986
Contributions to the Archdioice	2,935	3,516
Carried forward	73,488	72,317

Detailed Statement of Financial Activities  
for the Year Ended 30 September 2024

	30.9.24	30.9.23
	£	£
<b>Charitable activities</b>		
Brought forward	73,488	72,317
Vicarage expenses	660	500
Equipment leasing	528	525
Computer running costs	564	866
Subscriptions	190	352
Repairs and maintenance	33,135	27,308
School activities	1,200	-
Bookkeeping fees	5,790	4,488
Cleaning fees	3,695	3,662
Church supplies	3,892	3,780
Loan interest	16,138	18,479
PAYE interest	8	-
Freehold property depreciation	19,056	19,057
Plant and machinery	2,942	3,268
	<u>161,286</u>	<u>154,601</u>
<b>SUPPORT COSTS</b>		
<b>Finance costs</b>		
Bank charges	186	194
<b>Governance costs</b>		
Accountancy and legal fees	330	330
Independent examiners fees	1,900	1,900
	<u>2,230</u>	<u>2,230</u>
Total resources expended	<u>166,008</u>	<u>158,453</u>
<b>Net expenditure</b>	<u>28,423</u>	<u>16,149</u>



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