

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025
FOR
CHABAD LUBAVITCH OF EPPING**

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

CHABAD LUBAVITCH OF EPPING

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FOR THE YEAR ENDED 31 JANUARY 2025**

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CHABAD LUBAVITCH OF EPPING
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JANUARY 2025

The trustees present their report with the financial statements of the charity for the year ended 31 January 2025. 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

During 2024-25, Chabad Lubavitch of Epping deepened its impact in Epping and surrounding communities, strengthening Jewish life and fostering community connections through religious services, educational programs, and social support initiatives.

Significant activities

The charity received donations totalling £107,570 (2024: £171,397) and spent £118,542 (2024: £117,453) on charitable activities.

Public benefit

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the aims and objectives and in planning the charity's future activities.

Our activities have:

- Made religious services and education accessible to all
- Reduced isolation among vulnerable community members
- Built bridges between diverse communities.
- Provided youth development opportunities
- Enriched local culture through diverse programming
- Offered crisis support and pastoral care

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ACHIEVEMENTS AND PERFORMANCE

Charitable activities

During the year, Chabad Lubavitch of Epping continued to deliver a wide range of programmes and services that directly further our charitable purposes of advancing the Jewish religion, promoting social inclusion, relieving hardship and isolation, advancing education, and supporting young people. All activities were provided for the public benefit irrespective of background, affiliation, age, or level of observance.

Our achievements for the year are summarised below under each charitable objective.

1. Religious Advancement and Education

- Weekly Shabbat services provided a consistent place of prayer, community and support.
- Our "First Shabbat of the Month" initiative ran throughout the year, drawing 40-60 participants monthly and celebrating the diverse cultural backgrounds of the community (including Ukraine, Sicily, California and others), fostering unity and inclusion.
- High Holiday services were attended by approximately 250 people, offering multi-generational services, children's programming, community meals, and a dedicated High Holiday choir.

Sukkot included:

- "Sushi in the Sukkah" with 60 participants
- Sukkot morning services and a community lunch with over 50 attendees
- A family Sukkah Party with nearly 100 people
- Simchat Torah drew 60 attendees, including a special teen-focused event.
- Chanukah was a major highlight:
- Three public menorahs were installed in Epping, Ongar and Harlow
- The Epping Chanukah Party attracted approximately 400 people, our largest event to date
- The Ongar Chanukah Party welcomed around 150 people across all ages
- A CTeen Chanukah Shabbat Dinner gathered 25 teens
- Widespread home visits, shop visits and High Street engagement brought Chanukah joy to individuals and business owners across the region

Lifecycle, Ritual Support & Pastoral Care

- We supported several Bar Mitzvah families, with full preparation, mentorship, and officiation.
- Tefillin & Coffee mornings and regular one-to-one tefillin sessions engaged Jewish men in ritual practice.
- Numerous mezuzah installations and inspections strengthened Jewish observance in the home.
- Pastoral support-including home and hospital visits-was provided to individuals experiencing illness, bereavement and crisis.

Religious Educational Events

- Shofar Factory workshops engaged over 60 children and families.
- Women's Challah Bake (35 participants) and multiple holiday-based workshops (Purim, Lag BaOmer, Shavuot) enhanced Jewish practice and communal belonging.

2. Promoting Social Inclusion and Community Connection

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A core purpose of the charity is reducing social isolation, integrating individuals into the community, and ensuring that every person has a place to belong.

Community Events and Social Gatherings

- The Passover Community Seder served 50 participants, many of whom were vulnerable, isolated, or without family locally.
- Summer events included a community BBQ with over 50 attendees.
- Seasonal programmes such as the Kids' Hamantash Bake (60 children), Women's Bake-Off, and Pizza in the Hut (nearly 100 participants) enhanced community cohesion.
- The Purim Mega Shuk Party with 250 attendees created a joyful, inclusive festival experience accessible to all.
- A community volunteering day at Norwood Care Home engaged 30 adults and children in meaningful social action.

Public Festival Presence & Civic Engagement

- Our three public menorahs created visibility and pride for Jewish life in Epping, Ongar and Harlow.
- Following vandalism to the previous menorah, we worked closely with Epping Forest District & Epping Town Councils and local partners to improve safety and accessibility, acquiring a taller, more secure menorah and exploring improved placement and lighting infrastructure.

Pastoral and Emotional Support

- Throughout the year-and especially following difficult events in Israel-many individuals sought emotional, spiritual and practical support.
- We provided ongoing pastoral care, home visits, emergency conversations, and community space for reflection, ensuring no individual felt alone during moments of fear, grief or uncertainty.

Reducing Isolation

- The weekly online Torah Buzz class (15 attendees) created a safe and welcoming space for adults to learn, connect and combat loneliness.
- A new Book Club launched in March, offering regular social connection for 6-10 participants.

Volunteer Development

- Community members were actively engaged as volunteers throughout the year:
- CTeen teens served at major community events
- Adult volunteers prepared food for kiddushim and holiday meals
- A team assisted with over hundreds of Passover matzah deliveries across Essex

3. Relief of Hardship, Isolation, Sickness and Poor Health

In line with our charitable objects, we supported individuals facing hardship, ill health, bereavement, disability, social isolation and emotional distress.

Direct Support

- Dozens of home visits and hospital visits were carried out during the year.
- Several bereaved families received emotional support, guidance and spiritual care.
- Individuals experiencing mental health challenges, loneliness or crisis received confidential pastoral support from the rabbi.

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 JANUARY 2025

- Vulnerable individuals were provided meals, festival support, and companionship, ensuring they were remembered and supported during difficult times.

Practical Assistance

- We facilitated practical help-including food, ritual items, and community connection-for individuals who lacked local family, financial stability, or support networks.
- Hundreds of boxes of matzah were delivered across Essex ahead of Passover, with a particular focus on elderly, isolated or housebound individuals.

4. Advancement of Education

Education remains one of the charity's most impactful areas, spanning children, teens, adults and the wider public.

Cheder and Children's Jewish Education

- Weekly Cheder classes engaged 11 children with Jewish learning, holidays, Hebrew reading and Jewish values.
- Special educational sessions were delivered for the Jewish festivals, creating meaningful hands-on learning experiences.

Bar Mitzvah Education

- Intensive one-to-one study programmes were delivered for several Bar Mitzvah students, offering textual skills, Jewish knowledge, personal growth and family guidance.

Adult Education

- The Epping Torah Buzz online weekly class provided structured learning for adults.
- A series of women's educational events-including movement/meditation sessions, discussions, and holiday workshops-offered spiritual and intellectual enrichment.
- Men's learning evenings combined food, community and Jewish learning.

Holocaust Education

- We organised two major Holocaust education events, including:
 - A Holocaust survivor speaking to the entire 6th form at Davenant Foundation School
 - A talk by Sue Bermange, attended by 50 participants
- Several school assemblies, talks and tours also included Holocaust education components.
- A community Poland trip provided participants with meaningful historical and emotional education.

School Partnerships

We strengthened our educational presence across several schools:

Davenant Foundation School, Chigwell School and other schools

- JSoc Lunch & Learn sessions
- Morning Fuel breakfasts with 15 students
- Lulav and Etrog education sessions
- Holiday events (Purim, Passover, Sukkot, Chanukah)
- Holocaust survivor talk

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- University preparation: "Jewish life and identity on campus"
- Ongoing staff engagement promoting diversity and inclusion
- Assemblies, RE lessons and synagogue tours, including Dr Walker CofE Ongar
- Presentations on Judaism, festivals and cultural understanding for hundreds of pupils

5. Supporting and Advancing Young People

Empowering and supporting local youth remained a major priority.

CTeen (Youth for ages 13-18)

- Regular CTeen gatherings for socialising, learning and personal development
- CTeen volunteering at public Chanukah events
- Quarterly CTeen Shabbat dinners for 25 teens each time
- Shofar-making and social events
- Pizza Socials and mentoring sessions
- Teens led parts of community services, strengthening skills and confidence

Youth Skills and Leadership

- Young people were encouraged and supported to volunteer, lead, help at events and develop responsibility.
- Teens were involved in organising, packing, outreach and community service projects.

Support for Teen Wellbeing

- Teens sought guidance during emotionally challenging times, especially during global events, and were given a supportive, safe space to talk and process.
- Bar/Bat Mitzvah students received mentorship that extended beyond academic learning to resilience, identity and community involvement.

6. Community Building, Advocacy and Strategic Development

Civic Engagement

- Worked closely with the County, District and Town Council and local partners on safety and placement of public menorahs.
- Delivered public educational messaging on Jewish festivals and cultural understanding.
- Represented the Epping Jewish community at the Chabad International Kinus Conference in New York.

Strategic Growth

- Conducted detailed planning for future premises on Epping High Street, including:
 - Site visits
 - Architectural consultations
 - Planning pathway development
- Early membership model design (aiming at 100 local households)
- Continued to develop systems for governance, safeguarding, CRM, and long-term sustainability.

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Public Representation

- Delivered a keynote speech at the Ilford Federation Synagogue Melava Malka (25 January 2025), sharing the growth and impact of the Epping community and strengthening regional partnerships.

FINANCIAL REVIEW

Principal funding sources

The charity is financially dependent on income from charitable donations.

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.

Going concern

The trustees are confident that the charity will be able to continue operating for the foreseeable future.

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FOR THE YEAR ENDED 31 JANUARY 2025

FUTURE PLANS

Looking ahead, the trustees have identified several key priorities to further the charity's aims and strengthen the long-term sustainability and impact of the organisation.

1. Securing and Developing Permanent Premises

A major strategic priority is to secure suitable premises on or near Epping High Street. The charity plans to:

- Continue consultations with architects and planning advisors
- Finalise negotiations on an appropriate property
- Develop a phased plan for fit-out and accessibility
- Create a welcoming community centre that will provide space for services, education, youth work and social support

Establishing a permanent home will significantly enhance our capacity to deliver public benefit.

2. Launching a Formal Membership Model

The charity intends to introduce a structured membership system for local households, enabling:

- Stronger community ownership and engagement
- A sustainable financial model
- Clear pathways for involvement, volunteering and leadership

This model aims to secure the long-term future of Jewish life in Epping and surrounding areas.

3. Strengthening Educational Programming

We plan to expand our educational offer through:

- Increased Cheder capacity
- Continued school-partnership programming with additional assemblies and RE learning
- The return of in-person adult education classes alongside our online learning
- Enhanced Bar/Bat Mitzvah preparation and mentoring

4. Expanding Youth and Teen Services

The charity aims to develop:

- A wider CTeen programme with leadership training
- Consistent after-school and holiday youth events
- Additional teen volunteering opportunities connected to community service and social action

5. Enhancing Support for Isolated and Vulnerable Individuals

We intend to:

- Increase pastoral visits
- Strengthen our welfare network

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- Formalise referral pathways with local agencies, schools and health partners
- Create more opportunities for isolated individuals to connect socially

6. Strengthening Governance and Systems

The trustees will focus on:

- Improved safeguarding, health & safety and risk management policies
- Continued development of a digital CRM system for donors, volunteers and community members
- Training for trustees and volunteers
- Broadening donor engagement and diversifying income streams

7. Expanding Public Jewish Presence

The charity plans to:

- Continue growing its public festival events
- Expand Chanukah lighting programmes
- Increase interfaith and civic engagement
- Represent the community more widely in local and national forums

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document and constitutes a charitable incorporated organisation.

Recruitment and appointment of new trustees

It is not currently the intention of the trustees of the charity to appoint new trustees. Should this situation change in the future, the trustees will apply suitable recruitment and training procedures.

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STRUCTURE, GOVERNANCE AND MANAGEMENT

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.

The principal risks identified for the year are as follows:

1. Financial Sustainability

As a growing community with rising demand, the charity relies heavily on voluntary donations.

Mitigation: development of a structured membership model; diversification of donors; long-term planning for premises; careful budgeting and oversight by trustees.

2. Premises and Operational Capacity

The charity currently operates without dedicated permanent premises, limiting programme capacity and increasing operational pressure.

Mitigation: active property search; architectural consultations; planning for a phased fit-out; securing interim venues as needed.

3. Safeguarding and Welfare

The charity works with children, teens and vulnerable adults. Robust safeguarding is essential.

Mitigation: trustees will continue updating safeguarding policies, DBS compliance, and staff/volunteer training.

4. Security and Antisemitism

Jewish communal activity can attract security risks, especially during global events.

Mitigation: liaison with CST and local authorities; improved physical security at events; volunteer security presence where needed.

5. Over-reliance on Key Personnel

As a small organisation, a large proportion of activity depends on one rabbi and a limited volunteer base.

Mitigation: growing volunteer groups; developing youth leadership; improving governance structures; diversifying roles.

6. Increasing Community Demand

The scale of need-educational, pastoral, emotional-continues to grow as the community expands.

Mitigation: strengthening the youth programme, recruiting volunteers, expanding capacity through premises development, and increasing pastoral coverage.

7. External Crises and Community Vulnerability

Events such as conflict in Israel or global instability can increase emotional distress and support needs.

Mitigation: pastoral care networks, responsive programming, and ongoing community communication.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1197391

Principal address

1 Severns Field
Epping
Essex
CM16 5AP

CHABAD LUBAVITCH OF EPPING
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JANUARY 2025

Trustees

Y Friedman
M Adler
E Y Tunk

Independent Examiner

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

Approved by order of the board of trustees on 11 November 2025 and signed on its behalf by:

Y Friedman - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHABAD LUBAVITCH OF EPPING

Independent examiner's report to the trustees of Chabad Lubavitch of Epping

I report to the charity trustees on my examination of the accounts of Chabad Lubavitch of Epping (the Trust) for the year ended 31 January 2025.

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.

M A Venitt, ACA

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

11 November 2025

CHABAD LUBAVITCH OF EPPING

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 JANUARY 2025**

	Notes	31.1.25 Unrestricted fund £	31.1.24 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		107,570	171,397
		<hr/>	<hr/>
EXPENDITURE ON			
Charitable activities			
Charitable activities		118,542	117,453
Other		1,080	900
		<hr/>	<hr/>
Total		119,622	118,353
		<hr/>	<hr/>
NET INCOME/(EXPENDITURE)		(12,052)	53,044
RECONCILIATION OF FUNDS			
Total funds brought forward		304,546	251,502
		<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD		292,494	304,546
		<hr/> <hr/>	<hr/> <hr/>

The notes form part of these financial statements

CHABAD LUBAVITCH OF EPPING

BALANCE SHEET 31 JANUARY 2025

	Notes	31.1.25 Unrestricted fund £	31.1.24 Total funds £
FIXED ASSETS			
Tangible assets	5	703,135	703,135
CURRENT ASSETS			
Cash at bank		10,035	11,587
CREDITORS			
Amounts falling due within one year	6	(46,885)	(36,385)
NET CURRENT ASSETS		<u>(36,850)</u>	<u>(24,798)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		666,285	678,337
CREDITORS			
Amounts falling due after more than one year	7	(373,791)	(373,791)
NET ASSETS		<u>292,494</u>	<u>304,546</u>
FUNDS	9		
Unrestricted funds		292,494	304,546
TOTAL FUNDS		<u>292,494</u>	<u>304,546</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 11 November 2025 and were signed on its behalf by:

Y Friedman - Trustee

M Adler - Trustee

The notes form part of these financial statements

CHABAD LUBAVITCH OF EPPING

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2025

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.

Governance costs

Governance costs are associated with the governance arrangements of the charity and relate to the general running of the charity. These costs include audit, legal advice for Trustees and costs associated with meeting constitutional and statutory requirements such as the cost of Trustee meetings and the preparation of the statutory accounts.

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 - not provided

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.

CHABAD LUBAVITCH OF EPPING

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 JANUARY 2025

2. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 January 2025 nor for the year ended 31 January 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 January 2025 nor for the year ended 31 January 2024.

3. STAFF COSTS

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

	31.1.25	31.1.24
Staff	2	3
	<u>2</u>	<u>3</u>

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

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	171,397
EXPENDITURE ON	
Charitable activities	
Charitable activities	117,453
Other	900
Total	<u>118,353</u>
NET INCOME	53,044
RECONCILIATION OF FUNDS	
Total funds brought forward	251,502
TOTAL FUNDS CARRIED FORWARD	<u>304,546</u>

CHABAD LUBAVITCH OF EPPING

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2025**

5. TANGIBLE FIXED ASSETS

		Freehold property £
COST		
At 1 February 2024 and 31 January 2025		703,135
NET BOOK VALUE		
At 31 January 2025		703,135
At 31 January 2024		703,135

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.25	31.1.24
	£	£
Other creditors	46,885	36,385

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

	31.1.25	31.1.24
	£	£
Bank loans (see note 8)	373,791	373,791

8. LOANS

An analysis of the maturity of loans is given below:

	31.1.25	31.1.24
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments:		
Bank loans more 5 yrs non-inst	373,791	373,791

9. MOVEMENT IN FUNDS

	At 1.2.24	Net movement in funds	At 31.1.25
	£	£	£
Unrestricted funds			
General fund	304,546	(12,052)	292,494
TOTAL FUNDS	304,546	(12,052)	292,494

CHABAD LUBAVITCH OF EPPING

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2025**

9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	107,570	(119,622)	(12,052)
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>107,570</u>	<u>(119,622)</u>	<u>(12,052)</u>

Comparatives for movement in funds

	At 1.2.23 £	Net movement in funds £	At 31.1.24 £
Unrestricted funds			
General fund	251,502	53,044	304,546
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>251,502</u>	<u>53,044</u>	<u>304,546</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	171,397	(118,353)	53,044
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>171,397</u>	<u>(118,353)</u>	<u>53,044</u>

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

	At 1.2.23 £	Net movement in funds £	At 31.1.25 £
Unrestricted funds			
General fund	251,502	40,992	292,494
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>251,502</u>	<u>40,992</u>	<u>292,494</u>

CHABAD LUBAVITCH OF EPPING

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2025**

9. MOVEMENT IN FUNDS - continued

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	278,967	(237,975)	40,992
TOTAL FUNDS	<u>278,967</u>	<u>(237,975)</u>	<u>40,992</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2025.