

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 30 September 2025
for
Eitz Chayim

Paul Kraus & Co
Certified Accountants
London
N15 6UB

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for the Year Ended 30 September 2025

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Eitz Chayim

Report of the Trustees
for the Year Ended 30 September 2025

The trustees present their report with the financial statements of the charity for the year ended 30 September 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).

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

1205279

Principal address

162A Clapton Common
London E5
E5 9AG

Trustees

D Benedikt (appointed 18.10.24)
I Glausius (appointed 18.10.24)
Y Glausius (appointed 18.10.24)
S Glausius (appointed 18.10.24)

Independent Examiner

Paul Kraus FCCA
Paul Kraus & Co
Certified Accountants
London
N15 6UB

Approved by order of the board of trustees on 30 June 2026 and signed on its behalf by:

I Glausius - Trustee

Independent Examiner's Report to the Trustees of
Eitz Chayim

Independent examiner's report to the trustees of Eitz Chayim

I report to the charity trustees on my examination of the accounts of Eitz Chayim (the Trust) for the year ended 30 September 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

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

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.

Paul Kraus FCCA
The Association of Chartered Certified Accountants

Paul Kraus & Co
Certified Accountants
London
N15 6UB

25 June 2026

Statement of Financial Activities
for the Year Ended 30 September 2025

			Year Ended 30.9.25 Unrestricted fund £	Period 18.10.23 to 30.9.24 Total funds £
INCOME AND ENDOWMENTS FROM	Notes			
Donations and legacies			364,000	455,554
Investment income	2		17,301	-
Total			<u>381,301</u>	<u>455,554</u>
EXPENDITURE ON				
Raising funds	3		39,654	-
Charitable activities				
gifts to charity			4,550	-
general			27,733	-
Other			-	73,800
Total			<u>71,937</u>	<u>73,800</u>
NET INCOME			309,364	381,754
RECONCILIATION OF FUNDS				
Total funds brought forward			381,754	-
TOTAL FUNDS CARRIED FORWARD			<u><u>691,118</u></u>	<u><u>381,754</u></u>

Eitz Chayim

Balance Sheet

30 September 2025

		30.9.25 Unrestricted fund £	30.9.24 Total funds £
	Notes		
FIXED ASSETS			
Investment property	6	1,818,944	-
CURRENT ASSETS			
Debtors	7	688	376,724
Cash at bank and in hand		34,108	6,202
		34,796	382,926
CREDITORS			
Amounts falling due within one year	8	(15,845)	(1,171)
NET CURRENT ASSETS		18,951	381,755
TOTAL ASSETS LESS CURRENT LIABILITIES		1,837,895	381,755
CREDITORS			
Amounts falling due after more than one year	9	(1,146,777)	(1)
NET ASSETS		691,118	381,754
FUNDS	11		
Unrestricted funds		691,118	381,754
TOTAL FUNDS		691,118	381,754

The financial statements were approved by the Board of Trustees and authorised for issue on 30 June 2026 and were signed on its behalf by:

Trustee

The notes form part of these financial statements

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.

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.

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.

2. INVESTMENT INCOME

	Year Ended 30.9.25 £	Period 18.10.23 to 30.9.24 £
Rents received	17,301	-
	<u>17,301</u>	<u>-</u>

Notes to the Financial Statements - continued
for the Year Ended 30 September 2025

3. RAISING FUNDS

Investment management costs

	Year Ended 30.9.25 £	Period 18.10.23 to 30.9.24 £
Support costs	39,654	-
	<u>39,654</u>	<u>-</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2025 nor for the period ended 30 September 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 September 2025 nor for the period ended 30 September 2024.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	455,554
	<u>455,554</u>
EXPENDITURE ON	
Other	73,800
	<u>73,800</u>
NET INCOME	381,754
	<u>381,754</u>
TOTAL FUNDS CARRIED FORWARD	381,754
	<u>381,754</u>

6. INVESTMENT PROPERTY

	£
FAIR VALUE	
Additions	1,818,944
	<u>1,818,944</u>
At 30 September 2025	1,818,944
	<u>1,818,944</u>
NET BOOK VALUE	
At 30 September 2025	1,818,944
	<u>1,818,944</u>
At 30 September 2024	-
	<u>-</u>

Notes to the Financial Statements - continued
for the Year Ended 30 September 2025

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

	30.9.25	30.9.24
	£	£
Crouch End Properties Ltd	-	376,724
Servive charges	688	-
	<u>688</u>	<u>-</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.9.25	30.9.24
	£	£
Other creditors	15,845	1,171
	<u>15,845</u>	<u>1,171</u>

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

	30.9.25	30.9.24
	£	£
Bank loans (see note 10)	900,212	-
Trade creditors	246,564	-
Other creditors	1	1
	<u>1,146,777</u>	<u>1</u>

10. LOANS

An analysis of the maturity of loans is given below:

	30.9.25	30.9.24
	£	£
Amounts falling between one and two years:		
Cambridge loan	900,212	-
I Glausius	1	1
	<u>900,213</u>	<u>1</u>

11. MOVEMENT IN FUNDS

	At 1.10.24 £	Net movement in funds £	At 30.9.25 £
Unrestricted funds			
General fund	381,754	309,364	691,118
	<u>381,754</u>	<u>309,364</u>	<u>691,118</u>
TOTAL FUNDS	<u>381,754</u>	<u>309,364</u>	<u>691,118</u>

Notes to the Financial Statements - continued
for the Year Ended 30 September 2025

11. 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	381,301	(71,937)	309,364
TOTAL FUNDS	<u>381,301</u>	<u>(71,937)</u>	<u>309,364</u>

Comparatives for movement in funds

	Net movement in funds £	At 30.9.24 £
Unrestricted funds		
General fund	381,754	381,754
TOTAL FUNDS	<u>381,754</u>	<u>381,754</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	455,554	(73,800)	381,754
TOTAL FUNDS	<u>455,554</u>	<u>(73,800)</u>	<u>381,754</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 September 2025.

Detailed Statement of Financial Activities
for the Year Ended 30 September 2025

	Year Ended 30.9.25 £	Period 18.10.23 to 30.9.24 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Gifts	364,000	-
Donations	-	455,554
	364,000	455,554
Investment income		
Rents received	17,301	-
	17,301	-
Total incoming resources	381,301	455,554
EXPENDITURE		
Charitable activities		
Insurance	2,194	-
Sundries	5,538	-
Grants to institutions	4,550	-
	12,282	-
Support costs		
Management		
Student Upkeep and Care	-	72,800
Accountancy fee	2,000	1,000
	2,000	73,800
Finance		
Sundries	2,055	-
Bank charges	18,088	-
Bank interest	37,512	-
	57,655	-
Total resources expended	71,937	73,800
Net income	309,364	381,754