Commissariat of the Holy Land

Annual Report and Accounts

31 December 2025

Charity Registration Number
263616

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Reference and administrative details of the charity, its Trustees and advisers

Trustees	Brother Michael O'Kane ofm Brother Michael Copps ofm
UK Commissary to the Holy Land	Brother Michael O'Kane ofm
Principal address	The Franciscan Friary 557 High Road Woodford Green Essex IG8 0RB
Charity registration number	263616
Auditor	Buzzacott Audit LLP 130 Wood Street London EC2V 6DL
Solicitors	SBP Law Glade House 52 – 54 Carter Lane London EC4V 5EF
Principal bankers	NatWest Bank plc Stratford Broadway(2) Branch Gredley House 1-11 Broadway Stratford London E15 4DX

The Trustees present their statutory report together with the accounts of Commissariat of the Holy Land for the year ended 31 December 2025.

The accounts have been prepared in accordance with the accounting policies set out on pages 18 to 20 of the attached accounts and comply with the charity's trust deed, the Charities Act 2011 and 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 United Kingdom and Republic of Ireland (FRS 102).

Introduction

The Custody of the Holy Land was, in the fourteenth century, entrusted by the Holy See to the Order of St Francis and remains to this day in the care of the Franciscan Order of Friars Minor.

The Order of Friars Minor established a charitable trust known as the Commissariat of the Holy Land in 1971 to support the Custody in this work.

Constitution and organisation

The Commissariat of the Holy Land is governed by a trust deed dated 12 October 1971 and is registered under the Charities Act 2011, Charity Registration No. 263616.

Activities, objectives and specific policies

Principal aims and activities

The principal aims of the charity are

- the support and furtherance of the work of the Custody of the Holy Land,
- the support of Franciscan and other clergy and religious working for the Custody,
- the advancement of the Roman Catholic religion
- and the relief of poverty in Missions maintained by the Custody.

The Trustees have given careful consideration to the Charity Commission's general guidance on public benefit.

Grant making policy

The objects of the charitable trust include the preservation of the Christian Shrines in that part of the world and the spread of the Gospel, the provision of education and the relief of poverty among the Christians living in the Holy Land. The Trustees have the responsibility to see that any payments to the Custody are used in support of one or more of those objects.

Review of the year: 2025

The Trustees have met formally on four occasions during 2025. The Good Friday Collection 2025 was **£802,307**.

The Collection for 2024 was **£756,597**. We note with gratitude once more the generosity of the Dioceses of England, Scotland and Wales,

On 17th. December 2025, the Trustees sent £750,000 to Washington, USA, according to the Protocol of the English-Speaking Conference of Commissariats.

The new Custos of the Holy Land Fr. Francesco Ielpo ofm. Easter Message.



"The last few years have been particularly difficult for the Christian Communities of the Middle East. The war has brought death, destruction and fear, not only in Gaza, but also in the West Bank, Israel, and Lebanon. The suffering caused by conflict has been compounded by the prolonged absence of pilgrims, which has exacerbated an already profound economic and employment crisis. Echoing Pope Leo's appeal in August 27th. "Today I make a strong appeal for an end of the conflict in the Holy land, which has caused so much terror, destruction and death." It is urgent to rebuild not only buildings and infrastructure, but also relationships, trust and hope."

Project 1 – **Supporting the life of Custody parishes**,



This year we have supported the Parish ministry of the Custody, helping them with the struggles of their communities suffering from unemployment, medical issues and limited family finances. Faithful to their spiritual life, the Parishes continue to celebrate their Christian Life in the daily liturgies and the Great Liturgies of Lent and Easter. The Friars continue to walk with their people in prayer and the life of the sacraments and in pastoral care.

Amid the suffering and uncertainty in the Holy Land, the Basilica of the Holy Sepulchre witnessed a powerful moment on the first Saturday of Lent. The heads of the Christian Churches made their official entrance into the most sacred place of Christianity. The first to enter was Cardinal Pierbattista Pizzaballa, Latin Patriarch of Jerusalem. He was followed by His Beatitude Theophilos III, Greek Orthodox Patriarch of Jerusalem, along with bishops from the Coptic, Syriac, and Armenian Churches.



Review of the year: 2025 (continued)

That evening, in a deep atmosphere of faith, prayers rose to God as the Friars also gathered with them for the Office of Readings. The vigil was led by Br Francesco Patton, Custos of the Holy Land.

HB Card PIERBATTISTA PIZZABALLA Patriarch of Jerusalem speaks to the Church in the Middle East and in the world.

"We started a period of Lent, preparation of the Easter period of fasting, penance and repentance, and we need repentance here in our Holy Land about the sins we are committing one against another in this terrible war. And we need also hope, and our hope is in Jesus Christ. We cannot trust each other apparently, but in Christ we can also renew our commitment in our trust to our brothers and sisters, this is our commitment for Lent, not to lose hope, but to look forward, towards the resurrection of Jesus



In Gaza, the church has become a refuge for hundreds of displaced people. Christians there do not pray only for a ceasefire. They pray for a lasting and final peace. Among the ruins and suffering, their hope remains unshaken. One day, their churches will no longer be places of shelter but places of prayer and joy. One day, this land will finally know the long-awaited peace.

2 - We are children of light and resurrection. The Palm Sunday procession from Jerusalem.

"We strongly declare that we are not afraid. We are children of light and resurrection; we are children of life." With these words, Cardinal Pierbattista Pizzaballa, Patriarch of Jerusalem, began his message for the Palm Sunday procession. A message that aimed to express the strength of the faith of the local community that has remained steadfast in the land of the Gospel despite war and hardship. Thousands of faithful and pilgrims gathered at the Shrine of Bethphage, the place from which Jesus began his journey to Jerusalem. Carrying palm branches, they sang, Hosanna to the Son of David! Blessed is he who comes in the name of the Lord!

3 - Habemus Papam: the New Pope Has Been Elected

American Cardinal Robert Prevost has been elected Pope on May 8, 2025.He has chosen the name LEO XIV.

The Pope was welcomed by more than 100,000 faithful. He prayed the Hail Mary for peace and gave his first "Urbi et Orbi" blessing.



Review of the year: 2025 (continued)

4 - Following in the footsteps of St. Francis - Brother Francesco Patton, Custos of the Holy Land appeals for Peace. [18.06.2025]
"From Jerusalem, from the Holy Land, I want to send everyone an appeal—an invitation to pray for peace. We know that prayer is, so to speak, the only weapon we are allowed to use. It is a weapon that does not cause destruction, does not bring death, does not shed blood, but rather produces good in people's consciences.

So, I invite all of you who care about the Holy Land to pray insistently for peace. I would also like to invite the world of politics to make choices in favour of peace. Saint Francis reminded the powerful of his time that one day they would have to appear before the judgment of God. Let us remember: it is not only the judgment of voters that counts, but also the judgment of God. And to all those who bear responsibility and who sit at the United Nations, I would like to say: reread the charter of principles you signed on the day you asked to sit in the United Nations Assembly. Examine your conscience. Are you living and promoting those principles or are you betraying them?"

5 - The 2025 Custodial Chapter officially opened on 28th. June 2025 - with the celebration of Holy Mass in the church of the Convent of Saint Saviour, presided over by Br Massimo Fusarelli, Minister General of the Order of Friars Minor.
The opening liturgy called each friar to rediscover the deep root of his vocation: to be "instruments of peace and reconciliation" in the Holy Land, sustained by Christian hope.



"We know that the exodus of Christians raises a serious question; it is something that pains us. So how can we, as Friars Minor, continue to be Pilgrims of Hope with Christians in this land? The mission of the Friars in the Holy Land is not only to care for places or stones, but

to guard the hope of the peoples who live here—of pilgrims, and even of those who come merely for tourism or cultural knowledge—because here they can encounter a presence, something very deep. There is an international fraternity here, that of the Custody, and this is a great challenge and a great gift, one that always calls us to look toward the future. For more than 800 years, the friars of the Custody have sought to do the will of God, in the spirit of obedience to the Gospel and the Franciscan Rule—responding to the challenges of the present time. Our Franciscan presence says Br Massimo, must constantly be requalified and renewed.

Review of the year: 2025 (continued)

6 - Project 2: Boys Home in Bethlehem



On September 15th., the Custody of the Holy Land celebrated the 18th anniversary of the founding of the Boys Home in Bethlehem, with a solemn Mass presided over by the Vicar of the Custody, Fr. Ulisse Zarza ofm.

Over the years, the Boys' Casa has accompanied the growth of more than 185 students. FR. ULISE ZARZA, ofm – "For us Franciscans, discovering throughout the centuries, in different eras, the face of the Lord in the poorest and the neediest has always been a challenge.

Today, being present here in Bethlehem, close to the children, is very important. It is a concrete way of standing beside those who suffer and are in need, offering not only spiritual and moral support, but also material help. MIRNA BEHNAN ABU SAADEH [Bethlehem] "We began the journey with my son Christian here at the Boys Home, to help him improve his behaviour. We were facing family difficulties, with frequent changes of home, which affected my children's behaviour. At school we encountered problems, but Fr. Sandro welcomed my son. As a mother, I feel that this place is a safe haven for them: they come here after school, spend much time here… it is truly their second home.

7 - Good News for Gaza : 10.10.2025



10th. October 2025 - Gaza ceasefire: In the hours following the announcement of a ceasefire in Gaza, the Latin Patriarch of Jerusalem, Cardinal Pierbattista Pizzaballa, expresses his cautious optimism. After 15 months of Israeli bombings, 46,000 deaths, and 1.9 million displaced Palestinians, Israel and Hamas have finally reached a deal to end the fighting in the Gaza Strip.

Review of the year: 2025 (continued)

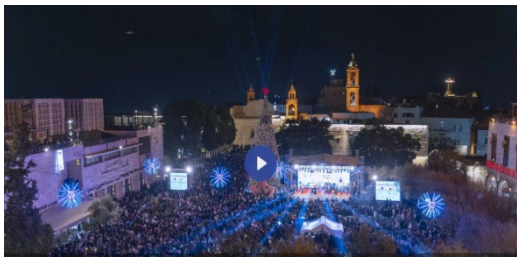
8 - 5th. International Congress of Commissariats in Jerusalem November 2025. "Ambassadors of Peace": listening to, supporting, and proclaiming the Holy Land



The 5th International Congress of the Commissaries of the Holy Land began on Wednesday morning with a celebration at the Holy Cenacle, presided over by Fr. Francesco Ielpo, Custos of the Holy Land.
Invoking the gift of the Holy Spirit so that He may inspire every commissary to be a builder of communion and evangelization, Fr. Ielpo emphasized in his homily that the mission of each commissary is to proclaim the Gospel, which from this Holy Place spread throughout the world. He also reminded the Commissaries of the Holy Land that they form a very ancient institution. They are Franciscan friars present in different religious provinces of the world who keep alive the bond with this land, acting as a bridge between the Holy Land and Christianity in every territory. They animate and evangelize communities. They carry everywhere the message that is born from these Holy Places. At the same time, they accompany pilgrims from all over the world so that they may live here the "pilgrimage of life." They also concretely support the mission of the Custody and of the Church in the Holy Land, including through significant financial contributions.

When we planned, desired, and organized it, the conflict was still ongoing. Nevertheless, we knew we had to send a signal, also for this land: to say that we are at work, that we desire our commissaries to return to the Holy Land, to know closely this reality and what it is like to live here at this time, so they can then return to their own countries and, as soon as possible, bring pilgrims back here.

9 - The Christmas trees lit in Bethlehem and Jerusalem announce a new time of hope.



The Custody of the Holy Land and the Church Communities continue to stay close to the peoples of the Middle East, giving support and encouragement to hope for a future of peace and new life.
We thank our Dioceses in the United Kingdom and all our benefactors who have given us such generous donations and constant prayers for our brothers and sisters in these troubled and violent times. May the Lord God reward you all for your constant support.

Financial review

Income and expenditure

A summary of the year's results can be found on page 15 of this annual report and accounts.

Total income for 2025 was £802,317 (2024 - £769,005). Of this, £796,019 (2024 - £756,597) was received in the form of donations, the vast majority being annual Good Friday church collections.

During the year, expenditure totalled £763,144 (2024 - £912,721). £750,030 (2024 - £900,030) of this represents payments to the Commissariat of the USA for onward distribution to support work and projects of the Custody of the Holy Land, details of which are given above.

Financial position and reserves policy

The balance sheet shows total reserves of £205,755 (2024 - £166,582) which are represented largely by bank balances. It is the charity's policy to hold reserves until such time as required for the work and projects of the Custody of the Holy Land. It is anticipated that such reserves would not exceed £500,000 in any year. The Trustees regard the reserves held at 31 December 2025 to be adequate but not excessive.

Governance and structure

The Trustees of the charity, of which there must be a minimum of two and a maximum of four, are appointed by the then Trustees taking into account the views of the Custos of the Holy Land and the Provincial of the Franciscan Province of Ireland. At 31 December 2025 the Trustees comprised the Commissary and Vice-Commissary, both members of the Order of Friars Minor. In practice, these appointments are reviewed at the triennial chapter of the Province. The functions of the Trustees are to see firstly that contributions from the dioceses are properly accounted for and secondly to ensure the contributions are remitted to the Holy Land and spent in accordance with the objectives of the charity.

The Trustees are kept up to date with financial and regulatory developments in the charity sector by the charity's auditor and by attending training courses when necessary.

The names of the Trustees who served during the year are set out as part of the reference and administration details on page 1 of this annual report.

The charity is administered directly by the Trustees and the Commissary; there are no employees.

Trustees' responsibilities statement

The Trustees are responsible for preparing the Trustees' report and accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the income and expenditure of the charity for that period.

Governance and structure (continued)

In preparing these accounts, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the 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 United Kingdom and Republic of Ireland (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

Trustees' responsibilities statement

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the provisions of the charity's trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Key management personnel

The Trustees consider that they are the key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day to day basis.

The Trustees are not remunerated.

Risk management

The Trustees have assessed the risks to which the charity is exposed and consider that there are controls in place to mitigate those risks as far as is practicable, bearing in mind the difficult political situation in the Holy Land.

The Trustees undertake an annual review of the principal risks and uncertainties that the charity faces categorising the risks between those affecting the governance and management of the charity, operational risks, financial risks, reputational risks and those which occur because of circumstances outside of the charity's control such as changes in government policy, laws and regulations. They regularly review the measures already in place, or needing to be put in place, to establish policies, systems and procedures to mitigate those risks identified in the annual review and ensure that action is taken to implement changes to those policies, systems and procedures should they be needed to minimise or manage any potential impact on the charity should those risks materialise.

Governance and structure (continued)

Risk management *(continued)*

This work has identified one key risk for the charity which relates to the fact that the charity grants funds for ultimate use in the Holy Land, a part of the world where there continues to be considerable political unrest. To mitigate the associated risks, the charity passes most funds initially to the Commissariat of the Holy Land for the United States of America (USA) so that, prior to being forwarded on to the Holy Land, the funds may be administered in collaboration with those raised by the other English-speaking Commissariats and suitable projects may be identified. Whether or not the funds are sent to the USA or directly to the Holy Land, the Trustees always ensure that they are fully briefed about and familiar with the work of potential projects and recipients of funds, that funds are transferred via bank transfer, that proof of receipt is obtained and that a full written report of how the monies have been utilised and applied is obtained from the recipient.

Signed on behalf of the Trustees:



Trustee Brother Michael O'Kane ofm, Commissariat of the Holy land.

Approved by the Trustees on: 28th May 2026

Independent auditor's report to the Trustees of Commissariat of the Holy Land

Opinion

We have audited the accounts of Commissariat of the Holy Land (the 'charity') for the year ended 31 December 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows, the principal accounting policies and the notes to the accounts. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the accounts:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the accounts section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the accounts in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the accounts, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the accounts is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the accounts are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report and Accounts, including the Trustees' report other than the accounts and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the accounts does not cover the other information and we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the accounts or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the accounts themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' annual report is inconsistent in any material respect with the accounts; or
- sufficient accounting records have not been kept; or
- the accounts are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement set out on pages 8 and 9, the Trustees are responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the accounts

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder

Our objectives are to obtain reasonable assurance about whether the accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these accounts.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognize non-compliance with applicable laws and regulations; and

- we obtained an understanding of the legal and regulatory frameworks that are applicable to the charity and determined that the most significant frameworks which are directly relevant to specific assertions in the financial statements are those that relate to the reporting framework (Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011).

- We understood how the charity is complying with those legal and regulatory frameworks by making enquiries of trustees. We corroborated our enquiries through our review of the minutes of Trustees' meetings.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur. Audit procedures performed by the engagement team included:

- Identifying and assessing the design effectiveness of controls in place to prevent and detect fraud;

- Understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process;

- Assessing the extent of compliance with the relevant laws and regulations as part of our procedures on the relevant accounts item to which they relate.

Auditor's responsibilities for the audit of the accounts (continued)
To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships; and
- performed substantive testing on expenditure.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- reading the minutes of meetings of those charged with governance; and
- enquiring of those charged with governance as to actual and potential litigation and claims.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the accounts is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Buzzacott Audit LLP
Statutory Auditor
130 Wood Street
London
EC2V 6DL

Date: 29 May 2026

Buzzacott Audit LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

Statement of financial activities Year to 31 December 2025

	Notes	**Total funds 2025 £**	Total funds 2024 £
Income:			
Donations and legacies	1	**797,975**	760,019
Interest receivable		**4,342**	8,986
Total income		**802,317**	769,005
Expenditure:			
Charitable activities			
. Grants in support of the Custody of the Holy Land	2	**750,030**	900,030
. Support of the clergy	3	**13,114**	12,691
Total expenditure		**763,144**	912,721
Net income (expenditure) and net movement in funds for the year		**39,173**	(143,716)
Reconciliation of funds:			
Balances brought forward at 1 January		**166,582**	310,298
Balances carried forward at 31 December		**205,755**	166,582

All of the charity's income and expenditure in both 2024 and 2025 relates to unrestricted funds.

All activities of the charity derived from continuing operations during the above two financial years.

All recognised gains and losses are included in the above statement of financial activities.

Balance sheet 31 December 2025

	Notes	**2025** **£**	2024 £
Current assets			
Cash at bank and in hand		**217,215**	177,598
Creditors: amounts falling due within one year	7	**(11,460)**	(11,016)
Total net assets		**205,755**	166,582
The funds of the charity:			
Unrestricted funds			
. General fund		**205,755**	166,582

Approved by and signed
on behalf of the Trustees by:



Trustee: Brother Michael O'Kane ofm

Approved by the Trustees on: 28th May 2026

Statement of cash flows Year to 31 December 2025

	Notes	2025 £	2024 £
Cash flows from operating activities:			
Net cash provided by (used in) operating activities	A	**35,275**	(151,886)
Cash inflow from investing activities:			
Interest received		**4,342**	8,986
Change in cash and cash equivalents in the year		**39,617**	(142,900)
Cash and cash equivalents at 1 January		**177,598**	320,498
Cash and cash equivalents at 31 December	B	**217,215**	177,598

Notes to the statement of cash flows for the year to 31 December 2025.

A Reconciliation of net income to net cash provided by operating activities

	2025 £	2024 £
Net income (expenditure) (as per the statement of financial activities)	**39,173**	(143,716)
Adjustments for:		
Interest receivable	**(4,342)**	(8,986)
Increase in creditors	**444**	816
Net cash provided by (used in) operating activities	**35,275**	(142,900)

B Analysis of cash and cash equivalents

	2025 £	2024 £
Total cash and cash equivalents: Cash at bank and in hand	**217,215**	177,598

C Analysis of changes in net debt

	2024 £	Cash flows £	2025 £
Cash at bank and in hand	177,598	39,617	**217,215**

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the accounts are laid out below.

Basis of accounting

The accounts have been prepared for the year ended 31 December 2025 with comparative information given in respect to the year to 31 December 2024.

The accounts have been prepared under the historical cost convention with items initially recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these accounts.

The accounts have been prepared in accordance with the principles set out in 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 (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are presented in sterling and are rounded to the nearest pound.

Critical accounting estimates and areas of judgement

In preparing these accounts, the Trustees have not been required to make significant judgements or estimates.

Assessment of going concern

The Trustees have assessed whether the use of the going concern assumption is appropriate in preparing these accounts. The Trustees have made this assessment in respect to a period of at least one year from the date of approval of these accounts.

The charity faces challenges presented by the current geopolitical and macroeconomic climate, but the nature of the charity's activities means that financially it will remain solvent and be able to support the Custody of the Holy Land in future years.

The Trustees of the charity have concluded that notwithstanding the challenges detailed above, there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The Trustees are of the opinion that the charity will have sufficient resources to meet its liabilities as they fall due.

Income

Income is recognised in the period in which the charity has entitlement to the income, the amount of income can be measured reliably and it is probable that the income will be received.

Income (continued)
Church collections in support of the work of the Custody of the Holy Land are made throughout the United Kingdom, excluding Northern Ireland. They are organised by the relevant dioceses, which may, at their discretion, pass the proceeds to the Commissariat for use in the Holy Land in accordance with its charitable objectives. They are, therefore, recognised on receipt from the dioceses unless earlier notification is received which confirms the amount which shall be donated.

In accordance with Charities SORP FRS 102 volunteer time is not recognised.

Legacies are included in the statement of financial activities when the charity is entitled to the legacy, the executors have established that there are sufficient surplus assets in the estate to pay the legacy, and any conditions attached to the legacy are within the control of the charity.

Entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, but the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to make a payment to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. The costs of charitable activities comprise expenditure on the charity's primary charitable purposes as described in the Trustees' report and include:

- Charitable grants comprise single year payments rather than multi-year grants. They are included in the statement of financial activities when approved for payment or where the recipient organisation has been notified of the grant, if earlier. Provision is made for any such grants approved but unpaid at the year end.
- Support of the clergy who work for the Custody including those costs directly relating to the work of the clergy and indirect costs.

Governance costs are the costs associated with the governance arrangements of the charity including audit costs and the necessary legal procedures for compliance with statutory requirements. Governance costs are included as part of support of the clergy within the statement of financial activities.

All expenditure is stated inclusive of unrecoverable VAT.

Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition.

Creditors

Creditors are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors are recognised at the amount the charity anticipates it will pay to settle the debt.

Funds structure

General funds represent monies which may be used towards meeting the charitable objectives of the charity at the discretion of the Trustees.

1 Donations and legacies

	Total funds 2025 £	Total funds 2024 £
Donations		
. Church collections	**796,019**	756,597
. General	**1,956**	3,422
. Legacies	**—**	—
	797,975	760,019

2 Grants in support of the Custody of the Holy Land

	Total funds 2025 £	Total funds 2024 £
Grants made directly to, and for support of, the Custody of the Holy Land:		
. Commissariat of the Holy Land for the USA for support of the Custody of the Holy Land	**750,030**	900,030

3 Support of the clergy

	Total funds 2025 £	Total funds 2024 £
Books and subscriptions	**—**	971
Office costs	**612**	628
Bank charges	**82**	76
Governance costs		
. Auditor's remuneration, including accounts preparation*	**12,420**	11,016
	13,114	12,691

4 Taxation

The Commissariat of the Holy Land is a registered charity and, therefore, is not liable to taxation on income and gains derived from its charitable activities, as it falls within the various exemptions available to registered charities.

5 Staff costs

There are no staff costs as the charity does not employ any staff (2024 – none).

6 Trustees' expenses and the remuneration of key management personnel

The key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day to day basis comprise the Trustees.

No trustee received any remuneration in respect of their services during the year (2024 - £nil).

No trustee received reimbursement of expenses (2024 - £nil).

6 Creditors: amounts falling due within one year

	2025 **£**	2024 £
Accruals	**11,460**	11,016

7 Related party transactions

There were no related party transactions during the year (2024 – none).

8 Post balance sheet events

There have been no post balance sheet events since the year ended 31 December 2025.