

COMPANY REGISTRATION NUMBER: 02884621
CHARITY REGISTRATION NUMBER: 1039036

Forty Limited
Company Limited by Guarantee
Financial Statements
31 August 2022

BRINDLEY GOLDSTEIN LIMITED

Chartered accountants & statutory auditor
103 High Street
Waltham Cross
Herts
EN8 7AN

Forty Limited

Company Limited by Guarantee

Financial Statements

Year ended 31 August 2022

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Forty Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 August 2022

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 August 2022.

Reference and administrative details

Registered charity name Forty Limited

Charity registration number 1039036

Company registration number 02884621

Principal office and registered office 103 High Street
Waltham Cross
EN8 7AN
England

The trustees

Mr A. Schechter
Mr R. Spitzer
Mr J. Gluck
Mrs H. Gluck

Company secretary Avrohom Schechter

Auditor Brindley Goldstein Limited
Chartered accountants & statutory auditor
103 High Street
Waltham Cross
Herts
EN8 7AN

Forty Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 August 2022

Structure, governance and management

Governing document

The charity is a company limited by guarantee and accordingly does not have share capital. The charity is governed by its Memorandum and Articles of Association dated 5th February 1994.

Every member of the company undertakes to contribute such an amount as may be required not exceeding £1 to the assets of the charitable company in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.

The trustees, who, aside from Mr Avrohom Schechter, are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr Richard Spitzer

Mr Jacob Gluck

Mrs Hanna Gluck

Mr Avrohom Schechter

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

All decisions made on behalf of the charity are made by the trustees.

The trustees are responsible for the provision of means to distribute charitable donations to worthy causes.

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to: settle the terms of payment with suppliers when agreeing the terms of each transaction; ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
. pay in accordance with the company's contractual and other legal obligations.

The charity owns property which is currently being used by another charity whose activity is the running of a creche, nursery, junior and secondary schools and a charity that provides after school clubs & holiday play schemes.

The charity lets out its property to a connected charity, Beis Chinuch Lebonos Limited and also Kids N Action. Youth On the Move is also a connected charity which provides extra curriculum for children.

Details of transactions with related parties are disclosed in the notes to the financial statements.

Forty Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 August 2022

Objectives and activities

The charity's objects are the advancement of religion and education in accordance with the orthodox Jewish faith, the relief of poverty and such other charitable objectives recognised by English law.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

The charity receives rental income and donations and makes grants to other charities.

Strategic report

The following sections for achievements and performance and financial review form the strategic report of the charity.

Achievements and performance

The property is used by an associated charitable company as a school, creche and nursery and a charity that provides after school clubs & holiday play schemes, for the orthodox Jewish community. Rents are paid at a level as agreed between the two charities.

The trustees of the charity confirm that they have considered the Charity Commission's general guidance on public benefit and the requirements of Section 4 of the Charities Act 2011 in this are.

Financial review

The trustees are satisfied with the results for the year and anticipate the level of activities to continue to increase year on year. The fund balance at the year end is £10,458,050. This is currently being used in the expansion of the building. The level of fundraising must continue if the charity is to continue with its plans for the future.

The trustees ensure that the charity has sufficient reserves available to cover anticipated outgoings. In addition the trustees have received undertakings from local supporters to cover any deficit if such should arise.

The trustees have assessed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate exposure to major risks.

Plans for future periods

FUTURE PLANS

To continue building additional classrooms and areas to meet the growing demands of the school and creche and to maintain and develop the existing building to a very high standard to ensure compliance with any regulatory requirement.

Forty Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 August 2022

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

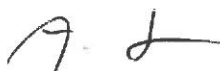
The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The trustees' annual report and the strategic report were approved on 24 April 2023 and signed on behalf of the board of trustees by:



Mr A. Schechter
Trustee

Forty Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Forty Limited

Year ended 31 August 2022

Opinion

We have audited the financial statements of Forty Limited (the 'charity') for the year ended 31 August 2022 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 August 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements 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 financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements 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 financial statements 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.

Forty Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Forty Limited *(continued)*

Year ended 31 August 2022

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

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 Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Forty Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Forty Limited *(continued)*

Year ended 31 August 2022

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements 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 financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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 financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 financial statements.

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:

Identifying and testing journal entries and the overall accounting records, particularly those that were significant and unusual.

Reviewing the financial statement disclosures and determining whether accounting policies have been appropriately applied.

Assessing the extent of compliance, or lack of, with relevant laws and regulations.

Testing key revenue lines, for evidence of management bias.

Verification of key assets.

Obtaining third-party confirmation of material balances.

Documenting and verifying all significant related party balances and transactions.

Reviewing documentation such as the company board minutes, correspondence with solicitors, for discussions of irregularities including fraud.

Forty Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Forty Limited *(continued)*

Year ended 31 August 2022

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Forty Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Forty Limited *(continued)*

Year ended 31 August 2022

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members 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 members as a body, for our audit work, for this report, or for the opinions we have formed.



C. H. Goldstein FCA (Senior Statutory Auditor)

For and on behalf of
Brindley Goldstein Limited
Chartered accountants & statutory auditor
103 High Street
Waltham Cross
Herts
EN8 7AN

24 April 2023

Forty Limited

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 August 2022

		2022		2021
	Note	Unrestricted funds £	Total funds £	Total funds £
Income and endowments				
Donations and legacies	5	495,953	495,953	751,771
Other trading activities	6	969,165	969,165	925,467
Total income		<u>1,465,118</u>	<u>1,465,118</u>	<u>1,677,238</u>
Expenditure				
Expenditure on raising funds:				
Costs of other trading activities	7	8,790	8,790	46,707
Expenditure on charitable activities	8,9	1,452,858	1,452,858	1,191,482
Total expenditure		<u>1,461,648</u>	<u>1,461,648</u>	<u>1,238,189</u>
Net income and net movement in funds		<u>3,470</u>	<u>3,470</u>	<u>439,049</u>
Reconciliation of funds				
Total funds brought forward as previously reported		10,454,580	10,454,580	9,070,109
Prior year adjustment		—	—	945,422
Total funds brought forward as restated		<u>10,454,580</u>	<u>10,454,580</u>	<u>10,015,531</u>
Total funds carried forward		<u>10,458,050</u>	<u>10,458,050</u>	<u>10,454,580</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 13 to 20 form part of these financial statements.

Forty Limited

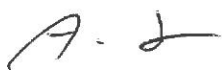
Company Limited by Guarantee

Statement of Financial Position

31 August 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible fixed assets	13	43,470	47,502
Investments	14	11,635,071	11,593,021
		<u>11,678,541</u>	<u>11,640,523</u>
Current assets			
Debtors	15	163,313	84,581
Cash at bank and in hand		3,305	5,576
		<u>166,618</u>	<u>90,157</u>
Creditors: amounts falling due within one year	16	148,067	466,733
Net current assets		<u>18,551</u>	<u>(376,576)</u>
Total assets less current liabilities		<u>11,697,092</u>	<u>11,263,947</u>
Creditors: amounts falling due after more than one year	17	1,239,042	809,367
Net assets		<u>10,458,050</u>	<u>10,454,580</u>
Funds of the charity			
Unrestricted funds:			
Revaluation reserve		5,916,489	5,916,489
Other unrestricted income funds		4,541,561	4,538,091
Total unrestricted funds		<u>10,458,050</u>	<u>10,454,580</u>
Total charity funds	18	<u>10,458,050</u>	<u>10,454,580</u>

These financial statements were approved by the board of trustees and authorised for issue on 24 April 2023, and are signed on behalf of the board by:



Mr A. Schechter
Trustee

The notes on pages 13 to 20 form part of these financial statements.

Forty Limited

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 August 2022

	2022 £	2021 £
Cash flows from operating activities		
Net income	277,470	439,049
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	4,830	5,278
Interest payable and similar charges	48,010	17,763
Accrued expenses/(income)	1,780	(2,140)
Other operating cash flow adjustment	–	(47,041)
<i>Changes in:</i>		
Trade and other debtors	(352,732)	(46,161)
Trade and other creditors	(270,377)	(144,536)
Cash generated from operations	(291,019)	222,212
Interest paid	(48,010)	(17,763)
Net cash (used in)/from operating activities	(339,029)	204,449
Cash flows from investing activities		
Purchase of tangible assets	(798)	–
Purchases of other investments	(42,050)	(128,536)
Net cash used in investing activities	(42,848)	(128,536)
Cash flows from financing activities		
Proceeds from borrowings	379,606	(65,360)
Net cash from/(used in) financing activities	379,606	(65,360)
Net (decrease)/increase in cash and cash equivalents	(2,271)	10,553
Cash and cash equivalents at beginning of year	5,576	(4,977)
Cash and cash equivalents at end of year	3,305	5,576

The notes on pages 13 to 20 form part of these financial statements.

Forty Limited

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 August 2022

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 103 High Street, Waltham Cross, EN8 7AN, England.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

There are no judgements and estimates.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Forty Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2022

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Forty Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2022

3. Accounting policies *(continued)*

Tangible assets *(continued)*

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Plant and machinery - 10% reducing balance

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

Forty Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2022

3. Accounting policies *(continued)*

Impairment of fixed assets *(continued)*

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

4. Limited by guarantee

The company is limited by guarantee and has no share capital. Every member of the company undertakes to contribute to the assets of the company, in the event of a winding up, such an amount as may be required not exceeding £1.

5. Donations and legacies

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Donations				
Donations and Gifts	495,953	495,953	751,771	751,771

6. Other trading activities

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Rental income on investment property - non operating	969,165	969,165	925,467	925,467

7. Costs of other trading activities

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Costs of other trading activities - Other activity 1	8,790	8,790	46,707	46,707

8. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Charitable activities	1,444,578	1,444,578	1,184,982	1,184,982
Support costs	8,280	8,280	6,500	6,500
	<u>1,452,858</u>	<u>1,452,858</u>	<u>1,191,482</u>	<u>1,191,482</u>

Forty Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2022

9. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Grant funding of activities £	Support costs £	Total funds 2022 £	Total fund 2021 £
Charitable activities	1,407,078	37,500	—	1,444,578	1,184,982
Governance costs	—	—	8,280	8,280	6,500
	<u>1,407,078</u>	<u>37,500</u>	<u>8,280</u>	<u>1,452,858</u>	<u>1,191,482</u>

10. Analysis of grants

	2022 £	2021 £
Grants to institutions		
Grants to institutions	37,500	292,608
Total grants	<u>37,500</u>	<u>292,608</u>

11. Auditors remuneration

	2022 £	2021 £
Fees payable for the audit of the financial statements	<u>8,280</u>	<u>6,500</u>

12. Trustee remuneration and expenses

There were no trustees' remuneration or other benefits for the year ended 31 August 2022.

13. Tangible fixed assets

	Plant and machinery £
Cost	
At 1 September 2021	143,485
Additions	798
At 31 August 2022	<u>144,283</u>
Depreciation	
At 1 September 2021	95,983
Charge for the year	4,830
At 31 August 2022	<u>100,813</u>
Carrying amount	
At 31 August 2022	<u>43,470</u>
At 31 August 2021	<u>47,502</u>

Forty Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2022

14. Investments

	Investment properties £
Cost or valuation	
At 1 September 2021	11,593,021
Additions	42,050
At 31 August 2022	11,635,071
Impairment	
At 1 September 2021 and 31 August 2022	
Carrying amount	
At 31 August 2022	11,635,071
At 31 August 2021	11,593,021

All investments shown above are held at valuation.

Investment properties

The charity's fixed asset investment is situated in the United Kingdom.

The valuation was performed by the trustees of the charity whose basis was derived at from a previous valuation performed in 2018 by a qualified independent valuer. The value of the property is determined by the rental yields which have not changed significantly since the valuation was performed; therefore, the trustees believe the valuation remains appropriate at the balance sheet date.

15. Debtors

	2022 £	2021 £
Trade debtors	21,313	9,581
Amounts owed by connected company	142,000	75,000
	163,313	84,581

16. Creditors: amounts falling due within one year

	2022 £	2021 £
Bank loans and overdrafts	53,698	103,767
Trade creditors	46,745	21,592
Accruals and deferred income	8,280	6,500
Other creditors	39,344	334,874
	148,067	466,733

Forty Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2022

17. Creditors: amounts falling due after more than one year

	2022 £	2021 £
Bank loans and overdrafts	1,239,042	809,367

18. Analysis of charitable funds

Unrestricted funds

	At 1 September 2021 £	Income £	Expenditure £	Prior year adjustments £	At 31 August 2022 £
General funds	4,538,091	1,465,118	(1,461,648)	—	4,815,561
Revaluation reserve	5,916,489	—	—	—	5,916,489
	<u>10,454,580</u>	<u>1,465,118</u>	<u>(1,461,648)</u>	<u>—</u>	<u>10,458,050</u>

	At 1 September 2020 £	Income £	Expenditure £	Prior year adjustments £	At 31 August 2021 £
General funds	3,153,620	1,677,238	(1,238,189)	945,422	4,538,091
Revaluation reserve	5,916,489	—	—	—	5,916,489
	<u>9,070,109</u>	<u>1,677,238</u>	<u>(1,238,189)</u>	<u>945,422</u>	<u>10,454,580</u>

19. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2022 £
Tangible fixed assets	11,678,541	11,678,541
Current assets	166,618	166,618
Creditors less than 1 year	(148,067)	(148,067)
Creditors greater than 1 year	(1,239,042)	(1,239,042)
Net assets	<u>10,458,050</u>	<u>10,458,050</u>

	Unrestricted Funds £	Total Funds 2021 £
Tangible fixed assets	11,640,523	11,640,523
Current assets	90,157	90,157
Creditors less than 1 year	(466,733)	(466,733)
Creditors greater than 1 year	(809,367)	(809,367)
Net assets	<u>10,454,580</u>	<u>10,454,580</u>

Forty Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2022

20. Analysis of changes in net debt

	At 1 Sep 2021	Cash flows	At 31 Aug 2022
	£	£	£
Cash at bank and in hand	5,576	(2,271)	3,305
Debt due within one year	(103,767)	50,069	(53,698)
Debt due after one year	(809,367)	(429,675)	(1,239,042)
	<u>(907,558)</u>	<u>(381,877)</u>	<u>(1,289,435)</u>

21. Related parties

The charity leases its property to Beis Chinuch Lebonos Limited, a connected charity with a rental income of £950,000 p.a (2021: £925,000).

At the year end, the charity was owed £142,000 (2021: £75,000) by Beis Chinuch Lebonos Limited. The loan is payable on demand and no interest is charged.

There were no other related party transactions in the year.