

**COMPANY REGISTRATION NUMBER: 00711500**  
**CHARITY REGISTRATION NUMBER: 313122**

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**30 June 2021**

**COHEN ARNOLD**  
Chartered Accountants & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 30 June 2021**

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**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Directors' Report)**  
**Year ended 30 June 2021**

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 30 June 2021.

**Reference and administrative details**

<b>Registered charity name</b>	Gerson Berger Association Limited
<b>Charity registration number</b>	313122
<b>Company registration number</b>	00711500
<b>Principal office and registered office</b>	New Burlington House 1075 Finchley Road London NW11 0PU
<b>The trustees</b>	Mr Samuel Berger Mr Sije Berger Mrs Sarah Rachel Klein Mr Solomon Laufer Mrs Zelda Sternlicht
<b>Auditor</b>	Cohen Arnold Chartered Accountants & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU
<b>Bankers</b>	Barclays Bank PLC 1 Churchill Place London United Kingdom E14 5HP

**Structure, governance and management**

**Governing document**

Gerson Berger Association Limited is a company limited by guarantee governed by its Memorandum and Articles of Association dated 22nd December 1961 as amended on 9th July 1979 and 9th March 1981.

**Appointment Training and Recruitment of Trustees**

As set out in the Articles of Association the members of the charity shall not be less than three and exceed eight. There are two classes of members:

- Ordinary Members - subscribers and all persons subsequently admitted by the Council to membership.
- Honorary Members - persons the Council may admit from time to time with written consent.

No person shall be admitted to the membership of the Company as an ordinary member unless:

- he has signed and sent to the Secretary an application for admission framed in such terms as the Council shall from time to time prescribe, and
- he has been elected to membership by the Council.

## **Gerson Berger Association Limited**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Directors' Report) *(continued)***

**Year ended 30 June 2021**

#### **Structure, governance and management *(continued)***

##### **Appointment Training and Recruitment of Trustees *(continued)***

All current trustees are ordinary members and no honorary members have been appointed. The organisation is run by the governors (directors) who are the trustees. Every trustee holds office until he/she shall die or attain the age of eighty or shall cease to hold office by virtue of Article 49 of the Articles of Association.

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

##### **Employee and Trustee Remuneration**

The charity has no staff other than the 5 trustees all of whom give freely of their time and expertise without any form of remuneration or other benefit in cash or kind (2020: £nil).

The charity did not meet any expenses (2020: £nil) incurred by the trustees for services provided to the charity.

##### **Group Structure and Relationships**

The Charity holds the share capital of five subsidiary undertakings, namely Altena Estates Limited, Barryvale Limited, Fleetguild Limited, Hiltshore Limited and Mirette Investments Limited.

All the subsidiary holdings are engaged in property investment, except for Hiltshore Limited which is a dormant company, and their results are incorporated in the consolidated financial statements.

Details of the subsidiary undertakings may be found in the note 18 to the financial statements.

##### **Risk management**

The trustees have identified and reviewed the major risks to which the group is exposed, in particular those related to the operations and finance of the charity and are satisfied that systems are in place to mitigate those risks.

##### **Financial risk management and policies**

The group holds or issues financial instruments in order to achieve three main objectives being:

- a) to finance its operations
- b) to manage its exposure to interest and currency risks arising from operations and from its sources of finance; and
- c) to generate funds.

In addition, various financial instruments (e.g. debtors, creditors, prepayments and accruals) arise directly from the charity's operations.

##### **Credit Risk**

The charity monitors credit risk closely and considers that its current policies of credit risk checks meet its objectives of managing exposure to credit risk. The charity has no significant concentrations of credit risk. Amounts shown in the balance sheet represent the maximum anticipated credit risk exposure. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

## **Gerson Berger Association Limited**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Directors' Report) *(continued)***

**Year ended 30 June 2021**

#### **Objectives and activities**

##### **Charitable Objects**

The charity is established for charitable purposes only and (without prejudice to the generality of the foregoing words) in particular to do, perform and carry out all or any of the following acts and things, namely: -

- to provide and carry on whether in the United Kingdom or elsewhere, a school or schools where the pupils may obtain a sound education of the highest order and to provide religious instruction and training therein in accordance with the doctrines and principles of traditional Judaism;
- to foster education and moral and religious training in accordance with the said principles;
- to provide any accommodation which may be deemed desirable for the pupils attending and persons employed at the any school or schools;
- to give philanthropic aid to the Jewish needy;
- for other purposes as are recognised by English Law as charitable;

##### **Aims, objectives and activities for public benefit**

The trustees confirm that they have referred to the guidelines contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and setting the grant making policies for the year. In doing so, the charity has complied with its duty to act for the public benefit in accordance with section 4 of The Charities Act 2011.

##### **Grant making policy**

This charity was established to support the activities of Jewish religious organisations, especially in the field of education and to provide philanthropic aid to the Jewish needy. Donations are made to organisations providing a sound religious education in accordance with the doctrines and principles of traditional Judaism and to institutions set up to provide aid to the Jewish needy, with a view to achieving the objects of the charity.

Gerson Berger Association Limited regularly supports charitable organisations and institutions both in respect of revenue expenditure and capital projects and there has been a continual call for funding for capital projects together with a concomitant need for increased revenue support.

Applications for grants are made in writing to the charity or in person to the Trustees by voluntary and community organisation. All donations above £10,000 require approval of all the Trustees and after making the necessary checks, proportional to the level of funding involved, donations are provided through bank transfer.

##### **Investment powers and policy**

Under the Memorandum and Articles of Association, the charity has the power to make any investment which the trustees see fit provided that funds so utilised are not immediately required for use in connection with any of its objects. The trustees regularly review the charity's position and needs in respect of the investment policy.

**Gerson Berger Association Limited**

**Company Limited by Guarantee**

**Trustees' Annual Report (Incorporating the Directors' Report) *(continued)***

**Year ended 30 June 2021**

**Strategic report**

The group invests in property portfolios and listed investments to generate income with which it makes grants, donations and loans to charities and institutions that fall within the objectives of the charity.

**Achievements and performance**

The charity is dependent on the investment income generated by the subsidiary companies which have performed similarly to the prior year (see note 6 to the financial statements). No donations and legacies were received in the current year other than Gift Aid payments from subsidiary companies which amounted to £3,060,000 (2020: £1,960,198). During the year under review £3,204,600 (2020: £1,818,300) was distributed in furtherance of the charity's objectives. The demand for charitable activities increased during the year and the shortfall was funded from past reserves.

**Financial review**

The charity is dependent for its income on the commercial activities of its subsidiaries. During the year, income arising from the commercial activities of the subsidiaries was £3,892,730 (2020: £3,852,272).

The Charity holds the share capital of five subsidiary undertakings. All the subsidiary holdings are engaged in property investment, except for Hiltshore Limited which is a dormant company and the trustees consider their results for the year ended 30th June 2021 to be satisfactory.

**Key performance indicators (KPIs)**

The Trustees monitor the Charity's performance progress against its strategic objectives and the financial performance of its operations on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial measures. The most significant KPIs used by the charity are as follows:

	2021	2020
	£	£
Grants and donations paid out	3,204,600	1,818,300
Net rental income	2,672,738	2,369,348
Dividend income from listed investments	23,474	29,602
Investment property at fair value	42,436,689	42,188,026
Listed investments at fair value	650,176	390,782

**Plans for future periods**

The charity plans continuing the activities outlined above in the coming years subject to incoming resources being maintained at a satisfactory level.

**Reserves policy**

It is the policy of the charity to maintain unrestricted funds, which are the free reserves of the charity, at a level which the trustees think appropriate after considering the future commitments of the charity and the likely administrative costs of the charity for the next year. The free reserves of the charity are the current assets minus current liabilities. At the year end, the charity had £(43,429) (2020: £123,281) of free reserves. The deficit arose due to increased demand for charitable donations in the current year and it is intended that this will be addressed in the coming year.

**Gerson Berger Association Limited**

**Company Limited by Guarantee**

**Trustees' Annual Report (Incorporating the Directors' Report) *(continued)***

**Year ended 30 June 2021**

**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**

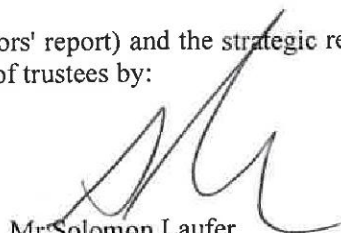
Each of the persons who is a director at the date of approval of this report confirms that:

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

The trustees' annual report (incorporating the directors' report) and the strategic report were approved on 7<sup>th</sup> April 2022 and signed on behalf of the board of trustees by:



Mrs Zelda Sternlicht  
Trustee



Mr Solomon Laufer  
Trustee

**Gerson Berger Association Limited**

**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Gerson Berger Association Limited**

**Year ended 30 June 2021**

**Opinion**

We have audited the financial statements of Gerson Berger Association Limited (the 'group') for the year ended 30 June 2021 which comprise the consolidated statement of financial activities (including income and expenditure account), company statement of financial activities, consolidated statement of financial position, company balance sheet, consolidated 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 group's affairs as at 30 June 2021 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 group 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**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Gerson Berger Association Limited**

**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Gerson Berger Association Limited**

*(continued)*

**Year ended 30 June 2021**

**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 group 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.

**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.

**Gerson Berger Association Limited**

**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Gerson Berger Association Limited**

*(continued)*

**Year ended 30 June 2021**

**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:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity through discussion with the trustees and identified financial reporting legislation, landlord legislation and charity legislation as being most significant to these financial statements.
- We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the trustees the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the charity's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the trustees during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

**Gerson Berger Association Limited**

**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Gerson Berger Association Limited**

*(continued)*

**Year ended 30 June 2021**

**Auditor's responsibilities for the audit of the financial statements (continued)**

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 group'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 group 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.

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.

*M. Broner-Cohen*

Moshe Broner-Cohen (Senior Statutory Auditor)

7<sup>th</sup> April 2022

Date

For and on behalf of  
Cohen Arnold  
Chartered Accountants & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON NW11 0PU

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Consolidated Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 30 June 2021**

		2021		2020
	Unrestricted funds	Total funds		Unrestricted funds
	Note	£	£	£
<b>Income and endowments</b>				
Donations and legacies	5	–	–	–
Investment income	6	3,892,730	3,892,730	3,852,272
<b>Total income</b>		<u>3,892,730</u>	<u>3,892,730</u>	<u>3,852,272</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	7	(1,302,131)	(1,302,131)	(1,520,478)
Expenditure on charitable activities	8,9	(3,226,710)	(3,226,710)	(1,842,966)
Taxation	12	(34,494)	(34,494)	35,634
<b>Total expenditure</b>		<u>(4,563,335)</u>	<u>(4,563,335)</u>	<u>(3,327,810)</u>
Fair value movements	13	259,394	259,394	(170,404)
<b>Net income and net movement in funds</b>		<u>(411,211)</u>	<u>(411,211)</u>	<u>354,058</u>
<b>Reconciliation of funds</b>				
Total funds brought forward	24	34,134,053	34,134,053	33,779,995
<b>Total funds carried forward</b>	25	<u>33,722,842</u>	<u>33,722,842</u>	<u>34,134,053</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 15 to 27 form part of these financial statements.

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Parent Statement of Financial Activities**  
**(including income and expenditure account)**

**Year ended 30 June 2021**

		2021		2020
	Note	Unrestricted funds £	Total funds £	Unrestricted funds £
<b>Income and endowments</b>				
Donations and legacies	5	3,060,000	3,060,000	1,960,198
<b>Total income</b>		<u>3,060,000</u>	<u>3,060,000</u>	<u>1,960,198</u>
<b>Expenditure</b>				
Expenditure on charitable activities	8,9	(3,226,710)	(3,226,710)	(1,842,966)
<b>Total expenditure</b>		<u>(3,226,710)</u>	<u>(3,226,710)</u>	<u>(1,842,966)</u>
Fair value movements	13	(246,501)	(246,501)	238,826
<b>Net expenditure and net movement in funds</b>		<u>(413,211)</u>	<u>(413,211)</u>	<u>356,058</u>
<b>Reconciliation of funds</b>				
Total funds brought forward	24	34,136,154	34,136,154	33,780,096
<b>Total funds carried forward</b>	25	<u>33,722,943</u>	<u>33,722,943</u>	<u>34,136,154</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 15 to 27 form part of these financial statements.

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Consolidated Statement of Financial Position**  
**30 June 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Tangible fixed assets	16	11,053	14,738
Investments	17	43,086,865	42,578,808
		<u>43,097,918</u>	<u>42,593,546</u>
<b>Current assets</b>			
Debtors	19	1,634,741	1,376,958
Cash at bank and in hand		377,766	1,721,650
		<u>2,012,507</u>	<u>3,098,608</u>
<b>Creditors: amounts falling due within one year</b>	20	<u>(2,972,758)</u>	<u>(2,827,908)</u>
<b>Net current liabilities</b>		<u>(960,251)</u>	<u>270,700</u>
<b>Total assets less current liabilities</b>		42,137,667	42,864,246
<b>Creditors: amounts falling due after more than one year</b>	21	(3,188,457)	(3,538,319)
<b>Provisions</b>	23	<u>(5,226,368)</u>	<u>(5,191,874)</u>
<b>Net assets</b>		<u>33,722,842</u>	<u>34,134,053</u>
<b>Funds of the charity</b>			
Unrestricted funds		33,722,842	34,134,053
<b>Total charity funds</b>	25	<u>33,722,842</u>	<u>34,134,053</u>

These financial statements were approved by the board of trustees and authorised for issue on 7<sup>th</sup> April 2022, and are signed on behalf of the board by:

Mrs Zelda Sternlicht  
Trustee

Mr Solomon Laufer  
Trustee

The notes on pages 15 to 27 form part of these financial statements.

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Parent Balance Sheet**  
**30 June 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Investments	17	33,766,372	34,012,873
		<u>33,766,372</u>	<u>34,012,873</u>
<b>Current assets</b>			
Cash at bank and in hand		7,757	176,547
		<u>7,757</u>	<u>176,547</u>
<b>Creditors: amounts falling due within one year</b>	20	(51,186)	(53,266)
<b>Net current assets</b>		<u>(43,429)</u>	<u>123,281</u>
<b>Total assets less current liabilities</b>		<u>33,722,943</u>	<u>34,136,154</u>
<b>Net assets</b>		<u>33,722,943</u>	<u>34,136,154</u>
<b>Funds of the charity</b>			
Unrestricted funds		<u>33,722,943</u>	<u>34,136,154</u>
<b>Total charity funds</b>	24	<u>33,722,943</u>	<u>34,136,154</u>

These financial statements were approved by the board of trustees and authorised for issue on 7<sup>th</sup> April 2022, and are signed on behalf of the board by:

Mrs Zelda Sternlicht  
Trustee

Mr Solomon Laufer  
Trustee

The notes on pages 15 to 27 form part of these financial statements.

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Consolidated Statement of Cash Flows**  
**Year ended 30 June 2021**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Cash flows from operating activities</b>		
Net income	(411,211)	354,058
Adjustments for:		
Depreciation of tangible fixed assets	3,685	4,914
Fair value movements	(259,394)	170,404
Dividends, interest and rents from investments	(3,892,730)	(3,852,272)
Other interest receivable and similar income	—	—
Taxation	34,494	(35,634)
Accrued (income)/expenses	7,746	(81,816)
Donations received and granted in the form of subsidiaries	—	—
Changes in:		
Trade and other debtors	(257,783)	289,066
Trade and other creditors	128,112	240,202
Cash generated from operations	<u>(4,647,081)</u>	<u>(2,911,078)</u>
Interest received	—	—
Net cash used in operating activities	<u>(4,647,081)</u>	<u>(2,911,078)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	3,892,730	3,852,272
Purchases of other investments	(248,663)	(400,442)
Proceeds from sale of other investments	—	19,000
Net cash from investing activities	<u>3,644,067</u>	<u>3,470,830</u>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	(340,870)	903,601
Net cash from/(used in) financing activities	<u>(340,870)</u>	<u>903,601</u>
<b>Net increase in cash and cash equivalents</b>	<b>(1,343,884)</b>	<b>1,463,353</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>1,721,650</b>	<b>258,297</b>
<b>Cash and cash equivalents at end of year</b>	<b>27</b> <u>377,766</u>	<u>1,721,650</u>

The notes on pages 15 to 27 form part of these financial statements.

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2021**

**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 New Burlington House, 1075 Finchley Road, London, NW11 0PU.

**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) Bulletin 1, (Charities SORP (FRS 102)) and the Charities Act 2011.

**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.

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

**Going concern**

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Governance costs**

Governance costs include the cost of the preparation and audit of the financial statements and the cost of any legal advice to the trustees on governance or constitutional matters.

**Taxation**

The Charity is not liable to direct taxation (Income Tax) on its income which falls within the various exemptions available to registered charities. As a result, no Deferred Tax is provided on timing differences. The Charity is not registered for Value Added Tax (VAT) and is therefore unable to reclaim any input tax it suffers on its purchase. Expenditure in the accounts is therefore shown inclusive of VAT where appropriate.

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period for the subsidiaries.

Current tax is recognised on taxable income or expenditure for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will

## **Gerson Berger Association Limited**

### **Company Limited by Guarantee**

#### **Notes to the Financial Statements *(continued)***

##### **Year ended 30 June 2021**

be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

#### **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.

#### **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.

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2021**

**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.

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                      -    25% 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.

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.

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**

**Year ended 30 June 2021**

**Provisions**

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in income or expenditure unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in the statement of financial activities in the period it arises and is allocated to the appropriate expenditure heading.

**Financial instruments**

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

**Acquisitions and disposals of properties**

Acquisitions and disposals of properties are considered to take place at the date of legal completion and are included in the financial statements accordingly.

**4. Limited by guarantee**

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of a winding up is limited to £1.

**5. Donations and legacies**

<u>Charity</u>	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
<b>Donations</b>				
Gift Aid received	3,060,000	3,060,000	1,960,198	1,960,198

**6. Investment income**

	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
Income from investment properties	3,869,256	3,869,256	3,822,670	3,822,670
Income from other investments	23,474	23,474	29,602	29,602
	<u>3,892,730</u>	<u>3,892,730</u>	<u>3,852,272</u>	<u>3,852,272</u>

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**7. Investment management costs**

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Investment management costs	1,093,993	1,093,993	1,366,127	1,366,127
Administrative expenses	105,613	105,613	67,156	67,156
Other interest payable	93,271	93,271	81,587	81,587
Finance charges	9,254	9,254	5,608	5,608
	<u>1,302,131</u>	<u>1,302,131</u>	<u>1,520,478</u>	<u>1,520,478</u>

**8. Expenditure on charitable activities by fund type**

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Charitable activity	3,204,600	3,204,600	1,818,300	1,818,300
Support costs	22,110	22,110	24,666	24,666
	<u>3,226,710</u>	<u>3,226,710</u>	<u>1,842,966</u>	<u>1,842,966</u>

**9. Expenditure on charitable activities by activity type**

	Grant funding of activities	Support costs	Total funds 2021	Total fund 2020
	£	£	£	£
Charitable activity	3,204,600	–	3,204,600	1,818,300
Governance costs	–	22,110	22,110	24,666
	<u>3,204,600</u>	<u>22,110</u>	<u>3,226,710</u>	<u>1,842,966</u>

**10. Analysis of support costs**

	Accountancy and non- audit fees	Audit fees	General expenses	Legal & Professional	Total 2021	Total 2020
	£	£	£	£	£	£
Governance costs	<u>5,000</u>	<u>12,120</u>	<u>990</u>	<u>4,000</u>	<u>22,110</u>	<u>24,666</u>

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**11. Analysis of grants**

	<b>Year to 30 June 21 £</b>	<b>Year to 30 June 20 £</b>
<b>Grants to institutions</b>		
Asser Bishvil Foundation	37,000	—
Beis Ruchel D'Satmar (London) Ltd	33,600	50,000
Congregation Vyoel Moshe D'Satmer Charitable Trust	25,000	45,000
Chevrav Mo'oz Ladol	48,000	30,000
Collel Chibath Yerushalayim, Rabbi Meir Baal Hanes Trust	30,000	50,000
The Friends of Yeshivas Brisk	33,000	3,000
Keren Ezra Mimitzika	23,600	30,000
Ora Vesimcha	10,000	30,000
Palmcourt Limited	50,000	—
United Talmudical Associates Ltd	2,130,000	890,000
UTRY	45,000	30,000
Vyoel Moshe Charitable Trust	35,000	35,000
Yetev Lev London Jerusalem Trust	51,000	105,000
Yesamach Levav	28,000	35,000
Y G S Yeshiva Gedola Seminar	18,000	35,000
Other donations below £30,000	607,400	450,300
	<u>3,204,600</u>	<u>1,818,300</u>
<b>Total grants</b>	<u>3,204,600</u>	<u>1,818,300</u>
<b>Analysis of Grants to Institutions:</b>		
Advancement of the Jewish Religion	1,054,783	576,100
Advancement of Jewish Education	1,117,734	679,100
Relief of Poverty	1,032,083	563,100
<b>Total</b>	<u>3,204,600</u>	<u>1,818,300</u>

**12. Taxation**

	<b>2021 £</b>	<b>2020 £</b>
<b>Deferred tax:</b>		
Origination and reversal of timing differences	34,494	(35,634)
<b>Taxation</b>	<u>34,494</u>	<u>(35,634)</u>

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**13. Fair value movements**

<u>Group</u>	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Gains/(losses) on investment property	-	-	18,850	18,850
Gains/(losses) on listed investments	259,394	259,394	(189,254)	(189,254)
	<u>259,394</u>	<u>259,394</u>	<u>(170,404)</u>	<u>(170,404)</u>
 <u>Charity</u>	 Unrestricted Funds £	 Total Funds 2021 £	 Unrestricted Funds £	 Total Funds 2020 £
Gains/(losses) on subsidiary undertakings	(246,501)	(246,501)	238,826	238,826
	<u>(246,501)</u>	<u>(246,501)</u>	<u>238,826</u>	<u>238,826</u>

**14. Net income**

Net income is stated after charging/(crediting):

	2021 £	2020 £
Depreciation of tangible fixed assets	3,685	4,914
Non audit fees	-	12,600
Fees payable for the audit of the financial statements	<u>24,480</u>	<u>25,602</u>

**15. Trustee remuneration and expenses**

The charity has no staff other than the 5 trustees all of whom give freely of their time and expertise without any form of remuneration or other benefit in cash or kind (2020: £nil).

The charity did not meet any expenses (2020: £nil) incurred by the trustees for services provided to the charity.

**16. Tangible fixed assets**

	<b>Plant and machinery £</b>
<b>Cost</b>	
At 1 July 2020 and 30 June 2021	<u>26,202</u>
<b>Depreciation</b>	
At 1 July 2020	11,464
Charge for the year	<u>3,685</u>
<b>At 30 June 2021</b>	<u>15,149</u>
<b>Carrying amount</b>	
At 30 June 2021	<u>11,053</u>
At 30 June 2020	<u>14,738</u>

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**17. Investments**

<b><u>Group</u></b>	Listed investments £	Investment properties £	<b>Total £</b>
<b>Cost or valuation</b>			
At 1 July 2020	390,782	42,188,026	42,578,808
Additions	–	248,663	248,663
Fair value movements	259,394	–	259,394
<b>At 30 June 2021</b>	<u>650,176</u>	<u>42,436,689</u>	<u>43,086,865</u>
<b>Impairment</b>			
<b>At 1 July 2020 and 30 June 2021</b>			–
<b>Carrying amount</b>			
<b>At 30 June 2021</b>	<u>650,176</u>	<u>42,436,689</u>	<u>43,086,865</u>
At 30 June 2020	<u>390,782</u>	<u>42,188,026</u>	<u>42,578,808</u>

All investments shown above are held at valuation.

**Financial assets held at fair value**

The group's listed investments are shown at market value, which is the mid-market value based on the London Stock Exchange daily listing at balance sheet date.

**Investment properties**

The group's investment properties comprise residential and commercial portfolios. The fair value of the investment properties has been arrived at on the basis of valuation carried out at 30th June 2021 by the trustees who are considered to have the experience and expertise required to undertake such an exercise. The valuation is made on an open market value basis by reference to market evidence of transaction prices for similar properties in the same location taking account their age and condition.

<b><u>Charity</u></b>	Subsidiary Undertaking investments £	<b>Total £</b>
<b>Cost or valuation</b>		
At 1 July 2020	34,012,873	34,012,873
Additions	–	–
Disposals	–	–
Fair value movements	(246,501)	(246,501)
<b>At 30 June 2021</b>	<u>33,766,372</u>	<u>33,766,372</u>
<b>Impairment</b>		
<b>At 1 July 2020 and 30 June 2021</b>	–	–
<b>Carrying amount</b>		
<b>At 30 June 2021</b>	<u>33,766,372</u>	<u>33,766,372</u>
At 30 June 2020	<u>34,012,873</u>	<u>34,012,873</u>

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**18. Investment entities**

**Subsidiaries**

	<b>Description &amp; Proportion Of Share Capital</b>		<b>Nature of Owned Business</b>
Altena Estates Limited	Ordinary	100%	Property Investment
	Preference	100%	
Barryvale Limited	Ordinary	100%	Property Investment
Fleetguild Limited	Ordinary	100%	Property Investment
Hiltshore Limited	Ordinary	100%	Dormant
Mirette Investments Limited	Ordinary	100%	Property Investment
	Preference	100%	

The subsidiaries have year ends coterminous with the parent charity and the 2021 figures are disclosed below

	<u>Company Number</u>	<u>Turnover</u>	<u>Expenditure</u>	<u>Profit/Loss</u>
		<u>£</u>	<u>£</u>	<u>£</u>
Altena Estates Limited	01042867	–	(2,847)	(2,847)
Barryvale Limited	03584191	1,449,686	(397,918)	1,051,768
Fleetguild Limited	02787962	1,766,342	(634,678)	1,131,664
Hiltshore Limited	02788553	–	–	–
Mirette Investments Limited	01024660	676,702	(266,688)	410,014

	<u>Fixed Assets</u>	<u>Current Assets</u>	<u>Liabilities</u>	<u>Long term Liabilities</u>	<u>Net Assets</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Altena Estates Limited	1,202,018	1,033,151	(940,242)	–	1,294,927
Barryvale Limited	11,958,324	962,294	(5,314,296)	(1,373,681)	6,232,641
Fleetguild Limited	20,742,174	564,681	(1,291,398)	(2,709,135)	17,306,322
Hiltshore Limited	100	5,747	(11,995)	–	(6,148)
Mirette Investments Limited	9,195,402	4,177,645	(102,409)	(4,332,009)	8,938,629

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**

**Year ended 30 June 2021**

**19. Debtors**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Trade debtors	1,253,054	1,032,432
Prepayments and accrued income	22,605	18,333
Other debtors	359,082	326,193
	<u>1,634,741</u>	<u>1,376,958</u>

**20. Creditors: amounts falling due within one year**

<b>Group</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	339,760	330,768
Trade creditors	–	10,111
Accruals and deferred income	155,167	147,421
Social security and other taxes	1,316	–
Other creditors	2,476,515	2,339,608
	<u>2,972,758</u>	<u>2,827,908</u>

<b>Charity</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Accruals and deferred income	22,431	24,511
Other creditors	28,755	28,755
	<u>51,186</u>	<u>53,266</u>

**21. Creditors: amounts falling due after more than one year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	3,188,457	3,538,319
	<u>3,188,457</u>	<u>3,538,319</u>

**22. Deferred tax**

The deferred tax included in the statement of financial position is as follows:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Included in provisions (note 23)	5,226,368	5,191,874
	<u>5,226,368</u>	<u>5,191,874</u>

**23. Provisions**

	<b>Deferred tax (note 22)</b>
	<b>£</b>
At 1 July 2020	5,191,874
Additions	34,494
<b>At 30 June 2021</b>	<u><u>5,226,368</u></u>

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**24. Analysis of charitable funds**

**Unrestricted funds**

<b>Group</b>	At 1 July 2020 £	Income £	Expenditure £	Fair value movements £	At 30 June 2021 £
General funds	<u>34,134,053</u>	<u>3,892,730</u>	<u>(4,563,335)</u>	<u>259,394</u>	<u>33,722,842</u>

	At 1 April 2019 £	Income £	Expenditure £	Fair value movements £	At 30 June 2020 £
General funds	<u>33,779,995</u>	<u>3,852,272</u>	<u>(3,327,810)</u>	<u>(170,404)</u>	<u>34,134,053</u>

**Unrestricted funds**

<b>Charity</b>	At 1 July 2020 £	Income £	Expenditure £	Fair value movements £	At 30 June 2021 £
General funds	<u>34,136,154</u>	<u>3,060,000</u>	<u>(3,226,710)</u>	<u>(246,501)</u>	<u>33,722,943</u>

	At 1 April 2019 £	Income £	Expenditure £	Fair value movements £	At 30 June 2020 £
General funds	<u>33,780,096</u>	<u>1,960,198</u>	<u>(1,842,966)</u>	<u>238,826</u>	<u>34,136,154</u>

**25. Analysis of net assets between funds**

	Unrestricted Funds £	Total Funds 2021 £
Tangible fixed assets	11,053	11,053
Investments	43,086,865	43,086,865
Current assets	2,012,507	2,012,507
Creditors less than 1 year	(2,972,758)	(2,972,758)
Creditors greater than 1 year	(3,188,457)	(3,188,457)
Provisions	(5,226,368)	(5,226,368)
<b>Net assets</b>	<u>33,722,842</u>	<u>33,722,842</u>

	Unrestricted Funds £	Total Funds 2020 £
Tangible fixed assets	14,738	14,738
Investments	42,578,808	42,578,808
Current assets	3,098,608	3,098,608
Creditors less than 1 year	(2,827,908)	(2,827,908)
Creditors greater than 1 year	(3,538,319)	(3,538,319)
Provisions	(5,191,874)	(5,191,874)
<b>Net assets</b>	<u>34,134,053</u>	<u>34,134,053</u>

**Gerson Berger Association Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**26. Analysis of changes in net debt**

	At 1 Jul 2020	Cash flows	At 30 Jun 2021
	£	£	£
Cash at bank and in hand	1,721,650	(1,343,884)	377,766
Debt due within one year	(330,768)	(8,992)	(339,760)
Debt due after one year	(3,538,319)	349,862	(3,188,457)
	(2,147,437)	(1,003,014)	(3,150,451)

**27. Analysis of cash and cash equivalents**

	2021	2020
	£	£
Cash at bank and in hand	377,766	1,721,650
Overdraft facility repayable on demand	(-)	(-)
<b>Total cash and cash equivalents</b>	<b>377,766</b>	<b>1,721,650</b>

**28. Related party transactions**

Group

Other debtors include £223,878 (2020: 223,878) due from subsidiary undertakings of Shulem B. Association Limited, itself a charity with common trustees. These loans are interest free and repayable on demand.

Other creditors include:

£973,582 (2020: £663,000) due to private companies which have directors in common with the subsidiary undertakings which have been the recipient of these loan advances. These loans are interest free and repayable on demand.

£1,069,887 (2020: £1,441,153) due to subsidiary undertakings of Shulem B. Association Limited, itself a charity with common trustees. This loan is interest free and repayable on demand.