

**XPERT INVESTMENTS LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD 3 SEPTEMBER 2021 TO 30 SEPTEMBER 2022**

Xpert Investments Ltd
Unaudited Financial Statements
For the Period 3 September 2021 to 30 September 2022

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Xpert Investments Ltd
Balance Sheet
As at 30 September 2022

Registered number: 13601592

		30 September 2022	
	Notes	£	£
FIXED ASSETS			
Tangible Assets	4		378,999
			<u>378,999</u>
CURRENT ASSETS			
Cash at bank and in hand		1,028	
		<u>1,028</u>	
		1,028	
Creditors: Amounts Falling Due Within One Year	5	(179,178)	
		<u>(179,178)</u>	
NET CURRENT ASSETS (LIABILITIES)			(178,150)
			<u>(178,150)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			200,849
			<u>200,849</u>
Creditors: Amounts Falling Due After More Than One Year	6	(208,057)	
		<u>(208,057)</u>	
NET LIABILITIES			(7,208)
			<u>(7,208)</u>
CAPITAL AND RESERVES			
Called up share capital	8		75
Profit and Loss Account			(7,283)
			<u>(7,283)</u>
SHAREHOLDERS' FUNDS			(7,208)
			<u>(7,208)</u>

Xpert Investments Ltd
Balance Sheet (continued)
As at 30 September 2022

For the period ending 30 September 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Ms Yanna Novak

Director

26/05/2023

The notes on pages 3 to 4 form part of these financial statements.

Xpert Investments Ltd
Notes to the Financial Statements
For the Period 3 September 2021 to 30 September 2022

1. General Information

Xpert Investments Ltd is a private company, limited by shares, incorporated in England & Wales, registered number 13601592. The registered office is 183 High Street, Wealdstone, Harrow, HA3 5EA.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006

2.2. Going Concern Disclosure

The directors have not identified any material uncertainties related to events or conditions that may cast significant doubt about the company's ability to continue as a going concern.

2.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

2.4. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

3. Average Number of Employees

Average number of employees, including directors, during the year was as follows: 1

4. Tangible Assets

	Investment Properties
	£
Cost	
As at 3 September 2021	-
Additions	378,999
As at 30 September 2022	<u>378,999</u>
Net Book Value	
As at 30 September 2022	<u>378,999</u>
As at 3 September 2021	<u>-</u>

The analysis of the cost or valuation of the above assets is as follows:

	Investment Properties
	£
At valuation	378,999
	<u>378,999</u>

The investment properties were valued by the director of the company. The basis of this valuation was market value.

Xpert Investments Ltd
Notes to the Financial Statements (continued)
For the Period 3 September 2021 to 30 September 2022

5. Creditors: Amounts Falling Due Within One Year

	30 September 2022
	£
Accruals and deferred income	720
Director's loan account	83,522
Amounts owed to other participating interests	94,936
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	179,178
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6. Creditors: Amounts Falling Due After More Than One Year

	30 September 2022
	£
Bank loans	208,057
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	208,057
	<hr/> <hr/>

7. Secured Creditors

Of the creditors the following amounts are secured.

	30 September 2022
	£
Bank loans and overdrafts	208,057

8. Share Capital

	30 September 2022
Allotted, Called up and fully paid	75
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This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.