REGISTERED NUMBER: 09225564 (England and Wales)

Unaudited Financial Statements for the Year Ended 30 September 2023

for

Zerny Investment Company Limited

Lee Accounting Services 2018 Limited
Trading as Lee & Co
26 High Street
Rickmansworth
Hertfordshire
WD3 1ER

Contents of the Financial Statements
for the Year Ended 30 September 2023

Company Information
for the Year Ended 30 September 2023

DIRECTORS:	Mrs M M Asbach D J Zerny
REGISTERED OFFICE:	Little Eden Bucks Hill Kings Langley Hertfordshire WD4 9AP
REGISTERED NUMBER:	09225564 (England and Wales)
ACCOUNTANTS:	Lee Accounting Services 2018 Limited Trading as Lee & Co 26 High Street Rickmansworth Hertfordshire WD3 1ER

Balance Sheet
30 September 2023

		30.9.23		30.9.22	
	Notes	£	£	£	£
FIXED ASSETS					
Investments	4		**1,056,331**		1,032,084
Investment property	5		**1,650,000**		1,650,000
			2,706,331		2,682,084
CURRENT ASSETS					
Cash at bank		**136,171**		94,822	
CREDITORS					
Amounts falling due within one year	6	**1,650,906**		1,681,889	
NET CURRENT LIABILITIES			**(1,514,735)**		(1,587,067)
TOTAL ASSETS LESS CURRENT LIABILITIES			**1,191,596**		1,095,017
PROVISIONS FOR LIABILITIES			**88,190**		77,129
NET ASSETS			**1,103,406**		1,017,888
CAPITAL AND RESERVES					
Called up share capital	7		**100**		100
Retained earnings	8		**1,103,306**		1,017,788
SHAREHOLDERS' FUNDS			**1,103,406**		1,017,888

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2023 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:
(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these financial statements

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Balance Sheet - continued
30 September 2023

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 20 March 2024 and were signed on its behalf by:

D J Zerny - Director

Mrs M M Asbach - Director

1. **STATUTORY INFORMATION**

Zerny Investment Company Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements
These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover
Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Financial instruments
Debtors
Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs and are measured subsequently at amortised cost using the effective interest method, less any impairment.

Creditors
Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans are measured initially at fair value, net of transactions costs, and are measured subsequently at amortised cost using effective interest method.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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2. **ACCOUNTING POLICIES - continued**

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Fixed asset investments

Fixed asset investments comprise a portfolio of quoted unit trusts and shares which the company holds for capital growth. These funds are held at fair value through profit and loss in accordance with FRS 102. It is assumed that market value is the most appropriate measure of fair value.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2022 - 1) .

4. **FIXED ASSET INVESTMENTS**

	Other investments £
COST OR VALUATION	
At 1 October 2022	**1,032,084**
Revaluations	**24,247**
At 30 September 2023	**1,056,331**
NET BOOK VALUE	
At 30 September 2023	**1,056,331**
At 30 September 2022	1,032,084

Cost or valuation at 30 September 2023 is represented by:

	Other investments £
Valuation in 2023	**127,928**
Cost	**928,403**
	1,056,331

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5. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 October 2022	
and 30 September 2023	**1,650,000**
NET BOOK VALUE	
At 30 September 2023	**1,650,000**
At 30 September 2022	1,650,000

Fair value at 30 September 2023 is represented by:

	£
Valuation in 2022	**459,712**
Cost	**1,190,288**
	1,650,000

If investment property had not been revalued it would have been included at the following historical cost:

	30.9.23	30.9.22
	£	£
Cost	**1,190,288**	1,190,288

Investment property was valued on an open market basis on 30 September 2022 by the directors .

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.9.23	30.9.22
	£	£
Taxation and social security	**28,988**	15,285
Other creditors	**1,621,918**	1,666,604
	1,650,906	1,681,889

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.9.23	30.9.22
			£	£
100	Ordinary	£1	**100**	100

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8. **RESERVES**

The amount included in retained earnings includes £302,344 (2022: £398,267) which is not distributable to the shareholders.

Chartered Accountants' Report to the Board of Directors
on the Unaudited Financial Statements of
Zerny Investment Company Limited

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements and the related notes from the company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements and state those matters that we have agreed to state to the Board of Directors, as a body, in this report. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that the Company has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit. You consider that the Company is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of the Company. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

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22 March 2024