

Unaudited Financial Statements for the Year Ended 30 September 2021

for

Zerny Investment Company Limited

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

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for the Year Ended 30 September 2021

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Zerny Investment Company Limited

Company Information
for the Year Ended 30 September 2021

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
Chartered Accountants
26 High Street
Rickmansworth
Hertfordshire
WD3 1ER

Balance Sheet
30 September 2021

	Notes	30.9.21 £	£	30.9.20 £	£
FIXED ASSETS					
Investments	4		1,148,874		959,718
Investment property	5		1,650,000		1,490,000
			2,798,874		2,449,718
CURRENT ASSETS					
Cash at bank		54,857		124,019	
CREDITORS					
Amounts falling due within one year	6	1,741,521		1,843,209	
NET CURRENT LIABILITIES			(1,686,664)		(1,719,190)
TOTAL ASSETS LESS CURRENT LIABILITIES			1,112,210		730,528
PROVISIONS FOR LIABILITIES			85,930		42,054
NET ASSETS			1,026,280		688,474
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings	7		1,026,180		688,374
			1,026,280		688,474

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- 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.

Balance Sheet - continued
30 September 2021

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 8 April 2022 and were signed on its behalf by:

D J Zerny - Director

Mrs M M Asbach - Director

Notes to the Financial Statements
for the Year Ended 30 September 2021

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.

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.

Notes to the Financial Statements - continued
for the Year Ended 30 September 2021

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 (2020 - 1) .

4. **FIXED ASSET INVESTMENTS**

	Other investments £
COST OR VALUATION	
At 1 October 2020	959,718
Additions	55,927
Disposals	(60,490)
Revaluations	193,719
At 30 September 2021	<u>1,148,874</u>
NET BOOK VALUE	
At 30 September 2021	<u>1,148,874</u>
At 30 September 2020	<u>959,718</u>

Notes to the Financial Statements - continued
for the Year Ended 30 September 2021

4. **FIXED ASSET INVESTMENTS - continued**

Cost or valuation at 30 September 2021 is represented by:

	Other investments £
Valuation in 2021	251,161
Cost	<u>897,713</u>
	<u>1,148,874</u>

5. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 October 2020	1,490,000
Revaluations	<u>160,000</u>
At 30 September 2021	<u>1,650,000</u>
NET BOOK VALUE	
At 30 September 2021	<u>1,650,000</u>
At 30 September 2020	<u>1,490,000</u>

Fair value at 30 September 2021 is represented by:

	£
Valuation in 2021	459,712
Cost	<u>1,190,288</u>
	<u>1,650,000</u>

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

	30.9.21 £	30.9.20 £
Cost	<u>1,190,288</u>	<u>1,190,288</u>

Investment property was valued on an open market basis on 30 September 2021 by the directors .

Notes to the Financial Statements - continued
for the Year Ended 30 September 2021

6. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.9.21	30.9.20
	£	£
Taxation and social security	9,064	13,404
Other creditors	<u>1,732,457</u>	<u>1,829,805</u>
	<u>1,741,521</u>	<u>1,843,209</u>

7. **RESERVES**

The amount included in retained earnings includes £385,082 (2020: £196,853) 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 of Zerny Investment Company Limited for the year ended 30 September 2021 which comprise the Income Statement, Balance Sheet, Statement of Changes in Equity and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Zerny Investment Company Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Zerny Investment Company Limited and state those matters that we have agreed to state to the Board of Directors of Zerny Investment Company Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Zerny Investment Company Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Zerny Investment Company Limited 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 of Zerny Investment Company Limited. You consider that Zerny Investment Company Limited 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 Zerny Investment Company Limited. 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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14 April 2022

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.