

REGISTERED NUMBER: 09245725 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

FOR

LANDLORDINVEST LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2018

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LANDLORDINVEST LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2018

DIRECTORS:

F A Karadaghi
N Smirnovs

REGISTERED OFFICE:

5 Chancery Lane
London
WC2A 1LG

REGISTERED NUMBER:

09245725 (England and Wales)

ACCOUNTANTS:

LAS Accountants LLP
No. 1 Royal Exchange
London
EC3V 3DG

STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2018

	Notes	2018 £	£	2017 £	£
FIXED ASSETS					
Intangible assets	4		34,437		20,023
Tangible assets	5		<u>342</u>		<u>601</u>
			34,779		20,624
CURRENT ASSETS					
Debtors	6	418		-	
Cash at bank		<u>51,301</u>		<u>60,224</u>	
		51,719		60,224	
CREDITORS					
Amounts falling due within one year	7	<u>5,249</u>		<u>2,968</u>	
NET CURRENT ASSETS			<u>46,470</u>		<u>57,256</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>81,249</u>		<u>77,880</u>
CAPITAL AND RESERVES					
Called up share capital	8		1,064		917
Share premium			161,928		149,271
Retained earnings			<u>(81,743)</u>		<u>(72,308)</u>
SHAREHOLDERS' FUNDS			<u>81,249</u>		<u>77,880</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2018 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 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.
- (b)

STATEMENT OF FINANCIAL POSITION - continued
31 DECEMBER 2018

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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 on 24 April 2019 and were signed on its behalf by:

N Smirnovs - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

1. STATUTORY INFORMATION

Landlordinvest 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The principle accounting policies adopted are set below.

TURNOVER

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

INTANGIBLE ASSETS

Intangible assets are initially measured at cost. After initial recognition, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

Website development is being amortised evenly over its estimated useful life of ten years.

TANGIBLE FIXED ASSETS

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Computer equipment - Straight line over 3 years

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 statement of financial position date.

FINANCIAL INSTRUMENTS

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors, creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2018

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3 (2017 - 3) .

4. INTANGIBLE FIXED ASSETS

	Website development £
COST	
At 1 January 2018	22,107
Additions	<u>17,400</u>
At 31 December 2018	<u>39,507</u>
AMORTISATION	
At 1 January 2018	2,084
Amortisation for year	<u>2,986</u>
At 31 December 2018	<u>5,070</u>
NET BOOK VALUE	
At 31 December 2018	<u>34,437</u>
At 31 December 2017	<u>20,023</u>

5. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 January 2018 and 31 December 2018	<u>779</u>
DEPRECIATION	
At 1 January 2018	178
Charge for year	<u>259</u>
At 31 December 2018	<u>437</u>
NET BOOK VALUE	
At 31 December 2018	<u>342</u>
At 31 December 2017	<u>601</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2018

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Directors' current accounts	238	-
Prepayments	180	-
	<u>418</u>	<u>-</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Social security and other taxes	1,437	266
Net wages	3,811	1,300
Accrued expenses	1	1,402
	<u>5,249</u>	<u>2,968</u>

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2018	2017
Number:	Class:	Nominal value:	£	£
100	Ordinary A	£1	100	100
10,464	Ordinary B	£0.01	105	105
71,173	Ordinary C	£0.01	859	712
			<u>1,064</u>	<u>917</u>

9. DIRECTORS' TRANSACTIONS

The following advances and credits to a director subsisted during the years ended 31 December 2018 and 31 December 2017:

	2018	2017
	£	£
F A Karadaghi		
Balance outstanding at start of year	-	-
Amounts advanced	718	4,374
Amounts repaid	(480)	(4,374)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>238</u>	<u>-</u>

The loan has been repaid within 9 months from the year end.

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.