

**LANDLORDINVEST LIMITED  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**Landlordinvest Limited**  
**Unaudited Financial Statements**  
**For The Year Ended 31 December 2021**

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**Landlordinvest Limited**  
**Statement of Financial Position**  
**As at 31 December 2021**

Registered number: 09245725

		2021		2020	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Intangible Assets	3		85,364		65,420
			<u>85,364</u>		<u>65,420</u>
<b>CURRENT ASSETS</b>					
Cash at bank and in hand		198,234		168,554	
		<u>198,234</u>		<u>168,554</u>	
<b>Creditors: Amounts Falling Due Within One Year</b>	5	(7,721 )		(14,215 )	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			<u>190,513</u>		<u>154,339</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>275,877</u>		<u>219,759</u>
<b>Creditors: Amounts Falling Due After More Than One Year</b>	6		(32,078 )		(43,000 )
<b>NET ASSETS</b>			<u>243,799</u>		<u>176,759</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	7		968		968
Share premium account			297,025		297,025
Income Statement			<u>(54,194 )</u>		<u>(121,234 )</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>243,799</u>		<u>176,759</u>

**Landlordinvest Limited**  
**Statement of Financial Position (continued)**  
**As at 31 December 2021**

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For the year ending 31 December 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

The directors acknowledge their 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 Income Statement.

On behalf of the board

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Mr N Smirnovs

Director

**26/04/2022**

The notes on pages 3 to 6 form part of these financial statements.

**Landlordinvest Limited**  
**Notes to the Financial Statements**  
**For The Year Ended 31 December 2021**

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**1. Accounting Policies**

**1.1. Basis of Preparation of Financial Statements**

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

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

The principle accounting policies adopted are set below.

**1.2. Going Concern Disclosure**

The director has considered the prospect of the business for the next twelve months and beyond and has arrived at a reasonable expectation the company will continue to meet its obligations as they fall due. The Director has also pledged their financial support to assist with this if required. On this basis, the director will continue to adopt the going concern basis of accounting in preparing the financial statements.

**1.3. Turnover**

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

**1.4. Intangible Fixed Assets and Amortisation – Intellectual Property**

Intellectual property assets are computer software. It is amortised to the income statement over its estimated economic life of 10 years.

**1.5. Tangible Fixed Assets and Depreciation**

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:

Computer Equipment	33% on Straight Line
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Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses.

**1.6. 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.

**1.7. 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.

**1.8. Pensions**

The company operates a defined pension contribution scheme. Contributions are charged to the income statement as they become payable in accordance with the rules of the scheme.

**Landlordinvest Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 December 2021**

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**1.9. Government Grant**

Government grants are recognised in the income statement in an appropriate manner that matches them with the expenditure towards which they are intended to contribute.

Grants for immediate financial support or to cover costs already incurred are recognised immediately in the income statement. Grants towards general activities of the entity over a specific period are recognised in the income statement over that period.

Grants towards fixed assets are recognised over the expected useful lives of the related assets and are treated as deferred income and released to the income statement over the useful life of the asset concerned.

All grants in the income statement are recognised when all conditions for receipt have been complied with.

**Government Assistance**

The company received assistance in the form of a government backed loan (including Coronavirus Business Interruption Loan Scheme (CBILS), Coronavirus Large Business Interruption Loan Scheme (CLBILS), Bounce Back Loan Scheme (BBLs) and Future Fund Scheme) of £38,228 during the year ended 30 June 2021. This is reported the current and long term liabilities of the balance sheet based on the allocation of payments due within 12 months and greater than 12 months.

**1.10. Share Option Scheme**

During the year ended 31 December 2018, Share Option Scheme pool was created. This scheme has been set up to incentivise employees. The pool includes the option to issue 14,425 shares at the nominal value of £0.01. No shares have been issued to date, and the shares will be recognised or disclosed as issued.

**1.11. 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.

**1.12. Critical Accounting Judgements and Key Sources of Estimation Uncertainty**

In the application of the company's accounting policies management is required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily ascertainable from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual outcomes may differ from these estimates.

The estimates and underlying assumptions are reviewed on a continuing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised.

The key areas of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described below:

**Accrued Expenditure**

The company includes a provision for invoices which are yet to be received from and amounts paid in advance to suppliers. These provisions are estimated based upon the expected values of the invoices which are issued and services received following the period end.

**1.13. 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.

**2. Average Number of Employees**

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

	2021	2020
Office and administration	3	3
	3	3

**Landlordinvest Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 December 2021**

**3. Intangible Assets**

	<b>Intellectual Property</b>
	<b>£</b>
<b>Cost</b>	
As at 1 January 2021	81,312
Additions	29,200
As at 31 December 2021	<u>110,512</u>
<b>Amortisation</b>	
As at 1 January 2021	15,892
Impairment losses	9,256
As at 31 December 2021	<u>25,148</u>
<b>Net Book Value</b>	
As at 31 December 2021	<u>85,364</u>
As at 1 January 2021	<u>65,420</u>

**4. Tangible Assets**

	<b>Computer Equipment</b>
	<b>£</b>
<b>Cost</b>	
As at 1 January 2021	779
As at 31 December 2021	<u>779</u>
<b>Depreciation</b>	
As at 1 January 2021	779
As at 31 December 2021	<u>779</u>
<b>Net Book Value</b>	
As at 31 December 2021	<u>-</u>
As at 1 January 2021	<u>-</u>

**5. Creditors: Amounts Falling Due Within One Year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	6,150	-
Other taxes and social security	1,485	11,883
Net wages	-	2,256
Pension	86	76
	<u>7,721</u>	<u>14,215</u>

**Landlordinvest Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 December 2021**

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**6. Creditors: Amounts Falling Due After More Than One Year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Government loan more than 1 year	32,078	43,000
	<u>32,078</u>	<u>43,000</u>
	<u><u>32,078</u></u>	<u><u>43,000</u></u>

**7. Share Capital**

	<b>2021</b>	<b>2020</b>
Allotted, Called up and fully paid	968	968
	<u>968</u>	<u>968</u>
	<u><u>968</u></u>	<u><u>968</u></u>

The nominal value per Ordinary A share is £1 and there are 100 shares in issue. The nominal value per Ordinary B share is £0.01 and there are 10,464 shares in issue. The nominal value per Ordinary C share is £0.01 and there are 76,307 shares in issue.

**8. General Information**

Landlordinvest Limited is a private company, limited by shares, incorporated in England & Wales, registered number 09245725 . The registered office is 5 Chancery Lane, London, WC2A 1LG.



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.