

REGISTERED NUMBER: 09332821 (England and Wales)

ZCJ INVESTMENTS LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

Bessler Hendrie
Chartered Accountants
Albury Mill
Mill Lane
Chilworth
Guildford
Surrey
GU4 8RU



ZCJ INVESTMENTS LTD

CONTENTS OF THE FINANCIAL STATEMENTS
for the year ended 31 March 2017

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4
Chartered Accountants' Report	8

ZCJ INVESTMENTS LTD

COMPANY INFORMATION
for the year ended 31 March 2017

DIRECTORS:

Z C J Vazquez
Mrs S Vazquez

REGISTERED OFFICE:

Albury Mill
Mill Lane
Chilworth
Guildford
Surrey
GU4 8RU

REGISTERED NUMBER:

09332821 (England and Wales)

ACCOUNTANTS:

Bessler Hendrie
Chartered Accountants
Albury Mill
Mill Lane
Chilworth
Guildford
Surrey
GU4 8RU

BALANCE SHEET
31 March 2017

	Notes	2017 £	2016 £
FIXED ASSETS			
Investment property	3	1,675,000	-
CURRENT ASSETS			
Stocks		-	237,203
Debtors	4	3,170	51,947
Cash at bank		7,911	103,152
		<u>11,081</u>	<u>392,302</u>
CREDITORS			
Amounts falling due within one year	5	(189,738)	(202,162)
NET CURRENT (LIABILITIES)/ASSETS		<u>(178,657)</u>	<u>190,140</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,496,343	190,140
CREDITORS			
Amounts falling due after more than one year	6	(896,050)	-
PROVISIONS FOR LIABILITIES		<u>(73,600)</u>	<u>-</u>
NET ASSETS		<u>526,693</u>	<u>190,140</u>
CAPITAL AND RESERVES			
Called up share capital		100	100
Non-distributable reserves	7	352,434	-
Retained earnings		174,159	190,040
SHAREHOLDERS' FUNDS		<u>526,693</u>	<u>190,140</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2017 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.

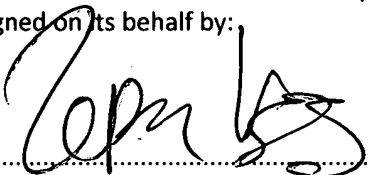
The notes form part of these financial statements

BALANCE SHEET - continued
31 March 2017

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 13/10/17 and were signed on its behalf by:



Z C J Vazquez - Director



Mrs S Vazquez - Director

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2017

1. STATUTORY INFORMATION

ZCJ Investments Ltd 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 the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "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 as modified by the revaluation of certain assets.

Significant judgements and estimates

The directors have made key assumptions in the determination of the fair value of the investment properties.

Turnover

Turnover represents the sale of properties and rental income receivable excluding value added tax.

Investment property

Investment property is initially measured at cost, including transaction costs. Subsequently investment property is shown at the most recent valuation, being the fair value of the property. Any aggregate surplus or deficit arising from changes in fair value is recognised in the income statement and is then transferred to non-distributable reserves on the balance sheet.

Stocks

Stock comprises of properties purchased for resale at cost, including associated legal and development costs, that are held for resale. Stocks are valued at the lower of cost and net realisable value.

Financial instruments

Financial instruments are classified by directors as basic or advanced following the conditions in Section 11 and Section 12 of FRS 102. Basic financial instruments are measured at amortised cost. The company does not have any advanced financial instruments.

Current tax

Current tax is the amount of corporation tax payable in respect of taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the year end.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantially enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2017

3. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
Additions	1,011,763
Revaluations	426,034
Transferred from stock	237,203
	<u>1,675,000</u>
At 31 March 2017	<u>1,675,000</u>
NET BOOK VALUE	
At 31 March 2017	<u><u>1,675,000</u></u>

The valuations of investment properties in the UK were made in March 2017 by Z C J Vazquez, the director, on an open market basis. The directors believe that these valuations are representative of the value of the properties as at 31 March 2017.

On an historical cost basis, these would have been included at an original cost of £1,248,246 and the aggregate depreciation thereon would have been £16,863.

Transfers from stock relate to a property which is no longer held for resale.

The company has allowed fixed and floating charges over the company's assets, including the investment properties, as security for the bank loans.

Cost or valuation at 31 March 2017 is represented by:

	£
Valuation in 2017	426,754
Cost	1,248,246
	<u>1,675,000</u>

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Other debtors	<u>3,170</u>	<u>51,947</u>

Other debtors in the prior year represented the deposit and share of legal fees in respect of a property purchase where exchange of contracts occurred in the period with completion in this year.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2017

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Bank loans	5,475	-
Trade creditors	-	1,326
Taxation and social security	-	47,500
Other creditors	184,263	153,336
	<u>189,738</u>	<u>202,162</u>

The company has allowed fixed and floating charges over the company's assets as security against the bank loans.

6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2017	2016
	£	£
Bank loans	<u>896,050</u>	<u>-</u>

The company has allowed fixed and floating charges over the company's assets as security against the bank loans.

7. RESERVES

	Non-distributable reserves £
Transfer - revaluation in year	426,034
Transfer - deferred tax on revaluation	<u>(73,600)</u>
At 31 March 2017	<u>352,434</u>

Non-distributable reserves comprise of the fair value movement in investment property value and the associated deferred tax provision on the revaluations.

8. RELATED PARTY DISCLOSURES

Included in creditors, at the balance sheet date, are amounts due to the directors of £166,718 (2016: £143,870). The amounts are interest free.

9. EXPLANATION OF TRANSITION TO FRS 102 SECTION 1A

This is the first year that the company has presented its financial statements in accordance with the provisions of Financial Reporting Standard 102 Section 1A Small Entities (FRS 102 1A) issued by the Financial Reporting Council. The date of transition is 1 April 2016 and the last financial statements for the company that were prepared in accordance with the previous accounting framework were for the period ended 31 March 2016.

There have been no changes to the accounting policies of the company as a consequence of adopting FRS 102 1A. As a result, upon transition to FRS 102 1A there has been no impact on the company's financial position or financial performance.

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
ZCJ INVESTMENTS LTD**

The following reproduces the text of the report prepared for the directors and members 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 ZCJ Investments Ltd for the year ended 31 March 2017 which comprise the Income Statement, Balance Sheet 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 ZCJ Investments Ltd, 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 ZCJ Investments Ltd and state those matters that we have agreed to state to the Board of Directors of ZCJ Investments Ltd, 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 ZCJ Investments Ltd Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that ZCJ Investments Ltd 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 ZCJ Investments Ltd. You consider that ZCJ Investments Ltd 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 ZCJ Investments Ltd. 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.

This report should not be regarded as suitable to be used or relied on by any other party wishing to acquire any rights against Bessler Hendrie for any purpose or in any context. Any party, other than the Directors which obtain access to this report or a copy and chooses to rely on this report (or any part of it) will do so at its own risk.



Bessler Hendrie
Chartered Accountants
Albury Mill
Mill Lane
Chilworth
Guildford
Surrey
GU4 8RU

Date: 18.10.17

18 October 2017

Our Ref: V2433/04S/SP

The Registrar of Companies
Companies House
Crown Way
Maindy
Cardiff
CF14 3UZ

bh
Bessler Hendrie
CHARTERED ACCOUNTANTS

Albury Mill, Mill Lane, Chilworth, Guildford,
Surrey GU4 8RU

Tel: +44(0)1483 240240
Email: bh@besslerhendrie.co.uk
www.besslerhendrie.co.uk

Dear Sir

1 VICTORIA ROAD GUILDFORD MANAGEMENT LIMITED
COMPANY NUMBER: 09812506

We now enclose in respect of our above client the Financial Statements for the year ended **31/03/2017**.

Please acknowledge safe receipt of the above by date stamping and returning the attached copy of this letter using the prepaid envelope provided.

Yours faithfully



Bessler Hendrie

Encs

18 October 2017

Our Ref: V2433/04S/SP

The Registrar of Companies
Companies House
Crown Way
Maindy
Cardiff
CF14 3UZ

bh
Bessler Hendrie
CHARTERED ACCOUNTANTS

Albury Mill, Mill Lane, Chilworth, Guildford,
Surrey GU4 8RU

Tel: +44(0)1483 240240
Email: bh@besslerhendrie.co.uk
www.besslerhendrie.co.uk

COPY

Dear Sir

1 VICTORIA ROAD GUILDFORD MANAGEMENT LIMITED
COMPANY NUMBER: 09812506

We now enclose in respect of our above client the Financial Statements for the year ended **31/03/2017**.

Please acknowledge safe receipt of the above by date stamping and returning the attached copy of this letter using the prepaid envelope provided.

Yours faithfully



Bessler Hendrie

Encs