

**Unaudited Financial Statements for the Year Ended 31 December 2022**

**for**

**DUNEDIN PROPERTY DEVELOPMENT & LEASING  
SERVICES LTD**

**DUNEDIN PROPERTY DEVELOPMENT & LEASING  
SERVICES LTD (REGISTERED NUMBER: SC552727)**

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FOR THE YEAR ENDED 31 DECEMBER 2022**

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**DUNEDIN PROPERTY DEVELOPMENT & LEASING  
SERVICES LTD**

**Company Information  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**DIRECTORS:**

J G Lambert  
Mrs S C Lambert  
M Lambert

**REGISTERED OFFICE:**

First Floor, 5 Abercrombie Court  
Prospect Road  
Arnhall Business Park  
Westhill  
Aberdeenshire  
AB32 6FE

**REGISTERED NUMBER:**

SC552727 (Scotland)

**ACCOUNTANTS:**

Fyfe Moir & Associates  
1st Floor, 5 Abercrombie Crt  
Prospect Road,  
Westhill  
Aberdeenshire  
Grampian  
AB32 6FE

**DUNEDIN PROPERTY DEVELOPMENT & LEASING  
SERVICES LTD (REGISTERED NUMBER: SC552727)**

**Balance Sheet  
31 DECEMBER 2022**

	Notes	31.12.22 £	£	31.12.21 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		34,792		34,792
Investment property	5		<u>855,983</u>		<u>592,253</u>
			890,775		627,045
<b>CURRENT ASSETS</b>					
Cash at bank		5,136		91,288	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>882,316</u>		<u>691,827</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(877,180)</u>		<u>(600,539)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>13,595</u>		<u>26,506</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			30		30
Retained earnings			<u>13,565</u>		<u>26,476</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>13,595</u>		<u>26,506</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2022 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 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 14 April 2023 and were signed on its behalf by:

J G Lambert - Director

**Notes to the Financial Statements  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**1. STATUTORY INFORMATION**

Dunedin Property Development & Leasing Services Ltd is a private company, limited by shares, registered in Scotland. 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.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

**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.

**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.

**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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 3 (2021 - 3).

**DUNEDIN PROPERTY DEVELOPMENT & LEASING  
SERVICES LTD (REGISTERED NUMBER: SC552727)**

**Notes to the Financial Statements - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**4. TANGIBLE FIXED ASSETS**

	Improvements to property £	Computer equipment £	Totals £
<b>COST</b>			
At 1 January 2022 and 31 December 2022	<u>34,792</u>	<u>1,232</u>	<u>36,024</u>
<b>DEPRECIATION</b>			
At 1 January 2022 and 31 December 2022	<u>-</u>	<u>1,232</u>	<u>1,232</u>
<b>NET BOOK VALUE</b>			
At 31 December 2022	<u>34,792</u>	<u>-</u>	<u>34,792</u>
At 31 December 2021	<u>34,792</u>	<u>-</u>	<u>34,792</u>

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2022	592,253
Additions	<u>263,730</u>
At 31 December 2022	<u>855,983</u>
<b>NET BOOK VALUE</b>	
At 31 December 2022	<u>855,983</u>
At 31 December 2021	<u>592,253</u>

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

	31.12.22 £	31.12.21 £
Bank loans and overdrafts	392,715	392,715
Trade creditors	(1)	-
Tax	-	1,538
Directors' current accounts	488,454	296,426
Accrued expenses	<u>1,148</u>	<u>1,148</u>
	<u>882,316</u>	<u>691,827</u>

**7. SECURED DEBTS**

A charge was created on 10th June 2020 on behalf of Paragon Bank PLC over the property 118/2 Willowbrae Road, Edinburgh.

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.