

Unique Developments Scotland Limited

Unaudited Abbreviated Accounts

for the Year Ended 31 July 2012

Accountancy and Book-keeping Scotland Ltd
65 Dalgrain Road
GRANGEMOUTH
Stirlingshire
FK3 8HN

Unique Developments Scotland Limited

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The following reproduces the text of the accountants' report in respect of the company's annual financial statements, from which the abbreviated accounts (set out on pages 2 to 4) have been prepared.

**Accountants' Report to the Director on the Preparation of the Unaudited Statutory Accounts of
Unique Developments Scotland Limited
for the Year Ended 31 July 2012**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Unique Developments Scotland Limited for the year ended 31 July 2012 set out on pages from the company's accounting records and from information and explanations you have given us.

It is your duty to ensure that Unique Developments Scotland Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of Unique Developments Scotland Limited. You consider that Unique Developments Scotland 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 accounts of Unique Developments Scotland 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 accounts.

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20 November 2012

Unique Developments Scotland Limited
(Registration number: SC253539)
Abbreviated Balance Sheet at 31 July 2012

	Note	2012 £	2011 £
Fixed assets			
Tangible fixed assets		40,309	41,079
Current assets			
Stocks		180,000	175,000
Cash at bank and in hand		100	9,591
		180,100	184,591
Creditors: Amounts falling due within one year		(266,530)	(264,481)
Net current liabilities		(86,430)	(79,890)
Net liabilities		(46,121)	(38,811)
Capital and reserves			
Called up share capital	3	1	1
Profit and loss account		(46,122)	(38,812)
Shareholders' deficit		(46,121)	(38,811)

For the year ending 31 July 2012 the company was entitled to exemption 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 in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the director on 20 November 2012

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Mr James Sharp
Director

The notes on pages 3 to 4 form an integral part of these financial statements.

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Unique Developments Scotland Limited
Notes to the Abbreviated Accounts for the Year Ended 31 July 2012
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1 Accounting policies

Basis of preparation

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Going concern

The financial statements have been prepared on a going concern basis.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Motor vehicles	25% reducing balance

Work in progress

Work in progress is valued at the lower of cost and net realisable value, after due regard for obsolete and slow moving stocks. Net realisable value is based on selling price less anticipated costs to completion and selling costs. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads. The adjustment for work in progress this year is to reflect the value of the completed property built. This adjustment takes account of all costs involved over the years to complete the property.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Where shares are issued, any component that creates a financial liability of the company is presented as a liability in the balance sheet. The corresponding dividends relating to the liability component are charged as interest expense in the profit and loss account.

2 Fixed assets

	Tangible assets £	Total £
Cost		
At 1 August 2011	45,300	45,300

At 31 July 2012	45,300	45,300
Depreciation		
At 1 August 2011	4,221	4,221
Charge for the year	770	770
At 31 July 2012	4,991	4,991

Unique Developments Scotland Limited
Notes to the Abbreviated Accounts for the Year Ended 31 July 2012
..... continued

Net book value

At 31 July 2012	40,309	40,309
	<u> </u>	<u> </u>
At 31 July 2011	41,079	41,079
	<u> </u>	<u> </u>

3 Share capital

Allotted, called up and fully paid shares

	2012		2011	
	No.	£	No.	£
Ordinary Share Capital of £1 each	1	1	1	1
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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.