

# Annual Report & Abbreviated Accounts

## Unique Property Bulletin Ltd

For the period:

**1st January 2015**

To

**31st December 2015**



Unique Property Bulletin Ltd.,  
Harbour Cottage,  
Shore Street,  
Helmsdale,  
Sutherland,  
KW8 6JZ.

# **Annual Report & Abbreviated Accounts**

## **Unique Property Bulletin Ltd**

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# **Annual Report & Company Information**

## **Unique Property Bulletin Ltd**

Company Director: David Rutherford

Company Secretary: David Rutherford

Registered Office\*: Harbour Cottage,  
Shore Street,  
Helmsdale,  
Sutherland,  
KW8 6JZ.

*\* Post Balance Sheet Event: On 3rd May 2016, the Registered Office of Unique Property Bulletin Ltd was moved to: Clover Cottage, Toward Lighthouse Point, Toward, Dunoon, Argyll, PA23 7UB.*

Registered Number: SC413700 (Scotland).

Bankers: Royal Bank of Scotland plc,  
101 High Street,  
Montrose,  
Angus,  
DD10 8QT.

Solicitors: Hay Cassels,  
Solicitors & Notaries Public,  
Almada Chambers,  
95 Almada Street,  
Hamilton,  
ML3 0EY.

# Annual Report & Company Information

## Unique Property Bulletin Ltd

Unique Property Bulletin Ltd., was incorporated at Companies House on 23rd December 2011 and assigned the official number: SC413700. It's purpose is to manage and maintain the primary and secondary web domains:-

[www.uniquepropertybulletin.org](http://www.uniquepropertybulletin.org)

[www.uniquepropertybulletin.co.uk](http://www.uniquepropertybulletin.co.uk)

[www.uniquepropertybulletinarchive.co.uk](http://www.uniquepropertybulletinarchive.co.uk)

[www.granddesignsforsale.co.uk](http://www.granddesignsforsale.co.uk)

[www.lighthousesforsale.co.uk](http://www.lighthousesforsale.co.uk)

[www.lighthousesforsale.org](http://www.lighthousesforsale.org)


The company operates on a *not-for-profit* basis and aims to run the financial affairs in the medium term on a *break-even* footing.

Further to the statutory provisions of the Companies Acts, the director of Unique Property Bulletin Ltd., confirms that this company is operated on a "*non-for-profit*" basis.

For the avoidance of doubt, the company is structured and operated in a manner, that for any given year, should a surplus appear likely, that money is reinvested within the company during the course of that year to ensure the *not-for-profit* business model is continued, and the business *breaks-even*.

Similarly, in any given year, if a loss appears likely, the business is in the fortunate position of having any such loss underwritten by a dedicated external supporter who is comfortable to extend what credit facilities the company may need from time to time in order to maintain the statutory regulations surrounding solvency.

These abbreviated accounts have been prepared in accordance with the special provision of Part 15 of the Companies Act 2006 relating to small companies. The financial statements were approved by the Board of Directors on 2nd September 2016 and were signed on its behalf by:

  
..... Director

David Rutherford  
2nd September 2016

# Abbreviated Accounts

## Unique Property Bulletin Ltd

Balance Sheet - Year Ending 31st December 2015

**Year Ending**  
**31-12-2015**

### ASSETS


Current Assets:	Websites:-	
	{ [ www.uniquepropertybulletin.org ]	£8,750.00
	{ [ www.uniquepropertybulletin.co.uk ]	
Note (2) -----	{ [ www.lighthousesforsale.co.uk ]	
	{ [ www.lighthousesforsale.org ]	
	{ [ www.granddesignsforsale.co.uk ]	
	{ [ www.uniquepropertybulletinarchive.co.uk ]	
Cash at Bank:		£ 48.19
<b>TOTAL ASSETS:</b>		<b>£8,798.19</b>

### LIABILITIES

Amounts Falling Due After One Year:	£6,847.25
Cumulative Profit & Loss Account - Note (3):	£1,949.94
Called Up Share Capital 1 x £1 Share:	£ 1.00
<b>TOTAL LIABILITIES:</b>	<b>£8,798.19</b>

### Notes:

(1) For the year ending 31st December 2015, this company, Unique Property Bulletin Ltd., 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 of its accounts for the year in question in accordance with section 476. 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.

  
..... Director  
David Rutherford  
2nd September 2016

## Abbreviated Accounts

### Unique Property Bulletin Ltd

#### Notes (continued) :-

(2) Valuation of the six internet web domains and related websites can be, to quote the internet language, "virtually" impossible. We continue to have offers to buy the five websites and six backup domain names well in excess of the valuation placed upon them within the Balance Sheet of 31st December 2015.

For the financial year ending 31st December 2015 we received the advice of those more experienced in internet matters and website valuation than ourselves. In so doing we have examined the methodology in relation to the unique IP visitor data of our internet web domains and websites as listed on page 3 of this *Annual Report and Abbreviated Accounts*. However, this academic IT protocol would, in the view of the director, place an academically high paper valuation for the websites owned by the Unique Property Bulletin Ltd.


The company director believes that the valuation based on offers received is the more prudent method for assessing the worth of the company's websites, and as a consequence, this is reflected in the asset profile on the *Balance Sheet* at page 4 of this report.

(3)	Cumulative Net Profit / (Loss) From Incorporation To 31/12/2014:	(£1,948.33)
	Net Profit / (Loss) For The Single Year Ending 31/12/2015:	(£ 1.61)
		-----
	Cumulative Profit & Loss Account To The Year Ending 31/12/2015:	<u>(£1,949.94)</u>

The annual deficit has been reduced from £392.33 in 2014 to £1.61 per annum for the current year. The company is a *not-for-profit* entity and has the ultimate aim to *break-even* each year. Since incorporation on 23rd December 2011 to date, a cumulative deficit has accrued. This is modest in terms of the volume of readership in the four years between 23rd December 2011 and 31st December 2015. Now that the annual running costs have reached a *break-even* point, the director aims to have the cumulative deficit paid down by 31st December 2020.

- (4) The Director acknowledges his responsibilities as follow:-
- The Director acknowledges his responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.
  - The Director confirms that the information contained within these accounts, present a true and fair view of the state of affairs of the company at the end of the financial year 31st December 2015.

This *Annual Report & Accounts* approved by the current Board of Unique Property Bulletin Ltd., on 2nd September 2016 and signed on their behalf by:

  
..... Director  
David Rutherford  
2nd September 2016