

Unique Property Bulletin Ltd

Companies House Registration Number SC413700

Financial Statements & Accounts

[Small Companies (M.E. Accounts) Regulations 2013]

For the period:

1st January 2017

To

31st December 2017



Unique Property Bulletin Ltd.,
The Old Engine House,
Noss Head Lighthouse Station,
Wick,
Caithness,
KW1 4QT

Unique Property Bulletin Ltd

Year Ending: 31st December 2017

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The company to which these financial statements relate, relies, where relevant, upon the following statute:-

The Small Companies (Micro-Entities Accounts) Regulations 2013

Specifically rules for qualifying as a micro-entity. This requires at least two of the following conditions:

- 1. Turnover: Not more than £632,000.**
- 2. Balance Sheet Total: Not more than £316,000.**
- 3. Number of Employees: Not more than 10.**

Reference A] Statute: www.tinyurl.com/M-Company-10-Law

Reference B] Companies House: www.tinyurl.com/M-Company-10

Unique Property Bulletin Ltd

Year Ending: 31st December 2017

Company Information

| | |
|--------------------|---|
| Company Director: | David Rutherford |
| Company Secretary: | Russell McLean |
| Registered Office: | The Old Engine House, Noss Head Lighthouse Station, Wick, Caithness, KW1 4QT. |
| Registered Number: | SC413700 (Scotland). |
| Solicitors: | Hay Cassels, Solicitors & Notaries Public, Almada Chambers, 95 Almada Street, Hamilton, ML3 0EY. |

Unique Property Bulletin Ltd

Year Ending: 31st December 2017

Company Report

Unique Property Bulletin was established 25 years ago in 1992. In accountancy and legal terms, this was originally as a 'sole trader' format. On 23rd December 2011 this entity and the publication to which it relates was formally incorporated at Companies House (UK) as Unique Property Bulletin Ltd., and assigned the official number SC413700. The purpose of our company is to manage and maintain the primary and secondary web domains:-

www.uniquepropertybulletin.org

www.uniquepropertybulletin.co.uk

www.lighthousesforsale.org

www.lighthousesforsale.co.uk

www.lighthousesforrent.org

www.uniquepropertybulletinarchive.co.uk

www.granddesignsforsale.co.uk

Unique Property Bulletin Ltd., 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 this company is operated on a "*not-for-profit*" basis.

For the avoidance of doubt, Unique Property Bulletin Ltd., is structured and operated in a manner that for any given year, should a surplus occur, then that money is reinvested within the company during the course of that year, to ensure that the *not-for-profit* business model is continued and the business breaks-even. Similarly, in any specific year, if a loss appears likely, the business is in the fortunate position of having any such shortfall under-written by dedicated external supporters who are comfortable to extend what credit facilities the company may need from time to time in order to maintain the statutory regulations surrounding solvency.

Post Balance Sheet event: With effect from 23rd May 2018 the Unique Property Bulletin Ltd., is in the secure position of having its future assured. A collegiate group of its associate property-club members have joined together in purchasing premises for this publication to operate from - in perpetuity. Thereby enabling the founder's legacy request. In short, Unique Property Bulletin will have a permanent office, bought and paid for (held in enduring trust). Income from renting surplus parts shall go towards paying staff. The founder has become significantly disabled following deteriorating health and had asked that the enjoyment that these publications bring to people, for free, continues long after he has fallen off of his perch.

This Company Report is approved and signed b:-



..... Director.

David Rutherford

Unique Property Bulletin Ltd

Year Ending: 31st December 2017 - Financial Statements

Balance Sheet

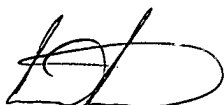
| | | <u>Year Ending</u> <u>31-12-2017</u> |
|---|--|---|
| <u>ASSETS</u> | | |
| Current Assets: | Websites:- | |
| | { [www.uniquepropertybulletin.org] | £8,750.00 |
| | { [www.uniquepropertybulletin.co.uk] | |
| | { [www.lighthousesforsale.org] | |
| Note (4) ----- | { [www.lighthousesforsale.co.uk] | |
| | { [www.lighthousesforrent.org] | |
| | { [www.uniquepropertybulletinarchive.co.uk] | |
| | { [www.granddesignsforsale.co.uk] | |
| Cash at Bank: | | £ 44.27 |
| Cash at Paypal & at Hand: | | £ 368.42 |
| | | ----- |
| TOTAL ASSETS: | | £9,162.69 |
| | | ===== |
| <u>LIABILITIES</u> | | |
| Amounts Falling Due After One Year: | | £6,059.46 |
| Cumulative Profit & Loss Account Since 23rd December 2011. Note (3) | | £2,048.23 |
| Called Up Share Capital 1 x £1 Shares | | £1,055.00 |
| | | ----- |
| TOTAL LIABILITIES: | | £9,162.69 |
| | | ===== |

Notes:

(1). For the year ending 31st December 2017, this company, Unique Property Bulletin Ltd., was entitled to exemption from audit under section 477 of the Companies Act 2006 ("the Act") relating to small companies. The members of Unique Property Bulletin Ltd., have not required the company to obtain an audit of its accounts for this year, in accordance with section 476 of the Act. The director acknowledges his responsibilities for complying with the requirements of the Act in respect to accounting records and the preparation of financial statements.

(2). The financial statements within this document have been prepared in conformity with the micro-entity provisions and delivered in accordance with the requirements of the Companies Act 2006 and the Small Companies (Micro-Entities Accounts) Regulations 2013.

This Balance Sheet is approved and signed by:-



..... Director.

David Rutherford

Unique Property Bulletin Ltd

Year Ending: 31st December 2017 - Financial Statements

Notes (continued)

(3). The Director is aware of his responsibilities to prepare a Profit and Loss account in accordance with section 394 and 395 of the companies act 2006. In terms of the small companies (Micro-Entities' Accounts) Regulations 2013 of the Companies Act 2006. After reflection, the Director has elected to exclude the Profit and Loss account from these financial statements. This is because the company is a not-for-profit entity and aims to break even each year. For the period ending 31st December 2017 the net loss was a relatively small £27.57 for the whole year, and as such, the Director is of the view it is a fair reflection of the company's financial position to exclude the Profit and Loss statement.

(4). Valuation of the main Internet web domains and related websites can be, to quote the internet language vernacular, "virtually" impossible. We continue to have offers to buy our websites well in excess of the valuation placed upon them within the Balance Sheet of 31st December 2017.

For the financial year ending 31st December 2017 this company 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 we domains and websites as listed in this set of financial statements, and the view of the Director is not to place and imprudently high paper valuation for the websites owned by the Unique Property Bulletin Ltd. The Director believes the valuation provided in the company Balance Sheet is a fair and accurate reflection in assessing the worth of the company's websites.

(5). The Director understands his responsibilities as follow:-

- (i) 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/financial statements.
- (ii) The Director confirms that the information contained within these accounts/financial statements present a true and fair view of the state of affairs of this company at the end of the financial year 31st December 2017.
- (iii) The financial statements within this document have been approved by the Director in accordance with the micro-entity provisions of the Small Companies (Micro-Entities Accounts) Regulations 2013 and part 15 of the Companies Act 2006 relating to small companies.

These Financial Statements as at 31st December 2017 have been approved by the Director and Board of Unique Property Bulletin Ltd., on 3rd September 2018.

These Financial Statements and Notes to the Balance Sheet & Statutory Statements are signed by:-



.....
David Rutherford, Director. 3rd September 2018.