

REGISTERED COMPANY NUMBER: SC347082 (Scotland)
REGISTERED CHARITY NUMBER: 43794

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021
FOR
KINLOCHBERVIE COMMUNITY COMPANY

Goldwells Ltd
10 Knockbreck Street
Tain
Ross-Shire
IV19 1BJ

KINLOCHBERVIE COMMUNITY COMPANY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2021

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31st December 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and Activities

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

The main objective of the Company, as detailed in the Articles of Association adopted on 26 October 2016 is to: "manage community land and associated assets for the benefit of the Community and the public in general following principles of sustainable development, where sustainable development means development which meets the needs of the present without compromising the ability of future generations to meet their own needs".

KINLOCHBERVIE COMMUNITY COMPANY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2021

ACHIEVEMENT AND PERFORMANCE

Charitable activities

In 2021, the Company focussed on four main projects - Loch Clash Stopover, Manse Road Houses, the Kinlochbervie Community Energy scheme and the Slow Tourism project. In addition, the Company supported several community initiatives with small grants.

1. Loch Clash Stopover

The Company operates a motorhome stopover on Loch Clash Pier. There are 5 serviced campervan bays and space for overnight parking (without electric hook-ups). During 2021, revenue from fees was £14,765.00 (an increase of around £4,600 over the previous year). Expenses were £2,796.95 (electricity £1,435.25; waste pickup £673.40; and repairs £688.30). Net revenue therefore was £11,968.05.

2. Manse Road Houses

17 and 18 Manse Road are 2 former "school houses" that are leased from Highland Council for £1 per year. The houses are managed by the Community Housing Trust. Rental income in 2021 was £10,200.00. Expenses were £12,697.40. This consisted of renovation completion at 18 Manse Road (£9,727.40) and doors for both properties (£2,970.00). The cost of repairs was met by the revenue from the houses and from Loch Clash Stopover. The operating loss was £2,497.40.

3. Kinlochbervie Community Energy Scheme

Throughout 2021 members of the Community Company met with representatives of Local Energy Scotland, Energy4All and Highland Eco Design regarding the development of a 200 kwh hydro scheme at Rhiconich.

The development of the project was managed by Energy4All and built by Highland Eco Design. Funds for the project were raised through a share offer. Construction began in March 2021 and continued throughout the year.

When completed it will be owned by Kinlochbervie Community Energy Limited which is a community benefit society. Two members of the Community Company and one member of the local Community Council sit on the Board of the Society.

In October 2020, the Kinlochbervie Community Company provided an interest-free bridge loan to the project (£7,908.00). This was repaid in 2021.

4. Small Projects

" Home Start. The Company maintains a home goods recycling centre that is overseen by the adjacent Citizens' Advice Bureau. Goods are donated and then sold to area residents for a minimal amount. In 2021, the amount made was £215. Expenses were £544.20 (£214.20 for transport of goods to Inverness) and £60 for painting the container.

" Picnic Site. There is a picnic site at Loch Clash that is maintained by the Company. Expenditures in 2021 were £527.00 (£60 for lawn cutting and £587.30 for repairs to a dry stone wall).

5. Slow Tourism Project

The Kinlochbervie Community Company was the lead organisation in a project to promote slow tourism. The project consisted of the development of a (1) community website; (2) Visitor Information Leaflet; and (3) Walks Guidebook.

Work started in mid-2021 and continued through the year. Grants were awarded from Highlands and Islands Enterprise, the North Highland Initiative, the Highland Coastal Communities Fund and the Kinlochbervie Community Council. The Company also committed to a contribution.

The value of the various grant awards was £9,195. As of December 2021, £2,995 in grant money was received while expenses were £4,524.80. The project is continuing into 2022.

KINLOCHBERVIE COMMUNITY COMPANY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2021

The website and the visitor information leaflet are finished. The Walks Guidebook work is continuing.

6. Grants to Organisations

The Company provided £1,103.81 in four small grants to community organisations during 2021: £500.00 to the Kinlochbervie Village Hall; £250 start-up grant for dance classes; £250 to KLB Kempo to help with venue hire; and £103.81 to the North West Training Centre for equipment for the badminton club.

FINANCIAL REVIEW

Financial position

The Company has two accounts.

The opening balance in the Business Current Account as of 1 January 2021 was £6,287.85 and the closing balance as of December 2020 was £20,948.67. During 2021, the Company's revenue was £41,095.41 and expenditure was £26,434.59.

The opening balance in the Business Reserve Account as of 1 January 2021 was £3,919.67 and the closing balance as of 31 December 2021 was £3,920.05. The only financial activity during 2021 was interest credit of £0.38.

FUTURE PLANS

1. Loch Clash Stopover

The company will continue to operate Loch Clash Stopover. In 2022, we hope to build a new grey water disposal point and white-line the bays.

2. Manse Road Houses

The company will continue to rent the properties at 17 and 18 Manse Road. Both houses are occupied. Our next objectives are to finish the external ground work and investigate measures to increase energy efficiency.

3. Kinlochbervie Community Hydro Scheme

Construction will be completed in summer 2022. The Kinlochbervie Community Company will continue to be involved through its representation on the Board of Kinlochbervie Community Energy Limited, a community benefit society that will ultimately own the project.

4. Small Projects

The Company will continue to maintain the Home Start container and the Loch Clash picnic site.

5. Slow Tourism Project

This project will continue into 2022. The Walks Guidebook is expected to be completed by mid-2022.

6. Grants to Small Organisations

In 2022, the Company will continue to give small grants to community members and community organisation to help with their expenses.

KINLOCHBERVIE COMMUNITY COMPANY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Kinlochbervie Community Company is constituted by ordinary members and a Board of Directors who manage the day to day requirements of the Company. All the Directors agreed to become Trustees on attaining charitable status.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

SC347082 (Scotland)

Registered Charity number

43794

Registered office

Up House Portlevorchy
Rhiconich
Lairg
Sutherland
IV27 4RB

Trustees

G Wild
G M Corbett
J Macdonald
Mrs C G Mackenzie
L Macleod
D A K Macleod
Mrs M Meek

Company Secretary

Mrs M A Meek

Independent Examiner

Goldwells Ltd
10 Knockbreck Street
Tain
Ross-Shire
IV19 1BJ

TRUSTEES' RESPONSIBILITY STATEMENT

The trustees (who are also the directors of Kinlochbervie Community Company for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

KINLOCHBERVIE COMMUNITY COMPANY

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2021**

TRUSTEES' RESPONSIBILITY STATEMENT - continued

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 7th December 2022 and signed on its behalf by:

A handwritten signature in black ink that reads "Margaret Meek". The signature is written in a cursive, flowing style.

Mrs M Meek - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
KINLOCHBERVIE COMMUNITY COMPANY**

Independent examiner's report to the trustees of Kinlochbervie Community Company ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31st December 2021.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mr G Addison
ACCA
Goldwells Ltd
10 Knockbreck Street
Tain
Ross-Shire
IV19 1BJ

7th December 2022

KINLOCHBERVIE COMMUNITY COMPANY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2021**

	Notes	2021 Unrestricted fund £	2020 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		2,995	7,908
Other trading activities	2	25,468	16,128
Investment income	3	-	4
Total		28,463	24,040
 EXPENDITURE ON			
Raising funds		18,774	23,916
Charitable activities			
Sundries		-	3,197
Charitable donations		1,734	-
Other		56	111
Total		20,564	27,224
 NET INCOME/(EXPENDITURE)		7,899	(3,184)
 RECONCILIATION OF FUNDS			
Total funds brought forward		128,429	131,613
 TOTAL FUNDS CARRIED FORWARD		136,328	128,429

The notes form part of these financial statements

KINLOCHBERVIE COMMUNITY COMPANY

**BALANCE SHEET
31ST DECEMBER 2021**

	Notes	2021 Unrestricted fund £	2020 Total funds £
FIXED ASSETS			
Tangible assets	7	112,448	112,505
CURRENT ASSETS			
Debtors	8	-	7,061
Cash at bank and in hand		25,226	10,211
		<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
		25,226	17,272
CREDITORS			
Amounts falling due within one year	9	(1,346)	(1,348)
		<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
NET CURRENT ASSETS		23,880	15,924
		<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
TOTAL ASSETS LESS CURRENT LIABILITIES		136,328	128,429
		<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
NET ASSETS		136,328	128,429
		<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
FUNDS	10		
Unrestricted funds		136,328	128,429
		<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
TOTAL FUNDS		136,328	128,429
		<hr style="width: 100%;"/>	<hr style="width: 100%;"/>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st December 2021.

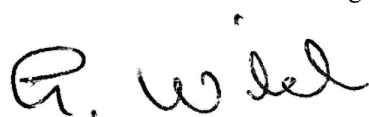
The members have not required the company to obtain an audit of its financial statements for the year ended 31st December 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that 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 charitable company as at the end of each financial year and of its surplus or deficit 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 charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by Mr G Wild the Board of Trustees and authorised for issue on 7th December 2022 and were signed on its behalf by:



G Wild - Trustee

The notes form part of these financial statements

KINLOCHBERVIE COMMUNITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', 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.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

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

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. OTHER TRADING ACTIVITIES

	2021	2020
	£	£
Camping income	15,053	10,128
Rental income	10,200	6,000
Container income	215	-
	<u>25,468</u>	<u>16,128</u>

KINLOCHBERVIE COMMUNITY COMPANY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2021**

3. INVESTMENT INCOME

	2021	2020
	£	£
Deposit account interest	-	4
	<u> </u>	<u> </u>

4. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation - owned assets	57	111
	<u> </u>	<u> </u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st December 2021 nor for the year ended 31st December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st December 2021 nor for the year ended 31st December 2020.

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund
	£
INCOME AND ENDOWMENTS FROM	
Donations and legacies	7,908
Other trading activities	16,128
Investment income	4
	<u> </u>
Total	<u>24,040</u>
EXPENDITURE ON	
Raising funds	23,916
Charitable activities	
Sundries	3,197
Other	111
	<u> </u>
Total	<u>27,224</u>
NET INCOME/(EXPENDITURE)	(3,184)
RECONCILIATION OF FUNDS	
Total funds brought forward	131,613
	<u> </u>
TOTAL FUNDS CARRIED FORWARD	<u>128,429</u>

KINLOCHBERVIE COMMUNITY COMPANY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2021**

7. TANGIBLE FIXED ASSETS

	Freehold property £	Computer equipment £	Totals £
COST			
At 1st January 2021 and 31st December 2021	112,280	1,892	114,172
DEPRECIATION			
At 1st January 2021	-	1,667	1,667
Charge for year	-	57	57
At 31st December 2021	-	1,724	1,724
NET BOOK VALUE			
At 31st December 2021	112,280	168	112,448
At 31st December 2020	112,280	225	112,505

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Other debtors	-	7,061

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	847	848
Other creditors	(1)	-
Accrued expenses	500	500
	<u>1,346</u>	<u>1,348</u>

10. MOVEMENT IN FUNDS

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	128,429	7,899	136,328
TOTAL FUNDS	<u>128,429</u>	<u>7,899</u>	<u>136,328</u>

KINLOCHBERVIE COMMUNITY COMPANY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2021**

10. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	28,463	(20,564)	7,899
TOTAL FUNDS	<u>28,463</u>	<u>(20,564)</u>	<u>7,899</u>

Comparatives for movement in funds

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	131,613	(3,184)	128,429
TOTAL FUNDS	<u>131,613</u>	<u>(3,184)</u>	<u>128,429</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	24,040	(27,224)	(3,184)
TOTAL FUNDS	<u>24,040</u>	<u>(27,224)</u>	<u>(3,184)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.20 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	131,613	4,715	136,328
TOTAL FUNDS	<u>131,613</u>	<u>4,715</u>	<u>136,328</u>

KINLOCHBERVIE COMMUNITY COMPANY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2021**

10. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	52,503	(47,788)	4,715
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>52,503</u>	<u>(47,788)</u>	<u>4,715</u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st December 2021.

KINLOCHBERVIE COMMUNITY COMPANY
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Grants	2,995	7,908
Other trading activities		
Camping income	15,053	10,128
Rental income	10,200	6,000
Container income	215	-
	25,468	16,128
Investment income		
Deposit account interest	-	4
	-	4
Total incoming resources	28,463	24,040
EXPENDITURE		
Raising donations and legacies		
Rates and water	-	1,583
Insurance	220	220
Light and heat	1,435	556
Sundries	1,032	233
Repairs and renewals	11,532	21,324
Website expenses	2,225	-
Advertising	2,330	-
	18,774	23,916
Charitable activities		
Sundries	-	1,292
Charitable donations	1,104	1,275
	1,104	2,567
Other		
Computer equipment	56	111
Support costs		
Governance costs		
Accountancy and legal fees	630	630
	630	630
Total resources expended	20,564	27,224
Net income/(expenditure)	7,899	(3,184)

This page does not form part of the statutory financial statements

KINLOCHBERVIE COMMUNITY COMPANY

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FOR THE YEAR ENDED 31ST DECEMBER 2021**

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