

REGISTERED COMPANY NUMBER: SC347082 (Scotland)
REGISTERED CHARITY NUMBER: 043794

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2022
FOR
KINLOCHBERVIE COMMUNITY COMPANY

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

KINLOCHBERVIE COMMUNITY COMPANY

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FOR THE YEAR ENDED 31ST DECEMBER 2022**

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KINLOCHBERVIE COMMUNITY COMPANY

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2022**

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 2022. 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 2022

ACHIEVEMENT AND PERFORMANCE

Charitable activities

In 2022, the Company focussed on four main projects - Loch Clash Stopover, Manse Road Houses, the Kinlochbervie Community Energy scheme, the Walks Guidebook and a few small village improvement projects. In addition, the Company awarded grants to two community groups.

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 2022, revenue from fees was £11,420 (a decrease of around £3,300 or approximately 30% from the previous year). Although gross revenue was down by 30%, net revenue was down by around 50% (£6,106.76 compared with £11,968.00 in 2021). The main reasons for the decreased revenue was increased electricity and waste pickup charges. Electricity was £3,028.31 compared with £1,435.25 in 2021 and waste pickup was £1,957.33 compared with £673.40 in 2021.

2. Manse Road Houses

17 and 18 Manse Road are 2 former Highland Council "school houses". The houses are managed by the Community Housing Trust. Rental income in 2022 was £11,040.00. Expenses were £6,806.40. Net revenue was therefore £4,233.60. Expenses consisted of upgrades and repairs to both buildings: replacement of doors and windows, joinery work, plumbing, exterior fencing, repairs to drains and management costs paid management fees.

3. Kinlochbervie Community Energy Scheme

Throughout 2022 members of the Community Company continued to participate actively with the development of a 200 kwh hydro scheme at Rhiconich. Construction had begun in 2021 and the turbines were turned on in August 2022.

A community benefit payment is expected in 2023.

4. Walks Guidebook

Walks in Kinlochbervie is a guidebook to local walks that was published in 2022. The consultant/author was Douglas Cunningham. Douglas' commission was £4,429.50 which was paid for by a grant from the Highland Coastal Communities Fund. The full grant was £5,598.00, some of which was for projects completed in 2021). Revenue was £2,827.20 while expenditures were £256.60 for distribution fees paid to the North West Highlands Geopark.

5. Small Projects

" Picnic Site. There is a picnic site at Loch Clash that is maintained by the Company. Expenditures in 2022 were £464.40 for lawn cutting, picnic table maintenance and signage.

" Small Improvement Projects. The Company received £1,800 from the Kinlochbervie Community Council; this was a transfer of funds from the Ward Discretionary Fund for the design and installation of signs. The first sign was made in 2022 at a cost of £135.36.

" 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. Transactions are cash.

6. Grants to Organisations

The Company provided £700 in two small grants to community organisations during 2022: £200.00 to the Kinlochbervie Community Council for Remembrance Day expenses and a £500 to pay for fireworks on Bonfire Night.

KINLOCHBERVIE COMMUNITY COMPANY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2022

FINANCIAL REVIEW

Financial position

The Company has two accounts.

The opening balance in the Business Current Account as of 1 January 2022 was £20,948.67 and the closing balance as of December 2022 was £31,053.03. During 2022, the Company's revenue was £32,685.61 and expenditures were £ 22,580.85. Net revenue was £10,104.76.

The opening balance in the Business Reserve Account as of 1 January 2022 was £3,920.05 and the closing balance as of 31 December 2022 was £3,928.56. The only financial activity during 2022 was interest credit of £8.51.

FUTURE PLANS

1. Loch Clash Stopover

The company will continue to operate Loch Clash Stopover. In 2023, we intend to prepare plans for a drive-on grey water disposal point, pay and display machines, and individually metered electric points.

2. Manse Road Houses

The company will continue to rent the properties at 17 and 18 Manse Road. Both houses are occupied. In 2023, we intend to replace the windows and some external doors. We will do repairs as needed.

3. Kinlochbervie Community Hydro Scheme

The 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. The first community benefit payment is expected in mid-2023.

4. Small Projects

The Company will continue to maintain the Home Start container and the Loch Clash picnic site as well as continue to carry out small improvement projects such as signs for the village.

5. Grants to Small Organisations

In 2023, the Company will continue to give small grants to community members and community organisation to help with their expenses.

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

043794

KINLOCHBERVIE COMMUNITY COMPANY

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2022**

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

Approved by order of the board of trustees on 20th October 2023 and signed on its behalf by:



Mrs C G Mackenzie - 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 2022.

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

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

20th October 2023

KINLOCHBERVIE COMMUNITY COMPANY
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2022

	Notes	2022 Unrestricted fund £	2021 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		7,398	2,995
Other trading activities	2	25,222	25,468
Investment income	3	9	-
Total		<u>32,629</u>	<u>28,463</u>
 EXPENDITURE ON			
Raising funds	4	22,982	18,774
Charitable activities			
Sundries		700	-
Charitable donations		-	1,734
Other		42	56
Total		<u>23,724</u>	<u>20,564</u>
 NET INCOME		 8,905	 7,899
 RECONCILIATION OF FUNDS			
Total funds brought forward		136,328	128,429
 TOTAL FUNDS CARRIED FORWARD		 <u>145,233</u>	 <u>136,328</u>

The notes form part of these financial statements

KINLOCHBERVIE COMMUNITY COMPANY

**BALANCE SHEET
31ST DECEMBER 2022**

	Notes	2022 Unrestricted fund £	2021 Total funds £
FIXED ASSETS			
Tangible assets	8	112,406	112,448
CURRENT ASSETS			
Cash at bank and in hand		34,773	25,226
CREDITORS			
Amounts falling due within one year	9	(1,946)	(1,346)
NET CURRENT ASSETS		<u>32,827</u>	<u>23,880</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>145,233</u>	<u>136,328</u>
NET ASSETS		<u>145,233</u>	<u>136,328</u>
FUNDS	10		
Unrestricted funds		<u>145,233</u>	<u>136,328</u>
TOTAL FUNDS		<u>145,233</u>	<u>136,328</u>

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


The members have not required the company to obtain an audit of its financial statements for the year ended 31st December 2022 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 20th October 2023 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 2022

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

	2022	2021
	£	£
Camping income	11,240	15,053
Rental income	11,040	10,200
Container income	115	215
Walks guidebook	2,827	-
	<u>25,222</u>	<u>25,468</u>

KINLOCHBERVIE COMMUNITY COMPANY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2022**

3. INVESTMENT INCOME

	2022	2021
	£	£
Deposit account interest	9	-
	<u> </u>	<u> </u>

4. RAISING FUNDS

Raising donations and legacies

	2022	2021
	£	£
Insurance	220	220
Light and heat	3,028	1,435
Sundries	1,039	1,032
Repairs and renewals	13,261	11,532
Website expenses	-	2,225
Advertising	-	2,330
Walks guidebook	4,686	-
Sign project	135	-
Support costs	613	-
	<u>22,982</u>	<u>18,774</u>

5. NET INCOME/(EXPENDITURE)

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

	2022	2021
	£	£
Depreciation - owned assets	42	57
	<u> </u>	<u> </u>

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st December 2022 nor for the year ended 31st December 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st December 2022 nor for the year ended 31st December 2021.

7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund
	£
INCOME AND ENDOWMENTS FROM	
Donations and legacies	2,995
Other trading activities	<u>25,468</u>
Total	<u>28,463</u>
 EXPENDITURE ON	
Raising funds	18,774

KINLOCHBERVIE COMMUNITY COMPANY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2022**

7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £
Charitable activities	
Charitable donations	1,734
Other	56
Total	20,564
 NET INCOME	7,899
 RECONCILIATION OF FUNDS	
Total funds brought forward	128,429
 TOTAL FUNDS CARRIED FORWARD	136,328

8. TANGIBLE FIXED ASSETS

	Freehold property £	Computer equipment £	Totals £
COST			
At 1st January 2022 and 31st December 2022	112,280	1,892	114,172
DEPRECIATION			
At 1st January 2022	-	1,724	1,724
Charge for year	-	42	42
At 31st December 2022	-	1,766	1,766
NET BOOK VALUE			
At 31st December 2022	112,280	126	112,406
At 31st December 2021	112,280	168	112,448

KINLOCHBERVIE COMMUNITY COMPANY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2022**

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade creditors	1,447	847
Other creditors	(1)	(1)
Accrued expenses	500	500
	<u>1,946</u>	<u>1,346</u>

10. MOVEMENT IN FUNDS

	At 1.1.22	Net movement in funds	At 31.12.22
	£	£	£
Unrestricted funds			
General fund	136,328	8,905	145,233
	<u>136,328</u>	<u>8,905</u>	<u>145,233</u>
TOTAL FUNDS	<u>136,328</u>	<u>8,905</u>	<u>145,233</u>

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	32,629	(23,724)	8,905
	<u>32,629</u>	<u>(23,724)</u>	<u>8,905</u>
TOTAL FUNDS	<u>32,629</u>	<u>(23,724)</u>	<u>8,905</u>

Comparatives for 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
	<u>128,429</u>	<u>7,899</u>	<u>136,328</u>
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 2022**

10. MOVEMENT IN FUNDS - continued

Comparative 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
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>28,463</u>	<u>(20,564)</u>	<u>7,899</u>

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

	At 1.1.21 £	Net movement in funds £	At 31.12.22 £
Unrestricted funds			
General fund	128,429	16,804	145,233
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>128,429</u>	<u>16,804</u>	<u>145,233</u>

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	61,092	(44,288)	16,804
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>61,092</u>	<u>(44,288)</u>	<u>16,804</u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st December 2022.

KINLOCHBERVIE COMMUNITY COMPANY
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2022

	2022	2021
	£	£
INCOME AND ENDOWMENTS		
Donations and legacies		
Grants	7,398	2,995
Other trading activities		
Camping income	11,240	15,053
Rental income	11,040	10,200
Container income	115	215
Walks guidebook	2,827	-
	25,222	25,468
Investment income		
Deposit account interest	9	-
	9	-
Total incoming resources	32,629	28,463
EXPENDITURE		
Raising donations and legacies		
Insurance	220	220
Light and heat	3,028	1,435
Sundries	1,039	1,032
Repairs and renewals	13,261	11,532
Website expenses	-	2,225
Advertising	-	2,330
Walks guidebook	4,686	-
Sign project	135	-
	22,369	18,774
Charitable activities		
Charitable donations	700	1,104
Other		
Computer equipment	42	56
Support costs		
Governance costs		
Accountancy and legal fees	613	630
	613	630
Total resources expended	23,724	20,564
Net income	8,905	7,899

This page does not form part of the statutory financial statements