

**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2024**  
**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 2024**

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## **KINLOCHBERVIE COMMUNITY COMPANY**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2024**

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 2024. 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 2024**

#### **ACHIEVEMENTS AND PERFORMANCE**

##### **Charitable activities**

In 2024, the Company focussed on three main projects - Loch Clash Stopover, the rental of the two Manse Road Houses and participation in the Kinlochbervie Community Energy scheme. We also receive revenue from the sale of our Kinlochbervie Walks Guidebook. With grant money received, the Company has undertaken several small village improvement projects and given donations to 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 2024, revenue from fees was £11,670 (a decrease of around £2,040 or approximately 15% from the previous year). Net revenue was £8,266. This was very similar to 2023 (£8,167). Our rates remained the same as previous years. Finally, we rented the entire pier for a Netflix filming in the spring and charged the company £3,850 (around 1/3 of our gross revenue for 2024).

##### **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 2024 was £11,040.00. Expenses were £5,875 - about 40% of the amount the previous year (£13,516). Net revenue was therefore £5,165. Major expenses were: plumbing repairs, loft insulation and management fees.

##### **3. Kinlochbervie Community Energy Scheme**

Throughout 2024 members of the Community Company continued to participate actively with the operation of a 200 kwh hydro scheme at Rhiconich. The project is owned by a community benefit society - the Kinlochbervie Community Energy Limited. The community benefit is managed by the Kinlochbervie Community Company. The payout in 2024 was £30,000. This means that the community has received a total of £50,000 since the project was completed - 2023 and 2024. The community benefit is distributed to community projects.

##### **4. Walks in Kinlochbervie**

Walks in Kinlochbervie is a guidebook of local walks that was published in 2022. Sales in 2024 were £273.

##### **5. Community Regeneration Funding**

The Company received 3 grant awards from the Highland Council's Community Regeneration Fund for work on the Loch Clash net sheds and for a seaweed farm proposal. Part of the grant was paid out in 2024 with the remainder due in 2025. Expenses for design work on the Loch Clash net sheds was around £12,000. Consultant expenses for the seaweed farm proposal amounted to around £18,000 in 2024 - business plan and site selection study.

##### **6. Small Projects**

Loch Innis Foot Path. The Company spent £924 on foot bridge repairs in 2024.

Picnic Site: There is a picnic site at Loch Clash that is maintained by the Company. There were no expenditures in 2024.

Home Start: The Company maintains a home goods recycling centre that is overseen by the adjacent Citizens' Advice Bureau. Good are donated and then sold to area residents for a minimal amount. Transactions are cash.

Web Hosting: The Company maintains the community website [www.kinlochbervie.info](http://www.kinlochbervie.info). There were no expenses in 2024.

## **KINLOCHBERVIE COMMUNITY COMPANY**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2024**

#### **7. Grants to Organisations**

The Company provided £22,077 grants to 10 community organisations.

Kinlochbervie Pre-School Centre - fire safety measures - £5,000  
Kinlochbervie Community Council - Christmas lights - £5,000  
Ceilidh House - Meals on Wheels (£4,000), office equipment (£1,000), Christmas lunch (£500) - £4,500  
Kinlochbervie Playing Field - lawn mower - £2,999  
Kinlochbervie High School - trampoline (£1,000), cookery lessons (£400), DofE equipment (£550) - £2,050  
Kinlochbervie Primary School - play equipment - £1,000  
Lesley Cherry Yoga - mats - £528  
Kinlochbervie Football Club - £500  
Donation to Screen Machine fundraiser - £500

#### **FINANCIAL REVIEW**

##### **Financial position**

The Company has two accounts.

The opening balance in the Business Current Account as of 1 January 2024 was £47,955.35 and the closing balance as of December 2024 was £ 72,189.03. During 2024, the Company's revenue was £82,009.75 and expenditures were £ 57,845.07. Net revenue was £24,164.68.

The opening balance in the Business Reserve Account as of 1 January 2024 was £3,976.06 and the closing balance as of 31 December 2024 was £4,019.86. The only financial activity during 2024 was interest credit of £43.80.

#### **FUTURE PLANS**

##### **1. Loch Clash Stopover**

The company will continue to operate Loch Clash Stopover. In 2025, we intend to install a drive-on grey water disposal point and refurbish the adjacent picnic site which has fallen into disrepair.

##### **2. Manse Road Houses**

The company will continue to rent the properties at 17 and 18 Manse Road. Both houses are occupied. In 2025, we intend to 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. A second community benefit payment is expected in May 2025.

##### **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 Community Organisations**

In 2025, the Company will continue to give grants to community members and community organisations to help with expenses (up to £5000).

#### **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.

**KINLOCHBERVIE COMMUNITY COMPANY**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST DECEMBER 2024**

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**  
SC347082 (Scotland)

**Registered Charity number**  
043794

**Registered office**  
Up House Portlevorochy  
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 22 Dec 2025 and signed on its behalf by:

C. Mackenzie  
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 2024.

**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

Date: .....

KINLOCHBERVIE COMMUNITY COMPANY

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31ST DECEMBER 2024

	Notes	Unrestricted fund £	Restricted funds £	2024 Total funds £	2023 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		30,000	29,027	59,027	20,000
Other trading activities	2	23,750	-	23,750	26,771
Investment income	3	58	-	58	48
<b>Total</b>		<u>53,808</u>	<u>29,027</u>	<u>82,835</u>	<u>46,819</u>
<b>EXPENDITURE ON</b>					
Raising funds	4	17,510	18,566	36,076	24,725
Charitable activities					
Sundries		-	-	-	4,888
Community Benefit		22,077	-	22,077	-
Other		224	-	224	32
<b>Total</b>		<u>39,811</u>	<u>18,566</u>	<u>58,377</u>	<u>29,645</u>
<b>NET INCOME</b>		13,997	10,461	24,458	17,174
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		162,407	-	162,407	145,233
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>176,404</u>	<u>10,461</u>	<u>186,865</u>	<u>162,407</u>

The notes form part of these financial statements

**KINLOCHBERVIE COMMUNITY COMPANY**

**BALANCE SHEET  
31ST DECEMBER 2024**

	Notes	Unrestricted fund £	Restricted funds £	2024 Total funds £	2023 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	8	112,351	-	112,351	112,375
<b>CURRENT ASSETS</b>					
Cash at bank and in hand		66,461	10,461	76,922	51,978
<b>CREDITORS</b>					
Amounts falling due within one year	9	(2,408)	-	(2,408)	(1,946)
<b>NET CURRENT ASSETS</b>		<u>64,053</u>	<u>10,461</u>	<u>74,514</u>	<u>50,032</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>176,404</u>	<u>10,461</u>	<u>186,865</u>	<u>162,407</u>
<b>NET ASSETS</b>		<u><u>176,404</u></u>	<u><u>10,461</u></u>	<u><u>186,865</u></u>	<u><u>162,407</u></u>
<b>FUNDS</b>	10				
Unrestricted funds				176,404	162,407
Restricted funds				10,461	-
<b>TOTAL FUNDS</b>				<u>186,865</u>	<u>162,407</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st December 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st December 2024 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 22 Dec 2025 and were signed on its behalf by:

M Margaret Meek

M Meek Secretary

The notes form part of these financial statements

## KINLOCHBERVIE COMMUNITY COMPANY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2024

#### 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

	2024	2023
	£	£
Camping income	12,437	14,340
Rental income	11,040	11,040
Container income	-	175
Walks guidebook	273	1,216
	<hr/>	<hr/>
	23,750	26,771
	<hr/>	<hr/>

**KINLOCHBERVIE COMMUNITY COMPANY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**3. INVESTMENT INCOME**

	2024	2023
	£	£
Deposit account interest	58	48
	<hr/>	<hr/>

**4. RAISING FUNDS**

Raising donations and legacies

	2024	2023
	£	£
Rates and water	272	-
Insurance	1,338	981
Light and heat	2,561	3,977
Sundries	750	178
Repairs and renewals	6,813	18,292
Website expenses	-	235
Sign project	-	462
Loch Clash Phase 2 Expenses	8,422	-
Loch Clash Phase 3 Expenses	5,166	-
Seaweed Project Expenses	10,144	-
Support costs	610	600
	<hr/>	<hr/>
	36,076	24,725
	<hr/>	<hr/>

**5. NET INCOME/(EXPENDITURE)**

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

	2024	2023
	£	£
Depreciation - owned assets	24	31
	<hr/>	<hr/>

**6. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31st December 2024 nor for the year ended 31st December 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st December 2024 nor for the year ended 31st December 2023.

**KINLOCHBERVIE COMMUNITY COMPANY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	20,000	-	20,000
Other trading activities	26,771	-	26,771
Investment income	48	-	48
<b>Total</b>	<b>46,819</b>	<b>-</b>	<b>46,819</b>
<b>EXPENDITURE ON</b>			
Raising funds	24,725	-	24,725
Charitable activities			
Sundries	4,888	-	4,888
Other	32	-	32
<b>Total</b>	<b>29,645</b>	<b>-</b>	<b>29,645</b>
<b>NET INCOME</b>	<b>17,174</b>	<b>-</b>	<b>17,174</b>
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	145,233	-	145,233
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>162,407</b>	<b>-</b>	<b>162,407</b>

**8. TANGIBLE FIXED ASSETS**

	Freehold property £	Computer equipment £	Totals £
<b>COST</b>			
At 1st January 2024 and 31st December 2024	112,280	1,892	114,172
<b>DEPRECIATION</b>			
At 1st January 2024	-	1,797	1,797
Charge for year	-	24	24
At 31st December 2024	-	1,821	1,821
<b>NET BOOK VALUE</b>			
At 31st December 2024	112,280	71	112,351
At 31st December 2023	<u>112,280</u>	<u>95</u>	<u>112,375</u>

**KINLOCHBERVIE COMMUNITY COMPANY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024	2023
	£	£
Trade creditors	1,447	1,447
Other creditors	-	(1)
Accrued expenses	961	500
	<hr/>	<hr/>
	2,408	1,946
	<hr/>	<hr/>

**10. MOVEMENT IN FUNDS**

	At 1.1.24	Net movement in funds	At 31.12.24
	£	£	£
Unrestricted funds			
General	162,407	13,997	176,404
Restricted funds			
Seaweed Project	-	7,710	7,710
Loch Clash Phase 2	-	2,751	2,751
	<hr/>	<hr/>	<hr/>
	-	10,461	10,461
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<b>162,407</b>	<b>24,458</b>	<b>186,865</b>
	<b><hr/></b>	<b><hr/></b>	<b><hr/></b>

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General	53,808	(39,811)	13,997
Restricted funds			
Seaweed Project	17,854	(10,144)	7,710
Loch Clash Phase 2	11,173	(8,422)	2,751
	<hr/>	<hr/>	<hr/>
	29,027	(18,566)	10,461
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<b>82,835</b>	<b>(58,377)</b>	<b>24,458</b>
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Comparatives for movement in funds

	At 1.1.23	Net movement in funds	At 31.12.23
	£	£	£
Unrestricted funds			
General	145,233	17,174	162,407
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<b>145,233</b>	<b>17,174</b>	<b>162,407</b>
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**KINLOCHBERVIE COMMUNITY COMPANY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**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	46,819	(29,645)	17,174
<b>TOTAL FUNDS</b>	<b>46,819</b>	<b>(29,645)</b>	<b>17,174</b>

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

	At 1.1.23 £	Net movement in funds £	At 31.12.24 £
Unrestricted funds			
General	145,233	31,171	176,404
Restricted funds			
Seaweed Project	-	7,710	7,710
Loch Clash Phase 2	-	2,751	2,751
	<hr/>	<hr/>	<hr/>
	-	10,461	10,461
<b>TOTAL FUNDS</b>	<b>145,233</b>	<b>41,632</b>	<b>186,865</b>

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	100,627	(69,456)	31,171
Restricted funds			
Seaweed Project	17,854	(10,144)	7,710
Loch Clash Phase 2	11,173	(8,422)	2,751
	<hr/>	<hr/>	<hr/>
	29,027	(18,566)	10,461
<b>TOTAL FUNDS</b>	<b>129,654</b>	<b>(88,022)</b>	<b>41,632</b>

KINLOCHBERVIE COMMUNITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST DECEMBER 2024

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st December 2024.

KINLOCHBERVIE COMMUNITY COMPANY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31ST DECEMBER 2024

	2024	2023
	£	£
<b>INCOME AND ENDOWMENTS</b>		
Donations and legacies		
Grants	59,027	20,000
Other trading activities		
Camping income	12,437	14,340
Rental income	11,040	11,040
Container income	-	175
Walks guidebook	273	1,216
	<hr/>	<hr/>
	23,750	26,771
Investment income		
Deposit account interest	58	48
	<hr/>	<hr/>
<b>Total incoming resources</b>	<b>82,835</b>	<b>46,819</b>
<b>EXPENDITURE</b>		
Raising donations and legacies		
Rates and water	272	-
Insurance	1,338	981
Light and heat	2,561	3,977
Sundries	750	178
Repairs and renewals	6,813	18,292
Website expenses	-	235
Sign project	-	462
Loch Clash Phase 2 Expenses	8,422	-
Loch Clash Phase 3 Expenses	5,166	-
Seaweed Project Expenses	10,144	-
	<hr/>	<hr/>
	35,466	24,125
Charitable activities		
Charitable Grants	22,077	4,888
Other		
Computer equipment	24	32
Support costs		
Governance costs		
Accountancy and legal fees	810	600
	<hr/>	<hr/>
<b>Total resources expended</b>	<b>58,377</b>	<b>29,645</b>
<b>Net income</b>	<b>24,458</b>	<b>17,174</b>
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This page does not form part of the statutory financial statements