

**Director-Trustees' Report and Financial Statements for  
the year ended**

**31 March 2022**

# Acharacle Community Company

(a company limited by guarantee)

charity number SC 033393  
company number SC 217376

## Legal and administrative information

### Business address & registered office

Acharacle Community Centre  
Morrison Place  
Acharacle  
PH36 4JJ

### Director-Trustees

David John Cameron	elected	chair
Tracy Jayne Cameron	elected	
Fiona Cameron	elected	
Gillian King	appointed 2 March 2022	
Marie-Luise MacDonald	elected	
Mia Grace Berwick	resigned 9 March 2022	
Angela Williams	resigned 9 March 2022	

The charitable company's constitution provides for a minimum of 5 Director-Trustees of whom the majority must be members.

### Independent Examiner

David Kirkham  
Dachaigh na Sgiobair  
Salen

### Bankers

The Co-operative Bank  
PO Box 250  
Skelmersdale  
WN8 6WT

## **Independent examiner's report to the Directors-Trustees on the unaudited Financial Statements**

I report on the accounts for the year ended 31 March 2022 set out on pages 4 to 11.

This report is made to the Charity's trustees in accordance with the terms of my engagement. My work has been undertaken to enable me to review the financial statements on behalf of the Charity's trustees and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity itself.

### **Respective responsibilities of trustees and the Independent Examiner**

The Charity's trustees (who are also the directors of the company for purposes of company law) are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 (the Act) and the Charities Accounts (Scotland) Regulations 2006 (as amended).

It is my responsibility to examine the accounts as required under section 44(1) (c) of the Act, and to state whether particular matters should be brought to the members' attention.

### **Basis of Independent Examiner's statement**

My examination is carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006 (as amended). My examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts, and seeks explanations from the Director-Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### **Independent examiner's statement**

In the course of my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the requirements to

(a) keep accounting records in accordance with Section 44(1) (a) of the 2005 Act and Regulation 4 of the 2006 Regulations

(b) prepare accounts which agree with the accounting records

(c) comply with Regulation 8 of the 2006 Regulations have not been met

or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*David Kirkham*

David Kirkham

15 December 2022

Dachaigh na Sgiobair, Salen

## **Director-Trustees' Report for the year ended 31 March 2022**

The Trustees, who are also directors of Acharacle Community Company for the purposes of company law, present their report and the Financial Statements. The persons who served during the year and up to the date of this report are set out at the head of this document.

### **Structure, governance and management**

The company was established on 27 March 2001 as an incorporated entity without share capital, limited by guarantee and registered as a Scottish charity on 9 July 2002. The liability of each member in the event of a winding up is limited to £1. At the date of this report the Charity has 82 Ordinary, 2 Associate and no Junior members.

The Board understands that this charitable company is entitled to the exemption conferred by section 477 of the Companies Act 2006; that the charity meets the definition of a public benefit entity as defined by FRS 102 and that the audit requirement of Regulation 10(1) (a) to (c) of the relevant Accounts Regulations does not apply.

The Board controls the activities of management and advisory sub-committees who handle the day-to-day operations and provide support to the board under the provisions of the Memorandum of Association, the latest version of which was approved by the members in 2020. It is the Directors' policy to meet at least bi-monthly on a formal basis.

### **Objectives and activities of the charity**

The main objectives are to manage land and assets for the benefit of the local community with particular attention to the protection and sustainable development of Scotland's natural environment; produce rural regeneration in areas of need through the relief of poverty and unemployment and the provision, maintenance and improvement of housing, public amenities, sites of special interest and public health facilities.

### **Financial Review**

The policy of the board to retain sufficient reserves to meet the cost of all regular commitments (as well as a contingency to enable to continue develop projects) has been comfortably met.

#### *Restricted and Designated Funds*

At the balance sheet date we held £12,000 of funds designated as an operational reserve and designated funds, being monies expressly raised for the Defibrillator and Play Park projects plus a small balance of Covid Related grants held to cover future expenditure.

### **Achievements and performance**

The results for the year are in accordance with the board's expectations, as more particularly detailed below:

#### *Investment properties*

Our three heritable properties continue to generate a comfortable and generally predictable surplus under formal lease contracts at a level that is in accordance with our expectations. The bungalow "Druim Garbh" is let to the Communities Housing Trust at a nominal rent until 2035. The café property has been extensively repaired and refurbished with the installation of a new kitchen and the Na'vi Organics tenancy agreement has been replaced by one with Sunart Networks.



## **Director-Trustees' Report for the year ended 31 March 2022 (continued)**

### *Acharacle Community Centre facility*

Acquisition of the Centre has been completed this year with 100% grant funding provided by the Scottish Land Fund.

### *Re-use project*

The project has been relocated into the Centre which re-opened in 2022/23.

### **Plans for future periods**

The Centre is being upgraded with a new, more eco-friendly and economical heating system, insulation, improved electrics and a complete redecoration and has re-opened in 2022/23. The Directors remain focused on bringing the Play Park Project to fruition in time for Spring 2023.

### **Risk identification & management**

The Trustees monitor the charity's exposure to strategic, financial, business and operational risks on an ongoing basis and are satisfied that adequate systems and procedures are in place through that continuous review. The charity maintains insurance against Public & Employer's Liability, Trustee Indemnity and Property Loss risks in the normal manner.

### **Volunteers**

Without our volunteers, few of the charity's activities would happen. They provide invaluable help to us and we extend our thanks to them all.

### **Trustee recruitment & training**

Trustee-directors are recruited from the membership and our subcommittees serve as a pathway for potential new trustees to become familiar with the charity's affairs prior to any such appointment.

### **Trustee-directors' responsibility for the Annual Report and the Financial Statements**

The Trustees confirm that they are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice [UKGAP].

Company law requires the Trustees, in their capacity as directors, 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 incomings and applications of resources (including all income and expenditure) of the charitable company for that keep proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company for that period.

In preparing these accounts the Director-Trustees acknowledge that they are required to:

- (a) keep proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company,
- (b) select suitable accounting policies and then apply them consistently,
- (c) prepare the Financial Statements on a going concern basis unless it is not appropriate to do so,
- (d) make judgments and estimates that are reasonable and prudent in the circumstances, and
- (e) state whether applicable UK Accounting Standards have been followed (subject to any material departures that are disclosed and explained in the Financial Statements), and

**Director-Trustees' Report for the year ended 31 March 2022 (continued)**

**Trustee-directors' responsibility for the Annual Report and the Financial Statements (continued)**

- (f) state whether applicable UK Accounting Standards have been followed (subject to any material departures that are disclosed and explained in the Financial Statements), and
- (g) comply with the provisions of the Charities and Trustee Investment (Scotland) Act 2005; the Charities Accounts (Scotland) Regulations 2006 (as amended); the Companies Act 2006; 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 published on 16 July 2014 (FRS 102); the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended), and
- (h) observe the methods and principles set out in the Charities' Statement of Recommended Practice [SORP] with due consideration of the recommendations to maximise clarity for the reader by not unnecessarily disclosing immaterial information.

**Trustees' additional responsibilities**

The Trustees acknowledge their responsibilities for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention & detection of fraud and other irregularities and for the maintenance and integrity of the corporate and financial information included on the charity's website.

**Independent Examiner**

The Director-Trustees extend their thanks to Mr David Kirkham who has kindly offered to perform his role on a pro-bono basis.

This report was approved by the Board on 15 December 2022 and signed on its behalf by

DavidJohn Cameron (chair)



**Acharacle Community Company**

(a company limited by guarantee)

charity number SC 033393

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**Statement of Financial Activities for the year ended 31 March 2022**

(incorporating the income and expenditure account)

	note	restricted £	current year unrestricted £	total £	restricted £	prior year unrestricted £	total £
<b>income from</b>							
Donations, grants & legacies	3	82,774	510	<b>83,284</b>	9,138	6,431	<b>15,569</b>
Resource-generating activities	4	-	18,704	<b>18,704</b>	947	15,510	<b>16,457</b>
Investment Property rents (net)	5	-	3,761	<b>3,761</b>	-	3,879	<b>3,879</b>
<b>total income</b>		<b>82,774</b>	<b>22,975</b>	<b>105,749</b>	<b>10,085</b>	<b>25,820</b>	<b>35,905</b>
<b>expenditure on</b>							
Community Centre		-	22,791	<b>22,791</b>	-	7,937	<b>7,937</b>
Charitable activities	6	6,422	-	<b>6,422</b>	1,516	27,359	<b>28,875</b>
Administration & Governance	7	-	3,617	<b>3,617</b>	-	3,705	<b>3,705</b>
Fundraising activities		-	-	<b>-</b>	-	200	<b>200</b>
		<b>6,422</b>	<b>26,408</b>	<b>32,830</b>	<b>1,516</b>	<b>39,201</b>	<b>40,717</b>
<b>Net income/(expenditure)</b>		<b>76,352</b>	<b>(3,433)</b>	<b>72,919</b>	<b>8,569</b>	<b>(13,381)</b>	<b>(4,812)</b>
Net gains/(losses) on investments		-	-	<b>-</b>	-	-	<b>-</b>
<b>Net movement in funds</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>8,569</b>	<b>(13,381)</b>	<b>(4,812)</b>
Funds brought forward		9,269	194,322	<b>203,591</b>	700	207,703	<b>208,403</b>
<b>Total funds carried forward</b>		<b>85,621</b>	<b>190,889</b>	<b>276,510</b>	<b>9,269</b>	<b>194,322</b>	<b>203,591</b>
<b>Designation of funds</b>							
Defibrillator project		271	-	<b>271</b>	221	-	<b>221</b>
Playpark project		38,256	-	<b>38,256</b>	947	-	<b>947</b>
COVID-related - connectivity		1,788	-	<b>1,788</b>	8,101	-	<b>8,101</b>
COVID-related - grocery delivery		4,475	-	<b>4,475</b>	-	-	<b>-</b>
Centre acquisition & improvement		33,440	-	<b>33,440</b>	-	-	<b>-</b>
Project Officer funding		7,391	-	<b>7,391</b>	-	-	<b>-</b>
Undesignated & unrestricted		-	203,024	<b>203,024</b>		194,322	<b>194,322</b>
		<b>85,621</b>	<b>190,889</b>	<b>276,510</b>	<b>9,269</b>	<b>194,322</b>	<b>203,591</b>



**Balance Sheet as at 31 March 2022**

		current year			prior year		
		restricted	unrestricted	total	restricted	unrestricted	total
		£	£	£	£	£	£
<b>Fixed Assets</b>							
Investments	10	-	169,459	<b>169,459</b>	-	169,459	<b>169,459</b>
Heritable property	11	33,440	155	<b>33,595</b>	-	-	-
Other tangible assets	12	-	-	-	-	-	-
		<b>33,440</b>	<b>169,614</b>	<b>203,054</b>	-	169,459	<b>169,459</b>
<b>Current assets</b>							
Stocks		-	250	<b>250</b>	-	390	<b>390</b>
Debtors		-	-	-	-	-	-
Bank		63,904	21,437	85,341	9,269	32,475	<b>41,744</b>
		<b>63,904</b>	<b>21,687</b>	<b>85,591</b>	9,269	32,865	<b>42,134</b>
<b>Creditors &amp; accrued expenses</b> (falling due within 1 year)				-	-	(840)	<b>(840)</b>
<b>Net current assets</b>		<b>63,904</b>	<b>21,687</b>	<b>85,591</b>	9,269	32,025	<b>41,294</b>
<b>Net Assets and Total Funds</b>		<b>97,344</b>	<b>191,301</b>	<b>288,645</b>	9,269	201,484	<b>210,753</b>

The notes on pages 9 to 11 together with the statement of the structure of the company set out on page 4 form an integral part of these Financial Statements.

For the year under review the company was entitled to exemption from audit under s477 of the Companies Act 2006 and the members have not required such an audit under the provisions of s476.

In approving these Financial Statements (as directors of the company) the Director-Trustees hereby confirm that these Financial Statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies, and in compliance with the director-trustees' obligations more particularly detailed on page 6.

These accounts were approved by the Board on 15 Dec 2022 and signed on its behalf by

DavidJohn Cameron (chair)





## **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2022**

### **1 Accounting policies**

The Financial Statements have been prepared under the historical cost convention with items recognised at cost or transaction value (unless otherwise stated in a relevant note to these accounts and in accordance with the requirements of the Charities and Trustee Investment (Scotland) Act 2005; the Charities Accounts (Scotland) Regulations 2006 (as amended); the Companies Act 2006 and the Statement of Recommended Practice (SORP) - Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and effective January 2015.

The directors, who are the trustees of the charity under charity law, consider that there are no material uncertainties about the trust's ability to continue as a going concern.

#### *Income*

is recognised when the charity becomes unconditionally entitled and the trustee-directors are confident that it will be received. Such income is treated as 'Restricted' and potentially as 'Designated' when the donor specifies performance conditions which must be met before the charity has unconditional entitlement.

#### *Expenditure*

is recognised when Expenditure is recognised when there is a legal or constructive obligation committing the charity to make a payment to a third party. All expenditure is accounted for on an accruals basis. The charity is not registered for VAT.

All expenses including support costs and governance costs are appropriately allocated to the various activities of the charity on the basis of a reasonable estimate of such costs if multiple purposes are involved.

#### *Tangible Fixed Assets – Heritable Property investments*

are carried at historical cost. The Director-Trustees do not consider that the value of the investments is so significantly different to book value as to justify the incurring of the expense of a professional valuation.

#### *Tangible Fixed Assets – The Community Centre, Acharacle*

The associated Scottish Land Fund finance is subject to claw-back provisions that are effective until 6 May 2026, it is not therefore considered appropriate to consider any depreciation or revaluation of the asset before that time.

#### *Tangible Fixed Assets – Other*

Where material, are carried at cost less accumulated depreciation which is calculated on an asset-by-asset basis to spread the expenditure over the expected useful life of each asset, allowing for the increased maintenance costs that are expected to be incurred over time.

#### *Stock*

Consists of catering supplies and office consumables held at estimated cost.

### **2 Related Party Transactions**

There were no related party transactions during the year (prior year – none) and no outstanding balances due to or by related parties at the balance sheet date (prior period - £nil).

**Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2022 (continued)**

	current year			prior year		
	restricted	unrestricted	total	restricted	unrestricted	total
	£	£	£	£	£	£
<b>3 Donations, grants &amp; legacies</b>						
Donations	49,082	510	49,592	-	106	106
The Scottish Land Fund	33,440	-	33,440	-	-	-
Project Officer grant	11,975	-	11,975	-	-	-
Covid-related grants	-	-	-	9,138	8,896	18,034
	<b>94,497</b>	<b>510</b>	<b>95,007</b>	<b>9,138</b>	<b>9,002</b>	<b>18,140</b>
<b>4 Resource-generating activities</b>						
Fundraising events	-	412	412	947	-	947
Facilities hire	-	6,673	6,673	-	1,670	1,670
Re-use Project	-	10,874	10,874	-	2,155	2,155
Catering	-	133	133	-	9,945	9,945
Other income	-	1,024	1,024	-	374	374
	<b>-</b>	<b>19,116</b>	<b>19,116</b>	<b>947</b>	<b>14,144</b>	<b>15,091</b>
<b>5 Investment Property rents (net)</b>						
UK property rents	-	8,090	8,090	-	9,872	9,872
less expenses	-	(4,329)	(4,329)	-	(1,378)	(1,378)
	<b>-</b>	<b>3,761</b>	<b>3,761</b>	<b>-</b>	<b>8,494</b>	<b>8,494</b>
<b>6 Costs of charitable activities</b>						
General & Community Centre	-	-	-	-	16,144	16,144
Defibrillator Project	-	-	-	479	-	479
Play Park project	-	-	-	-	-	-
Covid-related project expenditure	1,165	-	1,165	1,037	-	1,037
	<b>1,165</b>	<b>-</b>	<b>1,165</b>	<b>1,516</b>	<b>16,144</b>	<b>17,660</b>
<b>7 Administration &amp; Governance</b>						
Accountancy & Independent Examiner	-	-	-	-	2,032	2,032
Administration & compliance	-	3,617	3,617	-	2,513	2,513
		current year			prior year	
		unrestricted			unrestricted	
		£			£	
<b>8 Net outgoings include:</b>						
Depreciation (excess recovered)		(9,300)			132	
Note: the excess is added to Re-use project income in 2021/22						
<b>9 Employment</b>						
Costs (net of furlough)		(9,300)			11,082	
Note: no employee received emoluments of more than £60,000 (prior year - none); the average number of employees (excluding the directors) was 3 (prior year 3).						

**Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2022 (continued)**

**10 Tangible Fixed Assets - UK investment properties**

<b>cost</b>		
c/f & b/f (no additions or disposals)	169,459	169,459

**11 Tangible Fixed Assets (other)**

	Van £	Equipment £	total £	Van £	Equipment £	total £
<b>cost</b>						
brought forward	16,880	5,000	21,880	16,880	5,000	21,880
additions	-	-	-	-	-	-
eliminated on disposals	(16,880)	-	(16,880)	-	-	-
	-	5,000	5,000	16,880	5,000	21,880
<b>depreciation</b>						
brought forward	16,880	5,000	21,880	16,880	4,868	21,748
charge for year	-	-	-	-	132	132
eliminated on disposals	(16,880)	-	(16,880)	-	-	-
	-	5,000	5,000	16,880	5,000	21,880
<b>net book values</b>						
brought forward	-	-	-	-	132	132
<b>carried forward</b>	-	-	-	-	-	-

**12 Summary analysis of net assets between funds**

	current year			prior year		
	restricted £	unrestricted £	total £	restricted £	unrestricted £	total £
Tangible Fixed Assets						
Investments	-	169,459	169,459	-	169,459	169,459
Heritable Property	33,440	155	33,595	-	-	-
Other assets	-	-	-	-	-	-
Current assets						
Stock	-	250	250	-	390	390
Debtors	-	-	-	-	-	-
Bank	52,181	33,160	85,341	9,269	24,473	33,742
Current liabilities						
Creditors & accrued expenses	-	-	-	-	-	-
	85,621	203,024	288,645	9,269	194,322	203,591

**13 Movement of restricted funds**

	b/fwd	spent	income	c/f
Defibrillator project	221	-	50	271
Playpark project	947	-	37,309	38,256
COVID-related - connectivity	2,953	1,165	-	1,788
COVID-related - grocery delivery	5,148	673	-	4,475
Centre acquisition & improvement	-	33,440	45,575	12,135
Project Officer funding	-	4,584	11,975	7,391
	9,269	39,862	94,909	64,316