

Cathedral Accountancy Ltd
Chartered Accountants

Our ref: MR/AD/FIN005/019

Office of the Scottish Charity Regulator (OSCR)
2nd Floor
Quadrant House
9 Riverside Drive
DUNDEE
DD1 4NY

30 November 2018

Dear Sirs,

THE FINDHORN VILLAGE CONSERVATION COMPANY
CHARITY NUMBER SC044408
COMPANY NUMBER SC397770

Please find enclosed financial statements for the year ended 31 March 2018 relating to the above.

Yours faithfully,

Cathedral Accountancy Ltd

Enc

Cathedral Accountancy Ltd
4 North Guildry Street
Elgin
IV30 1JR

Charity Registration No. SC044408 (Scotland)

Company Registration No. SC397770 (Scotland)

THE FINDHORN VILLAGE CONSERVATION COMPANY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018

THE FINDHORN VILLAGE CONSERVATION COMPANY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	F Allan M A S Barber N Edmonds P A Hall J M Harris C M Hunt M A Hyde D J Watson N Robertson S B Russell S Theman C Low	(Appointed 4 September 2017) (Appointed 5 March 2018)
Secretary	J M Harris	
Charity number (Scotland)	SC044408	
Company number	SC397770	
Principal address	The Old School Church Place Findhorn Moray IV36 3YR	
Registered office	The Old School Church Place Findhorn Moray IV36 3YR	
Independent examiner	Cathedral Accountancy Ltd. 4 North Guildry Street Elgin Moray IV30 1JR	
Bankers	Bank of Scotland plc PO Box 1000 BX2 1LB	
Solicitors	Ledingham Chalmers LLP Kintail House Beechwood Park Inverness IV2 3BW	

THE FINDHORN VILLAGE CONSERVATION COMPANY

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THE FINDHORN VILLAGE CONSERVATION COMPANY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2018

The trustees present their report and financial statements for the year ended 31 March 2018.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the current statutory requirements, the Companies Act 2006 and 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 2015).

Objectives and activities

The charity's objectives are to benefit the community of Findhorn Village with the purposes of advancing environmental protection or improvements, including preservation, sustainable development and conservation of the natural environment, the maintenance, improvement or provision of environmental amenities for the community and/or the preservation of buildings or sites of architectural, historic or other importance to the community following the principles of sustainable development.

The charity is highly dependent on the support of volunteers who provided 5,000 hours unpaid service during the year to 31 March 2018.

The charity is grateful for all the support provided by residents and others throughout the year. This support has enabled the charity to progress with developments in line with our objectives.

Achievements and performance

In January 2018 the charity purchased the Armstrong garages in the centre of the Village for £180,000 plus legal costs. The purchase was successfully completed as a result of the £161,500 grant from the SLF and considerable financial support from residents and others, for which we are extremely grateful. Work has been carried out to bring seven garages up to a standard which has allowed them to be leased already. The charity has a further programme of work for the remaining 5 garages and aim to have these leased in the near future also. This purchase shows confidence in the charity's ability to provide a sustainable future for the village of Findhorn.

The charity is already leasing some of the garages, thus securing income, and is currently assessing and consulting on other revenue raising schemes such as charging for car parking and camping/camper van stays in the North Beach area.

The charity has secured grant funding from the SLF and HIE to appoint a Development Officer for a 2 year period.

Other fundraising activities have taken place in order to provide the necessary funds for the ongoing running of the charity and will continue to do so this year.

Financial review

At the year end unrestricted funds showed a negative balance of £4,545, designated funds amounted to £716,902 and restricted funds amounted to £52,182. The negative balance on unrestricted funds arose due to a shortfall on the funding for the garage purchase meaning that unrestricted funds had to be used for this purpose. The trustees are aware of this and believe that the situation will be resolved in the next year.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use will be built up to enable the charity to carry out developments in accordance with its objectives and to cover normal running costs.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks. The charity secured funding and a Risk Register of our land holdings and assets has been completed and documented.

Structure, governance and management

THE FINDHORN VILLAGE CONSERVATION COMPANY

TRUSTEES' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2018

The company is a recognised charity, number SC044408. It is a company limited by guarantee, not having a share capital and is governed by the rules set out in its Memorandum and Articles of Association.

The trustees, who are also the directors for the purpose of company law, and who served during the year were:

F Allan

M A S Barber

N Edmonds

P A Hall

J M Harris

C M Hunt

M A Hyde

A G Munro

(Resigned 8 September 2017)

D J Watson

N Robertson

S B Russell

S Theman

(Appointed 4 September 2017)

C Low

(Appointed 5 March 2018)

New trustees are appointed at the annual general meeting or may be appointed by the existing trustees during the year. One third of the trustees, being those who have served the longest, retire from office at the annual general meeting but are immediately eligible for re-appointment.

Management of the charity is carried out by the trustees.

New trustees are identified by existing trustees having regard to the skills available and required. New trustees are given appropriate training according to the requirements of the position.

The trustees' report was approved by the Board of Trustees.



F Allan

Trustee

Dated: 18 June 2018

THE FINDHORN VILLAGE CONSERVATION COMPANY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2018

The trustees, who are also the directors of The Findhorn Village Conservation Company for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these accounts, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation;
- maintenance and integrity of the corporate and financial information included on the charity's website.

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

THE FINDHORN VILLAGE CONSERVATION COMPANY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE FINDHORN VILLAGE CONSERVATION COMPANY

I report on the financial statements of the charity for the year ended 31 March 2018, which are set out on pages 5 to 13.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006. The charity's trustees consider that the audit requirement of Regulation 10(1) (d) of the Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under section 44(1) (c) of the Act and to state whether particular matters have come to my attention.

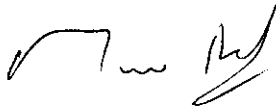
Basis of independent examiner's statement

My examination is carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. An 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 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 connection with my examination, no matter has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep accounting records in accordance with section 44(1) (a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and
 - (ii) to prepare financial statements which accord with the accounting records and comply with Regulation 8 of the 2006 Accounts Regulations;have not been met, or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.



Munro Rankine CA
Cathedral Accountancy Ltd.
4 North Guildry Street
Elgin
Moray
IV30 1JR

Dated: 18 June 2018

THE FINDHORN VILLAGE CONSERVATION COMPANY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2018

	Notes	Unrestricted funds £	Restricted funds £	Total 2018 £	Total 2017 £
Income from:					
Donations and legacies	2	1,479	180,560	182,039	11,506
Other trading activities	3	-	505	505	250
Investments	4	-	23	23	25
Total income		1,479	181,088	182,567	11,781
Expenditure on:					
Charitable activities	5	9,459	9,346	18,805	14,676
Other	8	555	-	555	571
Total expenditure		10,014	9,346	19,360	15,247
Net income/(expenditure) resources before transfers		(8,535)	171,742	163,207	(3,466)
Gross transfers between funds		169,637	(169,637)	-	-
Reconciliation of funds					
Net movement in funds		161,102	2,105	163,207	(3,466)
Fund balances at 1 April 2017		551,255	50,077	601,332	604,798
Fund balances at 31 March 2018		712,357	52,182	764,539	601,332

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

THE FINDHORN VILLAGE CONSERVATION COMPANY

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2018

	Notes	2018 £	£	2017 £	£
Fixed assets					
Property, plant and equipment	10		531,233		531,233
Investment properties	11		185,669		-
			<u>716,902</u>		<u>531,233</u>
Current assets					
Cash at bank and in hand		92,617		70,604	
Current liabilities					
	12	(44,980)		(505)	
Net current assets			<u>47,637</u>		<u>70,099</u>
Total assets less current liabilities			<u>764,539</u>		<u>601,332</u>
Income funds					
Restricted funds	13		52,182		50,077
<u>Unrestricted funds</u>					
Designated funds	14	716,902		531,233	
General unrestricted funds		(4,545)		20,022	
			<u>712,357</u>		<u>551,255</u>
			<u>764,539</u>		<u>601,332</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2018. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

The trustees acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the 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 company.

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

The financial statements were approved by the Trustees on 18/6/2018



F Allan
Trustee

Company Registration No. SC397770

THE FINDHORN VILLAGE CONSERVATION COMPANY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2018

1 Accounting policies

Charity Information

The Findhorn Village Conservation Company is a private company limited by guarantee incorporated in Scotland. The registered office is The Old School, Church Place, Findhorn, Moray, IV36 3YR.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's [governing document], the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and "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 2015). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the accounts, the trustees are of the opinion that there are no material uncertainties about the charity's ability to continue and have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

All incoming resources are included in income when the company is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Grants from the Government and other agencies are included as income from activities in the furtherance of the charity's objects where these amount to a contract for services, but as donations where the money is given in response to an appeal or with greater freedom of use, for example, government block grants.

THE FINDHORN VILLAGE CONSERVATION COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

1 Accounting policies (Continued)

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts.

1.5 Expenditure

All expenditure is included on an accruals basis and has been classified under headings that aggregate all costs related to that category. Management and administration costs are those incurred in connection with administration of the charity.

1.6 Property, plant and equipment

Property, plant and equipment are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land	Land is not depreciated
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

Expenditure of less than £500 is not capitalised.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1.10 Governance costs

These represent the costs incurred by finance, human resources, accounting, legal and other costs attributable to the management of the charity's assets, organisational administration and compliance with constitutional and statutory requirements.

THE FINDHORN VILLAGE CONSERVATION COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

1 Accounting policies (Continued)

1.11 Gifts in kind

Gifts such as equipment are included in the financial statements at market value at the time of purchase. Assets donated are included as donation income at market value at the time of receipt.

1.12 Fund accounting

Unrestricted funds are available for use at the discretion of the directors in furtherance of the general objectives of the company and have not been designated for other purposes.

Restricted funds are to be used in accordance with the specific restrictions imposed by the donor or have been raised by the charity for a specific purpose. Restricted funds for capital expenditure are transferred to designated funds when the expenditure has been incurred.

Designated funds are funds raised by the charity and set aside for specific purposes. Designated funds are used only for the purposes for which the funds were intended.

2 Donations and legacies

	Unrestricted funds	Restricted funds	Total 2018	Total 2017
	£	£	£	£
Donations and gifts	1,479	2,560	4,039	1,755
Grants receivable	-	178,000	178,000	9,751
	<u>1,479</u>	<u>180,560</u>	<u>182,039</u>	<u>11,506</u>

3 Other trading activities

	Unrestricted funds	Restricted funds	Total 2018	Total 2017
	£	£	£	£
Fundraising events	-	505	505	250
	<u>-</u>	<u>505</u>	<u>505</u>	<u>250</u>

4 Investments

	2018	2017
	£	£
Interest receivable	<u>23</u>	<u>25</u>

THE FINDHORN VILLAGE CONSERVATION COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

5 Charitable activities

	2018	2017
	£	£
Meetings	-	316
Advertising	30	428
Travel	-	518
Insurance	469	106
Conference	110	150
Telephone	24	18
Bank charges	50	-
General expenses	53	50
Membership fees	130	30
Repairs - including met from restricted funds	718	668
Legal fees - met from restricted funds	9,113	12,392
Legal fees - met from unrestricted funds	7,625	-
Loan interest paid	303	-
Loan admin fee	180	-
	<u>18,805</u>	<u>14,676</u>
Analysis by fund		
Unrestricted funds	9,459	
Restricted funds	9,346	
	<u>18,805</u>	
For the year ended 31 March 2017		
Unrestricted funds		1,625
Restricted funds		13,051
		<u>14,676</u>

6 Trustees

None of the trustees (or any persons connected with them) received any remuneration or reimbursement of expenses during the year. There are no other related parties.

7 Employees

There were no employees during the year and consequently no employee earned more than £60,000.

THE FINDHORN VILLAGE CONSERVATION COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

8 Other

	2018	2017
	£	£
Independent examiners fee	529	505
Postage and stationery	26	66
	<u>555</u>	<u>571</u>

9 Taxation

The charity is not subject to corporation tax due to its charitable status.

10 Property, plant and equipment

	Land £
Cost	
At 1 April 2017	531,233
At 31 March 2018	<u>531,233</u>
Carrying amount	
At 31 March 2018	<u>531,233</u>
At 31 March 2017	<u>531,233</u>

11 Investment property

	2018 £
Fair value	
At 1 April 2017	-
Additions through external acquisition	185,669
At 31 March 2018	<u>185,669</u>

Investment property comprises the garages bought during the year which are recorded at initial cost until development programme is complete.

THE FINDHORN VILLAGE CONSERVATION COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

12 Current liabilities

	2018 £	2017 £
Other payables	44,450	-
Accruals and deferred income	530	505
	<u>44,980</u>	<u>505</u>

13 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Balance at 31 March 2018 £
	Balance at 1 April 2017 £	Income £	Expenses £	
David Urquhart Bequest	50,077	4,024	(8,059)	46,042
Scottish Land Fund	-	174,000	(167,860)	6,140
Garage purchase fund	-	7,650	(7,650)	-
	<u>50,077</u>	<u>185,674</u>	<u>(183,569)</u>	<u>52,182</u>

The Scottish Land Fund grant and Garage purchase fund were for the purchase and related costs of the garage site.

The David Urquhart bequest is for the provision of a walkway allowing disabled access.

14 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds			Balance at 31 March 2018 £
	Balance at 1 April 2017 £	Additions £	Resources expended £	
Land value	531,233	185,669	-	716,902
	<u>531,233</u>	<u>185,669</u>	<u>-</u>	<u>716,902</u>

The designated fund is the land value transferred from restricted funds on the purchase of the property.

THE FINDHORN VILLAGE CONSERVATION COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

15 Analysis of net assets between funds

	Unrestricted £	Restricted £	Total £
Fund balances at 31 March 2018 are represented by:			
Property, plant and equipment	531,233	-	531,233
Investment properties	185,669	-	185,669
Current assets/(liabilities)	(4,545)	52,182	47,637
	<u>712,357</u>	<u>52,182</u>	<u>764,539</u>

The unrestricted fund includes £716,902 of designated funds.