COMPANY REGISTRATION NUMBER: SC361004
CHARITY REGISTRATION NUMBER: SC040884

Strathglass and Affric Community Company Limited

Company Limited by Guarantee

Unaudited Financial Statements

30 June 2025

RITSONS
Chartered Accountants
Forbes House
36 Huntly Street
Inverness
IV3 5PR

Strathglass and Affric Community Company Limited

Company Limited by Guarantee

Financial Statements

Year ended 30 June 2025

Strathglass and Affric Community Company Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 30 June 2025

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 30 June 2025.

Reference and administrative details

Registered charity name	Strathglass and Affric Community Company Limited	
Charity registration number	SC040884	
Company registration number	SC361004	
Principal office and registered office	Cannich Hall Cannich Beauly IV4 7LJ	
The trustees		
	Mr N J Fraser	(Retired 22 May 2025)
	Mr M Jones	(Retired 20 September 2024)
	Mrs S Mann	(Retired 20 September 2024)
	Mr AH C Grigg	(Appointed 20 September 2024)
	Mrs C F Ledingham	(Appointed 20 September 2024)
	Mrs K Steel	(Appointed 20 September 2024)
	Mrs K M Graham	(Appointed 17 June 2025)
	Mr G Beckley	(Appointed 22 May 2025)
	Mrs S G Hill	(Appointed 22 May 2025)
	Mr A Hood	(Retired 22 May 2025)
Day to Day running	Ms J Mansell	
Independent examiner	Daniel Palombo MA (Hons), CA Forbes House 36 Huntly Street Inverness IV3 5PR	
Bankers	Royal Bank of Scotland High Street Beauly IV4 7BT	

Structure, governance and management

Governing document

The organisation is a charitable company limited by guarantee incorporated on 10 June 2009 and has no share capital. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up, members are required to contribute an amount not exceeding £1.

Recruitment and appointment to the Board of Directors

New trustees are recruited by making it known in the community through various channels that new trustees are being sought. These channels include notice boards, newsletters, social media and word of mouth. Willing and successful candidates are appointed in accordance with the charity's Articles of Association.

A person shall not be eligible to be a trustee unless they are a member of the company. At each AGM the members may elect any member to be a trustee subject to a vacancy being available. The Board of Trustees may at any time appoint any member to be a trustee subject to a vacancy being available.

Objectives and activities

The charity was established in June 2009 to enable the local community to take on the ownership, running and management of the village hall in Cannich. The company's objects are to promote the benefit of the residents of Strathglass Community Council area by associating the local and other statutory authorities, voluntary organisations and residents in a common effort to relieve poverty, advance education, further health and in the interests of social welfare promote the provision of facilities for recreation and other leisure time occupation so that the conditions of life of the aforementioned residents may be improved.

Achievements and performance

The company operations continued with the help of new trustees and dedicated volunteers . The company continues to promote the hall, encourage established community groups and work with new groups and clubs to help launch themselves. The company continues to investigate the possible diversification of hall use and promote non community rental. The company continues to provide part-time employment for a cleaner at Cannich Hall. The company continues to provide 2 new homes for affordable rent in the community and continues to look into various projects focussed on strengthening and uniting the local community of Strathglass. The company continues to endeavour to strengthen its membership and recruit new trustees. The company through grant funding has employed a part-time Community Development Officer since November 2025.

Financial review

Reserves policy

The Trustees recognise the importance of maintaining an appropriate level of unrestricted reserves to safeguard the company’s financial stability, manage unforeseen circumstances, and ensure the continued delivery of its charitable purposes.

At the year end, the company has an unrestricted funds deficit of £4,497 and therefore holds no free reserves. The Trustees acknowledge that this is below the desired level and have reviewed the company’s financial position and associated risks.

The deficit reflects a period of rising running costs for the company and static income. The Trustees remain committed to restoring the company’s financial resilience through careful financial management, cost control and the development of additional unrestricted income.

The Trustees have determined that an appropriate long-term reserves target is the equivalent of two to three months' operating expenditure. Based on annual expenditure of £30,000, this equates to a target level of free reserves of approximately £5,000 to £7,500.

To achieve this objective, the Trustees will:

- Monitor financial performance, budgets and cash flow throughout the year.
- Seek to increase unrestricted income through increased hall hire charges, fundraising, grants and donations.
- Aim to generate annual surpluses to eliminate the current deficit and progressively build free reserves.
- Review the reserves policy annually to ensure it remains appropriate to the company’s financial circumstances and risk profile.

Although the company is currently below its target reserve level, the Trustees have reviewed the company’s financial forecasts and are satisfied that it remains a going concern. The Trustees will continue to monitor the financial position closely and take appropriate action to rebuild unrestricted reserves while continuing to deliver the charitable objectives of the company.

A number of steps have been taken to try to ensure the long term sustainability of the hall as set out below:-

- a hall hire rate revision (after not seeing an increase since 2018) and a revision of how they were structured to ensure they remain accessible for community groups while commercial entities pay at rates suitable to their size. There will be an ongoing annual review of the rates

- a review and increase of the rents of the affordable housing units (the first increase since they were offered for rent). An annual review will take place whilst ensuring rents remain affordable

- an energy audit for the hall has been commenced. This is essential as our energy bills make up a large percentage of our ongoing costs

- ensuring FiT’s (Feed in Tariff) payments from solar panels on the roof of the hall are received on a regular basis.

- secured funding for a rebuilding of outdated website which should lead to better and more active promotion of the hall

- employment of CDO

Reserves policy *(continued)*

The trustees have reviewed the charity's financial position and determined that an appropriate level of free reserves is equivalent to between three and six months of unrestricted operating expenditure. This level is considered sufficient to:

- Manage fluctuations in income and expenditure.
- Meet unexpected costs or emergencies.
- Support an orderly response to unforeseen events.
- Protect beneficiaries from disruption to services.

At the balance sheet date, the charity's free reserves were in deficit by £4,497. The trustees acknowledge that this position is below the target reserve level.

The trustees have reviewed the charity's financial forecasts and are taking steps to improve the reserves position through a combination of:

- Strengthening financial controls and budget monitoring.
- Seeking additional grant and fundraising income.
- Reviewing expenditure and identifying efficiencies where appropriate.
- Generating annual operating surpluses where possible.
- Monitoring cash flow and reserves levels at each trustee meeting.

The trustees aim to eliminate the reserves deficit and begin rebuilding free reserves over the next few years, subject to funding availability and operational requirements.

The reserves policy will be reviewed annually as part of the budget-setting and financial planning process.

Results

Income before depreciation subceeded expenditure in the year by £7,271 (2024 subceeded - £1,045). With depreciation included the deficit for the year was £18,065 (2024 - £12,386). The restricted reserves of £607,792 (2024 - £622,774) are represented by the company's freehold premises and are reducing as the freehold premises are depreciated. The unrestricted reserves of £20,419 (2024 - £25,501) are considered by the trustees to be adequate in context of the company's current activities.

Plans for future periods

The recruitment of a part-time community development officer through grant funding in November 2025 and the recruitment of new trustees has allowed the company to make significant progress in ensuring the continued advancement of the company and the efficiency and viability of the hall and the affordable housing. The employment of the Community Development Officer has allowed the Community Action Plan to be progressed in 2026. It has also allowed in 2026 the review of all aspects of the administration and management of the company. The company is in active discussions with SSEN relating to a further affordable housing project and the company will continue to seek further opportunities to progress and support various community projects through 2026 and beyond. The company will continue to ensure that the role of the village hall will adapt to suit the requirements of the community and ensure its long-term viability.

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;

prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements 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 trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website.

Independent examiner

Daniel Palombo, M.A. (Hons), C.A. has been re-appointed as independent examiner for the ensuing year.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 29/06/2026 and signed on behalf of the board of trustees by:

Kay Graham

Ms K M Graham
Trustee

Independent Examiner's Report to the Trustees of Strathglass and Affric Community Company Limited

Year ended 30 June 2025

I report to the trustees on my examination of the financial statements of Strathglass and Affric Community Company Limited ('the charity') for the year ended 30 June 2025.

Responsibilities and basis of report

As the trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities and Trustee Investment (Scotland) Act 2005 (‘the 2005 Act’), the Charities Accounts (Scotland) Regulations 2006 (as amended) and the Companies Act 2006 (‘the 2006 Act’). You are satisfied that the accounts of the company are not required by charity or company law to be audited and have chosen instead to have an independent examination.

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 the charity’s accounts carried out under section 44(1)(c) of the 2005 Act. In carrying out my examination I have followed the requirements of Regulation 11 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Independent examiner's statement

Since the charity is required by company law to prepare its accounts on an accruals basis and is registered as a charity in Scotland your examiner must be a member of a body listed in Regulation 11(2) of the Charities Accounts (Scotland) Regulations 2006 (as amended). I can confirm that I am qualified to undertake the examination because I am a registered member of ICAS which is one of the listed bodies.

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 charity as required by section 386 of the 2006 Act, section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; or

2. the financial statements do not accord with those records or with the accounting requirements of Regulation 8 of the Charities Accounts (Scotland) Regulations 2006; or

3. the financial statements 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 financial statements 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.

Other matters

To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charities' trustees as a body, for our work, for this report, or for the opinions I have formed.

Daniel Palombo MA (Hons), CA
Independent Examiner

Forbes House
36 Huntly Street
Inverness
IV3 5PR

29/06/2026

Strathglass and Affric Community Company Limited

Company Limited by Guarantee

Statement of Financial Activities
(including income and expenditure account)

Year ended 30 June 2025

	Note	2025 Unrestricted funds £	Restricted funds £	Total funds £	2024 Total funds £
Income and endowments					
Donations and legacies	**5**	1,595	21,211	**22,806**	14,768
Other trading activities	**6**	14,566	–	**14,566**	12,244
Investment income	**7**	9,183	–	**9,183**	9,183
Total income		25,344	21,211	**46,555**	36,195
Expenditure					
Expenditure on raising funds:					
Costs of other trading activities	**8**	613	2,684	**3,298**	1,665
Expenditure on charitable activities	**9,10**	29,311	32,011	**61,322**	46,916
Total expenditure		29,924	34,695	**64,620**	48,581
Net expenditure		(4,580)	(13,484)	**(18,065)**	(12,386)
Transfers between funds		(502)	502	**–**	–
Net movement in funds		(5,082)	(12,982)	**(18,065)**	(12,386)
Reconciliation of funds					
Total funds brought forward		25,501	622,774	**648,275**	660,661
Total funds carried forward		20,419	609,792	**630,211**	648,275

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 10 to 24 form part of these financial statements.

Strathglass and Affric Community Company Limited

Company Limited by Guarantee

Statement of Financial Position

30 June 2025

	Note	2025 £	2025 £	2024 £
Fixed assets				
Tangible fixed assets	**17**		**634,179**	644,973
Current assets				
Debtors	**18**	**2,855**		375
Cash at bank and in hand		**15,303**		29,315
		18,158		29,690
Creditors: amounts falling due within one year	**19**	**5,767**		9,010
Net current assets			**12,391**	20,680
Total assets less current liabilities			**646,570**	665,653
Creditors: amounts falling due after more than one year	**20**		**16,359**	17,378
Net assets			**630,211**	648,275
Funds of the charity				
Restricted funds			**609,792**	622,774
Unrestricted funds			**20,419**	25,501
Total charity funds	**21**		**630,211**	648,275

For the year ending 30 June 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

These financial statements were approved by the board of trustees and authorised for issue on 29/06/2026..., and are signed on behalf of the board by:

Kay Graham

Ms K M Graham
Trustee

Company Registration Number: SC361004

The notes on pages 10 to 24 form part of these financial statements.

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Scotland and a registered charity in Scotland. The address of the registered office is Cannich Hall, Cannich, Beauly, IV4 7LJ.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

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

Going concern

The financial statements have been prepared on a going concern basis.

In reaching this conclusion, the Trustees have considered the company's financial position, future funding prospects and cash flow requirements for a period of at least twelve months from the date of approval of these financial statements.

For the year ended 30 June 2025 the company reported an unrestricted funds deficit of £4,497. The Trustees acknowledge that this represents a reduction in the company's financial resilience; however, they have undertaken a detailed review of the company's budgets, cash flow forecasts and expected income streams.

In particular the company has undertaken or will undertake the following:-

- Employment of a community development officer secured by grant funded for 2 years from November 2025. This has meant a more focused approach on increasing hall use, supporting and encouraging local groups use of the hall and the promotion of hall facilities more widely led by the community development officer.
- The undertaking of an energy audit of the hall which will lead to both lower energy costs and opportunities to access relevant funding relating to more renewable options for the hall.
- Annual reviews to be undertaken of both hall hire rates and rent rates for the affordable housing held by the company. Rates for both were increased in January 2026 after a long absence of any uplift in previous years and a restructuring of hall rates was undertaken The restricting means that there is now a commercial rate more suitable to bigger organisations hiring of the hall.
- Securing funding for the rebuild of the outdated websites which will lead to a greater and better active promotion of the hall.
- The company is in the progress of applying for funding of £5,000 from a local charity to cover part of the annual running costs of the hall. Eary discussions indicate that the application will be successful.

3. Accounting policies *(continued)*

Based on the above the Trustees are satisfied that the company has adequate resources to continue in operational existence for the foreseeable future and that there are no material uncertainties related to events or conditions that may cast significant doubt on the company's to continue as a going concern. Accordingly, the financial statements have been prepared on the going concern basis.

The Trustees will continue to review the company's financial performance, liquidity and cash flow forecasts on a regular basis and will take appropriate action where necessary to protect the company's long-term financial sustainability.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the purposes of the charity.

Designated funds are unrestricted funds earmarked by the trustees for specific purposes.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor.

Incoming resources

All income is included in the statement of financial activities when the charity is entitled to the income, any performance related conditions attached have been met or are fully within the control of the charity, the income is considered probable and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Donations and legacy income is received by way of donations, legacies, grants and gifts and is included in full in the Statement of Financial Activities when receivable. Where legacies have been notified to the charity but the criteria for income recognition have not been met, the legacy is treated as a contingent asset and disclosed if material. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

- Donated services and facilities are included at the value to the charity, being the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market.

- Investment income is included when receivable.

- Income from charitable trading activity is accounted for when earned.

- Income from grants, where related to performance and specific deliverables, are accounted for as the charity earns the right to consideration by its performance.

3. Accounting policies *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

- Costs of raising funds comprise the costs associated with attracting donations, grants and legacies and the costs of trading for fundraising purposes.
- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.
- All costs are allocated between the expenditure categories of the SOFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis, as set out in the notes to the accounts.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Investment Property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss. If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2% on property and 0% on investment property
Equipment	-	25% straight line

3. Accounting policies *(continued)*

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

4. Limited by guarantee

Strathglass and Affric Community Company is a company limited by guarantee and accordingly does not have share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the charitable company in the event of it being wound up while he or she is a member, or within one year after he or she ceases to be a member.

5. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Donations			
Donations	1,595	–	**1,595**
Grants			
Soirbheas - Health Class Tai Chi Project	–	1,495	**1,495**
Strathglass Community Fund - Community Tai Chi Project	–	–	**–**
Strathglass Community Fund - Head Space Grant	–	–	**–**
Strathglass Community Fund - Acoustic Panels	–	–	**–**
Strathglass Community Fund - Christmas Lunch	–	1,350	**1,350**
Soirbheas - Grow It	–	500	**500**
North Highlands & HICF - Grow It	–	150	**150**
Soirbheas - Winter Sessions	–	915	**915**
Soirbheas - Hogmanay Event	–	1,000	**1,000**
Soirbheas – Playpark	–	14,306	**14,306**
Strathglass Community Council - Playpark	–	424	**424**
Strathglass Community Fund - Trustee Recruitment Dinner and Thank You	–	1,071	**1,071**
	1,595	21,211	**22,806**

5. Donations and legacies ***(continued)***

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donations	792	–	792
Grants			
Soirbheas - Health Class Tai Chi Project	–	1,000	1,000
Strathglass Community Fund - Community Tai Chi Project	–	2,000	2,000
Strathglass Community Fund - Head Space Grant	–	1,334	1,334
Strathglass Community Fund - Acoustic Panels	–	9,642	9,642
Strathglass Community Fund - Christmas Lunch	–	–	–
Soirbheas - Grow It	–	–	–
North Highlands & HICF - Grow It	–	–	–
Soirbheas - Winter Sessions	–	–	–
Soirbheas - Hogmanay Event	–	–	–
Soirbheas - Playpark	–	–	–
Strathglass Community Council - Playpark	–	–	–
Strathglass Community Fund - Trustee Recruitment Dinner and Thank You	–	–	–
	792	13,976	14,768

6. Other trading activities

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Fundraising events	1,773	**1,773**	1,610	1,610
Hall hire charges	10,793	**10,793**	9,634	9,634
Highland Council Comfort Scheme	2,000	**2,000**	1,000	1,000
	14,566	**14,566**	12,244	12,244

7. Investment income

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Income from investment properties	9,183	**9,183**	9,183	9,183

8. Costs of other trading activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Fundraising Events	613	2,684	**3,298**

8. Costs of other trading activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Fundraising Events	1,665	–	1,665

9. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
General operations	26,069	32,011	**58,080**
Property Rental	3,242	–	**3,242**
	29,311	32,011	**61,322**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
General operations	30,427	14,413	44,840
Property Rental	2,076	–	2,076
	32,503	14,413	46,916

10. Expenditure on charitable activities by activity type

	Activities undertaken directly £	**Total funds 2025 £**	Total fund 2024 £
General operations	58,080	**58,080**	44,840
Property Rental	3,242	**3,242**	2,076
	61,322	**61,322**	46,916

11. Net expenditure

Net expenditure is stated after charging/(crediting):

	2025 £	2024 £
Depreciation of tangible fixed assets	**10,794**	11,341

12. Independent examination fees

	2025 £	2024 £
Fees payable to the independent examiner for:		
Independent examination of the financial statements	**1,982**	1,952

13. Staff costs

There were no staff costs during the year (2024: Nil)

The average head count of employees during the year was Nil (2024: Nil).

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

14. Trustee remuneration and expenses

No (2024 - no) remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

15. Transfers between funds

During the year £19 (2024 - £nil) was transferred from unrestricted funds to the Soirbheas Playpark project to cover the overspend on the project.

During the year £482 (2024 - £nil) was transferred from unrestricted funds to the Soirbheas Hogmanay Event to cover the overspend on the project.

16. Security Charges

The Scottish Ministers have two charges in place for:-

- All and whole that plot or area of landing forming part of the Nurse's House, Main Street, Cannich, IV4 7LN
- 450 square meters or thereby at Nurse's House, Main Street, Cannich, IV4 7LN

17. Tangible fixed assets

	Freehold property £	Equipment £	**Total £**
Cost			
At 1 July 2024 and 30 June 2025	715,973	38,439	**754,412**
Depreciation			
At 1 July 2024	77,783	31,656	**109,439**
Charge for the year	6,610	4,184	**10,794**
At 30 June 2025	84,393	35,840	**120,233**
Carrying amount			
At 30 June 2025	631,580	2,599	**634,179**
At 30 June 2024	638,190	6,783	644,973

Included within freehold property are investment properties which are included on the basis of the directors market valuation. The market value of the investment property at 30 June 2025 was £380,610 (2024 - £380,610).

18. Debtors

	2025	2024
	£	£
Trade debtors	**2,179**	375
Prepayments and accrued income	**499**	–
Other debtors	**177**	–
	2,855	375

19. Creditors: amounts falling due within one year

	2025	2024
	£	£
Bank loans and overdrafts	**1,222**	2,772
Trade creditors	**795**	–
Accruals and deferred income	**1,991**	6,238
Other creditors	**1,760**	–
	5,768	9,010

20. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	**16,359**	17,378

21. Analysis of charitable funds

Unrestricted funds

	At 1 July 2024	Income	Expenditure	Transfers	**At 30 June 2025**
	£	£	£	£	**£**
General funds	25,501	25,344	(29,924)	(502)	**20,419**

	At 1 July 2023	Income	Expenditure	Transfers	At 30 June 2024
	£	£	£	£	£
General funds	37,450	22,219	(34,168)	–	25,501

General funds

The General fund the unrestricted funds from past operating results. It also represents the free reserves of the charity.

21. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 July 2024 £	Income £	Expenditure £	Transfers £	**At 30 June 2025 £**
Beauly Firth & Glens Trust	8,681	–	(232)	–	**8,449**
Highland Council	3,525	–	(29)	–	**3,496**
Highland Cross	9,500	–	(250)	–	**9,250**
Leader	99,452	–	(2,615)	–	**96,837**
Creative Scotland	7,605	–	(200)	–	**7,405**
Climate Challenge	18,935	–	(498)	–	**18,437**
Robertson Trust	4,254	–	(111)	–	**4,143**
Trusthouse	6,840	–	(180)	–	**6,660**
Highland Council	72,808	–	(1,916)	–	**70,892**
Solar PV's	8,716	–	(218)	–	**8,498**
Strathglass Community Fund - Kitchen Equipment Fund	389	–	(348)	–	**41**
Strathglass Community Fund - Hall Furniture Fund	–	–	–	–	**–**
Strathglass Community Fund - Hall Blinds Fund	357	–	(357)	–	**–**
Strathglass Community Fund - Nurses House Project	10,000	–	–	–	**10,000**
Scottish Land Fund - Nurses House	30,218	–	–	–	**30,218**
Scottish Government - Rural Housing Fund	194,908	–	–	–	**194,908**
Soirbheas - Nurses House	28,500	–	–	–	**28,500**
SSE Renewables - Nurses House	90,000	–	–	–	**90,000**
Strathglass Community Fund - Litter Picking Equipment	132	–	(132)	–	**–**
Strathglass Community Fund - Hall Furniture	5,000	–	(2,500)	–	**2,500**
Quaker Trust	10,000	–	–	–	**10,000**
Highland Council Place Based Investment	3,500	–	(3,500)	–	**–**
Soirbheas - Health Class Tai Chi Project	–	–	–	–	**–**
Strathglass Community Fund - Health Class Tai Chi Project	–	–	–	–	**–**
Strathglass Community Fund - Head Space Grant	–	–	–	–	**–**
Strathglass Community Fund - Acoustics Panels	9,454	–	(188)	–	**9,266**
Soirbheas - Playpark	–	14,306	(14,325)	19	**–**

21. Analysis of charitable funds *(continued)*

Strathglass Community Fund - Christmas Lunch	–	1,350	(1,350)	–	**–**
Soirbheas - Grow It	–	500	(213)	–	**287**
North Highlands & HICF - Grow It	–	150	(150)	–	**–**
Soirbheas - Winter Sessions	–	915	(911)	–	**4**
Soirbheas - Hogmanay	–	1,000	(1,482)	482	**–**
Strathglass Community Fund - Tai Chi Classes	–	1,495	(1,495)	–	**–**
Strathglass Community Council - Playpark	–	424	(424)	–	**–**
Strathglass Community Fund - Trustee Recruitment Dinner and Thank You	–	1,071	(1,071)	–	**–**
	622,774	21,211	(34,695)	502	**609,792**

21. Analysis of charitable funds *(continued)*

	At 1 July 2023 £	Income £	Expenditure £	Transfers £	At 30 June 2024 £
Beauly Firth & Glens Trust	8,910	–	(230)	–	8,680
Highland Council	3,554	–	(29)	–	3,525
Highland Cross	9,750	–	(250)	–	9,500
Leader	102,068	–	(2,615)	–	99,453
Creative Scotland	7,805	–	(200)	–	7,605
Climate Challenge	19,433	–	(498)	–	18,935
Robertson Trust	4,365	–	(111)	–	4,254
Trusthouse	7,020	–	(180)	–	6,840
Highland Council	74,724	–	(1,916)	–	72,808
Solar PV's	8,934	–	(218)	–	8,716
Strathglass Community Fund - Kitchen Equipment Fund	737	–	(348)	–	389
Strathglass Community Fund - Hall Furniture Fund	306	–	(306)	–	–
Strathglass Community Fund - Hall Blinds Fund	714	–	(357)	–	357
Strathglass Community Fund - Nurses House Project	10,000	–	–	–	10,000
Scottish Land Fund - Nurses House	30,218	–	–	–	30,218
Scottish Government - Rural Housing Fund	194,908	–	–	–	194,908
Soirbheas - Nurses House	28,500	–	–	–	28,500
SSE Renewables - Nurses House	90,000	–	–	–	90,000
Strathglass Community Fund - Litter Picking Equipment	265	–	(133)	–	132
Strathglass Community Fund - Hall Furniture	7,500	–	(2,500)	–	5,000
Quaker Trust	10,000	–	–	–	10,000
Highland Council Place Based Investment	3,500	–	–	–	3,500
Soirbheas - Health Class Tai Chi Project	–	1,000	(1,000)	–	–
Strathglass Community Fund - Health Class Tai Chi Project	–	2,000	(2,000)	–	–
Strathglass Community Fund - Head Space Grant	–	1,334	(1,334)	–	–
Strathglass Community Fund - Acoustics Panels	–	9,642	(188)	–	9,454
Soirbheas - Playpark	–	–	–	–	–

21. Analysis of charitable funds *(continued)*

Strathglass Community Fund - Christmas Lunch	–	–	–	–	–
Soirbheas - Grow It	–	–	–	–	–
North Highlands & HICF - Grow It	–	–	–	–	–
Soirbheas - Winter Sessions	–	–	–	–	–
Soirbheas - Hogmanay	–	–	–	–	–
Strathglass Community Fund - Tai Chi Classes	–	–	–	–	–
Strathglass Community Council - Playpark	–	–	–	–	–
Strathglass Community Fund - Trustee Recruitment Dinner and Thank You	–	–	–	–	–
	623,211	13,976	(14,413)	–	622,774

Beauly Firth & Glens Trust

From Beauly Firth & Glens Trust. Funding for the Cannich Hall purchase and refurbishment project.

Highland Council

From the Highland Council. Funding for the Cannich Hall purchase and refurbishment project.

Highland Cross

From Highland Cross (Charity). Funding for the Cannich Hall purchase and refurbishment project.

Leader

From the Scottish Government LEADER funding programme. Funding for the Cannich Hall purchase and refurbishment project.

Creative Scotland

From Creative Scotland. Funding for the purchase of demountable staging for Cannich Hall.

Climate Challenge

From the Climate Challenge Fund. Funding for energy efficient components such as insulation and double glazing. Part of the Cannich Hall refurbishment project.

Robertson Trust

From Robertson Trust. Funding for the Cannich Hall purchase and refurbishment project.

21. Analysis of charitable funds ***(continued)***

Trusthouse

From Trusthouse. Refurbishment of upstairs loft space in Cannich Hall. Part of the Cannich Hall purchase and refurbishment project.

Highland Council - flooring grant

From Highland Council - Contribution towards the refurbishment of the sports floor in Cannich Hall.

Soirbheas - Solar PV's

From Soirbheas - Grant for the purchase and installation of Solar Panels at Cannich Hall.

Strathglass Community Fund - Kitchen Equipment

From Strathglass Community Fund - To fund the purchase of kitchen equipment for the hall.

Strathglass Community Fund - Hall Furniture

From Strathglass Community Fund - To fund the purchase of furniture for the hall.

Strathglass Community Fund - Window Blinds

From Strathglass Community Fund - To fund the purchase of window blinds for the hall.

Strathglass Community Fund - Cannich Nurses Home

From Strathglass Community Fund - To fund expenses for the building of 2 houses on the site of the former Nurses Home.

Scottish Land Fund - Cannich Nurses Home and GP Surgery Project

From Scottish Land Fund - To fund stage 2 project development costs.

Scottish Government - Rural Housing Fund

From Scottish Government - To fund the development costs for the building of 2 houses on the site of the former Nurses Home.

Soirbheas - Cannich Nurses Home

From Soirbheas - To fund the development costs for the building of 2 houses on the site of the former Nurses Home.

SSE Renewables - Cannich Nurses Home

From SSE Renewables - To fund the development costs for the building of 2 houses on the site of the former Nurses Home.

Strathglass Community Fund - Litter Picking Equipment

From Strathglass Community Fund - To fund the purchase of litter picking equipment for use in the community.

21. Analysis of charitable funds *(continued)*

Strathglass Community Fund - Hall Furniture

From Strathglass Community Fund - To fund the purchase of furniture for the hall.

Quaker Housing Trust - Cannich Nurses Home

From Quaker Housing Trust - To fund the development costs for the building of 2 houses on the site of the former Nurses Home.

Highland Council Place Based Investment

From Highland Council - To fund the redevelopment of Cannich Play Park.

Sorbheas - Health Class Tai Chi Project

From Soirbheas - To fund Health Class Tai Chi classes for the elderly and those requiring rehabilitation and providing Tai Chi classes to children at Cannich Bridge Primary.

Strathglass Community Fund - Head Space Grant

From Strathglass Community fund - To fund a 6 week pilot project (Rural mental health outreach).

Strathglass Community Fund - Acoustic Panels

From Strathglass Community fund - To fund the purchase and installation of Acoustic Panels in Cannich Village Hall.

Soirbheas - Playpark refurbishment

From Soirbheas - To fund the refurbishment of the playpark in Cannich.

Strathglass Community Fund - Christmas Lunch 2024

From Strathglass Community Fund - To fund the community Christmas Lunch in 2024.

Soirbheas - Community Garden Consultation

From Soirbheas - To fund events and survey for the potential development of a Community Garden in the village of Cannich.

North Highlands & HICF - Community Garden Consultation

From North Highlands & HICF - To funds events and survey for the potential development of a Community Garden in the village of Cannich.

Soirbheas - Winter Sessions 2024/25

From Soirbheas - To fund monthly events during the Winter Sessions 2024/25.

Soirbheas - Hogmanay 2024

From Soirbheas - To fund the band for the Hogmanay Dance 2024.

21. Analysis of charitable funds *(continued)*

Strathglass Community Fund - Tai Chi Project

From Strathglass Community fund - To fund the Tai Chi classes.

Strathglass Community Council - Playpark Refurbishment

From Strathglass Community Council - To fund the refurbishment of the playpark in Cannich.

Strathglass Community Fund - Trustee Recruitment Dinner and Thank You

From Strathglass Community fund - To fund a Trustee Recruitment Dinner and Thank you to former Trustees.

22. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Tangible fixed assets	24,916	609,263	**634,179**
Current assets	17,629	529	**18,158**
Creditors less than 1 year	(5,767)	–	**(5,767)**
Creditors greater than 1 year	(16,359)	–	**(16,359)**
Net assets	20,419	609,792	**630,211**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Tangible fixed assets	25,939	619,034	644,973
Current assets	25,950	3,740	29,690
Creditors less than 1 year	(9,010)	–	(9,010)
Creditors greater than 1 year	(17,378)	–	(17,378)
Net assets	25,501	622,774	648,275

23. Related parties

The trustees neither received nor waived any emoluments during the period nor were any fees paid to any trustees. A total of £nil (2024 - £nil) was reimbursed to no (2024 - no) trustees for travel expenses incurred while carrying out their duties.

Strathglass and Affric Community Company Limited

Company Limited by Guarantee

Management Information

Year ended 30 June 2025

The following pages do not form part of the financial statements.

Strathglass and Affric Community Company Limited

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 30 June 2025

	2025 £	2024 £
Income and endowments		
Donations and legacies		
Donations	**1,595**	792
Soirbheas - Health Class Tai Chi Project	**1,495**	1,000
Strathglass Community Fund - Community Tai Chi Project	**–**	2,000
Strathglass Community Fund - Head Space Grant	**–**	1,334
Strathglass Community Fund - Acoustic Panels	**–**	9,642
Strathglass Community Fund - Christmas Lunch	**1,350**	–
Soirbheas - Grow It	**500**	–
North Highlands & HICF - Grow It	**150**	–
Soirbheas - Winter Sessions	**915**	–
Soirbheas - Hogmanay Event	**1,000**	–
Soirbheas - Playpark	**14,306**	–
Strathglass Community Council - Playpark	**424**	–
Strathglass Community Fund - Trustee Recruitment Dinner and Thank You	**1,071**	–
	22,806	14,768
Other trading activities		
Fundraising events	**1,773**	1,610
Hall hire charges	**10,793**	9,634
Highland Council Comfort Scheme	**2,000**	1,000
	14,566	12,244
Investment income		
Income from investment properties	**9,183**	9,183
Total income	**46,555**	36,195

	2025 £	2024 £
Expenditure		
Costs of other trading activities		
Community Christmas Lunch	**839**	555
Hogmanay Ceilidh	**2,096**	1,110
Cannich Community Garden "Grow It"	**363**	–
	3,298	1,665
Expenditure on charitable activities		
Purchases	**2,229**	4,334
Light and heat	**9,727**	16,740
Repairs and maintenance	**23,026**	1,977
Insurance	**2,274**	2,021
Legal and professional fees	**2,383**	1,365
Other office costs	**5,760**	5,760
Depreciation	**10,794**	11,341
Interest on bank loans and overdrafts	**99**	127
Finance costs - defined benefit pension scheme	**105**	107
General expenses	**1,183**	1,192
Accountancy fees	**1,982**	1,952
Grants repaid	**1,760**	–
	61,322	46,916
Total expenditure	**64,620**	48,581
Net expenditure	**(18,065)**	(12,386)

Strathglass and Affric Community Company Limited

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 30 June 2025

	2025	2024
	£	£
Costs of other trading activities		
Fundraising Events		
Community Christmas Lunch	**839**	555
Hogmanay Ceilidh	**2,096**	1,110
Cannich Community Garden "Grow It"	**363**	–
	3,298	1,665
Costs of other trading activities	**3,298**	1,665
Expenditure on charitable activities		
General operations		
Activities undertaken directly		
Payments for classes and activities	**2,229**	4,334
Light and heat	**9,727**	16,740
Repairs and maintenance	**23,026**	1,977
Insurance	**1,415**	1,310
Caretaker costs	**5,760**	5,760
Depreciation	**10,794**	11,341
Interest on bank loans and overdrafts	**99**	127
Bank charges	**105**	107
General expenses	**1,183**	1,192
Accountancy fees	**1,982**	1,952
Grants repaid	**1,760**	–
	58,080	44,840
Property Rental		
Activities undertaken directly		
Insurance	**859**	711
Legal and professional fees	**2,383**	1,365
	3,242	2,076
Expenditure on charitable activities	**61,322**	46,916