

Scottish charity No. SC004472

Congregation No. 422321

BLACK ISLE EAST CHURCH OF SCOTLAND

TRUSTEES' REPORT AND ACCOUNTS

Year ended 31 December 2025

BLACK ISLE EAST CHURCH OF SCOTLAND

REFERENCE AND ADMINISTRATIVE INFORMATION

Charity name: Black Isle East Church of Scotland

Charity registration number: SC004472

Trustees at 31 December 2025:

Rev Dr Warren R Beattie

Mr Douglas Cooper

Mrs Bridget Houston

Mr Jack Kernahan

Mr Robert Moore

Mrs Linda Simpson

Captain Stuart Tickner

Minister:

Rev Dr Warren R Beattie

Contact address:

Loch Skerrow, Wester Balmungie, Rosemarkie, Fortrose IV10 8SL

Session Clerk and Treasurer: Mr Jack Kernahan

Independent Examiner: Roderick Cunningham CA, Mann Judd Gordon Ltd
26 Lewis Street, Stornoway, Isle of Lewis HS1 2JF

Bankers: Bank of Scotland, Inverness City

BLACK ISLE EAST CHURCH OF SCOTLAND

REPORT OF THE TRUSTEES

Year ended 31 December 2025

The trustees present their annual report and financial statements of the charity for the year ended 31 December 2025. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the General Assembly Regulations for Congregational Finance, 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 effective from 1 January 2019.

OBJECTIVES

The Church of Scotland is Trinitarian in doctrine, Reformed in tradition and Presbyterian in polity. It exists to glorify God and to work for the advancement of Christ's Kingdom throughout the world. As a national Church, it acknowledges a distinctive call and duty to bring the ordinances of religion to the people in every parish of Scotland through a territorial ministry. It co-operates with other Churches in various ecumenical bodies in Scotland and beyond.

Black Isle East was formed by the union on 1 January 2024 of the former congregations of Fortrose & Rosemarkie, Avoch and Cromarty.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document: The church is administered in accordance with the terms of the Church of Scotland's Unitary Deed of Constitution.

Recruitment and appointment of trustees: Members of the Kirk Session are the charity trustees. The Kirk Session members are the elders of the Church and are chosen from those members of the Church who are considered to have the appropriate gifts and skills. The minister, who is a member of the Kirk Session, is elected by the congregation and inducted by Presbytery.

Organizational structure: The Kirk Session meets as required throughout the year, normally on a bimonthly basis.

ACTIVITIES AND ACHIEVEMENTS

New Presbytery - Clèir Eilean Ì: The Church of Scotland in the Highlands and Hebrides

Wider changes in the church have resulted in the creation of a new larger presbytery: Clèir Eilean Ì: The Church of Scotland in the Highlands and Hebrides. Our new church union Black Isle East Church of Scotland, from January 2024, now finds its home within this structure with two neighbours in the wider Black Isle: Culbokie and Munlochry Church of Scotland based at Culbokie and Urray and Kilchrist Church of Scotland based at Muir of Ord.

The Minister, Rev. Dr. Warren R. Beattie, stepped down from the Mission Planning committee as Convener at the end of 2023 after the approval of the Mission Plan by a huge majority of the legacy Presbytery of Ross in February 2023 and after successfully lodging the first annual evaluation (in December 2023). The latter was approved by the Faith Action Leadership Programme Team in early 2024. The former Vice-Convener of Mission Planning in the legacy Presbytery of Ross, Rev. Monika Redman, has become Mission Planning Convener for the new larger Clèir Eilean Ì: The Church of Scotland in the Highlands and Hebrides and has continued to reshape the Presbytery in an onerous role.

Dr. Beattie remains active in co-leading a Module “Understanding Worship and the Sacraments” which is part of the BA degree programme in Theology at HTC (UHI) and is regularly attended by Church of Scotland and other ministry candidates in Scotland – this has now become a course delivered annually, not just once every two years.

Following his responsibilities in being Tutor for the Presbytery level “Leading Worship” Evening Class (for the Presbyteries of Inverness and Ross) under the auspices of Rev. Hector Morrison, Principal of the Highland Theological College (HTC), University of the Highlands and Islands (UHI), the Minister remains in contact with the Training and Ministry Team of CEI and HTC/UHI, and a Presbytery Level ‘Pathways’ Class was delivered in 2025 for CEI.

Two elders in Black Isle East, Mr. Jack Kernahan and Mr. Robert Moore, successfully completed the “Leading Worship” Evening Class (including external accreditation by representatives of the Presbytery) and have been involved regularly in 2024, sharing in worship, and leading worship from time to time, including during Advent and Passiontide Services and leading monthly services at the local Care Home. They will both share in a ‘Pathways’ Class “First Steps in Preaching the Word of God” in early 2026 with a similar trajectory of training and accreditation which will further equip them for ministry in CEI.

The new Presbytery has notionally created four smaller much-needed Mission Districts within CEI – 1. Skye & Outer Hebrides, 2. Northern Counties, 3. Great Glen to Strathspey and 4. Argyll & Lochaber – but the practical implications of these new groupings are still being worked out and unfortunately at the end of 2025 still do not yet shape everyday experience for ministers and congregations in the Presbytery – however, further discussion and progress is likely to happen in 2026.

New Congregation and Identity - Black Isle East Church of Scotland

Black Isle East Church of Scotland (from January 2024)

The huge changes in the legacy Presbytery of Ross and CEI have had an impact closer to home in the aftermath of the new union. Black Isle East Church of Scotland is now one united congregation for the four villages and hinterland of Avoch, Fortrose, Rosemarkie and Cromarty. This has meant a host of practical, financial and administrative adjustments. The legal and charity implications were generally resolved in the first few months. The sales of the church buildings of Avoch and Cromarty have been concluded and church life has faced many issues but is moving towards a new identity as new forms of congregational life are established.

The new congregation is grateful to Jack Kernahan as treasurer and session clerk, to Bob Moore and Stuart Tickner who have been session clerks in the Avoch and Cromarty congregations as well as all the other serving elders.

Ministerial Duties

The minister conducts funerals in Rosemarkie Church (for those in Avoch, Fortrose, Rosemarkie and Cromarty); sometimes in Avoch Congregational Church and in the East Church at Cromarty; some services are held at the Inverness Crematorium; he offers pastoral cover for the two neighbouring ministers (mentioned above) during their times of annual leave (they offer the same for our parish).

During 2025 we have drawn on the initial 2024 changes to church life:

The single Sunday Service at 10:30 a.m. in Rosemarkie Church in 2025 has been attracting around 40 people on a typical Sunday drawn from the four villages.

The upgrading of our musical instruments by moving the modern electronic organ with two manuals and pedal keyboard to Rosemarkie from Cromarty, and using it alongside our existing electronic keyboard, has enhanced congregational worship which is led by the organist and the MAJN music group.

Further development of the new interactive discussion and creative groups – “Create”, “Explore” and “Deepen” has taken place in the so-called “satellite villages” Avoch (in the Avoch Hall) and Cromarty (using the St. Regulus church building) as promised during the creation of the Presbytery Mission Plan.

The new contemporary website for Black Isle East - <https://www.blackisleeastchurch.com/> following input from a professional graphic designer and communications expert continues to be a focal point of our communications (we routinely have over 150 visits every month). The creation of a suite of communication materials from letterheads and bulletins to powerpoint templates and graphics for publications all developed within a consistent design vision and a set of Visual Branding Guidelines. Since 2024, we have published three editions of the Church Digest and the first edition of the Parish News using new formats and designs.

There is an ongoing review of the Rolls of the three component congregations and the provision of Pastoral Care for the new congregation especially for those who are more frail or elderly, with the Community Network Team (see below) aware of the composition of the congregation.

Some aspects of church life have continued as before: since 2019 there has always been a range of services during Advent-Christmas-Epiphany including special services on Christmas Eve and on Christmas Day, special services during Passiontide, and services on Harvest Sunday and on Remembrance Sunday. The end and beginning of the school year is also marked and reflected on in our Sunday Services.

Worship is geared to be accessible to all-ages and a particular effort is made to include families in special services although relatively few people under age forty, or in education attend the congregation – those who do are often grandchildren or younger relatives of congregational members.

ACHIEVEMENTS

Facilities

Further review of the church facilities, spaces and the Sanctuary have continued in line with the wider Church of Scotland discussion on “well-equipped spaces in the right places.” The audio-visual facilities are regularly used for services as well as projection software (powerpoint). In the light of the above-mentioned changes at Presbytery level, there was a major change in 2024 following the closure of the

church buildings in Avoch and Cromarty and in 2025 the members of those congregations have been welcomed into BIE in the Rosemarkie Church which is now the sole remaining church building with the Avoch Hall also being a resource for the new congregation.

The Faith Action Programme Leadership Team and the General Trustees have mandated enhancements for the Rosemarkie building in line with their policy of “well-equipped spaces in the right places.” This process commenced in 2023 with approaches being made to a number of local architects for initial design concepts and in 2024 an ongoing process of consultation has led to the choice of HRI Munro and a set of proposed renovations that have been ratified at various levels – by the General Trustees of the Church of Scotland, by the Presbytery of CEI and are currently being examined by the Highland Council.

The aim, which has been progressed steadily in 2025 is to renovate the interior of the church for multi-purpose use and enhance the facilities beyond the sanctuary and upstairs and by the end of 2025 we were close to having documentation that would allow builders to respond to “tenders.” A bequest from a former organist of Rosemarkie Church has been of great help in this regard. It is hoped that building works, starting with the clock tower, and followed by the interior will commence in 2026.

Communications

Church Communications were reviewed in 2024. In addition to the new website (regularly receiving some 150 ‘hits’ per month) and the suite of Communications Materials, we are now moving to two central publications – a Church Digest which will come out three times a year with a focus on Church matters and a Parish Newsletter delivered annually, in attention to the Website and the weekly Bulletin shared at Sunday Services. An enhanced presence on Social Media, especially Facebook, is also in view. The Noticeboard outside the church in Rosemarkie is regularly reviewed and kept up-to-date. We are grateful to Rosie Messeder (formerly the director of “rmcreativdesign” she is now working overseas in mission with her family) for her help and vision in reviewing our communications, for her vision into the future and for ongoing support.

Mission and Life of the Church

The **Create** dimensions (see also on the **Creative Collective** below): the **Crafts Group** meet on Tuesday afternoons; the **“Make a Joyful Noise”** (MAJN) Music Project has gone well in 2024-25 and resumed in the autumn of 2025. This project aims to support congregational singing and playing and enhance musical capacity (individually and as a church) and give opportunities to experience a wider range of music. MAJN meets weekly for an hour in the church each Thursday.

The BIE Website was also upgraded in 2025 to have a new page entitled **“Creative Church”** and an adjoining link to **“Creative Church Resources”** - which is full of ideas on materials around how to develop a more creative environment for church congregations to express our God-given creativity - including the Minister’s co-edited book **Arts Across Cultures** (Regnum, 2022).

The **Explore** focus continued on with new **interactive Discussion groups** in the satellite villages of **Avoch and Cromarty**. The **Christianity Explored** group from 2022 was followed by a different slant for 2024 – 25 with **Hope Explored** and **Life Explored**. We have also added **just 10** (by the Anglican vicar J. John).

In the Autumn of 2025, we decided to focus on the group in Cromarty for stability and we delivered a course called **Fruitfulness on the Frontline** (from the London Institute of Contemporary Christianity). All of these series use pre-prepared materials using videos, and the Bible to create a forum for discussion around a friendly welcoming environment where refreshments are served.

The **Deepen** groups: these include a **weekly Bible Study** in **Fortrose Rosemarkie** has continued in 2024 in a member's home and has a regular pool of people who attend. There is a **weekly Prayer Meeting** on Thursday evenings which is conducted through 'Zoom'.

Special Services – late afternoon meditative services were added for Passiontide on Tuesday, on Maundy Thursday with communion and on Good Friday; there were also special services for Christmas Eve (Lessons and Carols), and the Christmas Day service (a family service) - both were preceded by coffee/tea and seasonal refreshments. There were also special services for the World Day of Prayer and for End of School and Back to School, in June and August 2025, respectively, as well as for Harvest Sunday and Remembrance Sunday.

Themes for Services of Sunday Worship

Themes for Sunday Worship in 2025 have included the following: Epiphany services concluded the theme: "Prophetic Voices for Epiphany" looking at connections to Jesus' ministry in Luke's gospel; this was followed by a Lenten series "New Creation – New Reaction" looking at how ideas of 'new creation' and a new context in the New Testament had antecedents in the wilderness experience of the OT people of God looking to the Promised Land. Passiontide and Eastertide services were followed by a series from Acts 16-17. Over the summer we had a series entitled "Creator God – Creative Church" looking at creativity in the bible (drawing on Alistair Gordon's remarkable book *Why Art Matters to Christians?*) and accompanied by a Visual Arts exhibition in the sanctuary. The Autumn series used Romans 12-14 to consider the theme "Renewed Mind – Transformed Lives" looking at how a key understanding of 'service' shapes dynamic Christian life. The Advent / Christmas focus was on "A future vision prompts present faithfulness" – considering how the prospect of Christ's coming can shape who we are and how we behave as a Christian community.

Audio-Visual Materials

The minister and elders continue to encourage a range of audio-visual materials: materials have included audio clips and music videos, Bible-reading videos and interactive Bible readings (from Engage Worship) plus videos for children and young people as well as occasional missional videos. We have also included meditative activities based on texts, poems, and pictorial resources - some of which are led by members of the congregation.

The "Leading Worship" initiative has seen two of our members – Jack Kernahan and Bob Moore (both have completed Accreditation to Lead Worship in their local congregation in early 2024) - taking responsibility for worship in a range of situations and we are encouraged by their skills and commitment to this task. Other elders and members share in worship in a variety of roles, week-by-week.

We have been very appreciative of resources from the Church of Scotland's "Weekly Worship" and the CCLI "Song Select" website which have enhanced worship during this time. The materials from "Engage Worship" have been particularly useful for our style of services although we do draw occasionally on the "Vanderbilt Common Lectionary" and resources from "New Patterns of Worship."

Age Groups and Church Life

In terms of age groups, we have encouraged younger members and families to share in some special All-Age worship services and include more use of video material as appropriate – they are mostly grandchildren and numbers are still small but they are welcomed when present and services are adjusted accordingly.

Church Music

Our organist, Ms. Aileen Fraser, is an experienced musical educator and continues to lead worship both playing and singing as the designated accompanist. As a congregation we continue to explore materials in **Church Hymnary 4** – especially short songs and modern hymns – as well as extending our

range of hymns from Mission Praise and from the CCLI collections and beyond. In 2025, we were also able to get copies of the new Church of Scotland's supplementary hymnbook **God Welcomes All**.

The "Make A Joyful Noise" (MAJN) project is grounded in the advice and directions for music-making given by the Royal School of Church Music (RSCM) and compatible with their choral singing advice – those leading draw on the experience of RSCM. We have now worked through the first two sets of "Voice for Life" materials and have bought the third set which we have used in 2025. The sessions last for an hour each week with a warm-up, focus section and round-off. Music chosen reflects a range of contemporary and historical / traditional music and the group both supports congregational singing and allows for extra choral elements. An emphasis is given to strengthening musical literacy, developing confidence in reading scores and building technique in singing but done in a way to make the experience enjoyable and sustainable.

The Spring Term has a focus on Lent/Passion and Easter – supporting services in Lent, special services for Passion week and Easter Sunday – we use the Chants de Taize's collection (Songs from 'Taize') to supplement our repertoire and to introduce new materials to the congregation.

In the Summer, repertoire from the world church and occasional items by composers/songwriters known to the community. This summer MAJN led a Summer Special entitled "Make a Joyful Noise" to introduce the new **GWA** hymnbook - with The Blessing in Gaelic and English, a range of modern songs and world music from the book **In Every Corner Sing**; we also had a German song by Mirjam Dixon translated into English and we sang in both languages – as Mirjam and her family were present with us.

The Autumn term has a focus on Advent/ Christmas music and MAJN introduced new music to Advent and Christmas services and contributed items from Christmas Sunday through Christmas Eve and Christmas day, drawing on music from **CH4**, **GWA** and **Mission Praise**, modern items from **CCLI** and **100 Carols for Choirs**. This Christmas the Minister and Organist sang a song from the **Wild Goose collection - Innkeepers and Light Sleepers**. MAJN has made a significant contribution to the church's music through the introduction of new material and the added confidence of a group which is familiar with congregational music and able to give a lead.

Specials – Summer Specials

This year we were once again able to hold "Summer Specials" – "Make a Joyful Noise" by MAJN introducing the new God Welcomes All hymnbook (see above) the Rev. William Mather's session on the Arts entitled "Seeing the Special in the Ordinary" – was an engaging and beautifully illustrated personal reflection on visual arts projects: the event attracted local folk and visitors – it was followed by refreshments and MAJN sang songs from the World Church.

The Creative Collective

Given the interest in music, crafts and the visual arts, we are exploring further the possibility of using creative and artistic activities to broaden the church's engagement with the arts internally and with the community around us by forming a loose affinity of arts interests around the category of the **Creative Collective**. This is the conceptual name we give to a meeting place for different kinds of creative artists:

- the creation of the new Website has given opportunities for displaying existing projects like:
 - o the Stained Glass Panel created by Erlend Tait for the 200th anniversary of the Church Building of Rosemarkie;
 - o it has also encouraged the display of Christmas and Easter pictures created by youngsters attending special events;
 - o the Crafts group completed a key project around the 200th anniversary of the Church Building of Rosemarkie;

- the Summer Specials have an ongoing focus on the Visual Arts and three members of the church are actively involved in painting;
- the Knitting project envisaged for the Remembrance Season in 2025 (in Church Digest 3)
- the church's repertoire of music – hymns and songs - includes two local hymns as well as music by “composers / song-writers” known to the church community.

It is hoped that occasional meetings of like-minded people can foster further development in this area under the “advocacy” of Rev. William Mather with the Minister.

Looking outwards

The congregation looks outwards to help those in need where possible, in projects locally and in Scotland such as social care projects with donations to Blythswood – for a local Food Bank project and its work more generally. The congregation also encouraged members to support the Christmas appeal of Blythswood (particularly to Eastern Europe) – supporting donations of shoeboxes and by advertising this project which has significant participation from some local individuals.

Significant donations were made from congregational funds to assist with international disaster appeals, particularly in the Middle East. Appeals for donations from the congregation also raised funds for projects promoted by individual members assisting with relief of poverty. Following the cessation of Traidcraft the church is encouraging the use of Fairtrade materials for its ongoing refreshments and for awareness within the congregation.

Pastoral Care

The members of the Kirk Session - the elders and minister – have maintained pastoral care for routine situations and for emergencies and bereavement. The Community Network Team has been redesigned for greater flexibility taking over the functions of the former Pastoral Care Team. The CNT have helped with pastoral care, social outreach of various kinds hosting events in the Avoch Church Hall open to the wider community. They also distribute gifts in the Christmas season. Once a month, representatives of the congregation lead Sunday afternoon worship at the Eilean Dubh care home in Fortrose; this slot is shared with other local denominations ensuring that there is a weekly service of worship for the residents and their visiting families.

MINISTER

Academic connections

The parish minister remains connected in an Associate capacity to four tertiary institutions of theological education –

- 1) The Centre for the Study of World Christianity (CSWC)/ University of Edinburgh (Scotland);
- 2) Highland Theological College, University of the Highlands and Islands - (a local and approved Church of Scotland training centre for ministry candidates studying theology);
- 3) All Nations Christian College [validated by the Open University], (Easneye, Herts); in 2025, this involved some BA teaching on an occasional basis.
- 4) The Oxford Centre for Mission Studies (OCMS) in Oxford [validated by Middlesex University] – where he has been a Ph.D. Supervisor (project successfully completed in 2020).

This Centre is responsible for Regnum Books International which has published two volumes on the theme “Across Cultures”:

Ministry Across Cultures: Sharing the Christian Faith in Asia. (2016) edited by Warren R. Beattie;

and a companion volume:

Arts Across Cultures: Reimagining the Christian Faith in Asia co-edited by Warren R Beattie and Anne M. Y. Soh.

Both volumes are in the “Regnum Studies in Mission” series; the latter is published by Regnum Books International, Oxford (2022) and then by Fortress Press in the USA – the North America partner of Regnum Books International - in Minneapolis, MN (2023).

In the Autumn of 2025, the minister had submitted a proposal to a German book project led by Professor Dr. Dr. Timm Seiring for a chapter entitled:

“Singing Contextual Hymnody in 21st Century Scotland:

from the Insights of John L. Bell and Iain McLarty to the ‘Make a Joyful Noise’ Music Group.”

This proposal was accepted and the chapter is due in Summer 2026.

By the end of 2025, the French book project is proceeding with the peer-review committee finalising its comments and work on the cover and publication has begun – we hope to have more news in 2026.

The working title of the book is as follows:

(In)visibilisation du religieux dans l’espace public. Dr. François Moullé et Dr. Claire Kaczmarek (Dirs.)
Arras : Artois Presse Université. Collection – Études des faits religieux.

Its theme is about the (In)visibility of religion and religious people in the public square: the Minister’s chapter is about a Korean mega-church - Onnuri Community Church - and how its multi-site presence demonstrates an appropriation of “visible spaces” and how its web and satellite-based TV network “CGNTV” exemplifies a religious use of “virtual spaces.”

Charitable Groups

The Minister retains his role with the local charities: the Gordon Memorial Hall in Rosemarkie and the Seaforth Mortification Fund.

Presbytery Connections

As noted above, the minister had been an active participant of the Presbytery of Ross and had become the Convener of the Presbytery Planning Committee for the Presbytery Planning process supervising the Presbytery Mission Plan (2022) and its acceptance and the annual evaluation (2023), a review of the Mission Plan and its implementation at the end of 2023. Both of these sets of documents and their recommendations were affirmed by the legacy Presbytery of Ross and the wider Church of Scotland supervising committees.

He was the Tutor responsible for “Leading Worship” overseen by HTC (UHI) for the legacy Presbyteries of Inverness and Ross in 2023, and for the new Presbytery of CEI in Autumn 2025 (now a ‘Pathways’ Course) and continues co-leading the module on “Understanding Worship and the Sacraments” at HTC (UHI) for students / ministry candidates (now delivered annually) and is willing to help with similar projects as needed into the future.

Fraternal

At a personal level, the minister is part of two local (Fortrose area and Presbytery of CEI) and one wider (former New College, University of Edinburgh divinity graduates) fraternal groups.

TRUSTEES

The trustees at the end of the financial year and at the date of signing the accounts are listed under the Reference and Information section at the beginning of this report. All served throughout the year.

STATEMENT ON RISK

The trustees assess the major risks to which the charity is exposed on an ongoing basis and have established procedures to mitigate those that are identified as a result of these reviews.

FINANCIAL REVIEW

Due to the income of the charity exceeding £250,000 the accounts can no longer be prepared on a receipts and payments basis. They are now prepared on the accruals basis and comply with the Statement of Recommended Practice (SORP) for Accounting and Reporting by Charities.

This is the second year of the union forming Black Isle East, combining the congregations of Fortrose & Rosemarkie, Avoch and Cromarty so year on year comparison is more meaningful than in 2024. However the income and expenditure incurred in the costs and sales of the former church buildings at Avoch and Cromarty, the expenditure on the mandated improvements to Rosemarkie Church and the further receipt from a legacy combine to make the comparison of total figures somewhat meaningless. The income from normal activities as detailed in notes 1 to 4 of the accounts has decreased from £45,644 in 2024 to £37,928 in 2025 while the expenditure on the normal activities of the congregation has increased from £48,655 to £57,610. The deficit in the normal operations of the congregation in 2025 was thus £19,682, in line with the budget, since the union brought in no appreciable increase in income, but substantially increased costs, particularly the 'Giving to Grow' contribution to the Central Church. The costs of ministry and manse maintenance are no longer shared with the former linked congregation of Avoch.

The sales of Avoch and Cromarty buildings were concluded in 2025, so no further expenditure will arise in respect of these buildings. The work on the modernisation of Rosemarkie Church, estimated to cost around £600,000, is ongoing and hopefully will be completed in 2026. A further £250,000 was received from the Estate of the late Mrs Margaret Joan Angell

The general fund recorded a deficit of £17,669 in 2025. The budgeted deficit for was £15,000 before the costs of insurance and rates on the closed churches. Fortunately the congregation has sufficient reserves to meet these deficits.

As the congregation moves forward in union, there are sufficient funds held to the credit of the congregation in the Consolidated Fabric Fund (see the appendix to the financial statements) and in the Angell Bequest Fund to cover the costs of the modernisation and to cover anticipated revenue deficits until such time as the anticipated results of the Mission Plan should return the congregation to a position in which routine running costs are covered by donated income.

RESERVES POLICY

The charity trustees have considered the reserves required and have taken into account their current and future liabilities. It is the Trustees' policy to hold reserves of approximately six months expenditure including designated funds. At the year end the Church held unrestricted funds of £146,657 of which £49,324 had been designated for the fabric fund. These funds are being held to be available to meet part of the cost of the mandated modernisation of Rosemarkie Church and to meet the anticipated continuing revenue deficits arising following the union.

The church also held £626,612 of restricted funds which have been provided for the purposes specified in Note 15.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The members of the Kirk Session (the trustees) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in Scotland, the Charities and Trustee Investment (Scotland) Act 2005, Charities Accounts (Scotland) Regulations 2006 (as amended) and the provisions of the charity's constitution, requires the trustees to prepare financial statements for each financial year 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 charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and 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 proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and the provisions of the charity's constitution. 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.

Approved by order of the Kirk Session on 2 February 2026 and signed on its behalf by:



Jack Kernahan Trustee/Session Clerk

Independent Examiner's Report to the Trustees of Black Isle East Church of Scotland

I report on the financial statements of the charity for the year ended 31 December 2025 set out on pages 12 to 21.

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 (as amended). The charity's trustees consider that the audit requirement of Regulation 10(1)(d) of the 2006 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 (as amended). 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.

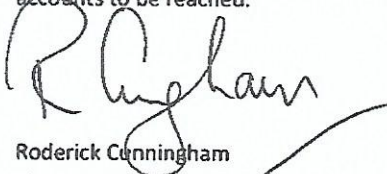
Independent Examiner's Statement

In the course of my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that, in any material respect, the requirements:
 - to keep accounting records in accordance with section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations, and
 - to prepare accounts which accord with the accounting records and comply with Regulation 9 of the 2006 Accounts Regulations

have not been met, or

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



Roderick Cunningham
The Institute of Chartered Accountants of Scotland
Mann Judd Gordon Ltd
Chartered Accountants
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

21 April 2026

BLACK ISLE EAST CHURCH OF SCOTLAND
Statement of Financial Activities
Year ended 31 December 2025

	Note	Unrestricted Funds		Restricted Funds		Permanent Endowment Funds		Unrestricted Funds		Restricted Funds		Permanent Endowment Funds		Total	
		2025	£	2025	£	2025	£	2025	£	2024	£	2024	£	2025	£
Income and endowments from:															
	1	28,030		250,832		278,862		35,993		359,383				395,376	
	2	1,800				1,800		1,100						1,100	
	3	4,838				4,838		4,376		768				4,376	
	4	3,260		13,451		16,711		4,175		1,112				4,943	
	5	109,952		3,737		132,689	20,000	23,326						24,438	
		<u>146,880</u>		<u>268,020</u>		<u>434,900</u>	<u>20,000</u>	<u>68,970</u>		<u>361,263</u>		<u>0</u>		<u>430,233</u>	
Expenditure on:															
	6	158,424		1,526		159,950		82,327	24	4,140				86,467	
		600				600		480						480	
		<u>159,024</u>		<u>1,526</u>		<u>160,550</u>		<u>82,831</u>		<u>4,140</u>				<u>86,971</u>	
Total expenditure															
Net income (- expenditure) before gains on investments		-12,144		266,494		274,350	20,000	-13,861		357,123				343,262	
Net gains on investments		5,843				6,266	423	5,994				1,060		7,054	
Net income (- expenditure)		-6,301		266,494		280,616	20,423	-7,867		357,123		1,060		350,316	
Transfers between funds	7			-1,000			1,000								
Net movement in funds		-6,301		265,494		280,616	21,423	-7,867		357,123		1,060		350,316	
Total funds brought forward		152,958		361,118		525,136	11,060	160,825		3,995		10,000		174,820	
Funds at 31 December 2025		<u>146,657</u>		<u>626,612</u>		<u>805,752</u>	<u>32,483</u>	<u>152,958</u>		<u>361,118</u>		<u>11,060</u>		<u>525,136</u>	

BLACK ISLE EAST CHURCH OF SCOTLAND
Balance Sheet
At 31 December 2025

	Note	Total funds 2025 £	Total funds 2024 £
Fixed assets			
Investments	10	<u>118,147</u>	<u>96,893</u>
Current assets			
Debtors	11	5,162	7,789
Cash at bank and on deposit		<u>684,515</u>	<u>425,228</u>
Total current assets		689,677	433,017
Liabilities			
Creditors falling due within one year	12	<u>2,072</u>	<u>4,774</u>
Net current assets		687,605	428,243
Net assets		<u><u>805,752</u></u>	<u><u>525,136</u></u>
The funds of the charity			
Endowment funds		32,483	11,060
Restricted income funds		626,612	361,114
Unrestricted income funds		146,657	152,962
Total charity funds	13	<u><u>805,752</u></u>	<u><u>525,136</u></u>

The accounts were approved by the Kirk Session on 9 February 2026

For and on behalf of the Kirk Session

 Session Clerk and Treasurer

BLACK ISLE EAST CHURCH OF SCOTLAND

Year ended 31 December 2025

ACCOUNTING POLICIES

The principal accounting policies, which have been applied consistently in the current and preceding year in dealing with items which are considered material to the accounts, are set out below.

Basis of preparation

The financial statements have been prepared on the accruals basis in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS102) effective from 1 January 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102), the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended).

Fund accounting

Funds are classified as either restricted funds or unrestricted funds, defined as follows.

Restricted funds are funds subject to specific requirements as to their use which may be declared by the donor or with their authority or created through legal processes, but still within the wider objects of the charity.

Endowment funds are funds which have been given on the condition that the original capital sum is not reduced, but the income there from is used for the purpose defined in accordance with the objects of the charity.

Unrestricted funds are expendable at the discretion of the trustees in furtherance of the objects of the charity. If parts of the unrestricted funds are earmarked at the discretion of the trustees for a particular purpose, they are designated as a separate fund. This designation has an administrative purpose only and does not legally restrict the trustees' discretion to apply the fund.

Going concern

The Trustees consider that there are no material uncertainties about the ability of the charity to continue for the foreseeable future and therefore have adopted the going concern basis in preparing these financial statements.

BLACK ISLE EAST CHURCH OF SCOTLAND

Year ended 31 December 2025

Recognition of income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Recognition and allocation of expenditure

Expenditure is included in the Statement of Financial Activities on an accruals basis and is recognised when there is a legal or constructive obligation to pay for expenditure.

Fixed Assets

The charity has the right to occupy and use for its charitable objects certain tangible fixed assets, including the Church, hall and manse, vested in the Church of Scotland General Trustees. No consideration is payable for the use of these assets. Expenditure incurred on the repair, maintenance and improvement of these assets is charged as resources expended in the Statement of Financial Activities in the period in which the liability arises.

Investments

Fixed asset investments are stated at market value at the balance sheet date. Unrealised gains and losses represent the difference between the market value at the beginning and end of the financial year or, if purchased in the year, the difference between cost and market value at the end of the year. Realised gains and losses represent the difference between the proceeds on disposal and the market value at the start of the year or cost if purchased in the year.

Taxation

Black Isle East Church of Scotland is recognised as a charity for the purposes of applicable taxation legislation and is therefore not subject to taxation on its charitable activities. The charity is not registered for value added tax and resources expended therefore include irrecoverable input value added tax.

BLACK ISLE EAST CHURCH OF SCOTLAND

Year ended 31 December 2025

Cash and cash equivalents

Cash and cash equivalents include cash in hand and deposits held with banks and with the Church of Scotland

Debtors

Debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

Creditors

Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

BLACK ISLE EAST CHURCH OF SCOTLAND

Notes forming part of the financial statements for the year ended 31 December 2025

	Unrestricted Funds 2025	Restricted Funds 2025	Permanent Endowment Funds 2025	Total 2025	Unrestricted Funds 2024	Restricted Funds 2024	Permanent Endowment Funds 2024	Total 2024
	£	£	£	£	£	£	£	£
1. Donations and legacies								
WFO Scheme (non Gift Aid)	1,860			1,860	2,876			2,876
Gift Aid Donations	15,164			15,164	20,718			20,718
Gift aid tax and small donations scheme	5,467			5,467	6,993	576		7,569
Donations and open plate offerings	5,559	832		6,371	5,389			5,389
Fundraising activities					17	779		796
Legacy	28,030	250,000		250,000	35,993	358,028		358,028
		250,832		278,862		359,383		395,376
	1,800			1,800	1,100			1,100
2. Income from charitable activities								
Funerals								
3. Income from trading activities								
"Life and Work"	168			168	336			336
Rent received from hall lets	4,670			4,670	4,040			4,040
	4,838			4,838	4,376			4,376
4. Investment income								
Dividends received	2,418	1,442		3,860	2,418	600		3,018
Deposit interest	842	12,009		12,851	1,757	168		1,925
	3,260	13,451		16,711	4,175	768		4,943
5. Other income								
General Trustees Consolidated Fabric Fund	7,836			7,836	18,726			18,726
Listed Places of Worship Grant	6,208			6,208	3,698	1,112		4,810
Transfer of balances on union			20,000	20,000				
Forsyth Fund for the Poor of Cromarty transferred in	94,908	3,737		23,737				
Sale proceeds of Cromarty West Church				94,908	902			902
Sale of items from Avoch Church	108,952	3,737	20,000	132,689	23,326	1,112		24,438

BLACK ISLE EAST CHURCH OF SCOTLAND

Notes forming part of the financial statements for the year ended 31 December 2025

	Unrestricted Funds 2025	Restricted Funds 2025	Permanent Endowment Funds 2025	Total 2025	Unrestricted Funds 2024	Restricted Funds 2024	Permanent Endowment Funds 2024	Total 2024
	£	£	£	£	£	£	£	£
6 Analysis of expenditure								
Costs of generating funds								
Offering envelopes	0	0	0	0	24			24
Charitable activities								
"Giving to Grow" allocation	31,611			31,611	24,276			24,276
Pulpit supply					100			100
Presbytery dues	1,314			1,314	300			300
Minister's expenses	2,568			2,568	2,369			2,369
Repairs & maintenance	2,891			2,891	4,310			4,310
Rosemarkie Church improvements	88,568			88,568	20,832			20,832
Council Tax - Manse	3,968			3,968	3,736			3,736
Non domestic rates on closed churches	5,380			5,380	7,536			7,536
Heat and light	5,882			5,882	4,750			4,750
Cleaning	2,171			2,171	1,603			1,603
Insurance - Rosemarkie Church and Avoch Hall	2,888			2,888	2,122			2,122
Insurance - closed churches	7,466			7,466	5,808			5,808
Outreach					59			59
Website design					1,078			1,078
Parish News and Church Digest	478			478	592			592
"Life and Work"	168			168	406			406
Charitable donations	880	1,475		2,355	980	4,077		5,057
Other expenses	2,191	51		2,242	1,470	63		1,533
	158,424	1,526	0	159,950	82,327	4,140		86,467
Governance costs								
Independent examiner's fee	600			600	480			480

Support costs have not been separately identified as the trustees consider that there is only one charitable activity. Therefore support costs relate wholly to that activity and have not been separately identified.

BLACK ISLE EAST CHURCH OF SCOTLAND

Notes forming part of the financial statements for the year ended 31 December 2025

7 Transfers between Funds

Following research further information has come to light regarding the Middleton Salvesen Bequest, the total funds of which were transferred to Black Isle East in the union in 2024. It has now been established that £1,000 of this relates to endowed capital, and this has been invested with Church of Scotland Investors Trust. The appropriate transfer has been made from restricted to endowment funds.

8 Ministers Stipend

All Church of Scotland congregations contribute to the national stipend fund which bears the costs of all ministers' stipends and employer's contributions for national insurance, pension and housing and loan fund. Ministers' stipends are paid in accordance with the national stipend scale, which is related to years of service. For the year under review the minimum stipend was £32,433 and the maximum stipend (in the fifth and subsequent years) was £39,856.

9 Trustee Remuneration and Related Party Transactions

No trustee received remuneration during 2025 or 2024 and there were no related party transactions.

10 Investments

	2024
	£
Market value at 31 December 2024	96,893
Additions at cost	14,988
Unrealised gain in investments	6,266
Market value at 31 December 2025	<u>118,147</u>
Investments at cost	<u>86,797</u>

All investments are held in the Church of Scotland Investors Trust

	2025	2024
	£	£
11 Debtors		
Gift aid and gift aid small donations scheme refund due	3,864	5,062
Interest receivable	391	-
Prepaid charges	907	2,727
	<u>5,162</u>	<u>7,789</u>

12 Creditors

Accrued charges	1,278	1,114
Uninvoiced expenditure incurred before the end of the financial year	794	3,660
	<u>2,072</u>	<u>4,774</u>

13 Analysis of net assets among funds

	General	Designated	Restricted	Endowment	Total
	£	£	£	£	£
Investments	69,754	21,923		26,470	118,147
Current assets	29,651	27,401	626,612	6,013	689,677
Current liabilities	-2,072				-2,072
Net assets at 31 December 2025	<u>97,333</u>	<u>49,324</u>	<u>626,612</u>	<u>32,483</u>	<u>805,752</u>
	General	Designated	Restricted	Endowment	Total
	£	£	£	£	£
Investments	65,225	20,608		11,060	96,893
Current assets	50,892	21,012	361,113		433,017
Current liabilities	-1,114	-3,660			-4,774
Net assets at 31 December 2024	<u>115,003</u>	<u>37,960</u>	<u>361,113</u>	<u>11,060</u>	<u>525,136</u>

BLACK ISLE EAST CHURCH OF SCOTLAND

Notes forming part of the financial statements for the year ended 31 December 2025

14 Volunteers

In common with all congregations of the Church of Scotland the congregation benefits from the contribution made by volunteers who give their time and talents willingly for the benefit of the Church. The areas of congregational life which rely on the contributions of volunteers are many and much of the activity would be unable to continue were it not for the commitment shown.

15 Movements in Funds

	At 1 Jan 2025	Income	Expenditure	Transfers (note 7 and below)	At 31 Dec 2025
	£	£	£	£	£
Unrestricted funds					
General Fund	115,002	49,270	91,494	24,555	97,333
Designated Fabric Fund	37,960	103,449	67,530	-24,555	49,324
	<u>152,962</u>	<u>152,719</u>	<u>159,024</u>	<u>-</u>	<u>146,657</u>
Restricted funds					
Angell bequest	358,190	262,013		-	620,203
Income for other charities		832	832	-	0
Community Network (formerly Pastoral Care) Team fund	716		143		573
Seaforth Mortification income	1,084	600	500		1,184
Forsyth Fund for the Poor of Cromarty income		4,579	51		4,528
Middleton Salvesen Bequest income	1,112			-1,000	112
Youthworker Fund	12				12
	<u>361,114</u>	<u>268,024</u>	<u>1,526</u>	<u>-1,000</u>	<u>626,612</u>
Endowment funds					
Seaforth Mortification	11,060	330			11,390
Forsyth Fund for the Poor of Cromarty		20,087			20,087
Middleton Salvesen Bequest		6		1,000	1,006
	<u>11,060</u>	<u>20,423</u>	<u>0</u>	<u>1,000</u>	<u>32,483</u>
Total funds	<u>525,136</u>	<u>441,166</u>	<u>160,550</u>	<u>-</u>	<u>805,752</u>

Transfer within unrestricted funds

Following the receipt of the sale proceeds of Cromarty West Church, credited to the Fabric Fund, £24,555 was transferred to the General Fund to reimburse payments made from it in respect of non domestic rates and insurance paid during the period between closure and sale.

Purpose of Designated Fund

Fabric Fund: Sums which the trustees have set aside for the maintenance and improvement of the Church property

Purposes of Restricted Funds

Angell bequest: Bequest from the late Mrs Margaret Joan Angell specified in her will to be applied for the benefit of Rosemarkie Church only

Community Network (formerly Pastoral Care) Team Fund: Funds donated and used for alleviation of cases of hardship identified by the Community Network (formerly Pastoral Care) Team and for other aspects of the team's work

Youthworker Fund: This is a fund which has been used to support the employment by 'Highlands and Islands Youth for Christ' of a Youth Worker operating in the local Community. The Fund is currently holding a nominal sum of £12.

Purposes of Endowment Funds

The annual income derived from the endowed capital is available for distribution to deserving cases in the areas directed by the founders. The undistributed income is held in the appropriate restricted fund.

The **Seaforth Mortification** was granted in 1680 by Barbara, Countess of Seaforth, for the benefit of the indigent poor of what are now Avoch, Fortrose and Rosemarkie.

The **Forsyth Fund** was established in 1838 by John Forsyth, the income from which is to be divided among modest persons in indigent circumstances in and about the town of Cromarty, more especially such as have seen better days

The **Middleton Salvesen Bequest** was established in 1963 by Brigadier Alexander Middleton for the alleviation of need in Cromarty and the surrounding area

BLACK ISLE EAST CHURCH OF SCOTLAND

Notes forming part of the financial statements for the year ended 31 December 2025

16 Contingent asset : Interest in one half of Culbokie Manse

In August 2011 the Cromarty congregation purchased a one-half share in the value of the Resolis and Urquhart manse at Culbokie which had been valued at £200,000. The link between Cromarty and Resolis and Urquhart was severed with effect from 31 December 2023. Cromarty united with Fortrose and Rosemarkie to form a congregation called Black Isle East. The Cromarty 50% share in the manse at Culbokie is retained and passed to Black Isle East congregation. In the event of the property being sold, 50% of the net proceeds will be added to the sum standing to the credit of the Black Isle East congregation held in the Consolidated Fabric Fund. A note to this effect is contained with the title deeds to the property.

This only becomes such an asset when the Kirk Session of Culbokie and Munloch, which was created on the union of Resolis and Urquhart and Knockbain congregations in 2024, sells the manse.

It is therefore an asset dependent on the occurrence of an uncertain future event not under the control of Black Isle East congregation.

17 Collections for Third Parties	2025	2024
	£	£
SPaCE 26	323	
Christian Aid	170	
Blythswood	84	
Malawi	255	
Plant an olive tree - Palestine		86
Phoenix India		490
	832	576

BLACK ISLE EAST CHURCH OF SCOTLAND

**APPENDIX TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

**FUNDS HELD ON BEHALF OF THE CONGREGATION
BY THE CHURCH OF SCOTLAND GENERAL TRUSTEES**

(Restricted for property use only)

At 31 December	2025 £	2024 £
REVENUE ACCOUNT		
Credit balance at 31 December	<u>34,998</u>	<u>23,969</u>
CAPITAL ACCOUNT		
Credit balances at 31 December at cost	<u>245,020</u>	<u>214,582</u>
Market value of balances at 31 December	<u>268,079</u>	<u>233,076</u>
TEMPORARY ACCOUNT		
Outlays in respect of sale of Avoch Church to be paid out of proceeds of sale agreed in September 2024	<u>-</u>	<u>-2,389</u>
TOTAL AT REALISABLE VALUE	<u>303,077</u>	<u>254,656</u>