



REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025
FOR
GUNSGREEN HOUSE TRUST

J.H. Greenwood & Company
Chartered Accountants
Ava Lodge
Castle Terrace
Berwick Upon Tweed
Northumberland
TD15 1NP

GUNSGREEN HOUSE TRUST

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

	Page
Reference and Administrative Details	1
Report of the Trustees	2 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 13
Detailed Statement of Financial Activities	14

GUNSGREEN HOUSE TRUST

REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 DECEMBER 2025

TRUSTEES	C Adam M Collin (appointed 15/8/2025) M Douglas (appointed 15/8/2025) T R Graham F Drane A White G Greenwood I Tod Ms N Toneri (resigned 15/5/2025)
PRINCIPAL ADDRESS	The Gunsgreen House Trust Gunsgreen Quay Eyemouth Berwickshire TD14 5SD
REGISTERED CHARITY NUMBER	SC028062
INDEPENDENT EXAMINER	J.H. Greenwood & Company Chartered Accountants Ava Lodge Castle Terrace Berwick Upon Tweed Northumberland TD15 1NP
SOLICITORS	Turcan Connell Princes Exchange 1 Earl Street Edinburgh EH3 9EE

GUNSGREEN HOUSE TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

The purpose of the charity as set out in its governing document is to preserve for the public benefit the historic property known as Gunsgreen House.

The main activities undertaken in relation to those purposes are to promote and educate Gunsgreen House history, the history of the harbour and town of Eyemouth, and the relationship between Gunsgreen House and other historical properties in Berwickshire.

The trustees confirm that they have complied with the requirements of the Charities and Trustees Investment (Scotland) Act 2005 to have due regard to the public benefit guidance published by the OSCR.

ACHIEVEMENTS AND PERFORMANCE

Fundraising - 2025 has yet again been particularly busy for the work of the Trustees of Gunsgreen House. In an attempt to turn our ambitious vision for the house into a reality much of our focus has been on fundraising. Applications, in the form of Expressions of Interest (EOI), were submitted to the Borderlands Energy Innovation Fund, UK Shared Prosperity Fund (UKSPF), Community Led Local Development Fund (CLLDF), Historic Environment Scotland Grants Programme and the National Lottery Heritage Fund (NLHF). UKSPF provided us with excellent support enabling us to employ a professional fundraiser to assist our efforts. CLLDF funding enabled us to commission a professional study of our cellars water ingress issue, building condition survey and pay for remedial works to the cellars. We were advised late in the year that our EOI application to NLHF had been successful and work started in earnest to develop a full development funding application to meet their May 2026 deadline.

Community engagement - In developing detailed funding applications we significantly increased our engagement with local community organisations, stakeholders and the people of Eyemouth during 2025. A major feature of this activity included the creation and delivery of a programme of events under the title of "Gunsgreen Gatherings". Events included a children's Halloween event, talks and lectures on aspects of Gunsgreen's history and people, indoor markets, Christmas afternoon teas and a Christmas market. At all of these events attendees were asked for their views on the future of the house and what they would like to see incorporated as part of our new heritage centre.

Stakeholder support - The Trust was closely involved with the development of the Eyemouth Harbour Master Plan, the Eyemouth Place Plan, the Eyemouth Traditional Heritage Skills Training initiative and initial discussions around the creation of a local Heritage Network. Throughout the year we received significant ongoing support from Scottish Borders Council, South of Scotland Enterprise and Scottish Borders Community Action. An inspirational presentation on the challenges of fundraising and project development was provided at our August meeting by Rob Longworth, Heritage Resources Development Officer of the Trimontium Trust, Melrose. We maintained close links with the Nisbet Clan and provided project updates for their regular members newsletter.

Management and operations - A significant focus of our work has been on ensuring the fabric and condition of both the Merchant's House and Nisbet's Tower is well maintained and future conservation needs identified. Reports by Peebles based specialist heritage experts Adams Napier provided detailed reports on the overall condition of our properties. In particular this enabled us to take remedial action to solve an ongoing water ingress issue affecting the cellars. Occupancy of the self-catering accommodation in both the Merchant's House and Nisbet's Tower continued to grow, outperforming similar properties in other parts of the country. The visitor attraction remained closed throughout 2025, although rooms on the ground floor were used to host part of our events programme. Following an in depth review of our web site we agreed a programme of upgrades and improvements to the content and look and feel of the site.

Energy - In line with the Trust's ambition to make our properties more energy efficient and support the move towards net zero we engaged with Business Energy Scotland. They commenced a full review of our current energy consumption and systems in order to recommend ways of reducing our energy bills and CO2. Their report is expected in early 2026.

GUNSGREEN HOUSE TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

ACHIEVEMENTS AND PERFORMANCE cont.

Energy - In line with the Trust's ambition to make our properties more energy efficient and support the move towards net zero we engaged with Business Energy Scotland. They commenced a full review of our current energy consumption and systems in order to recommend ways of reducing our energy bills and CO2. Their report is expected in early 2026.

Governance - since 1st January 2025 the Board of Trustees has met four times in a formal capacity and discussed a wide range of issues including fundraising, property, people and community engagement. A new, much expanded, business plan was developed in advance of the major NLHF bid.

People - In May 2025 we said goodbye and offered thanks for the work of Nicky Toneri as she completed her five year stint as a Trustee. Later in the year (August) we welcomed two new Trustees in the form of Margaret Douglas, current chair of Eyemouth Museum and Milque Collin a life celebrant with Agnostic Scotland. Both new Trustees have provided a much needed greater focus on the needs of the Eyemouth community and helped develop our events programme.

Thanks - in closing, can I offer a huge thank you to Tracy our Manager and Michelle our Assistant Manager for all the extra hours they have put in during the year and extra tasks they have taken on to ensure the ongoing sustainability of our organisation and its properties. To my fellow Trustees thank you for your attendance, input and support at meetings and for all the extra work you have done in between times to make Gunsgreen the success it has been in 2025.

FINANCIAL REVIEW

The overall surplus for the year amounted to £18,597 (2024 a deficit of £31,593) comprised of a surplus on general funds of £29,145 (2024 : surplus £12,511, as restated) and a deficit on restricted funds of £10,548 (2024: deficit £44,104 as restated). The deficit on the restricted funds being due to the usual depreciation charge of leasehold improvements and income relating to the grants received.

The policy on reserves is to retain sufficient working capital to finance running the Trust for at least one year. The Trust intends to utilise surpluses generated to build up a special reserve to meet future working capital requirements in times of austerity.

The principal funding sources are the income generated from the rental of two holiday lets, being Nisbet's Tower and the Merchant's House to the Trust's trading company and the receipt of various grants awarded to help with the running and maintenance of Gunsgreen House. During the year the Trust received £72,302 from Scottish Borders Council and £1,272 from South of Scotland Enterprise.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Gunsgreen House Trust is constituted under a Trust Deed dated 15 June 1998 and is a Scottish Charity (SC028062).

Trustees are selected for their skills and experience in running an important listed building as a tourist attraction and commercial business. Trustees serve for an initial period of five years and will be eligible for a second period of five years if elected. A manager and an assistant manager work on a permanent, part-time basis to manage the operation of the house and support the work of the Trust.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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).

Charity law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

GUNSGREEN HOUSE TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

STATEMENT OF TRUSTEES' RESPONSIBILITIES cont.

Under charity law the trustees must not approve the financial statements unless they are satisfied that they 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 Charities 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 trust deed. 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 board of trustees on 20 May 2026 and signed on its behalf by:



.....
T R Graham - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
GUNSGREEN HOUSE TRUST

I report on the accounts for the year ended 31 December 2025 set out on pages six to thirteen.

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)(a) to (c) of the Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under Section 44(1)(c) of the Act and to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention :

- (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 to comply with Regulation 8 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.

Gillian O'Dea CA
The Institute of Chartered Accountants of Scotland

J.H. Greenwood & Company
Chartered Accountants
Ava Lodge
Castle Terrace
Berwick Upon Tweed
Northumberland
TD15 1NP

Date: 21 May 2026

GUNSGREEN HOUSE TRUST

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

		Unrestricted fund	Restricted funds	31/12/25 Total funds	31/12/24 Total funds as restated
	Notes	£	£	£	£
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	1,213	73,574	74,787	24,431
Investment income	3	<u>33,640</u>	<u>-</u>	<u>33,640</u>	<u>33,600</u>
Total		<u>34,853</u>	<u>73,574</u>	<u>108,427</u>	<u>58,031</u>
EXPENDITURE ON					
Raising funds		-	44,309	44,309	14,268
Charitable activities	4				
Maintaining Gunsgreen House		1,589	8,599	10,188	7,196
Other		<u>4,119</u>	<u>31,214</u>	<u>35,333</u>	<u>68,160</u>
Total		<u>5,708</u>	<u>84,122</u>	<u>89,830</u>	<u>89,624</u>
NET INCOME/(EXPENDITURE)		29,145	(10,548)	18,597	(31,593)
RECONCILIATION OF FUNDS					
Total funds brought forward					
As previously reported		(13,073)	2,341,856	2,328,783	2,360,376
Prior year adjustment	8	<u>37,221</u>	<u>(37,221)</u>	<u>-</u>	<u>-</u>
As restated		<u>24,148</u>	<u>2,304,635</u>	<u>2,328,783</u>	<u>2,360,376</u>
TOTAL FUNDS CARRIED FORWARD		<u>53,293</u>	<u>2,294,087</u>	<u>2,347,380</u>	<u>2,328,783</u>

The notes form part of these financial statements

GUNSGREEN HOUSE TRUST**BALANCE SHEET**
31 DECEMBER 2025

		Unrestricted fund	Restricted funds	31/12/25 Total funds	31/12/24 Total funds as restated
	Notes	£	£	£	£
FIXED ASSETS					
Tangible assets	9	20,930	2,273,421	2,294,351	2,326,668
CURRENT ASSETS					
Debtors	10	34,079	-	34,079	6,318
Investments	11	1	-	1	1
Cash at bank		<u>323</u>	<u>31,870</u>	<u>32,193</u>	<u>379</u>
		34,403	31,870	66,273	6,698
CREDITORS					
Amounts falling due within one year	12	(2,040)	(11,204)	(13,244)	(4,583)
NET CURRENT ASSETS		<u>32,363</u>	<u>20,666</u>	<u>53,029</u>	<u>2,115</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>53,293</u>	<u>2,294,087</u>	<u>2,347,380</u>	<u>2,328,783</u>
NET ASSETS		<u><u>53,293</u></u>	<u><u>2,294,087</u></u>	<u><u>2,347,380</u></u>	<u><u>2,328,783</u></u>
FUNDS	13				
Unrestricted funds				53,293	24,148
Restricted funds				<u>2,294,087</u>	<u>2,304,635</u>
TOTAL FUNDS				<u><u>2,347,380</u></u>	<u><u>2,328,783</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 20 May 2026 and were signed on its behalf by:



.....
T R Graham - Trustee

The notes form part of these financial statements

GUNSGREEN HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities and Trustee Investment (Scotland) Act 2005. The financial statements have been prepared under the historical cost convention.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Land and buildings	- In line with the lease terms
Plant and machinery	- 5% on reducing balance
Furniture and equipment	- 5% on reducing balance
Computer equipment	- 5% on reducing balance

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

GUNSGREEN HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

2. DONATIONS AND LEGACIES

	31/12/25	31/12/24 as restated
	£	£
Donations	1,213	100
Grants	<u>73,574</u>	<u>24,331</u>
	<u>74,787</u>	<u>24,431</u>

Grants received, included in the above, are as follows:

	31/12/25	31/12/24 as restated
	£	£
Scottish Borders Council	72,302	24,331
South of Scotland Enterprise	<u>1,272</u>	<u>-</u>
	<u>73,574</u>	<u>24,331</u>

3. INVESTMENT INCOME

	31/12/25	31/12/24 as restated
	£	£
Rents received	33,600	33,600
Deposit account interest	<u>40</u>	<u>-</u>
	<u>33,640</u>	<u>33,600</u>

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs (see note 5) £	Totals £
Maintaining Gunsgreen House	<u>9,688</u>	<u>500</u>	<u>10,188</u>

5. SUPPORT COSTS

	Governance costs £
Maintaining Gunsgreen House	<u>500</u>

GUNSGREEN HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund	Restricted funds	Total funds as restated £
	£	£	£
INCOME AND ENDOWMENTS FROM			
Donations and legacies	100	24,331	24,431
Investment income	<u>33,600</u>	<u>-</u>	<u>33,600</u>
Total	<u>33,700</u>	<u>24,331</u>	<u>58,031</u>
 EXPENDITURE ON			
Raising funds	-	14,268	14,268
Charitable activities			
Maintaining Gunsgreen House	7,196	-	7,196
Other	<u>36,946</u>	<u>31,214</u>	<u>68,160</u>
Total	<u>44,142</u>	<u>45,482</u>	<u>89,624</u>
 NET INCOME/(EXPENDITURE)	(10,442)	(21,151)	(31,593)
Transfers between funds	<u>22,953</u>	<u>(22,953)</u>	<u>-</u>
Net movement in funds	12,511	(44,104)	(31,593)
 RECONCILIATION OF FUNDS			
Total funds brought forward	<u>11,637</u>	<u>2,348,739</u>	<u>2,360,376</u>
 TOTAL FUNDS CARRIED FORWARD	<u>24,148</u>	<u>2,304,635</u>	<u>2,328,783</u>

GUNSGREEN HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

8. PRIOR YEAR ADJUSTMENT

During the preparation of the 2025 accounts it became apparent that there had been an error in the allocation of the charities expenses against restricted grant income. This has resulted in a restatement of the split of funds, although it has not affected the overall funds of the charity.

9. TANGIBLE FIXED ASSETS

	Land and buildings £	Plant and machinery £	Furniture and equipment £	Computer equipment £	Totals £
COST					
At 1 January 2025 and 31 December 2025	<u>2,775,863</u>	<u>1,062</u>	<u>65,903</u>	<u>1,023</u>	<u>2,843,851</u>
DEPRECIATION					
At 1 January 2025	471,228	347	45,310	298	517,183
Charge for year	<u>31,214</u>	<u>36</u>	<u>1,030</u>	<u>37</u>	<u>32,317</u>
At 31 December 2025	<u>502,442</u>	<u>383</u>	<u>46,340</u>	<u>335</u>	<u>549,500</u>
NET BOOK VALUE					
At 31 December 2025	<u>2,273,421</u>	<u>679</u>	<u>19,563</u>	<u>688</u>	<u>2,294,351</u>
At 31 December 2024	<u>2,304,635</u>	<u>715</u>	<u>20,593</u>	<u>725</u>	<u>2,326,668</u>

The figure included in the accounts for land and buildings represents leasehold improvements which were carried out by the trustees in 2008/09 as part of a major refurbishment of the Merchant's House.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/12/25	31/12/24 as restated
	£	£
Other debtors	-	2,671
Loans to/from subsidiary	<u>34,079</u>	<u>3,647</u>
	<u>34,079</u>	<u>6,318</u>

11. CURRENT ASSET INVESTMENTS

	31/12/25	31/12/24 as restated
	£	£
Shares in group undertakings	<u>1</u>	<u>1</u>

Gunsgreen House Trading Limited is a wholly owned subsidiary of Gunsgreen House Trust. The company handles all non-core Trust activity. The Trust has appointed two directors, both of whom are Trustees. In the main the trading company accounts represent income and expenditure attributable to the letting of self-catering holiday accommodation in Nisbets Tower and the Merchant's House. Gunsgreen House Trading Ltd pays the Trust an annual rent of £33,600 for the use of these properties. In addition to the holiday accommodation, the company generates a small amount of income from the sale of Gunsgreen gin.

GUNSGREEN HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/12/25	31/12/24 as restated
	£	£
Trade creditors	1,304	-
Taxation and social security	-	917
Other creditors	<u>11,940</u>	<u>3,666</u>
	<u>13,244</u>	<u>4,583</u>

13. MOVEMENT IN FUNDS

	At 1.1.25 £	Prior year adjustment £	Net movement in funds £	At 31.12.25 £
Unrestricted funds				
General fund	(13,073)	37,221	29,145	53,293
Restricted funds				
Funds for consultancy & renovations	2,341,856	(37,221)	(10,548)	2,294,087
TOTAL FUNDS	<u>2,328,783</u>	<u>-</u>	<u>18,597</u>	<u>2,347,380</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	34,853	(5,708)	29,145
Restricted funds			
Funds for consultancy & renovations	73,574	(84,122)	(10,548)
TOTAL FUNDS	<u>108,427</u>	<u>(89,830)</u>	<u>18,597</u>

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	11,637	(10,442)	22,953	24,148
Restricted funds				
Funds for consultancy & renovations	2,348,739	(21,151)	(22,953)	2,304,635
TOTAL FUNDS	<u>2,360,376</u>	<u>(31,593)</u>	<u>-</u>	<u>2,328,783</u>

GUNSGREEN HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

13. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	33,700	(44,142)	(10,442)
Restricted funds			
Funds for consultancy & renovations	24,331	(45,482)	(21,151)
TOTAL FUNDS	<u>58,031</u>	<u>(89,624)</u>	<u>(31,593)</u>

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.

GUNSGREEN HOUSE TRUST

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	31/12/25	31/12/24 as restated
	£	£
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	1,213	100
Grants	<u>73,574</u>	<u>24,331</u>
	74,787	24,431
Investment income		
Rents received	33,600	33,600
Deposit account interest	<u>40</u>	<u>-</u>
	<u>33,640</u>	<u>33,600</u>
Total incoming resources	108,427	58,031
EXPENDITURE		
Raising donations and legacies		
Fundraising consultants	44,309	14,268
Charitable activities		
Rates and water	158	2,550
Telephone	-	2,709
Sundries	48	21
Building maintenance	2,155	1,167
Professional fees	660	-
Consultancy	<u>6,667</u>	<u>-</u>
	9,688	6,447
Other		
Wages	3,432	30,968
Social security	329	1,763
Pensions	65	555
Accountancy	941	2,500
Accrual overprovision	(1,750)	-
Freehold property	31,214	31,214
Depreciation of furniture and equip	<u>1,102</u>	<u>1,160</u>
	35,333	68,160
Support costs		
Governance costs		
Independent examiners fee	500	500
Legal fees	<u>-</u>	<u>249</u>
	500	749
Total resources expended	<u>89,830</u>	<u>89,624</u>
Net income/(expenditure)	<u><u>18,597</u></u>	<u><u>(31,593)</u></u>

This page does not form part of the statutory financial statements

Document

Name	Gunsgreen House Trust final accounts 31.12.25.pdf
Creator	Callie Eamens (ceamens@jhgreenwood.co.uk)
Date	22 May 2026 9:17:25 UTC
Identifier	84d219c7-b032-41e5-9fbf-531b22b7cc8c

Signers

riddellgraham46@gmail.com

E-mail	riddellgraham46@gmail.com
Signed	22 May 2026 10:36:13 UTC
IP address	109.153.186.28