ISLE OF EIGG COMMUNITY ASSOCIATION

TRUSTEES ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

31ST JANUARY 2026

Registered number: SC162536
Scottish Charity number: SC026876

GRAEME SCOTT & CO.

CHARTERED ACCOUNTANTS

INVERNESS

ISLE OF EIGG COMMUNITY ASSOCIATION

TRUSTEES ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

for the year ended 31st January 2026

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ISLE OF EIGG COMMUNITY ASSOCIATION

TRUSTEES ANNUAL REPORT

31st January 2026

The trustees, who are also Directors of the charity for the purposes of the Companies Act 2006 present their report with the financial statements for the year ended 31st January 2026. The financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Companies Act 2006, the Memorandum and Articles of Association, and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Objectives

The principal object of the company (in summary) is to promote the benefit of the inhabitants of The Isle of Eigg, by associating with local authorities, voluntary organisations and the inhabitants in a common effort to advance education and to provide facilities in the interest of social welfare. This includes, specifically, the establishment, maintenance and management of a community centre on the Isle of Eigg for activities promoted by the company (or other organisations with similar aims) in furtherance of its objects.

Structure, governance and management

Isle of Eigg Community Association has a membership comprising private individuals who have power to elect a Board of four or more directors, as governed by the memorandum and articles of association. Management of the company is carried out by the Board of Directors in accordance with the memorandum and articles of association.

Achievements, performance and future plans

During the year, the hall carried out its full range of 'normal' activities, which include community meetings, primary school children's activities, training events, weddings and functions, music and theatre events, ceilidhs and other sporting and leisure activities. In addition, commencing in November 2024, the Community Hall has been the venue for weekly meals, under the 'Food for All Scheme', run by the Isle of Eigg Residents Association (IERA), for the benefit of the whole island community. The charity intends to continue to develop all the above and other similar activities in the foreseeable future for the improvement of social welfare on the island. In addition (and as ancillary to its main charitable activities), the company also operates bar and catering facilities for the benefit of attendees at events held at the hall. Post year end, the charity purchased a replacement boiler for the hall at a cost of £3,750.

The company holds a formal 99-year lease of the community hall at peppercorn rent from The Isle of Eigg Heritage Trust, a charitable company with similar aims to Isle of Eigg Community Association.

Financial Position and Reserves policy

During the year, the company recorded net expenditure on all funds of £4,745 (2025, £4,972), comprising net expenditure on Unrestricted funds of £366, and net expenditure on Restricted funds of £4,379 (comprising depreciation on hall improvements made in prior years). At Balance Sheet date, the company had total funds of £37,464 (2025 £42,209), comprising Unrestricted Funds of £19,929 (2025 £20,295) and Restricted Funds of £17,535 (2025 £21,914).

The trustees (directors) are aware that reserves may be needed in the future to bridge the gap between the spending and receiving of income and to cover unplanned emergency repairs and other expenditure. The trustees have reviewed the financial position of the charity at the date of signing these accounts. Rather than state an "ideal level of reserves", the trustees consider that the charity is currently in a healthy financial position and that it has adequate reserves/resources to maintain the hall for the foreseeable future.

ISLE OF EIGG COMMUNITY ASSOCIATION

TRUSTEES ANNUAL REPORT continued

31st January 2026

Reference and administrative details

Company and Charity details

Company number	SC162536
Scottish Charity Number	SC026876
Registered Office	c/o S P Kirk Isle of Eigg Community Association Office Isle of Eigg PH42 4RL

Directors

The directors of the company who served during the year were as follows:
C Carr
M Fyffe
S P Kirk
R Long
P M Biggs (appointed 1st July 2025)

Company Secretary

S P Kirk

Advisors

Bankers	Bank of Scotland 62 High Street Fort William PH33 6AE
Solicitors	Anderson, MacArthur & Co. Old Bank of Scotland Buildings Stornoway Isle of Lewis, HS1 2BG
Independent Examiner	Graeme Scott, Chartered Accountant Graeme Scott & Co. Chartered Accountants 1A Huntly Terrace Inverness IV3 5PS

Risk Management

The Directors have assessed the major risks to which the company is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

ISLE OF EIGG COMMUNITY ASSOCIATION

TRUSTEES ANNUAL REPORT continued

31st January 2026

Statement of Trustees' (Directors') responsibilities

The charity trustees (who are also directors of Isle of Eigg Community Association for the purposes of company law) are responsible for preparing a trustees' annual 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 directors (charity trustees) to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees (directors) 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 company will continue in business.

The trustees (directors) are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended). They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small company exemptions

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

This report was approved by the board of trustees (directors) on 22nd October 2026 and signed on its behalf by:



Rebecca Long
Trustee (Director)
Isle of Eigg Community Association Office
Isle of Eigg PH42 4RL

ISLE OF EIGG COMMUNITY ASSOCIATION

Independent Examiner's report to the trustees of Isle of Eigg Community Association

I report on the accounts of Isle of Eigg Community Association for the year ended 31st January 2026 which are set out on pages 5 to 13.

Respective responsibilities of trustees (directors) and examiner

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

Basis of independent examiner's statement

My examination is carried out in accordance with Regulation 11 of the 2006 Accounts (Scotland) Regulations. 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
- to prepare accounts which accord with the accounting records and 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.



Graeme Scott
Independent Examiner and Chartered Accountant
Graeme Scott & Co.
Chartered Accountants
Inverness

22nd October 2026

ISLE OF EIGG COMMUNITY ASSOCIATION

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

for the year ended 31st January 2026

	Note	Unrestricted Funds	Restricted Funds	Total Funds 2026	Unrestricted Funds	Restricted Funds	Total Funds 2025
		£	£	£	£	£	£
Income and endowments from							
Donations and legacies	4	535	-	535	541	-	541
Charitable activities	5	11,813	-	11,813	8,715	-	8,715
Investments	6	133	-	133	204	-	204
Total income		12,481	-	12,481	9,460	-	9,460
Expenditure on							
Charitable activities	7	12,847	4,379	17,226	10,053	4,379	14,432
Total expenditure		12,847	4,379	17,226	10,053	4,379	14,432
Net income/(expenditure)		(366)	(4,379)	(4,745)	(593)	(4,379)	(4,972)
Reconciliation of funds							
Total funds brought forward	12	20,295	21,914	42,209	20,888	26,293	47,181
Total funds carried forward	12	19,929	17,535	37,464	20,295	21,914	42,209

ISLE OF EIGG COMMUNITY ASSOCIATION

BALANCE SHEET

at 31st January 2026

	Note	2026 £	2026 £	2025 £	2025 £
Fixed assets					
Tangible assets	8		19,615		24,154
Current assets					
Stocks		1,325		1,896	
Debtors	9	165		120	
Cash at bank and in hand		18,462		18,569	
		19,952		20,585	
Creditors: amounts falling due within one year	10	(2,103)		(2,530)	
Net current assets			17,849		18,055
Total assets less current liabilities			37,464		42,209
Capital and reserves					
Unrestricted funds	12		19,929		20,295
Restricted funds	12		17,535		21,914
Total members' funds			37,464		42,209

continued .....

ISLE OF EIGG COMMUNITY ASSOCIATION

BALANCE SHEET
(continued)

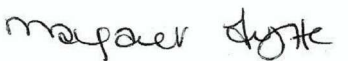
at 31st January 2026

These financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

For the financial year ended 31st January 2026 the company was entitled to exemption from audit conferred by Section 477 of the Companies Act 2006; and no notice has been deposited at the registered office of the company pursuant to Section 476 requesting that an audit be conducted for the year.

The directors (trustees) acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with Section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its surplus or deficit for the financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements were approved by the board of directors (trustees) on 22nd October 2026 and signed on its behalf by:



Margaret Fyffe
Trustee (Director)

Company registration number: SC162536

ISLE OF EIGG COMMUNITY ASSOCIATION

NOTES ON FINANCIAL STATEMENTS

31st January 2026

1 Status of the company

Isle of Eigg Community Association is a company limited by guarantee and does not have a share capital. The company is also a public benefit entity and has obtained exemption from using the word limited in its name. The liability of the members is limited and will not exceed £1 in the event of the company being wound up.

2 Accounting policies

Basis of accounting
The financial statements have been prepared in accordance with 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) – Charities SORP (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The financial statements have been prepared under the historical cost convention and are prepared in sterling, which is the functional currency of the entity.

Income
Items of income are recognised and included in the accounts when the charity has entitlement to the funds, any performance conditions are met (or are fully within the control of the charity), there is sufficient certainty that receipt of the income is considered probable and the amount can be measured reliably. Income is classified into the following categories:

Donations and legacies – This comprises all income received by the charity that is in substance a gift made to it on a voluntary basis. It includes donations, membership fees, and grants, other than those whose conditions make them similar in economic terms to trading income (see Charitable activities below).

Charitable activities – This comprises all income received, earned both from the supply of goods or services under contractual arrangements and from performance-related grants which have conditions that specify the provision of particular goods or services to be provided by the charity. The activities specified under such contractual arrangements or grant conditions must fall within the charitable purposes of the charity. Income from charitable activities also includes income from ancillary trades connected to a primary purpose, for example, the operation of bar and catering services for the benefit of attendees at events held at the hall.

Investment income – This comprises income earned from holding assets for investment purposes and includes interest receivable.

Income from government and other grants, whether capital or revenue in nature, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants are met (or are fully within the control of the charity), it is probable that the income will be received, and the amount can be measured reliably and is not deferred.

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that the economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), the general volunteer time of members is not recognised.
On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market: a corresponding amount is then recognised in expenditure in the period of receipt.

ISLE OF EIGG COMMUNITY ASSOCIATION

NOTES ON FINANCIAL STATEMENTS

31st January 2026

2 Accounting policies continued

Expenditure
Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required, and the amount of the obligation can be measured reliably. Expenditure is classified into the following categories:

Raising funds - Expenditure on raising funds includes all expenditure incurred to raise funds for charitable purposes and includes the costs of all fundraising activities, events and non-charitable trading activities.

Charitable Activities – This comprises all expenditure incurred in undertaking activities that further the charitable aims for the benefit of the charity's beneficiaries, including support costs and costs relating to the governance of the charity. It also includes expenditure relating to ancillary trades connected to a primary purpose, for example, the operation of bar and catering services for the benefit of attendees at events held at the hall.

Fund accounting
Unrestricted funds - These are funds which the trustees are free to spend on activities that further any of the purposes of the charity.

Restricted funds - These are funds, which the donor has specified are to be solely used for particular purposes or areas of the charity's work.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Depreciation
Depreciation of fixed assets is calculated to write off their cost or valuation less any residual value over their estimated useful lives as follows:

TV Mast	over 15 years
Leasehold Improvements	over 25 years
Furniture and Equipment	over 10 years

Stocks
Stocks are valued at the lower of cost and net realisable value.

Debtors and Creditors receivable/payable within one year
Debtors and creditors with no stated interest and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the SOFA.

3 Taxation

Isle of Eigg Community Association is recognised as a charity for the purposes of application of taxation legislation and is therefore not subject to taxation on its charitable activities

ISLE OF EIGG COMMUNITY ASSOCIATION

NOTES ON FINANCIAL STATEMENTS

31st January 2026

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2026 £	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
4	**Donations and Legacies**						
	Donations	-	-	-	16	-	16
	Membership fees	535	-	535	525	-	525
		535	-	535	541	-	541
5	**Income from charitable activities**						
	Hall hires	9,598	-	9,598	2,610	-	2,610
	Bar and catering at hall events	2,215	-	2,215	6,105	-	6,105
		11,813	-	11,813	8,715	-	8.715
6	**Investment Income**						
	Bank interest receivable	133	-	133	204	-	204
		133	-	133	204	-	204

ISLE OF EIGG COMMUNITY ASSOCIATION

NOTES ON FINANCIAL STATEMENTS

31st January 2026

7 Expenditure on charitable activities

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2026 £	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Cost of bar and catering goods sold (incl. stock written off)		5,662	-	5,662	3,387	-	3,387
Bar management fees – Isle of Eigg Residents Association		-	-	-	294	-	294
Caretaking, cleaning and janitor services		1,753	-	1,753	1,358	-	1,358
Heat and light		934	-	934	1,654	-	1,654
Insurance		1,073	-	1,073	1,099	-	1,099
Hall repairs, maintenance and renewals		2,102	-	2,102	791	-	791
Hall licences and inspections		200	-	200	437	-	437
Governance:							
– Ind. examination and accountancy		900	-	900	870	-	870
Sundry expenses		-	-	-	3	-	3
Bank charges		47	-	47	-	-	-
Charitable donation		16	-	16	-	-	-
Depreciation – Hall improvements		160	4,379	4,539	160	4,379	4,539
		12,847	4,379	17,226	10,053	4,379	14,432

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

ISLE OF EIGG COMMUNITY ASSOCIATION

NOTES ON FINANCIAL STATEMENTS

31st January 2026

8. Tangible fixed assets

	Leasehold Improve-ments £	Furniture & Equipment £	Total £
Cost			
At 1st February 2025	113,494	15,430	128,924
Additions	-	-	-
Disposals	-	-	-
At 31st January 2026	113,494	15,430	128,924
Depreciation			
At 1st February 2025	89,340	15,430	104,770
Charge for the year	4,539	-	4,539
Depreciation on disposals	-	-	-
At 31st January 2026	93,879	15,430	109,309
Net book values			
At 31st January 2026	19,615	-	19,615
At 31st January 2025	24,154	-	24,154

All Fixed Assets are used in direct furtherance of the charity objectives.

9 Debtors

	2026 £	2025 £
Trade debtors	165	120

10 Creditors: amounts falling due within one year

	2026 £	2025 £
Accruals and other creditors	2,103	2,530

11 Analysis of Net Assets between Funds

Year ended 31st January 2026

	Unrestricted £	Restricted £	Total £
Fixed Assets	2,080	17,535	19,615
Current Assets	19,952	-	19,952
Current Liabilities	(2,103)	-	(2,103)
Net assets at 31st January 2026	19,929	17,535	37,464

Comparative statement for year ended 31st January 2025

Year ended 31st January 2025

	Unrestricted	Restricted	Total
Fixed Assets	2,240	21,914	24,154
Current Assets	20,585	-	20,585
Current Liabilities	(2,530)	-	(2,530)
Net assets at 31st January 2025	20,295	21,914	42,209

ISLE OF EIGG COMMUNITY ASSOCIATION

NOTES ON FINANCIAL STATEMENTS

31st January 2026

12. Movements in Funds

Year ended 31st January 2026

	Balance b/f at 1 Feb 2025	Incoming-resources	Resources expended	Balance c/f at 31 Jan 2026
	£	£	£	£
Restricted Funds				
Hall renovation project	21,914	-	(4,379)	17,535
	21,914	-	(4,379)	17,535
Unrestricted Funds	20,295	12,481	(12,847)	19,929
Total Funds	42,209	12,481	(17,226)	37,464

Comparative statement for year ended 31st January 2025

	Balance b/f at 1 Feb 2024	Incoming-resources	Resources expended	Balance c/f at 31 Jan 2025
	£	£	£	£
Restricted Funds				
Hall renovation project	26,293	-	(4,379)	21,914
	26,293	-	(4,379)	21,914
Unrestricted Funds	20,888	9,460	(10,053)	20,295
Total Funds	47,181	9,460	(14,432)	42,209

Purpose of Restricted Funds:

Hall renovation project

This fund relates to the major project carried out between 2003 and 2006 to renovate the Community Hall.

13.. Related Party Transactions

During the year ended 31st January 2026, the company purchased £653 of bar, catering and cleaning supplies from the Isle of Eigg Store, a business wholly owned by SP Kirk, trustee (director). These transactions were carried out in the normal course of business, at normal or discounted commercial rates. The trustees consider that these transactions were in the interests of the charity and reasonable in the circumstances, as the Isle of Eigg Store is the only general supplier of goods on the island.

During the year, the company also charged Isle of Eigg Residents Association (IERA) £280 for hall rents. IERA is an unincorporated association with similar aims to IECA and whose members comprise all permanent residents of the Isle of Eigg. All the trustees (directors) of IECA are also members of IERA.

During the year, the company charged The Isle of Eigg Heritage Trust (IEHT) £187 for bar and catering sales. The Isle of Eigg Heritage Trust, is a charitable company with similar aims to IECA and which has in the past shared common trustees with IECA.

During the year, the company purchased goods totalling £176 from Eigg Trading Limited for cleaning materials and paper goods, these being at normal commercial rates for the goods provided. Eigg Trading Limited is a fully owned trading subsidiary of The Isle of Eigg Heritage Trust, a charitable company with similar aims to IECA, and which has in the past shared common trustees with IECA.

During the year, the company purchased electricity totalling £735 from Eigg Electric Limited, this being at normal commercial rates. IECA shares common trustees with Eigg Electric Limited. Eigg Electric Limited operates and manages the island's electricity grid is a fully owned trading subsidiary of The Isle of Eigg Heritage Trust, a charitable company with similar aims to IECA and which has in the past shared common trustees with IECA.

During the year, the company purchased building materials totalling £1,051 from Eigg Construction Limited, this being at normal commercial rates for the goods supplied. IECA shares common trustees with Eigg Construction Limited. Eigg Construction Limited is a fully owned trading subsidiary of The Isle of Eigg Heritage Trust, a charitable company with similar aims to IECA and which has in the past shared common trustees with IECA.