COMPANY REGISTRATION NUMBER: SC222764
CHARITY REGISTRATION NUMBER: SCO32157

Port Ellen Harbour Association Limited

Company Limited by Guarantee

Unaudited Financial Statements

31 January 2026

R A CLEMENT ASSOCIATES CHARTERED ACCOUNTANTS
Chartered accountants
5 Argyll Square
Oban
Argyll
PA34 4AZ

Port Ellen Harbour Association Limited

Company Limited by Guarantee

Financial Statements

Year ended 31 January 2026

	Page
Trustees' annual report (incorporating the director's report)	1
Independent examiner's report to the trustees	4
Statement of financial activities (including income and expenditure account)	6
Statement of financial position	7
Notes to the financial statements	8
The following pages do not form part of the financial statements	
Detailed statement of financial activities	18
Notes to the detailed statement of financial activities	19

Port Ellen Harbour Association Limited

Company Limited by Guarantee

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

Year ended 31 January 2026

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 January 2026.

Reference and administrative details

Registered charity name	Port Ellen Harbour Association Limited
Charity registration number	SCO32157
Company registration number	SC222764
Principal office and registered office	R A Clement Associates 5 Argyll Square Oban PA34 4AZ

The trustees

Mr J M MacIntyre	
Mr A Newman	
Mr G MacAffer	(Resigned 4 June 2025)
Mr J McFarlane	
Mr D Holyoake	(Resigned 4 June 2025)
Mr R Best	
Mr B Brown	
Mr K Addison	
Nial Colthart	(Appointed 4 June 2025)
Garry Chapman	
Leo Carruthers	(Appointed 4 June 2025)
Ruaridh Macintyre	(Appointed 4 June 2025)

Company secretary	K Addison
Independent examiner	Liam Campbell ACCA 5 Argyll Square Oban Argyll PA34 4AZ

Structure, governance and management

The organisation is a charitable company limited by guarantee and is governed by is Memorandum and Articles of Association.

The company was incorporated and registered as charity on 31 August 2001.

In the even to the company being wound up, members are required to contribute an amount not exceeding £1.

Structure, governance and management ***(continued)***

Recruitment and Appointment of Directors

Any full member, who wishes, will be considered for election as a director at the annual general meeting, if the requisite notice has been lodged with the company.

The directors may appoint any full member as a director to fill a vacancy or as an additional director.

At the annual general meeting a member director appointed in the period since the last annual general meeting shall retire from office with the three other member directors who have been longest in office since last appointed or reappointed.

The company may at any annual general meeting re-elect any retiring member director.

The member directors may appoint up to two non member directors at any time. Non member directors vacate office at each annual general meeting and may be reappointed.

The maximum number of directors shall be 10 of whom the maximum of two shall be non member directors.

At present there are eight directors from a variety of business backgrounds to manage and promote the charity's activities.

No directors are employees of the company.

Objectives and activities

The company's objects and principal activities are to:

1. Build, develop. maintain, conserve, restore and/or improve Port Ellen Harbour for the benefit of the general public, in particular the residents of Islay & Jura.

2. Relieve unemployment in such ways as may be thought fit, including assistance to fund employment.

3. Provide facilities for recreation and other leisure time occupation available to the public with a view to improving their conditions of life.

4. Promote, establish, operate and/or support other schemes of a charitable nature for the benefit of the general public.

The main area of charitable activity to date is the installation and management of pontoons in Port Ellen Harbour. Docking facilities are available to local boat owners and tourists. Electricity, refuse, shower and laundry facilities are provided with other ancillary services available locally. The surrounding ground is landscaped and maintained to enhance the appearance of the harbour area.

Achievements and performance

1) We have had to do more maintenance on the pontoons again this year with some of the pontoons coming to the end of their life span being over 20 years and a few harsh winters have not helped.
2) Our New harbour office and pontoon manager this winter is going to be looking into getting more funds with a view to at least replace our older pontoons which are coming to the end of their life.
3) We are also looking at the option of supplying diesel and petrol to our customers if we can fund this option, but we have to do our research and due diligence before hand.
4) 2027 may be a harder year for the association as Cal mac and C mal are building a new pier a 107 million project expected to last 3 years before completion, this may have a detrimental effect on the pontoon bookings due to noise but we will monitor this and work with the contractors in minimising the effect,
5) And if need be we may look for compensation if required.
6) The upside of the work is that the new pier will give us more shelter and there for less wear on the pontoons over the years due to weather,
7) We really have to look at replacing and upgrading the pontoons for the long term viability of the facility.

Financial review

The charity suffered a deficit of £24,841(2023: £35,804) for the year as a result of cost of electrical works to the pontoons and a reduction in income in the year.

The trustees' annual report was approved on ...27/10/2026..... and signed on behalf of the board of trustees by:

K Addison

Mr K Addison
Trustee

Port Ellen Harbour Association Limited

Company Limited by Guarantee

Independent Examiner's Report to the Trustees of Port Ellen Harbour Association Limited

Year ended 31 January 2026

I report to the trustees on my examination of the financial statements of Port Ellen Harbour Association Limited ('the charity') for the year ended 31 January 2026.

Responsibilities and basis of report

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

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts carried out under section 44(1)(c) of the 2005 Act. In carrying out my examination I have followed the requirements of Regulation 11 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Independent examiner's statement

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

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act, section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; or

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

3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or

4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Liam Campbell

Liam Campbell ACCA
Independent Examiner

5 Argyll Square
Oban
Argyll
PA34 4AZ

Port Ellen Harbour Association Limited

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 January 2026

	Note	2026 Unrestricted funds £	2026 Restricted funds £	2026 Total funds £	2025 Total funds £
Income and endowments					
Charitable activities	**5**	65,684	–	65,684	59,594
Total income		65,684	–	65,684	59,594
Expenditure					
Expenditure on charitable activities	**6,7**	94,960	3,200	98,160	84,435
Total expenditure		94,960	3,200	98,160	84,435
Net expenditure and net movement in funds		(29,276)	(3,200)	(32,476)	(24,841)
Reconciliation of funds					
Total funds brought forward		98,905	88,573	187,478	212,319
Total funds carried forward		69,629	85,373	155,002	187,478

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

The notes on pages 8 to 16 form part of these financial statements.

Port Ellen Harbour Association Limited

Company Limited by Guarantee

Statement of Financial Position

31 January 2026

	Note	2026 £	2025 £
Fixed assets			
Tangible fixed assets	**12**	120,623	127,496
Current assets			
Debtors	**13**	94	2,220
Cash at bank and in hand		36,792	61,255
		36,886	63,475
Creditors: amounts falling due within one year	**14**	2,507	3,493
Net current assets		34,379	59,982
Total assets less current liabilities		155,002	187,478
Net assets		155,002	187,478
Funds of the charity			
Restricted funds		85,373	88,573
Unrestricted funds		69,629	98,905
Total charity funds	**15**	155,002	187,478

For the year ending 31 January 2026 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

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

These financial statements were approved by the board of trustees and authorised for issue on ...27/10/2026....., and are signed on behalf of the board by:

K Addison

Mr K Addison
Trustee

The notes on pages 8 to 16 form part of these financial statements.

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Scotland and a registered charity in Scotland. The address of the registered office is R A Clement Associates, 5 Argyll Square, Oban, PA34 4AZ.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

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

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

Going concern

The income generated by the charity continues to reflect a positive economic outlook. There are no material uncertainties about the charity’s ability to continue as a going concern.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of (enter name of group financial statements) which can be obtained from (enter detail). As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the company.
(b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

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

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Income

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

3. Accounting policies *(continued)*

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.

- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.

- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

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

Building	-	2% straight line
Plant and machinery	-	10% straight line
Fixtures and fittings	-	10% straight line
Office Equipment	-	25% straight line
Dredging	-	10% straight line

3. Accounting policies *(continued)*

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

3. Accounting policies *(continued)*

Financial instruments *(continued)*

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The company is a company limited by guarantee and accordingly does not have a share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the charitable company in the event of its being wound up.

5. Charitable activities

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Pontoon Income	57,441	57,441	59,594	59,594
Other income	8,243	8,243	–	–
	65,684	65,684	59,594	59,594

6. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2026 £**
Operation of Harbour	91,414	3,200	94,614
Support costs	3,546	–	3,546
	94,960	3,200	98,160

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Operation of Harbour	45,754	34,694	80,448
Support costs	3,987	–	3,987
	49,741	34,694	84,435

7. Expenditure on charitable activities by activity type

	Activities undertaken directly	Support costs	**Total funds 2026**	Total fund 2025
	£	£	**£**	£
Operation of Harbour	94,614	–	94,614	80,448
Governance costs	–	3,546	3,546	3,987
	94,614	3,546	98,160	84,435

8. Net expenditure

Net expenditure is stated after charging/(crediting):

	2026	2025
	£	£
Depreciation of tangible fixed assets	6,873	38,563

9. Independent examination fees

	2026	2025
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	1,800	3,300

10. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2026	2025
	£	£
Wages and salaries	32,144	22,622

The average head count of employees during the year was 3 (2025: 3). The average number of full-time equivalent employees during the year is analysed as follows:

	2026	2025
	No.	No.
Staff	3	3

No employee received employee benefits of more than £60,000 during the year (2025: Nil).

11. Trustee remuneration and expenses

One or more trustees has been paid remuneration or received other benefits from employment with the charity or a related entity.

Under a provision in the governing document of the charity, Kurt Addison, the Company Secretary was remunerated for administration duties carried out as an employee of the charity at a cost of £16,096. No other payments of benefits occurred.

No trustee expenses have been incurred.

12. Tangible fixed assets

	Building £	Plant and machinery £	Fixtures and fittings £	Office Equipment £	Dredging £	**Total £**
Cost						
At 1 Feb 2025 and 31 Jan 2026	139,590	323,276	25,374	5,167	95,536	588,943
Depreciation						
At 1 Feb 2025	16,749	320,585	23,412	5,167	95,534	461,447
Charge for the year	2,792	2,691	1,388	–	2	6,873
At 31 Jan 2026	19,541	323,276	24,800	5,167	95,536	468,320
Carrying amount						
At 31 Jan 2026	120,049	–	574	–	–	120,623
At 31 Jan 2025	122,841	2,691	1,962	–	2	127,496

13. Debtors

	2026 £	2025 £
Prepayments and accrued income	94	2,220

14. Creditors: amounts falling due within one year

	2026 £	2025 £
Accruals and deferred income	25	1,114
Social security and other taxes	290	187
Other creditors	2,192	2,192
	2,507	3,493

15. Analysis of charitable funds

Unrestricted funds

	At 1 Feb 2025	Income	Expenditure	**At 31 Jan 2026**
	£	£	£	£
General funds	98,905	65,684	(94,960)	69,629

	At 1 Feb 2024	Income	Expenditure	At 31 Jan 2025
	£	£	£	£
General funds	89,052	59,594	(49,741)	98,905

Unrestricted funds are surpluses generated from charitable activities to create reserves which will be utilised for the replacement of fixed assets of the charity or any charitable activity.

Restricted funds

	At 1 Feb 2025	Income	Expenditure	**At 31 Jan 2026**
	£	£	£	£
Coastal communities Fund	88,573	–	(3,200)	85,373

	At 1 Feb 2024	Income	Expenditure	At 31 Jan 2025
	£	£	£	£
Coastal communities Fund	123,267	–	(34,694)	88,573

Restricted funds are grants from the Coastal Communities Fund applied to the purchase of pontoons and the provision of facilities in the harbour area available to tourists. A building was also purchased for conversion to a tourist information centre with facilities for boating visitors.

16. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2026 £**
Tangible fixed assets	34,286	86,337	120,623
Current assets	36,886	–	36,886
Creditors less than 1 year	(1,543)	(964)	(2,507)
Net assets	69,629	85,373	155,002

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Tangible fixed assets	37,959	89,537	127,496
Current assets	63,475	–	63,475
Creditors less than 1 year	(2,529)	(964)	(3,493)
Net assets	98,905	88,573	187,478

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

Port Ellen Harbour Association Limited

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 31 January 2026

	2026 £	2025 £
Income and endowments		
Charitable activities		
Pontoon Income	57,441	59,594
Other income	8,243	–
	65,684	59,594
Total income	65,684	59,594
Expenditure		
Expenditure on charitable activities		
Wages and salaries	(32,144)	(22,622)
Light and heat	(15,553)	(13,052)
Repairs and maintenance	(40,044)	(6,211)
Legal and professional fees	(1,800)	(3,300)
Depreciation	(6,873)	(38,563)
Administration	(1,746)	(687)
	(98,160)	(84,435)
Total expenditure	(98,160)	(84,435)
Net expenditure	(32,476)	(24,841)

Port Ellen Harbour Association Limited

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 January 2026

	2026	2025
	£	£
Expenditure on charitable activities		
Operation of Harbour		
Activities undertaken directly		
Salaries & Commissions	(32,144)	(22,622)
Rent, Rates, Insurance & Utilities	(15,553)	(13,052)
Site Maintenance	(40,044)	(6,211)
Depreciation	(6,873)	(38,563)
	(94,614)	(80,448)
Governance costs		
Governance costs - accountancy fees	(1,800)	(3,300)
Support costs - Administration	(1,746)	(687)
	(3,546)	(3,987)
Expenditure on charitable activities	(98,160)	(84,435)