Company registration number: SC204375
Charity registration number: SC029923

FINDHORN VILLAGE CENTRE
TRUSTEES' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

Goldwells Elgin
Wards House
Wards Road
Elgin
IV30 1NL

FINDHORN VILLAGE CENTRE
Contents

FINDHORN VILLAGE CENTRE
Reference and Administrative Details
For The Year Ended 31 December 2025

Trustees	Ms C M Hunt (MBE) - Chairperson Mr G Hunt Mrs S Horn Mrs C Low Mr B Parsons Mr S Russell
Charity Number	SC029923
Company Number	SC204375
Registered Office	The Old School, Church Place Findhorn Forres Morayshire IV36 3YR
Independent Examiner	Melanie Francis ACCA Goldwells Elgin Wards House Wards Road Elgin IV30 1NL

The trustees present their report and the financial statements for the year ended 31 December 2025.

Objectives and Activities

Aims and Objectives
The charity provides facilities to the general public for the enhancement of educational activities, social welfare, recreation and other leisure time activities, in an effort to improve the conditions of life for the inhabitants of Findhorn and the surrounding area.

The objective of the company is to provide low cost residential accommodation to educational establishments and visitors the area. The income generated from this activity unpins the community social activities that include, a lunch club, coffee morning, parent and toddler play sessions.

The charity is dependent on the support of volunteers who provide in excess of 2,000 hours unpaid services during the year to 31 December 2025.

Financial Review

Financial Position
The charity generated income totalling £63,346 during the year, including of £38,134 of hostel income and £19,665 of income generated from Muirton House. Total expenditure for the year was £98,833 resulting in a deficit of £35,487.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

This level of reserves has been maintained throughout the year. At the year end unrestricted funds stood at £123,279. The charity has previously received grants towards the purchase and renovation of Muirton House. Expenditure funded by these is treated as designated funds in the accounts and is reduced as the property is depreciated. These funds represent fixed assets and are not available for general charity expenditure. Designated funds at the year end stood at £344,216.

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

Structure, Governance and Management

Governing Document
The company is a recognised charity, number SC029923. It is a company limited by guarantee, not having a share capital and is governed by the rules set out in its Memorandum and Articles of Association.

The trustees, who are also the directors for the purpose of company law and who served during the year were;

Mrs Susan Horn
Ms C M Hunt (MBE) - chairperson
Mr Gary Hunt
Mr Samuel Russell
Mr Bryan Parsons
Mrs Catherine Low

New trustees are appointed at the annual general meeting or may be appointed by the existing trustee during the year. All trustees retire from office at the annual general meeting but are immediately eligible for re-appointment.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The management committee, which comprises the trustees and the treasurer, meet at least quarterly and are responsible for the strategic direction and policy of the charity. The committee Chairperson is Christine Hunt. At present the committee have six members from a variety of professional background which are all relevant to the charity.

The day to day responsibility for running the charity rests with the salaried Centre Administrator whose line manager is C Hunt, the trustee responsible for ensuring that the charity delivers the services specified and that key performance indicators are met. The Centre Administrator is also responsible for the supervision of staff and freelance workers and, together with the line manager, ensures that the team continue to develop their skills and working practices.

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

The trustees' report was approved by the board of trustees and signed on its behalf by:

....
Ms C M Hunt (MBE)
Trustee
Date 6/1/26

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2025.

Responsibilities and Basis of Report
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.

M Francis

Melanie Francis ACCA

Date 6/7/26

Goldwells Elgin
Wards House
Wards Road
Elgin
IV30 1NL

	Notes	2025 Unrestricted funds £	2024 Unrestricted funds £
INCOME AND ENDOWMENTS FROM:			
Donations and legacies	3	91	2
Charitable activities	4	59,605	70,955
Other	6	3,650	-
		63,346	70,957
EXPENDITURE ON:			
Charitable activities		(97,280)	(96,016)
Other		(1,553)	-
		(98,833)	(96,016)
NET EXPENDITURE		(35,487)	(25,059)
NET MOVEMENT IN FUNDS		(35,487)	(25,059)
RECONCILIATION OF FUNDS:			
Total funds brought forward		502,982	528,041
TOTAL FUNDS CARRIED FORWARD	16	467,495	502,982

The notes on pages 7 to 10 form part of these financial statements.

FINDHORN VILLAGE CENTRE
Balance Sheet
As At 31 December 2025

	Notes	2025 Unrestricted funds £	2024 Total funds £
FIXED ASSETS			
Tangible Assets	11	388,484	419,635
		388,484	419,635
CURRENT ASSETS			
Debtors	12	1,615	5,229
Cash at bank and in hand		85,139	88,434
		86,754	93,663
Creditors: Amounts Falling Due Within One Year	13	**(3,243)**	**(5,816)**
NET CURRENT ASSETS (LIABILITIES)		**83,511**	**87,847**
TOTAL ASSETS LESS CURRENT LIABILITIES		**471,995**	**507,482**
Creditors: Amounts Falling Due After More Than One Year	14	**(4,500)**	**(4,500)**
NET ASSETS		**467,495**	**502,982**
FUNDS OF THE CHARITY			
Unrestricted Funds		467,495	502,982
TOTAL FUNDS	16	467,495	502,982

For the year ending 31 December 2025 the charitable company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.
On behalf of the board

Ms C M Hunt (MBE)
Trustee
Date 6/7/26
The notes on pages 7 to 11 form part of these financial statements.

1. General Information
FINDHORN VILLAGE CENTRE is a company limited by guarantee, incorporated in Scotland, registered number SC204375 and registered charity number SC029923 . The registered office is The Old School, Church Place, Findhorn, Forres, Morayshire, IV36 3YR.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements
The financial statements 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 Companies Act 2006.

The charitable company is a Public Benefit Entity as defined by FRS 102.

2.2. 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.

2.3. Incoming Resources
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.

2.4. Resources Expended
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.

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

Freehold	4% on cost
Plant & Machinery	25% on reducing balance
Fixtures & Fittings	25% on reducing balance
Computer Equipment	33% on reducing balance

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

3. Income from Donations and Legacies

	2025 Unrestricted funds £	**2024 Unrestricted funds £**
Donations and gifts	91	2

4. Income from Charitable Activities

	2025 Unrestricted funds £	**2024 Unrestricted funds £**
Findhorn Village Centre	19,665	18,119
Hostel	38,134	50,318
Other trading activities	1,807	2,518
	59,605	70,955

5. Income from Other Trading Activities

	2025	2024
	£	£
SSE Fits	1,807	2,518

6. Other Income

	2025	2024
	Unrestricted funds	Unrestricted funds
	£	£
Refund from Moray Speyside advertising costs from 2021 - 2024	3,650	-

7. Net Income/(Expenditure)

The net expenditure is stated after charging/(crediting):

	2025	2024
	£	£
Bad debts	368	544
Depreciation of tangible fixed assets - owned	31,940	32,444
Gain/Loss on disposal of tangible fixed assets	19	-

8. Independent Examiner's Remuneration

	2025	2024
	£	£
Independent examination of the financial statements	966	980

9. Staff Costs

Staff costs were as follows:

	2025	2024
	£	£
Wages and salaries	14,654	13,982
Other pension costs	252	232
	14,906	14,214

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000.

10. Average Number of Employees

Average number of employees during the year was: 1 (2024: 1)

11. Tangible Assets

	Land & Property Freehold	Plant & Machinery	Fixtures & Fittings	Computer Equipment	Total
	£	£	£	£	£
Cost					
As at 1 January 2025	738,125	34,676	9,492	1,241	783,534
Additions	-	-	409	398	807
Disposals	-	(150)	(100)	-	(250)
As at 31 December 2025	738,125	34,526	9,801	1,639	784,091
Depreciation					
As at 1 January 2025	327,198	27,449	8,110	1,142	363,899
Provided during the period	29,525	1,804	446	165	31,940
Disposals	-	(139)	(93)	-	(232)
As at 31 December 2025	356,723	29,114	8,463	1,307	395,607
Net Book Value					
As at 31 December 2025	381,402	5,412	1,338	332	388,484
As at 1 January 2025	410,927	7,227	1,382	99	419,635

12. Debtors

	2025	2024
	£	£
Due within one year		
Trade debtors	192	3,893
Other debtors	1,423	1,327
	1,615	5,220
Due after more than one year		
Other debtors	-	9
	1,615	5,229

13. Creditors: Amounts Falling Due Within One Year

	2025	2024
	£	£
Accruals and deferred income	3,243	5,816

14. Creditors: Amounts Falling Due After More Than One Year

	2025	2024
	£	£
Other loans	4,500	4,500

15. Loans
An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due between one and five years:		
Other loans	4,500	4,500

16. Movement in Funds

	As at 1 January 2025	Income	Expenditure	As at 31 December 2025
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	131,823	63,346	(71,890)	123,279
Designated:				
Designated	371,159	-	(26,943)	344,216
Total unrestricted funds	502,982	63,346	(98,833)	467,495
Total funds	502,982	63,346	(98,833)	467,495

	As at 1 January 2024	Income	Expenditure	As at 31 December 2024
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	129,901	70,957	(69,035)	131,823
Designated:				
Designated	398,140	-	(26,981)	371,159
Total unrestricted funds	528,041	70,957	(96,016)	502,982
Total funds	528,041	70,957	(96,016)	502,982

17. Transactions with Trustees
None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.
No trustee expenses have been incurred.

18. Related Party Disclosures
There were no related party transactions for the year ended 31st December 2025.

19. Company limited by guarantee
The company is limited by guarantee and has no share capital.

Every member of the company undertakes to contribute to the assets of the company, in the event of a winding up, such an amount as may be required not exceeding £1.

20. Adjustment of cash balance
The adjustment to cash balance entry on the statement of financial activities are expenses that have been paid cash in previous years but have not yet been recorded. This adjustment corrects the cash balance at the year end.

FINDHORN VILLAGE CENTRE
Detailed Statement of Financial Activities (including Income and Expenditure Account)
For The Year Ended 31 December 2025

	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Donations	91	2
	91	2
Charitable Activities:		
Findhorn Village Centre		
FVC Income	19,665	18,119
	19,665	18,119
Hostel		
Hostel Income	38,134	50,318
	38,134	50,318
Other trading activities		
SSE FITS	1,807	2,518
	1,807	2,518
Other		
Refund from Moray Speyside advertising costs from 2021 - 2024	3,650	-
	3,650	-
	63,346	70,957
EXPENDITURE ON:		
Charitable Activities:		
Findhorn Village Centre		
Sundries	(1,080)	(1,368)
Costs of FVC activities	(828)	(951)
Wages and salaries	(14,654)	(13,982)
Employers pensions - defined contributions scheme	(252)	(232)
Subcontractor costs	(2,876)	(1,764)
Cleaning	(5,104)	(3,184)
Insurance	(1,376)	(1,312)
Printing, postage and stationery	(80)	(342)
Advertising and marketing costs	(320)	(1,104)
Telecommunications	(1,397)	(1,630)
Professional fees	(1,414)	(1,129)
Subscriptions	(398)	(565)
Bank charges	(879)	(1,003)
Charitable donations	(200)	-
Independent examiner's fees	(966)	(980)
	(31,824)	(29,546)
Hostel		
Hostel direct costs	(225)	(216)
Light and heat	(17,626)	(21,385)

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Repairs and maintenance	(10,318)	(8,348)
Cleaning	(4,960)	(3,533)
Bad debts written off	(368)	(544)
	(33,497)	(34,026)
Support costs		
Depreciation of plant and machinery	(1,804)	(2,409)
Depreciation of fixtures and fittings	(446)	(460)
Depreciation of computer equipment	(165)	(50)
Depreciation of freehold land and property	(29,525)	(29,525)
Deficit on disposal of tangible fixed assets	(19)	-
	(31,959)	(32,444)
Other		
Adjustment to cash balance	(1,553)	-
	(1,553)	-
	(98,833)	(96,016)
NET EXPENDITURE	**(35,487)**	**(25,059)**