

REGISTERED COMPANY NUMBER: SC235889 (Scotland)
REGISTERED CHARITY NUMBER: SC033413

Report of the Trustees and
Financial Statements for the Year Ended 31 October 2025
for
THE NORTH HARRIS TRUST
(CONSOLIDATED)

Mann Judd Gordon Ltd
Chartered Accountants
& Statutory Auditors
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

THE NORTH HARRIS TRUST

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for the Year Ended 31 October 2025**

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THE NORTH HARRIS TRUST

Report of the Trustees for the Year Ended 31 October 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 October 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).

This report relates to the operations of the charity and its wholly owned subsidiary North Harris Trading Company Limited which delivers specific elements of the charity's objectives.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The main objectives of the charity are:-

- to conserve the natural heritage of North Harris for the benefit of the community and the public at large and to promote open public access thereto insofar as this is not detrimental to such conservation;
- to promote trade and industry for the benefit of the general public;
- to relieve poverty and provide help for the aged, handicapped and infirm and to advance education and other charitable purposes beneficial to the community;
- to provide or promote the provision of housing for people in necessitous circumstances and also specially designed or adapted housing as may be required for the elderly, handicapped or disabled;
- to develop or promote the development of infrastructure for the benefit of the general public to improve communications throughout North Harris including piers, harbours, roads and bridges.

Significant activities

During the year, the charity:-

- Continued to operate the North Harris Recycling site at Urgha on behalf of CnES
- Supported Monan Wind Company plans to repower the windfarm with construction underway at the end of the year
- Further developed the Tarbert Growing Project to increase growing space, facilitated training and held an open day
- Co-ordinated red deer management in accordance with the Deer Management Plan and delivered the annual red deer cull with support from the Harris Stalking Club, Reasort Estates, and others
- Purchased thermal spotters for use by the Harris Stalking Club
- Continued to control *Gunnera tinctoria* in Harris, including the provision of equipment and training opportunities, and expanded control of other locally invasive plant species, particularly *Rhododendron ponticum*
- Continued to work with HHP to creating more affordable housing in Tarbert
- Commenced construction of two affordable homes for rent at Meavaig North.
- Secured Planning permission and started groundworks for the creation of two serviced self-build plots at Ardvourlie.
- Installed an emergency defibrillator at Huisinis and ran associated training;
- Undertook an annual review of progress to strategic objectives.
- Refreshed organisational IT infrastructure with new PCs and cloud storage
- Replaced the estate work vehicle
- Continued management of Tarbert War Memorial including routine maintenance
- Supported Scalpay Community Association in securing the redevelopment of the Scalpay Sporting Amenity
- Transferred the Croileagn building in Tarbert to Rionnagan Og at no cost
- Continued to maintain and enhance the estate footpath network with new pedestrian gates, fencing, handrails and interpretation panels
- Supported Tarbert in Bloom with painting, scrub removal and sign installation
- Supported S.E.S School in their horticultural activities
- Supported HVS in running playscheme activities
- Undertook a community mailshot to encourage membership
- Secured funding and installed a new visitor toilet at Meavaig North, with carpark improvements
- Secured planning permission for visitor parking at Chliostair dam track.

Volunteers

During the year, the charity worked with various volunteers from the local community and further afield. It welcomed students and other groups to assist with coast cleans, footpath repairs, and habitat monitoring.

THE NORTH HARRIS TRUST

Report of the Trustees for the Year Ended 31 October 2025

STRATEGIC REPORT

Achievements and performance

Charitable activities

During the year the charity:

- continued to administer, manage and maintain the North Harris Estate;
- continued the North Harris Ranger Service - activities included the guided walks programme;
- took part in the Community Land Outer Hebrides forum to share best practice amongst other Land Trusts;
- continued a major biodiversity project to plant 200,000 native trees over 4 years;
- provided funding to other local charitable organisations;
- facilitated the development of Scalpay Sporting Amenities by Scalpay Community Association.

Internal and external factors

The charity is partially dependent upon the continuing support of public funding agencies to assist in the ongoing delivery of the aims and objectives of the trust.

Financial review

Principal funding sources

The charity is dependent on grants, rental income and other estate income to fund its operational costs. Apart from rental income and other estate income the principal funding sources for the charity during the year were grants from the Scottish Government and SSE Hydro Community Fund. Full details of the charity's principal funding sources are included in the notes to the financial statements.

Investment policy and objectives

The charity's reserves are maintained in interest bearing bank accounts and on short term fixed deposits as the current level of reserves are required to meet the trust's short-term operational requirements.

Reserves policy

The general fund represents the unrestricted funds from past operating results. It also represents the free reserves of the charity. The operations contingency fund was set up to cover operating costs in times of need. It consists of £130,000 being 6 months of operating costs and further £45,000 as a cashflow contingency, bringing the total contingency reserves to £175,000. The trustees consider the level of the reserves at 31 October 2025 to be sufficient to meet the charity's operational requirements given the ongoing assistance being received from the public funding agencies.

During the year the charity's consolidated income exceeded expenditure resulting in net income of £446,894 for the period (2024 - £186,301). This results in an increase of £299,751 in unrestricted funds after fund transfers, and an increase of £147,143 in restricted funds. Unrestricted reserves has as a result increased to £765,213 and restricted funds increased to £4,940,978.

Future plans

The charity plans to continue to grow reliable annual income. The charity's plans for the future include the ongoing management, maintenance and development of the North Harris Estate.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The trust is a charitable company limited by guarantee, incorporated on 23 August 2002 and registered as a charity on 23 August 2002. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £1.

Recruitment and appointment of new trustees

The directors of the company are also charity trustees for the purposes of charity law.

Under the terms of the Memorandum and Articles of Association the Elected Directors are appointed by the whole body of members at the Annual General Meeting. One third of the Elected Directors must retire by rotation at each Annual General Meeting.

The Board may also invite any Nominated Member of the company to nominate representatives to be appointed as Nominated Directors. Nominated Directors do not require to retire by rotation.

THE NORTH HARRIS TRUST

Report of the Trustees for the Year Ended 31 October 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The board consists of voluntary directors who manage the affairs of the charity through regular board meetings. The charity has reviewed its internal operational structure to assist in the effective management of the organisation. Decisions from the board are implemented by the management team comprising Manager, Senior Development Officer and Office & Land Administrator.

Induction and training of new trustees

The charity undertakes training for trustees to ensure awareness and understanding of:-

- the responsibilities of directors;
- the organisational structure of the charity;
- the financial position of the charity; and
- the future plans and objectives of the charity.

Wider network

The charity has established links with other organisations and agencies to foster the aims and objectives of the organisation.

Related parties

In November 2004 the charity set up a wholly owned subsidiary company, North Harris Trading Company Limited, to develop community-owned renewable energy projects. The company's results have been consolidated into these financial statements.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and

The financial, people, programme and operational risks facing the charity are detailed in the Risk Register.

The systems of financial control, which are designed to provide reasonable assurance against material misstatement or loss, currently include the following:

- a business plan and an annual budget approved by the trustees;
- regular consideration by the trustees of actual results compared with budgets and forecasts; and
- identification and management of financial risks by the Board and line management.

During the year, the trustees were heavily involved in these control systems as part through their regular activities, which included:

monitoring the quarterly management information, reviewing proposed budgets and reviewing high level risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

SC235889 (Scotland)

Registered Charity number

SC033413

Registered office

Tigh an Urrais
Main Street
Tarbert
Isle of Harris
HS3 3DB

THE NORTH HARRIS TRUST

Report of the Trustees for the Year Ended 31 October 2025

Trustees

P J Butterfield (resigned 4.11.25)
K A Lewis
K M Mackay
C J Mackay
B M Mackay
D J Morrison
P A Russ
R Mackinnon
S King (resigned 12.9.25)
S P Morrison
J M Sutton (appointed 27.1.25)
F Bihan-Gallic (appointed 9.6.25) (resigned 1.9.25)

Company Secretary

M J Hunter

Senior Statutory Auditor

John E Moffat BA FCA

Auditors

Mann Judd Gordon Ltd
Chartered Accountants
& Statutory Auditors
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

Solicitors

Anderson MacArthur
Old Bank of Scotland Buildings
Stornoway
Isle of Lewis
HS1 2BG

Manager

M J Hunter

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The North Harris Trust for the purposes of company law) 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) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

THE NORTH HARRIS TRUST

Report of the Trustees for the Year Ended 31 October 2025

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Company 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).

Under company 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 group and parent charitable company and of the incoming resources and application of resources, including the income and expenditure, of the group and parent charitable company 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;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and parent charitable company 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 group and parent charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the group and parent charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

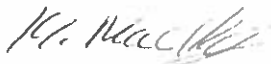
In so far as the trustees are aware:

- there is no relevant audit information of which the group and parent charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, Mann Judd Gordon Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 1 June 2026 and signed on the board's behalf by:



K M Mackay - Trustee

Report of the Independent Auditors to the Members of The North Harris Trust

Opinion

We have audited the financial statements of The North Harris Trust (the 'parent charitable company') and its subsidiary (the 'group') for the year ended 31 October 2025 which comprise the group and parent charitable company's Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the group and parent charitable company's affairs as at 31 October 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group and parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

**Report of the Independent Auditors to the Members of
The North Harris Trust**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the group and parent charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the group and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group and parent charitable company or to cease operations, or have no realistic alternative but to do so.

Report of the Independent Auditors to the Members of The North Harris Trust

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We assessed the risks of material misstatement in respect of fraud as follows:

As part of our audit team discussion, we identified if any particular area was more susceptible to misstatement. A list of the known related parties was compiled along with an expectation of transactions between them. We then made fraud enquires of those charged with governance and confirmed our related party list.

Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above. We corroborated our enquiries of those charged with governance by a review of the board minutes to date, a review of the bank statements to date and a review of legal fees charged in the year for any evidence of legal or regulatory issues. Our considerations at planning were corroborated and no further legal or regulatory issues were noted.

We considered the risk of fraud through management override and, in response, we incorporated testing of manual journal entries throughout the year into our audit approach. A review of the year of bank statements was undertaken, to identify any large or unusual transactions. No transactions outside the normal course of business were identified.

Given the size of the entity, segregation of duties is limited, so we designed our audit procedures to identify and to address any material misstatements arising from this. Appropriate approval controls were found to be in place.

As the parent charitable company of North Harris Trading Company Limited, we have considered any instance of non-compliance by the subsidiary company and subsequent effect on the group. We are auditors for all entities within the group.

The engagement partner's assessment of whether the engagement team collectively had the appropriate competence and capabilities to identify or recognise non-compliance with laws and regulations concluded that the overall risk of fraud and misstatement was low and the experience of the audit team assigned was sufficient and no specialists were required. An appropriate level of materiality has been calculated in consideration of the inherent difficulty in detecting irregularities along with the perceived level of risk.

There are inherent limitations in the audit procedures described above that result in an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with International Standards on Auditing (UK). The further removed non-compliance with laws and regulations is from the events and financial transactions in the financial statements, the less likely the auditor is to become aware of it or recognise non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment through forgery, collusion, omission or misrepresentation. The primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**Report of the Independent Auditors to the Members of
The North Harris Trust**

Use of our report

This report is made solely to the group and parent charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the group and parent charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the group and parent charitable company and the group and parent charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

John E Moffat BA FCA (Senior Statutory Auditor)
for and on behalf of Mann Judd Gordon Ltd
Chartered Accountants
& Statutory Auditors
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

1 June 2026

THE NORTH HARRIS TRUST

**Statement of Financial Activities - Group
for the Year Ended 31 October 2025**

	Notes	Unrestricted funds £	Restricted funds £	31.10.25 Total funds £	31.10.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	16,342	551	16,893	16,095
Charitable activities	5				
Charitable Activities		66,737	499,313	566,050	342,022
Other trading activities	3	180,858	-	180,858	162,437
Investment income	4	<u>220,328</u>	<u>-</u>	<u>220,328</u>	<u>163,102</u>
Total		<u>484,265</u>	<u>499,864</u>	<u>984,129</u>	<u>683,656</u>
EXPENDITURE ON					
Raising funds	6	69,523	-	69,523	65,851
Charitable activities	7				
Charitable Activities		<u>308,272</u>	<u>159,440</u>	<u>467,712</u>	<u>431,774</u>
Total		<u>377,795</u>	<u>159,440</u>	<u>537,235</u>	<u>497,625</u>
NET INCOME		106,470	340,424	446,894	186,031
Transfers between funds	18	<u>193,281</u>	<u>(193,281)</u>	<u>-</u>	<u>-</u>
Net movement in funds		299,751	147,143	446,894	186,031
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>465,462</u>	<u>4,793,835</u>	<u>5,259,297</u>	<u>5,073,266</u>
TOTAL FUNDS CARRIED FORWARD		<u>765,213</u>	<u>4,940,978</u>	<u>5,706,191</u>	<u>5,259,297</u>

The notes form part of these financial statements

THE NORTH HARRIS TRUST

**Statement of Financial Activities – Charity only
(Incorporating an Income and Expenditure Account)
for the Year Ended 31 October 2025**

	Unrestricted funds £	Restricted funds £	31.10.25 Total funds £	31.10.24 Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies	18,532	551	19,083	17,324
Charitable activities				
Charitable activities	90,626	499,313	589,939	363,646
Other trading activities	70,297	-	70,297	65,545
Investment income	<u>220,892</u>	<u>-</u>	<u>220,892</u>	<u>162,852</u>
Total	<u>400,347</u>	<u>499,864</u>	<u>900,211</u>	<u>609,367</u>
EXPENDITURE ON				
Charitable activities				
Charitable activities	<u>308,311</u>	<u>159,440</u>	<u>467,751</u>	<u>431,774</u>
NET INCOME	92,036	340,424	432,460	177,593
Transfers between funds	<u>193,281</u>	<u>(193,281)</u>	<u>-</u>	<u>-</u>
Net movement in funds	285,317	147,143	432,460	177,593
RECONCILIATION OF FUNDS				
Total funds brought forward	<u>437,677</u>	<u>4,793,835</u>	<u>5,231,512</u>	<u>5,053,919</u>
TOTAL FUNDS CARRIED FORWARD	<u>722,994</u>	<u>4,940,978</u>	<u>5,663,972</u>	<u>5,231,512</u>

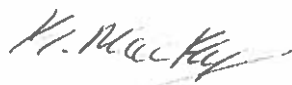
The notes form part of these financial statements

THE NORTH HARRIS TRUST

Balance Sheet - Group 31 October 2025

	Notes	Unrestricted funds £	Restricted funds £	31.10.25 Total funds £	31.10.24 Total funds £
FIXED ASSETS					
Tangible assets	14	280,574	4,741,660	5,022,234	4,643,130
CURRENT ASSETS					
Stocks	15	10,752	-	10,752	11,029
Debtors	16	184,836	5,030	189,866	115,279
Cash at bank and in hand		<u>338,053</u>	<u>194,291</u>	<u>532,344</u>	<u>591,532</u>
		533,641	199,321	732,962	717,840
CREDITORS					
Amounts falling due within one year	17	(49,002)	(3)	(49,005)	(101,673)
NET CURRENT ASSETS		<u>484,639</u>	<u>199,318</u>	<u>683,957</u>	<u>616,167</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>765,213</u>	<u>4,940,978</u>	<u>5,706,191</u>	<u>5,259,297</u>
NET ASSETS		<u>765,213</u>	<u>4,940,978</u>	<u>5,706,191</u>	<u>5,259,297</u>
FUNDS	18				
Unrestricted funds				765,213	465,462
Restricted funds				<u>4,940,978</u>	<u>4,793,835</u>
TOTAL FUNDS				<u>5,706,191</u>	<u>5,259,297</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 1 June 2026 and were signed on its behalf by:



K M Mackay - Trustee

The notes form part of these financial statements

THE NORTH HARRIS TRUST

Balance Sheet – Charity only 31 October 2025

	Notes	Unrestricted funds £	Restricted funds £	31.10.25 Total funds £	31.10.24 Total funds £
FIXED ASSETS					
Tangible assets	14	183,540	4,741,660	4,925,200	4,572,331
Investments	15	<u>60,000</u>	<u>-</u>	<u>60,000</u>	<u>60,000</u>
		243,540	4,741,660	4,985,200	4,632,331
CURRENT ASSETS					
Debtors	16	215,546	5,030	220,576	121,351
Cash at bank and in hand		<u>304,625</u>	<u>194,291</u>	<u>498,916</u>	<u>574,619</u>
		520,171	199,321	719,492	695,970
CREDITORS					
Amounts falling due within one year	17	(40,717)	(3)	(40,720)	(96,789)
NET CURRENT ASSETS		<u>479,454</u>	<u>199,318</u>	<u>678,772</u>	<u>599,181</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>722,994</u>	<u>4,940,978</u>	<u>5,663,972</u>	<u>5,231,512</u>
NET ASSETS		<u>722,994</u>	<u>4,940,978</u>	<u>5,663,972</u>	<u>5,231,512</u>
FUNDS	18				
Unrestricted funds				722,994	437,677
Restricted funds				<u>4,940,978</u>	<u>4,793,835</u>
TOTAL FUNDS				<u>5,663,972</u>	<u>5,231,512</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 1 June 2026 and were signed on its behalf by:



K M Mackay - Trustee

The notes form part of these financial statements

THE NORTH HARRIS TRUST

**Cash Flow Statement - Group
for the Year Ended 31 October 2025**

	Notes	31.10.25 £	31.10.24 £
Cash flows from operating activities			
Cash generated from operations	1	414,511	358,947
Finance costs paid		<u>(1,396)</u>	<u>(971)</u>
Net cash provided by operating activities		<u>413,115</u>	<u>357,976</u>
 Cash flows from investing activities			
Purchase of tangible fixed assets		(500,170)	(351,053)
Sale of tangible fixed assets		1,844	-
Interest received		<u>26,023</u>	<u>19,321</u>
Net cash used in investing activities		<u>(472,303)</u>	<u>(331,732)</u>
 Change in cash and cash equivalents in the reporting period		 (59,188)	 26,244
Cash and cash equivalents at the beginning of the reporting period		<u>591,532</u>	<u>565,288</u>
 Cash and cash equivalents at the end of the reporting period		 <u>532,344</u>	 <u>591,532</u>

The notes form part of these financial statements

THE NORTH HARRIS TRUST

**Notes to the Cash Flow Statement - Group
for the Year Ended 31 October 2025**

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.10.25 £	31.10.24 £
Net income for the reporting period (as per the Statement of Financial Activities)	446,894	186,031
Adjustments for:		
Depreciation charges	119,222	111,092
Interest received	(26,023)	(19,321)
Finance costs	1,396	971
Decrease/(increase) in stocks	277	(367)
(Increase)/decrease in debtors	(74,587)	7,719
(Decrease)/increase in creditors	<u>(52,668)</u>	<u>72,822</u>
Net cash provided by operations	<u>414,511</u>	<u>358,947</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.11.24 £	Cash flow £	At 31.10.25 £
Net cash			
Cash at bank and in hand	<u>591,532</u>	<u>(59,188)</u>	<u>532,344</u>
	<u>591,532</u>	<u>(59,188)</u>	<u>532,344</u>
Total	<u>591,532</u>	<u>(59,188)</u>	<u>532,344</u>

The notes form part of these financial statements

THE NORTH HARRIS TRUST

**Cash Flow Statement – Charity only
for the Year Ended 31 October 2025**

	Notes	31.10.25 £	31.10.24 £
Cash flows from operating activities			
Cash generated from operations	1	361,785	333,597
Finance costs paid		<u>(1,396)</u>	<u>(971)</u>
Net cash provided by operating activities		<u>360,389</u>	<u>332,626</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(462,679)	(319,105)
Interest received		<u>26,587</u>	<u>19,071</u>
Net cash used in investing activities		<u>(436,092)</u>	<u>(300,034)</u>
Change in cash and cash equivalents in the reporting period		<u>(75,703)</u>	<u>32,592</u>
Cash and cash equivalents at the beginning of the reporting period		<u>574,619</u>	<u>542,027</u>
Cash and cash equivalents at the end of the reporting period		<u>498,916</u>	<u>574,619</u>

The notes form part of these financial statements

THE NORTH HARRIS TRUST

**Notes to the Cash Flow Statement – Charity only
for the Year Ended 31 October 2025**

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.10.25 £	31.10.24 £
Net income for the reporting period (as per the Statement of Financial Activities)	432,460	177,593
Adjustments for:		
Depreciation charges	109,810	101,802
Interest received	(26,587)	(19,071)
Finance costs	1,396	971
Increase in debtors	(99,225)	(2,243)
(Decrease)/increase in creditors	(56,069)	74,545
Net cash provided by operations	<u>361,785</u>	<u>333,597</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.11.24 £	Cash flow £	At 31.10.25 £
Net cash			
Cash at bank and in hand	<u>574,619</u>	<u>(75,703)</u>	<u>498,916</u>
	<u>574,619</u>	<u>(75,703)</u>	<u>498,916</u>
Total	<u>574,619</u>	<u>(75,703)</u>	<u>498,916</u>

THE NORTH HARRIS TRUST

Notes to the Financial Statements for the Year Ended 31 October 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the group and parent charitable company, 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 Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The financial statements are prepared in sterling which is the functional currency of the charity, and amounts are rounded to the nearest £.

Going concern

The charity is a going concern and there are no material uncertainties casting significant doubt over its ability to continue as a going concern.

Consolidated financial statements

The consolidated accounts incorporate the accounts of the parent charitable company, The North Harris Trust and its wholly-owned subsidiary, The North Harris Trading Company Limited. All inter-company transactions and year-end balances are removed on consolidation.

Critical accounting judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions that affect the amounts reported for assets, liabilities, income and expenditure.

The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in future periods should it affect future periods.

The estimates and assumptions which carry a higher degree of risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows:

Useful economic lives of tangible fixed assets

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. They are amended when necessary to reflect current estimates, future investment, economic utilisation and the physical condition of the assets. See note 15 for details of the values of tangible fixed assets.

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. Income received in advance is deferred until the criteria for income recognition are met.

Grants generated to support the objects of the charity and without further specified purpose are taken to the Statement of Financial Activities in that period. Grants received which are related to capital expenditure or are for a specified purpose are transferred to Restricted Funds and are utilised to fund the future depreciation of the related capital expenditure or fund the costs relating to the specified purpose.

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.

THE NORTH HARRIS TRUST

Notes to the Financial Statements - continued for the Year Ended 31 October 2025

I. ACCOUNTING POLICIES - continued

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its objects and activities. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them. The allocation of direct and support costs are analysed in the notes to the financial statements.

Governance costs

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include audit fees and costs linked to the strategic management of the charity.

Allocation and apportionment of costs

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis e.g. estimated usage.

Tangible fixed assets

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

Land	- not provided
Estate improvements	- 10% depreciation on cost and 5% depreciation on cost
Buildings	- 10% depreciation on cost and 2% depreciation on cost
Plant and machinery	- 20% depreciation on cost
Fixtures and fittings	- 20% depreciation on cost
Motor vehicles	- 25% depreciation on cost
Equipment	- 20% depreciation on cost

Tangible fixed assets are stated at cost less accumulated depreciation. The costs of minor additions or those costing below £100 are not capitalised.

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

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.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

THE NORTH HARRIS TRUST

Notes to the Financial Statements - continued for the Year Ended 31 October 2025

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits

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.

Debtors and creditors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2. DONATIONS AND LEGACIES

	31.10.25	31.10.24
	£	£
Donations	<u>16,893</u>	<u>16,095</u>

3. OTHER TRADING ACTIVITIES

	31.10.25	31.10.24
	£	£
Fundraising	70,297	65,545
NHTC sales	<u>110,561</u>	<u>96,892</u>
	<u>180,858</u>	<u>162,437</u>

4. INVESTMENT INCOME

	31.10.25	31.10.24
	£	£
Rents received	194,305	143,781
Interest received	<u>26,023</u>	<u>19,321</u>
	<u>220,328</u>	<u>163,102</u>

All investment income arises from assets held within the UK.

THE NORTH HARRIS TRUST

Notes to the Financial Statements - continued for the Year Ended 31 October 2025

5. INCOME FROM CHARITABLE ACTIVITIES

		31.10.25	31.10.24
	Activity	£	£
Land sales	Charitable Activities	4,250	6,700
Grants	Charitable Activities	509,056	286,871
Game income	Charitable Activities	42,244	43,451
Employment Allowance	Charitable Activities	<u>10,500</u>	<u>5,000</u>
		<u>566,050</u>	<u>342,022</u>

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

	31.10.25	31.10.24
	£	£
Nature Scot	(2,898)	34,628
Comhairle nan Eilean Siar	12,285	175,547
Bord na Gaidhlig	15,121	7,271
Western Isles Development Trust	-	1,500
Scottish Government	270,000	60,056
Highlands & Islands Enterprise	8,502	-
Mushroom Trust	-	2,000
Pebble Trust	-	5,869
Community Land Outer Hebrides	43,760	-
SSE Hydro Community Fund	150,000	-
Agri-Environment Climate Scheme	<u>12,286</u>	<u>-</u>
	<u>509,056</u>	<u>286,871</u>

6. RAISING FUNDS

Other trading activities

	31.10.25	31.10.24
	£	£
NHTC purchases	45,460	45,306
NHTC operating costs	14,651	11,255
Depreciation	<u>9,412</u>	<u>9,290</u>
	<u>69,523</u>	<u>65,851</u>

7. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 8)	Support costs (see note 9)	Totals
	£	£	£
Charitable Activities	<u>408,310</u>	<u>59,402</u>	<u>467,712</u>

THE NORTH HARRIS TRUST

**Notes to the Financial Statements - continued
for the Year Ended 31 October 2025**

8. DIRECT COSTS OF CHARITABLE ACTIVITIES

	31.10.25	31.10.24
	£	£
Staff costs	231,352	195,881
Repairs and maintenance	21,194	33,944
Legal and professional fees	7,686	5,557
Huishinish Gateway operations	13,124	14,159
Donations	4,872	10,700
Consultancy fees	-	7,600
Grazings Compensation	20,272	15,881
Depreciation	<u>109,810</u>	<u>101,802</u>
	<u>408,310</u>	<u>385,524</u>

9. SUPPORT COSTS

	Property	Administration	Governance	Totals
	£	£	costs £	£
Charitable Activities	<u>24,532</u>	<u>28,870</u>	<u>6,000</u>	<u>59,402</u>

Support costs, included in the above, are as follows:

	31.10.25	31.10.24
	Charitable Activities £	Total activities £
Rates and water	2,461	2,532
Insurance	16,849	12,292
Light and heat	1,127	2,968
Telephone	4,095	3,766
Other operating leases	1,872	1,058
Postage and stationery	3,821	3,981
Marketing and advertising	838	292
Travel expenses	2,275	1,022
Motor expenses	11,512	7,208
Training	3,515	1,741
Meeting expenses	519	666
Protective Clothing	1,664	-
Subscriptions	533	567
Sundry expenses	925	1,486
Finance costs	1,396	971
Auditors' remuneration	<u>6,000</u>	<u>5,700</u>
	<u>59,402</u>	<u>46,250</u>

THE NORTH HARRIS TRUST

**Notes to the Financial Statements - continued
for the Year Ended 31 October 2025**

10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.10.25	31.10.24
	£	£
Auditors' remuneration	6,000	5,700
Depreciation - owned assets	119,222	111,093
Other operating leases	<u>47,332</u>	<u>46,364</u>

11. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

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

12. STAFF COSTS

	31.10.25	31.10.24
	£	£
Wages and salaries	204,641	172,961
Social security costs	19,456	14,816
Other pension costs	<u>7,255</u>	<u>8,104</u>
	<u>231,352</u>	<u>195,881</u>

The average monthly number of employees during the year was as follows:

	31.10.25	31.10.24
Charitable activities	7	6
Management and administration	<u>2</u>	<u>2</u>
	<u>9</u>	<u>8</u>

No employees received emoluments in excess of £60,000.

13. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - Group

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	12,391	3,704	16,095
Charitable activities			
Charitable Activities	55,151	286,871	342,022
Other trading activities	159,792	2,645	162,437
Investment income	<u>163,102</u>	<u>-</u>	<u>163,102</u>
Total	<u>390,436</u>	<u>293,220</u>	<u>683,656</u>

EXPENDITURE ON

THE NORTH HARRIS TRUST

**Notes to the Financial Statements - continued
for the Year Ended 31 October 2025**

13. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - Group - continued

	Unrestricted funds £	Restricted funds £	Total funds £
Raising funds	65,851	-	65,851
Charitable activities			
Charitable Activities	<u>275,417</u>	<u>156,357</u>	<u>431,774</u>
Total	<u>341,268</u>	<u>156,357</u>	<u>497,625</u>
NET INCOME	49,168	136,863	186,031
Transfers between funds	<u>(101,860)</u>	<u>101,860</u>	<u>-</u>
Net movement in funds	(52,692)	238,723	186,031
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>518,153</u>	<u>4,555,113</u>	<u>5,073,266</u>
TOTAL FUNDS CARRIED FORWARD	<u><u>465,461</u></u>	<u><u>4,793,836</u></u>	<u><u>5,259,297</u></u>

14. TANGIBLE FIXED ASSETS - Group

	Land £	Estate improvements £	Buildings £	Plant and machinery £
COST				
At 1 November 2024	2,411,357	540,672	2,193,906	135,040
Additions	-	59,103	381,557	19,991
Disposals	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
At 31 October 2025	<u>2,411,357</u>	<u>599,775</u>	<u>2,575,463</u>	<u>155,031</u>
DEPRECIATION				
At 1 November 2024	-	163,680	474,675	66,740
Charge for year	-	42,354	45,387	8,391
Eliminated on disposal	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
At 31 October 2025	<u>-</u>	<u>206,034</u>	<u>520,062</u>	<u>75,131</u>
NET BOOK VALUE				
At 31 October 2025	<u>2,411,357</u>	<u>393,741</u>	<u>2,055,401</u>	<u>79,900</u>
At 31 October 2024	<u>2,411,357</u>	<u>376,992</u>	<u>1,719,231</u>	<u>68,300</u>

THE NORTH HARRIS TRUST

**Notes to the Financial Statements - continued
for the Year Ended 31 October 2025**

14. TANGIBLE FIXED ASSETS - Group - continued

	Fixtures and fittings £	Motor vehicles £	Equipment £	Totals £
COST				
At 1 November 2024	13,787	20,254	149,304	5,464,320
Additions	-	17,500	22,019	500,170
Disposals	-	(14,600)	-	(14,600)
At 31 October 2025	<u>13,787</u>	<u>23,154</u>	<u>171,323</u>	<u>5,949,890</u>
DEPRECIATION				
At 1 November 2024	13,787	17,754	84,554	821,190
Charge for year	-	1,021	22,069	119,222
Eliminated on disposal	-	(12,756)	-	(12,756)
At 31 October 2025	<u>13,787</u>	<u>6,019</u>	<u>106,623</u>	<u>927,656</u>
NET BOOK VALUE				
At 31 October 2025	<u>-</u>	<u>17,135</u>	<u>64,700</u>	<u>5,022,234</u>
At 31 October 2024	<u>-</u>	<u>2,500</u>	<u>64,750</u>	<u>4,643,130</u>

TANGIBLE FIXED ASSETS – Charity only

	Land £	Estate improvements £	Buildings £
COST			
At 1 November 2024	2,411,357	540,672	2,193,906
Additions	-	59,103	381,557
Disposals	-	-	-
At 31 October 2025	<u>2,411,357</u>	<u>599,775</u>	<u>2,575,463</u>
DEPRECIATION			
At 1 November 2024	-	163,680	474,674
Charge for year	-	42,354	45,387
Eliminated on disposal	-	-	-
At 31 October 2025	<u>-</u>	<u>206,034</u>	<u>520,061</u>
NET BOOK VALUE			
At 31 October 2025	<u>2,411,357</u>	<u>393,741</u>	<u>2,055,402</u>
At 31 October 2024	<u>2,411,357</u>	<u>376,992</u>	<u>1,719,232</u>

THE NORTH HARRIS TRUST

**Notes to the Financial Statements - continued
for the Year Ended 31 October 2025**

14. TANGIBLE FIXED ASSETS – Charity only - continued

	Fixtures and fittings £	Motor vehicles £	Equipment £	Totals £
COST				
At 1 November 2024	13,787	10,654	149,304	5,319,680
Additions	-	-	22,019	462,679
Disposals	-	(5,000)	-	(5,000)
At 31 October 2025	<u>13,787</u>	<u>5,654</u>	<u>171,323</u>	<u>5,777,359</u>
DEPRECIATION				
At 1 November 2024	13,787	10,654	84,554	747,349
Charge for year	-	-	22,069	109,810
Eliminated on disposal	-	(5,000)	-	(5,000)
At 31 October 2025	<u>13,787</u>	<u>5,654</u>	<u>106,623</u>	<u>852,159</u>
NET BOOK VALUE				
At 31 October 2025	<u>-</u>	<u>-</u>	<u>64,700</u>	<u>4,925,200</u>
At 31 October 2024	<u>-</u>	<u>-</u>	<u>64,750</u>	<u>4,572,331</u>

15. STOCKS

	Group		Charity only	
	31.10.25	31.10.24	31.10.25	31.10.24
	£	£	£	£
Stocks	<u>10,752</u>	<u>11,029</u>	<u>-</u>	<u>-</u>

16. DEBTORS

	Group		Charity only	
	31.10.25	31.10.24	31.10.25	31.10.24
	£	£	£	£
Amounts falling due within one year:				
Trade debtors	24,896	7,722	24,582	3,204
Grants receivable	98,256	38,882	98,256	38,882
VAT	6,065	2,303	-	-
Prepayments and accrued income	<u>60,649</u>	<u>66,372</u>	<u>54,128</u>	<u>62,265</u>
	<u>189,866</u>	<u>115,279</u>	<u>176,966</u>	<u>104,351</u>
Amounts falling due after more than one year:				
Amounts owed by group undertakings	<u>-</u>	<u>-</u>	<u>43,610</u>	<u>17,000</u>
Aggregate amounts	<u>189,866</u>	<u>115,279</u>	<u>220,576</u>	<u>121,351</u>

THE NORTH HARRIS TRUST

**Notes to the Financial Statements - continued
for the Year Ended 31 October 2025**

17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Charity only	
	31.10.25	31.10.24	31.10.25	31.10.24
	£	£	£	£
Trade creditors	3,232	9,898	1,768	7,988
Taxation and social security	4,508	3,673	4,508	3,673
Other creditors	<u>41,265</u>	<u>88,102</u>	<u>34,444</u>	<u>85,128</u>
	<u>49,005</u>	<u>101,673</u>	<u>40,720</u>	<u>96,789</u>

18. MOVEMENT IN FUNDS - Group

	At 1.11.24 £	Net movement in funds £	Transfers between funds £	At 31.10.25 £
Unrestricted funds				
General fund	290,462	106,470	193,281	590,213
Operations Contingency Fund	<u>175,000</u>	<u>-</u>	<u>-</u>	<u>175,000</u>
	465,462	106,470	193,281	765,213
Restricted funds				
Office Building Fund	360,931	(14,170)	-	346,761
Development Projects Fund	358,811	418,957	8,802	786,570
Land Management Fund	16,345	(838)	-	15,507
Quayside Cottages Fund	295,075	-	(178,609)	116,466
Estate Improvements Fund	67,570	(9,229)	-	58,341
Business Units Fund	590,973	(15,030)	-	575,943
Estate Purchase Fund	2,372,579	(2,000)	-	2,370,579
Huisinis Redevelopment Fund	248,009	(5,671)	-	242,338
Scalpay Care Unit Redevelopment	237,598	(5,578)	-	232,020
Ardvourlie Hub	28,346	(3,247)	-	25,099
Ranger Fund	-	1,188	-	1,188
Native Woodland Project	<u>217,598</u>	<u>(23,958)</u>	<u>(23,474)</u>	<u>170,166</u>
	<u>4,793,835</u>	<u>340,424</u>	<u>(193,281)</u>	<u>4,940,978</u>
TOTAL FUNDS	<u>5,259,297</u>	<u>446,894</u>	<u>-</u>	<u>5,706,191</u>

THE NORTH HARRIS TRUST

**Notes to the Financial Statements - continued
for the Year Ended 31 October 2025**

18. MOVEMENT IN FUNDS - Group - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	484,265	(377,795)	106,470
Restricted funds			
Office Building Fund	-	(14,170)	(14,170)
Development Projects Fund	472,813	(53,856)	418,957
Land Management Fund	(1)	(837)	(838)
Estate Improvements Fund	-	(9,229)	(9,229)
Business Units Fund	-	(15,030)	(15,030)
Estate Purchase Fund	-	(2,000)	(2,000)
Huisinis Redevelopment Fund	-	(5,671)	(5,671)
Scalpay Care Unit Redevelopment	1	(5,579)	(5,578)
Ardvourlie Hub	-	(3,247)	(3,247)
Ranger Fund	27,051	(25,863)	1,188
Native Woodland Project	-	(23,958)	(23,958)
	<u>499,864</u>	<u>(159,440)</u>	<u>340,424</u>
TOTAL FUNDS	<u>984,129</u>	<u>(537,235)</u>	<u>446,894</u>

Comparatives for movement in funds

	At 1.11.23 £	Net movement in funds £	Transfers between funds £	At 31.10.24 £
Unrestricted funds				
General fund	426,153	49,169	(184,860)	290,462
Operations Contingency Fund	<u>92,000</u>	<u>-</u>	<u>83,000</u>	<u>175,000</u>
	518,153	49,169	(101,860)	465,462
Restricted funds				
Office Building Fund	375,101	(14,170)	-	360,931
Development Projects Fund	41,639	215,312	101,860	358,811
Land Management Fund	19,829	(3,484)	-	16,345
Quayside Cottages Fund	295,075	-	-	295,075
Estate Improvements Fund	73,454	(5,884)	-	67,570
Business Units Fund	606,003	(15,030)	-	590,973
Estate Purchase Fund	2,374,579	(2,000)	-	2,372,579
Huisinis Redevelopment Fund	253,680	(5,671)	-	248,009
Scalpay Care Unit Redevelopment	243,177	(5,579)	-	237,598
Ardvourlie Hub	31,593	(3,247)	-	28,346
Native Woodland Project	<u>240,983</u>	<u>(23,385)</u>	<u>-</u>	<u>217,598</u>
	<u>4,555,113</u>	<u>136,862</u>	<u>101,860</u>	<u>4,793,835</u>
TOTAL FUNDS	<u>5,073,266</u>	<u>186,031</u>	<u>-</u>	<u>5,259,297</u>

THE NORTH HARRIS TRUST

**Notes to the Financial Statements - continued
for the Year Ended 31 October 2025**

18. MOVEMENT IN FUNDS - Group - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	390,436	(341,267)	49,169
Restricted funds			
Office Building Fund	-	(14,170)	(14,170)
Development Projects Fund	260,008	(44,696)	215,312
Land Management Fund	-	(3,484)	(3,484)
Estate Improvements Fund	3,703	(9,587)	(5,884)
Business Units Fund	-	(15,030)	(15,030)
Estate Purchase Fund	-	(2,000)	(2,000)
Huisinis Redevelopment Fund	2,438	(8,109)	(5,671)
Scalpay Care Unit Redevelopment	-	(5,579)	(5,579)
Ardvourlie Hub	-	(3,247)	(3,247)
Ranger Fund	27,071	(27,071)	-
Native Woodland Project	-	(23,385)	(23,385)
	<u>293,220</u>	<u>(156,358)</u>	<u>136,862</u>
TOTAL FUNDS	<u>683,656</u>	<u>(497,625)</u>	<u>186,031</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.11.23 £	Net movement in funds £	Transfers between funds £	At 31.10.25 £
Unrestricted funds				
General fund	426,153	155,639	8,421	590,213
Operations Contingency Fund	<u>92,000</u>	<u>-</u>	<u>83,000</u>	<u>175,000</u>
	518,153	155,639	91,421	765,213
Restricted funds				
Office Building Fund	375,101	(28,340)	-	346,761
Development Projects Fund	41,639	634,269	110,662	786,570
Land Management Fund	19,829	(4,322)	-	15,507
Quayside Cottages Fund	295,075	-	(178,609)	116,466
Estate Improvements Fund	73,454	(15,113)	-	58,341
Business Units Fund	606,003	(30,060)	-	575,943
Estate Purchase Fund	2,374,579	(4,000)	-	2,370,579
Huisinis Redevelopment Fund	253,680	(11,342)	-	242,338
Scalpay Care Unit Redevelopment	243,177	(11,157)	-	232,020
Ardvourlie Hub	31,593	(6,494)	-	25,099
Ranger Fund	-	1,188	-	1,188
Native Woodland Project	<u>240,983</u>	<u>(47,343)</u>	<u>(23,474)</u>	<u>170,166</u>
	<u>4,555,113</u>	<u>477,286</u>	<u>(91,421)</u>	<u>4,940,978</u>
TOTAL FUNDS	<u>5,073,266</u>	<u>632,925</u>	<u>-</u>	<u>5,706,191</u>

THE NORTH HARRIS TRUST

Notes to the Financial Statements - continued for the Year Ended 31 October 2025

18. MOVEMENT IN FUNDS - Group - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	874,701	(719,062)	155,639
Restricted funds			
Office Building Fund	-	(28,340)	(28,340)
Development Projects Fund	732,821	(98,552)	634,269
Land Management Fund	(1)	(4,321)	(4,322)
Estate Improvements Fund	3,703	(18,816)	(15,113)
Business Units Fund	-	(30,060)	(30,060)
Estate Purchase Fund	-	(4,000)	(4,000)
Huisinis Redevelopment Fund	2,438	(13,780)	(11,342)
Scalpay Care Unit Redevelopment	1	(11,158)	(11,157)
Ardvourlie Hub	-	(6,494)	(6,494)
Ranger Fund	54,122	(52,934)	1,188
Native Woodland Project	-	(47,343)	(47,343)
	<u>793,084</u>	<u>(315,798)</u>	<u>477,286</u>
TOTAL FUNDS	<u>1,667,785</u>	<u>(1,034,860)</u>	<u>632,925</u>

FUNDS

General fund

The general fund represents unrestricted funds which the trustees are free to use in accordance with the charitable objects.

Subsidiary Investment fund

This represents the investment in and loans advanced by the Trust to its subsidiary company, North Harris Trading Company Limited.

Development Projects fund

This represents grants received from public funding agencies and trusts to assist with specific development projects.

Land Management fund

This represents grants received to assist with the forestry, environmental and capital projects in which the Trust is engaged.

Quayside Cottages fund

This represents the proceeds of the sale of the properties in Amhuinnsuidhe known as Quayside Cottages. The funds are ringfenced for the future to be spent on the development of affordable housing in North Harris.

Business Units fund

This represents grants received from public funding agencies and funds set aside by the charity to assist with the building of Iomairt an Obain, Isle of Harris and the renovation of properties to be let as business units. The funds will be utilised to fund the future depreciation of the capital expenditure.

Building fund

THE NORTH HARRIS TRUST

Notes to the Financial Statements - continued for the Year Ended 31 October 2025

18. MOVEMENT IN FUNDS - Group - continued

This represents grants received from public funding agencies and funds set aside by the charity to assist with the building of new office premises and other buildings. The funds are utilised to fund the future depreciation of the capital expenditure.

Estate Improvements fund

This represents grants received from public funding agencies and trusts and funds set aside by the charity to assist with footpaths, access and woodlands restoration projects. The funds are utilised to fund the future depreciation of the capital expenditure.

Estate purchase fund

This represents the grants and donations received to assist with the purchase of the estate.

Huisinis Redevelopment fund

This represents the grants and donations received to assist with the Huisinis Gateway project.

Scalpay Care Unit fund

This represents the grants and donations received to assist with the purchase of the Scalpay Care Unit.

Ardvourlie Hub fund

This represents grants received towards the Ardvourlie Hub project, including installation of an EV charge point.

Native Woodland Project Fund

This represents grants received for Native Habitat Restoration Project, which aims to plant 200,000 trees in suitable areas of the North Harris Estate and allow the regeneration of approximately 1200 hectares of mixed habitat.

Ranger Fund

This represents grants received towards the ranger position.

Operational Contingencies Fund

This represents funds set aside by the trustees equating to 4 months operating costs to cover any unforeseen emergencies.

19. CONTINGENT LIABILITIES

New Opportunities Fund ('NOF') have standard securities over North Harris Estate, Isle of Harris, the Dam at Leosaid, Amhuinnsuidhe, Isle of Harris and 514 ha of ground part of North Harris Estate, Isle of Harris known as Loch Seaforth Estate in respect of all sums due or to become due. This security is taken by NOF as part of the conditions of grant funding to allow clawback of grant should these conditions not be met. The security is in place for a period of eighty years from 2003.

Highlands & Islands Enterprise ('HIE') have standard securities over 12.485 ha of ground in the parish of Harris, the site of the Dam at Loch Leosaid, Amhuinnsuidhe, Isle of Harris and part of Loch Seaforth Estate, Isle of Harris in respect of all sums due or to become due. This security is taken by HIE as part of the conditions of grant funding to allow clawback of grant should these conditions not be met.

Big Lottery Fund ('BLF') have a standard security over area of land extending to 0.369 hectares at Tarbert, Isle of Harris in respect of all sums due or to become due. This security is taken by BLF as part of the conditions of grant funding to allow clawback of grant should these conditions not be met.

North Harris Estate Limited have a standard security over area of ground extending to 259.85 ha comprising part of North Harris Estate in respect of all sums due or to become due.

The Scottish Ministers have a standard security over the Scalpay Care Unit, Scalpay, Isle of Harris.

Orenda Energy Solutions Ltd have a standard security over land at Hyperfix site, Isle of Scalpay in respect of obligations under a lease agreement.

THE NORTH HARRIS TRUST

Notes to the Financial Statements - continued for the Year Ended 31 October 2025

19. CONTINGENT LIABILITIES - continued

A standard security over Tigh an Urrais, Isle of Harris, in respect of all sums due or to become due, has been granted to the Bank of Scotland to secure a bank overdraft facility.

20. RELATED PARTY DISCLOSURES

North Harris Trading Company Limited is a wholly owned trading subsidiary of The North Harris Trust which has been set up by the charity to develop community-owned renewable energy projects and provide retail sales.

During the year the charity received £23,889 (2024 - £21,624) from its subsidiary company in relation to reimbursed wages. The charity received donations of £2,189 (2024 - £1,228) from its subsidiary company during the year. The amounts owed by the charity to its subsidiary at 31 October 2025 was £680 (2024 - £15). The charity provided a loan to its subsidiary of £43,609 and received interest amounting to £777 on the loan.

THE NORTH HARRIS TRUST

**Detailed Statement of Financial Activities - Group
for the Year Ended 31 October 2025**

	Unrestricted funds £	Restricted funds £	31.10.25 Total funds £	31.10.24 Total funds £
INCOME AND ENDOWMENTS				
Donations and legacies				
Donations	16,342	551	16,893	16,095
Other trading activities				
Fundraising	70,297	-	70,297	65,545
NHTC sales	<u>110,561</u>	<u>-</u>	<u>110,561</u>	<u>96,892</u>
	180,858	-	180,858	162,437
Investment income				
Rents received	194,305	-	194,305	143,781
Interest received	<u>26,023</u>	<u>-</u>	<u>26,023</u>	<u>19,321</u>
	220,328	-	220,328	163,102
Charitable activities				
Land sales	4,250	-	4,250	6,700
Grants	9,743	499,313	509,056	286,871
Game income	42,244	-	42,244	43,451
Employment Allowance	<u>10,500</u>	<u>-</u>	<u>10,500</u>	<u>5,000</u>
	<u>66,737</u>	<u>499,313</u>	<u>566,050</u>	<u>342,022</u>
Total incoming resources	484,265	499,864	984,129	683,656
EXPENDITURE				
Other trading activities				
NHTC purchases	45,460	-	45,460	45,306
NHTC operating costs	14,651	-	14,651	11,255
Depreciation - plant and machinery	8,391	-	8,391	8,415
Depreciation - Motor vehicles	<u>1,021</u>	<u>-</u>	<u>1,021</u>	<u>875</u>
	69,523	-	69,523	65,851
Charitable activities				
Wages	144,423	60,218	204,641	172,961
Social security	18,853	603	19,456	14,816
Pensions	6,950	305	7,255	8,104
Repairs and maintenance	19,618	1,576	21,194	33,944
Legal and professional fees	7,686	-	7,686	5,557
Huishinish Gateway operations	13,124	-	13,124	14,159
Donations	4,872	-	4,872	10,700
Consultancy fees	-	-	-	7,600
Grazings Compensation	20,272	-	20,272	15,881
Carried forward	235,798	62,702	298,500	283,722

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THE NORTH HARRIS TRUST

**Detailed Statement of Financial Activities - Group
for the Year Ended 31 October 2025**

	Unrestricted funds £	Restricted funds £	31.10.25 Total funds £	31.10.24 Total funds £
Charitable activities				
Brought forward	235,798	62,702	298,500	283,722
Depreciation of estate improvements	246	42,108	42,354	39,417
Depreciation of buildings	589	44,798	45,387	43,876
Depreciation of equipment	<u>19,507</u>	<u>2,562</u>	<u>22,069</u>	<u>18,509</u>
	256,140	152,170	408,310	385,524
Support costs				
Property				
Rates and water	2,461	-	2,461	2,532
Insurance	16,849	-	16,849	12,292
Light and heat	1,127	-	1,127	2,968
Telephone	<u>4,095</u>	<u>-</u>	<u>4,095</u>	<u>3,766</u>
	24,532	-	24,532	21,558
Administration				
Other operating leases	1,872	-	1,872	1,058
Postage and stationery	3,821	-	3,821	3,981
Marketing and advertising	838	-	838	292
Travel expenses	2,275	-	2,275	1,022
Motor expenses	7,632	3,880	11,512	7,208
Training	125	3,390	3,515	1,741
Meeting expenses	519	-	519	666
Protective Clothing	1,664	-	1,664	-
Subscriptions	533	-	533	567
Sundry expenses	925	-	925	1,486
Bank charges	<u>1,396</u>	<u>-</u>	<u>1,396</u>	<u>971</u>
	21,600	7,270	28,870	18,992
Governance costs				
Auditors' remuneration	<u>6,000</u>	<u>-</u>	<u>6,000</u>	<u>5,700</u>
Total resources expended	<u>377,795</u>	<u>159,440</u>	<u>537,235</u>	<u>497,625</u>
Net income	<u>106,470</u>	<u>340,424</u>	<u>446,894</u>	<u>186,031</u>

This page does not form part of the statutory financial statements