

# **Fortrose Free Church of Scotland**

**Trustees' Report and Financial Statements**  
*Year Ended 31 December 2025*

# Fortrose Free Church of Scotland

## **Contents of the Trustees' Report and Financial Statements** *for the year ended 31 December 2025*

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# **Fortrose Free Church of Scotland**

## **Church Information**

### **Trustees at 31 December 2025**

Deacons' Court:

Rev R Stott, Messrs D Cumming, N Lipp, W Mackintosh and I Macleod

### **Contact address**

Free Church of Scotland  
5 Church Street  
Fortrose  
IV10 8TE

01381 621404

### **Bankers**

Bank of Scotland  
Inverness City  
2-6 Eastgate  
Inverness  
IV2 3NA

### **Solicitors**

Blackadders LLP  
10 Euclid Crescent  
Dundee  
DD1 1AG

### **Independent Examiner**

Roderick Cunningham CA  
Mann Judd Gordon Ltd  
26 Lewis Street  
Stornoway  
Isle of Lewis  
HS1 2JF

# **Fortrose Free Church of Scotland**

## **Report of the Trustees**

The Trustees are pleased to present their report together with the financial statements of the church for the year ended 31 December 2025.

### **Status of Charity and Governing Document**

Fortrose Free Church of Scotland is established by Constitution.

The church is a Scottish Charity (No. SC 038119).

### **Aims and Affiliation**

Fortrose Free Church of Scotland is a congregation of the Free Church of Scotland working towards the common aims set out below. It is a Presbyterian church adhering in its worship and doctrine to the position of the Church of Scotland at the Reformation. The Free Church of Scotland has an explanatory document which explains the origins of the Church and which gives the historical background to the Church coming into being in 1843 and lists documents in which is embodied the constitution of the Church. The document is available on request from the Free Church of Scotland, 15 North Bank St., The Mound, Edinburgh, EH1 2LS.

The Free Church of Scotland currently has over 100 congregations in Scotland, as well as one in London and four in North America, and sister Churches founded by mission work in India, Peru and South Africa. The Church also has a seminary in Edinburgh for the training of ministers and other Christian workers and sustains an extensive missionary programme relative to the size of the church. The principal activity of the Church is the conduct of public worship and associated matters in the context of local congregations.

Dating from 1843 but with its roots in the Reformation, the Free Church of Scotland owes its distinctive title to its historical struggle to remain 'free' from state interference in its internal affairs. It has close and active relations with many other Reformed churches of Jesus Christ throughout the world and stands firmly in the tradition which accepts the Bible in its entirety as the Word of God and, therefore, derives its forms of teaching, worship, ministry and government from it. The main emphasis of our worship is the preaching of the gospel - the good news of a free and sovereign salvation through Jesus Christ alone. The congregation is authorised by the Church to have a minister paid from central funds of the Church.

The church building and the minister's manse are the property of the congregation and are held under the Church's model trust deed.

### **Trustees and Office Bearers**

The congregation is governed and administered by elected office bearers (all volunteers) and its minister. The Kirk Session, being the minister and elected elders, has responsibility for spiritual oversight, while the Deacons' Court, composed of Kirk Session members plus elected deacons, oversees financial and property matters. Under Charity Law, the Deacons' Court are deemed to be the trustees of the congregation as those with responsibility for day to day management and control. This is distinct from the role of property (congregational) trustees who are responsible only for holding property in trust.

The Deacons' Court (the Trustees) who served during the year were as follows. All served throughout the year.

|                 |                                   |
|-----------------|-----------------------------------|
| <i>Minister</i> | Rev R Stott                       |
| <i>Elders</i>   | Messrs D Cumming and N Lipp       |
| <i>Deacons</i>  | Messrs W Mackintosh and I Macleod |

### **Congregational Trustees:**

For holding property: Rev A Sutherland and Messrs D Cumming and W Mackintosh



# **Fortrose Free Church of Scotland**

## **Report of the Trustees**

### **Appointment of Trustees**

The Kirk Session exercises its discretion in determining the most appropriate method of electing new Trustees (Elders and Deacons). Any election process must involve the communicant membership of the congregation. There is no fixed term for Trusteeship. Prior to their appointment, new Trustees would have served the church for some time in various roles and would be familiar with the church's values, its aims and objectives as well as its day-to-day operations. As part of their induction programme, new Trustees are required to understand their statutory responsibilities as well as their responsibility as elder or deacon.

### **Achievements and Performance**

During the year, the church met regularly for worship in the church building in Church Street. Throughout the year it carried out various activities in pursuit of the above stated aims. Weekly events through a typical week included Café Blether, Women's Bible Study and the midweek prayer meeting. The congregation continued its commitment to support the National Free Church of Scotland both spiritually and financially. Along these lines the congregation supports the national Free Church's vision of 'A Healthy Gospel church in every community in Scotland'.

The new church building continued to prove to be a helpful asset through the year, not only for the congregation but also for various organizations in the community.

Additional appeals were made during the year resulting in donations totalling over £1,800 being made to:

- Damaris House
- Free Church Camps
- London City Mission
- Wycliffe Bible Translators for James MacDonell
- Slavic Gospel Association
- Highland Hospice

### **Financial review**

The income to the general fund has increased over 2024, with a general increase in all principal sources of income. A material source of funds continues to be rental of the church premises to outside agencies. With the increase in income comes an increase in the contribution to the Central Mission Fund of the Free Church, which is calculated at 50% of all unrestricted income above £66,716. Most costs were in line with budget expectations, exceptional repair costs of £1,104 arising in respect of the church heating boiler and £2,456 for the replacement of the manse oil tank. In 2025 there was an excess of payments over receipts of £3,196, reducing unrestricted reserves to £3,768. Increased costs in respect of ministry and administration levy due to Central Funds will arise in 2026. These will amount to £49,128, an increase of £5,412 over the figure for 2025.

The great financial achievement of 2025 was making the final repayment of the loan received to finance the building of the new church. The original intention was that repayment would not be achieved until 2039 and the Lord is to be praised and all donors thanked sincerely for their generosity in this achievement. A fabric fund has now been opened for ongoing improvements to the building, £6,864 having been paid from it for the sound insulation panels in the meeting hall. A local mission fund has also been created, used during the summer to finance the Holiday Club.

The Deacons' Court continues to be most grateful for the continuing generous support of the congregation throughout the year.

# Fortrose Free Church of Scotland

## **Report of the Trustees**

### **Trustees' Responsibilities**

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally accepted Accounting Practice).

The law applicable to charities in Scotland, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and the provisions of the charity's constitution, requires the trustees to prepare financial statements for each financial year which give. They are also responsible for safeguarding the assets of the Church and must take reasonable steps for the prevention and/or detection of fraud and other irregularities.

In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the church will continue its activities.

### **On behalf of the Trustees**



**Rory Stott**  
*Trustee*

25 February 2026



# **Independent Examiner's Report to the Trustees of Fortrose Free Church of Scotland**

Charity number: SC 038119

I report on the financial statements of the charity for the year ended 31 December 2025 set out on pages 6 to 10

## **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 (as amended) and the Charities Accounts (Scotland) Regulations 2006 (as amended). The charity's trustees consider that the audit requirement of Regulation 10(1)(d) of the 2006 Regulations does not apply. It is my responsibility to examine the accounts as required under section 44(1)(c) of the Act and to state whether particular matters have come to my attention.

## **Basis of Independent Examiner's Statement**

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

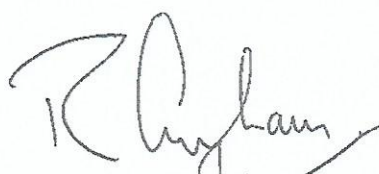
## **Independent Examiner's Statement**

In the course of my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that, in any material respect, the requirements:
  - to keep accounting records in accordance with section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations, and
  - to prepare accounts which accord with the accounting records and comply with Regulation 9 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.



Roderick Cunningham  
The Institute of Chartered Accountants of Scotland  
Mann Judd Gordon Ltd  
Chartered Accountants  
26 Lewis Street  
Stornoway  
Isle of Lewis  
HS1 2JH

21/4/2026

## Receipts and Payments Account

Year ended 31 December 2025

Year ended 31 December 2024

|  | Unrestricted<br>General<br>Fund<br>£ | Restricted<br>Funds<br>£ | Total<br>2025<br>£ | Unrestricted<br>General<br>Fund<br>£ | Restricted<br>Funds<br>£ | Total<br>2024<br>£ |
|--|--------------------------------------|--------------------------|--------------------|--------------------------------------|--------------------------|--------------------|
| <b>Receipts</b>                              |                                      |                          |                    |                                      |                          |                    |
| Gift Aid giving                              | 34,255                               | 8,315                    | 42,570             | 30,090                               | 19,740                   | 49,830             |
| Gift Aid - Tax Recovered                     | 10,098                               | 3,397                    | 13,495             | 8,770                                | 5,386                    | 14,156             |
| Church Door collections                      | 7,687                                | -                        | 7,687              | 6,196                                | -                        | 6,196              |
| Other offerings (Not Gift Aided)             | 15,583                               | 9,028                    | 24,611             | 14,665                               | 5,777                    | 20,442             |
| Rental income                                | 7,510                                | -                        | 7,510              | 8,320                                | -                        | 8,320              |
| Funeral donations                            | 200                                  | -                        | 200                | 700                                  | -                        | 700                |
| Investment income                            | 0                                    | -                        | 0                  | 97                                   | -                        | 97                 |
| Magazines                                    | 230                                  | -                        | 230                | 189                                  | -                        | 189                |
| Donations and fundraising                    | 0                                    | 3,139                    | 3,139              | -                                    | 4,178                    | 4,178              |
| <b>Total Receipts</b>                        | <b>75,563</b>                        | <b>23,879</b>            | <b>99,441</b>      | <b>69,027</b>                        | <b>35,081</b>            | <b>104,108</b>     |
| <b>Payments</b>                              |                                      |                          |                    |                                      |                          |                    |
| <i>Payments for Charitable activities</i>    |                                      |                          |                    |                                      |                          |                    |
| Central Funds - Ministry                     | 35,880                               | -                        | 35,880             | 33,240                               | -                        | 33,240             |
| Central Funds - Administration levy          | 7,836                                | -                        | 7,836              | 7,608                                | -                        | 7,608              |
| Central Funds - Mission levy                 | 4,308                                | -                        | 4,308              | 2,447                                | -                        | 2,447              |
| Class 1A national insurance                  | 367                                  | -                        | 367                | -                                    | -                        | -                  |
| Pulpit Supply and Communion Expenses         | 679                                  | -                        | 679                | 851                                  | -                        | 851                |
| Minister's expenses                          | 3,946                                | -                        | 3,946              | 3,893                                | -                        | 3,893              |
| Church & Manse Insurance                     | 1,536                                | -                        | 1,536              | 1,449                                | -                        | 1,449              |
| Heat & Light                                 | 2,439                                | -                        | 2,439              | 3,169                                | -                        | 3,169              |
| Church internet                              | 1,113                                | -                        | 1,113              | 869                                  | -                        | 869                |
| Audio visual equipment                       | -                                    | -                        | 0                  | -                                    | 1,429                    | 1,429              |
| Magazines                                    | 254                                  | -                        | 254                | 529                                  | -                        | 529                |
| Repairs & Renewals                           | 6,202                                | 6,864                    | 13,066             | 2,050                                | -                        | 2,050              |
| Manse council tax                            | 3,991                                | -                        | 3,991              | 3,706                                | -                        | 3,706              |
| Presbytery Expenses                          | 1,032                                | -                        | 1,032              | 1,377                                | -                        | 1,377              |
| Photocopier lease                            | 587                                  | -                        | 587                | -                                    | -                        | -                  |
| Donations                                    | 2,121                                | 3,561                    | 5,682              | 538                                  | 1,665                    | 2,203              |
| Website development                          | 211                                  | -                        | 211                | 106                                  | -                        | 106                |
| Sunday School expenses                       | 489                                  | -                        | 489                | 222                                  | -                        | 222                |
| Holiday club                                 | -                                    | 486                      | 486                | -                                    | -                        | -                  |
| Training                                     | 1,160                                | -                        | 1,160              | -                                    | -                        | -                  |
| Books  | 123                                  | -                        | 123                | 132                                  | -                        | 132                |
| Loan repayments                              | -                                    | 9,841                    | 9,841              | -                                    | 30,726                   | 30,726             |
| Administration                               | 2,600                                | -                        | 2,600              | 2,879                                | -                        | 2,879              |
| Loan interest                                | -                                    | 75                       | 75                 | -                                    | 1,293                    | 1,293              |
| Sundry Expenses                              | 1,559                                | -                        | 1,559              | 1,238                                | -                        | 1,238              |
| <i>Governance costs</i>                      | -                                    | -                        | -                  | -                                    | -                        | 0                  |
| Independent Examination                      | 324                                  | -                        | 324                | 324                                  | -                        | 324                |
| <b>Total Payments</b>                        | <b>78,758</b>                        | <b>20,826</b>            | <b>99,586</b>      | <b>66,627</b>                        | <b>35,113</b>            | <b>101,740</b>     |
| <b>Deficit(-)/surplus for year</b>           | <b>-3,196</b>                        | <b>3,052</b>             | <b>-144</b>        | <b>2,400</b>                         | <b>-32</b>               | <b>2,368</b>       |
| Transfers                                    | 0                                    | 0                        | 0                  | -                                    | -                        | 0                  |
| <b>Net movement in funds after transfers</b> | <b>-3,196</b>                        | <b>3,052</b>             | <b>-144</b>        | <b>2,400</b>                         | <b>-32</b>               | <b>2,368</b>       |
| Total funds brought forward                  | 6,964                                | 1,474                    | 8,438              | 4,564                                | 1,506                    | 6,070              |
| <b>Total funds carried forward</b>           | <b>3,768</b>                         | <b>4,526</b>             | <b>8,294</b>       | <b>6,964</b>                         | <b>1,474</b>             | <b>8,438</b>       |
| <b>Represented by:</b>                       |                                      |                          |                    |                                      |                          |                    |
| <i>Unrestricted funds</i>                    |                                      |                          |                    |                                      |                          |                    |
| General Fund                                 | 3,768                                | -                        | 3,768              | 6,964                                | -                        | 6,964              |
| <i>Restricted Funds</i>                      |                                      |                          |                    |                                      |                          |                    |
| Special collections                          | -                                    | 0                        | 0                  | -                                    | -                        | -                  |
| Mission Fund                                 | -                                    | 164                      | 164                | -                                    | -                        | -                  |
| Fabric Fund                                  | -                                    | 4,362                    | 4,362              | -                                    | -                        | -                  |
| Building Fund                                | -                                    | 0                        | 0                  | -                                    | 1,474                    | 1,474              |
|  | <b>3,768</b>                         | <b>4,526</b>             | <b>8,294</b>       | <b>6,964</b>                         | <b>1,474</b>             | <b>8,438</b>       |



# Fortrose Free Church of Scotland

## Statement of Balances

As at 31 December 2025

|  | Note | 2025             | 2024             |
|--|------|------------------|------------------|
|  |      | £                | £                |
| <b>FUNDS HELD LOCALLY</b>                      |      |                  |                  |
| <b>Bank &amp; Cash in hand</b>                 |      |                  |                  |
| Opening balance                                |      | 8,438            | 6,070            |
| (Deficit)/Surplus for the year                 |      | (144)            | 2,368            |
| <b>Closing balances</b>                        |      | <b>8,294</b>     | <b>8,438</b>     |
| <b>Total of monetary assets held</b>           |      | <b>8,294</b>     | <b>8,438</b>     |
| <b>Reserves</b>                                |      |                  |                  |
| Unrestricted funds                             | 6    | 3,768            | 6,964            |
| Restricted funds                               | 7    | 4,526            | 1,474            |
|  |      | <b>8,294</b>     | <b>8,438</b>     |
| <b>Assets held for charitable purposes</b>     |      |                  |                  |
| Church & Manse                                 | 2    | <b>1,167,152</b> | <b>1,167,152</b> |
| <b>Other assets</b>                            |      |                  |                  |
| Investment income receivable                   |      | 94               |                  |
| Letting income receivable                      |      | 352              | 652              |
| Gift aid tax recoverable                       |      | <b>3,101</b>     | <b>3,791</b>     |
|  |      | <b>3,547</b>     | <b>4,443</b>     |
| <b>Liabilities</b>                             |      |                  |                  |
| Long term loans to finance new Church building | 3    | -                | 9,840            |
| Accrued charge                                 | 4    | <b>324</b>       | <b>324</b>       |
|  |      | <b>324</b>       | <b>10,164</b>    |
| <b>FUNDS HELD AT THE CENTRAL OFFICE</b>        |      |                  |                  |
| Investments held, at cost                      | 5    | <b>2,391</b>     | <b>2,391</b>     |

Approved by the Trustees on 25 February 2026 and signed on their behalf by the undernoted:



J W Mackintosh  
Trustee/Assistant Treasurer



R Stott  
Trustee

The notes form part of these financial statements.

# Fortrose Free Church of Scotland

## **Notes to the Accounts—Year ended 31 December 2025**

### **1. Accounting Policies**

#### ***Accounting Convention***

The financial statements have been prepared under the historical cost convention, subject to the noting of the manse at trustees' valuation, and in accordance with the Charities Accounts (Scotland) Regulations 2006 (as amended).

#### ***Basis of Preparation of Financial Statements***

The financial statements have been prepared on a receipts and payments basis.

#### ***Church Income***

All voluntary income and interest received is accounted for when received.

#### ***Investments***

As the accounts are prepared on a receipts and payments basis the investments are included at cost. Market value of the investments is disclosed within the notes to the accounts.

#### ***Fixed Assets***

Heritable property is stated at the trustees' estimate of market value at the balance sheet date in respect of the manse and cost in respect of the new church building completed in 2019. No depreciation has been applied as depreciation is a non cash item and therefore should not be included in the receipts and payments account.

#### ***Receipts and Payments Account.***

For the purpose of the Receipts and Payments Account as shown on page 6, funds are defined as follows:

**Unrestricted** funds comprise grants and other income received for the objects of the church without further specified purpose and are available as general funds.

**Restricted** funds comprise income which has been received for the objects of the church and specified for a restricted purpose within these objects by the donor.

# Fortrose Free Church of Scotland

## Notes to the Receipts and Payments Accounts

For the year ended 31 December 2025

|   | 2025             | 2024             |
|---|------------------|------------------|
|   | £                | £                |
| <b>2 Assets held for charitable purposes</b>            |                  |                  |
| <i>Stated at cost</i>                                   |                  |                  |
| New church building                                     | 867,152          | 867,152          |
| <i>Stated at current valuation by trustees</i>          |                  |                  |
| Manse   | <u>300,000</u>   | <u>300,000</u>   |
|   | <u>1,167,152</u> | <u>1,167,152</u> |
| <b>3 Long term loans to finance new church building</b> |                  |                  |
| Outstanding at 31 December:                             |                  |                  |
| Free Church of Scotland                                 | <u>-</u>         | <u>9,840</u>     |
| <b>4 Accrued charges</b>                                |                  |                  |
| Accrued independent examination fee                     | <u>324</u>       | <u>240</u>       |
|   | <u>324</u>       | <u>240</u>       |
| <b>5 Investments</b>                                    |                  |                  |
| The congregation holds investment (cost)                | <u>2,391</u>     | <u>2,391</u>     |
| Market value of the investment                          | <u>4,259</u>     | <u>4,002</u>     |

Following the transfer of the Free Church pension scheme to a specialist pension insurance company the share pool units of the pension element of the endowment investment have been transferred in order to ensure that the income continues to be used in accordance with the original endowment intentions. This results in a reduction in the annual dividend income receivable by the congregation.



# Fortrose Free Church of Scotland

## Notes to the Receipts and Payments Accounts

For the year ended 31 December 2025

| <b>6 Unrestricted funds</b> | Balance at<br>1.1.25<br>£ | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Transfers<br>£ | Balance at<br>31.12.25<br>£ |
|-----------------------------|---------------------------|----------------------------|----------------------------|----------------|-----------------------------|
| General Fund                | 6,964                     | 75,563                     | 78,758                     | -              | 3,768                       |
| <b>7 Restricted funds</b>   | Balance at<br>1.1.25<br>£ | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Transfers<br>£ | Balance at<br>31.12.25<br>£ |
| Special Collections         |                           | 3,561                      | 3,561                      | -              | -                           |
| Building Fund               | 1,473                     | 8,442                      | 9,915                      | -              | -                           |
| Mission Fund                |                           | 650                        | 486                        |                | 164                         |
| Fabric Fund                 |                           | 11,226                     | 6,864                      |                | 4,362                       |
| Total restricted funds      | 1,473                     | 23,879                     | 20,826                     | -              | 4,526                       |

## 8 Transactions with Trustees

The minister is a trustee. In addition to payments made for manse heating and power costs of £3,156 (2024-£2,866), manse insurance of £319 (2024-£301) and council tax of £3,991 (2024-£3,706), expenditure in respect of motor expenses of £130 (2024- £339) and manse telephone of £554 (2024-£688) was incurred by the congregation in the year.

Donations were made to partly cover the costs of children and leaders attending Free Church camps. These amounted to £970 in respect of the family of N Lipp and £500 in respect of the family of I A Macleod, trustees.

During the year payments totalling £2,600 (2024-£2,879) were made to the wife of I A Macleod, a trustee, for administration services.