

REGISTERED COMPANY NUMBER: SC397770 (Scotland)
REGISTERED CHARITY NUMBER: SC044408

Report of the Trustees and
Unaudited Financial Statements For The Year Ended 31 March 2025
for
The Findhorn Village Conservation
Company

The Long Partnership
4 North Guildry Street
Elgin
Moray
IV30 1JR

**The Findhorn Village Conservation
Company**

**Contents of the Financial Statements
For The Year Ended 31 March 2025**

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6 to 7
Notes to the Financial Statements	8 to 14
Detailed Statement of Financial Activities	15

The Findhorn Village Conservation Company

Report of the Trustees For The Year Ended 31 March 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 March 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).

OBJECTIVES AND ACTIVITIES

Objectives and activities

The charity's objectives are to benefit the community of Findhorn Village with the purposes of advancing environmental protection or improvements, including preservation, sustainable development and conservation of the natural environment, the maintenance, improvement or provision of environmental amenities for the community and/or the preservation of buildings or sites of architectural, historic or other importance to the community following the principles of sustainable development.

The charity is highly dependent on the support of volunteers who provided 14,000 hours unpaid service during the year to 31 March 2025.

The charity is grateful for all the support provided by residents and others throughout the year. This support has enabled the charity to progress with developments in line with our objectives.

The Findhorn Village Conservation Company

Report of the Trustees For The Year Ended 31 March 2025

ACHIEVEMENTS AND PERFORMANCE

The work of the company during the year has again focused on consolidation and further expansion in both economic and amenity provision for the village of Findhorn. The volunteer workload of the Directors and Members has remained very high with the activity during the year. Without the extra work of the Members and Directors we would not have been able to take advantage of the opportunities that came our way and I thank them for the time and support they have given to the company.

Findhorn Pathway - In memory of David Urquhart - was completed in July 2020. Ongoing maintenance continued in the year, and this facility is being well used and is appreciated by all users.

West Beach Parking - The automatic booking and entry system, along with the general improvements (including the toilet blocks and sewage offloading points) continued to be appreciated by visitors to the Motorhome Stopover area, which has been extensively used, generating income for the company during the year. This, plus the additional contribution for day parking, is essential for maintaining the standard of, and further developing, these facilities and the surrounding areas.

The East Beach parking area and Dunes Road continued to be maintained to a good standard during the year, and the surface has proved to be more durable after periods of bad weather, following successful trials of different materials in the previous year.

The upgraded toilet facilities have been extensively used. Access to these, and the standard of ongoing cleanliness was appreciated by visitors to the village.

The usable garages in the Armstrong Garage Development continue to be fully let and maintenance work has continued during the year to keep them in good order, including refurbishment to some of the doors.

The beach steps renovation project was completed during this period. These had been removed and replaced in the previous year to eliminate potential health and safety hazards, and they have been extensively used since this refurbishment. Whilst these were not originally the Company's assets, the Company was happy to manage this work for the benefit and safety of the community and visitors to Findhorn. There is a small balance of funds remaining for ongoing maintenance.

The structured approach to assess and define future strategy, and to develop a medium and long term plan for the land under the Company's ownership, continued during the year, in consultation with TFCVCC members and Findhorn village residents.

The company thanks everyone who has provided financial support to help with these developments and ongoing maintenance, either from grant funding, leases, or from the numerous very generous personal donations direct to the Company or via Just Giving. The Company plans further development and improvement, as the number of visitors to the village and the demand for parking increases every year. We also thank all our visitors for their Car Parking contributions and especially to those who made an extra effort to keep the area free of litter as much as possible.

FUTURE PLANS

Looking to the coming year we aim to continue development and maintenance work with the car parks, motorhome stopover point, toilet and shower facilities and garages, along with discussions on the future of the Findhorn Church. Focus will remain on generating sufficient income so that we can turn our attention to further improvement and environmental issues.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

SC397770 (Scotland)

**The Findhorn Village Conservation
Company**

**Report of the Trustees
For The Year Ended 31 March 2025**

Registered Charity number
SC044408

Registered office
Findhorn Village Centre
The Old School House
Church Place
Findhorn
Moray
IV36 3YR

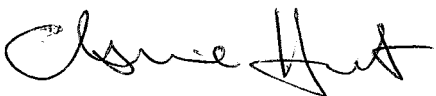
Trustees
C Low
S B Russell
D J Watson
N Edmonds (resigned 5.2.25)
C M Hunt
E Adams
F Allan

Company Secretary
C Low

Independent Examiner
Alan Long FCA
The Long Partnership
4 North Guildry Street
Elgin
Moray
IV30 1JR

Bankers
Bank of Scotland
P O Box 17235
Edinburgh
EH11 1YH

Approved by order of the board of trustees on 24 November 2025 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'C M Hunt', with a stylized flourish at the end.

C M Hunt - Trustee

**Independent Examiner's Report to the Trustees of
The Findhorn Village Conservation
Company**

Independent examiner's report to the trustees of The Findhorn Village Conservation Company ('the Company')
I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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



Alan Long FCA

The Long Partnership
4 North Guildry Street
Elgin
Moray
IV30 1JR

24 November 2025

**The Findhorn Village Conservation
Company**

**Statement of Financial Activities
For The Year Ended 31 March 2025**

	Notes	Unrestricted funds £	Restricted funds £	31.3.25 Total funds £	31.3.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		1,727	10	1,737	137,109
Other trading activities	2	83,960	-	83,960	71,782
Investment income	3	48	-	48	64
Total		<u>85,735</u>	<u>10</u>	<u>85,745</u>	<u>208,955</u>
EXPENDITURE ON					
Charitable activities					
General		72,678	5,154	77,832	55,320
NET INCOME/(EXPENDITURE)		13,057	(5,144)	7,913	153,635
Transfers between funds	10	5,194	(5,194)	-	-
Net movement in funds		<u>18,251</u>	<u>(10,338)</u>	<u>7,913</u>	<u>153,635</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		1,241,302	23,791	1,265,093	1,111,458
TOTAL FUNDS CARRIED FORWARD		<u><u>1,259,553</u></u>	<u><u>13,453</u></u>	<u><u>1,273,006</u></u>	<u><u>1,265,093</u></u>

The notes form part of these financial statements

**The Findhorn Village Conservation
Company**

**Balance Sheet
31 March 2025**

	Notes	Unrestricted funds £	Restricted funds £	31.3.25 Total funds £	31.3.24 Total funds £
FIXED ASSETS					
Tangible assets	6	1,007,261	-	1,007,261	997,814
Investment property	7	198,532	-	198,532	198,532
		<u>1,205,793</u>	<u>-</u>	<u>1,205,793</u>	<u>1,196,346</u>
CURRENT ASSETS					
Cash at bank		56,830	13,453	70,283	70,637
CREDITORS					
Amounts falling due within one year	8	(3,070)	-	(3,070)	(1,890)
NET CURRENT ASSETS		<u>53,760</u>	<u>13,453</u>	<u>67,213</u>	<u>68,747</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,259,553</u>	<u>13,453</u>	<u>1,273,006</u>	<u>1,265,093</u>
NET ASSETS		<u>1,259,553</u>	<u>13,453</u>	<u>1,273,006</u>	<u>1,265,093</u>
FUNDS					
Unrestricted funds	10			1,259,553	1,241,302
Restricted funds				13,453	23,791
TOTAL FUNDS				<u>1,273,006</u>	<u>1,265,093</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

**The Findhorn Village Conservation
Company**

**Balance Sheet - continued
31 March 2025**

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

The financial statements were approved by the Board of Trustees and authorised for issue on 24 November 2025 and were signed on its behalf by:

A handwritten signature in black ink, appearing to read 'C M Hunt', written in a cursive style.

C M Hunt - Trustee

The Findhorn Village Conservation Company

Notes to the Financial Statements For The Year Ended 31 March 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the 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.

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.

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.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

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.

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.

Tangible fixed assets

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

Freehold property - not provided

Expenditure of less than £500 is not capitalised.

**The Findhorn Village Conservation
Company**

**Notes to the Financial Statements - continued
For The Year Ended 31 March 2025**

2. OTHER TRADING ACTIVITIES

	31.3.25	31.3.24
	£	£
Fundraising events	417	-
Car park income	74,193	64,122
Garage rental	5,650	6,300
Lease income	3,700	1,360
	<u>83,960</u>	<u>71,782</u>

3. INVESTMENT INCOME

	31.3.25	31.3.24
	£	£
Deposit account interest	<u>48</u>	<u>64</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

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

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	13,713	123,396	137,109
Other trading activities	71,782	-	71,782
Investment income	64	-	64
Total	<u>85,559</u>	<u>123,396</u>	<u>208,955</u>
EXPENDITURE ON			
Charitable activities			
General	<u>55,320</u>	<u>-</u>	<u>55,320</u>
NET INCOME	30,239	123,396	153,635
Transfers between funds	<u>109,272</u>	<u>(109,272)</u>	<u>-</u>
Net movement in funds	139,511	14,124	153,635
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>1,101,791</u>	<u>9,667</u>	<u>1,111,458</u>
TOTAL FUNDS CARRIED FORWARD	<u>1,241,302</u>	<u>23,791</u>	<u>1,265,093</u>

**The Findhorn Village Conservation
Company**

**Notes to the Financial Statements - continued
For The Year Ended 31 March 2025**

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 April 2024	997,814
Additions	9,447
	<hr/>
At 31 March 2025	1,007,261
	<hr/>
NET BOOK VALUE	
At 31 March 2025	1,007,261
	<hr/>
At 31 March 2024	997,814
	<hr/>

7. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 April 2024 and 31 March 2025	198,532
	<hr/>
NET BOOK VALUE	
At 31 March 2025	198,532
	<hr/>
At 31 March 2024	198,532
	<hr/>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25	31.3.24
	£	£
Bank loans and overdrafts (see note 9)	950	950
Accrued expenses	2,120	940
	<hr/>	<hr/>
	3,070	1,890
	<hr/>	<hr/>

9. LOANS

An analysis of the maturity of loans is given below:

	31.3.25	31.3.24
	£	£
Amounts falling due within one year on demand:		
Members loans	950	950
	<hr/>	<hr/>

**The Findhorn Village Conservation
Company**

**Notes to the Financial Statements - continued
For The Year Ended 31 March 2025**

10. MOVEMENT IN FUNDS

	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds				
General fund	44,956	13,057	5,194	63,207
Designated funds	1,196,346	-	-	1,196,346
	<u>1,241,302</u>	<u>13,057</u>	<u>5,194</u>	<u>1,259,553</u>
Restricted funds				
David Urquhart Bequest	5,194	-	(5,194)	-
Toilet Blocks Refurbishment	1,565	(1,565)	-	-
Beach Steps Project	17,032	(3,579)	-	13,453
	<u>23,791</u>	<u>(5,144)</u>	<u>(5,194)</u>	<u>13,453</u>
TOTAL FUNDS	<u>1,265,093</u>	<u>7,913</u>	<u>-</u>	<u>1,273,006</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	85,735	(72,678)	13,057
Restricted funds			
Toilet Blocks Refurbishment	-	(1,565)	(1,565)
Beach Steps Project	10	(3,589)	(3,579)
	<u>10</u>	<u>(5,154)</u>	<u>(5,144)</u>
TOTAL FUNDS	<u>85,745</u>	<u>(77,832)</u>	<u>7,913</u>

**The Findhorn Village Conservation
Company**

**Notes to the Financial Statements - continued
For The Year Ended 31 March 2025**

10. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General fund	970,740	30,239	(956,023)	44,956
Designated funds	131,051	-	1,065,295	1,196,346
	<u>1,101,791</u>	<u>30,239</u>	<u>109,272</u>	<u>1,241,302</u>
Restricted funds				
David Urquhart Bequest	9,072	-	(3,878)	5,194
Allotment Project	595	-	(595)	-
Toilet Blocks Refurbishment	-	27,725	(26,160)	1,565
Beach Steps Project	-	95,671	(78,639)	17,032
	<u>9,667</u>	<u>123,396</u>	<u>(109,272)</u>	<u>23,791</u>
TOTAL FUNDS	<u>1,111,458</u>	<u>153,635</u>	<u>-</u>	<u>1,265,093</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	85,559	(55,320)	30,239
Restricted funds			
Toilet Blocks Refurbishment	27,725	-	27,725
Beach Steps Project	95,671	-	95,671
	<u>123,396</u>	<u>-</u>	<u>123,396</u>
TOTAL FUNDS	<u>208,955</u>	<u>(55,320)</u>	<u>153,635</u>

**The Findhorn Village Conservation
Company**

**Notes to the Financial Statements - continued
For The Year Ended 31 March 2025**

10. MOVEMENT IN FUNDS - continued

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

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds				
General fund	970,740	43,296	(950,829)	63,207
Designated funds	131,051	-	1,065,295	1,196,346
	<u>1,101,791</u>	<u>43,296</u>	<u>114,466</u>	<u>1,259,553</u>
Restricted funds				
David Urquhart Bequest	9,072	-	(9,072)	-
Allotment Project	595	-	(595)	-
Toilet Blocks Refurbishment	-	26,160	(26,160)	-
Beach Steps Project	-	92,092	(78,639)	13,453
	<u>9,667</u>	<u>118,252</u>	<u>(114,466)</u>	<u>13,453</u>
TOTAL FUNDS	<u>1,111,458</u>	<u>161,548</u>	<u>-</u>	<u>1,273,006</u>

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	171,294	(127,998)	43,296
Restricted funds			
Toilet Blocks Refurbishment	27,725	(1,565)	26,160
Beach Steps Project	95,681	(3,589)	92,092
	<u>123,406</u>	<u>(5,154)</u>	<u>118,252</u>
TOTAL FUNDS	<u>294,700</u>	<u>(133,152)</u>	<u>161,548</u>

**The Findhorn Village Conservation
Company**

**Notes to the Financial Statements - continued
For The Year Ended 31 March 2025**

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2025.

**The Findhorn Village Conservation
Company**

**Detailed Statement of Financial Activities
For The Year Ended 31 March 2025**

	31.3.25 £	31.3.24 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	1,437	17,851
Grants	300	119,258
	<hr/> 1,737	<hr/> 137,109
Other trading activities		
Fundraising events	417	-
Car park income	74,193	64,122
Garage rental	5,650	6,300
Lease income	3,700	1,360
	<hr/> 83,960	<hr/> 71,782
Investment income		
Deposit account interest	48	64
	<hr/> 48	<hr/> 64
Total incoming resources	<hr/> 85,745	<hr/> 208,955
EXPENDITURE		
Charitable activities		
Rates and water	1,346	937
Insurance	2,170	1,561
Light and heat	514	2,018
Telephone	657	482
Postage and stationery	51	58
Advertising	78	743
Sundries	590	1,105
Garage repairs	2,805	-
Cleaning costs	808	-
Groundworks and maintenance	31,689	15,589
Legal and professional fees	27,241	21,450
Accountancy	1,180	1,083
Donation	150	100
Celebration costs	233	2,514
Subscriptions	7,518	6,930
	<hr/> 77,030	<hr/> 54,570
Support costs		
Finance		
Bank charges	802	750
	<hr/> 802	<hr/> 750
Total resources expended	<hr/> 77,832	<hr/> 55,320
Net income	<hr/> 7,913	<hr/> 153,635

This page does not form part of the statutory financial statements