

COMPANY NUMBER RS008837

NORTH ARRAN COMMUNITY BENEFIT SOCIETY LIMITED

FINANCIAL STATEMENTS

PERIOD ENDED 31 DECEMBER 2024

NORTH ARRAN COMMUNITY BENEFIT SOCIETY LIMITED

FINANCIAL STATEMENTS

PERIOD ENDED 31 DECEMBER 2024

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NORTH ARRAN COMMUNITY BENEFIT SOCIETY LIMITED

THE REPORT OF THE DIRECTORS

PERIOD ENDED 31 DECEMBER 2024

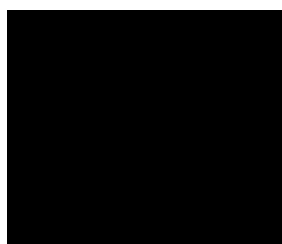
The directors have the pleasure in presenting their report and the unaudited financial statements of the society for the period ended 31 December 2024.

PRINCIPAL ACTIVITIES

The principal activity of the society during the year was to carry on business for the benefit of the community at large.

DIRECTORS

The following directors served during the year:-



Resigned 16th October 2024

Resigned 16th October 2024

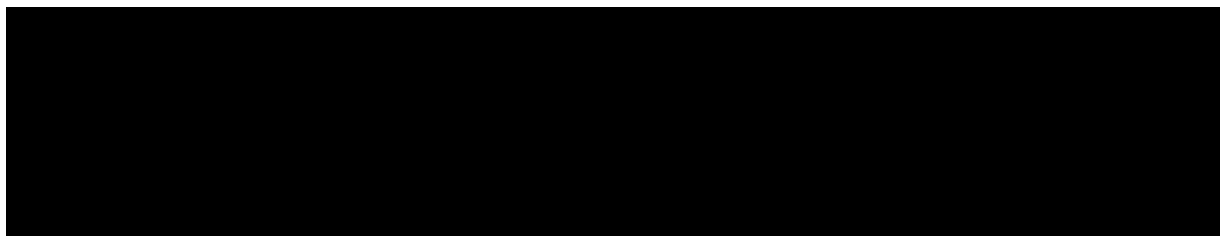
Co-opted 16th October 2024

Company Secretary:



Registered office:
Lochranza Centre
Lochranza
Isle of Arran
KA28 8HL

Signed on behalf of the directors on:



NORTH ARRAN COMMUNITY BENEFIT SOCIETY LIMITED

**INDEPENDENT ACCOUNTANTS' REPORT TO THE MEMBERS OF
NORTH ARRAN COMMUNITY BENEFIT SOCIETY LIMITED**

PERIOD ENDED 31 DECEMBER 2024

We report on the financial statements of the society for the year ended 31 December 2024 on pages 3 to 8.

This report is made solely to the members of the society as a body. Our reporting work has been undertaken so that we might conclude to the members on those matters we are required to state to them in an independent accountant's 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 society and its members as a body, for our work, for this report, or for the opinion we have formed as independent accountant.

RESPECTIVE RESPONSIBILITIES OF MANAGEMENT COMMITTEE AND THE INDEPENDENT ACCOUNTANT

The Directors are responsible for the preparation of the financial statements and they consider that an audit is not required for this year and that an independent accountant's report is needed.

It is our responsibility to carry out procedures designed to enable us to conclude on, and report our opinion on, the financial statements.

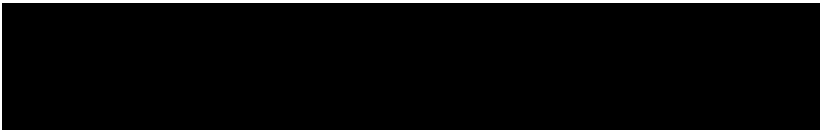
BASIS OF THE INDEPENDENT ACCOUNTANT'S OPINION

Our procedures consisted of comparing the financial statements with the books of account kept by the society and making such limited enquiries of the officers of the society as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

INDEPENDENT ACCOUNTANT'S OPINION

In our opinion as independent accountant:

- (1) the financial statements are in agreement with those accounting records kept by the society under the Co-operative and Community Benefit Societies Act 2014, s.75;
- (2) having regard only to, and on the basis of, the information contained in those accounting records, the financial statements have been drawn up in a manner consistent with the accounting requirements of the applicable legislation; and
- (3) the society satisfied the financial criteria enabling it to disapply the requirement to have an audit of the financial statements for the year as specified in the Co-operative and Community Benefit Societies Act 2014, s.84(1), as amended by the Co-operative and Community Benefit Societies Act 2014 (Amendments to Audit Requirements) Order 2018.



Suite 2, Ashton Square Business Centre, 22 Ashton Square, Dunstable, Bedfordshire, LU6 3PH
Reporting independent accountants and Chartered Certified Accountant

NORTH ARRAN COMMUNITY BENEFIT SOCIETY LIMITED

INCOME STATEMENT

PERIOD ENDED 31 DECEMBER 2024

	Notes	2024 £	2023 £
Income		-	-
Expenditure		(67,175)	(65,641)
Other operating income	2	99,410	9,824
Profit/(loss) for the financial period		<u>32,235</u>	<u>(55,816)</u>

NORTH ARRAN COMMUNITY BENEFIT SOCIETY LIMITED

BALANCE SHEET

PERIOD ENDED 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
FIXED ASSETS					
Investment in subsidiary company			1		1
Investment property	4		440,000		440,000
Hotel Refurbishments Capitalised	5		189,975		66,727
Office Equipment	5		4,838		6,048
			<u>634,814</u>		<u>512,776</u>
CURRENT ASSETS					
Other debtors	6	5,989		35,183	
Cash at bank and in hand		<u>111,680</u>		<u>164,755</u>	
		<u>117,669</u>		<u>199,939</u>	
CREDITORS: Amounts falling due within one year					
	7	<u>6,298</u>		<u>5,655</u>	
NET CURRENT ASSETS			<u>111,371</u>		<u>194,283</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>746,185</u>		<u>707,059</u>
NET ASSETS			<u>746,185</u>		<u>707,059</u>
CAPITAL AND RESERVES					
Community share subscription	9		86		85
Contributor share subscription	9		92,250		88,500
Restricted funds	10		680,299		677,158
Unrestricted funds			<u>(26,450)</u>		<u>(58,684)</u>
MEMBERS FUNDS			<u>746,185</u>		<u>707,059</u>

The society is satisfied that it is entitled to exemption from the requirement to obtain an audit under section 84 of the Co-operative and Community Benefit Societies Act 2014 (the Act).

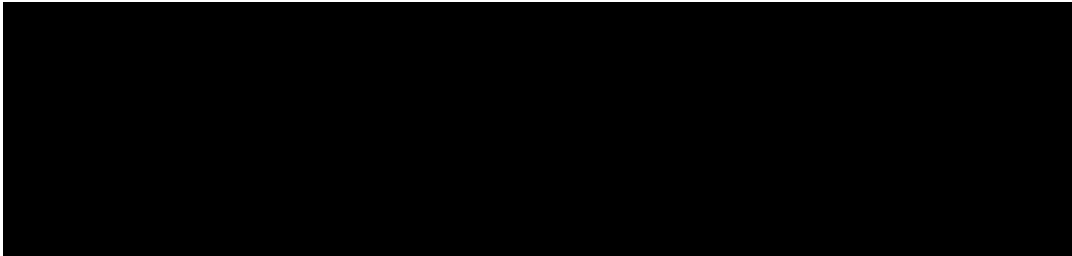
The members have not required the society to obtain an audit of its financial statements for the year in question in accordance with the Act.

The directors of the society acknowledge their responsibilities for:

- (i) ensuring that the society keeps proper accounting records which comply with sections 75 of the Co-operative and Community Benefit Societies Act 2014 (the Act);
- (ii) establishing and maintain a satisfactory system of its books of accounts, its cash holdings and all its receipts and remittances in order to comply with section 75 of the Act, and
- (iii) preparing financial statements which gives a true and fair view of the state of affairs of the society as at the end of the financial period and or its profit or loss for the period in accordance with the requirements of sections 79 and 80, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the society.

These financial statements have been prepared in accordance with FRS 102 Section 1 A Small Entities.

These financial statements were approved by the Directors and authorised for issue on the 21 July 2025 and signed on their behalf by:



NORTH ARRAN COMMUNITY BENEFIT SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

PERIOD ENDED 31 DECEMBER 2024

1. COMPLIANCE WITH ACCOUNTING STANDARDS

The financial statements have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

2. ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of the financial statements are set out below and have been consistently applied within the same accounts.

Basis of preparation

The accounts have been prepared under the historical cost convention and are presented in £ sterling.

Investment property

Investment property is included at market fair value. Gains are recognised in the income statement.

Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses. Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives on the following bases:

Hotel refurbishment	10% reducing balance
Office equipment	20% reducing balance

3. OTHER OPERATING INCOME

	2024	2023
	£	£
Donations	402	834
Grants	88,508	6,730
Sundry income	10,500	2,261
	<u>99,410</u>	<u>9,824</u>

4. INVESTMENT PROPERTY

	Hotel	Total
	£	£
Fair value		
At 1st January 2024	440,000	440,000
Additions	-	-
At 31st December 2024	<u>440,000</u>	<u>440,000</u>

The fair value of the investment property has been determined by the directors by reference to recent market prices of similar properties in the area at 31 December 2024.

NORTH ARRAN COMMUNITY BENEFIT SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

PERIOD ENDED 31 DECEMBER 2024

5. TANGIBLE FIXED ASSETS

	Hotel Refurbish- ments	Office Equipment	Total
	£	£	£
Cost or Vaulation			
At 1st January 2024	74,141	7,560	81,701
Additions	144,356	-	144,356
At 31st December 2024	<u>218,497</u>	<u>7,560</u>	<u>226,057</u>
Depreciation			
At 1st January 2024	7,414	1,512	8,926
Charge for the year	21,108	1,210	22,318
At 31st December 2024	<u>28,522</u>	<u>2,722</u>	<u>31,244</u>
Net book value			
At 1st January 2024	66,727	6,048	72,775
At 31st December 2024	<u>189,975</u>	<u>4,838</u>	<u>194,813</u>

6. OTHER DEBTORS

	2024	2023
	£	£
North Arran Community Benefit Society Related party transactions	4,789	35,183
Payroll advance	1,200	-
	<u>5,989</u>	<u>35,183</u>

7. CREDITORS: Amounts falling due within one year

	2024	2023
	£	£
Trade creditors	1,190	1,469
Accruals	3,060	2,060
Payroll liabilities	2,048	2,127
	<u>6,298</u>	<u>5,655</u>

8. RELATED PARTY TRANSACTIONS

Lochranza Community Inn Limited is a wholly owned subsidiary of North Arran Community Benefit Society Limited. During the period expenses were paid on behalf of Lochranza Community Inn Limited. As at 31 December 2024 Lochranza Community Inn Ltd owed North Arran Community Benefit Society Limited £4,789 (2023 - £35,183).

NORTH ARRAN COMMUNITY BENEFIT SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

PERIOD ENDED 31 DECEMBER 2024

9. SHARE CAPITAL

The company does not have an authorised share capital. Each adult member owns one share in the society which is not transferrable. The share is cancelled if an individual ceases to be a member.

	Community Shares £	Contributor Shares £
As at 1 January 2024	85	88,500
Shares issued	1	3,750
As at 31 December 2024	86	92,250

10. MOVEMENT IN FUNDS

	At 1 Jan 24	Income	Expenditure	Depn to unrestricted	At 31 Dec 24
Scottish Land Fund - Capital	483,643		(54,669)	(25,537)	403,437
Community Ownership Fund	193,515		(3,558)		189,957
Royal Countryside		25,000	(3,275)	(2,172)	19,552
CPF		49,750		(919)	48,831
ARIA		15,484		(114)	15,370
Community Asset Maintenance		3,150			3,150
Total restricted funds	677,158	93,384	(61,502)	(28,742)	680,299
Unrestricted funds	(58,684)	10,902	(7,410)	28,742	(26,450)
	618,474	104,286	(68,911)	-	653,849

Restricted Fund comparative

	At 1 Jan 23	Income	Expenditure	At 31 Dec 23
Scottish Land Fund	442,000	41,643	-	483,643
Community Ownership Fund	-	250,000	(56,485)	193,515

The Scottish Land Fund Grant was used to purchase the investment property and to fund any capitalised refurbishments.

11. NET ASSETS OVER FUNDS

	Unrestricted Funds £	Restricted Funds £	Total £
Investment in subsidiary	1	-	1
Investment properties	-	440,000	440,000
Hotel Refurb Capitalised	12,574	177,401	189,975
Office Equipment	-	4,838	4,838
Other debtors	5,989	-	5,989
Cash at bank and in hand	53,621	58,059	111,680
Creditors falling due within one year	(6,298)	-	(6,298)
	65,887	680,299	746,185

