

COMPANY REGISTRATION NUMBER: SC624757
CHARITY REGISTRATION NUMBER: SC049478

Community Out West Trust
Company Limited by Guarantee
Unaudited Financial Statements
For the year ended
31 March 2024

Community Out West Trust

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2024

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Community Out West Trust

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2024

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 March 2024.

Chair's report

Over the year 2023/24 we continued to provide the essential service of public toilets for the local community and those travelling within the area. Use of the facilities varied seasonally but once again there was very high use during the summer.

During 2023/24 work continued towards the reconfiguration and refurbishment of the toilets, with the building works finally getting under way on 18 March 2024. This project, funded by a grant from the Coastal Communities Fund, will provide three unisex 'superloos', each with its own individual entrance, an accessible toilet and a unisex shower. The works will be carried out by the builders G Simpsons.

Also during 2023/24 the Trust explored the possibility of a community purchase of the Kinlochewe village stores, Post Office and associated house, leading to a Stage One application to the Scottish Land Fund in May 2023. This project was initially driven by the informal Kinlochewe Community Alliance with the COW Trust, as a formally constituted body, submitting the application on their behalf. The Stage One application was granted in June 2023, providing the funds necessary to conduct the surveys required and develop a business plan for the Stage Two application. Work and community consultations continued on this throughout the remainder of 2023/24, leading to the submission of the Stage Two application in August 2024.

Reference and administrative details

Registered charity name	Community Out West Trust
Charity registration number	SC049478
Company registration number	SC624757
Principal office and registered office	25 Diabaig Achnasheen Ross-shire IV22 2HE

The trustees

	A M Peacock J M Peart D McIntyre M McIntyre
Company secretary	J M Peart
Independent examiner	M.J.Macnab BSc.FCCA Tulloch Street Dingwall Ross-shire IV15 9JY

Community Out West Trust

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Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2024

Structure, governance and management

Community Out West Trust is a company limited by guarantee governed by its Memorandum and Articles of Association dated 18 March 2019. It is registered as a charity with the Scottish Charity Regulator.

Anyone over the age of 18 and resident in the Torridon and Kinlochewe area can become a member of the company. At the close of 2023/24 there were 33 members, each of whom agrees to contribute £1 in the event of the charity winding up.

The current trustees/directors were elected at the Annual General Meeting held on 10 January 2023.

All trustees/directors are informed of their legal obligations under charity and company law, the Scottish Charity Regulator's guidance on trustee's duties, and the Memorandum and Articles of Association.

The board of trustees, which must have between three and eight members, administers the charity. The board meets regularly throughout the year as necessary, with meetings at least monthly. The day to day operation of the charity is managed by the Company Secretary who is also one of the trustees.

All but one of the trustees received no remuneration or other benefit from their work for the charity during the 2023/24 financial year. The remaining trustee has provided services as a plumber for which he has received remuneration.

The charity also receives some core funding from the Highland Council.

Community Out West Trust

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Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2024

Objectives and activities

Community Out West Trust was set up to ensure that assets within the area are maintained for the community.

The purposes of the charity are:

- Provision of facilities for the local community
- Provision of facilities for visitors to the area
- Encourage community involvement and engagement so fostering community spirit- Support local businesses
- Help protect the local environment

The charity's focus is on the provision of public toilets in Kinlochewe. Our aim is to provide a basic and essential service, and we strongly feel that it should be freely available. The charity therefore depends on donations from a variety of sources.

Strategies employed are:

- Provide high quality, cared for facilities
- Involve the community and keep them informed of developments- Ensure our message is clear to those using the facilities so that they contribute through donations

Community Out West Trust

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Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2024

Achievements and performance

In the 2023/24 financial year our activities have been focused on the following:

Day-to-day operations

The toilets were open 365 days a year, 24 hours a day up to their closure for refurbishment on 18 March 2024. Throughout the tourist season the toilets were cleaned by the paid cleaner five days a week, with a volunteer cleaning on the two remaining days. During the winter the paid cleaner provides daily sanitisation of the facilities on a reduced number of hours reflecting the significantly lower usage. The toilets are kept well stocked and repairs and maintenance are carried out promptly.

Sourcing of funds

We are grateful for the regular income from the Highland Council's Comfort Scheme. However, this is not sufficient to cover the running costs. The income from honesty box donations remained healthy, particularly during the busy tourist season. The opportunity for online donations was introduced through the DONATE platform, which resulted in an increase in donations. There were no fundraising events in 2023/24 but the Trust once again participated in the World Toilet Day event at the GALE Centre with our cakes raising £44.52.

Site Improvements

Since taking over the toilets it has been part of our plan to provide additional facilities for tourists, particularly camper vans visiting the area. Provision in the area is currently inadequate and by offering such facilities we hope to reduce the pressure on local businesses which are often expected to fill the gap, protect the local environment by reducing inappropriate release of waste, as well as providing an improved welcome to visitors to the area.

Financial review

The financial position is carefully monitored by the trustees to ensure that adequate funds are available to meet ongoing costs.

There was a surplus for the financial year of £53,421 (2023 deficit of £3,553).

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

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Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2024

The trustees' annual report was approved on 12 November 2024 and signed on behalf of the board of trustees by:



J M Peart
Charity Secretary

Community Out West Trust

Company Limited by Guarantee

Independent Examiner's Report to the Trustees of Community Out West Trust

Year ended 31 March 2024

I report to the trustees on my examination of the financial statements of Community Out West Trust ('the charity') for the year ended 31 March 2024.

Responsibilities and basis of report

As the trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities and Trustee Investment (Scotland) Act 2005 ('the 2005 Act'), the Charities Accounts (Scotland) Regulations 2006 (as amended) and the Companies Act 2006 ('the 2006 Act'). You are satisfied that the accounts of the company are not required by charity or company law to be audited and have chosen instead to have an independent examination.

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 the charity's accounts carried out under section 44(1)(c) of the 2005 Act. In carrying out my examination I have followed the requirements of Regulation 11 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Independent examiner's statement

Since the charity is required by company law to prepare its accounts on an accruals basis and is registered as a charity in Scotland your examiner must be a member of a body listed in Regulation 11(2) of the Charities Accounts (Scotland) Regulations 2006 (as amended). I can confirm that I am qualified to undertake the examination because I am a registered member of the Association of Chartered Certified Accountants which is one of the listed bodies.

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 charity as required by section 386 of the 2006 Act, section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; or
2. the financial statements do not accord with those records or with the accounting requirements of Regulation 8 of the Charities Accounts (Scotland) Regulations 2006; or
3. the financial statements 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 financial statements 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).

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Independent Examiner's Report to the Trustees of Community Out West Trust *(continued)*

Year ended 31 March 2024

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.



M.J. Macnab BSc.FCCA
Independent Examiner

Tulloch Street
Dingwall
Ross-shire
IV15 9JY

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Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2024

		2024	2023		
	Note	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
Income and endowments					
Donations and legacies	5	6,407	60,900	67,307	10,050
Charitable activities	6	45	2,400	2,445	2,624
Investment income	7	536	–	536	–
Total income		<u>6,988</u>	<u>63,300</u>	<u>70,288</u>	<u>12,674</u>
Expenditure					
Expenditure on charitable activities	8,9	5,691	2,400	8,091	7,333
Other expenditure	10	226	8,550	8,776	8,894
Total expenditure		<u>5,917</u>	<u>10,950</u>	<u>16,867</u>	<u>16,227</u>
Net income/(expenditure) and net movement in funds		<u>1,071</u>	<u>52,350</u>	<u>53,421</u>	<u>(3,553)</u>
Reconciliation of funds					
Total funds brought forward		<u>58,697</u>	<u>3,665</u>	<u>63,362</u>	<u>68,915</u>
Total funds carried forward		<u>60,768</u>	<u>56,015</u>	<u>116,783</u>	<u>63,362</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 10 to 18 form part of these financial statements.

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Statement of Financial Position

31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	14	55,000	55,000
Current assets			
Cash at bank and in hand		61,783	8,362
Net current assets		<u>61,783</u>	<u>8,362</u>
Total assets less current liabilities		<u>116,783</u>	<u>63,362</u>
Funds of the charity			
Restricted funds		56,015	3,665
Unrestricted funds:			
Revaluation reserve		54,999	54,999
Other unrestricted income funds		<u>5,769</u>	<u>4,698</u>
Total unrestricted funds		<u>60,768</u>	<u>59,697</u>
Total charity funds	15	<u>116,783</u>	<u>63,362</u>

For the year ending 31 March 2024 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

These financial statements were approved by the board of trustees and authorised for issue on 12 November 2024, and are signed on behalf of the board by:



J M Peart
Trustee

The notes on pages 10 to 18 form part of these financial statements.

Community Out West Trust

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 March 2024

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Scotland and a registered charity in Scotland. The address of the registered office is 25 Diabaig, Achnasheen, Ross-shire, IV22 2HE.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102: (a) No cash flow statement has been presented for the company. (b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Community Out West Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Community Out West Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

4. Limited by guarantee

In the event of the charity being wound up, each member agrees to contribute the sum of £1.

5. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donations - Honesty Box	5,580	–	5,580
Donations	827	–	827
Grants			
Grants	–	60,900	60,900
	<u>6,407</u>	<u>60,900</u>	<u>67,307</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Donations			
Donations - Honesty Box	4,328	–	4,328
Donations	2,255	–	2,255
Grants			
Grants	–	3,467	3,467
	<u>6,583</u>	<u>3,467</u>	<u>10,050</u>

Honesty box donations are from members of the public leaving cash when they use the facilities provided.

Increasingly donations for using the facilities are made online using texts or the QR code provided.

The grants received were all restricted funds as follows:

The Trust received the first payment towards the cost of the refurbishment of the toilets from the Coastal Communities Fund.

Payments were also received from the Scottish Land Fund.

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Comfort Scheme Payments	–	2,400	2,400
Fundraising Events	45	–	45
	<u>45</u>	<u>2,400</u>	<u>2,445</u>

Community Out West Trust

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Comfort Scheme Payments	–	2,400	2,400
Fundraising Events	224	–	224
	<u>224</u>	<u>2,400</u>	<u>2,624</u>

The Trust received £200 per month from Highland Council's Comfort Scheme towards the costs of running the toilets.

The Trust took part in one fundraising event for World Toilet Day.

7. Investment income

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Bank interest receivable	536	536	–	–

8. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Cost of cleaning	1,020	2,400	3,420
Utilities	2,944	–	2,944
Consumables	803	–	803
Insurance	418	–	418
Repairs and maintenance	73	–	73
Administration costs	433	–	433
	<u>5,691</u>	<u>2,400</u>	<u>8,091</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Cost of cleaning	1,221	2,400	3,621
Utilities	1,998	–	1,998
Consumables	714	–	714
Insurance	480	–	480
Repairs and maintenance	37	49	86
Administration costs	434	–	434
	<u>4,884</u>	<u>2,449</u>	<u>7,333</u>

Community Out West Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

9. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Total funds 2024 £	Total fund 2023 £
General Activities	8,091	8,091	7,333

10. Other expenditure

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Site upgrade costs	226	8,550	8,776
Charitable donations	—	—	—
	<u>226</u>	<u>8,550</u>	<u>8,776</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Site upgrade costs	613	8,169	8,782
Charitable donations	112	—	112
	<u>725</u>	<u>8,169</u>	<u>8,894</u>

The final payment for the installation of the motorhome waste disposal unit was drawn from unrestricted funds.

The first payment was made to G Simpsons towards the refurbishment of the toilets and the first payment to the plumber for stripping out of the premises.

Payments were made to Graham & Sibbald for valuations for the Kinlochewe village stores and associated house, funded by the Scottish Land Fund.

11. Independent examination fees

	2024 £	2023 £
Fees payable to the independent examiner for: Independent examination of the financial statements	420	420

12. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2024 £	2023 £
Wages and salaries	3,420	3,621

The average head count of employees during the year was 1 (2023: 1). The average number of

Community Out West Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

full-time equivalent employees during the year is analysed as follows:

	2024 No.	2023 No.
Number of staff - type 1	1	<u>1</u>

No employee received employee benefits of more than £60,000 during the year (2023: Nil).

13. Trustee remuneration and expenses

During the year, one of the trustees, Mr A Peacock received payments totalling £508 for the provision of plumbing services.

14. Tangible fixed assets

	Freehold property £
Cost	
At 1 April 2023 and 31 March 2024	<u>55,000</u>
Depreciation	
At 1 April 2023 and 31 March 2024	<u>—</u>
Carrying amount	
At 31 March 2024	<u>55,000</u>
At 31 March 2023	<u>55,000</u>

15. Analysis of charitable funds

Unrestricted funds

	At 1 April 2023 £	Income £	Expenditure £	At 31 March 20 24 £
General funds	4,698	6,988	(5,917)	5,769
Revaluation reserve	<u>54,999</u>	<u>—</u>	<u>—</u>	<u>54,999</u>
	<u>59,697</u>	<u>6,988</u>	<u>(5,917)</u>	<u>60,768</u>

	At 1 April 2022 £	Income £	Expenditure £	At 31 March 20 23 £
General funds	3,500	6,807	(5,609)	4,698
Revaluation reserve	<u>54,999</u>	<u>—</u>	<u>—</u>	<u>54,999</u>
	<u>58,499</u>	<u>6,807</u>	<u>(5,609)</u>	<u>59,697</u>

Community Out West Trust

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

Restricted funds

	At 1 April 2023 £	Income £	Expenditure £	At 31 March 20 24 £
Comfort Scheme	–	2,400	(2,400)	–
National Lottery Grant	1,265	–	–	1,265
Ward Disc. Fund	2,400	–	–	2,400
Coastal Communities	–	58,800	(6,450)	52,350
Scottish Land Fund	–	2,100	(2,100)	–
	<u>3,665</u>	<u>63,300</u>	<u>(10,950)</u>	<u>56,015</u>

	At 1 April 2022 £	Income £	Expenditure £	At 31 March 20 23 £
Comfort Scheme	–	2,400	(2,400)	–
National Lottery Grant	1,265	–	–	1,265
NHI Grant for CWD	598	–	(598)	–
Scotland Loves Local	153	–	(153)	–
NHI Grant for GD	1,000	–	(1,000)	–
Ward Disc. Fund	2,400	–	–	2,400
Highland Council CWD	3,000	–	(3,000)	–
Coastal Communities	–	3,467	(3,467)	–
	<u>8,416</u>	<u>5,867</u>	<u>(10,618)</u>	<u>3,665</u>

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

16. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Tangible fixed assets	55,000	–	55,000
Current assets	5,768	56,015	61,783
Net assets	<u>60,768</u>	<u>56,015</u>	<u>116,783</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Tangible fixed assets	55,000	–	55,000
Current assets	4,698	3,664	8,362
Net assets	<u>59,698</u>	<u>3,664</u>	<u>63,362</u>

Community Out West Trust

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Management Information

Year ended 31 March 2024

The following pages do not form part of the financial statements.

Community Out West Trust
Company Limited by Guarantee
Detailed Statement of Financial Activities
Year ended 31 March 2024

	2024	2023
	£	£
Income and endowments		
Donations and legacies		
Donations - Honesty Box	5,580	4,328
Donations	827	2,255
Grants	60,900	3,467
	<u>67,307</u>	<u>10,050</u>
Charitable activities		
Comfort Scheme Payments	2,400	2,400
Fundraising Events	45	224
	<u>2,445</u>	<u>2,624</u>
Investment income		
Bank interest receivable	536	—
	<u>536</u>	<u>—</u>
Total income	<u>70,288</u>	<u>12,674</u>
Expenditure		
Expenditure on charitable activities		
Consumables	803	714
Wages and salaries	3,420	3,621
Light and heat	2,944	1,998
Repairs and maintenance	73	86
Insurance	418	480
Other office costs	433	434
	<u>8,091</u>	<u>7,333</u>
Other expenditure		
Site upgrade costs	8,776	8,782
Charitable donations	—	112
	<u>8,776</u>	<u>8,894</u>
Total expenditure	<u>16,867</u>	<u>16,227</u>
Net income/(expenditure)	<u>53,421</u>	<u>(3,553)</u>