

REGISTERED COMPANY NUMBER: SC358018 (Scotland)
REGISTERED CHARITY NUMBER: SC049876

Report of the Trustees and
Financial Statements for the Year Ended 31 December 2025
for
EDZELL WOODS COMMUNITY TRUST LIMITED

Account Tax Ltd
Chartered Certified Accountants
12 Traill Drive
Montrose
Angus
DD10 8SW

EDZELL WOODS COMMUNITY TRUST LIMITED

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EDZELL WOODS COMMUNITY TRUST LIMITED

Report of the Trustees for the Year Ended 31 December 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 December 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 aims

The company's objects are:- To manage community land and associated assets for the benefit of the people of Edzell Woods community following the principles of sustainable development, which meets the needs of the present residents without compromising the ability of future generations to meet their own needs. To advance community development, including urban or rural regeneration, following the principles of sustainable development that meets the needs of the present without compromising the ability of future generations to meet their own needs. To provide, or assist in providing, recreational facilities, and/or organising recreational activities, which will be available to members of the public at large with the object of improving the conditions of life for the people of Edzell Woods. This to include the provision of a 'community-hub' for all owners and residents of Edzell Woods to promote advancement of education, health, recreational activities with the objective of improving the conditions of life for the persons for whom the facilities or activities are primarily intended. Community Hub to deliver a variety of classes and workshops, meeting space for local groups including but not limited to Mother and Toddler, fitness, education, advice and support groups.

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

SC358018 (Scotland)

Registered Charity number

SC049876

Registered office

12 Traill Drive
Montrose
Angus
DD10 8SW

Trustees

M Day
K Traill
K Williams
B D Smith
M Riddell

Independent Examiner

Account Tax Ltd
Chartered Certified Accountants
12 Traill Drive
Montrose
Angus
DD10 8SW

Approved by order of the board of trustees on 22 June 2026 and signed on its behalf by:

EDZELL WOODS COMMUNITY TRUST LIMITED

**Report of the Trustees
for the Year Ended 31 December 2025**

K Traill - Trustee

Independent Examiner's Report to the Trustees of Edzell Woods Community Trust Limited

I report on the accounts for the year ended 31 December 2025 set out on pages four to eleven.

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 and the Charities Accounts (Scotland) Regulations 2006 (as amended). The charity's trustees consider that the audit requirement of Regulation 10(1)(a) to (c) of the Accounts 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 the independent examiner's report

My examination was carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. 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 seeking explanations from you as 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 connection with 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 to comply with Regulation 8 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.

Kerry Humphries
The Association of Chartered Certified Accountants

Account Tax Ltd
Chartered Certified Accountants
12 Traill Drive
Montrose
Angus
DD10 8SW

22 June 2026

EDZELL WOODS COMMUNITY TRUST LIMITED

Statement of Financial Activities for the Year Ended 31 December 2025

		2025 Unrestricted fund £	2024 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Donations and legacies		115,401	109,937
Charitable activities			
Edible Trail		-	9,024
Community Hub		41,148	-
Investment income	2	7	5
Total		156,556	118,966
EXPENDITURE ON			
Raising funds	3	11,247	18,313
Other		140,346	123,863
Total		151,593	142,176
NET INCOME/(EXPENDITURE)		4,963	(23,210)
RECONCILIATION OF FUNDS			
Total funds brought forward		151,021	174,231
TOTAL FUNDS CARRIED FORWARD		155,984	151,021

The notes form part of these financial statements

EDZELL WOODS COMMUNITY TRUST LIMITED

Balance Sheet 31 December 2025

	Notes	2025 Unrestricted fund £	2024 Total funds £
FIXED ASSETS			
Tangible assets	7	105,462	106,827
CURRENT ASSETS			
Debtors	8	5,059	5,025
Cash at bank		50,791	49,847
		55,850	54,872
CREDITORS			
Amounts falling due within one year	9	(5,328)	(10,678)
NET CURRENT ASSETS		50,522	44,194
TOTAL ASSETS LESS CURRENT LIABILITIES		155,984	151,021
NET ASSETS		155,984	151,021
FUNDS	10		
Unrestricted funds		155,984	151,021
TOTAL FUNDS		155,984	151,021

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

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

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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.

EDZELL WOODS COMMUNITY TRUST LIMITED

Balance Sheet - continued
31 December 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 22 June 2026 and were signed on its behalf by:

K Traill - Trustee

EDZELL WOODS COMMUNITY TRUST LIMITED

Notes to the Financial Statements for the Year Ended 31 December 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.

Tangible fixed assets

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

Plant and machinery	- 20% on reducing balance
Water works	- 20% on reducing balance

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.

EDZELL WOODS COMMUNITY TRUST LIMITED

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

2. INVESTMENT INCOME

	2025	2024
	£	£
Interest receivable - trading	<u>7</u>	<u>5</u>

3. RAISING FUNDS

Raising donations and legacies

	2025	2024
	£	£
Support costs	<u>11,148</u>	<u>14,360</u>

4. NET INCOME/(EXPENDITURE)

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

	2025	2024
	£	£
Depreciation - owned assets	<u>1,365</u>	<u>1,706</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

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

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	109,937
Charitable activities	
Edible Trail	9,024
Investment income	<u>5</u>
Total	<u>118,966</u>
EXPENDITURE ON	
Raising funds	18,313
Other	<u>123,863</u>
Total	<u>142,176</u>

EDZELL WOODS COMMUNITY TRUST LIMITED

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

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £ (23,210)
NET INCOME/(EXPENDITURE)	
RECONCILIATION OF FUNDS	
Total funds brought forward	174,231
TOTAL FUNDS CARRIED FORWARD	<u>151,021</u>

7. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Water works £	Totals £
COST				
At 1 January 2025 and 31 December 2025	<u>100,000</u>	<u>959</u>	<u>25,279</u>	<u>126,238</u>
DEPRECIATION				
At 1 January 2025	-	758	18,653	19,411
Charge for year	-	40	1,325	1,365
At 31 December 2025	-	798	19,978	20,776
NET BOOK VALUE				
At 31 December 2025	<u>100,000</u>	<u>161</u>	<u>5,301</u>	<u>105,462</u>
At 31 December 2024	<u>100,000</u>	<u>201</u>	<u>6,626</u>	<u>106,827</u>

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade debtors	4,004	4,004
Prepayments	1,055	1,021
	<u>5,059</u>	<u>5,025</u>

EDZELL WOODS COMMUNITY TRUST LIMITED

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

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade creditors	-	8,238
Other creditors	1,229	1,229
Accrued expenses	4,099	1,211
	5,328	10,678

10. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	At
	£	£	31.12.25
			£
Unrestricted funds			
General fund	151,021	4,963	155,984
	151,021	4,963	155,984
TOTAL FUNDS	151,021	4,963	155,984

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	156,556	(151,593)	4,963
	156,556	(151,593)	4,963
TOTAL FUNDS	156,556	(151,593)	4,963

Comparatives for movement in funds

	At 1.1.24	Net movement in funds	At
	£	£	31.12.24
			£
Unrestricted fund			
	174,231	(23,210)	151,021
	174,231	(23,210)	151,021
TOTAL FUNDS	174,231	(23,210)	151,021

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted fund			
	118,966	(142,176)	(23,210)
	118,966	(142,176)	(23,210)
TOTAL FUNDS	118,966	(142,176)	(23,210)

EDZELL WOODS COMMUNITY TRUST LIMITED

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

10. MOVEMENT IN FUNDS - continued

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

	At 1.1.24 £	Net movement in funds £	At 31.12.25 £
Unrestricted fund	174,231	(18,247)	155,984
TOTAL FUNDS	<u>174,231</u>	<u>(18,247)</u>	<u>155,984</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted fund	275,522	(293,769)	(18,247)
TOTAL FUNDS	<u>275,522</u>	<u>(293,769)</u>	<u>(18,247)</u>

11. RELATED PARTY DISCLOSURES

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

EDZELL WOODS COMMUNITY TRUST LIMITED

Detailed Statement of Financial Activities for the Year Ended 31 December 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Subscriptions	114,897	109,437
Other misc income	504	500
	115,401	109,937
Investment income		
Interest receivable - trading	7	5
Charitable activities		
Grants	41,148	9,024
Total incoming resources	156,556	118,966
EXPENDITURE		
Other trading activities		
Purchases	99	421
Bad debts	-	2,367
	99	2,788
Other		
Insurance	2,125	2,015
Electricity - street lighting	3,335	1,224
Electricity - sewage pump	6,193	32,462
Electricity - sewage works	2,016	1,688
Repairs and renewals	-	1,915
Gardening/ maintenance	26,891	33,933
Sewage maintenance	12,574	13,590
Vermin control	855	831
Labour	14,704	14,925
Road maintenance	30,505	10,632
Fuel & Oil	-	24
Hire of Machinery	-	1,600
Edible Trail	-	9,024
Community Hub	41,148	-
	140,346	123,863
Support costs		
Management		
Postage and stationery	691	691
AGM expenses	287	474
Workwear	-	104
	978	1,269

This page does not form part of the statutory financial statements

EDZELL WOODS COMMUNITY TRUST LIMITED

**Detailed Statement of Financial Activities
for the Year Ended 31 December 2025**

	2025 £	2024 £
Management Finance		
Bank charges	638	641
Other		
Depreciation of tangible fixed assets	1,365	1,706
Governance costs		
Accountancy fees	972	918
Other professional fees	7,195	10,991
	8,167	11,909
Total resources expended	151,593	142,176
Net income/(expenditure)	4,963	(23,210)

This page does not form part of the statutory financial statements