

Charity number: SC038217
Company number: SC300498

Development Coll
(A company limited by guarantee)

Directors' report and financial statements
for the year ended 31 December 2019

Development Coll
(A company limited by guarantee)

Contents

	Page
Legal and administrative information	1
Directors' report	2 - 10
Independent examiner's report	11
Statement of financial activities	12
Balance sheet	13 - 14
Notes to the financial statements	15 - 24

Development Coll
(A company limited by guarantee)

Legal and administrative information

Charity number SC038217
Company registration number SC300498

Registered office An Cridhe
Arinagour
Isle of Coll
Argyll
PA78 6SY

Directors

Lavinia Maclean-Bristol	
Nicola Smith	
Margaret Wheeler-James	Resigned 10 June 2019
Heather Davis	
Samantha Martindale	Resigned 15 June 2019
Brian MacIntyre	
Elizabeth Jane Robertson	
Samuel Rutherford	Appointed 14 November 2019
Romayne Wainwright	Appointed 16 January 2020

Accountants

R A Clement Associates
Chartered Accountants
5 Argyll Square
Oban
Argyll
PA34 4AZ

Bankers

Royal Bank of Scotland
Scarinish Branch
Scarinish
Isle of Tiree
PA77 6UH

Development Coll **(A company limited by guarantee)**

Report of the directors (incorporating the trustees' report) for the year ended 31 December 2019

The directors present their report and the financial statements for the year ended 31 December 2019. The directors, who are also trustees of Development Coll for the purposes of charity law and who served during the year and up to the date of this report are set out on page 1.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Companies Act 2006 and 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 (effective 1 January 2015).

Introduction to Development Coll

"Promoting the sustainable development of the Isle of Coll for the benefit of residents, visitors, groups and businesses."

Development Coll is a community company limited by guarantee with charitable status. As a development trust, the organisation is underpinned by the ethos of self help and self reliance and a belief that community regeneration which is achieved through community owned enterprise and assets is the way to build strong and sustainable communities.

Highlights

Coll Bunkhouse maintained its 5-star listing with Visit Scotland.

An Cridhe provided a variety of events from Coll Bird Festival to Coll and the Cosmos, from classical to traditional music; theatre; and played host to a number of private social events including a wedding celebration.

Objectives of the charity

The charity was formed:

- * to manage community land and assets as part of the protection and sustainable development of the natural environment
- * to promote rural regeneration in areas of social and economic deprivation within the Community
- * to advance the education of the Community about its environment, culture and/or history
- * to promote, operate and/or support other similar charitable projects for the benefit of the Community.

Our Activities

Since its formation, Development Coll (DC) has been involved in a wide variety of activities in keeping with its objectives. The activities are managed by various working groups and individuals acting in a voluntary capacity (except for An Cridhe and Coll Bunkhouse which are staffed) and the Board oversee all these activities. The wide scope of the objectives of DC allows for an extensive range of projects to be considered by the Board, but the ability to successfully undertake a project is dependent on both the willingness and expertise of volunteers both on the Board and in the wider community

In order to achieve its objectives the charity focussed on the following activities during the reporting period;

Development Coll **(A company limited by guarantee)**

Report of the directors (incorporating the trustees' report) for the year ended 31 December 2019

An Cridhe

An Cridhe continues to be the island's key provider for leisure facilities, events, meeting rooms, and further educational studies, as well as being an attraction for visitors to the islands, either to use the wi-fi and printing services, visit the small gallery, or escape the elements. The building is open 9am to 9pm all but 4 days of the year, although is only staffed for a small portion of that time. In addition to staff time, volunteers and voluntary hours by staff, are crucial to the success of the centre, whether it be for groundskeeping or staffing events (bar and ticketing).

An Cridhe organises a number of cultural events throughout the year, such as theatrical performances, ceilidhs and concerts. These events contribute to the social sustainability of the island as the nearest performance venues are on the mainland and require, at the very least, an overnight trip away.

As a sporting facility, both the gym and the main hall continue to be used by local residents and visitors, as well as the primary school.

DC's pricing policy reflects our strategy of enabling all within our community, whatever their means, to take part in our activities and to attend events or hire the building for private functions. An Cridhe has spaces which can be utilised for free for reading, wi-fi time (small payment for wi-fi service), having a cup of tea or some social time. Other spaces within the building are well-equipped for multipurpose use and are available for hire.

Ticketed events during 2019, were generally priced at £10 per adult, with a family price of £25 (2 adults and 2 children).

Coll Bunkhouse

A custom-built hostel with 16 beds across 3 dorms, Coll Bunkhouse opened in July 2012 and any surplus from the Bunkhouse is used to help sustain An Cridhe. The facilities are open all year round. Attached to Coll Bunkhouse is a laundry and drying room which is also open all year round and serves both the Bunkhouse, its customers, and the residents of Coll.

It continues to be a popular, 5-star accommodation provider for families, individuals, groups and workmen. It is ideally situated in Coll's only village, Arinagour, making it an excellent base to explore the island during the day, while starting and finishing the day within easy walking distance of Coll's amenities.

Motorhomes

Over the years of operation, An Cridhe staff have received many enquiries from visitors who are looking for somewhere to park a motorhome on the island, and who cannot stay at the existing facility due to restrictions it has in place. During 2018, the Board agreed to accept up to 2 motorhomes at any one time at a designated spot within the grounds of An Cridhe.

Mobile Phone Mast

The mobile mast, which went live in May 2015 initially with Vodafone as a service provider, continues to be a vital resource for residents and visitors alike, as well as local businesses and emergency services.

Development Coll **(A company limited by guarantee)**

Report of the directors (incorporating the trustees' report) for the year ended 31 December 2019

Achievements and performance

Our achievements in the year to 31 December 2019 included:

An Cridhe - achievements include

- * Net income generated from both Coll Bird Festival and Coll and the Cosmos events, in spite of the weather
- * The venue for the Coll Show, Coll Half Marathon and the Tunnell Trust 'Music Coll' event
- * Advance bookings for 2020 which includes the return of the 3 events mentioned above

Performance:

Budget projections for 2019, approved on the 15 November 2018 estimated an operational deficit of £2,224. The budget was prepared on a prudent basis and did not include estimates of general donations or estimates of income for large events that were not in the diary at the time of setting the budget. The directors were satisfied that this deficit would be met through general donations and additional events that would arise. Careful monitoring during the early months of 2019 ensured that non-essential expenditure was not committed until such times as the directors could be reasonably sure of a positive outturn at the year end.

During 2018, the decision was taken to apply for Awards4All funding to provide opportunities for the Coll community that would not otherwise be affordable. The grant award carried forward into 2019 and a small balance will carry forward in to 2020.

The Board would like to extend thanks to everyone who volunteered at events or helped with other voluntary tasks at An Cridhe, and to those who supported An Cridhe by using the facilities throughout 2019.

Coll Bunkhouse - achievements include

- * a 7% increase in income
- * Forward bookings for 2020 are around £22,940
- * Maintaining a 5-star rating while operating 24 hours a day, 365 days a year, but only being staffed part-time

Coll Bunkhouse - Performance

The success of Coll Bunkhouse relies heavily on a flexible workforce for check-in and cleaning, and also voluntarily keeping an eye on bookings (in particular weekend bookings) and social media out with office hours to ensure staffing is arranged to meet any late bookings, and any customer communications are responded to in a timely manner.

Performance:

In the summer months, the Bunkhouse again benefitted from the bookings of The Tunnell Trust and Basking Shark Scotland, and the same bookings are in place for 2020.

Coll Bunkhouse did exceed budgeted income by 14%, but occupancy levels were still low out with the peak holiday times, in keeping with the flow of visitors to the island in general. Annual occupancy is around 30%. Although the question has not been asked of other short-term accommodation providers on the island, this occupancy figure does not seem out of keeping with general tourism on Coll during 2019.

Development Coll continue to consider options for trying to attract more customers at off peak times.

Mobile Phone Mast

During 2019, a mast management contract was put in place to manage and record access to the mast as well as visual inspections (amongst other things). This provides additional reassurance around health and safety issues.

Development Coll
(A company limited by guarantee)

Report of the directors (incorporating the trustees' report)
for the year ended 31 December 2019

Financial review

General comments on financial outturn

The financial outturn for the year to 31 December 2019 shows an operational surplus of £4,878 before tax of £675 and depreciation of £61,653 against a budgeted deficit of £2,224. This favourable outturn is attributed to a combination of factors:

- * An Cridhe events
- * Additional and unanticipated income from functions
- * Increased use of general services available in the building

Most aspects of the business performed well against budget, although gym income did decrease. For the majority of expenditure items where costs did exceed budget, the costs were incurred in order to generate income, and in every case the income exceeded costs incurred.

Development Coll
(A company limited by guarantee)

Report of the directors (incorporating the trustees' report)
for the year ended 31 December 2019

Principal risks and uncertainties

Development Coll faces certain risks and uncertainties and takes steps to mitigate against these where possible:

Business Interruption - a temporary cessation in trading due to an unforeseen event (e.g. a fire) would result in loss of income over a period where committed costs remain. In order to mitigate this risk, DC carries out regular health and safety checks and has maintenance contracts for essential equipment such as fire alarms. DC also maintains business interruption insurance, and a reserve that would allow it to meet committed costs over the short term. In addition, with three sources of income (An Cridhe, Coll Bunkhouse and the mast) it is unlikely that more than one service would be interrupted at any given time.

Changing demographics - the changing demographic and variable population of the island will impact on An Cridhe, although the multi-purpose capabilities of the facility help ensure a variety of services can be catered for, and it is difficult to assess more accurately the impact these changes could have.

Economic impact on tourism - Coll Bunkhouse is dependent on tourism to the island. While it continues to be difficult to attract visitors out with peak holiday times, and political changes within the United Kingdom could have unknown consequences for exchange rates (and the willingness of foreign customers to holiday in the UK), there is no specific reason to believe that tourism will decline from its current position. The majority of visitors to the Bunkhouse are UK residents, or non-UK nationals who are permanent or temporary residents within the UK. The Bunkhouse' targeted marketing is restricted to Scottish or UK organisations and publications.

Customer Dependence - The Bunkhouse has significant income from one customer over the summer months. At this time the Bunkhouse is not considered to be dependent on that income as alternative bookings would be found over that peak period. During 2017 the Board agreed a pricing strategy that the manager can use in the event of a sudden loss of custom or substantial general decline in income, to try and attract additional custom as quickly as possible. In addition, an increased marketing budget will allow responsive and targeted marketing through social media in the unlikely event of such a decline. An Cridhe is dependent largely on the local community for its customers and there is a limit to the number of big anniversaries or local events a community of this size can bring to An Cridhe. The Board continue to work with the staff and Management Committee to increase utilisation of the facility where possible but, more importantly, the focus is on increasing the net income from the activities that support the running of An Cridhe, such as Coll Bunkhouse and the mobile mast.

Competition - Coll Bunkhouse is a relatively unique business in its locality, but there is some competition. DC will work to ensure retention of existing customers and to differentiate the product from that of other local providers

Development Coll
(A company limited by guarantee)

Report of the directors (incorporating the trustees' report)
for the year ended 31 December 2019

Financial outturn for the year

In reporting the financial outturn for the year to 31 December 2019, figures for the prior period will be shown in brackets.

An Cridhe had a total income of £35,017 (£40,927) plus general donations of £1,516 (£2,300), grants and contributions of -£104 (£9,567) and other income of £0 (£48). Expenses were £39,701 (£44,207) excluding depreciation. This resulted in a net deficit of £3,272 (net surplus £8,635) prior to depreciation. £5,253 of expenditure was funded by restricted funds from income received in prior years.

Coll Bunkhouse had a total income of £36,358 (£34,955), including laundry and other services, and expenses of £33,087 (£32,286) excluding depreciation. This resulted in a net surplus before depreciation and Corporation Tax of £3,271 (£2,669).

The mobile mast had income of £8,652 (£8,500) and expenditure of £4,157 (£4,286) prior to depreciation, giving an operating surplus of £4,495 (£4,214).

Development Coll had management expenses of £5,399 (£5,571) which are not allocated at source to the individual projects, and includes costs for accountancy and directors' insurance. Some of these costs have been allocated to Coll Bunkhouse on the basis previously stated. DC generates a small income for managing bookkeeping on behalf of a local committee. The increase in expenditure relates to membership of AITC, and this was funded by specific contributions.

Review of Funds

DC holds both unrestricted and restricted funds. Unrestricted funds are spent or applied at the discretion of the trustees to further any of the charity's purposes, and may be used to supplement expenditure made from restricted funds. Restricted funds arise when the donor making the gift stipulates the purpose for which the funds may be used. Further detail on the movement on the funds during the reporting period can be found in the notes to the accounts.

Four of the restricted funds - An Cridhe & Bunkhouse, Mobile Phone Mast, Gym & Equipment, Coll Half Marathon - have been reduced by the amount of depreciation charged during the reporting period. Depreciation accounts for the cost of general wear and tear to these assets during the reporting period and requires that cost to be reflected in the revenue expenditure of the organisation so that the expenditure of the organisation reflects the 'Total Cost' of the operations.

Gym and Equipment - this fund is generated from donations made solely for the purpose of expenditure on the gym and sports equipment. During 2019, new gym equipment was purchased.

Mobile Phone Mast Maintenance - there was a small amount of mast maintenance (preventative) in 2019.

Sports Fund (Revenue) - during 2019, part of this fund was spent on new hockey equipment.

Awards4All - a number of events took place in 2019 in relation to this grant funding from 2018.

Development Coll **(A company limited by guarantee)**

Report of the directors (incorporating the trustees' report) **for the year ended 31 December 2019**

Reserves policy and going concern

Where the Trustees are able to do so, they seek to retain an unrestricted reserve of approximately six months operational costs to ensure stability, and this has been estimated at £27,748 with reference to the 2020 budget. Reserves are needed to bridge the gap between the spending and receiving of income (cashflow) and to cover unplanned emergency repairs and other expenditure.

As at 31 December 2019, the unrestricted reserve balance was £49,165

Future Financial Planning

The draft budget for 2020 estimates a net deficit of £1,797 prior to depreciation. The budget is prudent and does not include income, such as donations, which are received year on year but which cannot be assured and no specific service is performed in order to achieve these donations. It also does not include events not in the diary for 2020 at the time of setting the budget. The Board and management team are confident that additional income from donations (not included in the budget) and income from additional events will more than meet this deficit. Close monitoring of the finances on a monthly basis will enable the Board to respond quickly should the financial position stray adversely from the budget.

Work continues on a summarised budget that will provide longer term financial planning for Development Coll and which takes account of transactional events that do not occur annually, such as electrical checks and changes in mast rental income in line with contract terms and conditions.

Structure, governance and management

Development Coll is a company limited by guarantee, governed by its Memorandum and Articles of Association. The company is registered in Scotland, company number SC300498. It is a registered charity with the Office of the Scottish Charity Regulator (OSCR).

Full Membership is open to any person over the age of 18 who:

- * Is ordinarily resident on the Isle of Coll;
- * Is entitled to vote at a local government election in a polling district that includes the Isle of Coll; and
- * Supports the aims and activities of the company.

Each Full Member has one vote. Membership will be granted at the discretion of the Board, and will only be refused if there is good cause or reason to do so. No paid employee of the Company may become a member.

For others who are not eligible for Full Membership and who wish to support the aims and activities of the company, Associate Membership is open to any individual aged 18 years or over, and Junior Membership is open to any individual aged between 12 and 17 years. No voting rights are conferred.

Recruitment and Appointment of Trustees

Anyone who wishes to be a Trustee and who meets the criteria may make their request in writing to the company. Trustees must usually be a Full member of Development Coll and be appointed by the Directors. Co-Opted Directors need not be a full member and are instead appointed by the Directors for their special skills and experience.

The maximum number of directors is 12, of whom no more than 7 may be Elected Directors and no more than 5 may be Co-opted Directors. Of the 5 Co-opted Directors no more than 3 may be drawn from the Associate Membership

Development Coll
(A company limited by guarantee)

Report of the directors (incorporating the trustees' report)
for the year ended 31 December 2019

Trustee Induction and Training

Board members have access to 'Guidance and Good Practice for Charity Trustees', a publication produced by OSCR in June 2016. This will be circulated to all trustees as a refresher, and also provided to any new, or potential, trustees in the future, to ensure they have the information they require to carry out the responsibilities of a trustee to the best of their ability.

It is acknowledged that a key driver behind the improved guidance being provided by OSCR is helping trustees to better understand how to identify and respond to a conflict of interest. Coll is a very small community where residents often have more than one voluntary or employment role within the community, and the Board acknowledge the risk of conflicts of interest arising. It is hoped that provision of this guidance will reassure and support trustees in their

Key Management Personnel

The Key Management Personnel of the charity comprise the Board of Directors who are in day to day control of the decision making in the charity. Management of the day to day operations is delegated to the Manager of An Cridhe and Coll Bunkhouse who operates within the financial budget and other parameters set out by the Board and any significant decisions are made by the Board.

Development Coll employs four part-time staff with staff hours split across An Cridhe and Coll Bunkhouse. During the winter months, total staff hours were 44 per week and in the summer months 62 hours per week. In addition, one member of staff provides finance support to DC for a nominal number of hours each month

Remuneration and Connected Persons

Remuneration for staff is set by directors. A workplace pension scheme is available to staff who meet the criteria for enrolment. There has been no take up of this scheme.

Directors do not receive any remuneration in relation to services provided as a charity trustee. One trustee (active during 2019) made use of An Cridhe to run their own income generating activities, and they made payment to An Cridhe for the use of the premises. This treatment is consistent with that of other local residents.

One trustee has a family member who receives payment from Development Coll by way of a peppercorn rent for land rental and a 'share of income' agreement in relation to the mobile phone mast.

Development Coll
(A company limited by guarantee)

Report of the directors (incorporating the trustees' report)
for the year ended 31 December 2019

Trustees' responsibilities in relation to the financial statements

The directors (who are also trustees of Development Coll under charity law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and which enable them to ensure that the financial statements comply with the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended). They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Fiona McGlynn of R A Clement Associates was deemed to be reappointed as independent examiner and the directors recommend that Fiona McGlynn remains in office until further notice.

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

This report was approved by the Board on 5 June 2020 and signed on its behalf by



Lavinia Maclean-Bristol
Director

Development Coll
(A company limited by guarantee)

Independent examiner's report to the directors on the unaudited financial statements of Development Coll.

I report on the accounts for the year ended set out on pages 2 to 24.

This report is made to the charity's Trustees in accordance with the terms of my engagement. My work has been undertaken to enable me to prepare the financial statements on behalf of the charity's Trustees and for no other purpose.

To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's Trustees, as a body, for my work or this report.

Respective responsibilities of trustees and independent examiner

The charity's trustees (who are also the directors of the company for purposes of company law) are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 (the Act) 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 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 Regulations
 - to prepare accounts which agree with the accounting records and comply with Regulation 8 of the 2006 Regulationshave 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.


.....
Fiona McGlynn
Chartered Accountant
Independent examiner


.....
Date

Of R A Clement Associates
5 Argyll Square
Oban
Argyll
PA34 4AZ

Development Coll
(A company limited by guarantee)

Statement of financial activities (incorporating the income and expenditure account)
For the year ended 31 December 2019

	Notes	Unrestricted funds	Restricted funds	2019 Total	Unrestricted funds	Restricted funds	2018 Total
		£	£	£	£	£	£
Income from:							
Donations, grants & legacies		1,516	(104)	1,412	3,125	13,977	17,102
Charitable Activities	3	33,679	-	33,679	37,650	-	37,650
Fundraising activities	2	43,312	-	43,312	39,016	2,559	41,575
Other income	4	8,652	-	8,652	8,548	-	8,548
Total income		87,159	(104)	87,055	88,339	16,536	104,875
Expenditure on:							
Bunkhouse costs	5	33,795	10,856	44,651	32,705	10,491	43,196
Charitable activities	6, 7, 8	44,208	55,645	99,853	44,907	60,360	105,267
Total resources expended		78,003	66,501	144,504	77,612	70,851	148,463
Net income/(expenditure) before transfers		9,156	(66,605)	(57,449)	10,727	(54,315)	(43,588)
Transfers between funds		-	-	-	(150)	150	-
Net movement in funds		9,156	(66,605)	(57,449)	10,577	(54,165)	(43,588)
Total funds brought forward		40,009	2,266,103	2,306,112	29,432	2,320,268	2,349,700
Total funds carried forward		49,165	2,199,498	2,248,663	40,009	2,266,103	2,306,112

The notes on pages 15 to 24 form an integral part of these financial statements.

Development Coll
(A company limited by guarantee)

Balance sheet
as at

SC300498

	Notes	2019		2018	
		£	£	£	£
Fixed assets					
Tangible assets	12		2,195,557		2,257,210
Current assets					
Stocks		1,560		1,310	
Debtors	13	5,009		6,524	
Cash at bank and in hand		79,950		72,022	
		<u>86,519</u>		<u>79,856</u>	
Creditors: amounts falling due within one year					
	14	<u>(33,413)</u>		<u>(30,954)</u>	
Net current assets			<u>53,106</u>		<u>48,902</u>
Net assets			<u>2,248,663</u>		<u>2,306,112</u>
Funds					
Restricted income funds	15		2,199,498		2,266,103
Unrestricted income funds			49,165		40,009
Total funds			<u>2,248,663</u>		<u>2,306,112</u>

The financial statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The directors' statements required by s475(2) and s475(3) are shown on the following page which forms part of the Balance Sheet.

The notes on pages 15 to 24 form an integral part of these financial statements.

Development Coll
(A company limited by guarantee)

Balance sheet (continued)

SC300498

**Directors' statements required by the Companies Act 2006
for the year ended 31 December 2019**

In approving these financial statements as directors of the company we hereby confirm:

(a) that for the year stated above the company was entitled to the exemption conferred by section 477 of the Companies Act 2006 ;

(b) that no notice has been deposited at the registered office of the company pursuant to section 476 of the Companies Act 2006 requesting that an audit be conducted for the year ended 31 December 2019

(c) that we acknowledge our responsibilities for:

(1) ensuring that the company keeps proper accounting records which comply with section 386 of the Companies Act 2006, and

(2) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its surplus or deficit for the year then ended in accordance with the requirements of sections 394 and 395, and which otherwise comply with the provisions of the Companies Act relating to financial statements, so far as applicable to the company.

These financial statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the board on 5 JUNE 2020 and signed on its behalf by



.....
Lavinia Maclean-Bristol
Director

The notes on pages 15 to 24 form an integral part of these financial statements.

Development Coll
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 December 2019

Legal Status of the charity

The charity is constituted as a company limited by guarantee and is governed in accordance with its Memorandum and Articles of Association.

1. Accounting policies

The principal accounting policies adopted are summarised below.

1.1. Basis of preparation and assessment of going concern.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The financial statements have been prepared in accordance with the requirements of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended) as well as the Companies Act 2006, and the Statement of Recommended Practice (SORP)- Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (effective January 2015) (FRS 102).

The charity meets the definition of a public benefit entity as defined by FRS 102.

The directors, who are the trustees of the charity under charity law, consider that there are no material uncertainties about the Trust's ability to continue as a going concern. A review of the key risks and uncertainties is included in the directors' report.

1.2. Fund accounting

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created funds for specific purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by the donor or trust deed, or through the terms of an appeal.

Further details of specific funds are disclosed in note 17

Development Coll
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 December 2019

1.3. Income

Income is recognised in the statement of financial activities when the charity is entitled to the income, any performance conditions attached have been met, it is probable that the income will be received and the amount can be quantified with reasonable accuracy. Such income is only deferred when the donor specifies performance conditions which must be met before the charity has unconditional entitlement. The following specific policies are applied to particular categories of income:

Voluntary income is received by way of grants, donations and gifts and is included in full in the statement of financial activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included.

Gifts donated for resale are included as incoming resources within activities for generating funds when they are sold.

Grants, including grants for the purchase of fixed assets, are recognised in full in the statement of financial activities in the year in which they are receivable.

Income from investments is included in the year in which it is receivable.

1.4. Expenditure

Expenditure is recognised when there is a legal or constructive obligation committing the charity to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be reliably measured.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated on an appropriate basis to the various activities of the charity. Where costs cannot be allocated directly, they are apportioned to categories on the basis of a reasonable estimate of the costs.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

Governance costs include those costs necessary for the board to fulfil its constitutional and statutory obligations and are now included as support costs included in charitable activities.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management.

The charity is registered for VAT, but is partially exempt and accordingly expenditure includes all vat which is irrecoverable.

Development Coll
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 December 2019

1.5. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

An Cridhe	-	Straight line over fifty years
Bunkhouse	-	Straight line over fifty years
Fixtures, fittings and equipment	-	25% reducing balance
Computer Equipment	-	33% straight line
Mobile Phone Mast	-	10% straight line from year following completion

1.6. Stock

Stock is valued at the lower of cost and net realisable value.

1.7. Financial Instruments

The charity has only financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and are subsequently measured at their settlement value with the exception of bank loans which are measured at amortised cost using the effective interest rate method.

2. Fundraising activities

	Unrestricted funds £	2019 Total £	2018 Total £
Fundraising events	123	123	2,559
500 Club	876	876	400
Bunkhouse Income	38,037	38,037	34,955
Management charges	4,276	4,276	3,031
Motorhomes fees	-	-	630
	<u>43,312</u>	<u>43,312</u>	<u>41,575</u>

3. Income from Charitable Activities

	Unrestricted funds £	2019 Total £	2018 Total £
An Cridhe	29,733	29,733	31,285
Sports and Sport Hire	3,946	3,946	6,365
	<u>33,679</u>	<u>33,679</u>	<u>37,650</u>

Development Coll
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 December 2019

4. Other income

	Unrestricted Unrestricted funds £	2019 Total £	2018 Total £
Insurance claims	-	-	48
Contributions & recharges	150	150	-
Mobile Mast rents	8,502	8,502	8,500
	<u>8,652</u>	<u>8,652</u>	<u>8,548</u>

5. Bunkhouse & Fundraising costs

	Unrestricted funds £	Restricted funds £	2019 Total £	2018 Total £
Fundraising events	406	-	406	-
Bunk House	33,389	10,856	44,245	43,196
	<u>33,795</u>	<u>10,856</u>	<u>44,651</u>	<u>43,196</u>

6. Costs of charitable activities - by fund type

	Unrestricted funds £	Restricted funds £	2019 Total £	2018 Total £
Enterprise Development Activities	5,398	-	5,398	5,702
An Cridhe	34,135	38,026	72,161	77,080
Mobile Phone Mast	3,857	17,619	21,476	21,605
	<u>43,390</u>	<u>55,645</u>	<u>99,035</u>	<u>104,387</u>

Development Coll
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 December 2019

7. Costs of charitable activities - by activity

	Activities undertaken directly	2019 Total	2018 Total
	£	£	£
Enterprise Development Activities	5,398	5,398	5,702
An Cridhe	72,161	72,161	77,080
Mobile Phone Mast	21,476	21,476	21,605
	<u>99,035</u>	<u>99,035</u>	<u>104,387</u>

8. Governance costs

	Unrestricted funds	2019 Total	2018 Total
	£	£	£
Cost of trustees' meetings	143	143	154
Current tax charge/(credit)	827	827	660
Prior year charge/(credit)	(152)	(152)	66
	<u>818</u>	<u>818</u>	<u>880</u>

No provision was made in 2016 for the potential tax liability on net profits from the Bunkhouse. As a result both years tax charge are shown under the prior year. In 2018 an over provision was made this has been deducted in the current year.

9. Net movement in funds for the year

	Year ended	Year ended
	£	£
Net movement in funds is stated after charging:		
Depreciation and other amounts written off tangible fixed assets	61,653	61,388
Examiner's/Auditor's remuneration	1,800	2,030
	<u>63,453</u>	<u>63,418</u>

Development Coll
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 December 2019

10. Employees

Employment costs	Year ended 2019 £	Year ended 2018 £
Wages and salaries	30,489	30,822
Other costs	-	60
	<u>30,489</u>	<u>30,882</u>

No employee received emoluments of more than £60,000 (2018 : None).

Number of employees

The average monthly numbers of employees (excluding the directors) during the year, was as follows:

	2019 Number	2018 Number
Office Administrator	1	1
An Cridhe/Bunkhouse (full/part time)	2	4

Key Management Personnel

The key management personnel comprise the Board of Directors, who are trustees of the charity.

Trustees' expenses and remuneration

The charity trustees, who are the directors of the company, were not paid and did not receive any remuneration, benefits in kind or reimbursement of expenses in their capacity as trustee during the year. No trustee received payment for professional or other services supplied to the charity.

11. Taxation

The charity is a charitable company within the meaning of the Finance Act 2010. Accordingly the charity's activities mainly fall within the exemptions from taxation in respect of income or capital gains afforded by the provisions of the Corporation Taxes Act 2010 and the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied for charitable purposes. However, the charity operates the Coll Bunkhouse which represents a source of trading income, and where this does not fall within the available exemptions, profits from this source are subject to tax.

Development Coll
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 December 2019

12. Tangible fixed assets	An Cridhe £	Mobile Phone Mast £	Bunkhouse £	Fixtures, fittings and equipment £	Computer Equipment £	Total £
Cost						
At 31 December 2019	1,855,393	173,190	484,220	16,217	2,709	2,531,729
Depreciation						
At 1 January 2019	153,419	63,503	45,125	10,270	2,202	274,519
Charge for the year	32,876	17,319	9,685	1,487	286	61,653
At 31 December 2019	186,295	80,822	54,810	11,757	2,488	336,172
Net book values						
At 31 December 2019	1,669,098	92,368	429,410	4,460	221	2,195,557
At 31 December 2018	1,701,974	109,687	439,095	5,947	507	2,257,210

The Big Lottery Fund has a standard security dated 11 December 2010 over ground on the Island of Coll in respect of all sums due or to become due in the future.

Included in the An Cridhe cost is an amount of £211,600 in respect of the purchase of land which will not be depreciated. Depreciation has been charged on buildings in 2015 following completion of construction.

Included in the Mobile Phone Mast cost is an amount of £15,550 in respect of professional fees relating to the long term lease of land for the mast. Depreciation will be charged at 10% straight line on the total costs from 2016 onwards.

13. Debtors

	2019 £	2018 £
Trade debtors	4,825	6,146
Other debtors	184	378
	<u>5,009</u>	<u>6,524</u>

Development Coll
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 December 2019

14. Creditors: amounts falling due within one year

	2019	2018
	£	£
Trade creditors	1,279	115
Corporation tax	827	660
Other taxes and social security	549	58
Other creditors	15,027	12,759
Accruals and deferred income	15,731	17,362
	<u>33,413</u>	<u>30,954</u>

15. Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total funds
	£	£	£
Fund balances at as represented by:			
Tangible fixed assets	1,166	2,194,391	2,195,557
Current assets	81,412	5,107	86,519
Current liabilities	(33,413)	-	(33,413)
	<u>49,165</u>	<u>2,199,498</u>	<u>2,248,663</u>

Analysis of net assets between funds (prior year)

	Unrestricted funds	Restricted funds	Total funds
	£	£	£
Fund balances at as represented by:			
Tangible fixed assets	1,767	2,255,443	2,257,210
Current assets	69,196	10,660	79,856
Current liabilities	(30,954)	-	(30,954)
	<u>40,009</u>	<u>2,266,103</u>	<u>2,306,112</u>

16. Unrestricted funds

	At	Income Expenditure		At
	1 January			31 December
	2019	£	£	2019
	£			£
Unrestricted Funds	<u>40,009</u>	<u>87,159</u>	<u>(78,003)</u>	<u>49,165</u>

Development Coll
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 December 2019

17. Restricted funds	At 1 January 2019 £	Income £	Expenditure £	At 31 December 2019 £
Capital Funds				
Coll Community Centre- An Cridhe (Asset)	2,142,377	-	(42,889)	2,099,488
Gym and Treadmill equipment (Assets)	1,109	-	(277)	832
Mobile Phone Mast (Asset)	109,687	-	(17,319)	92,368
Coll Half Marathon	2,270	-	(568)	1,702
Revenue Funds				
Awards for all	4,410	(104)	(3,865)	441
Gym and Equipment - Revenue fund	2,136	-	(1,038)	1,098
Other restricted funds	4,114	-	(545)	3,569
	<u>2,266,103</u>	<u>(104)</u>	<u>(66,501)</u>	<u>2,199,498</u>

Purposes of restricted funds - Capital Funds

An Cridhe

The main fund represents the building and fitting out costs of An Cridhe and the Bunkhouse.

Gym and Treadmill equipment (Assets)

This fund represents the cost of assets capitalised in the balance sheet less depreciation and charged directly to the fund.

Mobile Phone Mast

This fund represents the asset capitalised in the balance sheet. Depreciation has been charged from the year following completion of the project and charged directly to the fund. A remaining balance of surplus funds are included in separate revenue fund to contribute to the maintenance and running costs (see below under "other restricted funds")

Coll Half Marathon

In 2018 contributions were made by Coll Half Marathon towards repairs to the main hall floor, and new kitchen equipment. The balance of £2,270 was spent on bowling equipment in 2018 and this has been capitalised and continues to be depreciated.

Purposes of restricted funds - Revenue Funds

Awards for all

A main grant of £7,000 plus £104 was received in 2018 and this enabled us to support various events during the year, with a balance of £4,410 carried forward. A number of events took place in 2019 in relation to the grant funding received in 2018. In the current year £104 of was repaid.

Development Coll
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 December 2019

Gym & Treadmill Equipment

Fundraising was carried in 2014 towards the costs of purchasing a treadmill and other equipment for the Gym. Equipment was purchased totalling £4,207, and a balance of £2,136 was carried forward in a revenue fund. During 2019, new gym equipment was purchased.

Other restricted funds

Other restricted funds consists of small balances brought forward for maintenance of the mast and the Sports Fund. During 2019 there was a small amount of expenditure relating to mast maintenance and part of the sports fund was spent on new hockey equipment.

	B/fwd	Income	Expenditure	Closing
Mobile Phone Mast maintenance	2,763	-	(300)	2,463
Sports Fund	1,351	-	(245)	1,106
	<u>4,114</u>	<u>-</u>	<u>545</u>	<u>3,569</u>

18. Company limited by guarantee

Development Coll is a company limited by guarantee and accordingly does not have a share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the charitable company in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.