

## CANFORD CLIFFS LAND

### SOCIETY LIMITED

## FINANCIAL STATEMENTS

### FOR THE YEAR ENDED

31 DECEMBER 2025

In order to identify risks of material misstatement due to fraud, we assessed events and conditions where opportunities and incentives may exist within the Society for fraud to occur. Our risk assessment procedures included enquiring of the Committee of Management as to any instances of fraud, their procedures to identify fraud and by using analytical procedures to identify any unusual or unexpected relationships. We identified the greatest potential for fraud in the following areas: recognition of income and diversion of income. As required by auditing standards, we are also required to perform specific procedures to respond to the risk of management override.

The identified risks of material misstatement due to fraud were communicated to the audit team in order that they remained alert to any non-compliance throughout the audit.

*Audit procedures designed to respond to the risks of material misstatement due to irregularities, including fraud*

As a result of performing our risk assessments as detailed above, we planned and performed our audit so as to identify non-compliance with such laws and regulations, including fraud by undertaking the following:

- Reviewing the disclosures contained within the financial statements and testing to supporting documentation in order to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements.
- Enquiring of the Committee of Management concerning actual and potential non-compliance with laws and regulations.
- Reviewing Committee of Management meeting minutes for actual and potential non-compliance with laws and regulations.
- Reviewing Financial Conduct Authority annual return in order to identify any potential non-compliance with laws and regulations.
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- Revenue recognition was addressed by obtaining an understanding of relevant controls with regard to revenue recognition and undertaking substantive testing to ensure that revenue is recognised in line with the company's accounting policy and in line with accounting standards.
- In order to address the risks arising from the diversion of income, details in the Committee of Management meeting minutes were agreed to the amounts charged and therefore reflected in the financial statements of the company.
- The risk relating to management override of controls was addressed by testing the appropriateness of journal entries and other adjustments, assessing whether accounting estimates are indicative of potential bias and evaluating the business rationale of any significant transactions that are considered unusual or outside the normal course of business.

Due to the inherent limitations of an audit, there is an unavoidable risk that, despite proper planning and performing our audit in accordance with auditing standards, some material misstatements may not have been detected.

Auditing standards limit the audit procedures required to identify non-compliance with other operational laws and regulations to enquiry of management and inspection of any correspondence. If a breach of operational regulations is not evident from relevant correspondence or disclosed to us, an audit is unlikely to detect that breach. In addition, the further removed non-compliance with laws and regulations is from the events and transactions included in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, the risk of not detecting material misstatement from due to fraud is higher than the risk of one not being detected through error as fraud may involve deliberate concealment through collusion, forgery, misrepresentations and intentional omissions.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

#### **Use of our report**

This report is made solely to the society, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the society those matters we are required to state to it in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Society and the Society's members as a body, for our audit work, for this report, or for the opinions we have formed.

Michelle Pettifer (senior statutory auditor)  
For and on behalf of Morris Lane  
Chartered Accountants  
Statutory Auditor

31/33 Commercial Road  
Poole, Dorset  
BH14 0HU

7 April 2026

**MorrisLane**  
chartered accountants

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**CANFORD CLIFFS LAND SOCIETY LIMITED**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF  
CANFORD CLIFFS LAND SOCIETY LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 DECEMBER 2025**

	2025	2024
	£	£
<b>REVENUE</b>	37,607	36,036
Net operating expenses	(39,980)	(20,910)
Other operating income	1,556	1,000
<b>OPERATING PROFIT (LOSS)</b>	<b>2</b> (817)	16,126
Interest receivable	13,169	11,729
<b>PROFIT BEFORE TAXATION</b>	<b>12,352</b>	<b>27,855</b>
Taxation	129,398	(5,700)
<b>PROFIT FOR THE FINANCIAL YEAR</b>	<b>141,750</b>	<b>22,155</b>

**Opinion**  
We audited the financial statements of Canford Cliffs Land Society Limited (the 'society') for the year ended 31 December 2025 which comprise the income statement, the statement of comprehensive income, the statement of financial position, the statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the society's affairs as at 31 December 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014.

**Basis for opinion**  
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under these standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**  
In auditing the financial statements, we have concluded that the Committee of Management's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the society's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Committee of Management with respect to going concern are described in the relevant sections of this report.

**Matters on which we are required to report by exception**  
We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- the society has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the society's books of account; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

**Responsibilities of the Committee of Management**

As explained more fully in the Committee of Management responsibilities statement, the Committee of Management is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee of Management is responsible for assessing the society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Committee of Management either intend to liquidate the society or to cease operations, or has no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes a reasonable expectation that our report will be useful to users. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

*Identifying and assessing the risks of material misstatement due to irregularities, including fraud*

We obtained an understanding of the legal and regulatory frameworks that are applicable to the society through discussion with the Committee Members/Treasurer and from our general commercial experience. The identified laws and regulations were communicated to the audit team in order that they remained alert to any non-compliance throughout the audit.

The society are subject to laws and regulations which have a direct effect on the financial statements and the disclosures contained therein. These have been identified as the financial reporting framework under which the society operates – Financial Reporting Standard 102: the Co-operative and Community Benefit Societies Act 2014 and corporation tax legislation.

In addition to the above, the society is subject to other operation laws and regulations where non-compliance may have a material effect on the financial statements. Non-compliance of such laws and regulations may result in litigation, the imposition of fines or the closure of the business which could have a material impact on amounts or disclosures in the financial statements. We have identified the following laws and regulations which are more likely to have significant effect as: compliance with health and safety laws and General Data Protection Regulations (GDPR).

**CANFORD CLIFFS LAND SOCIETY LIMITED**

**DETAILED PROFIT AND LOSS ACCOUNT**

**FOR THE YEAR ENDED 31 DECEMBER 2025**

	2025	2024
	£	£
<b>REVENUE</b>		
Members' subscriptions and contributions	571	621
Rent receivable	1,000	1,000
Interest received	13,169	11,729
Fees in respect of covenant waivers and grant of easements	32,250	30,000
Donations received in respect of Christmas lights and flowers	2,675	2,375
Contributions regarding Spencer Road	900	3,040
Pirate Park Festival	1,211	-
Government grants	556	-
	<u>52,332</u>	<u>48,765</u>
<b>EXPENDITURE</b>		
Subscriptions	47	35
Insurance	461	448
Accountancy and audit	3,235	2,926
Legal and professional fees	13,712	790
Sundry and meeting expenses	1,299	1,883
Village notice board, benches, flowers and planters	993	379
Christmas lights running expenses	8,093	7,619
Pirate Park Festival	5,703	-
Bessborough Road maintenance	910	5,663
Spencer Road Fees	3,458	-
Bank charges	600	447
Depreciation	1,469	720
	<u>(39,980)</u>	<u>(20,910)</u>

**EXCESS (DEFICIT) OF REVENUE OVER EXPENDITURE FOR THE FINANCIAL YEAR BEFORE TAXATION**

	12,352	27,855
<b>TAXATION</b>	129,398	(5,700)
	<u>141,750</u>	<u>22,155</u>

**EXCESS (DEFICIT) OF REVENUE OVER EXPENDITURE FOR THE FINANCIAL YEAR AFTER TAXATION**

	22,155	22,155
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**CANFORD CLIFFS LAND SOCIETY LIMITED**  
**STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2025**

	Note	2025	2024
		£	£
<b>FIXED ASSETS</b>	4		
		4,448	
<b>CURRENT ASSETS</b>			
Prepayments and other debtors	5	584	707
Cash at bank		390,298	374,073
		<u>390,882</u>	<u>374,780</u>
<b>CURRENT LIABILITIES</b>			
Accruals and other creditors	6	15,911	9,875
Corporation tax	6	-	129,398
		<u>15,911</u>	<u>139,273</u>
<b>NET CURRENT ASSETS</b>		<u>374,971</u>	<u>235,507</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>379,419</u>	<u>237,678</u>
Represented by:			
<b>SHARE CAPITAL</b>	7	104	113
<b>RETAINED EARNINGS</b>		<u>379,315</u>	<u>237,565</u>
<b>TOTAL EQUITY</b>		<u>379,419</u>	<u>237,678</u>

Approved by the Committee of Management on 3 April 2025

**P Dawes** Committee Member

**T Stokes** Committee Member

**S Cumberland** Honorary Secretary

The notes on pages 3 to 8 form part of these financial statements.

**STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**

	Share Capital	Retained earnings	Total
	£	£	£
<b>Balance at 1 January 2024</b>	127	215,410	215,537
<b>Year ended 31 December 2024:</b>			
Profit and total comprehensive income for the year	-	22,155	22,155
Other movements	(14)	-	(14)
	<u>113</u>	<u>237,565</u>	<u>237,678</u>
<b>Balance at 31 December 2024</b>	113	237,565	237,678
<b>Year ended 31 December 2025:</b>			
Loss and total comprehensive income for the year	-	141,750	141,750
Other movements	(9)	-	(9)
	<u>104</u>	<u>379,315</u>	<u>379,419</u>
<b>Balance at 31 December 2025</b>	104	379,315	379,419

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2025

## 1. ACCOUNTING POLICIES

## Company information

Canford Cliffs Land Society Limited is a private company limited by shares incorporated in England and Wales and is registered by the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014. The registered office is 31-33 Commercial Road, Poole, Dorset, BH14 0HU.

## 1.1. Accounting convention

These financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ('FRS 102') and the requirements of Co-operative and Community Benefit Societies Act 2014. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

## 1.2. Revenue

Turnover is derived from Members' subscriptions and contributions, capital receipts in respect of plans and release of covenants, and contributions towards community activities of the Society.

## 1.3. Property, plant and equipment

Property, plant and equipment are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following basis:

Freehold land	not depreciated
Fee simple	5 years straight line
Fixtures, fittings and equipment	5 years straight line

Freehold land is not depreciated.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

## 1.4. Impairment of non-current assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

## 7. SHARE CAPITAL

	2025	2024
	£	£
Ordinary share capital issued and fully paid		
104 Ordinary of £1 each	104	113
	====	====

The holder of each ordinary share is entitled to one vote at General Meetings of the Society.

## 8. EVENTS AFTER THE REPORTING DATE

Subsequent to the year end, in order to mark the centenary, Canford Cliffs Land Society Limited is jointly funding a major refurbishment of the facilities in the Pirle Park. The contribution by Canford Cliffs Land Society will be matched by funding provided by BCP Council from the Community Infrastructure Fund. The total cost of the project to be jointly funded is expected to be in the region of £135k.

## 9. RELATED PARTY TRANSACTIONS

During the year the company entered into the following transactions with related parties:

	Purchases	Purchases
	2025	2024
	£	£
Key management personnel	1,355	-
	====	====

## 10. NON-AUDIT SERVICES PROVIDED BY AUDITOR

In common with many businesses of our size and nature we use our auditor to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

## 4. FIXED ASSETS

	Freehold land £	Fee simple £	Fixtures, fittings and equipment £	Total £
<b>Cost</b>				
At 1 January 2025	40	1	9,100	9,141
Additions	-	-	3,746	3,746
At 31 December 2025	40	1	12,846	12,887

**Depreciation and impairment**

At 1 January 2025	-	1	6,969	6,970
Depreciation charged in year	-	-	1,469	1,469
At 31 December 2025	-	1	8,438	8,439

**Carrying Amount**

At 31 December 2025	40	-	4,408	4,448
At 31 December 2024	40	-	2,131	2,171

## 5. TRADE AND OTHER RECEIVABLES

**Amounts falling due within one year:**

Prepayments and other debtors	2025 £	2024 £
	584	707

## 6. CURRENT LIABILITIES

Corporation tax	2025 £	2024 £
Accruals and deferred income	-	129,398
Other creditors	13,685	9,875
	2,226	-
	15,911	139,273

## 1. ACCOUNTING POLICIES (CONTINUED)

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increasing carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

## 1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

## 1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**Basic financial assets**

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

**Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

**1. ACCOUNTING POLICIES (CONTINUED)**

**Basic financial liabilities**

Basic financial liabilities, including trade and other payables, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

**1.7 Taxation**

The tax expense represents the sum of the tax currently payable.

**Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

**1.8 Leases**

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

**1.9 Government grants**

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

**2. OPERATING PROFIT (LOSS)**

Operating profit (loss) for the year is stated after charging (crediting):

	2025	2024
	£	£
Fees payable to the society's auditor for the preparation and audit of the society's financial statements	3,235	2,926
Grant income	556	.
	<u>          </u>	<u>          </u>

Grant income relates to a contribution from the local authority's Community Infrastructure Levy towards the cost of a new village notice board.

**3. EMPLOYEES**

	2025	2024
	Number	Number
	£	£
Total	.	.
	<u>          </u>	<u>          </u>