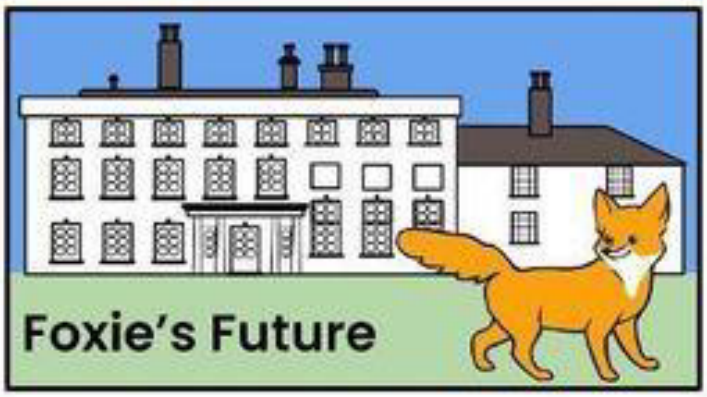


Foxie's Future

(A Charitable Incorporated Organisation)

Trustee's Report and Financial Statements

For the year ended 28th February 2026

Charity Registration Number: 1204342

CONTENTS

Report of the Trustees	Page 3
Report of the Independent auditors	Page 10
Statement of Financial Activities	Page 13
Balance Sheet	Page 14
Statement of Cash Flows	Page 15
Notes to the Financial Statements	Page 16

FOXIE'S FUTURE
Trustees' Report
for the year ended 28 February 2026

Chair's Report

Reflecting on our year, we have seen Foxlease Park bookings go from strength to strength. We have hosted a very large County Cub Camp for 1000+ people, some large Guide/Scout camps and holidays, residential church group bookings, local youth group bookings, international holiday camps, D of E expeditions and school residentials.

This year we added to our adventurous activities by reopening the tree climb and zip wire. The site is also proving very popular for afternoon teas in the Walled Garden following our approval as a registered food provider.

Most of our work continues to be undertaken by our amazing team of volunteers, who turn up come rain or shine, to keep the site's wheels turning and we are very grateful for their ongoing support and the expertise which they share.

We completed the sale of the cottages and have been able to repay our lovely supportive Community Lenders.

Thanks to some generous donations, we have completed the year in a strong financial position with future bookings exceeding expectations. All of this gives a strong basis for us to continue to thrive and allow everyone to enjoy Foxlease Park and everything it has to offer.

Hazel Warwick
10170000-89B6-C251-0C41-08DF0A713B77

Hazel Warwick

Chair of Trustees

Date 4th September 20206

FOXIE'S FUTURE
Trustees' Report
for the year ended 28 February 2026

The Trustees present their report with the financial statements of the Charitable Incorporated Organisation (CIO) for the year to 28th February 2026.

OBJECTIVES AND ACTIVITIES

Vision

To acquire the "Foxlease Activity Centre" site and to re-open it in order to provide facilities in delivery of the charity's purpose, such as enabling social welfare for recreation and other leisure time occupation for individuals who have a particular need of such facilities by reason of their youth, age infirmity, disability, financial hardship or social circumstances.

Objectives

The objectives for 2025/26 were: -

To open The Barn, Coach House & Lodge following necessary compliance works & secure firm bookings from Education Providers, D of E groups and the wider Community

To secure sufficient experienced/qualified volunteers to deliver services and activities across the site

To develop our activity offer, following accreditation.

Structure, governance and management

The charity is a Charitable Incorporated Organisation (CIO) governed according to the constitution dated 24 June 2023 (amended on 30 July 2023), with registered charity number 1204342.

ACHIEVEMENTS AND PERFORMANCE

FINANCIAL REVIEW

Income & allocated funding

Total funds

At the end of the financial year, Foxie's Future held funds of £2,895,558 (2025: £2,719,339) of which £258,203 (2025: £107,908) is held in Unrestricted Funds. £2,591,156 (2025: £2,565,621) is held in funds designated by the trustees as fixed assets purchased by restricted grants and donations less associated depreciation). The balance of £46,199 (2025: £45,810) is held in Restricted Reserves, specifically for the restoration and maintenance of the main house and wider site.

Reserves policy

Foxie's Future is run as a charitable incorporated organisation and is responsible for securing capital funding to purchase the Foxlease Activity Centre site in addition to developing an extensive business plan and supporting capital and revenue budgeting projections to test the viability of the charity's aim to acquire the Foxlease Activity Centre site and to enable the Trustees to make strategic decisions regarding approach to the post-acquisition strategic plans.

The CIO's policy is to hold reserves for the following purposes:

- To ensure unrestricted reserves are held at a level to ensure sufficient funds are available to meet its operational costs, at the same time, building these reserves to a sufficient level to ensure adequate working capital following the acquisition of the site, based upon its business plan.

The reserves policy will be further reviewed in the 2026/27 financial year to ensure that it is relevant, adequate and reflects the needs of the Charity.

Reserves

In line with the above policy at 28 February 2026, general reserves stand at £258,203 (2025: £107,908)

PLANS FOR FUTURE PERIODS

STRUCTURE, GOVERNANCE AND MANAGEMENT''

Trustees

The Foxie's Future Board sets the strategic direction and is responsible for ensuring that the charity upholds its values and governance and delivers its objectives.

The Foxie's Future Board has capacity for nine Trustees. The Board met frequently during the reporting period and they also communicated between meetings.

The Foxie's Future Trustees' Code of Conduct document, Chair of Trustees' Role Description and Trustee Role Description are reviewed annually.

Trustee appointments

The appointment of Trustees is governed by the charity's Constitution. Appointments are for an initial period of three years. Following this first term, Trustees can be re-elected for up to two further terms of three years in succession. Trustee positions will be reviewed based on the skills, experience and knowledge required, and advertised on the Foxie's Future website and social media channels and other advertising methods agreed by the Trustees, appropriate to the skills required by the position. The Chair and at least one Trustee interview candidates and a recommendation is made to the Board for their appointment.

Once a Trustee has been appointed, the Board of Trustees will ensure that appropriate training and induction procedures are followed depending upon the experience of the individual/s appointed.

Committees

The board of Trustees works with the following subcommittees in line with the structure developed in January 2024: -

1. Property Committee, which is responsible for:-
    i. Collating and presenting to the Board all relevant information pursuant to the purchase and the business plan.
    ii. Maintenance and development of the site.
    iii. Maintenance or a register of equipment.
    iv. Securing additional funding for property-related improvements.
2. External Engagement Committee, which is responsible for:-

i. Promotion of the campaign to acquire Foxlease via social media, TV and newspaper interviews and attendance at relevant events.
ii. Promotion of the facilities, activities and events at the site in accordance with an agreed marketing and communications plan and budget.
iii. Event Management.
iv. Fundraising and bid-writing.

3. Operations Committee, which is responsible for:-
    i. Planning and overseeing the implementation of the full range of hospitality and commercial activities to be offered at Foxlease.
    ii. Identifying opportunities for external funding to help facilitate the activities.

4. International Committee, which is responsible for:-
    i. Engagement and promotion across the world.
    ii. Oversight of international fundraising process to ensure compliance in conjunction with the Finance, Revenue and Governance Committee.
    iii. Developing the worldwide supporter base and fundraising programme in conjunction with other committees.
    iv. Fundraising and bid writing.

5. Finance, Risk and Governance Committee, which is responsible for:-
    i. Monitoring and reviewing all financial matters including performance against plan and budget and to provide financial forecasts based on the 5-year business plan to ensure short and long-term viability.
    ii. Reviewing and challenging the risk registers, developing and managing internal control systems.
    iii. Ensuring good governance.

Employees

The charity currently has three employees, it had no employees at 28 February 2026 (2025: none).

Our charitable objectives

The Constitution of the CIO is laid down in the Foxie's Future Constitution adopted on 24 June 2023 and subsequently amended on 30 July 2023.

The objects of the CIO are to advance, for the public benefit, such charitable purposes (according to the Law of England and Wales) as the charity trustees see fit from time to time, in particular but not limited to:-

- Helping young people, especially but not exclusively through recreational and leisure time activities, to develop their skills and capabilities in order to enable them to participate in society as mature and responsible individuals; and
- Providing or assisting in the provision of facilities in the interests of social welfare for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disability, financial hardship or social circumstances with the object of improving their conditions of life.

Public benefit statement

The Trustees have given due regard to the Charity Commission's guidance on reporting Public Benefit when planning the charity's activities.

The paragraphs on page 4-6 set out the CIO's objectives, activities, achievements and performance during the year, which directly relate to the objects and purposes for which the CIO exists. The CIO achieves its objects and purposes through a series of community engagement events in anticipation of the acquisition of the Foxlease Activity Centre site to enable the continuing delivery of the charity's objectives. Following acquisition of the Foxlease Activity Centre site in November 2024 the charity achieves its objects and purposes through the operation of the Foxlease Park site.

The benefits of this support are fully compliant with the Charity Commission principles on public benefit.

Risk management

The Trustees have undertaken a fundamental review of risk management during the financial period, to enable full risk management processes and registers to be put into place, to ensure that the Charity is aligned with its with strategic and dynamic risk capture.

The Trustees are satisfied that the risk management process delivers an effective picture, to support their decision making. The risk registers are reviewed regularly by the Trustees at their Board meetings, reviewing movements in risks, mitigations and resultant actions.

Key areas of risk considered include, strategic, financial, operational, reputational, legal and compliance, governance and IT.

Member liability

If the CIO is wound up, the members of the CIO have no liability to contribute to its assets and no personal responsibility for settling its debts and liabilities (2025: £nil).

REFERENCE AND ADMINISTRATION DETAILS

REGISTERED CHARITY NUMBER
1204342 (England and Wales)

CHARITY OFFICES
Foxlease Park
Clay Hill
Lyndhurst
SO43 7DE

TRUSTEES
Hazel Warwick - Chair
Deborah Lafferty
Emma Stevens
Paul Meacher
Susan Groves
Teresa Monks (resigned 01 December 2025)
Vivienne Franklin (resigned 01 December 2025)

AUDITORS
Hopper Williams & Bell Limited
Highland House
Mayflower Close
Chandlers Ford
Eastleigh
Hampshire
SO53 4AR

BANKERS
Lloyds Bank plc
PO Box 1000
BX1 1LT

SOLICITORS
Merali Beedle
Vicarage House
58-60 Kensington Church Street
London
W8 4DB

RESPONSIBILITIES OF THE TRUSTEES

The Trustees are responsible for preparing the Trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England, Wales, and Scotland requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2015 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the charity 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.

Signed by order of the Trustees

Hazel Warwick
10170000-89B6-C251-0C4F-08DF0A713B77

Hazel Warwick
Chair of the Trustees
Foxies Future
Approved by the Board of Trustees on 4th September 2026

Opinion

We have audited the financial statements of Foxie's Future ('the charity') for the year ended 28 February 2026 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including 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 charity's affairs as at 28 February 2026 and of its incoming resources and application of resources 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 Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those 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 charity 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 our other ethical responsibilities in accordance with 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 trustee'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 charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

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

Other information
The other information comprises the information included in the annual report, including the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception.

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

• the information given in the trustees' report is inconsistent in any material respect with the financial statements; or

• sufficient accounting records have not been kept; or

• the financial statements are not in agreement with the accounting records; or

• we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees are 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 the trustees determine 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 trustees are responsible for assessing the charity'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 trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements
We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.
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 our opinion.

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:

We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity and the sector in which it operates. These include, but are not limited to, compliance with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, UK Generally Accepted Accounting Practice, FRS 102 and the Charities SORP (FRS 102).

We obtained an understanding of how the charity is complying with these frameworks through discussions with management.

We enquired with management whether there were any instances of non-compliance with laws and regulations or whether they had knowledge of actual or suspected fraud. These enquiries are corroborated through follow-up audit procedures including but not limited to a review of legal and professional costs, correspondence and a review of board minutes.

We assessed the susceptibility of the charity's financial statements to material misstatement, including the risk of fraud and management override of controls. We designed our audit procedures to respond to this assessment, including the identification and testing of any related party transactions and the testing of journal transactions that arise from management estimates, that are determined to be of significant value or unusual in their nature.

We assessed the appropriateness of the collective competence and capabilities of the engagement team, including consideration of the engagement team's knowledge and understanding of the industry in which the charity operates in, and their practical experience through training and participation with audit engagements of a similar nature.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: 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 charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them 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 charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Michaela Johns

10170000-89B6-C251-0C5E-08DF0A713B77

Michaela Johns
Senior Statutory Auditor
Hopper Williams & Bell Limited
Statutory Auditor
Highland House
Mayflower Close
Chandler's Ford
Eastleigh
Hampshire
SO53 4AR

Date: 07/09/2026

10170000-89B6-C251-0C60-08DF0A713B77

FOXIE'S FUTURE

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 28 February 2026

	Notes	2026			2025
		£	£	£	£
INCOME AND EXPENDITURE		**Unrestricted**	**Restricted**	**Total**	**Total**
INCOME FROM:					
Donations and grants	2	223,622	104,806	328,428	2,641,340
Charitable activities	3	224,028	-	224,028	39,469
Other trading activities	4	50,920	-	50,920	30,180
Investment income		1,155	-	1,155	-
Other income		55	-	55	557
Total income		499,780	104,806	604,586	2,711,546
EXPENDITURE ON:					
Raising funds					
Expenditure on raising donations and grants	5	11,282	-	11,282	1,594
Expenditure on other trading activities	5	4,923	-	4,923	3,761
Investment costs	5	32,396	-	32,396	336
Charitable activities	5	326,783	52,983	379,766	135,765
Total expenditure		375,384	52,983	428,367	141,456
NET INCOME FOR THE YEAR		**124,396**	**51,823**	**176,219**	**2,570,090**
Transfer between funds	17	51,434	(51,434)	-	-
NET MOVEMENT IN FUNDS		**175,830**	**389**	**176,219**	**2,570,090**
Reconciliation of funds:					
Total funds brought forward		2,673,529	45,810	2,719,339	149,249
TOTAL FUNDS CARRIED FORWARD AT 28 FEBRUARY 2026		**2,849,359**	**46,199**	**2,895,558**	**2,719,339**

All incoming resources and resources expended derive from continuing activities. There were no other recognised gains or loses other than those stated above. Movements in funds are disclosed in Note 15 & 16 to the financial statements.

FOXIE'S FUTURE

BALANCE SHEET
28 February 2026

	Notes	£	2026 £	£	2025 £
FIXED ASSETS:					
Tangible assets	8		3,046,351		3,001,297
CURRENT ASSETS:					
Stock	9	3,159		449	
Debtors	10	24,972		52,308	
Investments	11	-		1,275,000	
Cash at bank and in hand		405,233		92,530	
		433,364		1,420,287	
LIABILITIES					
CREDITORS: Amounts falling due within one year	12	(334,157)		(1,412,245)	
NET CURRENT ASSETS:			99,207		8,042
TOTAL ASSETS LESS CURRENT LIABILITIES:			**3,145,558**		**3,009,339**
CREDITORS: Amounts falling Due after more than one year:	13		(250,000)		(290,000)
NET ASSETS			**2,895,558**		**2,719,339**
FUNDS:					
Unrestricted funds:					
General reserve	15		258,203		107,908
Designated fund	15		2,591,156		2,565,621
			2,849,359		2,673,529
Restricted funds	16		46,199		45,810
			2,895,558		**2,719,339**

The financial statements were approved and authorised for issue by the members of the Board of Trustees on 4th September 2026 and signed on their behalf by Hazel Warwick (Chair).

Hazel Warwick

Hazel Warwick
Chair of the Trustees

Dated: 4th September 2026

FOXIE'S FUTURE

STATEMENT OF CASH FLOWS
28 February 2026

	Notes		2026 £ **Total**	2025 £ **Total**
CASH FLOWS FROM OPERATING ACTIVITIES:				
Net cash provided by operating activities	a		292,060	2,589,796
Cash flows from investing activities:				
Purchase of tangible fixed assets		(78,357)		(3,008,300)
Sale of short term investments		1,275,000		(1,275,000)
Net cash provided by investing activities			1,196,643	(4,283,300)
Cash flows from financing activities				
Cash inflows/(outflows) from borrowing				
Long term loans		(40,000)		290,000
Short term community loans		(1,066,000)		1,273,285
Short term loans		(70,000)		70,000
Net cash provided/(spent) on financing activities			(1,176,000)	1,633,285
CHANGE IN CASH AND CASH EQUIVALENTS FOR THE YEAR			**312,703**	**(60,219)**
Cash and cash equivalents brought forward	b		92,530	152,749
CASH AND CASH EQUIVALENTS CARRIED FORWARD AT 28 FEBRUARY 2026	b		**405,233**	**92,530**

a) Reconciliation of net income/(expenditure) to net cash flow from operating activities

	2026 £	2025 £
Net income for the year as per the Statement of Financial Activities	176,219	2,570,090
Adjusted for:		
Depreciation	33,303	7,003
Decrease / (Increase) in stock	(2,710)	(449)
Decrease/(Increase) in debtors	27,336	(52,308)
(Decrease)/increase in creditors	57,912	65,460
Net cash provided by operating activities	**292,060**	**2,589,796**

b) **Analysis of cash and cash equivalents**

	2026 £	2025 £
Cash at bank and in hand	405,233	92,530

ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared in accordance with the relevant version of 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), and the Charities Act 2011.

The Charity is a charitable incorporated organisation registered in England and constitutes a public benefit entity as defined by FRS102.

The Trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

The following principal accounting policies have been consistently applied in preparing these financial statements which remain unchanged from the previous year.

Fund accounting
General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Incoming resources
All incoming resources are included in the statement of financial activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. Such income is only deferred when the donor specifies that the grant or donation must only be used in future accounting periods.

Gifts donated for resale are included as income when they are sold. No amounts are included in the financial statements for services donated by volunteers.

Foxlease Park bookings income is included as income at the date of the event.

Resources expended
All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets
Expenditure on fixed assets over £1,000 is capitalised. Repair expenditure is written off as expenditure in the statement of financial activities.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Land is not depreciated	
Buildings	50 years
Plant and machinery	10 years
Fixture and fittings	10 years

Income and funds policy
Voluntary income and donations are accounted for as received by the charity.

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

Debtors
Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Current asset investments
Investment properties held for resale are held at current valuation.

Cash at bank and in hand including cash equivalents
Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions
Creditors and provisions are recognised where the charity has a present obligation result from a past event that will probably result in the transfer of funds to a third party and their amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Deferred income
Deposits received in advance for stays at Foxlease Park are held as deferred income.

Financial instruments
The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Value added tax
The Charity is registered for VAT. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Foreign currencies
Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction.

Government grants
Government grants are recognised in income when the charity has entitlement to the funds, any performance-related conditions have been met, it is probable that the income will be received, and the amount can be measured reliably.

Grants received for specific purposes are included in income within restricted funds where the donor has specified how the funds must be used. Where grants relate to performance conditions, income is recognised only when those conditions are met. Grants received in advance of meeting such conditions are deferred and included in creditors.

1. DETAILED COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Notes	2025		
		£	£	£
INCOME AND EXPENDITURE		**Unrestricted**	**Restricted**	**Total**
INCOME FROM:				
Donations and grants	2	103,184	2,538,156	2,641,340
Charitable activities	3	14,517	24,952	39,469
Other trading activities	4	30,180	-	30,180
Other income		557	-	557
Total income		148,438	2,563,108	2,711,546
EXPENDITURE ON:				
Raising funds				
Expenditure on raising donations and grants	5	1,594	-	1,594
Expenditure on other trading activities	5	3,761	-	3,761
Investment costs	5	336	-	336
Charitable activities	5	80,501	55,264	135,765
Total expenditure		86,192	55,254	141,456
NET INCOME FOR THE YEAR		**62,246**	**2,507,844**	**2,570,090**
Transfer between funds	17	2,565,621	(2,565,621)	-
NET MOVEMENT IN FUNDS		**2,627,867**	**(57,777)**	**2,570,090**
Reconciliation of funds:				
Total funds brought forward		45,662	103,587	149,249
TOTAL FUNDS CARRIED FORWARD AT 28 FEBRUARY 2025		**2,673,529**	**45,810**	**2,719,339**

2. DONATIONS AND GRANTS

	Unrestricted Funds 2026 £	Restricted Funds 2026 £	Total Funds 2026 £
Donations	223,622	102,567	326,189
Grants – Other	-	2,239	2,239
Total grants and donations 2026	223,622	104,806	328,428

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £
Donations	103,184	178,156	281,340
Grants – HM Government Community Ownership fund	-	1,780,000	1,780,000
Grants – Ineos	-	20,000	20,000
Grants – 29th May 1961 trust	-	50,000	50,000
Grants – New Forest District Council	-	10,000	10,000
Grants – Other	-	500,000	500,000
Total grants and donations 2025	103,184	2,538,156	2,641,340

Income from Government grants
Business rates relief was allocated during the year and prior year. No other government assistance has been received in the year. In 2025 £1,780,000 was received from HM Government from the Community Ownership Fund to facilitate the purchase of the Foxlease Estate from Girlguiding UK and has been fully recognised in that year. There are reporting conditions and a requirement to keep the asset in community use for a further seven years from the date of the grant. In 2025 £10,000 was received from New Forest District Council, there are no unfulfilled conditions relating to this grant.

3. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted 2026 £	Restricted 2026 £	Total 2026 £
Income from Foxlease Park	217,208	-	217,208
Foxie's Family Membership	6,820	-	6,820
Total income from charitable activities 2026	224,028	-	224,028

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £
Income from Foxlease Park	716	-	716
'Save a Brick' Campaign for purchase	-	7,045	7,045
Foxie's Family Membership	13,801	-	13,801
Crowdfunding for purchase	-	17,907	17,907
Total income from charitable activities 2025	14,517	24,952	39,469

4. INCOME FROM OTHER TRADING ACTIVITIES

	Unrestricted Total 2026 £	Unrestricted Total 2026 £
Merchandise sales (online and site shop)	29,545	23,359
Licence to occupy (income from surplus land held for charitable purposes)	14,000	-
Fundraising events	7,375	6,821
Total income from charitable activities	50,920	30,180

5. ANALYSIS OF EXPENDITURE

	Unrestricted 2026 £	Restricted 2026 £	Total 2026 £
Raising funds expenditure			
Donations and grants	11,282	-	11,282
Other trading activities	4,923	-	4,923
Investment property costs	32,396	-	32,396
	48,601	-	48,601
Charitable activities			
Foxlease Park	326,783	52,983	379,766
Total expenditure 2026	375,384	52,983	428,367

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £
Raising funds expenditure			
Donations and grants	1,594	-	1,594
Other trading activities	3,761	-	3,761
Investment costs	336	-	336
	5,691	-	5,691
Charitable activities			
Foxlease Park	80,501	55,264	135,765
Total expenditure 2026	86,192	55,264	141,456

6. ALLOCATED SUPPORT COSTS

	Activities undertaken directly 2026 £	Support costs 2026 £	Total 2026 £
Raising funds expenditure			
Donations and grants	-	11,487	11,487
Other trading activities	3,174	1,781	4,955
Investment property costs	32,396	-	32,396
	35,570	13,268	48,838
Charitable activities			
Foxlease Park	371,694	7,835	379,529
Total expenditure 2026	407,264	21,103	428,367

No expenditure was allocated in 2025.

	Support Costs 2026 £	Support Costs 2025 £
Marketing	477	-
Finance	2,653	-
Audit fees (not allocated as support costs in 2025)	14,925	-
Communications	1,185	-
Bank charges and interest paid	1,163	-
Total income from charitable activities	21,103	-

Expenditure for the year is stated after charging:

	2026 £	2025 £
Auditors' remuneration	14,925	12,500
Depreciation	33,303	7,003

Governance costs £14,925 (2025: £12,500).

7. STAFF COSTS AND VOLUNTEERS

The Charity did not employ any staff in the accounting period.

No remuneration was paid to Trustees, or persons closely connected with them (2025: £nil). Four trustees received reimbursement of £11,412 for travel and subsistence, shop stock and repairs and maintenance costs on site (2025: 2 trustees £1,548).

General volunteers undertook fundraising, activities, administrative, maintenance, cleaning and reception duties during the year.

8. FIXED ASSETS

	£ Land	£ Buildings	£ Plant and machinery	£ Total
Cost				
At 1 March 2025	630,000	2,364,547	13,753	3,008,300
Additions	-	-	78,357	78,357
At 28 February 2026	630,000	2,364,547	92,110	3,086,657
Depreciation and impairment				
At 1 March 2025	-	6,823	180	7,003
Charge in year	-	27,291	6,012	33,303
At 28 February 2026	-	34,114	6,192	40,306
Carrying amount				
At 1 March 2025	630,000	2,357,724	13,573	3,001,297
At 28 February 2026	630,000	2,330,433	85,918	3,046,351

9. STOCK

	2026 £	2025 £
Shop stock	3,159	449

10. DEBTORS

	2025 £	2024 £
Accounts receivable	15,683	72
Prepayments and accrued income	9,289	47,649
VAT reclaimable	-	4,587
	24,972	52,308

11. INVESTMENTS

	2026 £	2025 £
Cottages held for resale	-	1,275,000

12. CREDITORS

	2026 £	2025 £
Accounts payable	20,634	14,142
Accruals and deferred income	102,305	54,818
VAT payable	3,933	-
Community loans	207,285	1,273,285
Other loans	-	70,000
	334,157	1,412,245

Community loans are unsecured, have no interest payable and are due within one year.

13. LONG TERM LOANS

	2026	2025
	£	£
Unsecured loans falling due between 1 and 5 years	250,000	290,000

All loans have no interest payable and are unsecured.

14. CONTINGENT LIABILITIES

Two grants £2,230,000 (2025: £2,230,000) used to purchase the property in the prior year have reporting and usage conditions attached to them which if not met could necessitate the repayment of the grants. The trustees consider it unlikely that the conditions will not be met.

15. UNRESTRICTED FUNDS (current year)

		General reserve	Designated funds	Total
		£	£	£
Opening Balance		107,908	2,565,621	2,673,529
Surplus for the year		124,396	-	124,396
Transfers between funds	17	25,899	25,535	51,434
Balance at 28 February 2026		258,203	2,591,156	2,849,359

UNRESTRICTED FUNDS (prior year)

		General reserve	Designated funds	Total
		£	£	£
Opening Balance		45,662	-	45,662
Surplus for the period		62,246	-	62,246
Transfers between funds	17	-	2,565,621	2,565,621
Balance at 28 February 2025		107,908	2,565,621	2,673,529

Designated funds
On the purchase of the Foxlease site on 19 November 2024 all funds restricted to the purchase have been released to an unrestricted designated property fund to reflect that the assets are freely available for use by the charity but not freely available to spend, likewise during 2026 fixed asset additions made from restricted grants and donations have also been transferred to this fund. This fund is reduced by depreciation each year.

16. RESTRICTED FUNDS

The income funds of the charity include restricted funds comprising the following balances held on trust to be applied for specific purposes:

Current year

	Opening Balance 2025	Movement in funds: Incoming resources	Resources expended	Transfers	Balance at February 2026
Equipment fund	-	12,113	(1,598)	(3,500)	7,015
Main house restoration fund	1,000	86,418	-	(47,934)	49,484
Site fund	44,810	6,725	(51,385)	-	(300)
Total restricted	45,810	104,806	(52,983)	(51,434)	46,199

Prior year

	Opening Balance 2024	Movement in funds Incoming resources	Resources expended	Transfers	Balance at February 2025
Save a Brick	20,155	7,045	-	(27,200)	-
Crowdfunding	83,432	17,907	-	(101,339)	-
Community ownership fund	-	1,780,000	(40,074)	(1,739,926)	-
Purchase donations and grants	-	693,406	-	(693,406)	-
Equipment fund	-	3,750		(3,750)	-
Main house restoration fund	-	1,000	-	-	1,000
Site fund	-	60,000	(15,190)	-	44,810
Total restricted	103,587	2,563,108	(55,264)	(2,565,621)	45,810

Save a Brick
This campaign offered supporters the opportunity to nominally save a brick, or other part of the Foxlease building, with funds raised being used towards the purchase of the Foxlease Estate. This fund closed on 19 November 2024 because, after the successful purchase of Foxlease Park, new save a brick income is unrestricted.

Crowdfunding
An online Crowdfunding appeal was launched in the prior accounting period, with the expressed aim of purchasing the Foxlease Estate from Girlguiding UK in order to save it from closure and to ensure that the site remains available for young people and the local, national and international community that have used the site. This fund closed on 19 November 2024 because, after the successful purchase of Foxlease Park, new crowdfunding income is unrestricted.

Community Ownership Fund
This fund is the result of a successful bid to HM Government's Community Ownership fund. The funds were expressly for the purchase of the Foxlease Estate and to cover some additional costs. This fund was fully expended in the prior year.

Purchase donations and grants
These pledges, donations and grants were restricted to the purchase of the Foxlease Estate. This fund closed on 19 November 2024 to new donations and grants and was fully expended in the prior year.

Main House Restoration Fund
This fund is for donations and grants expressly given for restoration of the main house. During this year this was mainly spent on boiler works.

Equipment Fund
This fund is for donations and grants expressly given for equipment. During the year to 28 February 2025 and 2026 this was mainly spent on new cookers for the self-catering group accommodation and campsite showers.

Site Fund
This fund is for donations and grants expressly given for improvements and expenditure on the wider site. During the year this was mainly spent on compliance, heating and electrical works. A donation of £300 has been received after 28 February 2026 to clear the year end negative balance.

17. TRANSFERS BETWEEN FUNDS

During 2026 the trustees transferred £51,434 (2025: £2,565,621) of fixed asset additions to the designated fund to reflect that restricted funds were used for their purchase but that the assets are freely available for use by the charity but not freely available to spend. The designated fund is reduced by a depreciation transfer from the unrestricted fund of £25,899 (2025: £nil) leaving a net transfer of £25,535 to the designated fund.

18. ANALYSIS OF NET ASSETS BETWEEN FUNDS

Current year

	Fixed assets	Current assets	Current liabilities	Long term liabilities	Total net assets at 28 February 2026
	£	£	£	£	£
Unrestricted funds	455,195	387,165	(334,157)	(250,000)	258,203
Designated funds	2,591,156	-	-	-	2,591,156
Restricted funds	-	46,199	-	-	46,199
Balance at 28 February 2026	**3,046,351**	**433,364**	**(334,157)**	**(250,000)**	**2,895,558**

Prior year

	Fixed assets	Current assets	Current liabilities	Long term liabilities	Total net assets at 28 February 2025
	£	£	£	£	£
Unrestricted funds	435,676	1,374,477	(1,412,245)	(290,000)	107,908
Designated funds	2,565,621	-	-	-	2,565,621
Restricted funds	-	45,810	-	-	45,810
Balance at 28 February 2025	**3,001,297**	**1,420,287**	**(1,412,245)**	**(290,000)**	**2,719,339**

19. RECONCILIATION OF NET DEBT

	At start of year	Cash flows	Total
	£	£	£
Cash at bank and in hand	92,530	312,703	405,233
Loans falling due within one year			
Community loans	(1,273,285)	1,066,000	(207,285)
Other loans	(70,000)	70,000	-
Loans falling due after one year	(290,000)	40,000	(250,000)
Balance at 28 February 2026	(1,540,755)	1,488,703	(52,052)

20. RELATED PARTY TRANSACTIONS

The charity's trustees are considered to be related parties.

During the year, the charity entered into the following transactions with related parties:

Trustee loans

During the prior year, trustees and their relations provided loans to the charity to support cash flow. The total amount advanced during 2025 was £458,000 (none in 2026), of which £156,000 was repaid or donated in 2026. The outstanding balance at year end was £302,000 (2025: £458,000).

The loans are interest-free and are repayable in 12 months, excluding £250,000 (2025: £290,000) which is repayable in 4 years (2025: 5 years). No security has been provided. The trustees consider that the terms of the loan are more favourable than those available commercially.

The trustees and their relations donated £45,004 (including converted loans) to the charity in the year (2025: £7,435).

The trustees paid £608 for goods and services at the same rates available to others (2025: £nil).

No other related party transactions occurred during the year (2025: none).

Foxie's Future provided officer and directors insurance for the trustees during 2026 and 2025.

FuseSign

Document electronically signed
www.fusesign.com

Document Details

Document ID	a3f10000-318e-ee92-a4e6-08df0a6f9f75
Document bundle ID	ae0f0000-55b2-1e0d-e0ce-08df0a6fa25d
Uploaded to FuseSign	2026-09-04 11:31 +01:00
FuseSign subscriber	HWB Accountants
Initiator email	matt.pickett@hwb-accountants.com
Document completed	2026-09-07 08:01 +01:00

Document Signers

Name	Foxie's Future
Email	hazel.warwick@volunteer.foxiesfuture.co.uk
Mobile	Not Provided
IP Address/es	51.7.47.212
Signed on Pages	3, 9, 14
Verification Mode	Email Code



Name	Michaela Johns
Email	michaela.johns@hwb-accountants.com
Mobile	Not Provided
IP Address/es	51.11.144.21
Signed on Pages	12
Verification Mode	No 2FA



Document Audit Log

Date	User	Transaction
2026-09-04 11:42 +01:00	matt.pickett@hwb-accountants.com	Document Bundle Created by Matthew Pickett (matt.pickett@hwb-accountants.com)
2026-09-04 11:42 +01:00	System	Access link: sending email to: hazel.warwick@volunteer.foxiesfuture.co.uk. (3 Documents - 2 Signing Actions).
2026-09-05 12:46 +01:00	Foxie's Future	Email Verification Requested to email hazel.warwick@volunteer.foxiesfuture.co.uk
2026-09-05 12:47 +01:00	Foxie's Future	Code entered and verified

2026-09-05 12:47 +01:00	Foxie's Future	Link opened from IP 51.7.47.212
2026-09-05 12:48 +01:00	Foxie's Future	Document Signed: Foxies Future 2026 Accounts Final [FYI-180909673].pdf - on page 3 (SignatureID: 10170000-89b6-c251-0c41-08df0a713b77, SignatureType: SignedByName)
2026-09-05 12:48 +01:00	Foxie's Future	Document Signed: Foxies Future 2026 Accounts Final [FYI-180909673].pdf - on page 9 (SignatureID: 10170000-89b6-c251-0c4f-08df0a713b77, SignatureType: SignedByName)
2026-09-05 12:48 +01:00	Foxie's Future	Document Signed: Foxies Future 2026 Accounts Final [FYI-180909673].pdf - on page 14 (SignatureID: 10170000-89b6-c251-0c53-08df0a713b77, SignatureType: SignedByName)
2026-09-05 12:48 +01:00	Foxie's Future	Document Signed: Foxies Future 2026 Accounts Final [FYI-180909673].pdf (SignatureType: SignedByName)
2026-09-05 12:48 +01:00	Foxie's Future	Foxie's Future has completed bundle ae0f0000-55b2-1e0d-e0ce-08df0a6fa25d
2026-09-05 12:49 +01:00	System	Progressing bundle to signing group 2
2026-09-05 12:49 +01:00	System	Access link: sending email to: michaela.johns@hwb-accountants.com. (3 Documents - 1 Signing Action).
2026-09-07 08:01 +01:00	Michaela Johns	Customer verified by unique URL sent via Email (no 2FA)
2026-09-07 08:01 +01:00	Michaela Johns	Link opened from IP 51.11.144.21
2026-09-07 08:01 +01:00	Michaela Johns	Document Signed: Foxies Future 2026 Accounts Final [FYI-180909673].pdf - on page 12 (SignatureID: 10170000-89b6-c251-0c5e-08df0a713b77, SignatureType: SignedByName)
2026-09-07 08:01 +01:00	Michaela Johns	Form fields submitted for document: Foxies Future 2026 Accounts Final [FYI-180909673].pdf
2026-09-07 08:01 +01:00	Michaela Johns	Document Signed: Foxies Future 2026 Accounts Final [FYI-180909673].pdf (SignatureType: SignedByName)
2026-09-07 08:01 +01:00	Michaela Johns	Michaela Johns has completed bundle ae0f0000-55b2-1e0d-e0ce-08df0a6fa25d

More Information

For more information on electronic signatures and to validate this document was signed by the parties listed above, please visit www.fusesign.com.

To verify your document, visit: https://app.fuse.work/fusesign/verify/a3f10000-318e-ee92-a4e6-08df0a6f9f75