

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 SUMMARY OF SERVICE CHARGE INCOME
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|------------------------------|-----------------------|-----------------------|
| Estate & Communal Management | 129,014 | 127,333 |
| Leisure Suite | 54,446 | 53,935 |
| Insurance | 37,574 | 37,203 |
| Alexandra Apartment | 1,589 | 2,218 |
| Alexandra Building | 4,038 | 3,500 |
| Cliffe | 6,402 | 6,338 |
| Edward | 2,518 | 2,493 |
| Kingswood | 8,099 | 8,018 |
| Muxlow | 5,786 | 5,728 |
| Pevenil | 3,756 | 3,718 |
| Sheaf 1 | 5,644 | 5,558 |
| Sheaf 2 | 20,331 | 20,029 |
| Sheaf 3 Apartments | 1,687 | 1,643 |
| Sheaf 3 Buildings | 3,448 | 3,340 |
| Victoria | 2,756 | 2,728 |
| Total | <u>287,089</u> | <u>283,782</u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 SUMMARY OF SURPLUSES AND DEFICITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|------------------------------|-----------------------|-----------------------|
| Estate & Communal Management | -9,687 | -17,956 |
| Leisure Suite | -9,304 | -15,715 |
| Insurance | 1,975 | 2,541 |
| Alexandra | -1,683 | -749 |
| Alexandra Building | 1,038 | 500 |
| Cliffe | 727 | 756 |
| Edward | 583 | -272 |
| Kingswood | -472 | 809 |
| Muxlow | 448 | 462 |
| Pevenil | -823 | -42 |
| Sheaf 1 | -836 | -95 |
| Sheaf 2 | 1,920 | -373 |
| Sheaf 3 Apartments | -1,167 | -144 |
| Sheaf 3 Buildings | 548 | 440 |
| Victoria | -131 | 458 |
| Total | <u>-16,863</u> | <u>-29,380</u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
ESTATE, COMMUNAL MANAGEMENT AND ADMINISTRATION
FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|-----------------------|
| Income relating to the period | | |
| Service charges | 129,014 | 127,333 |
| Fob income | 1,005 | 1,217 |
| Resales income | 0 | 0 |
| Breach of lease | 0 | 0 |
| Interest received | 0 | 77 |
| Share certificate fees | 400 | 225 |
| Notice of transfer fee | 0 | 50 |
| Speech therapy income | 1,359 | 449 |
| Total income receivable | <u>131,778</u> | <u>129,351</u> |
| Expenditure relating to the period | | |
| Maintenance costs | | |
| Day to day maintenance | 1,329 | 1,413 |
| Roads and drains maintenance | 1,041 | 1,213 |
| Garden and grounds maintenance | 13,812 | 15,383 |
| Garages | 0 | 320 |
| Lightning conductor | 298 | 2,978 |
| Health and safety | 509 | 308 |
| CCTV/security measures | 355 | 1,398 |
| Gate maintenance | 9,464 | 3,890 |
| Telephone lines for gates | 960 | 975 |
| Fobs | 360 | 1,267 |
| Estate lighting and repairs | 349 | 956 |
| Administration expenses | | |
| Staffing | 78,491 | 73,959 |
| Training - regulatory | 53 | 2,698 |
| Training - statutory | 0 | 955 |
| Staff uniforms- protective clothing | 689 | 350 |
| Lone worker protection | 46 | 278 |
| Staff expenses | 0 | 128 |
| Staff pension contributions | 1,220 | 1,601 |
| Electricity | 3,249 | 2,862 |
| Office telephone and broadband | 642 | 1,007 |
| Office stationery and consumables | 800 | 1,519 |
| Office equipment | 0 | 1,807 |
| Sundry expenses | 143 | 351 |
| Community and communications | 1,062 | 310 |
| IT and network costs | 2,825 | 3,272 |
| General admin expenses | 153 | 219 |
| Bookkeeping | 11,107 | 7,260 |
| Accountancy | 2,221 | 4,570 |
| HR expenses | 954 | 3,505 |
| Legal fees | 613 | 1,940 |
| Bank charges | 220 | 115 |
| Reserve fund | <u>8,500</u> | <u>8,500</u> |
| | <u>141,465</u> | <u>147,307</u> |
| Surplus | <u><u>-9,687</u></u> | <u><u>-17,956</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 48,737 | 25,454 |
| Contribution for the year | 8,500 | 8,500 |
| Contribution from transfer fee fund | | 20,453 |
| Prior year block surplus/deficit - Estate | -17,956 | -5,497 |
| Expenditure: | | |
| Shredder | | -54 |
| Stationery cupboard | | -119 |
| Printer | -120 | |
| LED streetlamp works | -4,498 | |
| Drain works | -8,191 | |
| Clock repair | -1,097 | |
| Balance carried forward | <u><u>25,375</u></u> | <u><u>48,737</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
LEISURE SUITE
FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|-----------------------|
| Income relating to the period | | |
| Service Charges | 54,446 | 53,935 |
| Expenditure relating to the period | | |
| Cleaning costs | | |
| Leisure suite cleaning | 0 | 631 |
| Window and screen cleaning | 240 | 240 |
| Window and glass cleaning - Internal | 240 | 240 |
| Cleaning materials and consumables | 1,487 | 1,876 |
| Pool costs | | |
| Pool maintenance and repairs | 7,254 | 2,369 |
| Spa repairs and maintenance | 1,879 | 2,231 |
| Sauna maintenance and repairs | 0 | 60 |
| Boiler maintenance and repairs | 155 | 175 |
| Air handling maintenance and repairs | 1,044 | 2,038 |
| Pool chemicals | 3,352 | 3,516 |
| Leisure suite utilities | | |
| Electricity | 19,877 | 19,083 |
| Gas | 5,925 | 7,209 |
| Water | 1,842 | 3,874 |
| Leisure facilities | | |
| Gym maintenance and repairs | 776 | 660 |
| Door entry system | 82 | 0 |
| Watercooler | 322 | 309 |
| Hygiene services | 271 | 409 |
| Maintenance costs | | |
| Day to day maintenance | 1,939 | 6,134 |
| Fire alarm maintenance | 917 | 82 |
| Fire extinguisher maintenance | 216 | 0 |
| Fire risk assessment/signage | 90 | 144 |
| Emergency light testing | 582 | 30 |
| Electrical and light repairs | 797 | 2,359 |
| Consumables and light bulbs | 0 | 588 |
| Health and safety | 1,428 | 1,037 |
| Miscellaneous equipment | 735 | 1,732 |
| Lift costs | | |
| Lift maintenance | 301 | 376 |
| Lift insurance/inspection | 0 | 250 |
| Reserve fund | <u>12,000</u> | <u>12,000</u> |
| | 63,750 | 69,650 |
| Surplus/Deficit | <u><u>-9,304</u></u> | <u><u>-15,715</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 LEISURE SUITE
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|-------------------------------------|---------------------|---------------------|
| Reserve fund for property | | |
| Balance brought forward | 2,360 | 5,133 |
| Contribution for the year | 12,000 | 12,000 |
| Contribution from transfer fee fund | 7,500 | 34,000 |
| Prior year block surplus/deficit | -15,715 | -67 |
| Expenditure: | | |
| Treadmill | -2,588 | |
| Distribution board upgrades | | -280 |
| Studio chairs | | -213 |
| Control panel for pool plant room | | -10,068 |
| Manhole lids for poolside | | -1,200 |
| Pool overflow gutter grating | | -762 |
| Air handling upgrade | | -25,915 |
| Pool, spa & air handling upgrades | | -10,268 |
| Doors risk assessments | -1,494 | |
| Balance carried forward | <u><u>2,063</u></u> | <u><u>2,360</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 INSURANCE
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|---------------|---------------|
| Income relating to the period | | |
| Service charges | 37,574 | 37,203 |
| Expenditure relating to the period | | |
| Property owners & public liability inc IP tax | 30,560 | 30,250 |
| Directors and office liability inc IP tax | 533 | 524 |
| Leisure centre/estate office all risks inc IP tax | 464 | 456 |
| Building valuation insurance | 0 | 3,318 |
| Terrorism insurance | 3,061 | 114 |
| Engineering risks insurance | 980 | 0 |
| | <u>35,599</u> | <u>34,662</u> |
| Surplus/Deficit | <u>1,975</u> | <u>2,541</u> |
| Reserve fund for property | | |
| Balance brought forward | 0 | |
| Contribution for the year | | |
| Contribution to transfer fee fund | -2,541 | |
| Prior year block surplus/deficit - Estate | 2,541 | |
| Balance carried forward | <u>0</u> | <u>0</u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 ALEXANDRA APARTMENTS - 4 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 1,589 | 2,218 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 483 | 453 |
| Window cleaning | 90 | 90 |
| Communal electricity | 519 | 421 |
| Maintenance costs | | |
| Day to day maintenance | 459 | 402 |
| Consumables and light bulbs | 45 | 38 |
| Fire risk assessment/signage | 0 | 343 |
| Emergency light testing | 106 | 20 |
| LED light upgrades | 370 | 0 |
| Reserve fund | <u>1,200</u> | <u>1,200</u> |
| | 3,272 | 2,967 |
| Surplus/Deficit | <u><u>-1,683</u></u> | <u><u>-749</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 11,066 | 9,806 |
| Contribution for the year | 1,200 | 1,200 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | -749 | 60 |
| Expenditure: | | |
| | | |
| | | |
| | | |
| Balance carried forward | <u><u>11,517</u></u> | <u><u>11,066</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 ALEXANDRA BUILDING - 9 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|---------------------|---------------------|
| Income relating to the period | | |
| Service charges | 4,038 | 3,500 |
| Expenditure relating to the period | | |
| Reserve fund | <u>3,000</u> | <u>3,000</u> |
| | 3,000 | 3,000 |
| Surplus/Deficit | <u><u>1,038</u></u> | <u><u>500</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 6,038 | 3,038 |
| Contribution for the year | 3,000 | 3,000 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | 500 | 0 |
| Expenditure: | | |
| Roof repairs | -280 | |
| Balance carried forward | <u><u>9,258</u></u> | <u><u>6,038</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 CLIFFE - 6 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 6,402 | 6,338 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 828 | 791 |
| Window cleaning | 120 | 120 |
| Communal electricity | 407 | 318 |
| Maintenance costs | | |
| Day to day maintenance | 500 | 532 |
| Fire risk assessment/signage | 90 | 90 |
| Emergency light testing | 30 | 30 |
| Reserve fund | <u>3,700</u> | <u>3,700</u> |
| | 5,675 | 5,582 |
| Surplus/Deficit | <u><u>727</u></u> | <u><u>756</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 17,649 | 14,745 |
| Contribution for the year | 3,700 | 3,700 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | 756 | -40 |
| Expenditure: | | |
| LED light upgrades | | -756 |
| Balance carried forward | <u><u>22,105</u></u> | <u><u>17,649</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 EDWARD - 7 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 2,518 | 2,493 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 598 | 568 |
| Window cleaning | 90 | 90 |
| Communal electricity | 666 | 596 |
| Maintenance costs | | |
| Day to day maintenance | 6 | 180 |
| Consumables & light bulbs | 0 | 0 |
| Fire risk assessment/signage | 45 | 666 |
| Emergency light testing | 30 | 165 |
| Reserve fund | <u>500</u> | <u>500</u> |
| | 1,935 | 2,765 |
| Surplus/Deficit | <u><u>583</u></u> | <u><u>-272</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 16,939 | 17,239 |
| Contribution for the year | 500 | 500 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | -272 | -96 |
| Expenditure: | | |
| LED light upgrades | | -704 |
| Balance carried forward | <u><u>17,167</u></u> | <u><u>16,939</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 KINGSWOOD - 12 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 8,099 | 8,018 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 828 | 791 |
| Window cleaning | 60 | 60 |
| Communal electricity | 841 | 763 |
| Maintenance costs | | |
| Day to day maintenance | 356 | 564 |
| Emergency light testing | 30 | 20 |
| Fire alarm maintenance | 24 | 72 |
| Fire risk assessment/signage | 90 | 389 |
| Smoke ventilation | 0 | 50 |
| LED light upgrades | 1,842 | 0 |
| Reserve fund | <u>4,500</u> | <u>4,500</u> |
| | 8,571 | 7,209 |
| Surplus/Deficit | <u><u>-472</u></u> | <u><u>809</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 14,951 | 19,477 |
| Contribution for the year | 4,500 | 4,500 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | 809 | -528 |
| Expenditure: | | |
| Replacement carpet | | -4,314 |
| Roof repairs | -1,944 | -3,924 |
| LED light upgrades | | -260 |
| Balance carried forward | <u><u>18,316</u></u> | <u><u>14,951</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 MUXLOW - 12 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|---------------------|---------------------|
| Income relating to the period | | |
| Service charges | 5,786 | 5,728 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 713 | 679 |
| Window cleaning | 120 | 120 |
| Communal electricity | 571 | 474 |
| Maintenance costs | | |
| Day to day maintenance | 0 | 670 |
| Consumables & light bulbs | 0 | 5 |
| Fire risk assessment/signage | 90 | 483 |
| Emergency light testing | 30 | 135 |
| LED light upgrades | 1,114 | 0 |
| Reserve fund | <u>2,700</u> | <u>2,700</u> |
| | 5,338 | 5,266 |
| Surplus/Deficit | <u><u>448</u></u> | <u><u>462</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 3,751 | 5,376 |
| Contribution for the year | 2,700 | 2,700 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | 462 | -769 |
| Expenditure: | | |
| Roof repairs | -1,454 | -3,556 |
| Balance carried forward | <u><u>5,459</u></u> | <u><u>3,751</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 PEVERIL - 8 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 3,756 | 3,718 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 483 | 457 |
| Window cleaning | | 0 |
| Communal electricity | 953 | 1,030 |
| Maintenance costs | | |
| Day to day maintenance | 465 | 292 |
| Fire risk assessment/signage | 90 | 90 |
| Emergency light testing | 30 | 90 |
| LED light upgrades | 758 | 0 |
| Reserve fund | <u>1,800</u> | <u>1,800</u> |
| | 4,579 | 3,760 |
| Surplus/Deficit | <u><u>-823</u></u> | <u><u>-42</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 18,728 | 16,713 |
| Contribution for the year | 1,800 | 1,800 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | -42 | 215 |
| Expenditure: | | |
| Carpet | | |
| Roof repairs | -2,299 | |
| Balance carried forward | <u><u>18,188</u></u> | <u><u>18,728</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 SHEAF 1 APARTMENTS - 12 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service Charges | 5,644 | 5,558 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal Cleaning | 490 | 463 |
| Window Cleaninig | 90 | 90 |
| Communal Electricity | 400 | 420 |
| Maintenance costs | | |
| Day to Day Maintenance | 1,647 | 393 |
| Consumables & Light bulbs | 24 | 140 |
| Emergency Lighting | 30 | 190 |
| Fire Alarm Maintenance | 112 | 227 |
| Fire Risk assessment/Signage | 90 | 90 |
| LED light upgrades | 47 | 90 |
| Reserve Fund | <u>3,550</u> | <u>3,550</u> |
| | 6,480 | 5,653 |
| Surplus/Deficit | <u><u>-836</u></u> | <u><u>-95</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 24,270 | 20,549 |
| Contribution for the year | 3,550 | 3,550 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | -95 | 698 |
| Expenditure: | | |
| Roof repairs | -1,013 | -527 |
| Gutter clean and repairs | -400 | |
| Steps repairs | -2,884 | |
| Window repairs | -120 | |
| Balance carried forward | <u><u>23,308</u></u> | <u><u>24,270</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 SHEAF 2 - 32 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 20,331 | 20,029 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Internal cleaning | 1,380 | 1,316 |
| Window cleaning | 510 | 510 |
| Communal electricity | 2,682 | 2,915 |
| Maintenance costs | | |
| Day to day maintenance | 1,670 | 2,460 |
| Consumables & light bulbs | 24 | 119 |
| Emergency light testing | 164 | 219 |
| Fire alarm maintenance | 112 | 122 |
| Fire risk assessment/signage | 90 | 214 |
| Lift maintenance costs | | |
| Lift maintenance | 2,147 | 2,369 |
| Lift insurance/inspection | 0 | 711 |
| Lift phone lines | 446 | 447 |
| LED light upgrades | 187 | 0 |
| Reserve fund | <u>9,000</u> | <u>9,000</u> |
| | 18,411 | 20,402 |
| Surplus/Deficit | <u><u>1,920</u></u> | <u><u>-373</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 52,981 | 44,688 |
| Contribution for the year | 9,000 | 9,000 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | -373 | 1,784 |
| Expenditure: | | |
| Drain repairs | | -1,158 |
| Roof repairs | -1,535 | -1,333 |
| Balance carried forward | <u><u>60,073</u></u> | <u><u>52,981</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 SHEAF 3 APARTMENTS - 4 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|---------------------|
| Income relating to the period | | |
| Service charges | 1,687 | 1,643 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Internal cleaning | 230 | 200 |
| Window cleaning | 150 | 150 |
| Communal electricity | 200 | 210 |
| Maintenance costs | | |
| Day to day maintenance | 534 | 335 |
| Consumables & light bulbs | 24 | 0 |
| Emergency light testing | 499 | 20 |
| Fire risk assessment/signage | 135 | 90 |
| Fire alarm maintenance | 112 | 82 |
| LED light upgrades | 270 | 0 |
| Reserve fund | 700 | 700 |
| | <u>2,854</u> | <u>1,787</u> |
| Surplus/Deficit | <u><u>-1,167</u></u> | <u><u>-144</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 5,610 | 4,568 |
| Contribution for the year | 700 | 700 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | -144 | 342 |
| Expenditure: | | |
| | | |
| Balance carried forward | <u><u>6,166</u></u> | <u><u>5,610</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 SHEAF 3 BUILDING - 8 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|---------------|---------------|
| Income relating to the period | | |
| Service charges | 3,448 | 3,340 |
| Expenditure relating to the period | | |
| Reserve fund | <u>2,900</u> | <u>2,900</u> |
| | 2,900 | 2,900 |
| Surplus/Deficit | <u>548</u> | <u>440</u> |
| Reserve fund for property | | |
| Balance brought forward | 19,996 | 17,096 |
| Contribution for the year | 2,900 | 2,900 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | 440 | 0 |
| Expenditure: | | |
| Balance carried forward | <u>23,336</u> | <u>19,996</u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 VICTORIA - 8 UNITS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 2,756 | 2,728 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Internal cleaning | 575 | 548 |
| Window cleaning | 90 | 90 |
| Communal electricity | 361 | 303 |
| Maintenance costs | | |
| Day to day maintenance | 584 | 590 |
| Fire risk assessment/signage | 90 | 90 |
| Emergency light testing | 30 | 250 |
| LED light upgrades | 758 | 0 |
| Reserve fund | <u>400</u> | <u>400</u> |
| | 2,887 | 2,270 |
| Surplus/Deficit | <u><u>-131</u></u> | <u><u>458</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 35,623 | 36,038 |
| Contribution for the year | 400 | 400 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | 458 | -285 |
| Expenditure: | | |
| Roof repairs | -2,732 | -530 |
| Balance carried forward | <u><u>33,748</u></u> | <u><u>35,623</u></u> |

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 BALANCE SHEET
 AS AT 31 DECEMBER 2018**

| | | 2018 | 2017 |
|---|---|-----------------------|-----------------------|
| Assets | | | |
| Fob Stock | | 88 | 44 |
| Debtors | 2 | 24,103 | 39,448 |
| Prepayments | 2 | 17,809 | 39,222 |
| Cash at bank and in hand | | <u>329,791</u> | <u>271,284</u> |
| | | 371,790 | 349,997 |
| Liabilities | 3 | 36,646 | 34,963 |
| Net Assets | | <u><u>335,145</u></u> | <u><u>315,034</u></u> |
| Represented by: | | | |
| Alexandra Reserve Fund | | 11,517 | 11,066 |
| Alexandra Building Reserve Fund | | 9,258 | 6,038 |
| Cliffe Reserve Fund | | 22,105 | 17,649 |
| Edward Reserve Fund | | 17,167 | 16,939 |
| Kingwood Reserve Fund | | 18,316 | 14,951 |
| Muxlow Reserve Fund | | 5,459 | 3,751 |
| Peveril reserve Fund | | 18,188 | 18,728 |
| Sheaf 1 Reserve Fund | | 23,308 | 24,270 |
| Sheaf 2 Reserve fund | | 60,073 | 52,981 |
| Sheaf 3 Reserve Fund | | 6,166 | 5,610 |
| Sheaf 3 Building Reserve Fund | | 23,336 | 19,996 |
| Victoria reserve Fund | | 33,748 | 35,623 |
| Estate and Communal Management Reserve Fund | | 25,375 | 48,737 |
| Leisure Suite Reserve Fund | | 2,063 | 2,360 |
| Transfer Fee Fund | | <u>59,066</u> | <u>36,335</u> |
| | | 335,145 | 315,034 |
| | | <u><u>335,145</u></u> | <u><u>315,034</u></u> |

The service charge accounts on pages 1 to 21 were approved and authorised for issue by the board and were signed on its behalf on 5th June 2019.

.....
 Signed - D E Miles

.....
 Date

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

1. Accounting policies

The accounts are prepared in accordance with the provisions of the lease and on the accruals basis.

2. Debtors

| | 2018 | 2017 |
|--------------------------------------|---------------|---------------|
| Service Charge Monies Owed | 0 | 4,102 |
| Prepayments | 17,809 | 39,222 |
| Estate & Communal Management Deficit | 9,687 | 17,956 |
| Leisure Suite Deficit | 9,304 | 15,715 |
| Alexandra Deficit | 1,683 | 749 |
| Edward Deficit | 0 | 272 |
| Kingswood Deficit | 472 | 0 |
| Peveril Deficit | 823 | 42 |
| Sheaf 1 Deficit | 836 | 95 |
| Sheaf 2 Deficit | 0 | 373 |
| Sheaf 3 Deficit | 1,167 | 144 |
| Victoria Deficit | 131 | 0 |
| | <u>41,912</u> | <u>78,670</u> |

3. Creditors

| | 2018 | 2017 |
|----------------------------|---------------|---------------|
| Trade Creditors | 15,027 | 3,453 |
| Insurance Surplus | 1,975 | 2,541 |
| Alexandra Building Surplus | 1,038 | 500 |
| Cliffe Surplus | 727 | 756 |
| Edward Surplus | 583 | 0 |
| Kingswood Surplus | 0 | 809 |
| Muxlow Surplus | 448 | 462 |
| Sheaf 2 Surplus | 1,920 | 0 |
| Sheaf 3 Building Surplus | 548 | 440 |
| Victoria Surplus | 0 | 458 |
| Accruals | 2,035 | 5,251 |
| Payments on Account | 11,188 | 18,305 |
| Sundry Creditors | 153 | 93 |
| PAYE | 1,003 | 1,895 |
| | <u>36,646</u> | <u>34,963</u> |

4. Reserve funds

The reserve funds have been established to provide funds to meet the costs of large, non-regular repairs and maintenance work on the properties within the complex.

Any shortfall in these funds resulting from expenditure incurred will be charged to the income and expenditure account in that year.

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
 FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
 TRANSFER FEE FUND
 FOR THE YEAR 1 JANUARY 2018 TO 31 DECEMBER 2018**

| | 2018 | 2017 |
|---|---------------|---------------|
| Balance brought forward | 36,335 | 70,753 |
| Transfer fees receivable | 27,230 | 20,453 |
| Bank interest received | 460 | 45 |
| Expenditure: | | |
| Bike racks | | -463 |
| Transfer of insurance surplus | 2,541 | |
| Transfer to block reserves | | |
| Transfer to Estate and Leisure Suite reserves | -7,500 | -54,453 |
| | <u>59,066</u> | <u>36,335</u> |