

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING
FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE
FOR THE YEAR 1 JANUARY 2020 TO 31 DECEMBER 2020**

**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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|------------------------------|-----------------------|-----------------------|
| Estate & Communal Management | 161,789 | 135,443 |
| Leisure Suite | 63,543 | 61,689 |
| Insurance | 40,280 | 36,552 |
| Alexandra Apartment | 3,437 | 3,538 |
| Alexandra Building | 1,931 | 2,319 |
| Cliffe | 5,814 | 6,442 |
| Edward | 2,814 | 2,623 |
| Kingswood | 8,176 | 8,338 |
| Muxlow | 5,762 | 6,027 |
| Peveril | 3,705 | 3,896 |
| Sheaf 1 | 6,225 | 5,809 |
| Sheaf 2 | 23,411 | 21,380 |
| Sheaf 3 Apartments | 3,465 | 3,653 |
| Sheaf 3 Buildings | 1,453 | 1,670 |
| Victoria | 2,685 | 2,618 |
| Total | <u>334,488</u> | <u>301,998</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|------------------------------|----------------------|-----------------------|
| Estate & Communal Management | 40,543 | -10,787 |
| Leisure Suite | 7,158 | -9,417 |
| Insurance | 45 | -921 |
| Alexandra | 1,780 | 823 |
| Alexandra Building | -1,044 | -681 |
| Cliffe | -929 | 366 |
| Edward | 430 | 102 |
| Kingswood | -132 | -432 |
| Muxlow | 359 | 733 |
| Peveril | -10 | -95 |
| Sheaf 1 | 414 | -1,453 |
| Sheaf 2 | 1,365 | 1,409 |
| Sheaf 3 Apartments | 784 | 934 |
| Sheaf 3 Buildings | -1,012 | -1,230 |
| Victoria | 833 | -401 |
| Total | <u>50,585</u> | <u>-21,049</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|----------------------|-----------------------|
| Income relating to the period | | |
| Service charges | 161,789 | 135,443 |
| Fob income | 973 | 1,025 |
| Share certificate fees | 0 | 575 |
| Total income receivable | <u>162,762</u> | <u>137,043</u> |
| Expenditure relating to the period | | |
| Maintenance costs | | |
| Day to day maintenance | 964 | 2,161 |
| Roads and drains maintenance | 720 | 2,252 |
| Garden and grounds maintenance | 15,103 | 16,624 |
| Garages | 0 | 2,320 |
| Lightning conductor | 298 | 298 |
| Health and safety | 146 | 142 |
| Refuse collection | 390 | 0 |
| CCTV/security measures | 1,990 | 2,194 |
| Gate maintenance | 132 | 445 |
| Telephone lines for gates | 949 | 963 |
| Fobs | 482 | 689 |
| Estate lighting and repairs | 251 | 572 |
| Administration expenses | | |
| Staffing | 70,626 | 84,220 |
| Training - regulatory | 520 | 475 |
| Staff uniforms- protective clothing | 339 | 177 |
| Staff pension contributions | 581 | 1,081 |
| Electricity | 3,384 | 2,473 |
| Office telephone and broadband | 599 | 806 |
| Office stationery and consummables | 858 | 998 |
| Office equipment | 329 | 107 |
| Sundry expenses | 82 | 214 |
| Community and communications | 832 | 65 |
| IT and network costs | 3,321 | 3,293 |
| General admin expenses | 70 | 1,092 |
| Bookkeeping | 9,065 | 11,431 |
| Accountancy | 2,100 | 2,100 |
| HR expenses | 170 | 1,346 |
| Legal fees and professional subscriptions | 452 | 610 |
| Ombudsman compensation payments | 100 | 0 |
| Bank charges | 140 | 180 |
| Reserve fund | <u>7,225</u> | <u>8,500</u> |
| | 122,218 | 147,830 |
| Surplus | <u><u>40,543</u></u> | <u><u>-10,787</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 17,488 | 25,375 |
| Contribution for the year | 7,225 | 8,500 |
| Contribution from transfer fee fund | 4,259 | |
| Prior year contribution from insurance reserves | -921 | 1,975 |
| Current year contribution from insurance reserves | 45 | |
| Prior year block surplus/deficit | -10,787 | -9,687 |
| Current year block surplus/deficit | 40,543 | |
| Expenditure: | | |
| Office equipment | -1,220 | -345 |
| Extension to office | | -1,770 |
| Defibrillator and cabinet | | -1,656 |
| Site survey and inspection | -1,100 | -4,904 |
| Drainage | -2,304 | |
| Decorating | -4,078 | |
| Tree consultancy | -1,075 | |
| Boundary wall repairs | -700 | |
| Roof repairs | -50 | |
| Balance carried forward | <u><u>47,326</u></u> | <u><u>17,488</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|---------------------|----------------------|
| Income relating to the period | | |
| Service Charges | 63,543 | 61,689 |
| Expenditure relating to the period | | |
| Cleaning costs | | |
| Leisure suite cleaning | 1,104 | 730 |
| Window cleaning - External | 120 | 200 |
| Window cleaning - Internal | 120 | 200 |
| Cleaning materials and consumables | 782 | 2,176 |
| Pool costs | | |
| Pool maintenance and repairs | 3,370 | 7,818 |
| Spa repairs and maintenance | 1,163 | 5,685 |
| Boiler maintenance and repairs | 1,529 | 1,709 |
| Air handling maintenance and repairs | 1,059 | 1,068 |
| Pool chemicals | 1,899 | 2,699 |
| Leisure suite utilities | | |
| Electricity | 16,314 | 17,294 |
| Gas | 8,832 | 8,212 |
| Water | 1,410 | 1,813 |
| Leisure facilities | | |
| Gym maintenance and repairs | 260 | 2,289 |
| Watercooler | 134 | 322 |
| Hygiene services | 175 | 355 |
| Maintenance costs | | |
| Day to day maintenance | 393 | 1,792 |
| Fire alarm maintenance | 150 | 168 |
| Fire extinguisher maintenance | 63 | 271 |
| Fire risk assessment/signage | 834 | 240 |
| Emergency light testing | 239 | 228 |
| Electrical and light repairs | 162 | 1,300 |
| Health and safety | 1,645 | 499 |
| Miscellaneous equipment | 617 | 591 |
| Electrical condition report testing | 460 | 708 |
| COVID related costs | 2,301 | 0 |
| Lift costs | | |
| Lift maintenance | 858 | 739 |
| Lift insurance/inspection | 193 | 0 |
| Reserve fund | <u>10,200</u> | <u>12,000</u> |
| | 56,385 | 71,106 |
| Surplus/Deficit | <u><u>7,158</u></u> | <u><u>-9,417</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---------------------------------------|--------------|--------------|
| Reserve fund for property | | |
| Balance brought forward | 1,248 | 2,063 |
| Contribution for the year | 10,200 | 12,000 |
| Contribution from transfer fee fund | 4,259 | 18,500 |
| Prior year block surplus/deficit | -9,417 | -9,304 |
| Current year block surplus/deficit | 7,158 | |
| Expenditure: | | |
| Gym equipment | | -11,184 |
| Leisure suite refurbishment | | -7,610 |
| Balance tank frames | | -3,216 |
| Spa filter | -1,150 | |
| Swimming pool fire door | -1,217 | |
| Gym ceiling adjustment for multi-pull | -1,903 | |
| Balance carried forward | <u>9,180</u> | <u>1,248</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|---------------|---------------|
| Income relating to the period | | |
| Service charges | 40,280 | 36,552 |
| Expenditure relating to the period | | |
| Property owners & public liability inc IP tax | 34,836 | 32,254 |
| Directors and office liability inc IP tax | 555 | 533 |
| Leisure centre/estate office all risks inc IP tax | 1,063 | 783 |
| Building valuation insurance | 599 | 0 |
| Terrorism insurance | 3,183 | 3,094 |
| Engineering risks insurance | 0 | 808 |
| | <u>40,235</u> | <u>37,472</u> |
| Surplus/Deficit | <u>45</u> | <u>-921</u> |
| Reserve fund for property | | |
| Balance brought forward | 0 | 0 |
| Contribution for the year | | |
| Contribution to transfer fee fund | | |
| Contribution to Estate | 921 | -1,975 |
| Prior year block surplus/deficit - Estate | -921 | 1,975 |
| 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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|----------------------|---------------------|
| Income relating to the period | | |
| Service charges | 3,437 | 3,538 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 576 | 562 |
| Window cleaning | 45 | 90 |
| Communal electricity | 111 | 105 |
| Carpet cleaning | 252 | 252 |
| Maintenance costs | | |
| Day to day maintenance | 137 | 125 |
| Fire risk assessment/signage | 0 | 76 |
| Emergency light testing | 27 | 116 |
| Electrical condition report testing | 0 | 190 |
| Reserve fund | 510 | 1,200 |
| | <u>1,657</u> | <u>2,715</u> |
| Surplus/Deficit | <u><u>1,780</u></u> | <u><u>823</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 8,683 | 11,517 |
| Contribution for the year | 510 | 1,200 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | 823 | -1,683 |
| Current year block surplus/deficit | 1,780 | |
| Expenditure: | | |
| Gutter repairs | | -1,700 |
| Decorating | | -650 |
| Balance carried forward | <u><u>11,797</u></u> | <u><u>8,683</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 1,931 | 2,319 |
| Expenditure relating to the period | | |
| Reserve fund | <u>2,975</u> | <u>3,000</u> |
| | 2,975 | 3,000 |
| Surplus/Deficit | <u><u>-1,044</u></u> | <u><u>-681</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 11,096 | 9,258 |
| Contribution for the year | 2,975 | 3,000 |
| Contribution from transfer fee fund | 726 | |
| Prior year block surplus/deficit | -681 | 1,038 |
| Current year block surplus/deficit | -1,044 | |
| Expenditure: | | |
| Gutter repairs | | -2,200 |
| External decoration | -8,664 | |
| Balance carried forward | <u><u>4,409</u></u> | <u><u>11,096</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 5,814 | 6,442 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 1,087 | 1,061 |
| Window cleaning | 60 | 120 |
| Communal electricity | 299 | 251 |
| Carpet cleaning | 210 | 210 |
| Maintenance costs | | |
| Day to day maintenance | 1,733 | 432 |
| Consumables & light bulbs | 17 | 0 |
| Fire risk assessment/signage | 0 | 89 |
| Emergency light testing | 191 | 123 |
| Electrical condition report testing | 0 | 92 |
| Reserve fund | <u>3,145</u> | <u>3,700</u> |
| | 6,743 | 6,077 |
| Surplus/Deficit | <u><u>-929</u></u> | <u><u>366</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 23,511 | 22,105 |
| Contribution for the year | 3,145 | 3,700 |
| Contribution from transfer fee fund | 726 | |
| Prior year block surplus/deficit | 366 | 727 |
| Current year block surplus/deficit | -929 | |
| Expenditure: | | |
| Mortar repair | | -225 |
| Decorating | | -2,030 |
| Cladding and glazed unit | | -766 |
| Drainage | -230 | |
| Jet clean/CCTV investigation | -360 | |
| External redecoration | -7,068 | |
| Roofing repairs | -4,160 | |
| Balance carried forward | <u><u>15,001</u></u> | <u><u>23,511</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|---------------|---------------|
| Income relating to the period | | |
| Service charges | 2,814 | 2,623 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 832 | 811 |
| Window cleaning | 45 | 90 |
| Communal electricity | 357 | 403 |
| Carpet cleaning | 168 | 168 |
| Maintenance costs | | |
| Day to day maintenance | 491 | 177 |
| Fire risk assessment/signage | 0 | 50 |
| Emergency light testing | 66 | 218 |
| Electrical condition report testing | 0 | 104 |
| Reserve fund | 425 | 500 |
| | <u>2,384</u> | <u>2,521</u> |
| Surplus/Deficit | <u>430</u> | <u>102</u> |
| Reserve fund for property | | |
| Balance brought forward | 16,726 | 17,167 |
| Contribution for the year | 425 | 500 |
| Contribution from transfer fee fund | 726 | |
| Prior year block surplus/deficit | 102 | 583 |
| Current year block surplus/deficit | 430 | |
| Expenditure: | | |
| Roof repair | -545 | -725 |
| Decorating | | -800 |
| Balance carried forward | <u>17,864</u> | <u>16,726</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|--|---------------------|---------------------|
| Income relating to the period | | |
| Service charges | 8,176 | 8,338 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 1,105 | 1,078 |
| Window cleaning | 30 | 75 |
| Communal electricity | 1,014 | 803 |
| Carpet cleaning | 168 | 168 |
| Maintenance costs | | |
| Day to day maintenance | 1,956 | 428 |
| Consumables & light bulbs | 17 | 0 |
| Emergency light testing | 111 | 313 |
| Fire alarm and smoke ventilation maintenance | 82 | 307 |
| Fire risk assessment/signage | 0 | 282 |
| LED light upgrades | 0 | 0 |
| Drain repairs | 0 | 180 |
| Electrical condition report testing | 0 | 635 |
| Reserve fund | <u>3,825</u> | <u>4,500</u> |
| | 8,308 | 8,770 |
| Surplus/Deficit | <u><u>-132</u></u> | <u><u>-432</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 6,558 | 18,316 |
| Contribution for the year | 3,825 | 4,500 |
| Contribution from transfer fee fund | 726 | |
| Prior year block surplus/deficit | -432 | -472 |
| Current year block surplus/deficit | -132 | |
| Expenditure: | | |
| Roof repairs | -500 | -3,856 |
| Decorating | | -11,930 |
| Fire alarm sounders | -2,916 | |
| Balance carried forward | <u><u>7,130</u></u> | <u><u>6,558</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|----------------------|---------------------|
| Income relating to the period | | |
| Service charges | 5,762 | 6,027 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 880 | 858 |
| Window cleaning | 60 | 120 |
| Communal electricity | 358 | 356 |
| Carpet cleaning | 546 | 546 |
| Maintenance costs | | |
| Day to day maintenance | 710 | 120 |
| Consumables & light bulbs | 16 | 0 |
| Fire risk assessment/signage | 0 | 282 |
| Emergency light testing | 27 | 50 |
| LED light upgrades | 0 | 0 |
| Electrical condition report testing | 0 | 262 |
| Provision for service charge write off | 87 | 0 |
| Reserve fund | <u>2,720</u> | <u>2,700</u> |
| | 5,403 | 5,294 |
| Surplus/Deficit | <u><u>359</u></u> | <u><u>733</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 7,388 | 5,459 |
| Contribution for the year | 2,720 | 2,700 |
| Contribution from transfer fee fund | 726 | |
| Prior year block surplus/deficit | 733 | 448 |
| Current year block surplus/deficit | 359 | |
| Expenditure: | | |
| Roof repairs | | |
| Decorating | | -1,219 |
| Balance carried forward | <u><u>11,927</u></u> | <u><u>7,388</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 3,705 | 3,896 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 645 | 684 |
| Communal electricity | 732 | 385 |
| Carpet cleaning | 126 | 126 |
| Maintenance costs | | |
| Day to day maintenance | 472 | 95 |
| Consumables & light bulbs | 0 | 10 |
| Fire risk assessment/signage | 0 | 282 |
| Emergency lighting | 211 | 386 |
| LED light upgrades | 0 | 0 |
| Electrical condition report testing | 0 | 222 |
| Reserve fund | <u>1,530</u> | <u>1,800</u> |
| | 3,716 | 3,991 |
| Surplus/Deficit | <u><u>-10</u></u> | <u><u>-95</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 17,055 | 18,188 |
| Contribution for the year | 1,530 | 1,800 |
| Contribution from transfer fee fund | 726 | |
| Prior year block surplus/deficit | -95 | -823 |
| Current year block surplus/deficit | -10 | |
| Expenditure: | | |
| Roof repairs | | -1,370 |
| External redecoration | -8,988 | -740 |
| Drainage | -50 | |
| Balance carried forward | <u><u>10,167</u></u> | <u><u>17,055</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|--------------|---------------|
| Income relating to the period | | |
| Service charges | 6,225 | 5,809 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Communal cleaning | 660 | 588 |
| Window cleaning | 50 | 80 |
| Communal electricity | 333 | 418 |
| Carpet cleaning | 168 | 168 |
| Maintenance costs | | |
| Day to day maintenance | 1,053 | 1,308 |
| Consumables & light bulbs | 0 | 0 |
| Emergency lighting | 213 | 50 |
| Fire alarm maintenance | 310 | 761 |
| Fire risk assessment/signage | 6 | 188 |
| Electrical condition report testing | 0 | 150 |
| Reserve fund | <u>3,018</u> | <u>3,550</u> |
| | 5,811 | 7,262 |
| Surplus/Deficit | <u>414</u> | <u>-1,453</u> |
| Reserve fund for property | | |
| Balance brought forward | 7,804 | 23,308 |
| Contribution for the year | 3,018 | 3,550 |
| Contribution from transfer fee fund | 726 | |
| Prior year block surplus/deficit | -1,453 | -836 |
| Current year block surplus/deficit | 414 | |
| Expenditure: | | |
| Roof repairs | | -16,500 |
| Decorating | | -500 |
| LED light upgrades | | -1,218 |
| Fire alarm sounders | -1,382 | |
| Fire alarm repairs | -962 | |
| Seal to balcony | -983 | |
| Balance carried forward | <u>7,182</u> | <u>7,804</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|---------------|---------------|
| Income relating to the period | | |
| Service charges | 23,411 | 21,380 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Internal cleaning | 1,842 | 1,797 |
| Window cleaning | 280 | 450 |
| Communal electricity | 1,638 | 1,759 |
| Carpet cleaning | 672 | 672 |
| Maintenance costs | | |
| Day to day maintenance | 743 | 2,134 |
| Consumables & light bulbs | | 0 |
| Emergency lighting | 784 | 260 |
| Fire alarm maintenance | 1,284 | 307 |
| Fire risk assessment/signage | | 306 |
| Electrical condition report testing | | 574 |
| Lift maintenance costs | | |
| Lift maintenance | 5,634 | 2,266 |
| Lift insurance/inspection | 647 | 0 |
| Lift phone lines | 447 | 448 |
| LED light upgrades | | 0 |
| Reserve fund | 8,075 | 9,000 |
| | <u>22,046</u> | <u>19,971</u> |
| Surplus/Deficit | <u>1,365</u> | <u>1,409</u> |
| Reserve fund for property | | |
| Balance brought forward | 69,198 | 60,073 |
| Contribution for the year | 8,075 | 9,000 |
| Contribution from transfer fee fund | 726 | |
| Prior year block surplus/deficit | 1,409 | 1,920 |
| Current year block surplus/deficit | 1,365 | |
| Expenditure: | | |
| Decorating | -494 | -1,795 |
| Roof repairs | -18,665 | |
| Seal to balcony | -1,966 | |
| Fire alarm repairs | -1,056 | |
| Balance carried forward | <u>58,593</u> | <u>69,198</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|---------------------|---------------------|
| Income relating to the period | | |
| Service charges | 3,465 | 3,653 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Internal cleaning | 307 | 300 |
| Window cleaning | 80 | 100 |
| Communal electricity | 261 | 200 |
| Carpet cleaning | 168 | 168 |
| Maintenance costs | | |
| Day to day maintenance | 880 | 510 |
| Emergency lighting | 226 | 123 |
| Fire risk assessment/signage | 0 | 110 |
| Fire alarm maintenance | 163 | 307 |
| Electrical condition report testing | 0 | 202 |
| Reserve fund | 595 | 700 |
| | <u>2,680</u> | <u>2,718</u> |
| Surplus/Deficit | <u><u>784</u></u> | <u><u>934</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 3,359 | 6,166 |
| Contribution for the year | 595 | 700 |
| Contribution from transfer fee fund | | |
| Prior year block surplus/deficit | 934 | -1,167 |
| Current year block surplus/deficit | 784 | |
| Expenditure: | | |
| Roof repairs | | -1,640 |
| Decorating | | -700 |
| Drainage | -50 | |
| Balance carried forward | <u><u>5,623</u></u> | <u><u>3,359</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 1,453 | 1,670 |
| Expenditure relating to the period | | |
| Reserve fund | <u>2,465</u> | <u>2,900</u> |
| | 2,465 | 2,900 |
| Surplus/Deficit | <u><u>-1,012</u></u> | <u><u>-1,230</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 24,759 | 23,336 |
| Contribution for the year | 2,465 | 2,900 |
| Contribution from transfer fee fund | 726 | |
| Prior year block surplus/deficit | -1,230 | 548 |
| Current year block surplus/deficit | -1,012 | |
| Expenditure: | | |
| Roof repairs | -11,470 | -1,640 |
| Decorating | | -385 |
| Balance carried forward | <u><u>14,238</u></u> | <u><u>24,759</u></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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|----------------------|----------------------|
| Income relating to the period | | |
| Service charges | 2,685 | 2,618 |
| Expenditure relating to the period | | |
| Communal costs | | |
| Internal cleaning | 767 | 749 |
| Window cleaning | 45 | 90 |
| Communal electricity | 248 | 191 |
| Carpet cleaning | 168 | 168 |
| Maintenance costs | | |
| Day to day maintenance | 257 | 1,102 |
| Fire risk assessment/signage | 0 | 89 |
| Emergency lighting | 27 | 67 |
| Electrical condition report testing | 0 | 164 |
| Reserve fund | 340 | 400 |
| | <u>1,852</u> | <u>3,019</u> |
| Surplus/Deficit | <u><u>833</u></u> | <u><u>-401</u></u> |
| Reserve fund for property | | |
| Balance brought forward | 30,127 | 33,748 |
| Contribution for the year | 340 | 400 |
| Contribution from transfer fee fund | 726 | |
| Prior year block surplus/deficit | -401 | -131 |
| Current year block surplus/deficit | 833 | |
| Expenditure: | | |
| Roof repairs | -100 | -3,350 |
| Decorating | | -540 |
| Balance carried forward | <u><u>31,525</u></u> | <u><u>30,127</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 2020**

| | | 2020 | 2019 |
|---|-------|---------------------------|---------------------------|
| Assets | | | |
| Fob stock | | 44 | 88 |
| Trade debtors | 2 | 132 | 0 |
| Prepayments | 2 | 2,855 | 42,666 |
| Cash at bank and in hand | | <u>341,893</u> | <u>255,666</u> |
| | | 344,925 | 298,420 |
| Liabilities | 3 | 35,301 | 17,820 |
| Net Assets | | <u><u>309,624</u></u> | <u><u>280,600</u></u> |
| Represented by: | | | |
| Alexandra Reserve Fund | | 11,797 | 9,506 |
| Alexandra Building Reserve Fund | | 4,409 | 10,416 |
| Cliffe Reserve Fund | | 15,001 | 23,877 |
| Edward Reserve Fund | | 17,864 | 16,827 |
| Kingwood Reserve Fund | | 7,130 | 6,126 |
| Muxlow Reserve Fund | | 11,927 | 8,122 |
| Pevenil reserve Fund | | 10,167 | 16,960 |
| Sheaf 1 Reserve Fund | | 7,182 | 6,351 |
| Sheaf 2 Reserve fund | | 58,593 | 70,606 |
| Sheaf 3 Reserve Fund | | 5,623 | 4,293 |
| Sheaf 3 Building Reserve Fund | | 14,238 | 23,529 |
| Victoria reserve Fund | | 31,525 | 29,726 |
| Estate and Communal Management Reserve Fund | | 47,326 | 6,701 |
| Leisure Suite Reserve Fund | | 9,180 | -8,169 |
| Insurance Reserve Fund | | 0 | -921 |
| Transfer Fee Fund | | <u>57,664</u> | <u>56,650</u> |
| | | 309,624 | 280,600 |
| | | <u><u>309,624</u></u> | <u><u>280,600</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 24 May 2021.

.....
 Signed - S M Goodlad

.....
 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 2020 TO 31 DECEMBER 2020**

1. Accounting policies

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

2. Debtors

| | 2020 | 2019 |
|---------------|--------------|---------------|
| Trade debtors | 132 | 0 |
| Prepayments | 2,855 | 42,666 |
| | <u>2,987</u> | <u>42,666</u> |

3. Creditors

| | 2020 | 2019 |
|---------------------|---------------|---------------|
| Trade Creditors | 4,981 | 1,882 |
| Accruals | 7,458 | 7,429 |
| Payments on Account | 21,374 | 6,592 |
| Sundry Creditors | 130 | 325 |
| PAYE | 1,358 | 1,591 |
| | <u>35,301</u> | <u>17,820</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 2020 TO 31 DECEMBER 2020**

| | 2020 | 2019 |
|---|---------------|---------------|
| Balance brought forward | 56,650 | 59,066 |
| Transfer fees receivable | 16,215 | 15,476 |
| Bank interest received | 279 | 608 |
| Share certificate fees | 300 | |
| Expenditure: | | |
| Transfer to block reserves | -7,261 | |
| Transfer to Estate and Leisure Suite reserves | -8,519 | -18,500 |
| | <u>57,664</u> | <u>56,650</u> |