

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING  
FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE  
FOR THE YEAR 1 JANUARY 2022 TO 31 DECEMBER 2022**

**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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
Estate & Communal Management	167,330	164,581
Leisure Suite	80,055	68,997
Insurance	52,904	47,553
Alexandra Apartment	3,514	2,894
Alexandra Building	4,500	4,000
Cliffe	7,472	6,319
Edward	4,240	3,201
Kingswood	10,755	9,121
Muxlow	11,659	10,144
Peveril	8,224	6,172
Sheaf 1	7,438	6,679
Sheaf 2	23,361	23,326
Sheaf 3 Apartments	3,285	2,673
Sheaf 3 Buildings	4,440	4,440
Victoria	4,075	3,611
Garages	1,230	0
Total	<u>393,252</u>	<u>363,711</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
Estate & Communal Management	8,300	18,284
Leisure Suite	-8,266	6,606
Insurance	3	0
Alexandra	1,020	465
Alexandra Building	500	500
Cliffe	486	1
Edward	493	328
Kingswood	1,455	1,631
Muxlow	1,246	647
Peveril	394	-223
Sheaf 1	498	129
Sheaf 2	1,180	2,836
Sheaf 3 Apartments	-54	-679
Sheaf 3 Buildings	440	440
Victoria	604	270
Garages	1,230	0
Total	<u>9,529</u>	<u>31,236</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	167,330	164,581
Fob income	984	959
Breach of lease	250	200
Speech therapy income	459	0
Total income receivable	<u>169,023</u>	<u>165,740</u>
<b>Expenditure relating to the period</b>		
<b>Maintenance costs</b>		
Day to day maintenance	604	944
Roads and drains maintenance	2,262	1,593
Garden and grounds maintenance	15,881	17,036
Health and safety	180	229
Refuse collection	294	410
Garage electricity charges	267	0
CCTV/security measures	1,936	917
Gate maintenance	3,013	1,100
Telephone lines for gates	917	913
Fobs	610	570
Estate lighting and repairs	103	384
<b>Administration expenses</b>		
Staffing	109,452	89,410
Staff training	874	292
Staff uniforms- protective clothing	19	261
Staff pension contributions	648	716
Electricity	4,571	3,189
Office telephone and broadband	1,553	1,125
Office stationery and consummables	959	950
Office equipment	357	412
Sundry expenses	79	36
Community and communications	258	450
IT and network costs	4,314	3,848
General admin expenses	196	77
Bookkeeping	0	145
Accountancy	2,100	2,100
HR and recruitment	6,995	1,504
Legal fees and professional subscriptions	1,469	283
Ombudsman service	645	404
Bank charges	167	158
Reserve fund	<u>0</u>	<u>18,000</u>
	160,723	147,455
Surplus	<u><u>8,300</u></u>	<u><u>18,284</u></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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Reserve fund for property</b>		
Balance brought forward	168,992	47,326
Contribution for the year	0	18,000
Block management charge transfer	6,380	6,380
Contribution from insurance reserves	3	0
Current year block surplus/deficit	8,300	18,284
Insurance claims (ring fenced funds)	0	710
Move transfer fee fund balance to Estate reserves	35,052	91,188
Transfer to Leisure Suite reserves	-11,555	0
Expenditure:		
Office equipment	-1,107	
Site survey and inspection	-811	-300
Boundary wall repairs		-4,020
Roof repairs	-435	-1,256
TV/satellite repairs		-908
Bin store repairs	-203	-2,927
Gate repairs	-2,106	-3,486
Gardening, tree, bench and clearaway projects	-8,335	
Legal fees	-3,872	
Electrical work	-1,028	
Fire alarm repairs	-798	
Remedial works to manhole	-4,908	
CCTV	-10,030	
Entry system	-5,875	
IT infrastructure	-2,596	
Balance carried forward	<u>165,067</u>	<u>168,992</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service Charges	80,055	68,997
<b>Expenditure relating to the period</b>		
<b>Cleaning costs</b>		
Leisure suite cleaning	300	1,560
Window cleaning - External	80	160
Window cleaning - Internal	432	160
Cleaning materials and consumables	2,212	1,254
<b>Pool costs</b>		
Pool maintenance and repairs	1,789	3,002
Spa repairs and maintenance	0	948
Boiler maintenance and repairs	695	1,411
Air handling maintenance and repairs	1,792	267
Pool chemicals	2,970	2,605
<b>Leisure suite utilities</b>		
Electricity	43,689	19,848
Gas	10,366	9,435
Water	2,922	2,514
<b>Leisure facilities</b>		
Gym maintenance and repairs	2,274	1,005
Watercooler	357	322
Hygiene services	280	184
<b>Maintenance costs</b>		
Day to day maintenance	398	735
Fire alarm maintenance	32	509
Fire extinguisher maintenance	122	476
Fire risk assessment/signage	916	503
Emergency light testing	19	336
Electrical and light repairs	715	73
Health and safety	408	66
Miscellaneous equipment	0	222
Electrical condition report testing	763	0
COVID related costs	0	222
<b>Lift costs</b>		
Lift maintenance	938	720
Lift insurance/inspection	198	201
Reserve fund	<u>13,650</u>	<u>13,650</u>
	88,320	62,391
Surplus/Deficit	<u><u>-8,266</u></u>	<u><u>6,606</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Reserve fund for property</b>		
Balance brought forward	3,794	9,180
Contribution for the year	13,650	13,650
Current year block surplus/deficit	-8,266	6,606
Sheaf 1 transfer (2019 adjustment)	0	-5,610
Transfer from Estate reserves	11,555	0
Expenditure:		
Pool cover		-8,712
Replacement boiler	-11,460	-4,902
DB pool plant room, switch room and store room		-2,208
Electrical work	-1,191	-421
Baby changing unit		-239
Newbody recumbent and upright bikes - reconditioned		-1,800
Sauna elements		-750
Refurbished chemical closing unit	-1,000	-1,000
Repairs to pool dehumidifier	-3,406	
Guttering	-1,187	
Toilet repairs	-204	
Copings	-2,287	
Balance carried forward	<u>0</u>	<u>3,794</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	52,904	47,553
<b>Expenditure relating to the period</b>		
Property owners, public liability and terrorism insurance	50,606	45,920
Directors and office liability inc IP tax	997	665
Leisure centre/estate office all risks inc IP tax	1,298	969
	<u>52,901</u>	<u>47,553</u>
Surplus/Deficit	<u>3</u>	<u>-0</u>
<b>Reserve fund for property</b>		
Balance brought forward	0	0
Contribution for the year	0	0
Contribution to Estate	-3	0
Current year block surplus/deficit	3	0
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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	3,514	2,894
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Communal cleaning	643	586
Window cleaning	77	60
Communal electricity	225	153
Carpet cleaning	0	262
<b>Maintenance costs</b>		
Day to day maintenance	174	243
Fire risk assessment/signage	212	80
Emergency light testing	163	46
Reserve fund	<u>1,000</u>	<u>1,000</u>
	2,494	2,429
Surplus/Deficit	<u><u>1,020</u></u>	<u><u>465</u></u>
<b>Reserve fund for property</b>		
Balance brought forward	9,861	11,797
Contribution for the year	1,000	1,000
Current year block surplus/deficit	1,020	465
Alexandra Building transfer (2019 & 2020 adjustment)	0	-3,400
Expenditure:		
Electrical work	-95	
Balance carried forward	<u><u>11,786</u></u>	<u><u>9,861</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	4,500	4,000
<b>Expenditure relating to the period</b>		
Reserve fund	<u>4,000</u>	<u>3,500</u>
	4,000	3,500
Surplus/Deficit	<u>500</u>	<u>500</u>
<b>Reserve fund for property</b>		
Balance brought forward	5,004	4,409
Contribution for the year	4,000	3,500
Block management charge transfer	-500	-500
Current year block surplus/deficit	500	500
Alexandra Apartments transfer (2019 & 2020 adjustment)	0	3,400
Expenditure:		
Gutter repairs		-2,850
Roof repairs	-975	-904
TV/satellite repairs		-2,551
Lightning conductor test	-108	
Storm damage	-325	
Electrical work	-25	
Balance carried forward	<u>7,571</u>	<u>5,004</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	7,472	6,319
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Communal cleaning	1,214	1,105
Window cleaning	102	80
Communal electricity	543	410
Carpet cleaning	0	220
<b>Maintenance costs</b>		
Day to day maintenance	826	426
Fire risk assessment/signage	438	246
Emergency light testing	163	131
Reserve fund	<u>3,700</u>	<u>3,700</u>
	6,986	6,318
Surplus/Deficit	<u><u>486</u></u>	<u><u>1</u></u>
<b>Reserve fund for property</b>		
Balance brought forward	18,363	15,001
Contribution for the year	3,700	3,700
Block management charge transfer	-340	-340
Current year block surplus/deficit	486	1
Expenditure:		
Fire door repairs	-869	
Cladding repairs	-420	
Electrical work	-120	
Balance carried forward	<u><u>20,799</u></u>	<u><u>18,363</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	4,240	3,201
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Communal cleaning	928	845
Window cleaning	62	60
Communal electricity	747	505
Carpet cleaning	0	178
<b>Maintenance costs</b>		
Day to day maintenance	49	88
Fire risk assessment/signage	299	107
Emergency light testing	163	90
Reserve fund	<u>1,500</u>	<u>1,000</u>
	3,748	2,873
Surplus/Deficit	<u><u>493</u></u>	<u><u>328</u></u>
<b>Reserve fund for property</b>		
Balance brought forward	14,144	17,864
Contribution for the year	1,500	1,000
Block management charge transfer	-400	-400
Current year block surplus/deficit	493	328
Expenditure:		
Roof repair	-300	-329
Decorating		-4,320
Electrical work	-25	
Balance carried forward	<u><u>15,412</u></u>	<u><u>14,144</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	10,755	9,121
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Communal cleaning	1,233	1,123
Window cleaning	51	40
Communal electricity	1,934	1,216
Carpet cleaning	0	178
<b>Maintenance costs</b>		
Day to day maintenance	65	0
Emergency light testing	163	70
Fire alarm and smoke ventilation maintenance	321	142
Fire risk assessment/signage	533	221
Reserve fund	<u>5,000</u>	<u>4,500</u>
	9,300	7,490
Surplus/Deficit	<u><u>1,455</u></u>	<u><u>1,631</u></u>
<b>Reserve fund for property</b>		
Balance brought forward	12,440	7,130
Contribution for the year	5,000	4,500
Block management charge transfer	-670	-670
Current year block surplus/deficit	1,455	1,631
Expenditure:		
Roof repairs	-500	-150
Fire door repairs	-2,782	
Decorating	-4,386	
Electrical work	-120	
Balance carried forward	<u><u>10,436</u></u>	<u><u>12,440</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	11,659	10,144
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Communal cleaning	982	894
Window cleaning	102	80
Communal electricity	760	563
Carpet cleaning	0	556
<b>Maintenance costs</b>		
Day to day maintenance	26	169
Fire risk assessment/signage	380	188
Emergency light testing	163	46
Provision for service charge write off	0	0
Reserve fund	<u>8,000</u>	<u>7,000</u>
	10,413	9,497
Surplus/Deficit	<u><u>1,246</u></u>	<u><u>647</u></u>
<b>Reserve fund for property</b>		
Balance brought forward	11,748	11,927
Contribution for the year	8,000	7,000
Block management charge transfer	-670	-670
Current year block surplus/deficit	1,246	647
Expenditure:		
Roof repairs	-180	-6,086
Professional services		-720
Air brick repairs		-350
External window and door repairs	-9,240	
Electrical work	-120	
Storm damage	-2,600	
Balance carried forward	<u><u>8,183</u></u>	<u><u>11,748</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	8,224	6,172
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Communal cleaning	720	655
Communal electricity	1,307	986
Carpet cleaning	0	136
<b>Maintenance costs</b>		
Day to day maintenance	237	539
Fire risk assessment/signage	404	212
Emergency lighting	163	117
Reserve fund	<u>5,000</u>	<u>3,750</u>
	7,830	6,395
Surplus/Deficit	<u><u>394</u></u>	<u><u>-223</u></u>
<b>Reserve fund for property</b>		
Balance brought forward	9,069	10,167
Contribution for the year	5,000	3,750
Block management charge transfer	-450	-450
Current year block surplus/deficit	394	-223
Expenditure:		
Roof repairs	-750	-2,334
Lightning protection		-1,842
Fire door repairs	-898	
Storm damage	-500	
Electrical work	-25	
Balance carried forward	<u><u>11,840</u></u>	<u><u>9,069</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	7,438	6,679
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Communal cleaning	736	670
Window cleaning	92	60
Communal electricity	892	405
Carpet cleaning	0	178
<b>Maintenance costs</b>		
Day to day maintenance	292	365
Emergency lighting	144	103
Fire alarm maintenance	297	105
Fire risk assessment/signage	488	663
Reserve fund	<u>4,000</u>	<u>4,000</u>
	6,940	6,550
Surplus/Deficit	<u><u>498</u></u>	<u><u>129</u></u>
<b>Reserve fund for property</b>		
Balance brought forward	12,603	7,182
Contribution for the year	4,000	4,000
Block management charge transfer	-670	-670
Current year block surplus/deficit	498	129
Leisure suite transfer (2019 adjustment)	0	5,610
<b>Expenditure:</b>		
Roof repairs	-560	-779
Decorating		-1,491
Intercom repairs		-940
Meter room ceiling repair		-439
Fire door repairs	-1,476	
Electrical work	-155	
Guttering	-2,303	
Copings	-4,439	
Balcony maintenance	-383	
Balance carried forward	<u><u>7,115</u></u>	<u><u>12,603</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 2022 TO 31 DECEMBER 2022**

	2022	2021
<b>Income relating to the period</b>		
Service charges	23,361	23,326
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Internal cleaning	2,085	1,872
Window cleaning	561	340
Communal electricity	3,162	2,087
Carpet cleaning	0	684
<b>Maintenance costs</b>		
Day to day maintenance	562	290
Emergency lighting	327	269
Fire alarm maintenance	633	434
Fire risk assessment/signage	1,373	1,640
<b>Lift maintenance costs</b>		
Lift maintenance	3,368	2,747
Lift insurance/inspection	664	673
Lift phone lines	447	453
Reserve fund	9,000	9,000
	22,181	20,490
Surplus/Deficit	1,180	2,836
<b>Reserve fund for property</b>		
Balance brought forward	60,443	58,593
Contribution for the year	9,000	9,000
Block management charge transfer	-1,800	-1,800
Current year block surplus/deficit	1,180	2,836
Expenditure:		
Roof repairs		-1,024
Balcony repairs	-8,382	-288
Lighting repairs	-25	-2,254
Soffits and render around windows		-4,620
Smoke alarm repairs	-734	
Lift maintenance	-7,788	
CCTV	-5,658	
Balance carried forward	46,234	60,443

**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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	3,285	2,673
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Internal cleaning	387	312
Window cleaning	153	100
Communal electricity	633	326
Carpet cleaning	0	178
<b>Maintenance costs</b>		
Day to day maintenance	0	481
Emergency lighting	183	117
Fire risk assessment/signage	472	355
Fire alarm maintenance	312	284
Reserve fund	<u>1,200</u>	<u>1,200</u>
	3,339	3,352
Surplus/Deficit	<u><u>-54</u></u>	<u><u>-679</u></u>
<b>Reserve fund for property</b>		
Balance brought forward	4,661	5,623
Contribution for the year	1,200	1,200
Block management charge transfer	0	0
Current year block surplus/deficit	-54	-679
Sheaf 3 Building transfer (2019 & 2020 adjustment)	0	-3,123
Expenditure:		
2019 scaffolding adjustment		1,640
Fire door repairs	-917	
Balance carried forward	<u><u>4,890</u></u>	<u><u>4,661</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	4,440	4,440
<b>Expenditure relating to the period</b>		
Reserve fund	<u>4,000</u>	<u>4,000</u>
	4,000	4,000
Surplus/Deficit	<u>440</u>	<u>440</u>
<b>Reserve fund for property</b>		
Balance brought forward	15,749	14,238
Contribution for the year	4,000	4,000
Block management charge transfer	-440	-440
Current year block surplus/deficit	440	440
Sheaf 3 Apartments transfer (2019 & 2020 adjustment)	0	3,123
<b>Expenditure:</b>		
Roof repairs		-654
Decorating		-228
Guttering, soffits and fascias		-2,310
Intercom		-780
2019 scaffolding adjustment		-1,640
Electrical work	-25	
Balance carried forward	<u>19,724</u>	<u>15,749</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	4,075	3,611
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Internal cleaning	783	780
Window cleaning	92	60
Communal electricity	496	357
Carpet cleaning	0	178
<b>Maintenance costs</b>		
Day to day maintenance	247	230
Fire risk assessment/signage	335	143
Emergency lighting	19	93
Reserve fund	<u>1,500</u>	<u>1,500</u>
	3,472	3,341
Surplus/Deficit	<u><u>604</u></u>	<u><u>270</u></u>
<b>Reserve fund for property</b>		
Balance brought forward	26,269	31,525
Contribution for the year	1,500	1,500
Block management charge transfer	-440	-440
Current year block surplus/deficit	604	270
<b>Expenditure:</b>		
Roof repairs	-5,300	-1,547
Decorating	-975	-5,040
Storm damage	-975	
Fire door repairs	-60	
Electrical work	-25	
Balance carried forward	<u><u>20,597</u></u>	<u><u>26,269</u></u>

**NETHER EDGE MANAGEMENT COMPANY LIMITED T/A NETHER EDGE LIVING  
FINANCIAL STATEMENTS OF SERVICE CHARGE INCOME AND EXPENDITURE  
GARAGES  
FOR THE YEAR 1 JANUARY 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Income relating to the period</b>		
Service charges	1,230	
<b>Expenditure relating to the period</b>		
<b>Communal costs</b>		
Reserve fund	<u>0</u>	<u></u>
Surplus/Deficit	<u><u>1,230</u></u>	<u><u>0</u></u>
<b>Reserve fund for property</b>		
Balance brought forward	0	0
Contribution for the year	0	0
Block management charge transfer	0	0
Current year block surplus/deficit	1,230	0
Expenditure:		
Balance carried forward	<u><u>1,230</u></u>	<u><u>0</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 2021**

		<b>2022</b>	<b>2021</b>
<b>Assets</b>			
Fob stock		176	154
Trade debtors	2	796	0
Prepayments	2	5,246	4,230
Cash at bank and in hand		<u>382,134</u>	<u>402,016</u>
		388,352	406,400
<b>Liabilities</b>	3	37,467	33,260
<b>Net Assets</b>		<u><u>350,886</u></u>	<u><u>373,139</u></u>
<b>Represented by:</b>			
Alexandra Reserve Fund		11,786	9,861
Alexandra Building Reserve Fund		7,571	5,004
Cliffe Reserve Fund		20,799	18,363
Edward Reserve Fund		15,412	14,144
Kingwood Reserve Fund		10,436	12,440
Muxlow Reserve Fund		8,183	11,748
Peveril reserve Fund		11,840	9,069
Sheaf 1 Reserve Fund		7,115	12,603
Sheaf 2 Reserve fund		46,234	60,443
Sheaf 3 Reserve Fund		4,890	4,661
Sheaf 3 Building Reserve Fund		19,724	15,749
Victoria reserve Fund		20,597	26,269
Estate and Communal Management Reserve Fund		165,067	168,992
Leisure Suite Reserve Fund		0	3,794
Insurance Reserve Fund		0	0
Garages Reserve Fund		1,230	0
Transfer Fee Fund		<u>0</u>	<u>0</u>
		350,886	373,139
		<u><u>350,886</u></u>	<u><u>373,139</u></u>

The service charge accounts on pages 1 to 23 were approved and authorised for issue by the board and were signed on its behalf on 28 June 2023.

.....  
Signed - Adrian Wild

.....  
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 2022 TO 31 DECEMBER 2022**

**1. Accounting policies**

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

**2. Debtors**

	<b>2022</b>	<b>2021</b>
Trade debtors	796	0
Prepayments	5,246	4,230
	<u>6,042</u>	<u>4,230</u>

**3. Creditors**

	<b>2022</b>	<b>2021</b>
Trade Creditors	16,721	736
Accruals	2,510	13,412
Payments on Account	18,069	17,998
Sundry Creditors	167	286
PAYE	0	829
	<u>37,467</u>	<u>33,260</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 2022 TO 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
Balance brought forward	0	57,664
Transfer fees receivable	34,216	33,122
Bank interest received	386	27
Share certificate fees	450	375
Expenditure:		
Transfer to block reserves	0	0
Transfer to Estate and Leisure Suite reserves	-35,052	-91,188
	<u>0</u>	<u>0</u>