

SAXON COURT, LEAMINGTON SPA, WARKS
Balance Sheet
as at 31 March 2023

	2022	2023
Current assets		
Debtors	14,122	12,100
Funds held by Managing Agents	2,000	4,100
	16,122	16,200
Provision for doubtful debts	(1,420)	(67)
Net assets	14,702	16,133


SAXON COURT, LEAMINGTON SPA, WARKS

Report and Accounts

31 March 2023

	2022	2023
Capital and Reserves		
General Reserve Fund	14,702	16,133
Property Funds		
Managing Agents' Costs		

We hereby certify that the accounts give a true and fair view of the expenditure for the property during the financial year and that the statement has been prepared in accordance with the legal obligations.

Dated: 25 August 2023
Signed: 

As a director of Saxon Court Property Management Ltd I do not believe an opinion is required in the accounts of the Reserve Fund. I believe the accounts are true and fair and that the statement has been prepared in accordance with the legal obligations. I am not aware of any circumstances which would require me to discontinue my office as a director of the company.

Signed: 
Secretary

SAXON COURT, LEAMINGTON SPA, WARKS
Balance Sheet
as at 31 March 2023

	Notes	2023		2022	
		£	£	£	£
Current assets					
Debtors	2	12,730		14,132	
Funds held by Managing Agents		4,730		20,234	
		<u>17,460</u>		<u>34,366</u>	
Creditors: amounts falling due within one year	3	(840)		(14,540)	
Net current assets			16,620		19,826
Net assets			<u>16,620</u>		<u>19,826</u>
Capital and reserves					
General Reserve Fund	4		16,620		19,826
Property funds			<u>16,620</u>		<u>19,826</u>

Managing Agents Certificate

We hereby certify that the accounts are a true and fair view of the expenditure for the property during the maintenance year and that the adjustment has been calculated in accordance with the legal documents.

Signed: _____

22 August 2023

for and on behalf of Exclusive Property Management Ltd

Accountants' Report

We do not express an opinion as to the adequacy of the Reserve Fund. Subject to the above, in our opinion the statement of service charge expenditure for the year ended 31 March 2023 is a fair summary of the surplus / deficit set out in a way that shows how they are or will be reflected in demands for service charges and is sufficiently supported by accounts, receipts and other documents which have been produced to us.

Steve Hardy

Accountancy Admin Limited
 Seren Y Mor
 Llwyngwriil
 LL37 2LA

22 August 2023

SAXON COURT, LEAMINGTON SPA, WARKS
Service Charges Summary
for the year ended 31 March 2023

	2023 £	2022 £	Budget £
Income			
Service Charges	<u>27,133</u>	<u>25,032</u>	<u>27,133</u>
Administrative expenses			
General administrative expenses:			
Property Insurance	5,487	4,617	4,755
Directors Insurance	207	180	-
Communal Cleaning	1,050	660	819
Window Cleaning	600	900	630
Common Parts Electricity	1,313	884	1,690
Telephone	465	470	430
General Maintenance	7,881	1,495	1,950
Lifts Maintenance	5,924	4,040	3,280
Lifts Insurance	675	647	570
Fire Equipment Maintenance	444	588	400
Garden and Landscaping	3,490	2,886	2,300
Sundry Expenses	132	418	-
Accountancy Fees	262	262	262
Managing Agents Fees	2,312	1,927	1,927
Bank Charges / (Interest Received)	97	-	-
Reserve Fund Contribution	7,686	7,545	7,686
	<u>38,025</u>	<u>27,519</u>	<u>27,133</u>
Deficit for the year adjust against Reserves	<u><u>(10,892)</u></u>	<u><u>(2,487)</u></u>	<u><u>-</u></u>

SAXON COURT, LEAMINGTON SPA, WARKS
Notes to the Accounts
for the year ended 31 March 2023

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention.

2 Debtors	2023	2022
	£	£
Service Charge Arrears	1,678	13,282
Other debtors	11,052	850
	<u>12,730</u>	<u>14,132</u>
3 Creditors: amounts falling due within one year	2023	2022
	£	£
Deferred Service Charges	-	13,566
Accrued Expenses	840	974
	<u>840</u>	<u>14,540</u>
4 Reserve Fund For Major Works	2023	2022
	£	£
At 1 April 2022	19,826	19,574
Collection for the Current Year	7,686	7,545
Service Charge Adjustment - Current Year	(10,892)	(2,487)
Expenditure from Reserves	-	(4,806)
At 31 March 2023	<u>16,620</u>	<u>19,826</u>

SAXON COURT, LEAMINGTON SPA, WARKS

Costs Analysis

for the year ended 31 March 2023

		2023 £
General Maintenance		
Date	Details	
09/06/2022	elektRicalRef: 1739, Trades button not working 7-12	40
27/09/2022	elektRicalRef: 1774, Communal light sensor faulty	55.99
17/10/2022	elektRicalRef: 1810, Place lighting on PIR Sensors/ Timeclocks	265
21/09/2022	EPM MaintenanceRef: EPM M Dec 21 - May 22 57, Check meter cupboard keys to both blocks, get new ones cut and deliver to No. 12	82.51
26/09/2022	EPM MaintenanceRef: EPM M June to Aug 2022 49, Bike removal	36
06/01/2023	EPM MaintenanceRef: EPM M Nov 2022 14, Adjustments to patio door of No.2	54
02/09/2022	Expenses Ref: Receipt 280822, H Moisl- plants	26.97
11/07/2022	Frazer WashingtonRef: FW07072022, External decorations	7515.35
03/10/2022	Repairs SAXON-SAXON015 SAXON/015, SAXON-SAXON015-1 Mr M D LucasRef: decs, External	30.03
24/05/2022	Decoration	-225
		<u>7880.85</u>

		2023 £
Lifts Maintenance		
Date	Details	
Reserves	SchindlerRef: 362409620, Lift maintenance June22	851.16
29/06/2022	SchindlerRef: 362409620, Lift maintenance 26/7/22 to 25/10/22	851.16
01/11/2022	SchindlerRef: 362416360, Lift maintenance 26/10/22 to 25/01/23	851.16
24/01/2023	SchindlerRef: 362423509, Contract	851.16
22/02/2023	SchindlerRef: 458095958, Remedial works	1297.92
01/03/2023	SchindlerRef: 458096573, Lift 2 Works	1221.91
		<u>5924.47</u>

		2023 £
Fire Equipment Maintenance		
Date	Details	
25/07/2022	Fire Compliance ServicesRef: 17222, Fire alarm/emergency light maintenance	192
09/01/2023	Fire Compliance ServicesRef: 19195, Fire extinguisher maintenance	60
09/02/2023	Fire Compliance ServicesRef: 20073, Fire equipment maintenance	192
		<u>444</u>