

**SAXON COURT, LEAMINGTON SPA, WARKS**

**Report and Accounts**

**31 March 2024**

**SAXON COURT, LEAMINGTON SPA, WARKS**  
**Balance Sheet**  
**as at 31 March 2024**

	Notes	2024		2023	
		£	£	£	£
<b>Current assets</b>					
Debtors	2	10,314		12,730	
Funds held by Managing Agents		2,826		4,730	
		<u>13,140</u>		<u>17,460</u>	
<b>Creditors: amounts falling due within one year</b>	3	(2,258)		(840)	
<b>Net current assets</b>			10,882		16,620
<b>Net assets</b>			<u>10,882</u>		<u>16,620</u>
<b>Capital and reserves</b>					
General Reserve Fund	4		10,882		16,620
<b>Property funds</b>			<u>10,882</u>		<u>16,620</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: \_\_\_\_\_

2 July 2024

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 2024 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 Hand*

Accountancy Admin Limited  
 Seren Y Mor  
 Llwyngwriil  
 LL37 2LA

2 July 2024

**SAXON COURT, LEAMINGTON SPA, WARKS**  
**Service Charges Summary**  
**for the year ended 31 March 2024**

	2024 £	2023 £	Budget £
<b>Income</b>			
Service Charges	27,133	27,133	27,133
<b>Administrative expenses</b>			
<b>General administrative expenses:</b>			
Property Insurance	6,151	5,487	4,755
Directors Insurance	218	207	-
Communal Cleaning	1,110	1,050	819
Window Cleaning	1,050	600	630
Common Parts Electricity	1,807	1,313	1,690
Telephone	513	465	430
General Maintenance	578	7,881	1,950
Lifts Maintenance	8,799	5,924	3,280
Lifts Insurance	726	675	570
Door Entry System Maintenance	1,148	-	160
Fire Equipment Maintenance	444	444	400
Risk Assessments	420	-	274
Garden and Landscaping	4,299	3,490	2,300
Sundry Expenses	67	132	-
Tree Works	3,825	-	-
Accountancy Fees	262	262	262
Managing Agents Fees	1,606	2,312	1,927
Bank Charges / (Interest Received)	(152)	97	-
Reserve Fund Contribution	7,686	7,686	7,686
	<u>40,557</u>	<u>38,025</u>	<u>27,133</u>
<b>Deficit for the year adjust against Reserves</b>	<u><u>(13,424)</u></u>	<u><u>(10,892)</u></u>	<u><u>-</u></u>

**SAXON COURT, LEAMINGTON SPA, WARKS**  
**Notes to the Accounts**  
**for the year ended 31 March 2024**

**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention .

<b>2 Debtors</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Service Charge Arrears	8,172	1,678
Other debtors	2,142	11,052
	<u>10,314</u>	<u>12,730</u>
<b>3 Creditors: amounts falling due within one year</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Accrued Expenses	2,258	840
	<u>2,258</u>	<u>840</u>
<b>4 Reserve Fund For Major Works</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
At 1 April 2023	16,620	19,826
Collection for the Current Year	7,686	7,686
Service Charge Adjustment - Current Year	(13,424)	(10,892)
	<u>10,882</u>	<u>16,620</u>
At 31 March 2024		

**SAXON COURT, LEAMINGTON SPA, WARKS**  
**Costs Analysis**  
**for the year ended 31 March 2024**

<b>General Maintenance</b>		<b>2023</b>
		<b>£</b>
Date	Details	
07/07/2023	Expenses Ref: 120623, Paint and bulbs	34.98
17/08/2023	MARSHALL MAINTENANCERef: 1505, Gutter repairs	262.8
01/12/2023	MARSHALL MAINTENANCERef: 1665, Sash window repairs	108
28/12/2023	Exclusive Property Management LimitedRef: OOH2023, Out of hours charges 2023	120
29/02/2024	eleKtRicalRef: 2095, Replace lamps	52.44
		<u><u>578.22</u></u>

<b>Door Entry System Maintenance</b>		<b>2023</b>
		<b>£</b>
Date	Details	
06/06/2023	eleKtRicalRef: 1939, Door entry fault	40
22/03/2024	eleKtRicalRef: 2091, Replace door entry module	362.86
22/03/2024	eleKtRicalRef: 2109, New door entry module	745.23
		<u><u>1148.09</u></u>

Date	Details	
45019.45833	SchindlerRef: 362430537, Contract 2	970.32
23/06/2023	SchindlerRef: 362438120, Contract 3	970.32
22/09/2023	SchindlerRef: 362445750, Contract	970.32
21/12/2023	SchindlerRef: 382452842, Contract	970.32
11/01/2024	SchindlerRef: 478183011, Lift call out	374.4
07/03/2024	SchindlerRef: 458106364, Lift works	2637.2
15/03/2024	SchindlerRef: 458106650, Lift works	15254.93
22/03/2024	SchindlerRef: 362459992, Contact	1031.45
Svc chgs	Recharges to Residents	-14379.8
		<u><u>8799.42</u></u>

<b>Fire Equipment Maintenance</b>		<b>2023</b>
		<b>£</b>
Date	Details	
24/08/2023	Fire Compliance ServicesRef: 23903, Fire alarm maintenance	192
21/12/2023	Fire Compliance ServicesRef: 28530, Fire extinguisher maintenance	60
29/02/2024	Fire Compliance ServicesRef: 27956, Fire alarm maintenance	192
		<u><u>444</u></u>