Dear Customer,

**The annual accounts for 21061 Fulbeck Avenue**

It's that time of year where we look at the work we have carried out at your development and provide you with the annual accounts for your review. These accounts have been reviewed and approved by the West Durrington Residents Association.

The annual accounts cover the period from **01 January 2023** to **31 December 2023**. I would like to offer you my reassurances that they have been fully reviewed by **TC Group Holdings Limited.**

**Summary of annual accounts**
I am pleased to confirm that the overall expenditure was lower than estimated, resulting in a an overall surplus of **£34,664.85**.

**Please note that because of how we are required to allocate costs across your development, even though the overall accounts are in surplus, some Blocks or Schedules may have a deficit.**

We have been working hard to rectify any issues and carry out essential preventative work throughout the year at your development, with your safety and comfort always our number one priority.

You can view the complete accounts for full details on our online customer account My Home.

**Frequently Asked Questions**
I have included some frequently asked questions, which I hope you will find useful.

- **What does my service charge pay for?** Service charges are not revenue - they are used to meet real expenditure and costs incurred, and any surplus or deficit is accounted back to you. The service charge enables us to take care of your development. The money goes into a bank account set up especially for you and your neighbours. If you do not pay your service charge on time, it will not affect FirstPort as a business, but it will affect your development and your neighbours. If there are not enough funds in your development's bank account, this may mean we will need to postpone essential works, which will impact our ability to keep your development in good order and to the standards you would expect.
- **What do you do with my money?** Although we ask you to make payment to FirstPort, your money is credited to an interest-bearing designated service charge bank account and held by way of statutory trust. All our development bank accounts are completely independent of the trading accounts of any of the FirstPort group companies. Our development bank accounts are with Barclays.
- **Why has my service charge increased?** Over the past five years, service charges have consistently outpaced inflation. This rise is largely driven by substantial increases in the costs of building insurance, utilities, and the implementation of new safety regulations. To provide a clearer understanding, The Property Institute has published the Service Charge Index, which compiles data from various Property Managers. This index offers a detailed analysis of service charge trends and identifies key factors contributing to rising costs. You can read the report in full at: [www.tpi.org.uk/industry-knowledge/property-management/tpi-service-charge-index-2024](www.tpi.org.uk/industry-knowledge/property-management/tpi-service-charge-index-2024)

- **What is the reserve fund?** Your development may be legally required to have its own contingency fund. These funds are used to cover the cost of any planned major works expenditure, such as access way repairs, replacement of assets including gates and lifts, and large scale internal or external redecoration. Please note, details of the balance held for each schedule is shown on the Notes page (item 4)
- **Can I manage my account online?** Easy to use and free to register, your online account My Home provides e-billing and updates about your property. You can track major works and repairs and view your statements and balance. Visit myhome.firstport.co.uk/ to register and find out more.

**Fire safety information**

The Fire Safety (England) Regulations 2022 made it a legal requirement for responsible persons of all multi-occupied residential buildings to provide residents with fire safety instructions. This information is available at www.firstport.co.uk/firesafety or by scanning the QR code. If you require the fire safety information in a different format, please contact your Property Manager.

**Find out more**

If you would like further information, we recommend looking at the FAQs on our website, which provide helpful information on a range of topics including a glossary of terms to help explain the terminology used in your accounts and service charge estimates - www.firstport.co.uk/residents-help-and-advice

Please feel free to get in touch if you have any further queries. You can email me at graham.remnant@firstport.co.uk

Yours sincerely,

**Graham Remnant**
**Property Manager**
**Property Services Division**
**FirstPort Group Ltd**

# Fulbeck Avenue (WD)

## Service Charge Accounts

## for the year ended 31 December 2023

## Contents


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| 1 | Accountants' Report |
| 2 | Income and Expenditure |
| 3 | Balance Sheet |
| 4 | Notes to the Accounts |

**Accountant's Report of Factual Findings to the Managing Agents of**
**Fulbeck Avenue (WD)**
**For the Year to 31 December 2023**

You have stated that an audit of the service charge accounts, in accordance with International Standards on auditing, is not required under the terms of the lease for . In accordance with our engagement letter we have performed the procedures agreed with you and enumerated below with respect to the service charge accounts and related notes set out on pages 1 to 4 in respect of  for the Year to 00 January 1900 in order to provide a report of factual findings about the service charge accounts that you have issued.

This report is made to the Managing Agent for issue with the service charge accounts in accordance with the terms of our engagement. Our work has been undertaken to enable us to make this report to the Managing Agent and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Managing Agent for our work or for this report.

**Basis of the report**

Our work was carried out having regard to TECH 03/11, Residential Service Charge Accounts published jointly by the professional accountancy bodies with ARMA and RICS. In summary, the procedures we carried out with respect to the service charge accounts were:

1.We obtained the service charge accounts and checked whether the figures in the accounts were extracted correctly from the accounting records maintained by or on behalf of the Landlord;

2. We checked, based on a sample, whether entries in the accounting records were supported by receipts, other documentation or evidence that we inspected; and
3. We checked whether the balance of service charge monies for this property shown on page 3 of the service charge accounts agreed or reconciled to the bank statements for the accounts in which the funds are held.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, we do not express any assurance on the service charge accounts other than in making the factual statements set out below. Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, other matters might have come to our attention that would have been reported to you.

**Report of factual findings**

(a) With respect to item 1 we have found the figures in the statement of account to have been extracted correctly from the accounting records.
(b) With respect to item 2 we found that those entries in the accounting records that we checked were supported by receipts, other documentation or evidence that we inspected.

(c) With respect to item 3 we found that the balance of service charge monies shown on page 3 of the service charge accounts agrees or reconciles to the bank statements for the accounts in which the funds are held.

TC Group

TC Group
Chartered Accountants
Southampton
SO53 3LG
27th August 2025

# 21061 - Fulbeck Avenue (WD)

## Income and Expenditure Account for the Year Ended 31st December 2023

| Prior Year (£) | | Actual (£) | Budget (£) |
|---|---|---|---|
| | **Income** | | |
| 194,676.74 | Service Charge Income | 207,847.66 | 212,937.00 |
| **194,676.74** | **Total Income** | **207,847.66** | **212,937.00** |
| | **Expenditure** | | |
| | **S1 Estate Charge** | | |
| - | Telephone | - | 499.00 |
| - | Monitoring Service | 1,810.37 | 721.00 |
| 7,700.34 | Insurance | 3,983.04 | 6,426.00 |
| 300.00 | Insurance Revaluation | - | 300.00 |
| - | Electricity | - | 1,400.00 |
| - | Water & Sewerage | - | 170.00 |
| 36,976.12 | Grounds Maintenance | 76,176.98 | 73,395.00 |
| 2,057.00 | General Maintenance | 4,756.45 | 8,000.00 |
| - | Prior Year Items - See Notes to the Accounts | (8,054.80) | - |
| - | Plant & Machinery | - | 2,592.00 |
| 49,640.00 | Management Fees | 49,640.00 | 49,640.00 |
| 4,800.00 | Accounts Preparation Fee | 4,799.99 | 4,800.00 |
| 1,302.00 | Audit/Accounts Certification Fee | 1,260.00 | 1,260.00 |
| 742.00 | Company Secretarial Fees | 1,025.00 | 1,200.00 |
| 1,861.00 | H&S and Risk Assessments | - | 1,861.00 |
| **105,378.46** | **Total Expenditure S1 Estate Charge** | **135,397.03** | **152,264.00** |
| | **S10 B3A Access Way** | | |
| 241.37 | Insurance | 1,037.23 | 1,784.00 |
| - | Insurance Revaluation | 300.00 | - |
| - | Electricity | - | 647.00 |
| 776.56 | Grounds Maintenance | 544.75 | 530.00 |
| - | General Maintenance | - | 1,190.00 |
| - | Prior Year Items - See Notes to the Accounts | (340.00) | - |
| 340.00 | H&S and Risk Assessments | - | 340.00 |
| **1,357.93** | **Total Expenditure S10 B3A Access Way** | **1,541.98** | **4,491.00** |
| | **S11 P1A Charge** | | |
| 712.00 | Insurance | - | - |
| 2,376.00 | Grounds Maintenance | 1,882.99 | 1,832.00 |
| - | General Maintenance | - | 297.00 |
| - | Prior Year Items - See Notes to the Accounts | 110.00 | - |
| 60.00 | H&S and Risk Assessments | - | 60.00 |
| **3,148.00** | **Total Expenditure S11 P1A Charge** | **1,992.99** | **2,189.00** |
| | **S12 P2A Charge** | | |
| 161.93 | Insurance | - | - |
| 1,024.81 | Grounds Maintenance | - | - |
| - | General Maintenance | - | 264.00 |
| - | Prior Year Items - See Notes to the Accounts | 206.00 | - |
| 60.00 | H&S and Risk Assessments | - | 60.00 |
| **1,246.74** | **Total Expenditure S12 P2A Charge** | **206.00** | **324.00** |
| | **S14 P3B Managed Roads** | | |
| 367.69 | Insurance | 638.91 | 1,099.00 |
| - | Electricity | - | 299.00 |
| 1,878.79 | Grounds Maintenance | 537.56 | 523.00 |
| - | General Maintenance | - | 1,086.00 |
| - | Prior Year Items - See Notes to the Accounts | (336.00) | - |
| 138.00 | H&S and Risk Assessments | - | 138.00 |
| **2,384.48** | **Total Expenditure S14 P3B Managed Roads** | **840.47** | **3,145.00** |
| | **S15 TW1C Charge** | | |
| 864.00 | Insurance | 1,209.82 | 2,081.00 |
| - | Electricity | 510.15 | 946.00 |
| 4,116.00 | Grounds Maintenance | 3,361.01 | 3,270.00 |
| - | General Maintenance | - | 1,572.00 |
| - | Prior Year Items - See Notes to the Accounts | (416.00) | - |
| 100.00 | H&S and Risk Assessments | - | 100.00 |
| **5,080.00** | **Total Expenditure S15 TW1C Charge** | **4,664.98** | **7,969.00** |

## 21061 - Fulbeck Avenue (WD)

**Income and Expenditure Account for the Year Ended 31st December 2023**

| Prior Year (£) | | Actual (£) | Budget (£) |
|---|---|---|---|
| | **S16 TW 2C Charge** | | |
| 115.67 | Insurance | - | - |
| 1,926.00 | Grounds Maintenance | 1,430.74 | 1,392.00 |
| - | General Maintenance | - | 445.00 |
| - | Prior Year Items - See Notes to the Accounts | (440.00) | - |
| 100.00 | H&S and Risk Assessments | - | 100.00 |
| **2,141.67** | **Total Expenditure S16 TW 2C Charge** | **990.74** | **1,937.00** |
| | **S17 TW3C Charge** | | |
| 2,495.02 | Grounds Maintenance | 1,906.63 | 1,855.00 |
| - | General Maintenance | - | 420.00 |
| - | Prior Year Items - See Notes to the Accounts | (400.00) | - |
| 60.00 | H&S and Risk Assessments | - | 60.00 |
| **2,555.02** | **Total Expenditure S17 TW3C Charge** | **1,506.63** | **2,335.00** |
| | **S19 B3A Managed Parking Bay** | | |
| 69.63 | Insurance | - | - |
| 71.96 | Grounds Maintenance | 68.86 | 67.00 |
| - | General Maintenance | - | 100.00 |
| **141.59** | **Total Expenditure S19 B3A Managed Parking Bay** | **68.86** | **167.00** |
| | **S20 P1A Courtyard** | | |
| - | Insurance | 86.53 | 149.00 |
| - | Electricity | - | 54.00 |
| 84.00 | Grounds Maintenance | 67.84 | 66.00 |
| - | General Maintenance | - | 42.00 |
| **84.00** | **Total Expenditure S20 P1A Courtyard** | **154.37** | **311.00** |
| | **S21 P2A Access Way** | | |
| 532.07 | Insurance | 709.24 | 1,220.00 |
| - | Electricity | - | 348.00 |
| 1,162.79 | Grounds Maintenance | 336.10 | 327.00 |
| - | General Maintenance | - | 1,201.00 |
| - | Prior Year Items - See Notes to the Accounts | (52.00) | - |
| 40.00 | H&S and Risk Assessments | - | 40.00 |
| **1,734.86** | **Total Expenditure S21 P2A Access Way** | **993.34** | **3,136.00** |
| | **S23 TW 2C HA Electricity** | | |
| 87.90 | Insurance | - | - |
| - | Electricity | 178.17 | |
| 68.00 | Grounds Maintenance | - | - |
| - | Prior Year Items - See Notes to Account | 63.61 | |
| 40.00 | H&S and Risk Assessments | - | - |
| **195.90** | **Total Expenditure S23 TW2C Courtyard** | **241.78** | **-** |
| | **S24 TW3C Courtyard** | | |
| 161.73 | Insurance | 86.05 | 148.00 |
| - | Electricity | 251.74 | 92.00 |
| 286.66 | Grounds Maintenance | 135.67 | 132.00 |
| 120.00 | General Maintenance | - | 175.00 |
| (40.00) | Prior Year Items - See Notes to Account | (104.94) | - |
| **528.39** | **Total Expenditure S24 TW3C Courtyard** | **368.52** | **547.00** |
| | **S25 Estate General Reserve** | | |
| 1,000.00 | Contribution to Reserve | 1,000.00 | 1,000.00 |
| **1,000.00** | **Total Expenditure S25 Estate General Reserve** | **1,000.00** | **1,000.00** |
| | **S34 B3A Access Gen Resserve** | | |
| 630.00 | Contribution to Reserve | 630.00 | 630.00 |
| **630.00** | **Total Expenditure S34 B3A Access Gen Resserve** | **630.00** | **630.00** |
| | **S35 P1A Courtyard Gen Reserve** | | |
| 60.00 | Contribution to Reserve | 60.00 | 60.00 |
| **60.00** | **Total Expenditure S35 P1A Courtyard Gen Reserve** | **60.00** | **60.00** |

## 21061 - Fulbeck Avenue (WD)

**Income and Expenditure Account for the Year Ended 31st December 2023**

| Prior Year (£) | | Actual (£) | Budget (£) |
|---|---|---|---|
| | **S36 P2A General Reserve** | | |
| 136.00 | Contribution to Reserve | 136.00 | 136.00 |
| **136.00** | **Total Expenditure S36 P2A General Reserve** | **136.00** | **136.00** |
| | **S38 GR - Persimmon 3B MgdRoads** | | |
| 570.00 | Contribution to Reserve | 570.00 | 570.00 |
| **570.00** | **Total Expenditure S38 GR - Persimmon 3B MgdRoads** | **570.00** | **570.00** |
| | **S39 TW1C General Reserve** | | |
| 840.00 | Contribution to Reserve | 840.00 | 840.00 |
| **840.00** | **Total Expenditure S39 TW1C General Reserve** | **840.00** | **840.00** |
| | **S40 TW2C General Reserve** | | |
| 770.00 | Contribution to Reserve | 770.00 | 770.00 |
| **770.00** | **Total Expenditure S40 TW2C General Reserve** | **770.00** | **770.00** |
| | **S41 TW3C General Reserve** | | |
| 360.00 | Contribution to Reserve | 360.00 | 360.00 |
| **360.00** | **Total Expenditure S41 TW3C General Reserve** | **360.00** | **360.00** |
| | **S43 B3A MPB Gen Reserve** | | |
| - | Contribution to Reserve | 100.00 | 100.00 |
| **-** | **Total Expenditure S43 B3A MPB Gen Reserve** | **100.00** | **100.00** |
| | **S44 P1A Access Gen Reserve** | | |
| 660.00 | Contribution to Reserve | 660.00 | 660.00 |
| **660.00** | **Total Expenditure S44 P1A Access Gen Reserve** | **660.00** | **660.00** |
| | **S45 P2A Access Gen Reserve** | | |
| 620.00 | Contribution to Reserve | 620.00 | 620.00 |
| **620.00** | **Total Expenditure S45 P2A Access Gen Reserve** | **620.00** | **620.00** |
| | **S47 TW2C Courtyard Gen Res** | | |
| 100.00 | Contribution to Reserve | - | - |
| **100.00** | **Total Expenditure S47 TW2C Courtyard Gen Res** | **-** | **-** |
| | **S48 TW3C Courtyard Gen Res** | | |
| 230.00 | Contribution to Reserve | 230.00 | 230.00 |
| **230.00** | **Total Expenditure S48 TW3C Courtyard Gen Res** | **230.00** | **230.00** |
| | **S49 B1B & 2B MPB Gen Reserve** | | |
| - | Contribution to Reserve | 90.00 | 90.00 |
| **-** | **Total Expenditure S49 B1B & 2B MPB Gen Reserve** | **90.00** | **90.00** |
| | **S50 P3B Courtyard Gen Reserve** | | |
| 20.00 | Contribution to Reserve | 20.00 | 20.00 |
| **20.00** | **Total Expenditure S50 P3B Courtyard Gen Reserve** | **20.00** | **20.00** |
| | **S51 TW2C MAW & BCP Gen Reserve** | | |
| 320.00 | Contribution to Reserve | 320.00 | 320.00 |
| **320.00** | **Total Expenditure S51 TW2C MAW & BCP Gen Reserve** | **320.00** | **320.00** |
| | **S52 TW3C Access Way Gen Res** | | |
| 650.00 | Contribution to Reserve | 650.00 | 650.00 |
| **650.00** | **Total Expenditure S52 TW3C Access Way Gen Res** | **650.00** | **650.00** |
| | **S55 B1B & 2B Courtyard Gen Res** | | |
| 580.00 | Contribution to Reserve | 580.00 | 580.00 |
| **580.00** | **Total Expenditure S55 B1B & 2B Courtyard Gen Res** | **580.00** | **580.00** |

## 21061 - Fulbeck Avenue (WD)

**Income and Expenditure Account for the Year Ended 31st December 2023**

| Prior Year (£) | | Actual (£) | Budget (£) |
|---|---|---|---|
| | **S56 B1B & 2B Access Gen Res** | | |
| 610.00 | Contribution to Reserve | 610.00 | 610.00 |
| **610.00** | **Total Expenditure S56 B1B & 2B Access Gen Res** | **610.00** | **610.00** |
| | **S57 B1B & 2B MPB** | | |
| 92.64 | Insurance | 149.43 | 257.00 |
| - | Electricity | - | 60.00 |
| 58.40 | Grounds Maintenance | 39.06 | 38.00 |
| - | General Maintenance | - | 90.00 |
| **151.04** | **Total Expenditure S57 B1B & 2B MPB** | **188.49** | **445.00** |
| | **S58 P1A Access Way** | | |
| - | Insurance | 951.18 | 1,636.00 |
| - | Electricity | - | 593.00 |
| 588.00 | Grounds Maintenance | 336.10 | 327.00 |
| 242.40 | General Maintenance | 1,696.20 | 1,248.00 |
| - | Prior Year Items - See Notes to the Accounts | (260.00) | - |
| 72.00 | H&S and Risk Assessments | - | 72.00 |
| **902.40** | **Total Expenditure S58 P1A Access Way** | **2,723.48** | **3,876.00** |
| | **S59 P3B Courtyard** | | |
| 76.31 | Insurance | - | - |
| 56.81 | Grounds Maintenance | 22.61 | 22.00 |
| - | General Maintenance | - | 20.00 |
| **133.12** | **Total Expenditure S59 P3B Courtyard** | **22.61** | **42.00** |
| | **S60 TW2C Managed Access & BCP** | | |
| 372.43 | Insurance | 512.83 | 882.00 |
| 409.24 | Electricity | - | 548.00 |
| 478.00 | Grounds Maintenance | 532.42 | 518.00 |
| - | General Maintenance | 690.00 | 892.00 |
| - | Prior Year Items - See Notes to the Accounts | (569.64) | - |
| 40.00 | H&S and Risk Assessments | - | 40.00 |
| **1,299.67** | **Total Expenditure S60 TW2C Managed Access & BCP** | **1,165.61** | **2,880.00** |
| | **S61 TW3C Access Way** | | |
| 612.27 | Insurance | 848.25 | 1,459.00 |
| 386.69 | Electricity | 25.33 | 904.00 |
| 566.32 | Grounds Maintenance | 662.95 | 645.00 |
| 684.00 | General Maintenance | 2,084.40 | 1,230.00 |
| - | Prior Year Items - See Notes to the Accounts | (500.25) | - |
| 40.00 | H&S and Risk Assessments | - | 40.00 |
| **2,289.28** | **Total Expenditure S61 TW3C Access Way** | **3,120.68** | **4,278.00** |
| | **S63 Estate Equipment Reserve** | | |
| 1,500.00 | Contribution to Reserve | 1,500.00 | 1,500.00 |
| **1,500.00** | **Total Expenditure S63 Estate Equipment Reserve** | **1,500.00** | **1,500.00** |
| | **S72 B3A Access Equ Reserve** | | |
| - | Contribution to Reserve | 441.00 | 441.00 |
| **-** | **Total Expenditure S72 B3A Access Equ Reserve** | **441.00** | **441.00** |
| | **S73 P1A Access Equ Reserve** | | |
| 462.00 | Contribution to Reserve | 462.00 | 462.00 |
| **462.00** | **Total Expenditure S73 P1A Access Equ Reserve** | **462.00** | **462.00** |
| | **S74 P2A Access Equ Reserve** | | |
| 434.00 | Contribution to Reserve | 434.00 | 434.00 |
| **434.00** | **Total Expenditure S74 P2A Access Equ Reserve** | **434.00** | **434.00** |
| | **S76 P3B Managed Road Equ Res** | | |
| 399.00 | Contribution to Reserve | 399.00 | 399.00 |
| **399.00** | **Total Expenditure S76 P3B Managed Road Equ Res** | **399.00** | **399.00** |

## 21061 - Fulbeck Avenue (WD)

**Income and Expenditure Account for the Year Ended 31st December 2023**

| Prior Year (£) | | Actual (£) | Budget (£) |
|---|---|---|---|
| | **S77 TW1C Equipment Reserve** | | |
| 588.00 | Contribution to Reserve | 588.00 | 588.00 |
| **588.00** | **Total Expenditure S77 TW1C Equipment Reserve** | **588.00** | **588.00** |
| | **S78 TW2C Equipment Reserve** | | |
| 539.00 | Contribution to Reserve | 539.00 | 539.00 |
| **539.00** | **Total Expenditure S78 TW2C Equipment Reserve** | **539.00** | **539.00** |
| | **S79 TW3C Courtyard Equ Res** | | |
| 161.00 | Contribution to Reserve | 161.00 | 161.00 |
| **161.00** | **Total Expenditure S79 TW3C Courtyard Equ Res** | **161.00** | **161.00** |
| | **S83 TW2C MAW & BCP Equ Reserve** | | |
| 224.00 | Contribution to Reserve | 224.00 | 224.00 |
| **224.00** | **Total Expenditure S83 TW2C MAW & BCP Equ Reserve** | **224.00** | **224.00** |
| | **S84 TW3C Access Way Equ Res** | | |
| 455.00 | Contribution to Reserve | 455.00 | 455.00 |
| **455.00** | **Total Expenditure S84 TW3C Access Way Equ Res** | **455.00** | **455.00** |
| | **S87 B1B & 2B Courtyard Equ Res** | | |
| 406.00 | Contribution to Reserve | 406.00 | 406.00 |
| **406.00** | **Total Expenditure S87 B1B & 2B Courtyard Equ Res** | **406.00** | **406.00** |
| | **S88 B1B & 2B Access Equ Res** | | |
| 427.00 | Contribution to Reserve | 427.00 | 427.00 |
| **427.00** | **Total Expenditure S88 B1B & 2B Access Equ Res** | **427.00** | **427.00** |
| | **S90 B1B & 2B Courtyard** | | |
| 305.68 | Insurance | 964.41 | 1,659.00 |
| - | Electricity | - | 403.00 |
| 728.56 | Grounds Maintenance | 1,188.17 | 1,156.00 |
| - | General Maintenance | 218.40 | 524.00 |
| - | Prior Year Items - See Notes to the Accounts | (231.00) | - |
| 97.00 | H&S and Risk Assessments | - | 97.00 |
| **1,131.24** | **Total Expenditure S90 B1B & 2B Courtyard** | **2,139.98** | **3,839.00** |
| | **S91 B1B & 2B Access** | | |
| 305.68 | Insurance | 1,014.56 | 1,745.00 |
| - | Insurance Revaluation | 300.00 | - |
| - | Electricity | - | 383.00 |
| 880.94 | Grounds Maintenance | 1,249.84 | 1,216.00 |
| - | General Maintenance | 351.00 | 1,036.00 |
| - | Prior Year Items - See Notes to the Accounts | (239.00) | - |
| 100.00 | H&S and Risk Assessments | - | 100.00 |
| **1,286.62** | **Total Expenditure S91 B1B & 2B Access** | **2,676.40** | **4,480.00** |
| **146,921.41** | **Total Expenditure All Schedules** | **175,286.94** | **212,937.00** |
| **47,755.33** | **Surplus / (Deficit) - 21061 -Fulbeck Avenue (WD)** | **32,560.72** | - |

## 21061A - Flats 1-6, 1 Snapdragon Lane

**Income and Expenditure Account for the Year Ended 31st December 2023**

| Prior Year (£) | | Actual (£) | Budget (£) |
|---|---|---|---|
| | **Income** | | |
| 8,914.98 | Service Charge Income | 8,718.00 | 8,718.00 |
| **8,914.98** | **Total Income** | **8,718.00** | **8,718.00** |
| | **Expenditure** | | |
| | **S46 P3B Apartment Gen Res** | | |
| 1,026.00 | Contribution to Reserve | 1,026.00 | 1,026.00 |
| **1,026.00** | **Total Expenditure S46 P3B Apartment Gen Res** | **1,026.00** | **1,026.00** |
| | **S22 P3B Apartment** | | |
| 1,353.07 | Insurance | 1,942.69 | 2,001.00 |
| 132.00 | Insurance Revaluation | - | 132.00 |
| 570.00 | Electricity | - | 700.00 |
| - | Water & Sewerage | - | 85.00 |
| 270.00 | Window Cleaning | 270.00 | 270.00 |
| 840.00 | Communal Area Cleaning | 984.00 | 840.00 |
| 981.00 | Grounds Maintenance | 672.20 | 654.00 |
| 100.00 | General Maintenance | 2,094.30 | 780.00 |
| (234.00) | Prior Year Items | (2,480.00) | - |
| 897.00 | Management Fees | 897.04 | 897.00 |
| 636.40 | H&S and Risk Assessments | 1,057.64 | 1,183.00 |
| **5,545.47** | **Total Expenditure S22 P3B Apartment** | **5,437.87** | **7,542.00** |
| | **S82 P3B Apartment Equ Res** | | |
| 150.00 | Contribution to Reserve | 150.00 | 150.00 |
| **150.00** | **Total Expenditure S82 P3B Apartment Equ Res** | **150.00** | **150.00** |
| **6,721.47** | **Total Expenditure All Schedules** | **6,613.87** | **8,718.00** |
| **2,193.51** | **Surplus / (Deficit) - 21061A -Flats 1-6, 1 Snapdragon Lane** | **2,104.13** | **-** |

# 21061 - Fulbeck Avenue (WD)
## Balance Sheet as at 31st December 2023

| Prior Year (£) | | Current Year (£) |
|---|---|---|
| | **Assets** | |
| 147,085.21 | Customer Debtors - Service Charge | 25,048.53 |
| 114.00 | All other Customer Debtors | - |
| 3,338.34 | Prepayments | 4,526.28 |
| 6,150.63 | All other Debtors | 7,686.21 |
| 191,706.83 | Cash At Bank | 243,839.15 |
| **348,395.01** | **Total Assets** | **281,100.17** |
| | **Liabilities** | |
| 72,131.56 | Customer Creditors - Service Charge | 99,227.85 |
| 49,948.84 | Surplus for the Period | 34,664.85 |
| 193.54 | Supplier Creditors | 23,608.45 |
| 171,728.54 | Accruals | 67,885.61 |
| - | Site Income | 1,208.81 |
| - | Provision for Tax on Interest | 1,951.18 |
| 7,969.15 | All other Creditors | 299.95 |
| **301,971.63** | **Total Liabilities** | **228,846.70** |
| **46,423.38** | **Net Assets / Liabilities** | **52,253.47** |
| **46,423.38** | **Total Reserve Funds** | **52,253.47** |

**For and on behalf of**
**FirstPort Property Services Limited**
**Tuesday 26th August 2025**

**Fulbeck Avenue (WD)**
**Notes to the Accounts for the year to 31 December 2023**

## 1. Accounting Policies

The accounts are prepared on an accruals basis and in accordance with the provisions in the lease and/or transfer document.

## 2. Bank Account

Monies maintained by FirstPort Property Services are held by way of a statutory trust, in an interest bearing no notice designated client bank account at Barclays Bank Plc., 49-51 Northumberland Street, Newcastle upon Tyne, NE1 7AF under the title, FirstPort Property Services Limited Client Service Charge account for Fulbeck Avenue (WD).

This is in accordance with Section 42 and Section 42A of the Landlord and Tenant Act 1987.

## 3. Taxation

For the current tax year HMRC have confirmed that there would be no tax liability on interest earned of less than £500 for each tax year. Where the interest earned is in excess of £500, tax of 20% is due on the total interest earned.

As a result tax has been provided for 20% of the interest received during this period and the remainder moved to the reserve fund.

## 4. Reserve Funds for Longer Term Maintenance

| | Balance Brought Forward | Provision for the year | Interest Received (net of tax) | Contribution (from) Reserves | Total |
|---|---|---|---|---|---|
| **General Reserve** | 29,178.30 | 9,272.00 | 7,804.73 | (17,432.64) | 28,822.39 |
| **Equipment Reserve** | 17,245.08 | 6,186.00 | - | - | 23,431.08 |
| **£** | **46,423.38** | **15,458.00** | **7,804.73** | **(17,432.64)** | **52,253.47** |

The reserve funds have been established to provide a contribution to items of exceptional expenditure.

Exceptional costs may be offset on the Income & Expenditure account with a transfer from the reserve fund. If there are insufficient funds then the costs will remain as a charge to the Income & Expenditure account or an additional levy may be charged to raise the additional funds prior to, or at the time of the cost being incurred.

All the reserves in hand within a schedule will be available for any exceptional expenditure, subject to the timing and urgency of other future works.

## 5. Statement of Income

FirstPort Property Services, including companies that have the same parent company, have earned income from your service charge during the year on the following expenditure:
Management Fees
Accounts Preparation Fees
Insurance
Company Secretarial Fees

## 6. Prior Year Items

| | Refund of Credit Balance due on British Gas accounts | General Maintenance costs relating to Prior Year | Release of Creditor provision relating to Insurance Revaluation | Release of Creditor provision relating to Electricity | Adjustment of Prior Year Elec costs between schedules | Release of Creditor provision relating to Health & Safety | Total |
|---|---|---|---|---|---|---|---|
| **S1 Estate Charge** | - | - | (300.00) | - | - | (7,754.80) | (8,054.80) |
| **S10 B3A Access Way** | - | - | - | - | - | (340.00) | (340.00) |
| **S11 P1A Charge** | - | 230.00 | - | - | - | (120.00) | 110.00 |
| **S12 P2A Charge** | - | 326.00 | - | - | - | (120.00) | 206.00 |
| **S14 P3B Managed Roads** | - | - | - | - | - | (336.00) | (336.00) |
| **S15 TW1C Charge** | - | - | - | - | - | (416.00) | (416.00) |
| **S16 TW 2C Charge** | - | - | - | - | - | (440.00) | (440.00) |
| **S17 TW3C Charge** | - | - | - | - | - | (400.00) | (400.00) |
| **S21 P2A Access Way** | - | 100.00 | - | - | - | (152.00) | (52.00) |
| **S22 P3B Apartment** | - | - | (342.00) | (2,138.00) | | - | (2,480.00) |
| **S23 TW2C Courtyard** | (345.63) | - | - | - | 409.24 | - | 63.61 |
| **S24 TW3C Courtyard** | (273.93) | - | - | - | 168.99 | - | (104.94) |
| **S58 P1A Access Way** | - | 100.00 | - | - | - | (360.00) | (260.00) |
| **S60 TW2C Managed Access & BCP** | - | - | - | - | (409.24) | (160.40) | (569.64) |
| **S61 TW3C Access Way** | (251.26) | - | - | - | (168.99) | (80.00) | (500.25) |
| **S90 B1B & 2B Courtyard** | - | - | - | - | - | (231.00) | (231.00) |
| **S91 B1B & 2B Access** | - | - | - | - | - | (239.00) | (239.00) |
| **Total** | **(870.82)** | **756.00** | **(642.00)** | **(2,138.00)** | **-** | **(11,149.20)** | **(14,044.02)** |