

**STATEMENT OF SERVICE CHARGE INCOME & EXPENDITURE**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

**FOR**

**BALDWINS GARDENS, STOURPORT**

**BALDWINS GARDENS, STOURPORT**

**SERVICE CHARGE ACCOUNTS  
31 DECEMBER 2021**

---

**CONTENTS PAGE**

	<b>PAGE NUMBER</b>
<b>ACCOUNTANTS REPORT</b>	<b>1</b>
<b>INCOME AND EXPENDITURE</b>	<b>2</b>
<b>NOTES</b>	<b>3</b>

**BALDWINS GARDENS, STOURPORT**

**ACCOUNTANTS' REPORT  
31 DECEMBER 2021**

---

**ACCOUNTANTS' REPORT OF FACTUAL FINDINGS TO THE LANDLORD OF BALDWINS GARDENS, STOURPORT**

We have examined the Statement of Income and Expenditure relating to the tenancies of Baldwins Gardens, Stourport.

Based on our examination of the records and documents made available to us, in our opinion the statement has been prepared in accordance with the terms of the lease and represents a fair summary of expenditure for the year.

*Crowe U.K. LLP*

Crowe U.K. LLP  
Chartered Accounts  
Black Country House  
Rounds Green Road  
West Midlands  
B69 2DG

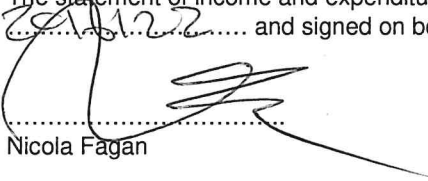
Date: 20 June 2022.....

BALDWINS GARDENS, STOURPORT

INCOME AND EXPENDITURE  
31 DECEMBER 2021

	2021 £ Total	2020 £ Total
<b>Income relating to the period</b>		
Bank interest	5,706 -	5,579 2
Total income receivable	<u>5,706</u>	<u>5,581</u>
<b>Expenditure relating to the period</b>		
Landscaping	1,440	2,500
Management fees	2,712	2,583
Accountancy fees	2 300	300
Insurance	515	486
Reserve fund	2 350	350
Total expenditure	<u>5,317</u>	<u>6,219</u>
Excess (deficit) funds	<u>389</u>	<u>(638)</u>

The statement of income and expenditure was approved by Nicola Fagan for the managing agent on  
29/12/21..... and signed on behalf of the managing agent by

  
.....  
Nicola Fagan

BALDWINS GARDENS, STOURPORT

NOTES TO THE STATEMENT OF SERVICE CHARGE INCOME & EXPENDITURE  
31 DECEMBER 2021

---

1. **Accounting policies**

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

**Accruals**

The following items were accrued for during the year to 31 December 2021.

	£
Reserve fund	350
Accountancy	300
	<hr/>
	650