

Tunbridge Wells Commons Conservators			
Balance sheet as at	31/03/2026	31/03/2025	
	£	£	
Fixed Assets at Cost			
Ranger IT	1,947.95	1,403.95	
Ranger machinery	4,539.43	3,319.43	
Ranger Van	5,250.00	5,250.00	
Office equipment	1,418.00	-	
Total	13,155.38	9,973.38	
Current assets			
Debtors	-	-	
Cash at bank	129,557.05	160,645.64	
Total Assets	142,712.43	170,619.02	
Current liabilities			
Creditors & accruals	21,269.47	22,598.26	
Net assets	121,442.96	148,020.76	
Reserves			
General account	83,800.61	101,325.81	
Planning contribution from Union House s106	7,851.27	7,851.27	
Planning contribution from Eridge Road s106	27,991.08	38,843.68	
Mitigation payment received re Russell Hotel planning	1,800.00	-	
Planning contribution Eridge Rd/Showfields s106	-	-	
	121,442.96	148,020.76	
Difference check	-	-	
Adequacy of Funds Test			
Annual Precept	221,502.00	215,679.00	
General reserve at balance sheet date	83,800.61	101,325.81	
Minimum requirement: 30% of Annual Precept	66,450.60	64,703.70	
Excess	17,350.01	36,622.11	

Tunbridge Wells Commons Conservators
Income & Expenditure Statement Q4

	Actual	Actual	Budget			Prior year actual	
	3 Months ending	Year to date	Year to date			(as restated to exclude depreciation)	Prior Year
	31/03/2026	31/03/2026	31/03/2026	Variance		31/03/2025	Variance
	£	£	£	£		£	£
Income							
Tunbridge Wells Borough Council Precept	0.00	221,502.00	221,502.00	0.00		215,679.00	5,823.00
Interest	763.47	3,470.24	2,400.00	1,070.24		4,227.81	-757.57
Benches	0.00	5,250.00	8,000.00	-2,750.00		8,000.00	-2,750.00
Other inc Lund Fund	0.00	10,008.58	0.00	10,008.58		6,148.20	3,860.38
Total Income	763.47	240,230.82	231,902.00	8,328.82		234,055.01	6,175.81
Expenditure							
Salaries and administrative expenses							
Salaries, NI, pension and payroll	19,356.42	77,360.78	78,028.00	667.22		65,051.94	-12,308.84
Storage and uniform	0.00	1,009.96	1,100.00	90.04		300.00	-709.96
Insurances	0.00	2,855.49	3,000.00	144.51		4,471.31	1,615.82
Audit - internal and external	0.00	756.00	1,600.00	844.00		873.40	117.40
Other admin	2,950.04	6,671.38	4,380.00	-2,291.38		2,842.25	-3,829.13
	22,306.46	88,653.61	88,108.00	-545.61		73,538.90	-15,114.71
Ranger's Van Costs							
Insurance & Tax	0.00	345.00	480.00	135.00		725.00	380.00
Servicing, Tyres & MoT	159.92	1,191.77	600.00	-591.77		1,808.23	616.46
Fuel	45.30	176.40	252.00	75.60		227.95	51.55
Other	16.95	36.85	192.00	155.15		270.42	233.57
	222.17	1,750.02	1,524.00	-226.02		3,031.60	1,281.58
Maintenance of Commons							
Short grass - grasscutting contract	0.00	7,872.00	11,000.00	3,128.00		12,965.12	5,093.12
Grass and cleared areas	10,102.00	24,442.00	17,975.00	-6,467.00		17,295.60	-7,146.40
Trees including annual survey	50,985.16	76,706.56	40,000.00	-36,706.56		64,926.44	-11,780.12
Ditches & drainage	4,000.00	4,000.00	4,000.00	0.00		2,316.00	-1,684.00
Paths and Tracks	2,160.00	4,041.60	8,500.00	4,458.40		3,800.00	-241.60
Litter control	11,675.57	35,203.39	36,902.00	1,698.61		31,260.91	-3,942.48
Benches: materials and labour	3,069.36	5,432.92	6,000.00	567.08		5,028.59	-404.33
Barriers	816.69	2,856.69	4,000.00	1,143.31		1,728.19	-1,128.50
Other maintenance	4,648.74	6,797.23	8,396.00	1,598.77		4,363.23	-2,434.00
	87,457.52	167,352.39	136,773.00	-30,579.39		143,684.08	-23,668.31
Contingency			4,000.00	4,000.00			0.00
Total expenditure	109,986.15	257,756.02	230,405.00	-27,351.02		220,254.58	-37,501.44
Net income/expense	-109,222.68	-17,525.20	1,497.00	-19,022.20		13,800.43	-31,325.63

Tunbridge Wells Commons Conservators					
Movements on reserves for the year ending 31 March 2026					
	Note	B fwd restated 31.3.25 £	Income YTD £	Expenditure YTD £	Total YTD £
General I&E for Y/E 31 March 2026 YTD					
Per receipts, payments and accruals		101,325.81	240,230.82	- 257,756.02	83,800.61
Adj					-
		101,325.81	240,230.82	- 257,756.02	83,800.61
Specific reserves					
Union House s106					
Brought forward 31.3.25		7,851.27			7,851.27
Q1 30.6.25			-	-	-
Q2 30.9.25			-	-	-
Q3 31.12.25					-
Q4 31.3.26					-
		7,851.27	-	-	7,851.27
Eridge Rd s106					
Brought forward 31.3.25		38,843.68			38,843.68
Q1 30.6.25			-	-	-
Q2 30.9.25			-	- 3,652.00	- 3,652.00
Q3 31.12.25				- 7,200.60	- 7,200.60
Q4 31.3.26				-	-
		38,843.68	-	- 10,852.60	27,991.08
Russell Hotel mitigation payment					
Brought forward 31.3.25		-			-
Q1 30.6.25			-	-	-
Q2 30.9.25			1,800.00	-	1,800.00
Q3 31.12.25					-
Q4 31.3.26					-
		-	1,800.00	-	1,800.00
Separate reserve for S106 Showfields Estate					
Brought forward 31.3.25		-			-
Q1 30.6.25			-	-	-
Q2 30.9.25			2,048.54	-	2,048.54
Q3 31.12.25				- 2,048.54	- 2,048.54
Q4 31.3.26					-
		-	2,048.54	- 2,048.54	-
Specific reserves totals latest					
		46,694.95	3,848.54	- 12,901.14	37,642.35
Overall total					
		148,020.76	244,079.36	- 270,657.16	121,442.96