

Tunbridge Wells Commons Conservators			
Balance sheet as at	30/09/2026	31/03/2026	
	£	£	
Fixed Assets			
Ranger IT	1,947.95	1,947.95	
Ranger machinery	4,539.43	4,539.43	
Ranger Van	20,349.76	5,250.00	
Office equipment	1,418.00	1,418.00	
Fixed assets at cost, as currently held, per register	28,255.14	13,155.38	
Taken to reserves on acquisition in line with AGAR	(28,255.14)	(13,155.38)	
Total (as restated)	-	-	
Current assets			
Debtors	-	-	
Cash at bank	128,463.65	129,557.05	
Total Assets	128,463.65	129,557.05	
Current liabilities			
Creditors & accruals	20,870.20	21,269.47	
Net assets (= Balances per AGAR)	107,593.45	108,287.58	
Reserves			
General I&E account	103,456.24	83,800.61	
Accumulated spending on fixed assets	(33,505.14)	(13,155.38)	
Net	69,951.10	70,645.23	
Planning contribution from Union House s106	7,851.27	7,851.27	
Planning contribution from Eridge Road s106	27,991.08	27,991.08	
Mitigation payment received re Russell Hotel planning	1,800.00	1,800.00	
Planning contribution Eridge Rd/Showfields s106	-	-	
	107,593.45	108,287.58	
Difference check	-	-	
Adequacy of Funds Test			
Annual Precept	231,470.00	221,502.00	
General reserve at balance sheet date net of FA spending	69,951.10	70,645.23	
Minimum requirement: 30% of Annual Precept	69,441.00	66,450.60	
Excess	510.10	4,194.63	

Tunbridge Wells Commons Conservators						
Income & Expenditure Statement Q2						
	Actual	Actual	Budget			
	3 Months	Year to	Year to		Prior year	Prior Year
	ending	date	date		actual	Year
	30/09/2026	30/09/2026	30/09/2026	Variance	30/09/2025	Variance
	£	£	£	£	£	£
Income						
Tunbridge Wells Borough Council Precept	0.00	115,735.00	115,735.00	0.00	110,751.00	4,984.00
Interest	625.11	1,211.86	0.00	1,211.86	1,821.08	-609.22
Benches	1,400.00	2,100.00	4,000.00	-1,900.00	4,550.00	-2,450.00
Other inc Lund Fund & FA disposal	1,466.60	1,491.24	1,200.00	291.24	3,671.00	-2,179.76
Total Income	3,491.71	120,538.10	120,935.00	-396.90	120,793.08	-254.98
Expenditure						
Salaries and administrative expenses						
Salaries, NI, pension and payroll	20,579.73	40,896.77	40,792.50	-104.27	38,647.94	-2,248.83
Storage and uniform	0.00	600.00	850.00	250.00	717.98	117.98
Insurances	0.00	0.00	0.00	0.00	0.00	0.00
Audit - internal and external	756.00	966.00	1,050.00	84.00	756.00	-210.00
Other admin	1,381.87	3,646.66	2,365.00	-1,281.66	2,355.94	-1,290.72
	22,717.60	46,109.43	45,057.50	-1,051.93	42,477.86	-3,631.57
Ranger's Van Costs						
Insurance & Tax	893.52	893.52	0.00	-893.52	0.00	-893.52
Servicing, Tyres & MoT	138.80	138.80	800.00	661.20	1,031.85	893.05
Fuel	147.40	147.40	180.00	32.60	91.95	-55.45
Other	189.88	189.88	96.00	-93.88	19.90	-169.98
	1,369.60	1,369.60	1,076.00	-293.60	1,143.70	-225.90
Maintenance of Commons						
Short grass - grasscutting contract	2,952.00	4,896.00	8,000.00	3,104.00	6,888.00	1,992.00
Grass and cleared areas	4,650.00	7,827.48	9,700.00	1,872.52	5,750.00	-2,077.48
Trees including annual survey	3,908.83	9,918.43	11,000.00	1,081.57	10,152.00	233.57
Ditches & drainage	900.00	900.00	4,000.00	3,100.00	0.00	-900.00
Paths and Tracks	398.00	1,878.00	3,500.00	1,622.00	770.40	-1,107.60
Litter control	7,555.39	16,794.19	21,305.00	4,510.81	16,301.62	-492.57
Benches: materials and labour	4,025.27	7,505.72	3,000.00	-4,505.72	1,914.38	-5,591.34
Barriers	0.00	0.00	2,000.00	2,000.00	384.00	384.00
Wildlife & habitat surveys	1,009.38	2,069.78	2,500.00	430.22	0.00	-2,069.78
Other maintenance	1,144.99	1,613.84	3,698.00	2,084.16	616.42	-997.42
	26,543.86	53,403.44	68,703.00	15,299.56	42,776.82	-10,626.62
Contingency			2,000.00	2,000.00		0.00
Total expenditure	50,631.06	100,882.47	116,836.50	15,954.03	86,398.38	-14,484.09
Net income/expense	-47,139.35	19,655.63	4,098.50	15,557.13	34,394.70	-14,739.07

Tunbridge Wells Commons Conservators					
Movements on reserves for the six months ending 30 September 2026					
	Note	B fwd 31.3.26	Income YTD	Expenditure YTD	Total YTD
		£	£	£	£
General I&E for Y/E 31 March 2027 YTD					
Per receipts, payments and accruals		83,800.61	120,538.10	(100,882.47)	103,456.24
Adj					-
		<u>83,800.61</u>	<u>120,538.10</u>	<u>(100,882.47)</u>	<u>103,456.24</u>
Fixed asset spending taken to reserves on acquisition					
Brought forward 31.3.26		(13,155.38)			(13,155.38)
Q1 30.6.26				-	-
Q2 30.9.26				(20,349.76)	(20,349.76)
Q3 31.12.26				-	-
Q4 31.3.27				-	-
		<u>(13,155.38)</u>		<u>(20,349.76)</u>	<u>(33,505.14)</u>
General reserve net of fixed asset spending		<u>70,645.23</u>	<u>120,538.10</u>	<u>(121,232.23)</u>	<u>69,951.10</u>
Specific reserves					
<u>Union House s106</u>					
Brought forward 31.3.26		7,851.27			7,851.27
Q1 30.6.26			-	-	-
Q2 30.9.26			-	-	-
Q3 31.12.26			-	-	-
Q4 31.3.27			-	-	-
		<u>7,851.27</u>	<u>-</u>	<u>-</u>	<u>7,851.27</u>
<u>Eridge Rd s106</u>					
Brought forward 31.3.26		27,991.08			27,991.08
Q1 30.6.26			-	-	-
Q2 30.9.26			-	-	-
Q3 31.12.26			-	-	-
Q4 31.3.27			-	-	-
		<u>27,991.08</u>	<u>-</u>	<u>-</u>	<u>27,991.08</u>
<u>Russell Hotel mitigation payment</u>					
Brought forward 31.3.26		1,800.00			1,800.00
Q1 30.6.26			-	-	-
Q2 30.9.26			-	-	-
Q3 31.12.26			-	-	-
Q4 31.3.27			-	-	-
		<u>1,800.00</u>	<u>-</u>	<u>-</u>	<u>1,800.00</u>
<u>Separate reserve for S106 Showfields Estate</u>					
Brought forward 31.3.26		-			-
Q1 30.6.26			-	-	-
Q2 30.9.26			-	-	-
Q3 31.12.26			-	-	-
Q4 31.3.27			-	-	-
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Specific reserves totals latest		<u>37,642.35</u>	<u>-</u>	<u>-</u>	<u>37,642.35</u>
					-
Overall total		108,287.58	120,538.10	(121,232.23)	107,593.45