

Tunbridge Wells Commons Conservators			
Balance sheet as at	30/06/2026	31/03/2026	
	£	£	
Fixed Assets			
Ranger IT	1,947.95	1,947.95	
Ranger machinery	4,539.43	4,539.43	
Ranger Van	5,250.00	5,250.00	
Office equipment	1,418.00	1,418.00	
Fixed assets at cost per register	13,155.38	13,155.38	
Taken to reserves on acquisition in line with AGAR	(13,155.38)	(13,155.38)	
Total (as restated)	-	-	
Current assets			
Debtors	-	-	
Cash at bank	196,993.25	129,557.05	
Total Assets	196,993.25	129,557.05	
Current liabilities			
Creditors & accruals	21,910.69	21,269.47	
Net assets (= Balances per AGAR)	175,082.56	108,287.58	
Reserves			
General I&E account	150,595.59	83,800.61	
Accumulated spending on fixed assets	(13,155.38)	(13,155.38)	
Net	137,440.21	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	-	-	
	175,082.56	108,287.58	
Difference check	-	-	
Adequacy of Funds Test			
Annual Precept	222,222.22	221,502.00	
General reserve at balance sheet date	150,595.59	83,800.61	
Minimum requirement: 30% of Annual Precept	66,666.67	66,450.60	
Excess	83,928.92	17,350.01	

Tunbridge Wells Commons Conservators
Income & Expenditure Statement Q1

	Actual 3 Months ending 30/06/2026 £	Actual Year to date 30/06/2026 £	Budget Year to date 30/06/2026 £	Variance £		Prior year actual 30/06/2025 £	Prior Year Variance £
Income							
Tunbridge Wells Borough Council Precept	115,735.00	115,735.00	115,735.00	0.00		110,751.00	4,984.00
Interest	586.75	586.75	0.00	586.75		897.11	-310.36
Benches	700.00	700.00	2,000.00	-1,300.00		2,450.00	-1,750.00
Other inc Lund Fund	24.64	24.64	600.00	-575.36		3,671.00	-3,646.36
Total Income	117,046.39	117,046.39	118,335.00	-1,288.61		117,769.11	-722.72
Expenditure							
Salaries and administrative expenses							
Salaries, NI, pension and payroll	20,317.04	20,317.04	20,396.25	79.21		19,291.52	-1,025.52
Storage and uniform	600.00	600.00	725.00	125.00		717.98	117.98
Insurances	0.00	0.00	0.00	0.00		0.00	0.00
Audit - internal and external	210.00	210.00	250.00	40.00		0.00	-210.00
Other admin	2,264.79	2,264.79	1,370.00	-894.79		2,049.25	-215.54
	23,391.83	23,391.83	22,741.25	-650.58		22,058.75	-1,333.08
Ranger's Van Costs							
Insurance & Tax	0.00	0.00	0.00	0.00		0.00	0.00
Servicing, Tyres & MoT	0.00	0.00	800.00	800.00		1,031.85	1,031.85
Fuel	0.00	0.00	90.00	90.00		51.90	51.90
Other	0.00	0.00	48.00	48.00		9.95	9.95
	0.00	0.00	938.00	938.00		1,093.70	1,093.70
Maintenance of Commons							
Short grass - grasscutting contract	1,944.00	1,944.00	4,000.00	2,056.00		3,936.00	1,992.00
Grass and cleared areas	3,177.48	3,177.48	3,850.00	672.52		3,150.00	-27.48
Trees including annual survey	6,009.60	6,009.60	5,000.00	-1,009.60		3,276.00	-2,733.60
Ditches & drainage	0.00	0.00	0.00	0.00		0.00	0.00
Paths and Tracks	1,480.00	1,480.00	1,750.00	270.00		770.40	-709.60
Litter control	9,238.80	9,238.80	13,627.50	4,388.70		9,628.65	389.85
Benches: materials and labour	3,480.45	3,480.45	1,500.00	-1,980.45		794.92	-2,685.53
Barriers	0.00	0.00	1,000.00	1,000.00		0.00	0.00
Wildlife & habitat surveys	1,060.40	1,060.40	1,500.00	439.60		0.00	-1,060.40
Other maintenance	468.85	468.85	1,849.00	1,380.15		303.87	-164.98
	26,859.58	26,859.58	34,076.50	7,216.92		21,859.84	-4,999.74
Contingency			1,000.00	1,000.00			0.00
Total expenditure	50,251.41	50,251.41	58,755.75	8,504.34		45,012.29	-5,239.12
Net income/expense	66,794.98	66,794.98	59,579.25	7,215.73		72,756.82	-5,961.84

Tunbridge Wells Commons Conservators					
Movements on reserves for the year ending 31 March 2027					
	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	117,046.39	(50,251.41)	150,595.59
Adj					-
		83,800.61	117,046.39	(50,251.41)	150,595.59
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				-	-
Q3 31.12.26				-	-
Q4 31.3.27				-	-
		(13,155.38)		-	(13,155.38)
General reserve net of fixed asset spending		70,645.23	117,046.39	(50,251.41)	137,440.21
Specific reserves					
Union House s106					
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			-	-	-
		7,851.27	-	-	7,851.27
Eridge Rd s106					
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			-	-	-
		27,991.08	-	-	27,991.08
Russell Hotel mitigation payment					
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			-	-	-
		1,800.00	-	-	1,800.00
Separate reserve for S106 Showfields Estate					
Brought forward 31.3.26		-			-
Q1 30.6.26			-	-	-
Q2 30.9.26			-	-	-
Q3 31.12.26			-	-	-
Q4 31.3.27			-	-	-
		-	-	-	-
Specific reserves totals latest		37,642.35	-	-	37,642.35
					-
Overall total		108,287.58	117,046.39	(50,251.41)	175,082.56