

Income Statement

						25.00%	25.00%	25.00%	5.00%	5.00%	5.00%							
	Actual	Actual	Actual	Actual	Actual	To date	Budget	Estimate	Estimate	Estimate	Estimate							
	25/12/2021	25/12/2022	25/12/2023	25/12/2024	25/12/2025	30/12/2025	25/12/2026	Per apartmt	25/12/2027	Per apartmt	25/12/2028	Per apartmt	25/12/2029	Per apartmt	25/12/2030	Per apartmt	25/12/2031	Per apartmt
Income receivable:																		
Service Charges	20,440.00	21,560.00	24,808.00	28,504.00	32,760.00	40,950.00	40,950.00	1,462.50	51,187.50	1,828.13	63,984.38	2,285.16	67,183.59	2,399.41	70,542.77	2,519.38	74,069.91	2,645.35
Other income																		
Ground Rents	1,065.00	1,050.00	975.00	862.50	825.00	825.00	862.50	30.80	862.50	30.80	862.50	30.80	862.50	30.80	862.50	30.80	862.50	30.80
Additional income																		
Total Income	21,505.00	22,610.00	25,783.00	29,366.50	33,585.00	41,775.00	41,812.50	1,493.30	52,050.00	1,858.93	64,846.88	2,315.96	68,046.09	2,430.22	71,405.27	2,550.19	74,932.41	2,676.16
Interest received	247.13	446.93	867.42	1,240.48	919.91		250.00		250.00		250.00		250.00		250.00		250.00	
	21,752.13	23,056.93	26,650.42	30,606.98	34,504.91	41,775.00	42,062.50		52,300.00		65,096.88		68,296.09		71,655.27		75,182.41	
Expenditure:																		
Gardening	5,831.00	6,046.46	5,670.00	5,455.00	5,080.00	400.00	4,780.00	170.71	4,780.00	170.71	4,780.00	170.71	4,780.00	170.71	4,780.00	170.71	4,780.00	170.71
Tree maintenance							2,390.00				850.00				850.00			
Maintenance - site		10,558.64	2,774.00	4,210.00	215.00		5,895.00	210.54	6,982.00	249.36	4,150.00	148.21	4,675.00	166.96	3,675.00	131.25	3,675.00	131.25
Ground rents	1,065.00	1,050.00	975.00	862.50	825.00	412.50	862.50	30.80	862.50	30.80	862.50	30.80	862.50	30.80	862.50	30.80	862.50	30.80
Insurance - Buildings	3,509.76	2,801.78	3,366.19	3,627.54	4,314.20	4,206.85	4,600.00	164.29	4,800.00	171.43	5,100.00	182.14	5,400.00	192.86	5,700.00	203.57	5,700.00	203.57
Insurance - D&O	169.40	200.00	200.01	202.16	243.61	232.93	260.00	9.29	275.00	9.82	285.00	10.18	300.00	10.71	330.00	11.79	330.00	11.79
Insurance - Rebuild Cost Assessment					199.75						250.00				300.00			300.00
Sundry	51.60	43.80	20.40	49.50	51.00		65.00	2.32	70.00	2.50	70.00	2.50	75.00	2.68	85.00	3.04	85.00	3.04
Maintenance - buildings	1,494.50	1,366.98	4,710.37	4,628.57	4,875.00		6,650.00	237.50	1,000.00	35.71	2,000.00	71.43	3,000.00	107.14	3,250.00	116.07	3,250.00	116.07
Maintenance - roof	550.00	7,185.00		304.00	20,065.00		20,000.00	714.29	20,000.00	714.29	20,000.00	714.29	20,000.00	714.29	20,000.00	714.29	20,000.00	714.29
Cleaning							1,050.00	37.50	1,102.50	39.38	600.00	21.43	1,000.00	35.71	1,000.00	35.71	1,000.00	35.71
Fly-tipping	165.00		20.00	110.00	55.00		200.00	7.14	200.00	7.14	200.00	7.14	200.00	7.14	200.00	7.14	200.00	7.14
Companies House fees	13.00	13.00	13.00	13.00	34.00		34.00	1.21	55.00	1.96	60.00	2.14	65.00	2.32	70.00	2.50	80.00	2.86
Bank Charges					59.50		75.00	2.68	110.00	3.93	120.00	4.29	130.00	4.64	140.00	5.00	150.00	5.36
Accountancy	750.00	840.00	840.00	840.00	840.00		840.00	30.00	840.00	30.00	840.00	30.00	840.00	30.00	900.00	32.14	900.00	32.14
Management Fees	5,360.00	5,577.60	6,144.00	6,480.00	6,984.00		7,488.00	267.43	8,160.00	291.43	8,568.00	306.00	8,996.40	321.30	9,446.22	337.37	9,918.53	354.23
Professional Fees <i>FRA</i>		880.00		1,147.50	422.88		2,250.00	80.36	1,000.00	35.71	1,800.00	64.29	1,000.00	35.71	1,800.00	64.29	1,000.00	35.71
	18,959.26	36,563.26	24,732.97	27,929.77	44,263.94	5,252.28	57,439.50		50,237.00		50,535.50		51,323.90		53,088.72		52,231.03	
Operating surplus/(deficit)	2,792.87	(13,506.33)	1,917.45	2,677.21	(9,759.03)	36,522.72	(15,377.00)	-427.14	2,063.00	57.31	14,561.38	404.48	16,972.19	471.45	18,566.55	515.74	22,951.38	637.54
		25/12/2022	25/12/2023	25/12/2024	25/12/2025	25/12/2026	25/12/2026		25/12/2027		25/12/2028		25/12/2029		25/12/2030		25/12/2031	
Maintenance site																		
Tree pruning			800.00	990.00														
Alpha Rod			1,020.00						1,200.00									
Drainage (following Alparod Report)		9,720.00							1,632.00									
Car park railings																		
Washing lines		35.00																
Fence repairs/painting							1,000.00						1,000.00					
Painting garages																		
External cladding							800.00											
Moss clearance							595.00		650.00		650.00		675.00		675.00		675.00	
Gutter clearance							500.00		500.00		500.00		500.00		500.00		500.00	
Repairing porches																		
Car park lines/paths			954.00	3,180.00			2,000.00		2,000.00		2,000.00		1,500.00		1,500.00		1,500.00	
Other		803.64		40.00	215.00		1,000.00		1,000.00		1,000.00		1,000.00		1,000.00		1,000.00	
		10,558.64	2,774.00	4,210.00	215.00		5,895.00		6,982.00		4,150.00		4,675.00		3,675.00		3,675.00	
Maintenance buildings																		
Painting fascias, soffits and cladding			3,516.86	4,035.69			3,500.00						4,000.00		4,000.00		4,000.00	
Internal redecoration							2,150.00											
New carpets							?											
Other		1,366.98	1,193.51	592.88	4,875.00		1,000.00		1,000.00		1,750.00		1,750.00		1,750.00		1,750.00	
		1,366.98	4,710.37	4,628.57	4,875.00		6,650.00		1,000.00		1,750.00		5,750.00		5,750.00		5,750.00	
		11,925.62	7,484.37	8,838.57	5,090.00		12,545.00		7,982.00		5,900.00		10,425.00		9,425.00		9,425.00	