

**Stratone Court Management Ltd**

**Income and Expenditure Account**

**Income:**

**Service Charges receivable from tenants**

	Actual 31/03/2020	Actual 31/03/2021	Actual 31/03/2022	Actual 31/03/2023	Actual 31/03/2024	Actual 31/03/2025
Service Charges	14,400.00	10,800.00	10,800.00	11,880.00	11,880.00	12,960.00
Additional income	616.00	720.00	1,020.00	900.00	720.00	780.00
<b>Total Income</b>	<b>15,016.00</b>	<b>11,520.00</b>	<b>11,820.00</b>	<b>12,780.00</b>	<b>12,600.00</b>	<b>13,740.00</b>

Interest receivable

**Total income**

**Expenditure:**

**Repairs and Maintenance:**

Lighting Maintenance					98.68	
Maintenance	558.22	2,367.90	279.20	1,800.00	2,870.60	960.00
Window Cleaning	599.80	516.00	516.00	516.00	516.00	516.00
TV WiFi reception	513.00	556.00	840.00	360.00	966.42	462.57
	1,671.02	3,439.90	1,635.20	2,676.00	4,451.70	1,938.57

**Grounds Maintenance:**

Grounds Maintenance	2,580.00	2,609.00	2,462.00	2,624.00	5,386.50	4,584.76
Tree maintenance					960.00	1,380.00
Communal Electricity	298.14	293.27	314.59	290.17	431.56	700.58
	2,878.14	2,902.27	2,776.59	2,914.17	6,778.06	6,665.34

**Professional Fees:**

Management Fees:	3,860.00	4,030.00	4,210.00	4,480.00	4,780.00	5,040.00
Accounts	720.00	720.00	720.00	720.00	840.00	840.00
Professional fees - risk assessment						420.00
	4,580.00	4,750.00	4,930.00	5,200.00	5,620.00	6,300.00

**Insurance:**

Buildings	2,359.66	2,545.92	2,463.53	2,304.03	2,169.93	2,719.23
Directors & Officers	93.57	142.99	85.76	207.64	195.30	210.30
Rebuild Cost Assessment			149.99			199.75
	2,453.23	2,688.91	2,699.28	2,511.67	2,365.23	3,129.28

**General Expenses:**

Companies House Fee	26.00	26.00	26.00	26.00	26.00	26.00
Bank charges						4.25
Sundry	48.10	43.00	36.12	12.00	64.00	67.25
	74.10	69.00	62.12	38.00	90.00	97.50

**Total Expenditure**

Freehold Sinking Fund

Surplus/(Deficit) at end of period

To date  
04/08/2025

Budget  
31/03/2026 Per apartm

Estimate  
31/03/2027 Per apartm  
Estimate  
31/03/2028 Per apartm  
Estimate  
31/03/2029 Per apartm  
Estimate  
31/03/2030 Per apartm

	14,400.00	14,400.00	400.00	15,840.00	440.00	17,280.00	480.00	18,360.00	510.00	19,440.00	540.00
	840.00		60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	
	15,240.00	14,400.00	460.00	15,840.00	500.00	17,280.00	540.00	18,360.00	570.00	19,440.00	600.00
Interest receivable	458.79										
<b>Total income</b>	<b>15,698.79</b>	<b>14,400.00</b>	<b>400.00</b>	<b>15,840.00</b>	<b>440.00</b>	<b>17,280.00</b>	<b>480.00</b>	<b>18,360.00</b>	<b>510.00</b>	<b>19,440.00</b>	<b>540.00</b>
<b>Repairs and Maintenance:</b>											
Lighting Maintenance	53.54	250.00	6.94	250.00	6.94	250.00	6.94	250.00	6.94	250.00	6.94
Maintenance	69.59	5,000.00	138.89	3,000.00	83.33	3,000.00	83.33	3,000.00	83.33	3,000.00	83.33
Window Cleaning	172.00	700.00	19.44	700.00	19.44	700.00	19.44	700.00	19.44	700.00	19.44
TV WiFi reception	158.74	560.00	15.56	575.00	15.97	600.00	16.67	600.00	16.67	600.00	16.67
	453.87	6,510.00	180.83	4,525.00	125.69	4,550.00	126.39	4,550.00	126.39	4,550.00	126.39
<b>Grounds Maintenance:</b>											
Grounds Maintenance	720.00	4,400.00	122.22	4,600.00	127.78	4,800.00	133.33	5,000.00	138.89	5,000.00	138.89
Tree maintenance						1,200.00	33.33				
Communal Electricity	204.76	700.00	19.44	750.00	20.83	800.00	22.22	825.00	22.92	850.00	23.61
	924.76	5,100.00	141.67	5,350.00	148.61	5,600.00	155.56	5,825.00	161.81	5,850.00	162.50
<b>Professional Fees:</b>											
Management Fees:	1,824.00	5,472.00	152.00	5,904.00	164.00	6,340.80	176.13	6,600.00	183.33	7,032.00	195.33
Accounts	840.00	840.00	23.33	840.00	23.33	840.00	23.33	840.00	23.33	840.00	23.33
Professional fees - risk assessment						450.00					
	2,664.00	6,312.00	175.33	6,744.00	187.33	7,630.80	199.47	7,440.00	206.67	7,872.00	218.67
<b>Insurance:</b>											
Buildings	2,381.37	2,950.00	81.94	3,200.00	88.89	3,300.00	91.67	3,400.00	94.44	3,550.00	98.61
Directors & Officers	199.35	230.00	6.39	260.00	7.22	270.00	7.50	300.00	8.33	320.00	8.89
Rebuild Cost Assessment						240.00	6.67				
	2,580.72	3,180.00	88.33	3,460.00	96.11	3,810.00	105.83	3,700.00	102.78	3,870.00	107.50
<b>General Expenses:</b>											
Companies House Fee	34.00	105.00	2.92	105.00	2.92	105.00	2.92	105.00	2.92	105.00	2.92
Bank charges	17.00	60.00		70.00	1.94	80.00	2.22	90.00	2.50	100.00	2.78
Sundry	27.00	80.00	2.22	80.00	2.22	80.00	2.22	80.00	2.22	80.00	2.22
	78.00	245.00	5.14	185.00	5.14	185.00	5.14	185.00	5.14	185.00	5.14
<b>Total Expenditure</b>	<b>6,701.35</b>	<b>21,347.00</b>	<b>591.31</b>	<b>20,264.00</b>	<b>562.89</b>	<b>21,775.80</b>	<b>592.38</b>	<b>21,700.00</b>	<b>602.78</b>	<b>22,327.00</b>	<b>620.19</b>
Freehold Sinking Fund											
Surplus/(Deficit) at end of period	<b>8,997.44</b>	<b>(6,947.00)</b>	<b>-191.31</b>	<b>(4,424.00)</b>	<b>-122.89</b>	<b>(4,495.80)</b>	<b>-112.38</b>	<b>(3,340.00)</b>	<b>-92.78</b>	<b>(2,887.00)</b>	<b>-80.19</b>