

Stratone Court Management Ltd

Income and Expenditure Account

Income and Expenditure Account	Actual	Actual	Actual	Actual	Actual	Actual	To date	Budget		Draft Budget		Estimate		Estimate		Estimate		Estimate		
	31/03/2020	31/03/2021	31/03/2022	31/03/2023	31/03/2024	31/03/2025	31/03/2026	31/03/2026	Per apartmt	31/03/2027	Per apartmt	31/03/2028	Per apartmt	31/03/2029	Per apartmt	31/03/2030	Per apartmt	31/03/2031	Per apartmt	
Income:																				
Service Charges receivable from tenants																				
Service Charges	14,400.00	10,800.00	10,800.00	11,880.00	11,880.00	12,960.00	14,400.00	14,400.00	400.00	15,840.00	440.00	17,280.00	480.00	18,720.00	520.00	20,160.00	560.00	21,600.00	600.00	
Additional income	616.00	720.00	1,020.00	900.00	720.00	780.00	840.00		60.00		60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	
Total Income	15,016.00	11,520.00	11,820.00	12,780.00	12,600.00	13,740.00	15,240.00	14,400.00	460.00	15,840.00	500.00	17,280.00	540.00	18,720.00	580.00	20,160.00	620.00	21,600.00	660.00	
Interest receivable	678.24	436.43	351.26	780.10	1,632.90	1,676.72	1,151.24													
Total income	15,694.24	11,956.43	12,171.26	13,560.10	14,232.90	15,416.72	16,391.24	14,400.00	400.00	15,840.00	440.00	17,280.00	480.00	18,720.00	520.00	20,160.00	560.00	21,600.00	600.00	
Expenditure:																				
Repairs and Maintenance:																				
Lighting Maintenance					98.68			250.00	6.94	250.00	6.94	250.00	6.94	250.00	6.94	250.00	6.94	250.00	6.94	
Maintenance	558.22	2,367.90	279.20	1,800.00	2,870.60	960.00	933.59	5,000.00	138.89	3,000.00	83.33	2,500.00	69.44	2,750.00	76.39	3,000.00	83.33	3,300.00	91.67	
Window Cleaning	599.80	516.00	516.00	516.00	516.00	516.00	516.00	700.00	19.44	550.00	15.28	570.00	15.83	600.00	16.67	630.00	17.50	640.00	17.78	
TV WiFi reception	513.00	556.00	840.00	360.00	966.42	462.57	158.74	560.00	15.56	575.00	15.97	600.00	16.67	600.00	16.67	600.00	16.67	600.00	16.67	
	1,671.02	3,439.90	1,635.20	2,676.00	4,451.70	1,938.57	1,608.33	6,510.00	180.83	4,375.00	121.53	3,920.00	108.89	4,200.00	116.67	4,480.00	124.44	4,790.00	133.06	
Grounds Maintenance:																				
Grounds Maintenance	2,580.00	2,609.00	2,462.00	2,624.00	5,386.50	4,584.76	3,240.00	4,400.00	122.22	4,600.00	127.78	4,800.00	133.33	5,000.00	138.89	5,150.00	143.06	5,300.00	147.22	
Tree maintenance					960.00	1,380.00				400.00		1,200.00	33.33					1,300.00		
Communal Electricity	298.14	293.27	314.59	290.17	431.56	700.58	577.11	700.00	19.44	750.00	20.83	800.00	22.22	825.00	22.92	850.00	23.61	875.00	24.31	
	2,878.14	2,902.27	2,776.59	2,914.17	6,778.06	6,665.34	3,817.11	5,100.00	141.67	5,350.00	148.61	5,600.00	155.56	5,825.00	161.81	6,000.00	166.67	6,175.00	171.53	
Professional Fees:																				
Management Fees:	3,860.00	4,030.00	4,210.00	4,480.00	4,780.00	5,040.00	5,016.00	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	7,464.00	207.33	
Accounts	720.00	720.00	720.00	720.00	840.00	840.00	840.00	840.00	23.33	840.00	23.33	840.00	23.33	840.00	23.33	840.00	23.33	840.00	23.33	
Professional fees - risk assessment						420.00						450.00						500.00	13.89	
	4,580.00	4,750.00	4,930.00	5,200.00	5,620.00	6,300.00	5,856.00	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	8,804.00	244.56	
Insurance:																				
Buildings	2,359.66	2,545.92	2,463.53	2,304.03	2,169.93	2,719.23	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	3,700.00	102.78	
Directors & Officers	93.57	142.99	85.76	207.64	195.30	210.30	199.35	230.00	6.39	260.00	7.22	270.00	7.50	300.00	8.33	320.00	8.89	350.00	9.72	
Rebuild Cost Assessment			149.99			199.75						240.00	6.67					260.00	7.22	
	2,453.23	2,688.91	2,699.28	2,511.67	2,365.23	3,129.28	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	4,310.00	119.72	
General Expenses:																				
Companies House Fee	26.00	26.00	26.00	26.00	26.00	26.00	68.00	105.00	2.92	105.00	2.92	110.00	3.06	120.00	3.33	130.00	3.61	140.00	3.89	
Bank charges						4.25	46.75	60.00		70.00	1.94	80.00	2.22	90.00	2.50	100.00	2.78	120.00	3.33	
Sundry	48.10	43.00	36.12	12.00	64.00	67.25	27.00	80.00	2.22	80.00	2.22	80.00	2.22	80.00	2.22	85.00	2.36	90.00	2.50	
	74.10	69.00	62.12	38.00	90.00	97.50	141.75	245.00	5.14	185.00	5.14	190.00	5.28	200.00	5.56	215.00	5.97	230.00	6.39	
Total Expenditure	11,656.49	13,850.08	12,103.19	13,339.84	19,304.99	18,130.69	14,003.91	21,347.00	591.31	20,114.00	558.72	21,150.80	575.02	21,365.00	593.47	22,437.00	623.25	24,309.00	675.25	
Freehold Sinking Fund																				
Surplus/(Deficit) at end of period	4,037.75	(1,893.65)	68.07	220.27	(5,072.08)	(2,713.97)	2,387.33	(6,947.00)	-191.31	(4,274.00)	-118.72	(3,870.80)	-95.02	(2,645.00)	-73.47	(2,277.00)	-63.25	(2,709.00)	-75.25	