

Sanford Court Management Company Limited

Income and Expenditure Account	Actual	Actual	Actual	Actual	Actual	To date	Budget		Estimate										
	30/04/2021 <i>restated</i>	30/04/2022 <i>restated</i>	30/04/2023	31/12/2023 8 months	31/12/2024	31/10/2025	31/12/2025	Per aparnt	31/12/2026	Per aparnt	31/12/2027	Per aparnt	31/12/2028	Per aparnt	31/12/2029	Per aparnt	31/12/2030	Per aparnt	
Income:																			
Service Charges receivable from tenants																			
Service Charges	12,000.00	12,000.00	12,000.00	8,000.00	12,960.00	14,240.00	14,240.00	1,780.00	15,520.00	1,940.00	16,600.00	2,075.00	17,680.00	2,210.00	18,760.00	2,345.00	19,840.00	2,480.00	
Additional income																			
Total Income	12,000.00	12,000.00	12,000.00	8,000.00	12,960.00	14,240.00	14,240.00	<u>1,780.00</u>	15,520.00	<u>1,940.00</u>	16,600.00	<u>2,075.00</u>	17,680.00	<u>2,210.00</u>	18,760.00	<u>2,345.00</u>	19,840.00	<u>2,480.00</u>	
Interest receivable	2.00	1.00	0.03	272.12	834.92	633.73	300.00		100.00		100.00		100.00		100.00		100.00		
Total income	12,002.00	12,001.00	12,000.03	8,272.12	13,794.92	14,873.73	14,540.00	1,817.50	15,620.00	1,952.50	16,700.00	2,087.50	17,780.00	2,222.50	18,860.00	2,357.50	19,940.00	2,492.50	
Expenditure:																			
Repairs and Maintenance:																			
Electrical Maintenance	432.00	193.00	395.00	189.60	814.20		250.00	31.25	300.00	37.50	300.00	37.50	350.00	43.75	600.00	75.00	400.00	50.00	
Maintenance - door entry			198.00		164.00		250.00	31.25	1,400.00	175.00	1,500.00	187.50	250.00	31.25	250.00	31.25	300.00	37.50	
Maintenance - roof							1,500.00	187.50											
Maintenance - other	1,294.00	280.00	158.00	413.47	278.60	90.45	3,500.00	437.50	3,500.00	437.50	3,500.00	437.50	3,000.00	375.00	3,000.00	375.00	3,000.00	375.00	
Window Cleaning	396.00	396.00	396.00	292.00	374.00	600.00	550.00	68.75	570.00	71.25	600.00	75.00	625.00	78.13	650.00	81.25	700.00	87.50	
Internal Cleaning	520.00	520.00	520.00	380.00	675.00	550.00	750.00	93.75	790.00	98.75	850.00	106.25	910.00	113.75	960.00	120.00	1,020.00	127.50	
	2,642.00	1,389.00	1,667.00	1,275.07	2,305.80	1,240.45	6,800.00	850.00	6,560.00	820.00	6,750.00	843.75	5,135.00	641.88	5,460.00	682.50	5,420.00	677.50	
Grounds Maintenance:																			
Grounds Maintenance	2,380.00	1,890.00	2,512.92	2,068.43	2,220.00	3,210.00	2,700.00	337.50	3,500.00	437.50	3,650.00	456.25	3,800.00	475.00	4,000.00	500.00	4,200.00	525.00	
Site maintenance					481.91	2,146.45	500.00	62.50	525.00	65.63	550.00	68.75	575.00	71.88	600.00	75.00	620.00	77.50	
Pest control					180.00														
Fly-tipping/waste management					220.00														
Communal Electricity	228.00	270.00	297.33	217.99	364.28	324.89	480.00	60.00	530.00	66.25	550.00	68.75	575.00	71.88	585.00	73.13	600.00	75.00	
	2,608.00	2,160.00	2,810.25	2,286.42	3,466.19	5,681.34	3,680.00	460.00	4,555.00	569.38	4,750.00	593.75	4,950.00	618.75	5,185.00	648.13	5,420.00	677.50	
Professional Fees:																			
Accounts	264.00	300.00	480.00	560.00	600.00		720.00	90.00	720.00	90.00	720.00	90.00	840.00	105.00	840.00	105.00	840.00	105.00	
Management Fees:	1,440.00	1,440.00	1,440.00	1,132.36	1,968.00	1,720.00	2,064.00	258.00	2,208.00	276.00	2,352.00	294.00	2,496.00	312.00	2,640.00	330.00	2,784.00	348.00	
Risk Assessment	180.00		342.00		325.00				360.00	45.00			380.00	47.50			400.00	50.00	
	1,884.00	1,740.00	2,262.00	1,692.36	2,893.00	1,720.00	2,784.00	348.00	3,288.00	411.00	3,072.00	384.00	3,716.00	464.50	3,480.00	435.00	4,024.00	503.00	
Insurance																			
Buildings	872.49	960.86	1,061.61	1,263.80	1,442.14	1,552.08	1,550.00	193.75	1,800.00	225.00	1,900.00	237.50	2,000.00	250.00	2,100.00	262.50	2,100.00	262.50	
Directors & Officers	198.00	206.02	271.95	217.70	203.45	217.28	240.00	30.00	250.00	31.25	265.00	33.13	295.00	36.88	295.00	36.88	295.00	36.88	
Rebuild cost assessment					199.75						240.00	30.00					270.00	33.75	
	1,070.49	1,166.88	1,333.56	1,481.50	1,845.35	1,769.36	1,790.00	223.75	2,050.00	256.25	2,405.00	300.63	2,295.00	286.88	2,395.00	299.38	2,665.00	333.13	
General Expenses:																			
Companies House/ICO fee	13.00	13.00	26.00	13.00	34.00	81.00	34.00	4.25	97.00	12.13	110.00	13.75	120.00	15.00	130.00	16.25	130.00	16.25	
Bank Charges	83.00	86.00	84.00						40.00	5.00	50.00	6.25	60.00	7.50	70.00	8.75	70.00	8.75	
Sundry	78.00		58.34	27.59	57.00	26.00	45.00	5.63	50.00	6.25	50.00	6.25	50.00	6.25	50.00	6.25	50.00	6.25	
	174.00	99.00	168.34	40.59	91.00	107.00	79.00	9.88	187.00	18.38	210.00	20.00	230.00	21.25	250.00	22.50	250.00	22.50	
Total Expenditure	8,378.49	6,554.88	8,241.15	6,775.94	10,601.34	10,518.15	<u>15,133.00</u>	1891.63	<u>16,640.00</u>	2075.00	<u>17,187.00</u>	2142.13	<u>16,326.00</u>	2033.25	<u>16,770.00</u>	2087.50	<u>17,779.00</u>	2213.63	
Sinking Fund																			
Surplus/(deficit) at end of period	3,623.51	5,446.12	3,758.88	1,496.18	3,193.58	4,355.58	(593.00)	-74.13	(1,020.00)	-122.50	(487.00)	-54.63	<u>1,454.00</u>	189.25	<u>2,090.00</u>	270.00	<u>2,161.00</u>	278.88	