

**St Michaels Close Lambourn Limited**

**Income and Expenditure Account**

	Actual 31/12/2021	Actual 31/12/2022	Actual 31/12/2023	Actual 30/06/2024	Actual 30/06/2025	To date 09/09/2025 30/06/2026	Budget 30/06/2026	Per apartmt	Estimate 30/06/2027	Per apartmt	Estimate 30/06/2028	Per apartmt	Estimate 30/06/2028	Per apartmt
<b>Income:</b>														
<b>Service Charges receivable from tenants</b>														
Service Charges - building	7,200.00	7,500.00	7,920.00	4,320.00	9,420.00	9,900.00	9,900.00	1,650.00	10,500.00	1,750.00	11,100.00	1,850.00	12,000.00	2,000.00
Service Charges - estate					1,980.00	2,100.00	2,100.00	350.00	2,220.00	370.00	2,370.00	395.00	2,490.00	415.00
Additional income														
<b>Total Income</b>	<b>7,200.00</b>	<b>7,500.00</b>	<b>7,920.00</b>	<b>4,320.00</b>	<b>11,400.00</b>	<b>12,000.00</b>	12,000.00	2,000.00	12,720.00	2,120.00	13,470.00	2,245.00	14,490.00	2,415.00
Interest receivable		25.24	91.03	121.70	185.78	208.91	25.00		25.00		25.00		25.00	
<b>Total income</b>	<b>7,200.00</b>	<b>7,525.24</b>	<b>8,011.03</b>	<b>4,441.70</b>	<b>11,585.78</b>	<b>12,208.91</b>	<b>12,025.00</b>	2,004.17	<b>12,745.00</b>	2,124.17	<b>13,495.00</b>	2,249.17	<b>14,515.00</b>	2,419.17
<b>Expenditure:</b>														
<b>Repairs and Maintenance:</b>														
Electrical Maintenance		88.80			60.00		100.00	16.67	120.00	20.00	120.00	20.00	120.00	20.00
Maintenance	82.90	2,265.00	1,496.06	100.00	6,030.08		8,500.00	1,416.67	600.00	100.00	1,000.00	166.67	1,000.00	166.67
Estate maintenance					1,980.00	2,100.00	2,100.00	350.00	2,220.00	370.00	2,370.00	395.00	2,490.00	415.00
Window Cleaning			78.00		78.00		200.00	33.33	210.00	35.00	230.00	38.33	250.00	41.67
Internal Cleaning	280.00	688.32	379.12	324.96	649.92	162.48	760.00	126.67	800.00	133.33	850.00	141.67	895.00	149.17
Communal electricity	332.30	331.98	1,488.82	257.94	331.43	33.92	550.00	91.67	600.00	100.00	650.00	108.33	675.00	112.50
Fire Alarm						175.20								
	695.20	3,374.10	3,442.00	682.90	9,129.43	2,471.60	12,210.00	2,035.00	4,550.00	758.33	5,220.00	870.00	5,430.00	905.00
<b>Professional Fees:</b>														
Accounts	600.00	660.00	720.00	600.00	720.00		720.00	120.00	840.00	140.00	840.00	140.00	840.00	140.00
Management fees:	1,440.00	1,490.40	1,584.00	846.00	1,764.00	312.00	1,872.00	312.00	1,944.00	324.00	1,985.00	330.83	2,064.00	344.00
Professional fees - fire risk assessment	300.00		325.00						400.00	14.29			420.00	15.00
	2,340.00	2,150.40	2,629.00	1,446.00	2,484.00	312.00	2,592.00	432.00	3,184.00	478.29	2,825.00	470.83	3,324.00	499.00
<b>Insurance</b>														
Buildings	848.48	682.81	857.10	480.58	1,175.11	572.42	1,400.00	50.00	1,600.00	57.14	1,750.00	62.50	1,925.00	68.75
Directors & Officers	56.16	111.41	118.48	62.20	155.44	155.44	150.00	5.36	175.00	6.25	200.00	7.14	230.00	8.21
Rebuild cost assessment		180.00									220.00	7.86		
	904.65	974.22	975.58	542.78	1,330.55	727.86	1,550.00	55.36	1,775.00	63.39	2,170.00	77.50	2,155.00	76.96
<b>General Expenses:</b>														
Companies House Fee	13.00	13.00	13.00	13.00	34.00		34.00	5.67	35.00	5.83	35.00	5.83	35.00	5.83
<b>Bank charges</b>					21.25	8.50								
Sundry	48.59	16.00	12.00	26.75	12.00		45.00	7.50	45.00	7.50	50.00	8.33	50.00	8.33
	61.59	29.00	25.00	39.75	67.25	8.50	79.00	13.17	80.00	13.33	85.00	14.17	85.00	14.17
<b>Total Expenditure</b>	<b>4,001.44</b>	<b>6,527.72</b>	<b>7,071.58</b>	<b>2,711.43</b>	<b>13,011.23</b>	<b>3,519.96</b>	16,431.00	2535.52	<b>9,589.00</b>	1313.35	<b>10,300.00</b>	1432.50	<b>10,994.00</b>	1495.13
Sinking Fund														
Surplus/(deficit) at end of period	<b>3,198.56</b>	<b>997.52</b>	<b>939.45</b>	<b>1,730.27</b>	<b>(1,425.45)</b>	<b>8,688.95</b>	(4,406.00)	-531.36	<b>3,156.00</b>	810.82	<b>3,195.00</b>	816.67	<b>3,521.00</b>	924.04