

**Lawrencedale Court Management Company Limited**

Number of apartments:

**Income and Expenditure Account**

	Actual 29/09/2021	Actual 29/09/2022	Actual 29/09/2023	Actual 29/09/2024	Actual 29/09/2025	To date 11/10/2025 29/09/2026	Budget 29/09/2026 Per apartm		Estimate 29/09/2027 Per apartm	Estimate 29/09/2028 Per apartm	Estimate 29/09/2029 Per apartm	Estimate 29/09/2030 Per apartm				
<b>Income:</b>																
<b>Service Charges receivable from tenants</b>																
Service Charges	24,000.00	24,000.00	20,000.00	20,000.00	20,000.00	21,600.00	21,600.00	1,350.00	23,200.00	1,450.00	24,400.00	1,525.00	25,600.00	1,600.00	26,880.00	1,680.00
Additional income - <i>Energy Grant</i>			400.00													
<b>Total Income</b>	<b>24,000.00</b>	<b>24,000.00</b>	<b>20,400.00</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>21,600.00</b>	<b>21,600.00</b>	<b>1,350.00</b>	<b>23,200.00</b>	<b>1,450.00</b>	<b>24,400.00</b>	<b>1,525.00</b>	<b>25,600.00</b>	<b>1,600.00</b>	<b>26,880.00</b>	<b>1,680.00</b>
Interest receivable	110.60	260.99	849.35	1,085.46	1,098.96	74.31										
<b>Total income</b>	<b>24,110.60</b>	<b>24,260.99</b>	<b>21,249.35</b>	<b>21,085.46</b>	<b>21,098.96</b>	<b>21,674.31</b>	<b>21,600.00</b>	1,350.00	<b>23,200.00</b>	1,450.00	<b>24,400.00</b>	1,525.00	<b>25,600.00</b>	1,600.00	<b>26,880.00</b>	1,680.00
<b>Expenditure:</b>																
<b>Repairs and Maintenance:</b>																
Electrical Maintenance	770.06	128.46	251.28		400.00		250.00	15.63	300.00	18.75	350.00	21.88	350.00	21.88	400.00	25.00
Maintenance	1,727.00	1,136.00	2,662.00	1,244.00	4,446.10		800.00	50.00	3,000.00	187.50	3,100.00	193.75	3,250.00	203.13	3,500.00	218.75
Internal Decoration																
External painting							800.00	50.00								
Carpets							3,576.00	223.50			2,000.00	125.00	2,000.00	125.00	2,000.00	125.00
Window Cleaning	504.00	504.00	432.00	288.00	144.00		600.00	37.50	720.00	45.00	740.00	46.25	760.00	47.50	800.00	50.00
Cleaning	1,120.00	912.00	1,158.00	1,003.50	1,223.50	256.00	1,400.00	87.50	1,460.00	91.25	1,520.00	95.00	1,570.00	98.13	1,650.00	103.13
	4,121.06	2,680.46	4,503.28	2,535.50	6,213.60	256.00	7,426.00	464.13	6,980.00	436.25	7,710.00	481.88	7,930.00	495.63	8,350.00	521.88
<b>Grounds Maintenance:</b>																
Grounds Maintenance	3,732.93	2,895.00	3,081.00	3,347.05	6,031.00	65.00	3,600.00	225.00	3,700.00	231.25	3,800.00	237.50	3,900.00	243.75	4,200.00	262.50
Tree Maintenance	2,575.00	1,200.00	890.00	1,815.00	1,115.00		2,100.00	131.25	1,150.00	71.88	1,250.00	78.13	1,350.00	84.38	1,450.00	90.63
Site Maintenance					377.80		100.00	6.25	110.00	6.88	120.00	7.50	200.00	12.50	250.00	15.63
Fences							2,000.00	125.00								
Drainage/Carpark					918.00											
Water																
Communal Electricity	200.55	344.69	544.39	335.76	400.60		620.00	38.75	650.00	40.63	700.00	43.75	750.00	46.88	800.00	50.00
	6,508.48	4,439.69	4,515.39	5,497.81	8,842.40	65.00	8,420.00	526.25	5,610.00	350.63	5,870.00	366.88	6,200.00	387.50	6,700.00	418.75
<b>Professional Fees:</b>																
Accounts	720.00	720.00	840.00	840.00	840.00		840.00	52.50	840.00	52.50	840.00	52.50	840.00	52.50	840.00	52.50
Management Fees:	3,440.00	3,600.00	3,715.00	3,974.40	4,320.00		4,704.00	294.00	5,088.00	318.00	5,472.00	342.00	5,856.00	366.00	6,210.00	388.13
Legal/Health & Safety	300.00	250.00		260.00			1,050.00	65.63	600.00	37.50	300.00	18.75	650.00	40.63	650.00	40.63
	4,460.00	4,570.00	4,555.00	5,074.40	5,160.00		6,594.00	412.13	6,528.00	408.00	6,612.00	413.25	7,346.00	459.13	7,700.00	481.25
<b>Insurance:</b>																
Buildings	1,349.90	1,432.31	1,538.49	1,717.74	1,800.21	898.59	1,920.00	120.00	2,100.00	131.25	2,200.00	137.50	2,350.00	146.88	2,500.00	156.25
Directors & officers	87.78	141.85	178.67	205.43	223.27	70.94	235.00	14.69	250.00	15.63	265.00	16.56	290.00	18.13	320.00	20.00
Rebuild Cost Assessment			180.00		199.75						250.00					
	1,437.67	1,574.16	1,897.16	1,923.17	2,223.24	969.52	2,155.00	134.69	2,350.00	146.88	2,715.00	154.06	2,640.00	165.00	2,820.00	176.25
<b>General Expenses:</b>																
Companies House Fee	13.00	13.00	13.00	13.00	34.00		34.00	2.13	34.00	2.13	34.00	2.13	34.00	2.13	34.00	2.13
Bank Charges					25.50		60.00	3.75	70.00	4.38	80.00	5.00	90.00	5.63	90.00	5.63
Sundry	12.00	37.79	12.00	12.00	118.00		100.00	6.25	100.00	6.25	100.00	6.25	100.00	6.25	100.00	6.25
	25.00	50.79	25.00	25.00	177.50		194.00	8.38	204.00	8.38	214.00	8.38	224.00	8.38	224.00	8.38
<b>Total Expenditure</b>	<b>16,552.21</b>	<b>13,315.10</b>	15,495.83	15,055.88	22,616.74	1,290.52	<b>24,789.00</b>	1549.31	<b>21,672.00</b>	1354.50	<b>23,121.00</b>	1445.06	<b>24,340.00</b>	1521.25	<b>25,794.00</b>	1612.13
Sinking Fund																
Surplus/(deficit) at end of period	<b>7,558.39</b>	<b>10,945.89</b>	<b>5,753.52</b>	<b>6,029.58</b>	<b>(1,517.78)</b>	<b>20,383.79</b>	<b>(3,189.00)</b>	-199.31	<b>1,528.00</b>	95.50	<b>1,279.00</b>	79.94	<b>1,260.00</b>	78.75	<b>1,086.00</b>	67.88