

Lumley Close Freehold Company Limited

4

4.32%

4.14%

3.97%

4.46%

Income and Expenditure Account

	Actual 28/02/2021	Actual 28/02/2022	Actual 28/02/2023	Actual 28/02/2024	Actual 28/02/2025	To date 11/11/2025 28/02/2026	Budget 29/02/2026	Per apartm	Estimate 29/02/2027	Per apartm	Estimate 29/02/2028	Per apartm	Estimate 29/02/2029	Per apartm
Income:														
Service Charges receivable from tenants														
Service Charges	5,520.00	5,120.00	5,120.00	5,320.00	5,560.00	5,800.00	5,800.00	1,450.00	6,040.00	1,510.00	6,280.00	1,570.00	6,560.00	1,640.00
Additional income														
Total Income	5,520.00	5,120.00	5,120.00	5,320.00	5,560.00	5,800.00	5,800.00	<u>1,450.00</u>	6,040.00	<u>1,510.00</u>	6,280.00	<u>1,570.00</u>	6,560.00	<u>1,640.00</u>
Interest receivable	25.85	5.79	20.42	82.30	106.93	86.44	30.00		15.00		15.00		15.00	
Total income	5,545.85	5,125.79	5,140.42	5,402.30	5,666.93	5,886.44	5,830.00	1,457.50	6,055.00	1,513.75	6,295.00	1,573.75	6,575.00	1,643.75
Expenditure:														
Repairs and Maintenance:														
Electrical maintenance	537.00			121.20			100.00	25.00	100.00	25.00	100.00	25.00	300.00	75.00
Maintenance	1,348.85	652.41	565.79	412.80	560.82	307.20	1,000.00	250.00	1,000.00	250.00	1,000.00	250.00	1,000.00	250.00
Maintenance roof	2,136.00		180.00	420.00										
Fly-tipping	100.00		130.00				100.00	25.00	100.00	25.00	100.00	25.00	100.00	25.00
	<u>4,121.85</u>	<u>652.41</u>	<u>875.79</u>	<u>954.00</u>	<u>560.82</u>	<u>307.20</u>	<u>1,200.00</u>	<u>300.00</u>	<u>1,200.00</u>	<u>300.00</u>	<u>1,200.00</u>	<u>300.00</u>	<u>1,400.00</u>	<u>350.00</u>
Grounds Maintenance:														
Grounds Maintenance	279.00	399.00	426.00	527.22	588.54	415.27	680.00	170.00	700.00	175.00	720.00	180.00	750.00	187.50
Site Maintenance		240.10			115.73		350.00	87.50	350.00	87.50	350.00	87.50	400.00	100.00
Communal Electricity	26.10	38.65	141.73	194.23	366.97	190.11	300.00	75.00	310.00	77.50	320.00	80.00	330.00	82.50
	<u>305.10</u>	<u>677.75</u>	<u>567.73</u>	<u>721.45</u>	<u>1,071.24</u>	<u>605.38</u>	<u>1,330.00</u>	<u>332.50</u>	<u>1,360.00</u>	<u>340.00</u>	<u>1,390.00</u>	<u>347.50</u>	<u>1,480.00</u>	<u>370.00</u>
Professional Fees:														
Accounts	360.00	420.00	480.00	600.00	720.00		720.00	180.00	720.00	180.00	720.00	180.00	840.00	210.00
Management Fees:	1,070.00	1,120.00	1,152.16	1,224.00	1,296.00	896.00	1,344.00	336.00	1,392.00	348.00	1,461.60	365.40	1,535.00	383.75
Risk Assessment				520.00			330.00	82.50			350.00	87.50		
	<u>1,430.00</u>	<u>1,540.00</u>	<u>1,632.16</u>	<u>2,344.00</u>	<u>2,016.00</u>	<u>896.00</u>	<u>2,394.00</u>	<u>598.50</u>	<u>2,112.00</u>	<u>528.00</u>	<u>2,531.60</u>	<u>632.90</u>	<u>2,375.00</u>	<u>593.75</u>
Insurance:														
Buildings	618.77	497.39	449.76	534.89	617.49	677.51	670.00	167.50	720.00	180.00	760.00	190.00	760.00	190.00
Directors and officers	82.02	92.24	183.37	202.57	217.28	213.11	230.00	57.50	235.00	58.75	240.00	60.00	240.00	60.00
Revaluation			149.99		199.75						250.00	62.50		
	<u>700.79</u>	<u>589.63</u>	<u>783.12</u>	<u>737.46</u>	<u>1,034.52</u>	<u>890.62</u>	<u>900.00</u>	<u>225.00</u>	<u>955.00</u>	<u>238.75</u>	<u>1,250.00</u>	<u>312.50</u>	<u>1,000.00</u>	<u>250.00</u>
General Expenses:														
Companies House/ICO fee	13.00	48.00	48.00	48.00	69.00	47.00	69.00	17.25	69.00	17.25	69.00	17.25	69.00	17.25
Bank Charges					8.50	34.00	55.00	13.75	56.00	14.00	57.00	14.25	58.00	14.50
Sundry	27.00	29.00	24.00	12.00	12.00		45.00	11.25	45.00	11.25	45.00	11.25	45.00	11.25
	<u>40.00</u>	<u>77.00</u>	<u>72.00</u>	<u>60.00</u>	<u>89.50</u>	<u>81.00</u>	<u>169.00</u>	<u>42.25</u>	<u>170.00</u>	<u>42.50</u>	<u>171.00</u>	<u>42.75</u>	<u>172.00</u>	<u>43.00</u>
Total Expenditure	6,597.74	3,536.79	3,930.80	4,816.91	4,772.08	2,780.20	5,993.00	1498.25	5,797.00	1449.25	6,542.60	1635.65	6,427.00	1606.75
Sinking Fund														
Surplus/(Deficit) at end of period	<u>(1,051.89)</u>	<u>1,589.00</u>	<u>1,209.62</u>	<u>585.39</u>	<u>894.85</u>	<u>3,106.24</u>	<u>(163.00)</u>	-40.75	<u>258.00</u>	64.50	<u>(247.60)</u>	-61.90	<u>148.00</u>	37.00