Stratton Apartments Ltd

Income Statement

	Actual	Actual	Year Todate 11/11/2025	Budget	Budget	Estimated	Estimated	Estimated	Estimated
	31/12/2023	**31/12/2024**	**31/12/2025**	**31/12/2025**	**31/12/2026**	**31/12/2027**	**31/12/2028**	**31/12/2029**	**31/12/2030**
Service Charges - estate 66	**6,200.00**	**6,600.00**							
Service Charges - apartments 7	**5,886.09**	**8,829.14**	**11,000.66**	**11,000.66**	**12,177.19**	**12,875.83**	**13,538.01**	**14,214.91**	**14,925.66**
Adjustment									
Total	**12,086.09**	**15,429.14**	**11,000.66**	**11,000.66**	**12,177.19**	**12,875.83**	**13,538.01**	**14,214.91**	**14,925.66**
Other income									
Interest received			7.12	50.00	50.00	50.00	50.00	50.00	50.00
Total Income	**12,086.09**	**15,429.14**	**11,007.78**	**11,050.66**	**12,227.19**	**12,925.83**	**13,588.01**	**14,264.91**	**14,975.66**
Expenditure									
Site Maintenance:									
Maintenance - grounds to 2/24	300.00	225.00							
	300.00	**225.00**							
Professional fees:									
Management fees to 2/24	2,616.00	633.60							
Accountancy	720.00	720.00							
	3,336.00	**1,353.60**							
Insurance:									
Insurance - public liability to 23/10/24	71.69	307.54							
Insurance - directors & officers to 2/24	110.91	29.22							
	182.60	**336.76**							
Other:									
Company registration fees to 2/24	13.00	5.67							
Sundry	109.93	22.75							
	122.93	**28.42**							
Estate Costs Total	**3,941.53**	**1,943.77**							
Apartments:									
Communal electricity	500.00	876.85	660.93	900.00	950.00	1,000.00	1,000.00	1,000.00	1,000.00
Maintenance:									
Cleaning	704.00	1,007.60	1,066.80	1,150.00	1,250.00	1,330.00	1,396.50	1,466.33	1,539.64
Building Maintenance	42.90	91.20	192.00	600.00	1,000.00	1,000.00	1,100.00	1,200.00	1,300.00
Electrical maintenance			60.00	250.00	300.00	500.00	500.00	500.00	500.00
Management fee	492.00	1,324.80	1,580.00	1,896.00	1,980.00	2,082.00	2,208.00	2,334.00	2,460.00
Accountancy				720.00	840.00	840.00	840.00	840.00	960.00
Window Cleaning									
Redecoration							2,500.00	2,500.00	
Fire risk (2025: Fire door) Assessment		325.00	270.00		400.00		450.00		480.00
Access Control				1,300.00	100.00	100.00	100.00	100.00	100.00
Maintenance of apartment grounds	85.00	100.00	147.00	175.00	175.00	190.00	190.00	190.00	190.00
Waste management				300.00	320.00	350.00	350.00	350.00	350.00
	1,323.90	**2,848.60**	**3,315.80**	**6,391.00**	**6,365.00**	**6,392.00**	**9,634.50**	**9,480.33**	**7,879.64**
Insurance:									
Insurance - building	1,591.16	2,539.39	2,816.09	2,800.00	3,000.00	3,200.00	3,400.00	3,650.00	3,900.00
Insurance - directors & officers from March 24		146.09	180.24	200.00	220.00	240.00	260.00	280.00	300.00
Insurance - rebuild cost assessment					230.00			280.00	
	1,591.16	**2,685.48**	**2,996.33**	**3,000.00**	**3,450.00**	**3,440.00**	**3,660.00**	**4,210.00**	**4,200.00**
Other:									
Company registration fees		28.33	34.00	34.00	50.00	55.00	60.00	65.00	70.00
Bank charges					40.00	60.00	80.00	100.00	120.00
Sundry		10.00	12.00	80.00	105.00	60.00	60.00	60.00	60.00
		38.33	46.00	114.00	195.00	175.00	200.00	225.00	250.00
	1,591.16	**2,539.39**	**2,816.09**	**2,800.00**	**3,230.00**	**3,200.00**	**3,400.00**	**3,930.00**	**3,900.00**
Apartment Costs - Total	**3,415.06**	**6,449.26**	**7,019.06**	**10,405.00**	**10,960.00**	**11,007.00**	**14,494.50**	**14,915.33**	**13,329.64**
Total costs	**7,356.60**	**8,393.04**	**7,019.06**	**10,405.00**	**10,960.00**	**11,007.00**	**14,494.50**	**14,915.33**	**13,329.64**
Net Surplus/(deficit)	**4,729.49**	**7,036.10**	**3,988.72**	**645.66**	**1,267.19**	**1,918.83**	**(906.49)**	**(650.41)**	**1,646.01**
To/(from) Estate reserve	**2,258.47**	**4,656.23**							
To/(from) Apartment reserve	**2,471.03**	**2,379.88**	**3,988.72**	**645.66**	**1,267.19**	**1,918.83**	**(906.49)**	**(650.41)**	**1,646.01**
Difference (should be zero)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**