

**Allison Court (Swindon) Management Limited**

| <b>Income and Expenditure Account</b>               | Actual            | Actual          | Actual          | Actual          | Actual          | To date         | Budget          |                 | Estimate         |                 |  |
|---|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|--|
|   | 23/06/2021        | 23/06/2022      | 23/06/2023      | 23/06/2024      | 23/06/2025      | 31/10/2025      | 23/06/2026      | Per apartmt     | 23/06/2027       | Per apartmt     | 23/06/2028       | Per apartmt     | 23/06/2029       | Per apartmt     | 23/06/2030       | Per apartmt     | 23/06/2030       | Per apartmt     |  |
| <b>Income:</b>                                      |                   |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| <b>Service Charges receivable from tenants</b>      |                   |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| Service Charges                                     | 4,000.00          | 8,000.00        | 8,000.00        | 8,480.00        | 9,120.00        | 9,600.00        | 9,600.00        | 1,200.00        | 10,400.00        | 1,300.00        | 11,200.00        | 1,400.00        | 12,000.00        | 1,500.00        | 12,800.00        | 1,600.00        | 13,600.00        | 1,700.00        |  |
| Additional income                                   |                   |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| <b>Total Income</b>                                 | <b>4,000.00</b>   | <b>8,000.00</b> | <b>8,000.00</b> | <b>8,480.00</b> | <b>9,120.00</b> | <b>9,600.00</b> | <b>9,600.00</b> | <b>1,200.00</b> | <b>10,400.00</b> | <b>1,300.00</b> | <b>11,200.00</b> | <b>1,400.00</b> | <b>12,000.00</b> | <b>1,500.00</b> | <b>12,800.00</b> | <b>1,600.00</b> | <b>13,600.00</b> | <b>1,700.00</b> |  |
| Interest receivable                                 |                   | 11.44           | 123.14          | 250.22          | 299.24          | 90.06           |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| <b>Total income</b>                                 | <b>4,000.00</b>   | <b>8,011.44</b> | <b>8,123.14</b> | <b>8,730.22</b> | <b>9,419.24</b> | <b>9,690.06</b> | <b>9,600.00</b> | 800.00          | <b>10,400.00</b> | 866.67          | <b>11,200.00</b> | 933.33          | <b>12,000.00</b> | 1,000.00        | <b>12,800.00</b> | 1,066.67        | <b>13,600.00</b> | 1,133.33        |  |
| <b>Expenditure:</b>                                 |                   |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| <b>Repairs and Maintenance:</b>                     |                   |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| Roof maintenance                                    |                   |                 | 2,060.00        |                 | 660.00          |                 | 1,000.00        | 125.00          | 1,000.00         | 125.00          | 1,200.00         | 150.00          | 1,200.00         | 150.00          | 1,300.00         | 162.50          | 1,300.00         | 162.50          |  |
| Building maintenance                                |                   |                 | 130.00          | 1,005.00        | 245.00          |                 | 300.00          | 37.50           | 400.00           | 50.00           | 500.00           | 62.50           | 500.00           | 62.50           | 600.00           | 75.00           | 700.00           | 87.50           |  |
| Window / gutter cleaning                            | 940.00            |                 | 285.00          | 150.00          |                 |                 | 1,000.00        | 125.00          | 1,100.00         | 137.50          | 1,200.00         | 150.00          | 1,200.00         | 150.00          | 1,250.00         | 156.25          | 1,300.00         | 162.50          |  |
|   | 940.00            |                 | 2,475.00        | 1,155.00        | 905.00          |                 | 2,300.00        | 287.50          | 2,500.00         | 312.50          | 2,900.00         | 362.50          | 2,900.00         | 362.50          | 3,150.00         | 393.75          | 3,300.00         | 412.50          |  |
| <b>Grounds Maintenance:</b>                         |                   |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| Grounds Maintenance                                 | 971.00            | 1,295.49        | 840.00          | 864.00          | 936.00          | 312.00          | 1,150.00        | 143.75          | 1,300.00         | 162.50          | 1,400.00         | 175.00          | 1,600.00         | 200.00          | 1,700.00         | 212.50          | 1,750.00         | 218.75          |  |
| Tree Maintenance                                    |                   | 550.00          |                 |                 | 900.00          |                 |                 |                 | 1,000.00         | 125.00          |                  | 1,200.00        | 150.00           |                 |                  |                 | 1,300.00         | 162.50          |  |
| Site maintenance                                    | 120.00            | 175.00          | 285.00          |                 | 277.49          |                 | 150.00          | 18.75           | 180.00           | 22.50           | 200.00           | 25.00           | 250.00           | 31.25           | 300.00           | 37.50           | 300.00           | 37.50           |  |
|   | 1,091.00          | 2,020.49        | 1,125.00        | 864.00          | 2,113.49        | 312.00          | 1,300.00        | 162.50          | 2,480.00         | 310.00          | 1,600.00         | 200.00          | 3,050.00         | 381.25          | 2,000.00         | 250.00          | 3,350.00         | 418.75          |  |
| <b>Professional Fees:</b>                           |                   |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| Accounts  | 400.00            | 480.00          | 600.00          | 720.00          | 720.00          |                 | 720.00          | 90.00           | 840.00           | 105.00          | 840.00           | 105.00          | 840.00           | 105.00          | 840.00           | 105.00          | 840.00           | 105.00          |  |
| Management fees:                                    |                   | 1,488.00        | 1,536.00        | 1,680.00        | 1,824.00        | 656.00          | 1,968.00        | 246.00          | 2,112.00         | 264.00          | 2,256.00         | 282.00          | 2,400.00         | 300.00          | 2,550.00         | 318.75          | 2,550.00         | 318.75          |  |
| Professional fees - asbestos survey/risk assessment |                   |                 |                 | 396.00          | 250.00          |                 |                 |                 | 300.00           | 37.50           |                  | 350.00          |                  |                 |                  |                 | 400.00           |                 |  |
| Freehold depreciation                               | 1,999.00          |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
|   | 2,399.00          | 1,968.00        | 2,136.00        | 2,796.00        | 2,794.00        | 656.00          | 2,688.00        | 336.00          | 3,252.00         | 406.50          | 3,096.00         | 387.00          | 3,590.00         | 405.00          | 3,390.00         | 423.75          | 3,790.00         | 423.75          |  |
| <b>Insurance:</b>                                   |                   |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| Buildings   | 1,088.86          | 1,173.78        | 1,360.01        | 1,317.40        | 1,432.26        | 1,712.22        | 1,625.00        | 203.13          | 1,725.00         | 215.63          | 1,900.00         | 237.50          | 2,100.00         | 262.50          | 2,250.00         | 281.25          | 2,400.00         | 300.00          |  |
| Directors and Officers                              | 265.48            | 241.98          | 183.16          | 202.40          | 217.28          | 215.49          | 265.00          | 33.13           | 280.00           | 35.00           | 300.00           | 37.50           | 320.00           | 40.00           | 245.00           | 30.63           | 260.00           | 32.50           |  |
| Rebuild Cost Assessment                             |                   |                 | 180.00          |                 |                 | 199.75          | 200.00          | 25.00           |                  |                 |                  |                 | 230.00           | 28.75           |                  |                 |                  |                 |  |
|   | 1,354.34          | 1,415.77        | 1,723.17        | 1,519.80        | 1,649.54        | 2,127.47        | 2,090.00        | 261.25          | 2,005.00         | 250.63          | 2,200.00         | 275.00          | 2,650.00         | 331.25          | 2,495.00         | 311.88          | 2,660.00         | 332.50          |  |
| <b>General Expenses:</b>                            |                   |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| Companies House & ICO fee                           | 44.00             | 53.00           | 13.00           | 13.00           | 34.00           | 34.00           | 34.00           | 4.25            | 97.00            | 12.13           | 110.00           | 13.75           | 120.00           | 15.00           | 130.00           | 16.25           | 140.00           | 17.50           |  |
| Bank Charges  | 109.96            | 15.00           |                 |                 |                 |                 |                 |                 | 40.00            | 5.00            | 50.00            | 6.25            | 60.00            | 7.50            | 70.00            | 8.75            | 80.00            | 10.00           |  |
| Sundry  |                   | 54.59           | 36.48           | 57.00           | 12.00           |                 | 70.00           | 8.75            | 70.00            | 8.75            | 70.00            | 8.75            | 70.00            | 8.75            | 75.00            | 9.38            | 75.00            | 9.38            |  |
|   | 153.96            | 122.59          | 49.48           | 70.00           | 46.00           | 34.00           | 104.00          | 13.00           | 207.00           | 25.88           | 230.00           | 28.75           | 250.00           | 31.25           | 275.00           | 34.38           | 295.00           | 36.88           |  |
| <b>Total Expenditure</b>                            | <b>5,938.30</b>   | <b>5,526.85</b> | <b>7,508.65</b> | <b>6,404.80</b> | <b>7,508.03</b> | <b>3,129.47</b> | <b>8,482.00</b> | 1060.25         | <b>10,444.00</b> | 1305.50         | <b>10,026.00</b> | 1253.25         | <b>12,440.00</b> | 1511.25         | <b>11,310.00</b> | 1413.75         | <b>13,395.00</b> | 1624.38         |  |
| Sinking Fund - Car park                             |                   |                 |                 |                 |                 |                 |                 |                 |                  |                 |                  |                 |                  |                 |                  |                 |                  |                 |  |
| Surplus/(deficit) at end of period                  | <b>(1,938.30)</b> | <b>2,484.59</b> | <b>614.49</b>   | <b>2,325.42</b> | <b>1,911.21</b> | <b>6,560.59</b> | <b>1,118.00</b> | 139.75          | <b>(44.00)</b>   | -5.50           | <b>1,174.00</b>  | 146.75          | <b>(440.00)</b>  | -55.00          | <b>1,490.00</b>  | 186.25          | <b>205.00</b>    | 25.63           |  |