

Stablecourt (Wootton Bassett) Management Company Ltd

No of properties

Income and Expenditure Account

	Actual 31/12/2021	Actual 31/12/2022	Actual 31/12/2023	Actual 31/12/2024	Actual 31/12/2025	To date 05/03/2026 31/12/2026	Budget 31/12/2026	Per unit	Estimate 31/12/2027	Per unit	Estimate 31/12/2028	Per unit	Estimate 31/12/2029	Per unit	Estimate 31/12/2029	Per unit
Income:																
Service Charges receivable from tenants																
Service Charges - 12 Stablecourt leaseholders	7,440.00	8,340.00	14,400.00	15,600.00	16,200.00	14,100.00	14,100.00	1,175.00	17,400.00	1,450.00	18,000.00	1,500.00	18,600.00	1,550.00	19,200.00	1,600.00
Ground Rent	300.00	300.00	300.00	300.00	300.00	300.00	300.00	25.00	300.00	25.00	300.00	25.00	300.00	25.00	300.00	25.00
Total Income	7,740.00	8,640.00	14,700.00	15,900.00	16,500.00	14,400.00	14,400.00	1,200.00	17,700.00	1,475.00	18,300.00	1,525.00	18,900.00	1,575.00	19,500.00	1,625.00
Interest receivable	49.26	119.55	331.30	452.43	448.80	134.35										
Total income	7,789.26	8,759.55	15,031.30	16,352.43	16,948.80	14,534.35	14,400.00	1,200.00	17,700.00	1,475.00	18,300.00	1,525.00	18,900.00	1,575.00	19,500.00	1,625.00
Expenditure:																
Repairs and Maintenance:																
Roof maintenance	96.00	75.00	12,428.12		4,052.39		2,000.00	166.67	3,000.00	250.00	3,500.00	291.67	4,000.00	333.33	4,500.00	375.00
Window Cleaning	130.00	130.00	195.00	195.00	216.50	71.50	250.00	20.83	260.00	21.67	280.00	23.33	280.00	23.33	280.00	23.33
Buildings Maintenance	2,183.14		40.00	188.33		80.00	2,000.00	166.67	2,000.00	166.67	2,100.00	175.00	2,100.00	175.00	2,100.00	175.00
	2,409.14	205.00	12,663.12	383.33	4,268.89	151.50	4,250.00	354.17	5,260.00	438.33	5,880.00	490.00	6,380.00	531.67	6,880.00	573.33
Grounds Maintenance:																
Gardening	820.00	939.20	822.60	1,025.78	742.00	240.00	1,100.00	91.67	1,200.00	100.00	1,300.00	108.33	1,400.00	116.67	1,400.00	116.67
External Pest Control *		365.00	45.00	233.50	401.00	310.00	220.00	18.33	450.00	37.50	460.00	38.33	470.00	39.17	470.00	39.17
Waste management*	270.00						300.00	25.00	320.00	26.67	320.00	26.67	320.00	26.67	320.00	26.67
Yard maintenance*		154.24		64.78	120.00	40.00										
Electrical Maintenance*					356.99		100.00	8.33	110.00	9.17	125.00	10.42	250.00	20.83	250.00	20.83
Communal Electricity *	101.52	65.79	128.37	249.89	227.43	45.77	400.00	33.33	450.00	37.50	475.00	39.58	500.00	41.67	500.00	41.67
Less neighbour contributions	(92.88)	(146.26)	(43.34)	(137.04)	(276.36)	(98.94)	(180.00)	(15.00)	(252.50)	(21.04)	(265.00)	(22.08)	(305.00)	(25.42)	(305.00)	(25.42)
	1,098.64	1,377.97	952.63	1,436.91	1,571.07	536.83	1,940.00	161.67	2,277.50	189.79	2,415.00	201.25	2,635.00	219.58	2,635.00	219.58
*(4/16th's payable by adjoining properties)																
Accessway maintenance (12/18th's payable)							100.00	8.33	100.00	8.33	100.00	8.33	100.00	8.33	100.00	8.33
Professional Fees:																
Accounts	600.00	720.00	720.00	720.00	840.00		840.00	70.00	840.00	70.00	840.00	70.00	840.00	70.00	960.00	80.00
Management fees:	2,080.00	2,174.40	2,376.00	2,592.00	2,736.00	480.00	2,880.00	240.00	3,072.00	256.00	3,216.00	268.00	3,432.00	286.00	3,576.00	298.00
Professional fees - risk assessment				250.00					350.00	29.17			400.00	33.33		
	2,680.00	2,894.40	3,096.00	3,562.00	3,576.00	480.00	3,720.00	310.00	4,262.00	355.17	4,056.00	338.00	4,672.00	389.33	4,536.00	378.00
Insurance:																
Buildings	2,025.45	1,705.96	1,295.96	1,386.01	1,363.04	1,493.97	2,425.00	202.08	2,600.00	216.67	2,800.00	233.33	3,000.00	250.00	3,240.00	270.00
Directors & officers	71.81	104.22	177.37	220.91	227.12	93.96	250.00	20.83	280.00	23.33	300.00	25.00	320.00	26.67	340.00	28.33
Rebuild cost assessment		149.99			199.75						250.00					
	2,097.26	1,960.17	1,473.33	1,606.93	1,789.91	1,587.93	2,675.00	222.92	2,880.00	240.00	3,350.00	258.33	3,320.00	276.67	3,580.00	298.33
General Expenses:																
Companies House fee	13.00	13.00	13.00	34.00	34.00		50.00	4.17	50.00	4.17	60.00	5.00	70.00	5.83	80.00	6.67
Bank Charges						6.00	40.00	3.33	45.00	3.75	55.00	4.58	65.00	5.42	80.00	6.67
Sundry	28.58	12.00	27.00	12.00	64.20		70.00	5.83	70.00	5.83	70.00	5.83	75.00	6.25	75.00	6.25
	41.58	25.00	40.00	46.00	98.20	6.00	160.00	13.33	165.00	13.75	185.00	15.42	210.00	17.50	235.00	19.58
Total Expenditure	8,326.62	6,462.55	18,225.07	7,035.17	11,304.07	2,762.26	12,845.00	1070.42	14,944.50	1245.38	15,986.00	1311.33	17,317.00	1443.08	17,966.00	1497.17
Surplus/(deficit) at end of period	(537.36)	2,297.00	(3,193.77)	9,317.26	5,644.73	11,772.09	1,555.00	129.58	2,755.50	229.63	2,314.00	192.83	1,583.00	131.92	1,534.00	127.83