

Haydon Court (North) Residents Company Limited						To date	Budget			Estimate		Estimate		Estimate		Estimate	
Number of apartments:						25/10/2025	30/09/2026	Per apartm	30/09/2027	Per apartm	30/09/2028	Per apartm	30/09/2029	Per apartm	30/09/2030	Per apartm	
<u>Income and Expenditure Account</u>	Actual	Actual	Actual	Actual	Actual												
	30/09/2021	30/09/2022	30/09/2023	30/09/2024	30/09/2025												
<b>Income:</b>																	
<b>Service Charges receivable from tenants</b>																	
Service Charges	25,440.00	26,400.00	27,456.00	28,560.00	30,240.00	31,680.00	31,680.00	1,320.00	32,640.00	1,360.00	33,600.00	1,400.00	34,800.00	1,450.00	36,000.00	1,500.00	
Ground Rent	1,418.55	1,415.20	1,412.07	1,402.77	1,393.95	1,381.86	1,381.86	57.58	1,370.43	57.10	1,359.62	56.65	1,349.40	56.23	1,339.73	55.82	
Additional income																	
Total Income	26,858.55	27,815.20	28,868.07	29,962.77	31,633.95	33,061.86	33,061.86	1,377.58	34,010.43	1,417.10	34,959.62	1,456.65	36,149.40	1,506.23	37,339.73	1,555.82	
Interest receivable	384.05	375.74	1,116.83	1,850.88	2,106.39	129.07	500.00		400.00		400.00		400.00		400.00		
<b>Total income</b>	<b>27,242.60</b>	<b>28,190.94</b>	<b>29,984.90</b>	<b>31,813.65</b>	<b>33,740.34</b>	<b>33,190.93</b>	<b>33,561.86</b>	1,398.41	<b>34,410.43</b>	1,433.77	<b>35,359.62</b>	1,473.32	<b>36,549.40</b>	1,522.89	<b>37,739.73</b>	1,572.49	
<b>Expenditure:</b>																	
<b>Ground Rent</b>	1,430.00	1,430.00	1,430.00	1,771.25	1,430.00		1,430.00	59.58	1,430.00	59.58	1,430.00	59.58	1,430.00	59.58	1,430.00	59.58	
<b>Repairs and Maintenance:</b>																	
Electrical maintenance	545.64	1,063.08	120.30	245.30	1,110.77		250.00	10.42	250.00	10.42	300.00	12.50	340.00	14.17	400.00	16.67	
Maintenance	2,056.37	2,516.00	1,122.00	1,645.00	2,545.00		4,750.00	197.92	5,000.00	208.33	5,000.00	208.33	5,000.00	208.33	6,000.00	250.00	
Roof repairs		440.00	1,880.00	898.80			1,000.00	41.67	1,000.00	41.67	1,000.00	41.67	1,100.00	45.83	68,400.00	2,850.00	
Window cleaning	420.00	420.00	420.00	420.00	420.00	154.00	550.00	22.92	600.00	25.00	650.00	27.08	700.00	29.17	750.00	31.25	
Cleaning	1,428.00	1,428.00	1,575.00	1,707.60	1,801.00	146.00	1,900.00	79.17	2,000.00	83.33	2,100.00	87.50	2,200.00	91.67	2,350.00	97.92	
	4,450.01	5,867.08	5,117.30	4,916.70	5,876.77	300.00	8,450.00	352.08	8,850.00	368.75	9,050.00	377.08	9,340.00	389.17	77,900.00	3,245.83	
<b>Grounds Maintenance:</b>																	
Grounds maintenance	3,259.94	2,917.20	4,428.00	3,728.40	3,272.00	564.00	4,200.00	175.00	4,300.00	179.17	4,400.00	183.33	4,500.00	187.50	4,650.00	193.75	
Fly tipping		185.00			65.00		200.00	8.33	250.00	10.42	250.00	10.42	300.00	12.50	300.00	12.50	
Communal electricity	281.26	281.82	218.88	577.53	639.93	46.98	610.00	25.42	630.00	26.25	670.00	27.92	700.00	29.17	730.00	30.42	
	3,541.20	3,384.02	4,646.88	4,305.93	3,976.93	610.98	5,010.00	208.75	5,180.00	215.83	5,320.00	221.67	5,500.00	229.17	5,680.00	236.67	
<b>Professional Fees:</b>																	
Accounts	720.00	720.00	720.00	840.00	840.00		840.00	35.00	840.00	35.00	840.00	35.00	840.00	35.00	840.00	35.00	
Management fees:	3,580.00	3,720.00	4,032.00	4,320.00	4,608.00	408.00	4,896.00	204.00	5,184.00	216.00	5,520.00	230.00	5,808.00	242.00	6,096.00	254.00	
Health & Safety risk assessments	300.00		325.00		739.48				500.00	20.83			540.00	22.50			
	4,600.00	4,440.00	5,077.00	5,160.00	6,187.48	408.00	5,736.00	239.00	6,524.00	271.83	6,360.00	265.00	7,188.00	299.50	6,936.00	289.00	
<b>Insurance</b>																	
Buildings	2,771.36	2,772.13	2,489.58	2,845.76	3,341.96	2,556.62	3,650.00	152.08	3,930.00	163.75	4,100.00	170.83	4,300.00	179.17	4,500.00	187.50	
Directors & Officers	87.19	118.16	156.66	217.22	227.12	149.96	255.00	10.63	270.00	11.25	290.00	12.08	320.00	13.33	340.00	14.17	
Rebuild cost assessment			180.00				200.00	8.33					240.00	10.00			
	2,858.55	2,890.30	2,826.24	3,062.98	3,569.08	2,706.58	4,105.00	171.04	4,200.00	175.00	4,390.00	182.92	4,860.00	202.50	4,840.00	201.67	
<b>General Expenses:</b>																	
Companies House fee	13.00	13.00	13.00	13.00	34.00		34.00	1.42	34.00	1.42	34.00	1.42	34.00	1.42	34.00	1.42	
Bank charges					34.00	4.25	60.00	2.50	70.00	2.92	80.00	3.33	90.00	3.75	90.00	3.75	
Sundry	24.00	45.10	32.40	34.50	63.00		75.00	3.13	75.00	3.13	75.00	3.13	80.00	3.33	80.00	3.33	
	37.00	58.10	45.40	47.50	131.00	4.25	169.00	4.54	179.00	4.54	189.00	4.54	204.00	4.75	204.00	4.75	
<b>Total Expeniture</b>	<b>16,916.76</b>	<b>18,069.50</b>	<b>19,142.82</b>	<b>19,264.36</b>	<b>21,171.26</b>	<b>4,029.81</b>	<b>24,900.00</b>	1035.00	<b>26,363.00</b>	1095.54	<b>26,739.00</b>	1110.79	<b>28,522.00</b>	1184.67	<b>96,990.00</b>	4037.50	
Sinking fund - roof repairs	4,800.00	4,800.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00		6,000.00		6,000.00		6,000.00		(59,400.00)		
Surplus/(deficit) at end of period	5,525.84	5,321.44	4,842.08	6,549.29	6,569.08	23,161.12	2,661.86	363.41	2,047.43	338.23	2,620.62	362.53	2,027.40	338.23	149.73	-2,465.01	
								1,167.79		1,199.18		1,230.82		1,260.81		1,311.24	