**Amber Court Management (No1) Limited**

| Income and Expenditure Account | Actual 31/12/2020 | Actual 31/12/2021 | Actual 31/12/2022 | Actual 31/12/2023 | Actual 31/12/2024 | To date 14/11/2025 31/12/2025 | Budget 31/12/2025 | Per aparmt | Budget 31/12/2026 | Per aparmt | Estimate 31/12/2027 | Per aparmt | Estimate 31/12/2028 | Per aparmt | Estimate 31/12/2029 | Per aparmt | Estimate 31/12/2030 | Per aparmt |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | 20.79% | | 4.92% | | 5.47% | | 5.19% | | 4.93% |
| **Income:** | | | | | | | | | | | | | | | | | | |
| **Service Charges receivable from tenants** | | | | | | | | | | | | | | | | | | |
| Service Charges | **10,080.00** | **10,080.00** | **10,440.00** | **11,160.00** | **11,400.00** | **11,400.00** | **11,400.00** | **950.00** | **13,920.00** | **1,160.00** | **14,640.00** | **1,220.00** | **15,480.00** | **1,290.00** | **16,320.00** | **1,360.00** | **17,160.00** | **1,430.00** |
| Additional income | 660.00 | 660.00 | 480.00 | 480.00 | 480.00 | 480.00 | 360.00 | | 360.00 | | 360.00 | | 360.00 | | 360.00 | | 360.00 | |
| Total Income | **10,740.00** | **10,740.00** | **10,920.00** | **11,640.00** | **11,880.00** | **11,880.00** | **11,760.00** | **950.00** | **14,280.00** | **1,160.00** | **15,000.00** | **1,220.00** | **15,840.00** | **1,290.00** | **16,680.00** | **1,360.00** | **17,520.00** | **1,430.00** |
| Interest receivable | 212.03 | 140.10 | 320.55 | 898.94 | 880.63 | 625.46 | 100.00 | | 100.00 | | 100.00 | | 100.00 | | 100.00 | | 100.00 | |
| **Total income** | **10,952.03** | **10,880.10** | **11,240.55** | **12,538.94** | **12,760.63** | **12,505.46** | **11,860.00** | 988.33 | **14,380.00** | 1,198.33 | **15,100.00** | 1,258.33 | **15,940.00** | 1,328.33 | **16,780.00** | 1,398.33 | **17,620.00** | 1,468.33 |
| **Expenditure:** | | | | | | | | | | | | | | | | | | |
| **Repairs and Maintenance:** | | | | | | | | | | | | | | | | | | |
| Roof maintenance | | | | 3,656.00 | 100.00 | | 100.00 | 8.33 | 14,600.00 | 1,216.67 | 120.00 | 10.00 | 140.00 | 11.67 | 160.00 | 13.33 | 160.00 | 13.33 |
| Electrical maintenance | 535.94 | 632.34 | | | | 27.60 | 250.00 | 20.83 | 400.00 | 33.33 | 250.00 | 20.83 | 260.00 | 21.67 | 270.00 | 22.50 | 280.00 | 23.33 |
| Redecoration | | | | | 1,364.00 | 2,487.76 | 2,800.00 | 233.33 | 2,800.00 | 233.33 | | | | | | | | |
| Building maintenance | 4,846.79 | 1,753.50 | 360.00 | 1,020.25 | 1,510.79 | 2,184.06 | 2,500.00 | 208.33 | 2,600.00 | 216.67 | 2,750.00 | 229.17 | 2,750.00 | 229.17 | 3,000.00 | 250.00 | 3,200.00 | 266.67 |
| Flytipping and vandalism | 455.00 | 150.00 | 330.00 | 250.00 | 280.00 | 365.00 | 270.00 | 22.50 | 280.00 | 23.33 | 300.00 | 25.00 | 300.00 | 25.00 | 320.00 | 26.67 | 340.00 | 28.33 |
| Internal Cleaning | 825.00 | 780.00 | 780.00 | 806.00 | 936.00 | 780.00 | 1,150.00 | 95.83 | 1,100.00 | 91.67 | 1,150.00 | 95.83 | 1,200.00 | 100.00 | 1,275.00 | 106.25 | 1,350.00 | 112.50 |
| | 6,662.73 | 3,315.84 | 1,470.00 | 5,732.25 | 4,190.79 | 5,844.42 | 7,070.00 | 589.17 | 21,780.00 | 1,815.00 | 4,570.00 | 380.83 | 4,650.00 | 387.50 | 5,025.00 | 418.75 | 5,330.00 | 444.17 |
| **Grounds Maintenance:** | | | | | | | | | | | | | | | | | | |
| Grounds Maintenance | 1,160.00 | 1,164.00 | 1,164.00 | 1,382.00 | 1,841.00 | 1,341.00 | 1,600.00 | 133.33 | 1,700.00 | 141.67 | 1,800.00 | 150.00 | 1,900.00 | 158.33 | 2,050.00 | 170.83 | 2,150.00 | 179.17 |
| Communal Electricity | 175.01 | 277.04 | 226.66 | 281.08 | 451.64 | 387.86 | 360.00 | 30.00 | 480.00 | 40.00 | 500.00 | 41.67 | 520.00 | 43.33 | 550.00 | 45.83 | 575.00 | 47.92 |
| | 1,335.01 | 1,441.04 | 1,390.66 | 1,663.08 | 2,292.64 | 1,728.86 | 1,960.00 | 163.33 | 2,180.00 | 181.67 | 2,300.00 | 191.67 | 2,420.00 | 201.67 | 2,600.00 | 216.67 | 2,725.00 | 227.08 |
| **Professional Fees:** | | | | | | | | | | | | | | | | | | |
| Accounts | 546.00 | 600.00 | 720.00 | 720.00 | 720.00 | | 840.00 | 70.00 | 840.00 | 70.00 | 840.00 | 70.00 | 840.00 | 70.00 | 840.00 | 70.00 | 960.00 | 80.00 |
| Management Fees: | 1,810.00 | 1,900.00 | 2,001.60 | 2,160.00 | 2,328.00 | 2,076.00 | 2,491.20 | 207.60 | 2,664.00 | 222.00 | 2,856.00 | 238.00 | 3,000.00 | 250.00 | 3,144.00 | 262.00 | 3,360.00 | 280.00 |
| Professional Fees - *fire risk assessment* | | 300.00 | | 365.78 | | | 320.00 | 11.43 | | | 330.00 | 11.79 | | | 360.00 | 12.86 | | |
| | 2,356.00 | 2,800.00 | 2,721.60 | 3,245.78 | 3,048.00 | 2,076.00 | 3,651.20 | 289.03 | 3,504.00 | 292.00 | 4,026.00 | 319.79 | 3,840.00 | 320.00 | 4,344.00 | 344.86 | 4,320.00 | 360.00 |
| **Insurance** | | | | | | | | | | | | | | | | | | |
| Buildings | 830.18 | 914.58 | 1,085.41 | 1,368.30 | 1,683.42 | 1,974.71 | 1,800.00 | 150.00 | 2,100.00 | 175.00 | 2,200.00 | 183.33 | 2,400.00 | 200.00 | 2,600.00 | 216.67 | 2,800.00 | 233.33 |
| Directors and officers | 63.42 | 99.18 | 140.44 | 177.95 | 219.97 | 227.12 | 230.00 | 19.17 | 250.00 | 20.83 | 270.00 | 22.50 | 300.00 | 25.00 | 325.00 | 27.08 | 340.00 | 28.33 |
| Revaluation | | | | | | | 200.00 | 16.67 | | | | | | | 300.00 | 25.00 | | |
| | 893.60 | 1,013.76 | 1,225.85 | 1,546.25 | 1,903.39 | 2,201.83 | 2,230.00 | 185.83 | 2,350.00 | 195.83 | 2,470.00 | 205.83 | 2,700.00 | 225.00 | 3,225.00 | 268.75 | 3,140.00 | 261.67 |
| **General Expenses:** | | | | | | | | | | | | | | | | | | |
| Companies House and ICO fee | 48.00 | 48.00 | 48.00 | 48.00 | 48.00 | 81.00 | 69.00 | 5.75 | 100.00 | 8.33 | 110.00 | 9.17 | 120.00 | 10.00 | 130.00 | 10.83 | 140.00 | 11.67 |
| Bank Charges | | | | | | | 60.00 | 5.00 | 50.00 | 4.17 | 60.00 | 5.00 | 70.00 | 5.83 | 80.00 | 6.67 | 90.00 | 7.50 |
| Sundry | 44.36 | 10.00 | 14.00 | 12.00 | 12.00 | 46.00 | 65.00 | 5.42 | 65.00 | 5.42 | 65.00 | 5.42 | 70.00 | 5.83 | 70.00 | 5.83 | 80.00 | 6.67 |
| | 92.36 | 58.00 | 62.00 | 60.00 | 60.00 | 127.00 | 194.00 | 11.17 | 215.00 | 13.75 | 235.00 | 14.58 | 260.00 | 15.83 | 280.00 | 16.67 | 310.00 | 18.33 |
| **Total Expeniture** | **11,339.70** | **8,628.64** | **6,870.11** | **12,247.36** | **11,494.82** | **11,978.11** | 15,105.20 | 1238.53 | 30,029.00 | 2498.25 | 13,601.00 | 1112.70 | 13,870.00 | 1150.00 | 15,474.00 | 1265.69 | 15,825.00 | 1311.25 |
| Sinking Fund | | | | | | | | | | | | | | | | | | |
| Surplus/(deficit) at end of period | **(387.67)** | **2,251.46** | **4,370.44** | **291.58** | **1,265.82** | **527.35** | (3,245.20) | -250.20 | (15,649.00) | -1,299.92 | 1,499.00 | 145.63 | 2,070.00 | 178.33 | 1,306.00 | 132.64 | 1,795.00 | 157.08 |

*Notes:*