

Witcombe Green Limited

Income and Expenditure Account	Actual 31/03/2021	Actual 31/03/2022	Actual 31/03/2023	Actual 31/03/2024	Actual 31/03/2025	To date 29/09/2025	Budget 31/12/2025 9 months	Per apartm 1,170.00	Estimate 31/12/2026 Per apartm	Estimate 31/12/2027 Per apartm	Estimate 31/12/2028 Per apartm	Estimate 31/12/2028 Per apartm				
Income:																
Service Charges receivable from tenants																
Service Charges			4,800.00	4,200.00	6,006.00	7,020.00	7,020.00	1,170.00	12,000.00	2,000.00	12,600.00	2,100.00	13,200.00	2,200.00	13,800.00	2,300.00
Additional income																
Total Income			4,800.00	4,200.00	6,006.00	7,020.00	7,020.00	1,170.00	12,000.00	2,000.00	12,600.00	2,100.00	13,200.00	2,200.00	13,800.00	2,300.00
Interest receivable																
Total income			4,800.00	4,200.00	6,006.00	7,020.00	7,020.00	1,170.00	12,000.00	2,000.00	12,600.00	2,100.00	13,200.00	2,200.00	13,800.00	2,300.00
Expenditure:																
Repairs and Maintenance:																
Roof maintenance									750.00	125.00	1,000.00	166.67	1,000.00	166.67	1,000.00	166.67
Electrical maintenance						444.00	500.00	83.33	200.00	33.33	200.00	33.33	200.00	33.33	200.00	33.33
Fire Alarm									2,000.00	333.33	350.00	58.33	350.00	58.33	400.00	66.67
Fire doors											1,500.00	250.00			250.00	
Redecoration													800.00	133.33	800.00	133.33
Other maintenance			2,610.00	1,757.00	159.96	67.90	700.00	116.67	750.00	125.00	1,000.00	166.67	1,000.00	166.67	1,000.00	166.67
Window Cleaning					715.00	65.00	220.00	36.67	350.00	58.33	380.00	63.33	400.00	66.67	420.00	70.00
Internal Cleaning			1,645.00	1,250.00	1,050.00	250.00	562.50	93.75	800.00	133.33	850.00	141.67	900.00	150.00	950.00	158.33
			4,255.00	3,007.00	1,924.96	826.90	1,982.50	330.42	4,850.00	808.33	5,280.00	880.00	4,650.00	775.00	5,020.00	795.00
Grounds Maintenance:																
Grounds Maintenance					1,538.00	650.00	1,000.00	35.71	1,500.00	53.57	1,600.00	57.14	1,700.00	60.71	1,750.00	62.50
Communal Electricity			435.00	1,104.00	791.36	187.41	525.00	87.50	900.00	150.00	950.00	158.33	1,000.00	166.67	1,050.00	175.00
			435.00	1,104.00	2,329.36	837.41	1,525.00	123.21	2,400.00	203.57	2,550.00	215.48	2,700.00	227.38	2,800.00	237.50
Professional Fees:																
Accounts			161.00	230.00	230.00		560.00	93.33	600.00	100.00	600.00	100.00	720.00	120.00	720.00	120.00
Management Fees:						825.00	1,485.00	247.50	2,388.00	398.00	2,532.00	422.00	2,676.00	446.00	2,810.00	468.33
Professional fees - fire risk assessments						325.00	300.00	50.00			350.00	58.33			400.00	66.67
Professional Fees - asbestos survey					1,206.00											
			161.00	230.00	1,436.00	1,150.00	2,045.00	340.83	2,988.00	498.00	3,132.00	522.00	3,396.00	566.00	3,530.00	588.33
Insurance:																
Buildings			813.00	1,134.00	1,029.93	638.63	850.00	141.67	1,200.00	200.00	1,300.00	216.67	1,400.00	233.33	1,500.00	250.00
Directors & officers						91.84	195.00	32.50	270.00	45.00	320.00	53.33	330.00	55.00	350.00	58.33
Rebuild cost assessment							200.00	33.33			230.00	38.33				
			813.00	1,134.00	1,029.93	730.48	1,245.00	207.50	1,470.00	245.00	1,620.00	270.00	1,960.00	326.67	1,850.00	308.33
General Expenses:																
Companies House Fee			13.00	13.00	34.00	34.00	34.00	5.67	35.00	5.83	35.00	5.83	35.00	5.83	35.00	5.83
Bank Charges					12.75	21.25	40.00	6.67	75.00	12.50	80.00	13.33	90.00	15.00	90.00	15.00
Sundry			39.00	37.00	5.00	52.20	60.00	10.00	85.00	14.17	90.00	15.00	95.00	15.83	95.00	15.83
			52.00	50.00	51.75	107.45	134.00	15.67	195.00	20.00	205.00	20.83	220.00	21.67	220.00	21.67
Total Expeniture			5,716.00	5,525.00	6,772.00	3,652.24	6,931.50	1017.63	11,903.00	1774.90	12,787.00	1908.31	12,926.00	1916.71	13,420.00	1950.83
Sinking Fund																
Surplus/(Deficit) at end of period			(916.00)	(1,325.00)	(766.00)	3,367.76	88.50	152.37	97.00	225.10	(187.00)	191.69	274.00	283.29	380.00	349.17