

Sweet Briar Court Management Limited

No of Flats

No of properties

4.48%

4.29%

3.45%

2.03%

Income and Expenditure Account

	Actual 31/03/2016	Actual 31/03/2017	Actual 31/03/2018	Actual 31/03/2019	Actual 31/03/2020	Actual 31/03/2021	Actual 31/03/2022	Actual 31/03/2023	Actual 31/03/2024	Actual 31/03/2025	To date 03/08/2025	Budget 31/03/2026	Per unit	Estimate 31/03/2027	Per unit	Estimate 31/03/2028	Per unit	Estimate 31/03/2029	Per unit	
Income:																				
Service Charges receivable from tenants																				
Service Charges common areas	25,490.00	17,490.00	15,600.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	18,000.00	18,000.00	20,500.00	20,500.00	410.00	23,000.00	460.00	25,000.00	500.00	26,000.00	520.00	
Service Charges common parts	29,566.50	31,590.90	28,440.00	27,600.00	27,600.00	27,600.00	27,600.00	27,600.00	27,600.00	27,600.00	27,900.00	27,900.00	930.00	28,200.00	940.00	28,500.00	950.00	28,800.00	960.00	
Service charges receivable																				
Total Income	55,056.50	49,080.90	44,040.00	44,600.00	44,600.00	44,600.00	44,600.00	44,600.00	45,600.00	45,600.00	48,400.00	48,400.00	1,340.00	51,200.00	1,400.00	53,500.00	1,450.00	54,800.00	1,480.00	
Interest receivable common areas										432.62	131.89									
Interest receivable common parts										2,082.54	801.69									
Interest receivable	147.01	114.88	199.34	474.85	669.88	540.03	377.38	1,122.55	1,879.14	2,515.16	933.58									
Total income	55,203.51	49,195.78	44,239.34	45,074.85	45,269.88	45,140.03	44,977.38	45,722.55	47,479.14	48,115.16	49,333.58	48,400.00		51,200.00		53,500.00		54,800.00		
Expenditure - common areas																				
Repairs and Maintenance:																				
Grounds Maintenance	11,110.28	8,070.00	6,042.00	5,400.00	6,462.00	5,280.00	4,740.00	4,740.00	4,740.00	5,410.00	1,780.00	6,500.00	130.00	6,600.00	132.00	6,600.00	132.00	6,600.00	132.00	
Tree maintenance								2,976.00	360.00	2,840.76										
Refuse clearance	144.00	222.00	470.00	328.47	120.00	270.00	565.00	220.00	570.00	690.00	245.00	600.00	12.00	625.00	12.50	650.00	13.00	650.00	13.00	
Electrical Mtc - external	132.00		342.18	59.98			168.84	371.72		233.21		400.00	8.00	400.00	8.00	400.00	8.00	400.00	8.00	
Maintenance to site			274.00	198.00	102.00			967.00	1,697.50	857.21		2,300.00	46.00	2,400.00	48.00	2,500.00	50.00	2,600.00	52.00	
	11,386.28	8,292.00	7,128.18	5,986.45	6,684.00	5,550.00	5,473.84	9,274.72	7,367.50	10,031.18	2,025.00	9,800.00	196.00	10,025.00	200.50	10,150.00	203.00	10,250.00	205.00	
Professional Fees:																				
Accounts	550.00	720.00	720.00	720.00	840.00	840.00	840.00	840.00	960.00	960.00	960.00	960.00	19.20	960.00	19.20	960.00	19.20	960.00	19.20	
Management fees:	10,084.18	9,867.60	4,725.00	4,725.00	5,200.00	5,450.00	5,719.80	6,060.00	6,660.00	7,320.00	2,640.00	7,920.00	158.40	8,520.00	170.40	9,000.00	180.00	9,600.00	192.00	
	10,634.18	10,587.60	5,445.00	5,445.00	6,040.00	6,290.00	6,559.80	6,900.00	7,620.00	8,280.00	3,600.00	8,880.00	177.60	9,480.00	189.60	9,960.00	199.20	10,560.00	211.20	
Insurance																				
Insurance General (10%)	863.36	975.71	307.09	330.92	343.22	360.87	333.90	372.04	421.41	484.21	133.63	461.11	9.22	494.44	9.89	516.67	10.33	516.67	10.33	
Directors & Officers			133.04	186.77	119.16	91.85	90.87	170.01	200.80	231.14	243.61	270.00	5.40	285.00	5.70	320.00	6.40	340.00	6.80	
	863.36	975.71	440.13	517.69	462.38	452.72	424.77	542.04	622.21	715.35	377.24	731.11	14.62	779.44	15.59	836.67	16.73	856.67	17.13	
Communal Electricity (80%)	726.18	723.91	704.62	251.95	660.16	732.93	1,008.62	613.48	1,335.65	1,785.47	484.26	1,800.00	36.00	1,900.00	38.00	2,000.00	40.00	2,150.00	43.00	
General Expenses:																				
Companies House/ICO fe	13.00	13.00	13.00	13.00	13.00	13.00	48.00	48.00	48.00	69.00	47.00	70.00	1.40	70.00	1.40	70.00	1.40	70.00	1.40	
Bank charges											21.25			60.00		70.00		80.00		
Sundry	605.80	252.00	36.59	77.99	17.00	34.48	51.60	30.00	49.50	28.25	60.00	100.00	2.00	100.00	2.00	100.00	2.00	100.00	2.00	
	618.80	265.00	49.59	90.99	30.00	47.48	99.60	78.00	97.50	97.25	128.25	170.00	3.40	230.00	4.60	240.00	4.80	250.00	5.00	
Total Common areas	24,228.80	20,844.22	13,767.52	12,292.08	13,876.54	13,073.13	13,566.62	17,408.24	17,042.86	20,909.26	6,614.75	21,381.11	427.62	22,414.44	448.29	23,186.67	463.73	24,066.67	481.33	
Expenditure - common parts (flats only):																				
Repairs and Maintenance:																				
Electrical Maintenance	136.92	340.74	2,560.61	100.00	120.00	25.00	49.20	672.00	275.43	240.00	456.00	600.00	12.00	625.00	12.50	650.00	13.00	700.00	14.00	
Cleaning	2,612.40	4,680.00	1,443.00	1,428.00	1,428.00	1,428.00	1,461.00	1,560.00	1,743.00	1,743.16	730.00	1,940.00	38.80	2,040.00	40.80	2,140.00	42.80	2,247.00	44.94	
Maintenance	3,901.48	1,644.90	6,076.38	16,385.53	6,303.11	1,506.82	2,732.46	3,073.30	3,264.71	5,330.22	548.79	6,000.00	120.00	6,500.00	130.00	7,000.00	140.00	7,500.00	150.00	
Fire door inspections																				
Roof Repairs		876.00	1,750.00		600.00	19,775.53	25,412.00	23,380.00	4,340.00	12,240.00		7,000.00	140.00	7,000.00	140.00	7,000.00	140.00	7,000.00	140.00	
Window Cleaning	3,219.62	1,282.83	240.00	360.00	370.00	390.00	390.00	260.00	390.00	390.00	143.00	440.00	8.80	460.00	9.20	480.00	9.60	500.00	10.00	
	9,870.42	8,824.47	12,069.99	18,273.53	8,821.11	23,125.35	30,044.66	28,945.30	10,013.14	19,943.38	1,877.79	15,980.00	319.60	16,625.00	332.50	17,270.00	345.40	17,947.00	358.94	
Professional fees - Fire risk assessment	1,261.00	600.00						400.00		415.00	133.20			550.00	11.00			600.00	12.00	
Insurance																				
General Insurance (90%)	7,770.20	8,781.41	2,763.83	2,978.30	3,088.98	3,247.87	3,005.11	3,348.32	3,792.72	4,357.92	1,202.67	4,150.00	83.00	4,450.00	89.00	4,650.00	93.00	4,650.00	93.00	
Rebuild Cost Assessment		792.00						180.00			145.20	300.00	6.00					350.00	7.00	
	7,770.20	9,573.41	2,763.83	2,978.30	3,088.98	3,247.87	3,005.11	3,528.32	3,792.72	4,357.92	1,347.87	4,450.00	89.00	4,450.00	89.00	4,650.00	93.00	5,000.00	100.00	
Communal Electricity (20%)	181.55	180.98	176.15	62.99	165.04	183.23	252.15	153.37	333.91	446.37	121.07	450.00	9.00	475.00	9.50	500.00	10.00	537.50	10.75	
Total Common parts (flats only)	19,083.17	19,178.86	15,009.97	21,314.82	12,075.13	26,556.45	33,301.93	33,026.99	14,139.77	25,162.67	3,479.93	20,880.00	417.60	22,100.00	442.00	22,420.00	448.40	24,084.50	481.69	
Total Expenditure	43,311.97	40,023.08	28,777.49	33,606.90	25,951.67	39,629.58	46,868.55	50,435.24	31,182.63	46,071.93	10,094.68	42,261.11	845.22	44,514.44	890.29	45,606.67	912.13	48,151.17	963.02	
Surplus/(deficit) at end of period	11,891.54	9,172.70	15,461.85	11,467.95	19,318.21	5,510.45	(1,891.17)	(4,712.68)	16,296.51	2,043.23	39,238.90	6,138.89	122.78	6,685.56	133.71	7,893.33	157.87	6,648.83	132.98	
Surplus/(deficit) common areas	1,261.20	(3,354.22)	1,832.48	4,707.92	3,123.46	3,926.87	3,433.38	(408.24)	957.14	(2,476.64)	14,017.14	(881.11)	-17.62	585.56	11.71	1,813.33	36.27	1,933.33	38.67	
Surplus/(deficit) common parts (flats)	10,630.34	12,526.92	13,629.37	6,760.03	16,194.75	1,583.58	(5,324.55)	(4,304.44)	15,339.37	4,519.87	25,221.76	7,020.00	512.40	6,100.00	498.00	6,080.00	501.60	4,715.50	478.31	
	11,891.54	9,172.70	15,461.85	11,467.95	19,318.21	5,510.45	(1,891.17)	(4,712.68)	16,296.51	2,043.23	39,238.90	6,138.89		6,685.56		7,893.33				