Linden Court

Income Statement

	Actual	Actual	Actual	Actual	Year Todate 26/08/2026	Forecast	Budget	Estimated	Estimated	Estimated
							9.53%	5.13%	5.45%	5.94%
	30/09/2022	**30/09/2023**	**30/09/2024**	**30/09/2025**	**31/08/2026**	**31/08/2026**	**31/08/2027**	**31/08/2028**	**31/08/2029**	**31/08/2030**
A Property - Residential							33,332.23	30,470.00	32,675.00	35,660.00
A Property - Commercial							1,000.00	1,050.00	1,100.00	1,150.00
A Property - Allocated							33,085.92	37,470.00	40,175.00	41,660.00
A Property Total					**44,868.24**	**44,868.24**	**67,418.15**	**68,990.00**	**73,950.00**	**78,470.00**
B Estate										
C Car park					474.32	474.32	2,856.80	4,890.15	3,959.40	4,070.01
Insurance					18,820.51	18,820.51				
Total	**28,584.09**	**34,994.31**	**30,721.20**		**64,163.07**	**64,163.07**	**70,274.95**	**73,880.15**	**77,909.40**	**82,540.01**
Other income										
Interest received	0.59	15.93	46.15		430.91	200.00	300.00	100.00	100.00	100.00
Total Income	**28,584.68**	**35,010.24**	**30,767.35**		**64,593.98**	**64,363.07**	**70,574.95**	**73,980.15**	**78,009.40**	**82,640.01**
A Residential costs 100%										
Electricity	477.10	5,763.46	1,300.82		3,085.74	2,720.00	3,100.00	3,150.00	3,380.00	3,500.00
Cleaning	1,535.99	2,121.86	1,761.86		2,060.00	2,500.00	2,650.00	2,810.00	3,000.00	3,180.00
Maintenance - general	3,067.54	3,698.01	3,187.03		4,964.18	6,500.00	7,000.00	7,500.00	8,000.00	8,500.00
Door entry							3,000.00	3,500.00	400.00	400.00
Maintenance - redecoration							2,700.00	2,800.00	3,000.00	3,100.00
Maintenance - carpets							3,000.00	3,000.00	3,000.00	3,000.00
Maintenance - electrical	54.00	45.60			3,950.87	2,400.00	2,400.00	2,500.00	2,600.00	2,700.00
Maintenance - fire alarms/ AOV	1,135.68	1,472.23	1,184.44		3,639.47	3,600.00	3,700.00	4,000.00	4,240.00	4,494.40
Maintenance - lift	4,299.49	3,941.38	4,467.97		12,159.26	2,000.00	4,000.00	4,200.00	4,400.00	4,650.00
Window cleaning	790.00	395.00				1,000.00	600.00	650.00	700.00	750.00
Insurance - lift	569.04	536.30	772.71		776.23	550.00	452.23	500.00	550.00	610.00
Fire & General risk assessments	737.33	690.00	720.00		2,503.80	700.00	250.00	1,200.00	300.00	1,300.00
Pest Control 87.5%	428.28	422.38	346.19		241.90	600.00	480.00	520.00	570.00	600.00
	13,094.45	**19,086.22**	**13,741.02**		**33,381.46**	**22,570.00**	**33,332.23**	**36,330.00**	**34,140.00**	**36,784.40**
A Commercial costs 100%										
Professional costs - VAT					984.00		1,000.00	1,050.00	1,100.00	1,150.00
					984.00		**1,000.00**	**1,050.00**	**1,100.00**	**1,150.00**
A Property 34.99% commercial 65.01% residential										
Insurance - buildings					18,820.48	18,820.51	11,360.92	12,500.00	13,500.00	15,000.00
Insurance - Rebuild Cost Assessment							450.00			500.00
Management fees	10,510.40	11,510.00	10,925.12		13,461.20	13,500.00	11,500.00	12,500.00	13,250.00	14,000.00
Professional fees			2,210.00							
Maintenance roof						2,100.00	2,200.00	2,300.00	2,500.00	2,500.00
Maintenance other	1,728.00	616.00	526.02				1,000.00	1,000.00	1,100.00	1,200.00
Accountancy	850.00	850.00	850.00			1,200.00	840.00	1,400.00	1,500.00	1,600.00
Sundry					54.60	65.00	75.00	80.00	85.00	90.00
Bank charges						102.00	120.00	130.00	140.00	150.00
Fly-tipping					300.00	520.00	540.00	560.00	600.00	620.00
	13,088.40	**12,976.00**	**14,511.14**		**33,412.51**	**36,307.51**	**28,085.92**	**30,470.00**	**32,675.00**	**35,660.00**
C Car Park Costs 4.37% commercial 95.63% residential										
Maintenance - general	1,036.80	691.20	1,274.40			600.00	625.00	650.00	700.00	700.00
Maintenance - electrical										
Maintenance - gate	1,303.85	2,196.48	1,191.34		1,968.95	2,400.00	2,000.00	4,000.00	3,000.00	3,100.00
Electricity 5%					162.41	150.00	163.16	165.79	177.89	184.21
Pest Control 12.5%	61.18	60.34	49.46		60.48	150.00	68.64	74.36	81.51	85.80
	2,401.83	**2,948.02**	**2,515.20**		**2,191.83**	**3,300.00**	**2,856.80**	**4,890.15**	**3,959.40**	**4,070.01**
Total costs	**28,584.68**	**35,010.24**	**30,767.35**		**68,985.80**	**62,177.51**	**64,274.95**	**71,690.15**	**70,774.40**	**76,514.41**
To (From) Reserves					**(4,391.82)**	**2,185.56**	**6,300.00**	**2,290.00**	**7,235.00**	**6,125.60**
A Property - Residential										
A Property - Commercial										
A Property - Allocated							5,000.00	7,000.00	7,500.00	6,000.00
A Property surplus/(deficit)					(2,674.31)	5,011.24	5,000.00	7,000.00	7,500.00	6,000.00
B Estate surplus/(deficit)										
C Car park surplus/(deficit)					(1,717.51)	(2,825.68)				
Total					**(4,391.82)**	**2,185.56**	**5,000.00**	**7,000.00**	**7,500.00**	**6,000.00**