

McArthur Court (Swindon) Management Company Limited

No of Flats

No of properties

Income and Expenditure Account

Income:

Service Charges receivable from tenants

	Actual 31/12/2019	Actual 31/12/2020	Actual 31/12/2021	Actual 31/12/2022	Actual 31/12/2023	Actual 31/12/2024	Actual 31/12/2025	To date 30/06/2026 Actual 31/12/2026	Budget 31/12/2026	Estimate 31/12/2027	Estimate 31/12/2028	Estimate 31/12/2029	Estimate 31/12/2030
Common areas/parking (287)	53,676.07	58,005.73	60,005.64	63,005.45	71,506.64	80,007.52	89,078.31	95,084.10	95,000.00	100,000.00	105,000.00	110,000.00	112,200.00
Apartments (162)	129,265.36	115,003.80	100,002.60	85,003.02	88,001.64	100,002.60	112,185.78	125,207.43	125,000.00	135,000.00	145,000.00	150,000.00	153,000.00
Lift (11)	2,818.99	3,499.98	3,630.00	3,696.00	3,894.99	4,049.98	4,300.39	4,499.84	4,400.00	4,600.00	4,850.00	5,100.00	5,202.00
Coach Houses (14)	3,401.38	2,499.50	2,899.42	3,099.38	3,617.34	4,051.18	4,519.08	4,849.10	4,850.00	5,200.00	5,700.00	6,200.00	6,500.00
Total service charge Income	189,161.80	179,009.01	166,537.66	154,803.85	167,020.61	188,111.28	210,083.56	229,640.47	229,250.00	244,800.00	260,550.00	271,300.00	276,902.00

Ground rent	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	60,000.00	60,000.00	60,000.00
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Interest receivable:

Common areas					(73.69)	(134.36)	(240.63)	26.48					
Common parts	1,453.96	1,837.54	2,069.47	4,579.47	7,643.22	6,422.07	9,030.90	2,384.16					
Lift					272.69	357.04	709.83	226.78					
Coach Houses					185.62	190.04	322.82	94.38					
	1,453.96	1,837.54	2,069.47	4,579.47	8,027.84	6,834.78	9,822.93	2,731.80					

Total income	216,775.76	207,006.55	194,767.13	185,543.32	201,208.45	221,106.06	246,066.49	258,532.27	255,410.00	270,960.00	320,550.00	331,300.00	336,902.00
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Expenditure:

Ground rent paid	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	26,160.00	60,000.00	60,000.00	60,000.00
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Common areas (287 properties)

Repairs and Maintenance:

Grounds Maintenance	17,020.15	15,689.98	17,126.22	18,800.75	19,212.24	17,776.25	18,142.42	10,078.16	20,500.00	21,000.00	22,000.00	24,000.00	25,000.00
Waste management	340.00	2,404.00	2,460.00	8,894.33	8,380.00	8,466.95	8,974.10	5,400.00	8,300.00	8,400.00	8,600.00	8,800.00	9,200.00
Electrical Mtc - external	1,011.80	898.36	228.85	363.50		150.00	497.19		700.00	800.00	900.00	1,000.00	1,000.00
Electricity (20%)				942.33	1,382.27	2,115.47	1,124.86	1,156.12	2,125.00	2,250.00	2,375.00	2,500.00	2,625.00
Water	101.59								300.00	300.00	300.00	300.00	300.00
Maintenance to site	7,084.71	2,737.29	3,760.49	7,465.26	2,459.83	6,775.68	2,556.03	1,046.00	4,300.00	4,400.00	4,500.00	4,600.00	4,800.00
	25,558.25	21,729.63	23,575.56	36,466.17	31,434.34	35,284.35	31,294.60	17,680.28	36,225.00	37,150.00	38,675.00	41,200.00	42,925.00

Professional Fees:

Accounts	2,400.00	960.00	960.00	1,000.00	1,030.00	1,100.00	1,200.00		1,200.00	1,300.00	1,400.00	1,500.00	1,500.00
Professional fees		1,476.00	2,790.40	(732.00)									
Management fees	34,013.74	27,798.00	35,280.02	37,002.00	39,068.40	41,459.20	44,234.40	23,322.60	46,645.20	49,416.00	52,171.20	54,926.40	57,672.72
	36,413.74	30,234.00	39,030.42	37,270.00	40,098.40	42,559.20	45,434.40	23,322.60	47,845.20	50,716.00	53,571.20	56,426.40	59,172.72

Insurance

Insurance General (5%)	945.52	1,117.68	1,281.35	1,501.28	1,710.85	1,792.31	1,850.30	1,669.15	2,100.00	2,200.00	2,350.00	2,500.00	2,700.00
Directors & Officers	383.63	145.73	148.51	319.59	468.23	427.43	387.36	347.48	520.00	540.00	570.00	590.00	620.00
	1,329.15	1,263.41	1,429.86	1,820.87	2,179.08	2,219.74	2,237.66	2,016.63	2,620.00	2,740.00	2,920.00	3,090.00	3,320.00

General Expenses:

Companies House/ICO Fee	13.00	13.00	13.00	48.00	48.00	48.00	81.00		97.00	110.00	120.00	130.00	140.00
Bank charges	14.85							3.00	120.00				
Sundry	521.43	347.78	297.64	129.21	272.30	245.02	416.70	288.46	450.00	450.00	450.00	475.00	500.00
	549.28	360.78	310.64	177.21	320.30	293.02	497.70	291.46	667.00	560.00	570.00	605.00	640.00

Total Common areas	63,850.43	53,587.82	64,346.48	75,734.25	74,032.12	80,356.31	79,464.36	43,310.97	87,357.20	91,166.00	95,736.20	101,321.40	106,057.72
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Common parts (162 apartments):

Repairs and Maintenance:

Electrical Maintenance	1,517.65	1,282.93	1,231.00	2,602.40	6,976.90	2,624.55	5,150.45	42.00	6,000.00	6,000.00	6,000.00	6,000.00	6,250.00
Cleaning	17,312.88	15,120.99	14,500.20	12,192.00	12,192.00	12,988.15	12,806.85	7,791.00	14,500.00	15,500.00	16,500.00	17,500.00	18,375.00
Maintenance - general	10,027.40	6,298.45	8,870.66	41,287.35	73,283.19	78,332.99	57,981.56	75,833.01	74,000.00	60,000.00	60,000.00	24,000.00	26,000.00
Maintenance - fire prevention	2,686.90	1,175.00	11,092.87	2,180.00	28,749.46	2,501.32	174.86		3,000.00	3,000.00	3,000.00	3,200.00	3,200.00
Professional fees - Fire Risk Assessment	3,240.00			3,750.00		4,250.00	648.60		4,600.00		5,000.00		5,400.00
Maintenance - Redecorating	8,665.19	11,066.20	10,125.00	11,325.00	10,080.00	2,130.00	2,050.00		6,000.00	12,500.00	13,000.00	13,500.00	14,000.00
Roof Repairs	4,773.60	3,984.23	4,795.23	10,620.87	3,848.00	8,700.00	4,773.76		5,000.00	5,000.00	5,000.00	6,000.00	6,000.00
Window Cleaning		596.00	596.00	596.00		720.00	720.00	480.00	1,000.00	1,200.00	1,400.00	1,600.00	1,700.00
	48,223.62	39,523.80	51,210.96	84,553.62	135,129.55	112,247.01	84,306.08	84,146.01	114,100.00	103,200.00	109,900.00	71,800.00	80,925.00

Insurance

General Insurance (85.67%)	16,254.56	19,150.26	21,954.58	25,722.92	29,313.74	30,709.45	31,703.03	28,599.15	35,981.40	37,694.80	40,264.90	42,835.00	46,261.80
Re-build Cost Assessment				3,816.00			2,880.00				4,300.00		
	16,254.56	19,150.26	21,954.58	29,538.92	29,313.74	30,709.45	34,583.03	28,599.15	35,981.40	37,694.80	44,564.90	42,835.00	46,261.80

Communal Electricity	5,376.61	5,347.50	5,366.32	3,769.33	5,529.06	8,461.87	4,499.46	4,624.46	8,500.00	9,000.00	9,500.00	10,000.00	10,500.00
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Total Common parts (apartments only)	69,854.79	64,021.56	78,531.86	117,861.87	169,972.35	151,418.33	123,388.57	117,369.62	158,581.40	149,894.80	163,964.90	124,635.00	137,686.80
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Lift (11 apartments)

Maintenance	2,503.40	1,288.70	2,460.95	1,688.87	570.96	781.35	704.24	192.00	2,600.00	2,650.00	2,800.00	2,900.00	3,200.00
Engineering Insurance	390.79	432.71	527.91	466.43	394.34	401.11	401.11	412.08	500.00	525.00	550.00	575.00	620.00
	2,894.20	1,721.41	2,988.86	2,155.30	965.30	1,182.46	1,105.35	604.08	3,100.00	3,175.00	3,350.00	3,475.00	3,820.00

Coach Houses - common parts (14 coach houses):

Maintenance	390.00	426.81	155.77	3,086.96	856.00	696.00	519.83		900.00	1,000.00	1,100.00	1,200.00	1,300.00
Insurance (9.33%)	1,732.35	2,085.58	2,390.99	2,801.39	3,192.45	3,344.45	3,452.66	3,114.63	3,918.60	4,105.20	4,385.10	4,665.00	5,038.20
	2,122.35	2,512.39	2,546.76	5,888.34	4,048.45	4,040.45	3,972.49	3,114.63	4,818.60	5,105.20	5,485.10	5,865.00	6,338.20

Total Expenditure	164,881.77	148,003.18	174,573.96	227,799.76	275,178.23	263,157.55	234,090.78	190,559.30	280,017.20	275,501.00	328,536.20	295,296.40	313,902.72
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Surplus/(Deficit) at end of period	51,893.99	59,003.37
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