

Mary Floyd House Management Company Limited

Income Statement

	Actual	Actual	Actual	Actual	Actual	Year ToDate 08/09/2025	Draft Budget	Estimated	Estimated	Estimated	Estimated
	30/06/2021	30/06/2022	30/06/2023	30/06/2024	30/06/2025	30/06/2026	30/06/2026	30/06/2027	30/06/2028	30/06/2029	30/06/2030
	930.00	970.00	1,040.00	1,100.00	1,150.00	1,200.00	1200	1240	1290	1340	1390
	360.00	340.00	320.00	330.00	340.00	350.00	350	380	410	440	470
Service Charges:											
Common Areas (building)	6,510.00	6,790.00	7,280.00	7,700.00	8,050.00	8,400.00	8,400.00	8,680.00	9,030.00	9,380.00	9,730.00
Common Parts (internal areas)	2,160.00	2,040.00	1,920.00	1,980.00	2,040.00	2,100.00	2,100.00	2,280.00	2,460.00	2,640.00	2,820.00
Total	8,670.00	8,830.00	9,200.00	9,680.00	10,090.00	10,500.00	10,500.00	10,960.00	11,490.00	12,020.00	12,550.00
Interest received	37.48	43.75	238.12	494.17	497.41	125.46					
Total Income	8,707.48	8,873.75	9,438.12	10,174.17	10,587.41	10,625.46	10,500.00	10,960.00	11,490.00	12,020.00	12,550.00
Common Areas (Lease parts A & B)											
Repairs and Maintenance:											
CCTV	485.01	142.85					300.00	320.00	350.00	350.00	350.00
Bollards											
Roof		948.00	537.60								
Fire alarms maintenance					464.45	72.00					
TV communal reception							100.00	110.00			
External maintenance	760.00	775.00	545.00	599.99	583.60	40.00	1,050.00	1,100.00	1,200.00	1,200.00	1,300.00
Window Cleaning	210.00	210.00	140.00	210.00	160.00		380.00	380.00	400.00	420.00	450.00
	1,455.01	2,075.85	1,222.60	809.99	1,208.05	112.00	1,830.00	1,910.00	1,950.00	1,970.00	2,100.00
Grounds Maintenance:											
Grounds Maintenance		30.00		40.00		25.00	70.00	75.00	80.00	90.00	100.00
Fly-tipping	25.00	108.00	80.00		105.00		100.00	110.00	120.00	140.00	160.00
Electricity	358.00	351.56	352.76	373.41	352.70	92.56	370.00	420.00	440.00	450.00	470.00
	383.00	489.56	432.76	413.41	457.70	117.56	540.00	605.00	640.00	680.00	730.00
Professional Fees:											
Accounts	720.00	720.00	720.00	840.00	840.00		840.00	840.00	840.00	840.00	840.00
Management Fees	1,400.00	1,500.00	1,602.00	1,728.00	1,896.00	337.00	2,022.00	2,148.00	2,292.00	2,376.00	2,460.00
Professional fees - fire risk assessment		300.00		300.00	80.40		450.00		500.00		540.00
	2,120.00	2,520.00	2,322.00	2,868.00	2,816.40	337.00	3,312.00	2,988.00	3,632.00	3,216.00	3,840.00
Insurance:											
Buildings Insurance	1,536.30	1,319.61	1,344.05	1,571.84	1,797.16	1,912.21	1,900.00	1,950.00	2,100.00	2,200.00	2,350.00
D&O insurance	84.54	119.37	189.02	206.96	217.28	149.42	260.00	285.00	300.00	320.00	345.00
Rebuild Cost Assessment				180.00				200.00			240.00
	1,620.84	1,438.98	1,533.07	1,958.81	2,014.44	2,061.63	2,160.00	2,435.00	2,400.00	2,520.00	2,935.00
General Expenses:											
Sundry	12.00	12.00	36.48	12.00	12.00		50.00	50.00	55.00	55.00	60.00
Company registration fees	48.00	48.00	48.00	69.00	69.00	47.00	70.00	81.00	81.00	81.00	81.00
Bank charges					21.25	8.50	70.00	80.00	90.00	100.00	115.00
	60.00	60.00	84.48	81.00	102.25	55.50	190.00	211.00	226.00	236.00	256.00
	5,638.85	6,584.39	5,594.91	6,131.21	6,598.84	2,683.69	8,032.00	8,149.00	8,848.00	8,622.00	9,861.00
Common Parts (Lease part C)											
Cleaning	480.00	490.00	555.00	615.00	680.00	180.00	660.00	695.00	730.00	770.00	800.00
Door Access Control							5,000.00	200.00	220.00	230.00	230.00
Electrical maintainance	320.00	50.00		58.80			400.00	400.00	450.00	500.00	500.00
Internal maintenance							550.00	600.00	650.00	700.00	700.00
	800.00	540.00	555.00	673.80	680.00	180.00	6,610.00	1,895.00	2,050.00	2,200.00	2,230.00
Total operating costs	6,438.85	7,124.39	6,149.91	6,805.01	7,278.84	2,863.69	14,642.00	10,044.00	10,898.00	10,822.00	12,091.00
Interest paid											
Total costs	6,438.85	7,124.39	6,149.91	6,805.01	7,278.84	2,863.69	14,642.00	10,044.00	10,898.00	10,822.00	12,091.00
Common Areas surplus/(deficit)	908.63	249.36	1,923.21	2,062.96	1,948.57	5,841.77	368.00	531.00	182.00	758.00	(131.00)
Common Parts surplus/(deficit)	1,360.00	1,500.00	1,365.00	1,306.20	1,360.00	1,920.00	(4,510.00)	385.00	410.00	440.00	590.00
Total to/(from) General Reserves	2,268.63	1,749.36	3,288.21	3,369.16	3,308.57	7,761.77	(4,142.00)	916.00	592.00	1,198.00	459.00