

Charminster Close Residents Company Limited

Profit & Loss Account

	Actual 31/12/2006	Actual 31/12/2007	Actual 31/12/2008	Actual 31/12/2009	Actual 31/12/2010	Actual 31/12/2011	Year ToDate 13/02/2012	Budget 31/12/2012	Estimated 01/01/2013	Estimated 31/12/2014	Estimated 01/01/2015	Estimated 01/01/2016	Estimated 01/01/2017	Estimated 01/01/2018
							31/12/2012	31/12/2012						
Service Charges	21,450.00	21,450.00	22,890.00	23,610.00	24,330.00	25,050.00	25,050.00	25,050.00	26,130.00	27,210.00	28,290.00	29,370.00	30,450.00	31,530.00
Ground Rents	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00
Instalment fees	1,320.00	1,440.00	1,320.00	1,380.00	1,440.00	1,440.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
Total Service Charge	24,720.00	24,840.00	26,160.00	26,940.00	27,720.00	28,440.00	27,000.00	27,500.00	28,580.00	29,660.00	30,740.00	31,820.00	32,900.00	33,980.00
Other income	1,365.00	800.00	600.00	0.00	650.00	40.00	0.00							
Total Income	26,085.00	25,640.00	26,760.00	26,940.00	28,370.00	28,480.00	27,000.00	27,500.00	28,580.00	29,660.00	30,740.00	31,820.00	32,900.00	33,980.00
Ground rents	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	0.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00
Insurance	3,064.29	3,074.96	3,041.56	2,935.29	2,889.90	3,112.30	1,679.55	4,600.00	4,800.00	5,300.00	5,600.00	5,600.00	5,800.00	6,000.00
Electricity	88.48	267.03	82.45	84.16	68.27	103.00	47.41	550.00	550.00	600.00	600.00	600.00	600.00	620.00
Cleaning	930.00	950.00	960.00	1,120.00	1,050.00	830.00	180.00	1,650.00	1,750.00	1,850.00	1,950.00	2,100.00	2,200.00	2,300.00
Grounds Maintenance	1,979.00	3,573.00	3,526.13	3,559.87	2,148.00	4,498.00	179.00	10,000.00	4,600.00	4,400.00	4,500.00	4,600.00	4,700.00	5,000.00
Repairs & Maintenance	1,645.08	688.91	2,538.75	2,598.36	235.67	2,236.74	53.00	6,000.00	8,000.00	9,000.00	10,000.00	11,000.00	11,500.00	12,000.00
TV communal reception	0.00	0.00	0.00	4,200.00	3,250.00	424.00	342.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
Communal Door replacement			9,085.00											
Door Entry						0.00	0.00	7,000.00						
UPVC Windows				1,969.03	0.00									
Roof maintenance	22,060.61	14,628.74												
Management Fees														
Sundry	181.65	149.39	153.95	154.88	119.36	94.03	0.00	170.00	180.00	190.00	200.00	220.00	220.00	240.00
Companies House Fees	15.00	30.00	45.00	45.00	45.00	42.00	0.00	45.00	45.00	45.00	50.00	50.00	50.00	50.00
Accountancy	550.65	575.70	575.00	610.08	628.63	650.00	0.00	670.00	690.00	720.00	750.00	750.00	780.00	800.00
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00							
Interest payable														
	32,464.76	25,887.73	21,957.84	19,226.67	12,384.83	13,940.07	2,480.96	32,985.00	22,915.00	24,405.00	25,950.00	27,220.00	28,150.00	29,310.00
Operating profit/(loss)	(6,379.76)	(247.73)	4,802.16	7,713.33	15,985.18	14,539.94	24,519.05	(5,485.00)	5,665.00	5,255.00	4,790.00	4,600.00	4,750.00	4,670.00
Interest received	343.08	277.90	290.57	302.61	627.74	339.28	0.86	300.00	300.00	300.00	300.00	300.00	300.00	300.00
Net Profit/(Loss)	(6,036.68)	30.17	5,092.73	8,015.94	16,612.92	14,879.21	24,519.91	(5,185.00)	5,965.00	5,555.00	5,090.00	4,900.00	5,050.00	4,970.00
Allocated as follows:														
To/(From) Roof Sinking Fund	(8,760.00)	(4,000.00)	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00
To (from) General Reserves	2,723.32	4,030.17	292.73	3,215.94	11,812.92	10,079.21	19,719.91	(9,985.00)	1,165.00	755.00	290.00	100.00	250.00	170.00
Reserves movement	(6,036.68)	30.17	5,092.73	8,015.94	16,612.92	14,879.21	24,519.91	(5,185.00)	5,965.00	5,555.00	5,090.00	4,900.00	5,050.00	4,970.00
<i>Service Charge and Ground Rent pa</i>	<i>840.00</i>	<i>840.00</i>	<i>888.00</i>	<i>912.00</i>	<i>936.00</i>	<i>960.00</i>	<i>960.00</i>	<i>960.00</i>	<i>996.00</i>	<i>1,032.00</i>	<i>1,068.00</i>	<i>1,104.00</i>	<i>1,140.00</i>	<i>1,176.00</i>
<i>Less available early pyt discount</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>	<i>60.00</i>
<i>Net due if paid in advance</i>	<i>780.00</i>	<i>780.00</i>	<i>828.00</i>	<i>852.00</i>	<i>876.00</i>	<i>900.00</i>	<i>900.00</i>	<i>900.00</i>	<i>936.00</i>	<i>972.00</i>	<i>1,008.00</i>	<i>1,044.00</i>	<i>1,080.00</i>	<i>1,116.00</i>
<i>Or monthly over 12 months</i>	<i>70</i>	<i>70</i>	<i>74</i>	<i>76</i>	<i>78</i>	<i>80</i>	<i>80</i>	<i>80</i>	<i>83</i>	<i>86</i>	<i>89</i>	<i>92</i>	<i>95</i>	<i>98</i>
			2.86%	2.70%	2.63%	2.56%	0.00%	0.00%	3.75%	3.61%	3.49%	3.37%	3.26%	3.16%