

Ermin Mews Management Company Limited

			Year Todate 13/05/2026	8.11% Budget	5.00% Estimated	3.57% Estimated	3.45% Estimated	5.56% Estimated
<u>Income Statement</u>	Actual 31/12/2024	Actual 31/12/2025	31/12/2026	31/12/2026	31/12/2027	31/12/2028	31/12/2029	31/12/2030
Estate charges (17)	10,000.08	10,000.08	11,500.16	11,500.00	12,000.00	12,250.00	12,500.00	12,750.00
Service charge - buildings (15)	7,000.73	8,500.86	8,500.86	8,500.00	9,000.00	9,500.00	10,000.00	11,000.00
Other								
Total	17,000.81	18,500.94	20,001.02	20,000.00	21,000.00	21,750.00	22,500.00	23,750.00
Bank interest received	146.18	339.96	135.21	100.00	100.00	100.00	100.00	100.00
Interest received on overdue accounts	17.71	68.31						
Total Income	17,164.70	18,909.21	20,136.23	20,000.00	21,000.00	21,750.00	22,500.00	23,750.00
ESTATE costs (all 17)								
Insurance - public liability (10%)	161.37	199.34	254.32	216.67	266.67	288.89	311.11	333.33
Insurance - D&O	157.13	194.42	196.60	220.00	240.00	265.00	280.00	280.00
Management fees	3,830.00	5,120.00	1,838.00	5,514.00	5,790.00	6,096.00	6,402.00	6,708.00
Maintenance - grounds	762.99	480.99	68.50	1,450.00	1,950.00	1,650.00	1,732.50	1,732.50
Maintenance - site	120.00			5,500.00	750.00	750.00	800.00	800.00
Accountancy	720.00	840.00		840.00	840.00	840.00	840.00	840.00
Bank charges			12.00	50.00	55.00	60.00	65.00	70.00
Sundry	110.09	94.20		50.00	55.00	60.00	65.00	70.00
Fly-tipping				50.00	50.00	50.00	50.00	50.00
Company registration fees and fines	184.00	34.00		50.00	55.00	60.00	65.00	75.00
	6,045.59	6,962.95	2,369.42	13,940.67	10,051.67	10,119.89	10,610.61	10,958.83
SERVICE CHARGE costs								
Buildings (15)								
Window Cleaning								
Maintenance - roof	396.00	2,460.00		1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Insurance - building (90%)	1,452.36	1,794.08	2,288.87	1,950.00	2,400.00	2,600.00	2,800.00	3,000.00
Insurance - rebuild cost assessment		199.75				300.00		
Maintenance - general	311.54	960.00	65.00	3,000.00	3,500.00	4,000.00	4,500.00	5,000.00
Maintenance - electrical	6.55			200.00	250.00	300.00	300.00	300.00
Maintenance - external redecoration		2,880.00		250.00	250.00	250.00	250.00	2,000.00
Health & Safety	325.00			450.00		450.00		450.00
	2,491.45	8,293.83	2,353.87	6,850.00	7,400.00	8,900.00	8,850.00	11,750.00
Total costs	8,537.04	15,256.78	4,723.29	20,790.67	17,451.67	19,019.89	19,460.61	22,708.83
Surplus/(deficit) to/(from) reserves	8,627.66	3,652.43	15,412.94	(790.67)	3,548.33	2,730.11	3,039.39	1,041.17
Allocated as follows:								
Estate surplus/(deficit)	4,118.38	3,445.40	9,265.95	(2,440.67)	1,948.33	2,130.11	1,889.39	1,791.17
Buildings surplus/(deficit)	4,509.28	207.03	6,146.99	1,650.00	1,600.00	600.00	1,150.00	(750.00)
Total to/(from) reserves	8,627.66	3,652.43	15,412.94	(790.67)	3,548.33	2,730.11	3,039.39	1,041.17