

Balancing Statement

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	To date 16/09/2025	Budget	Budget
	30/09/2018	30/09/2019	30/09/2020	30/09/2021	30/09/2022	30/09/2023	30/09/2024	30/09/2025	30/09/2025	30/09/2026
Service Charges owed by tenants:	1,850.00	1,602.00	1,400.00	0.00	500.00	2,075.00	1,656.78	3,201.78	1,000.00	1,000.00
Other Debtors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Debtors (Mainstay)	1,370.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepayments	3,755.26	3,898.35	3,970.92	3,289.21	3,691.64	3,941.93	4,676.62	4,594.22	4,000.00	4,500.00
Total Debtors	6,975.29	5,500.35	5,370.92	3,289.21	4,191.64	6,016.93	6,333.40	7,796.00	5,000.00	5,500.00
Cash	54,760.03	121,661.26	136,319.25	154,652.34	159,501.56	179,222.88	184,394.84	173,086.96	157,634.39	136,942.86
Current Assets	61,735.32	127,161.61	141,690.17	157,941.55	163,693.20	185,239.81	190,728.24	180,882.96	162,634.39	142,442.86
Accrued expenses	2,102.85	1,758.29	6,318.86	3,763.79	3,624.74	6,630.49	8,173.74	7,269.63	5,000.00	6,500.00
Other creditors	4,332.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
S Charges received in advance	6,360.00	6,030.00	5,740.00	6,675.00	3,815.00	6,940.00	971.00	1,860.50	5,500.00	5,500.00
Current Liabilities	12,795.32	7,788.29	12,058.86	10,438.79	7,439.74	13,570.49	9,144.74	9,130.13	10,500.00	12,000.00
Net Assets	48,940.00	119,373.32	129,631.31	147,502.76	156,253.46	171,669.32	181,583.50	171,752.83	157,134.39	135,942.86
Members' Reserves:										
b/f - Estate Reserves Croft & Newport										
Surplus/(Deficit) for period										
Extra to be claimed/(refunded)										
b/f Common Parts - Croft House	19,093.99	22,398.82	24,531.18	25,584.79	27,577.03	27,489.65	29,555.98	30,237.21	30,237.21	25,434.64
Surplus/(Deficit) for period	3,304.83	2,132.35	1,053.61	1,992.24	(87.38)	2,066.33	681.23	(3,976.44)	(4,802.57)	(4,794.43)
Extra to be claimed/(refunded)										
	22,398.82	24,531.18	25,584.79	27,577.03	27,489.65	29,555.98	30,237.21	26,260.77	25,434.64	20,640.21
b/f Common Parts - Newport House	18,107.14	20,942.47	23,899.37	23,519.48	24,939.72	25,888.26	26,542.65	25,725.30	25,725.30	20,622.20
Surplus/(Deficit) for period	2,835.33	2,956.90	(379.89)	1,420.24	948.53	654.39	(817.35)	(4,330.66)	(5,103.10)	(5,074.96)
Extra to be claimed/(refunded)										
	20,942.47	23,899.37	23,519.48	24,939.72	25,888.26	26,542.65	25,725.30	21,394.64	20,622.20	15,547.24
b/f Reserves - Southwich House	(33.77)	3,860.96	35,011.31	38,827.71	42,656.67	45,660.96	49,403.88	49,224.28	49,224.28	39,423.08
Surplus/(Deficit) for period	3,894.73	4,997.00	3,816.40	3,828.96	3,004.29	3,742.92	(179.60)	(7,292.74)	(9,801.20)	(9,719.91)
Recovered from Mainstay net of costs		26,153.35								
	3,860.96	35,011.31	38,827.71	42,656.67	45,660.96	49,403.88	49,224.28	41,931.54	39,423.08	29,703.16
b/f Reserves - Scott House	1,185.99	3,012.55	14,982.96	16,208.49	18,960.89	20,346.53	22,075.04	24,885.82	24,885.82	26,587.98
Surplus/(Deficit) for period	1,826.56	1,073.18	1,225.52	2,752.40	1,385.64	1,728.51	2,810.77	3,425.69	1,702.17	1,134.96
Recovered from Mainstay net of costs		10,897.23								
	3,012.55	14,982.96	16,208.49	18,960.89	20,346.53	22,075.04	24,885.82	28,311.50	26,587.98	27,722.94
b/f Reserves - Betjeman House	(972.63)	(224.21)	10,742.99	12,963.72	16,635.21	14,522.52	19,506.44	25,179.77	25,179.77	25,943.20
Surplus/(Deficit) for period	748.42	2,249.42	2,220.73	3,671.49	(2,112.69)	4,983.92	5,673.33	6,048.77	763.43	817.86
Recovered from Mainstay net of costs		8,717.78								
	(224.21)	10,742.99	12,963.72	16,635.21	14,522.52	19,506.44	25,179.77	31,228.54	25,943.20	26,761.06
b/f Reserves - Vilett House	0.00	(1,050.59)	10,205.51	12,527.13	16,733.23	22,345.53	24,585.32	26,331.12	26,331.12	19,123.29
Surplus/(Deficit) for period	(1,050.59)	358.87	2,321.61	4,206.10	5,612.30	2,239.79	1,745.79	(3,705.28)	(7,207.83)	(3,555.04)
Recovered from Mainstay net of costs		10,897.23								
	(1,050.59)	10,205.51	12,527.12	16,733.23	22,345.53	24,585.32	26,331.12	22,625.83	19,123.29	15,568.24
	48,940.00	119,373.32	129,631.30	147,502.76	156,253.46	171,669.32	181,583.49	171,752.83	157,134.39	135,942.86