

4-9 Herschel Close RTM Company Ltd

1300 1430 1500 1670

4.62%

9.94%

7.04%

5.87%

5.54%

Income and Expenditure Account

Actual Actual Actual Actual Actual
31/12/2021 31/12/2022 31/12/2023 31/12/2024 31/12/2025

To date
15/05/2026

Budget
31/12/2026 Per apartm

Estimate Estimate Estimate Estimate
31/12/2027 Per apartm 31/12/2028 Per apartm 31/12/2029 Per apartm 31/12/2030 Per apartm

Income:

Service Charges receivable from tenants

Service Charges	7,440.00	7,800.00	8,580.00	9,000.00	10,020.00	10,500.00	10,500.00	1,750.00	11,580.00	1,930.00	12,420.00	2,070.00	13,170.00	2,195.00	13,920.00	2,320.00
Additional income	240.00	300.00	240.00	300.00	300.00	240.00	180.00		180.00		180.00		180.00		180.00	
Total Income	7,680.00	8,100.00	8,820.00	9,300.00	10,320.00	10,740.00	10,680.00	1,750.00	11,760.00	1,930.00	12,600.00	2,070.00	13,350.00	2,195.00	14,100.00	2,320.00

Interest receivable 39.57 86.02 246.83 382.55 314.40

Total income **7,719.57** **8,186.02** **9,066.83** **9,682.55** **10,634.40**

Expenditure:

Repairs and Maintenance:

Electrical maintenance	120.00		32.40	168.00	526.00	231.90	150.00	25.00	150.00	25.00	150.00	25.00	165.00	27.50	170.00	28.33
Maintenance	1,207.54	360.00	512.00	4,313.30	1,841.40	450.08	1,700.00	283.33	1,500.00	250.00	6,700.00	1,116.67	1,800.00	300.00	1,850.00	308.33
Window cleaning	110.00	110.00	165.00	110.00	176.00	60.50	250.00	41.67	250.00	41.67	275.00	45.83	290.00	48.33	300.00	50.00
Internal cleaning	860.04	860.04	926.68	996.00	1,068.00	523.00	1,290.00	215.00	1,345.00	224.17	1,400.00	233.33	1,460.00	243.33	1,520.00	253.33
	2,297.58	1,330.04	1,636.08	5,587.30	3,611.40	1,265.48	3,390.00	565.00	3,245.00	540.83	8,525.00	1,420.83	3,715.00	619.17	3,840.00	640.00

Grounds Maintenance:

Grounds maintenance	1,021.00	1,032.90	1,326.12	1,189.35	1,818.00	540.50	1,400.00	233.33	1,500.00	250.00	1,600.00	266.67	1,700.00	283.33	1,800.00	300.00
Communal electricity	233.93	200.65	354.91	540.32	483.96	127.85	600.00	100.00	620.00	103.33	650.00	108.33	650.00	108.33	650.00	108.33
	1,254.93	1,233.55	1,681.03	1,729.67	2,301.96	668.35	2,000.00	333.33	2,120.00	353.33	2,250.00	375.00	2,350.00	391.67	2,450.00	408.33

Professional Fees:

Accounts	720.00	720.00	720.00	840.00	840.00	840.00	840.00	140.00	840.00	140.00	840.00	140.00	840.00	140.00	960.00	160.00
Management fees	1,390.00	1,440.00	1,548.00	1,692.00	1,764.00	624.00	1,872.00	312.00	1,992.00	332.00	2,100.00	350.00	2,244.00	374.00	2,388.00	398.00
Fire Risk Assessments	300.00		300.00		708.64				420.00	15.00			450.00	16.07		
	2,410.00	2,160.00	2,568.00	2,532.00	3,312.64	1,464.00	2,712.00	452.00	3,252.00	487.00	2,940.00	490.00	3,534.00	530.07	3,348.00	558.00

Insurance:

Buildings insurance	1,286.48	1,485.85	1,800.46	2,007.28	2,244.32	1,605.82	2,500.00	416.67	2,800.00	466.67	3,000.00	500.00	3,200.00	533.33	3,400.00	566.67
Directors & Officers	89.17	185.43	202.28	215.02	217.28	217.28	280.00	46.67	300.00	50.00	320.00	53.33	340.00	56.67	340.00	56.67
Rebuild Cost Assessment		180.00			199.75						300.00	50.00				
	1,375.65	1,851.28	2,002.74	2,222.30	2,661.35	1,823.10	2,780.00	463.33	3,100.00	516.67	3,620.00	603.33	3,540.00	590.00	3,740.00	623.33

General Expenses:

Companies House fee	13.00	13.00	13.00	34.00	34.00	34.00	50.00	8.33	55.00	9.17	60.00	10.00	70.00	11.67	70.00	11.67
Bank charges					59.50	25.50	60.00	10.00	75.00	12.50	85.00	14.17	95.00	15.83	95.00	15.83
Sundry	12.00	12.00	12.00	34.50	12.00		45.00	7.50	45.00	7.50	45.00	7.50	45.00	7.50	45.00	7.50
	25.00	25.00	25.00	68.50	105.50	59.50	155.00	15.83	175.00	16.67	190.00	17.50	210.00	19.17	210.00	19.17

Total Expenditure **7,363.16** **6,599.87** **7,912.85** **12,139.77** **11,992.85**

Surplus/(deficit) at end of period **356.41** **1,586.15** **1,153.98** **(2,457.22)** **(1,358.45)**

5,280.43 11,037.00 1829.50

11,892.00 1914.50 **17,525.00** 2906.67 **13,349.00** 2150.07 **13,588.00** 2248.83

(32.00) **(4,825.00)** **101.00** **612.00**