

**Keswick House RTM Company Ltd**

<b>Income and Expenditure Account</b>	Actual	Actual	Actual	Actual	Actual	To date	Budget		Estimate		Estimate		Estimate		Estimate		
	31/05/2021	31/05/2022	31/05/2023	31/05/2024	31/05/2025	10/11/2025	31/05/2026	31/05/2026	Per aparnt	31/05/2027	Per aparnt	31/05/2028	Per aparnt	31/05/2029	Per aparnt	31/05/2030	Per aparnt
<b>Income:</b>																	
<b>Service Charges receivable from tenants</b>																	
Service Charges	4,548.00	4,642.80	4,748.40	5,334.00	6,396.00	6,552.00	6,552.00	1,092.00		7,596.00	1,266.00	8,196.00	1,366.00	8,796.00	1,466.00	8,796.00	1,466.00
Additional income																	
<b>Total Income</b>	<b>4,548.00</b>	<b>4,642.80</b>	<b>4,748.40</b>	<b>5,334.00</b>	<b>6,396.00</b>	<b>6,552.00</b>	6,552.00	<u>1,092.00</u>		7,596.00	<u>1,266.00</u>	8,196.00	<u>1,366.00</u>	8,796.00	<u>1,466.00</u>	8,796.00	<u>1,466.00</u>
Interest receivable	46.37	45.45	151.25	309.19	309.55	150.46											
<b>Total income</b>	<b>4,594.37</b>	<b>4,688.25</b>	<b>4,899.65</b>	<b>5,643.19</b>	<b>6,705.55</b>	<b>6,702.46</b>	6,552.00	1,092.00		<b>7,596.00</b>	1,266.00	<b>8,196.00</b>	1,366.00	<b>8,796.00</b>	1,466.00	<b>8,796.00</b>	1,466.00
<b>Expenditure:</b>																	
<b>Repairs and Maintenance:</b>																	
Electrical Maintenance		624.00	760.80		56.90		100.00	16.67		100.00	16.67	350.00	58.33	125.00	20.83	125.00	20.83
Maintenance	44.64	310.21	388.51	222.54	1,302.29	51.51	1,156.00	192.67		1,150.00	191.67	1,200.00	200.00	1,250.00	208.33	1,250.00	208.33
Window Cleaning	90.00	30.00			50.00					140.00	23.33	140.00	23.33	150.00	25.00	150.00	25.00
Internal Cleaning	5.49	60.00								480.00	80.00	480.00	80.00	480.00	80.00	480.00	80.00
	140.13	1,024.21	1,149.31	222.54	1,409.19	51.51	1,256.00	209.33		1,870.00	311.67	2,170.00	361.67	2,005.00	334.17	2,005.00	334.17
<b>Grounds Maintenance:</b>																	
Grounds Maintenance	517.52			68.00	336.00	140.00	400.00	66.67		410.00	68.33	420.00	70.00	430.00	71.67	450.00	75.00
Communal Electricity	150.08	148.36	177.22	412.73	376.64	123.54	400.00	66.67		440.00	73.33	480.00	80.00	500.00	83.33	530.00	88.33
	667.60	148.36	177.22	480.73	712.64	263.54	800.00	133.33		850.00	141.67	900.00	150.00	930.00	155.00	980.00	163.33
<b>Professional Fees:</b>																	
Accounts	560.00	600.00	660.00	720.00	720.00		720.00	120.00		720.00	120.00	840.00	140.00	840.00	140.00	840.00	140.00
prior year accrual not required	(243.00)																
Management Fees:	1,300.00	1,350.00	1,404.00	1,476.00	1,548.00	675.00	1,620.00	270.00		1,692.00	282.00	1,776.00	296.00	1,848.00	308.00	1,956.00	326.00
Fire Risk Assessment:		300.00		74.40	350.00					375.00	13.39			425.00	15.18		
	1,617.00	2,250.00	2,064.00	2,270.40	2,618.00	675.00	2,340.00	390.00		2,787.00	415.39	2,616.00	436.00	3,113.00	463.18	2,796.00	466.00
<b>Insurance</b>																	
Buildings	879.51	875.02	835.36	1,013.98	1,189.19	736.35	1,350.00	48.21		1,500.00	53.57	1,650.00	58.93	1,800.00	64.29	1,900.00	67.86
Directors & Officers	81.85	112.19	163.62	175.57	192.83	127.39	240.00	8.57		250.00	8.93	265.00	9.46	295.00	10.54	320.00	11.43
Rebuild Cost Assessment			180.00				200.00	7.14						250.00	8.93		
	961.36	987.21	1,178.97	1,189.55	1,382.02	863.74	1,790.00	63.93		1,750.00	62.50	1,915.00	68.39	2,345.00	83.75	2,220.00	79.29
<b>General Expenses:</b>																	
Companies House Fee	13.00	13.00	13.00	13.00	34.00	34.00	34.00	5.67		34.00	5.67	34.00	5.67	34.00	5.67	34.00	5.67
Bank Charges					17.00	15.75	60.00	10.00		70.00	11.67	80.00	13.33	90.00	15.00	90.00	15.00
Sundry	22.00	12.00	12.00	12.00	12.00		30.00	5.00		30.00	5.00	35.00	5.83	35.00	5.83	35.00	5.83
	35.00	25.00	25.00	25.00	63.00	49.75	124.00	10.67		134.00	10.67	149.00	11.50	159.00	11.50	159.00	11.50
<b>Total Expenditure</b>	<b>3,421.09</b>	<b>4,434.78</b>	<b>4,594.50</b>	<b>4,188.22</b>	<b>6,184.85</b>	<b>1,903.54</b>	<u>6,310.00</u>	807.26		<u>7,391.00</u>	941.89	<u>7,750.00</u>	1027.56	<u>8,552.00</u>	1047.60	<u>8,160.00</u>	1054.29
Sinking Fund																	
Surplus/(deficit) at end of period	<u>1,173.28</u>	<u>253.47</u>	<u>305.15</u>	<u>1,454.97</u>	<u>520.70</u>	<u>4,798.92</u>	<u>242.00</u>	284.74		<u>205.00</u>	324.11	<u>446.00</u>	338.44	<u>244.00</u>	418.40	<u>636.00</u>	411.71