

Hart Close RTM Company Limited

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Income and Expenditure Account

Income:

Service Charges receivable from tenants

	Actual 31/12/2020 9 months	Actual 31/12/2021	Actual 31/12/2022	Actual 31/12/2023	Actual 31/12/2024	To date 23/11/2025 31/12/2025	Budget 31/12/2025 Per apartm		Draft Budget 31/12/2026 Per apartm		Estimate 31/12/2027 Per apartm		Estimate 31/12/2028 Per apartm		Estimate 31/12/2029 Per apartm		Estimate 31/12/2029 Per apartm	
Service Charges	2,440.00	3,440.00	4,000.00	4,360.00	4,800.00	5,360.00	5,360.00	1,340.00	5,920.00	1,480.00	6,440.00	1,610.00	6,960.00	1,740.00	7,480.00	1,870.00	8,000.00	2,000.00
Additional income																		
Total Income	2,440.00	3,440.00	4,000.00	4,360.00	4,800.00	5,360.00	5,360.00	<u>1,340.00</u>	5,920.00	<u>1,480.00</u>	6,440.00	<u>1,610.00</u>	6,960.00	<u>1,740.00</u>	7,480.00	<u>1,870.00</u>	8,000.00	<u>2,000.00</u>
Interest receivable	7.35	18.06	44.84	128.39	144.83	135.32	50.00		50.00		50.00		50.00		50.00		50.00	
Total income	2,447.35	3,458.06	4,044.84	4,488.39	4,944.83	5,495.32	5,410.00	1,352.50	5,970.00	1,492.50	6,490.00	1,622.50	7,010.00	1,752.50	7,530.00	1,882.50	8,050.00	2,012.50

Expenditure:

Repairs and Maintenance:

Maintenance - electrical	120.00				60.00	244.38	200.00	50.00	100.00	25.00	100.00	25.00	100.00	25.00	120.00	30.00	130.00	32.50
Maintenance - alarms	300.00		165.80															
Maintenance - building	213.32	32.60	55.00	45.56	232.00	256.00	900.00	225.00	600.00	150.00	700.00	175.00	800.00	200.00	900.00	225.00	1,000.00	250.00
Window Cleaning	40.00	96.00	144.00	144.00	144.00	140.00	160.00	40.00	160.00	40.00	170.00	42.50	180.00	45.00	190.00	47.50	200.00	50.00
Internal Cleaning									270.00	67.50	280.00	70.00	290.00	72.50	320.00	80.00	340.00	85.00
	673.32	128.60	364.80	189.56	436.00	640.38	1,260.00	315.00	1,130.00	282.50	1,250.00	312.50	1,370.00	342.50	1,530.00	382.50	1,670.00	417.50

Grounds Maintenance:

Grounds Maintenance	120.00	240.00	240.00	440.00	450.00	495.00	570.00	142.50	580.00	145.00	600.00	150.00	620.00	155.00	645.00	161.25	670.00	167.50
Site Maintenance							100.00	25.00	100.00	25.00	120.00	30.00	120.00	30.00	130.00	32.50	150.00	37.50
Communal Electricity	107.65	221.54	263.34	344.47	436.07	594.08	450.00	112.50	675.00	168.75	700.00	175.00	725.00	181.25	750.00	187.50	750.00	187.50
	227.65	461.54	503.34	784.47	886.07	1,089.08	1,120.00	280.00	1,355.00	338.75	1,420.00	355.00	1,465.00	366.25	1,525.00	381.25	1,570.00	392.50

Professional Fees:

Accounts	360.00	420.00	540.00	600.00	720.00		720.00	180.00	720.00	180.00	840.00	210.00	840.00	210.00	840.00	210.00	840.00	210.00
Depreciation	114.00																	
Management Fees:	610.00	1,100.00	1,171.26	1,272.00	1,344.00	1,180.00	1,416.00	354.00	1,560.00	390.00	1,656.00	414.00	1,752.00	438.00	1,848.00	462.00	1,848.00	462.00
Fire Risk Assessment		300.00		300.00			350.00	87.50			375.00	93.75		420.00	105.00			
	1,084.00	1,820.00	1,711.26	2,172.00	2,064.00	1,180.00	2,486.00	621.50	2,280.00	570.00	2,871.00	717.75	2,592.00	648.00	3,108.00	777.00	2,688.00	672.00

Insurance

Buildings	259.49	393.53	432.42	554.28	726.99	837.25	800.00	200.00	860.00	215.00	900.00	225.00	960.00	240.00	1,050.00	262.50	1,050.00	262.50
Directors and Officers	39.88	71.98	98.51	128.81	142.26	149.17	160.00	40.00	180.00	45.00	200.00	50.00	230.00	57.50	245.00	61.25	245.00	61.25
Rebuild Cost Assessment				180.00					200.00	50.00				240.00	60.00			
	299.37	465.51	530.93	863.09	869.25	986.42	960.00	240.00	1,240.00	310.00	1,100.00	275.00	1,190.00	297.50	1,535.00	383.75	1,295.00	323.75

General Expenses:

Companies House Fee	13.00	13.00	13.00	13.00	13.00	34.00	34.00	8.50	50.00	12.50	55.00	13.75	60.00	15.00	65.00	16.25	65.00	16.25
Bank Charges									36.00	9.00	40.00	10.00	50.00	12.50	60.00	15.00	60.00	15.00
Sundry	31.79	12.00	12.00	12.00	12.00	12.00	50.00	12.50	55.00	13.75	55.00	13.75	55.00	13.75	55.00	13.75	55.00	13.75
	44.79	25.00	25.00	25.00	25.00	46.00	84.00	21.00	141.00	35.25	150.00	37.50	165.00	41.25	180.00	45.00	180.00	45.00

Total Expenditure

	2,329.12	2,900.65	3,135.33	4,034.12	4,280.32	3,941.88	<u>5,910.00</u>	1477.50	<u>6,146.00</u>	1536.50	<u>6,791.00</u>	1697.75	<u>6,782.00</u>	1695.50	<u>7,878.00</u>	1969.50	<u>7,403.00</u>	1850.75
Sinking Fund																		
Surplus/(deficit) at end of period	118.23	557.41	909.51	454.27	664.51	1,553.44	(500.00)	-125.00	(176.00)	-44.00	(301.00)	-75.25	<u>228.00</u>	57.00	(348.00)	-87.00	<u>647.00</u>	161.75