

**Sandgate RTM Company Ltd**

Number of apartments:

**Income and Expenditure Account**

	Actual 30/06/2020	Actual 30/06/2021	Actual 30/06/2022	Actual 30/06/2023	Actual 30/06/2024	Actual 30/06/2025	To date 09/10/2025 30/06/2026	Draft Budget 30/06/2026	Per apartm	Estimate 30/06/2027	Per apartm	Estimate 30/06/2028	Per apartm	Estimate 30/06/2029	Per apartm	Estimate 30/06/2030	Per apartm
<b>Income:</b>																	
<b>Service Charges receivable from tenants</b>	1,200.00	900.00	900.00	1,030.00	1,070.00	1,200.00											
Service Charges	10,800.00	8,100.00	8,100.00	9,270.00	9,630.00	10,800.00	11,970.00	11,970.00	1,330.00	13,140.00	1,460.00	14,310.00	1,590.00	15,480.00	1,720.00	16,650.00	1,850.00
Additional income																	
<b>Total Income</b>	<b>10,800.00</b>	<b>8,100.00</b>	<b>8,100.00</b>	<b>9,270.00</b>	<b>9,630.00</b>	<b>10,800.00</b>	<b>11,970.00</b>	<b>11,970.00</b>	<b>1,330.00</b>	<b>13,140.00</b>	<b>1,460.00</b>	<b>14,310.00</b>	<b>1,590.00</b>	<b>15,480.00</b>	<b>1,720.00</b>	<b>16,650.00</b>	<b>1,850.00</b>
Interest receivable	117.20	67.54	89.12	274.57	443.21	534.11	164.41	250.00	27.78	100.00	11.11	100.00	11.11	100.00	11.11	100.00	11.11
<b>Total income</b>	<b>10,917.20</b>	<b>8,167.54</b>	<b>8,189.12</b>	<b>9,544.57</b>	<b>10,073.21</b>	<b>11,334.11</b>	<b>12,134.41</b>	<b>12,220.00</b>	<b>1,357.78</b>	<b>13,240.00</b>	<b>1,471.11</b>	<b>14,410.00</b>	<b>1,601.11</b>	<b>15,580.00</b>	<b>1,731.11</b>	<b>16,750.00</b>	<b>1,861.11</b>
<b>Expenditure:</b>																	
<b>Repairs and Maintenance:</b>																	
Electrical maintenance	245.00	500.00	512.36	245.00	74.40	151.20	516.00	150.00	16.67	450.00	50.00	200.00	22.22	2,250.00	250.00	250.00	27.78
Maintenance	812.00	415.00	487.00	893.90	960.00	666.69		2,200.00	244.44	2,300.00	255.56	2,400.00	266.67	3,000.00	333.33	3,000.00	333.33
Window cleaning																	
Redecoration						1,400.00										1,000.00	111.11
Carpets																	
Front Door								3,500.00	388.89								
Garages														14,000.00	1,555.56		
Cleaning	816.00	816.00	816.00	816.00	934.00	1,020.00	255.00	1,100.00	122.22	1,200.00	133.33	1,300.00	144.44	1,400.00	155.56	1,400.00	155.56
	1,873.00	1,731.00	1,815.36	1,954.90	1,968.40	3,237.89	771.00	6,950.00	772.22	7,450.00	827.78	3,900.00	433.33	20,650.00	2,294.44	5,650.00	627.78
<b>Grounds Maintenance:</b>																	
Grounds maintenance	2,973.00	1,560.00	1,430.00	1,510.00	1,710.00	1,440.00	480.00	1,850.00	205.56	1,900.00	211.11	2,000.00	222.22	2,100.00	233.33	2,200.00	244.44
Tree maintenance				180.00		225.18	1,272.00			350.00	38.89			450.00	50.00		
Drainage																	
Fly-tipping	285.00	65.00	15.00	180.00	250.00		40.00	320.00	35.56	320.00	35.56	320.00	35.56	330.00	36.67	345.00	38.33
Communal electricity	108.12	199.56	196.00	194.20	237.00	229.48	93.68	340.00	37.78	350.00	38.89	360.00	40.00	375.00	41.67	390.00	43.33
	3,366.12	1,824.56	1,641.00	2,064.20	2,197.00	1,894.66	1,885.68	2,510.00	278.89	2,920.00	324.44	2,680.00	297.78	3,255.00	361.67	2,935.00	326.11
<b>Professional Fees:</b>																	
Accountancy	360.00	480.00	560.00	620.00	720.00	840.00		840.00	93.33	840.00	93.33	840.00	93.33	840.00	93.33	840.00	93.33
Management fees:	1,555.00	1,600.00	1,692.00	1,800.00	1,908.00	2,016.00	544.50	2,178.00	242.00	2,340.00	260.00	2,550.00	283.33	2,712.00	301.33	2,820.00	313.33
Fire Risk Assessment				250.00		355.00	321.12			420.00	46.67			440.00	48.89		
	1,915.00	2,080.00	2,252.00	2,670.00	2,628.00	3,211.00	865.62	3,018.00	335.33	3,600.00	400.00	3,390.00	376.67	3,992.00	443.56	3,660.00	406.67
<b>Insurance:</b>																	
Buildings	1,181.28	1,243.17	1,106.99	1,087.34	1,297.19	1,534.93	542.37	1,605.00	178.33	1,685.00	187.22	1,770.00	196.67	1,925.00	213.89	2,100.00	233.33
Directors & Officers	78.40	101.61	100.14	117.63	139.89	144.94	48.84	260.00	28.89	270.00	30.00	290.00	32.22	320.00	35.56	340.00	37.78
Rebuild Cost Assessment				180.00			199.75	200.00	22.22					240.00	26.67		
	1,259.68	1,344.77	1,207.13	1,384.97	1,437.07	1,679.87	790.97	2,065.00	229.44	1,955.00	217.22	2,060.00	228.89	2,485.00	276.11	2,440.00	271.11
<b>General Expenses:</b>																	
Companies House fee	13.00	13.00	13.00	13.00	13.00	34.00	34.00	34.00	3.78	34.00	3.78	34.00	3.78	34.00	3.78	34.00	3.78
Bank charges						21.25	12.75	60.00	6.67	70.00	7.78	80.00	8.89	90.00	10.00	100.00	11.11
Sundry	47.99	31.95	15.00	29.00	12.00	12.00		75.00	8.33	75.00	8.33	85.00	9.44	95.00	10.56	95.00	10.56
	60.99	44.95	28.00	42.00	25.00	67.25	46.75	169.00	12.11	179.00	12.11	199.00	13.22	219.00	14.33	229.00	14.33
<b>Total Expenditure</b>	<b>8,474.79</b>	<b>7,025.28</b>	<b>6,943.49</b>	<b>8,116.07</b>	<b>8,255.47</b>	<b>10,090.67</b>	<b>4,360.02</b>	<b>14,712.00</b>	<b>1628.00</b>	<b>16,104.00</b>	<b>1781.56</b>	<b>12,229.00</b>	<b>1349.89</b>	<b>30,601.00</b>	<b>3390.11</b>	<b>14,914.00</b>	<b>1646.00</b>
Sinking Fund																	
Surplus/(Deficit) at end of period	<b>2,442.41</b>	<b>1,142.26</b>	<b>1,245.63</b>	<b>1,428.50</b>	<b>1,817.74</b>	<b>1,243.45</b>	<b>7,774.40</b>	<b>(2,492.00)</b>	<b>-270.22</b>	<b>(2,864.00)</b>	<b>-310.44</b>	<b>2,181.00</b>	<b>251.22</b>	<b>(15,021.00)</b>	<b>-1,659.00</b>	<b>1,836.00</b>	<b>215.11</b>