

Comfrey House RTM Company Limited							105.00												
	Warrick	Warrick	Warrick	BML	BML		7.32%		95.00		100.00		100.00		100.00		105.00		
									6.17%		6.12%		5.76%		5.45%		5.43%		
Income and Expenditure Account	Actual	Actual	Actual	Actual	Actual	To date 08/11/2025	Budget		Draft Budget		Estimate		Estimate		Estimate		Estimate		
	31/12/2020	31/12/2021	31/12/2022	31/12/2023	31/12/2024	31/12/2025	31/12/2025	Per aparnt	31/12/2026	Per aparnt	31/12/2027	Per aparnt	31/12/2028	Per aparnt	31/12/2029	Per aparnt	31/12/2029	Per aparnt	
Income:																			
Service Charges receivable from tenants																			
Service Charges	Unknown	4,927.00	5,515.08	5,739.98	8,610.00	9,240.00	9,240.00	1,540.00	9,810.00	1,635.00	10,410.00	1,735.00	11,010.00	1,835.00	11,610.00	1,935.00	12,240.00	2,040.00	
Written-off			(376.49)																
Total Income		4,927.00	5,138.59	5,739.98	8,610.00	9,240.00	9,240.00	1,540.00	9,810.00	1,635.00	10,410.00	1,735.00	11,010.00	1,835.00	11,610.00	1,935.00	12,240.00	2,040.00	
Interest receivable		1.00	6.00	16.40	143.48	50.05	100.00		100.00		100.00		100.00		100.00		100.00		
Total income		4,928.00	5,144.59	5,756.38	8,753.48	9,290.05	9,340.00	1,556.67	9,910.00	1,651.67	10,510.00	1,751.67	11,110.00	1,851.67	11,710.00	1,951.67	12,340.00	2,056.67	
Expenditure:																			
Repairs and Maintenance:																			
Electrical Maintenance		271.00	210.00	333.00	81.00	300.00	300.00	50.00	300.00	50.00	300.00	50.00	500.00	83.33	300.00	50.00	300.00	50.00	
Emergency light testing						60.00			70.00	11.67	80.00	13.33	90.00	15.00	100.00	16.67	115.00	19.17	
Maintenance - door entry						1,476.98	1,500.00	250.00	150.00	25.00	150.00	25.00	175.00	29.17	200.00	33.33	200.00	33.33	
Maintenance - redecoration															2,800.00	466.67			
Maintenance - roof			4,600.00																
Maintenance - other		658.00	521.00	437.00	320.00	509.47	2,100.00	350.00	2,200.00	366.67	2,300.00	383.33	2,350.00	391.67	2,500.00	416.67	2,500.00	416.67	
Fly-tipping/waste management						280.00													
Window Cleaning		(180.00)	280.00	150.00		100.00	260.00	43.33	150.00	25.00	160.00	26.67	175.00	29.17	190.00	31.67	200.00	33.33	
Internal Cleaning		149.00	200.00	540.00	607.53	541.75	620.00	103.33	640.00	106.67	660.00	110.00	680.00	113.33	720.00	120.00	760.00	126.67	
		898.00	5,811.00	1,460.00	1,008.53	3,268.20	4,780.00	796.67	3,510.00	585.00	3,650.00	608.33	3,970.00	661.67	6,810.00	1,135.00	4,075.00	679.17	
Grounds Maintenance:																			
Grounds Maintenance		(100.00)	125.00	380.00	437.50	550.50	500.00	83.33	600.00	100.00	650.00	108.33	700.00	116.67	750.00	125.00	800.00	133.33	
Communal Electricity		100.00		425.00	500.00	540.00	540.00	90.00	580.00	96.67	620.00	103.33	650.00	108.33	675.00	112.50	750.00	125.00	
			125.00	805.00	937.50	1,090.50	1,040.00	173.33	1,180.00	196.67	1,270.00	211.67	1,350.00	225.00	1,425.00	237.50	1,550.00	258.33	
Professional Fees:																			
Management Fees:		1,446.00	2,460.00	1,498.50	1,584.00	1,410.00	1,692.00	282.00	1,800.00	300.00	1,920.00	320.00	2,100.00	350.00	2,244.00	374.00	2,388.00	398.00	
Accounts		483.00	300.00	560.00	600.00		720.00	120.00	720.00	120.00	720.00	120.00	840.00	140.00	840.00	140.00	840.00	140.00	
Legal fees			100.00																
Risk Assessment		312.00			325.00	60.60			360.00	60.00			390.00	65.00			420.00	70.00	
		2,241.00	2,860.00	2,058.50	2,509.00	1,470.60	2,412.00	402.00	2,880.00	480.00	2,640.00	440.00	3,330.00	555.00	3,084.00	514.00	3,648.00	608.00	
Insurance																			
Buildings		647.00	562.00	751.86	935.55	1,136.19	1,150.00	41.07	1,450.00	241.67	1,600.00	266.67	1,750.00	291.67	1,900.00	316.67	1,900.00	316.67	
Directors & Officers		137.00	80.00	5.51	113.57	141.81	140.00	5.00	150.00	25.00	165.00	27.50	200.00	33.33	220.00	36.67	220.00	36.67	
Rebuild cost assessment						199.75	200.00	7.14					240.00	40.00					
		784.00	642.00	757.37	1,049.12	1,477.75	1,490.00	53.21	1,600.00	266.67	1,765.00	294.17	2,190.00	365.00	2,120.00	353.33	2,120.00	353.33	
General Expenses:																			
Companies House Fee		13.00	13.00	13.00	34.00	34.00	34.00	5.67	50.00	8.33	55.00	9.17	65.00	10.83	75.00	12.50	80.00	13.33	
Bank Charges									36.00	6.00	40.00	6.67	48.00	8.00	60.00	10.00	70.00	11.67	
Sundry		51.00	9.00	27.59	47.01	12.00	45.00	7.50	50.00	8.33	50.00	8.33	50.00	8.33	50.00	8.33	50.00	8.33	
		64.00	22.00	40.59	81.01	46.00	79.00	13.17	136.00	16.67	145.00	17.50	163.00	19.17	185.00	20.83	200.00	21.67	
Total Expenditure	Unknown	3,987.00	9,460.00	5,121.46	5,585.16	7,353.05	9,801.00	1438.38	9,306.00	1545.00	9,470.00	1571.67	11,003.00	1825.83	13,624.00	2260.67	11,593.00	1920.50	
Sinking Fund																			
Surplus/(deficit) at end of period		940.00	941.00	(4,315.41)	634.92	1,937.00	(461.00)	118.29	604.00	106.67	1,040.00	180.00	107.00	25.83	(1,914.00)	-309.00	747.00	136.17	