

## Towpath Gardens RTM Company Ltd

## Right To Manage

Income Statement

	Total	Actual	Actual	Actual	Actual	Actual to date	-2.86%	-2.94%	-3.03%		2.94%
	31/12/2021	31/12/2022	31/12/2023	31/12/2024	31/12/2025	10/03/2026	Budget	Estimated	Estimated	Estimated	Estimated
	£2,255.86	£2,220.00	£2,220.00	£2,000.00	£1,800.00	31/12/2026	31/12/2026	31/12/2027	31/12/2028	31/12/2029	31/12/2030
						£1,750.00	£1,750.00	£1,700.00	£1,650.00	£1,650.00	£1,700.00
Service charges	40,605.48	39,960.00	39,960.00	36,000.00	32,400.00	31,500.00	31,500.00	30,600.00	29,700.00	29,700.00	30,600.00
<b>Total</b>	<b>40,605.48</b>	<b>39,960.00</b>	<b>39,960.00</b>	<b>36,000.00</b>	<b>32,400.00</b>	<b>31,500.00</b>	<b>31,500.00</b>	<b>30,600.00</b>	<b>29,700.00</b>	<b>29,700.00</b>	<b>30,600.00</b>
Other income											
Interest received	100.32	420.23	769.51	1,664.51	1,433.05	266.44	100.00	100.00	100.00	100.00	100.00
<b>Total Income</b>	<b>40,705.80</b>	<b>40,380.23</b>	<b>40,729.51</b>	<b>37,664.51</b>	<b>33,833.05</b>	<b>31,766.44</b>	<b>31,600.00</b>	<b>30,700.00</b>	<b>29,800.00</b>	<b>29,800.00</b>	<b>30,700.00</b>
<b>General charges (18)</b>											
Maintenance - gardening	690.90	750.00	750.00	873.00	903.50	139.00	850.00	900.00	950.00	1,000.00	1,060.00
Maintenance - site	1,085.00	1,500.00	220.00	590.00	1,155.00		1,000.00	1,000.00	1,100.00	1,200.00	1,300.00
Maintenance - roof		44,000.00							1,000.00	1,000.00	1,000.00
Maintenance - fire detection/AOVs	316.00	60.00	1,019.43	2,571.96	282.40		600.00	650.00	700.00	750.00	800.00
Maintenance - building	4,932.77	3,003.88	2,528.20	4,509.90	5,837.12	3,749.20	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00
Maintenance - electrical	1,164.68	366.57		81.00	290.40		500.00	500.00	500.00	500.00	500.00
Maintenance - redecoration/carpet					2,400.00		2,500.00	2,700.00			3,000.00
Maintenance - carpets							3,500.00	3,600.00	3,700.00		
Fly-tipping	260.00	378.00	80.00	60.00	230.00		420.00	450.00	450.00	500.00	500.00
Electricity	1,274.68	1,262.71	1,130.51	1,000.09	913.51	135.64	1,400.00	1,500.00	1,600.00	1,700.00	1,850.00
Window Cleaning						6.00					
Cleaning	2,150.00	1,440.00	1,536.00	1,643.40	1,929.70	290.00	1,700.00	1,800.00	1,900.00	2,000.00	2,100.00
	<b>11,874.03</b>	<b>52,761.16</b>	<b>7,264.14</b>	<b>11,329.35</b>	<b>13,941.63</b>	<b>4,319.84</b>	<b>19,970.00</b>	<b>20,600.00</b>	<b>19,400.00</b>	<b>16,150.00</b>	<b>19,610.00</b>
Management fees	3,156.46	2,988.00	3,204.00	3,420.00	3,744.00	660.00	3,960.00	4,224.00	4,440.00	4,604.25	4,872.00
Accountancy	720.00	720.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	960.00
Professional fees	1,206.00		423.60		385.00			450.00	450.00	480.00	
	<b>5,082.46</b>	<b>3,708.00</b>	<b>4,467.60</b>	<b>4,260.00</b>	<b>4,969.00</b>	<b>1,500.00</b>	<b>4,800.00</b>	<b>5,514.00</b>	<b>5,280.00</b>	<b>5,924.25</b>	<b>5,832.00</b>
<b>Insurance:</b>											
Buildings	3,567.70	2,717.51	2,986.18	2,663.50	2,351.05	515.36	3,400.00	3,600.00	3,800.00	4,000.00	4,400.00
Directors and officers	117.04	187.18	200.23	219.39	227.12	77.78	210.00	235.00	235.00	250.00	280.00
Rebuild cost assessment		149.99			199.75				200.00		
	<b>3,684.74</b>	<b>3,054.68</b>	<b>3,186.41</b>	<b>2,882.89</b>	<b>2,777.92</b>	<b>593.14</b>	<b>3,610.00</b>	<b>3,835.00</b>	<b>4,235.00</b>	<b>4,250.00</b>	<b>4,680.00</b>
Bank charges		35.00					36.00	45.00	55.00	70.00	80.00
Sundry	57.68	46.79	12.00	49.50	12.00		69.00	70.00	70.00	70.00	70.00
Company registration fees	80.00	13.00	48.00	69.00	81.00		70.00	110.00	120.00	130.00	140.00
	<b>137.68</b>	<b>94.79</b>	<b>60.00</b>	<b>118.50</b>	<b>93.00</b>		<b>175.00</b>	<b>225.00</b>	<b>245.00</b>	<b>270.00</b>	<b>290.00</b>
<b>Total costs</b>	<b>20,778.91</b>	<b>59,618.63</b>	<b>14,978.15</b>	<b>18,590.74</b>	<b>21,781.55</b>	<b>6,412.98</b>	<b>28,555.00</b>	<b>30,174.00</b>	<b>29,160.00</b>	<b>26,594.25</b>	<b>30,412.00</b>
<b>To/(from) General Reserves</b>	<b>19,926.89</b>	<b>(19,238.40)</b>	<b>25,751.36</b>	<b>19,073.77</b>	<b>12,051.50</b>	<b>25,353.46</b>	<b>3,045.00</b>	<b>526.00</b>	<b>640.00</b>	<b>3,205.75</b>	<b>288.00</b>