

Windsor Road (Swindon) Residents Limited

No of apartments

Income and Expenditure Account

| | Actual 24/06/2021 | Actual 24/06/2022 | Actual 24/06/2023 | Actual 24/06/2024 | Actual 24/06/2025 | To date 09/09/2025 24/06/2026 | Budget 24/06/2026 | Per apartmt | Estimate 24/06/2027 | Per apartmt | Estimate 24/06/2028 | Per apartmt | Estimate 24/06/2029 | Per apartmt | Estimate 24/06/2030 | Per apartmt | Estimate 24/06/2031 | Per apartmt |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|-------------------------------------|----------------------|-----------------|------------------------|-----------------|------------------------|-----------------|------------------------|-----------------|------------------------|-----------------|------------------------|-----------------|
| Income: | | | | | | | | | | | | | | | | | | |
| Service Charges receivable from tenants | | | | | | | | | | | | | | | | | | |
| Service Charges | 34,680.00 | 34,680.00 | 37,400.00 | 41,140.00 | 44,030.00 | 47,090.00 | 47,090.00 | 1,385.00 | 49,640.00 | 1,460.00 | 52,190.00 | 1,535.00 | 54,740.00 | 1,610.00 | 57,460.00 | 1,690.00 | 60,350.00 | 1,775.00 |
| Additional income | 1,500.00 | 1,740.00 | 1,440.00 | 1,560.00 | 1,440.00 | 1,500.00 | 1,000.00 | | 1,000.00 | | 1,000.00 | | 1,000.00 | | 1,000.00 | | 1,000.00 | |
| Total Income | 36,180.00 | 36,420.00 | 38,840.00 | 42,700.00 | 45,470.00 | 48,590.00 | 48,090.00 | <u>1,385.00</u> | 50,640.00 | <u>1,460.00</u> | 53,190.00 | <u>1,535.00</u> | 55,740.00 | <u>1,610.00</u> | 58,460.00 | <u>1,690.00</u> | 61,350.00 | <u>1,775.00</u> |
| Interest receivable | 139.88 | 178.19 | 377.12 | 750.92 | 862.60 | 213.56 | 200.00 | | 200.00 | | 200.00 | | 200.00 | | 200.00 | | 200.00 | |
| Total income | 36,319.88 | 36,598.19 | 39,217.12 | 43,450.92 | 46,332.60 | 48,803.56 | 48,290.00 | 1,420.29 | 50,840.00 | 1,495.29 | 53,390.00 | 1,570.29 | 55,940.00 | 1,645.29 | 58,660.00 | 1,725.29 | 61,550.00 | 1,810.29 |
| Expenditure: | | | | | | | | | | | | | | | | | | |
| Repairs and Maintenance: | | | | | | | | | | | | | | | | | | |
| Maintenance - electrical | 689.50 | 2,608.60 | 1,214.58 | 253.74 | 758.40 | | 750.00 | 22.06 | 1,000.00 | 29.41 | 1,100.00 | 32.35 | 1,200.00 | 35.29 | 1,200.00 | 35.29 | 1,200.00 | 35.29 |
| Cleaning | 2,136.00 | 2,180.00 | 2,440.00 | 2,673.00 | 2,820.00 | 729.00 | 3,000.00 | 88.24 | 3,200.00 | 94.12 | 3,400.00 | 100.00 | 3,600.00 | 105.88 | 3,800.00 | 111.76 | 4,000.00 | 117.65 |
| Fly-tipping and vandalism | 110.00 | 544.00 | 675.00 | 259.97 | 72.00 | 245.00 | 400.00 | 11.76 | 420.00 | 12.35 | 440.00 | 12.94 | 460.00 | 13.53 | 480.00 | 14.12 | 500.00 | 14.71 |
| Depreciation | | | | | | | | | | | | | | | | | | |
| Maintenance - buildings | 4,838.17 | 1,874.86 | 2,334.35 | 2,033.37 | 6,959.49 | 376.20 | 5,500.00 | 161.76 | 5,800.00 | 170.59 | 6,250.00 | 183.82 | 6,560.00 | 192.94 | 6,560.00 | 192.94 | 6,560.00 | 192.94 |
| Maintenance - drainage | | | | | | | | | | | | | | | | | | |
| Maintenance - roof | 5,760.00 | 21,672.00 | 9,060.00 | 11,360.00 | 180.00 | | 9,500.00 | 279.41 | 9,500.00 | 279.41 | 10,000.00 | 294.12 | 10,000.00 | 294.12 | 10,000.00 | 294.12 | 10,000.00 | 294.12 |
| Maintenance - gate | 1,627.34 | 1,101.00 | 348.00 | 3,553.20 | 439.74 | | 2,300.00 | 67.65 | 2,400.00 | 70.59 | 2,500.00 | 73.53 | 2,650.00 | 77.94 | 2,700.00 | 79.41 | 2,800.00 | 82.35 |
| Window cleaning | 894.70 | 1,081.40 | 1,060.70 | 1,360.70 | 1,093.40 | 200.00 | 1,300.00 | 38.24 | 1,400.00 | 41.18 | 1,500.00 | 44.12 | 1,575.00 | 46.32 | 1,650.00 | 48.53 | 1,700.00 | 50.00 |
| | 16,055.71 | 31,061.86 | 17,132.63 | 21,493.98 | 12,323.03 | 1,550.20 | 22,750.00 | 669.12 | 23,720.00 | 697.65 | 25,190.00 | 740.88 | 26,045.00 | 766.03 | 26,390.00 | 776.18 | 26,760.00 | 787.06 |
| Grounds Maintenance: | | | | | | | | | | | | | | | | | | |
| Grounds maintenance | 5,234.94 | 9,489.48 | 4,651.05 | 6,270.00 | 5,878.20 | 1,303.66 | 7,500.00 | 220.59 | 8,000.00 | 235.29 | 8,500.00 | 250.00 | 9,000.00 | 264.71 | 9,500.00 | 279.41 | 10,000.00 | 294.12 |
| Communal electricity | 1,003.46 | 502.48 | 1,570.33 | 1,571.69 | 1,284.68 | 216.67 | 1,550.00 | 45.59 | 1,650.00 | 48.53 | 1,750.00 | 51.47 | 2,100.00 | 61.76 | 2,100.00 | 61.76 | 2,100.00 | 61.76 |
| | 6,238.40 | 9,991.96 | 6,221.38 | 7,841.69 | 7,162.88 | 1,520.33 | 9,050.00 | 266.18 | 9,650.00 | 283.82 | 10,250.00 | 301.47 | 11,100.00 | 326.47 | 11,600.00 | 341.18 | 12,100.00 | 355.88 |
| Professional Fees: | | | | | | | | | | | | | | | | | | |
| Accounts | 720.00 | 720.00 | 840.00 | 840.00 | 840.00 | | 840.00 | 24.71 | 840.00 | 24.71 | 840.00 | 24.71 | 840.00 | 24.71 | 840.00 | 24.71 | 840.00 | 24.71 |
| Management fees: | 4,610.00 | 4,780.00 | 5,126.40 | 5,514.00 | 6,024.00 | 1,072.00 | 6,432.00 | 189.18 | 6,840.00 | 201.18 | 7,116.00 | 209.29 | 7,524.00 | 221.29 | 7,932.00 | 233.29 | 8,330.00 | 245.00 |
| Professional fees - fire risk assessment | | 420.00 | | 450.00 | 162.60 | | 1,700.00 | 50.00 | | | 750.00 | 22.06 | | | 850.00 | 25.00 | | |
| | 5,330.00 | 5,920.00 | 5,966.40 | 6,804.00 | 7,026.60 | 1,072.00 | 8,972.00 | 263.88 | 7,680.00 | 225.88 | 8,706.00 | 256.06 | 8,364.00 | 246.00 | 9,622.00 | 283.00 | 9,170.00 | 269.71 |
| Insurance: | | | | | | | | | | | | | | | | | | |
| Buildings | 3,162.96 | 3,343.67 | 2,836.74 | 3,758.53 | 4,698.69 | 5,510.11 | 7,500.00 | 220.59 | 7,800.00 | 229.41 | 8,500.00 | 250.00 | 9,000.00 | 264.71 | 9,500.00 | 279.41 | 10,000.00 | 294.12 |
| Directors & Officers | 109.81 | 164.81 | 259.97 | 292.56 | 320.83 | 322.69 | 350.00 | 10.29 | 375.00 | 11.03 | 400.00 | 11.76 | 430.00 | 12.65 | 450.00 | 13.24 | 480.00 | 14.12 |
| Rebuild Cost Assessment | | | 180.00 | | | | 250.00 | 7.35 | | | | | 250.00 | 7.35 | | | | |
| | 3,272.77 | 3,508.48 | 3,276.71 | 4,051.08 | 5,019.52 | 5,832.80 | 8,100.00 | 238.24 | 8,175.00 | 240.44 | 8,900.00 | 261.76 | 9,680.00 | 284.71 | 9,950.00 | 292.65 | 10,480.00 | 308.24 |
| General Expenses: | | | | | | | | | | | | | | | | | | |
| Companies House/ICO Fee | 48.00 | 48.00 | 48.00 | 48.00 | 56.00 | 47.00 | 81.00 | 2.38 | 81.00 | 2.38 | 81.00 | 2.38 | 81.00 | 2.38 | 81.00 | 2.38 | 81.00 | 2.38 |
| Bank Charges | | | | | 21.25 | 8.50 | 55.00 | 1.62 | 60.00 | 1.76 | 65.00 | 1.91 | 70.00 | 2.06 | 75.00 | 2.21 | 80.00 | 2.35 |
| Sundry | 15.40 | 57.68 | 12.00 | 49.50 | 32.00 | 43.50 | 120.00 | 3.53 | 120.00 | 3.53 | 120.00 | 3.53 | 120.00 | 3.53 | 120.00 | 3.53 | 120.00 | 3.53 |
| | 63.40 | 105.68 | 60.00 | 97.50 | 109.25 | 99.00 | 256.00 | 7.53 | 261.00 | 7.68 | 266.00 | 7.82 | 271.00 | 7.97 | 276.00 | 8.12 | 281.00 | 8.26 |
| Total Expeniture | 30,960.28 | 50,587.98 | 32,657.12 | 40,288.25 | 31,641.28 | 10,074.33 | <u>49,128.00</u> | 1444.94 | <u>49,486.00</u> | 1455.47 | <u>53,312.00</u> | 1568.00 | <u>55,460.00</u> | 1631.18 | <u>57,838.00</u> | 1701.12 | <u>58,791.00</u> | 1729.15 |
| Sinking Fund | | | | | | | | | | | | | | | | | | |
| Surplus/(deficit) at end of period | <u>5,359.60</u> | <u>(13,989.79)</u> | <u>6,560.00</u> | <u>3,162.67</u> | <u>14,691.32</u> | <u>38,729.23</u> | <u>(838.00)</u> | -24.65 | <u>1,354.00</u> | 39.82 | <u>78.00</u> | 2.29 | <u>480.00</u> | 14.12 | <u>822.00</u> | 24.18 | <u>2,759.00</u> | 81.15 |