

99 Bath Road Management Company Limited

No of Flats  
No of properties

To date  
19/12/2025

**Income and Expenditure Account**

	Actual 31/12/2020	Actual 31/12/2021	Actual 31/12/2022	Actual 31/12/2023	Actual 31/12/2024	Actual 31/12/2025	Budget 31/12/2025	Draft Budget 31/12/2026	Estimate 31/12/2027	Estimate 31/12/2028	Estimate 31/12/2029	Estimate 31/12/2030
<b>Income:</b>												
<b>Service Charges receivable from tenants</b>	<b>10,337.00</b>	<b>15,805.00</b>	<b>13,466.00</b>									
Estate charges				815.00	786.00	1,190.08	1,190.08	1,500.00	1,600.00	1,700.00	1,800.00	1,900.00
Buildings charges				28,285.00	14,148.98	16,000.00	16,000.00	18,000.00	20,000.00	21,000.00	22,000.00	23,000.00
Common areas 1,2,3				850.00	850.02	900.00	900.00	3,000.00	3,500.00	3,900.00	4,200.00	4,500.00
Common areas 5,6,7,8				450.00	450.00	450.00	450.00	1,450.00	1,500.00	1,550.00	1,600.00	1,700.00
<b>Total Income</b>	<b>10,337.00</b>	<b>15,805.00</b>	<b>13,466.00</b>	<b>30,400.00</b>	<b>16,235.00</b>	<b>18,540.08</b>	<b>18,540.08</b>	<b>23,950.00</b>	<b>26,600.00</b>	<b>28,150.00</b>	<b>29,600.00</b>	<b>31,100.00</b>
Interest receivable	1.00	1.00	4.00	64.00	80.47	329.76		50.00	50.00	50.00	50.00	50.00
<b>Total income</b>	<b>10,338.00</b>	<b>15,806.00</b>	<b>13,470.00</b>	<b>30,464.00</b>	<b>16,315.47</b>	<b>18,869.84</b>	<b>18,540.08</b>	<b>24,000.00</b>	<b>26,650.00</b>	<b>28,200.00</b>	<b>29,650.00</b>	<b>31,150.00</b>
<b>Expenditure</b>												
<b>Estate Maintenance:</b>												
Grounds Maintenance	535.00	636.00	584.00	815.00	786.00	1,105.00	500.00	900.00	950.00	1,000.00	1,050.00	1,100.00
Refuse clearance							50.00					
Maintenance to site								250.00	300.00	350.00	400.00	450.00
	<b>535.00</b>	<b>636.00</b>	<b>584.00</b>	<b>815.00</b>	<b>786.00</b>	<b>1,105.00</b>	<b>550.00</b>	<b>1,150.00</b>	<b>1,250.00</b>	<b>1,350.00</b>	<b>1,450.00</b>	<b>1,550.00</b>
<b>Communal areas 1,2,3</b>												
Cleaning 75%				442.50	540.00	483.57	525.00	600.00	637.50	675.00	712.50	750.00
Fire Alarm		740.00	740.00	740.00	774.12	101.95	800.00	2,000.00	750.00	800.00	850.00	900.00
Electrical Maintenance 60%					588.72		370.00	330.00	360.00	390.00	420.00	450.00
Electricity 60%				173.40	464.87	393.26	468.00	480.00	510.00	525.00	540.00	570.00
Redecoration												
		<b>740.00</b>	<b>740.00</b>	<b>1,355.90</b>	<b>2,367.71</b>	<b>978.78</b>	<b>2,163.00</b>	<b>3,410.00</b>	<b>2,257.50</b>	<b>2,390.00</b>	<b>2,522.50</b>	<b>2,670.00</b>
<b>Communal areas 5,6,7,8</b>												
Cleaning 25%				147.50	180.00	322.38	175.00	200.00	212.50	225.00	237.50	250.00
Electrical maintenance 40%					392.48		180.00	220.00	240.00	260.00	280.00	300.00
Electricity 40%				115.60	309.91	262.18	312.00	320.00	340.00	350.00	360.00	380.00
Redecoration												
				<b>263.10</b>	<b>882.39</b>	<b>584.56</b>	<b>667.00</b>	<b>740.00</b>	<b>792.50</b>	<b>835.00</b>	<b>877.50</b>	<b>930.00</b>
<b>Building Expenses:</b>												
<b>Repairs and Maintenance:</b>												
Electrical Maintenance	739.00	240.00	613.00									
Cleaning	625.00	625.00	550.00									
Maintenance - buildings	781.00	1,489.00	1,609.00	17,995.00		7,817.33	2,758.60	10,000.00	10,000.00	5,000.00	5,000.00	6,000.00
Door access control			66.00									
Roof Repairs	430.00	2,634.00	1,136.00	960.00			1,150.00	2,500.00	2,500.00	3,000.00	3,000.00	3,000.00
Window Cleaning												
	<b>2,575.00</b>	<b>4,988.00</b>	<b>3,974.00</b>	<b>18,955.00</b>		<b>7,817.33</b>	<b>3,908.60</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>8,000.00</b>	<b>8,000.00</b>	<b>9,000.00</b>
<b>Insurance</b>												
Buildings Insurance	2,887.00	3,103.00	3,382.00	4,155.00	4,766.52	5,159.34	5,250.00	5,600.00	6,200.00	6,600.00	7,200.00	7,775.00
Directors & Officers	160.00	160.00	160.00	160.00	170.39	177.98	170.00	260.00	280.00	300.00	320.00	340.00
Rebuild Cost Assessment.				600.00			125.00	300.00			320.00	
	<b>3,047.00</b>	<b>3,263.00</b>	<b>3,542.00</b>	<b>4,915.00</b>	<b>4,936.91</b>	<b>5,337.33</b>	<b>5,545.00</b>	<b>6,160.00</b>	<b>6,480.00</b>	<b>6,900.00</b>	<b>7,840.00</b>	<b>8,115.00</b>
Communal Electricity	1,737.00	402.00	320.00									
<b>Professional Fees:</b>												
Accounts	456.00	300.00	341.00	349.00	620.00	720.00	720.00	720.00	840.00	840.00	840.00	840.00
Management Fees:	1,152.00	1,152.00	1,500.00	1,650.00	2,026.62	2,590.00	2,645.00	2,784.00	2,928.00	3,072.00	3,264.00	3,456.00
Professional fees -		210.00	342.00		572.40	325.00	550.00		400.00		450.00	
	<b>1,608.00</b>	<b>1,662.00</b>	<b>2,183.00</b>	<b>1,999.00</b>	<b>3,219.02</b>	<b>3,635.00</b>	<b>3,915.00</b>	<b>3,504.00</b>	<b>4,168.00</b>	<b>3,912.00</b>	<b>4,554.00</b>	<b>4,296.00</b>
<b>General Expenses:</b>												
Companies House/ICO Fee					34.00	34.00	34.00	50.00	60.00	70.00	80.00	90.00
Bank charges	1.00			10.00	30.80	5.40	16.00	36.00	40.00	50.00	60.00	70.00
Sundry	54.00	156.00	68.00	12.47	14.40	71.09	50.00	100.00	100.00	100.00	100.00	100.00
	<b>55.00</b>	<b>156.00</b>	<b>68.00</b>	<b>22.47</b>	<b>79.20</b>	<b>110.49</b>	<b>100.00</b>	<b>186.00</b>	<b>200.00</b>	<b>220.00</b>	<b>240.00</b>	<b>260.00</b>
<b>Total Expenditure</b>	<b>9,557.00</b>	<b>11,847.00</b>	<b>11,411.00</b>	<b>28,325.47</b>	<b>12,271.23</b>	<b>19,568.49</b>	<b>16,848.60</b>	<b>27,650.00</b>	<b>27,648.00</b>	<b>23,607.00</b>	<b>25,484.00</b>	<b>26,821.00</b>
<b>Surplus/(deficit) to/(from) reserves</b>	<b>781.00</b>	<b>3,959.00</b>	<b>2,059.00</b>	<b>2,138.53</b>	<b>4,044.24</b>	<b>(698.65)</b>	<b>1,691.48</b>	<b>(3,650.00)</b>	<b>(998.00)</b>	<b>4,593.00</b>	<b>4,166.00</b>	<b>4,329.00</b>
By service charge schedule:												
Estate						85.08	640.08	350.00	350.00	350.00	350.00	350.00
Buildings				2,457.53	5,994.32	(570.39)	2,531.40	(4,300.00)	(3,298.00)	2,018.00	1,416.00	1,379.00
Communal areas 1,2,3				(505.90)	(1,517.69)	(78.78)	(1,263.00)	(410.00)	1,242.50	1,510.00	1,677.50	1,830.00
Communal areas 5,6,7,8				186.90	(432.39)	(134.56)	(217.00)	710.00	707.50	715.00	722.50	770.00
				<b>2,138.53</b>	<b>4,044.24</b>	<b>(698.65)</b>	<b>1,691.48</b>	<b>(3,650.00)</b>	<b>(998.00)</b>	<b>4,593.00</b>	<b>4,166.00</b>	<b>4,329.00</b>