

Charminster Close Residents Company Limited

						6.06%		2.86%	2.78%	2.70%	2.63%	3.42%
						Year Todate 13/11/2025	1260	1296	1332	1368	1404	1452
	Actual 31/12/2020	Actual 31/12/2021	Actual 31/12/2022	Actual 31/12/2023	Actual 31/12/2024	Budget 31/12/2025		Draft Budget 31/12/2026	Estimated 31/12/2027	Estimated 31/12/2028	Estimated 31/12/2029	Estimated 31/12/2030
Income Statement												
Service Charges	30,960.00	30,960.00	31,680.00	33,840.00	35,640.00	37,800.00	37,800.00	38,880.00	39,960.00	41,040.00	42,120.00	43,560.00
Ground Rents												
Instalment fees	1,080.00	1,020.00	1,080.00	900.00	1,020.00	1,140.00	900.00	900.00	900.00	900.00	900.00	900.00
Total	32,040.00	31,980.00	32,760.00	34,740.00	36,660.00	38,940.00	38,700.00	39,780.00	40,860.00	41,940.00	43,020.00	44,460.00
Other income - Energy Grant			199.00	201.00								
Interest received	906.65	570.59	795.36	2,684.69	3,317.24	2,051.43	450.00	450.00	450.00	450.00	450.00	450.00
Total Income	32,946.65	32,550.59	33,754.36	37,625.69	39,977.24	40,991.43	39,150.00	40,230.00	41,310.00	42,390.00	43,470.00	44,910.00
Ground rents												
Insurance - buildings	3,673.37	3,455.24	3,351.35	3,381.91	3,496.58	3,863.11	3,600.00	4,200.00	4,400.00	4,800.00	5,000.00	5,400.00
Insurance - directors & officers	91.85	91.15	155.55	220.64	232.13	243.61	250.00	260.00	275.00	325.00	360.00	400.00
Rebuild Cost Assessment				180.00				250.00			350.00	
Electricity	513.00	519.66	1,132.82	1,615.29	1,147.26	935.92	1,300.00	1,400.00	1,500.00	1,600.00	1,700.00	1,750.00
Cleaning	2,150.20	1,984.80	1,991.40	2,128.00	2,154.20	2,176.45	2,850.00	2,500.00	2,600.00	2,700.00	2,800.00	2,940.00
Window Cleaning	525.00	525.00	416.68	350.00	525.00	560.00	750.00	750.00	800.00	820.00	840.00	860.00
Grounds Maintenance	5,389.25	2,300.00	3,716.48	3,304.38	3,259.44	3,027.75	6,500.00	6,500.00	7,000.00	7,100.00	8,000.00	8,400.00
Drainage	4,080.00											
Repairs & Maintenance	901.69	2,626.34	205.00	1,988.00	3,113.00	12,445.38	6,000.00	7,000.00	6,500.00	6,500.00	7,000.00	7,000.00
TV communal reception	116.64	750.00		215.00		260.00	350.00	350.00	350.00		300.00	
Flytipping		87.50	30.00	525.00	291.68	285.00	300.00	300.00	350.00	400.00	400.00	400.00
Communal Doors replacement/mtc	5,488.80	5,968.80	3,136.68									
Door Entry					320.00							
CCTV	570.55	993.29	493.92	450.00	902.40	1,195.14	650.00	700.00	800.00	900.00	1,000.00	1,000.00
Electrical		2,051.17			374.80		300.00	400.00	500.00	500.00	500.00	500.00
Flooring												
UPVC Windows												
Roof maintenance	12,000.00			30,000.00		28,800.00	34,000.00		2,000.00			2,000.00
Management Fees	3,325.00	3,475.00	3,625.00	4,104.00	4,410.00	4,290.00	5,148.00	5,400.00	5,760.00	6,060.00	6,420.00	6,780.00
Professional fees incl Fire Risk Assessments		300.00	450.00		1,557.58	510.24		525.00		550.00		600.00
Sundry	48.16	12.00	51.60	14.00	45.21	21.50	70.00	70.00	75.00	75.00	75.00	75.00
Company registration fees	48.00	48.00	48.00	48.00	69.00	69.00	69.00	97.00	110.00	120.00	130.00	140.00
Accountancy	720.00	720.00	780.00	840.00	840.00		840.00	840.00	840.00	840.00	840.00	960.00
Bank Charges												
Interest payable												
Total costs	39,641.51	25,907.95	19,584.48	49,364.22	22,738.27	58,683.10	62,977.00	31,542.00	33,860.00	33,290.00	35,715.00	39,205.00
Net income	(6,694.86)	6,642.64	14,169.89	(11,738.53)	17,238.97	(17,691.67)	(23,827.00)	8,688.00	7,450.00	9,100.00	7,755.00	5,705.00
To Roof Sinking Fund	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00
From Roof Sinking Fund	(12,000.00)			(30,000.00)		(28,800.00)	(27,000.00)					
To (From) General Reserves	5,305.14	1,842.64	9,369.89	13,461.47	12,438.97	4,108.33	3,173.00	1,688.00	450.00	2,100.00	755.00	(1,295.00)