

Goulden House Co-Operative Ltd

2020/21 BUDGET SUMMARY

Income & Expenditure Consolidated Leaseholders & Tenants

INCOME	CONSOLODATED (Leaseholder & Tenants)	2018/19 Total Actual	2019/20 Total Budget	2020/21 Total Budget	Variance Budget 20/21 vs Budget 19/20
	INCOME Leaseholders	188,936	192,418	197,093	4,676
	INCOME Tenants	59,852	57,479	58,876	1,397
TOTAL INCOME Leaseholders & Tenants		248,788	249,897	255,969	6,072
EXPENDITURE					
	Total block repairs and maintenance cost	79,158	85,257	106,317	21,061
	Total Staffing Cost	119,836	140,373	129,257	(11,115)
	Total Management and service cost	23,585	33,676	31,104	(2,572)
	Total Tenants costs EXCLUDING Staffing Costs	13,973	22,595	42,681	20,086
TOTAL EXPENDITURE Leaseholders & Tenants		236,551	281,900	309,359	27,459
TOTAL SURPLUS/(DEFICIT)		12,237	(32,004)	(53,390)	(21,386)

2020/21 BUDGET

Income & Expenditure Leaseholders Only

INCOME	Leaseholders Budget	2018/19 Total Actual	2019/20 Total Budget	2020/21 Total Budget	Variance Budget 20/21 vs Budget 19/20
	INCOME Leaseholders	188,936	192,418	197,093	4,676
TOTAL INCOME Leaseholders		188,936	192,418	197,093	4,676
EXPENDITURE					
	Total block repairs and maintenance cost	79,158	85,257	106,317	21,061
	Total Staffing Cost - Leaseholder % ONLY Total rec	104,743	123,656	114,770	(8,887)
	Total Management and service cost	23,585	33,676	31,104	(2,572)
TOTAL EXPENDITURE Leaseholders		207,486	242,589	252,191	9,602
TOTAL SURPLUS/(DEFICIT)		(18,550)	(50,171)	(55,097)	(4,926)

2020/21 BUDGET

Income & Expenditure **Tenants Only**

INCOME Tenants Budget	2018/19 Total Actual	2019/20 Total Budget	2020/21 Total Budget	Variance Budget 20/21 vs Budget 19/20
INCOME Tenants	59,852	57,479	58,876	1,397
TOTAL INCOME Tenants	59,852	57,479	58,876	1,397
EXPENDITURE				
Total Staffing Cost -Tenant only cost (21% as speci	15,092	16,716	14,487	(2,229)
Total Tenants costs EXCLUDING Staffing Costs	13,973	22,595	42,681	20,086
TOTAL EXPENDITURE Tenants	29,065	39,312	57,168	17,857
TOTAL SURPLUS/(DEFICIT)	30,787	18,167	1,707	(16,460)

	A	B	C	D	E
1		Goulden House Co-Operative Ltd - LEASEHOLDER BUDGET 2020/21			
2	1	<u>Income</u>	<u>2018/19 Actual</u>	<u>Budget 2019-20</u>	<u>Budget 2020-2021</u>
3	1.1	Management allowance	83,503	85,580	87,660
4	1.2	Repair allowance	31,003	31,352	32,113
5	1.3	Estate cost allowance	72,605	73,819	75,613
6	1.4	Administration allowance	-		-
7	1.5	Insurance allowance	1,826	1,666	1,707
8	1.6	Client cost allowances	-		-
9		TOTAL INCOME	188,936	192,418	197,093
10					

	A	B	C	D	E
11		EXPENDITURE			
12	2	Block repairs and maintenance	<u>2018/19 Actual</u>	<u>Budget 2019-20</u>	<u>Budget 2020-2021</u>
13	2.1	Communal electricity	16,771	17,150	17,838
14	2.2	Block repairs - labour	14,171	25,383	22,000
15	2.3	ROOF & BALCONY REPAIRS	0	-	15,000
16	2.4	Drain clearance	1,229	9,744	4,000
17	2.5	Pest control	50	933	1,100
18	2.6	Estate lighting materials	5,379	3,000	1,000
19	2.7	Estate lighting labour	12,159	3,000	1,000
20	2.8	Vandalism	-	-	-
21	2.9	Insurance claim repairs	-	-	-
22	2.10	Rechargeable repairs	-	-	-
23	2.11	Entryphone keys (KABA)	-	-	-
24	2.12	Entryphone repair labour	140	3,246	6,500
25	2.13	Entryphone repairs materials	2,780	-	2,500
26	2.14	Emergency patrol contract	2,182	2,432	3,925
27	2.15	Block cleaning materials	533	393	700
28	2.16	Block tools	-	-	500
29	2.17	Block repairs - materials	5,779	4,811	4,000
30	2.18	CCTV Maintenance	-	700	8,500
31	2.19	Garden maintenance	7,017	7,800	12,000
32	2.20	Paladin bin rental	2,278	2,734	2,455
33	2.21	Ball park repairs	-	-	300
34	2.22	Bulk rubbish collection	8,690	3,930	3,000
35		Total block repairs and maintenance cost	79,158	85,257	106,317
36					

	A	B	C	D	E
37	3	Staffing	<u>2018/19 Actual</u>	<u>Budget 2019-20</u>	<u>Budget 2020-2021</u>
38	3.1	Gross staff salary - office (EM, FO & A Gross Salaries)	49,119	50,360	55,950
39	3.2	Estate cleaning (Cleaners & Caretaker Gross Salaries)	46,852	50,500	50,500
40	3.3	Staff national insurance - office	3,817	6,950	7,721
41	3.4	STAFFS NATIONAL INSURANCE - Cleaners & Caretaker	-	6,969	6,969
42	3.5	PENSIONS CONTRIBUTIONS - Cleaners & Caretaker	1,116	972	2,301
43	3.6	Pension contribution - office staff (EM, FO & A)	798	1,149	1,126
44	3.7	Staff recruitment	3,643	4,000	1,500
45	3.8	Staff cover - office	180	2,752	300
46	3.9	Weekend/ Caretaker cover	-	2,331	500
47	3.10	Accountancy	12,220	12,000	-
48	3.11	Staff training	1,220	1,464	1,464
49	3.12	Staff subs and travel	-	-	-
50	3.13	Consultancy	872	926	926
51		<u>Total Staffing Cost</u>	119,836	140,373	129,257
52		<u>Tenant only cost (21% as specified by WBC)</u>	15,092	16,716	14,487
53		<u>Total Leaseholder (rechargeable) amount</u>	104,743	123,656	114,770
54					

	A	B	C	D	E
55	4	Management and Services	2018/19 Actual	Budget 2019-20	Budget 2020-2021
56	4.1	Office rent	1,120	1,833	1,910
57	4.2	Office water rate	364	388	272
58	4.3	Office rate	355	426	505
59	4.4	Insurance policies	2,388	2,215	2,796
60	4.5	Telephone	4,153	3,937	2,500
61	4.6	Print/post	481	296	300
62	4.7	Subscription fees	851	548	550
63	4.8	Stationery	799	880	950
64	4.9	Office repairs/improvement / H&S OFFICE	2,297	1,500	500
65	4.10	Office electricity	915	820	714
66	4.11	Office equipment	325	1,000	1,000
67	4.12	Document distribution	-	100	100
68	4.13	Photocopier expenses (toner)	195	1,600	1,000
69	4.14	Photocopier contract and usage	1,788	1,500	500
70	4.15	Office security	175	210	210
71	4.16	Domain name, hosting, Office 365	-	14	12
72	4.17	IT support, backup and security	761	-	1,020
73	4.18	Rent Program Support	178	301	700
74	4.19	Committee subsistence	-	-	-
75	4.20	Committee travel/child care	-	-	-
76	4.21	Sundries	484	491	300
77	4.22	Community events	616	631	500
78	4.23	Depreciations	516	512	531
79	4.24	Bank Charges	67	67	68
80	4.25	Annual returns	211	-	-
81	4.26	Audit fees	2,850	2,850	2,850
82	4.27	Legal fees	-	-	-
83	4.28	Committee training	350	2,000	500
84	4.29	HR Services	1,345	1,000	2,000
85	4.30	Corporation tax	-	-	50
86	4.31	Contingency Fund	-	8,558	8,766
87		Total Management and service cost	23,585	33,676	31,104
88		TOTAL EXPENDITURE Leasholders	207,486	242,589	252,191
89		TOTAL SURPLUS/(DEFICIT)	(18,550)	(50,171)	(55,097)

	A	B	C	D	E
1		Goulden House Co-Operative Ltd TENANTS BUDGET 2020/21			
2		Tenant budget			
3		Description	2018/19 Actual	Budget 2019-20	Budget 2020-2021
4	1	Income			
5	1.1	Management allowance	16,382	14,337	14,685
6	1.2	Management allowance - non residential only	5,191	5,169	5,295
7	1.3	Repairs allowance	24,811	24,316	24,907
8	1.4	Estate cost allowance	13,056	13,275	13,597
9	1.5	Administration	-	-	-
10	1.6	Insurance allowance	411	382	391
11	1.7	Client cost allowance	-	-	-
12	1.8	Void allowance - Due October	-	-	-
13					
14		Total income	59,852	57,479	58,876
15					
16		EXPENDITURE			
17	2	Tenant (NOT SERVICE CHARGEABLE)	2018/19 Actual	Budget 2019-20	Budget 2020-2021
18	2.1	Tenant repairs - labour	5,028	13,599	19,000
19	2.2	Tenant repairs - materials	659	2,181	3,181
20	2.3	Store shed repairs - materials	163	207	500
21	2.4	Store shed repair - labour	-	333	500
22	2.5	Void property	5,764	5,565	16,000
23	2.6	Bank charges (for rent account)	-	120	-
24	2.7	Tenant plan repair laour	2,359	590	3,500
25		Total Tenant (NOT SERVICE CHARGEABLE)	13,973	22,595	42,681
26	3	Total Staffing Costs (Tenants % only)	15,092	16,716	14,487
27		Total Expenditure- Tenant Costs	29,065	39,312	57,168
28					
29		TOTAL SURPLUS/(DEFICIT)	30,787	18,167	1,707
30					