

Goulden House Co-Operative Ltd				
BUDGET SUMMARY FOR 2021/22				
Income & Expenditure Consolidated Leaseholders & Tenants				
CONSOLODATED (Leaseholder & Tenants) Accounts	ACTUAL (YTD) 2019/20	BUDGET (YTD) 2020/21	BUDGET (YTD) 2021/22	VARIANCE Budget 2021 vs Budget 2022
INCOME Leaseholders	£206,779	£194,361	£219,186	£24,825
INCOME Tenants	£57,479	£57,025	£60,928	£3,903
TOTAL INCOME Leaseholders & Tenants	£264,258	£251,386	£280,113	£28,727
Total block repairs and maintenance cost	£72,530	£190,788	£90,200	(100,588)
Total Staffing Cost	£137,812	£128,181	£141,295	£13,114
Tenant only cost (21% as specified by WBC)	£18,312	£14,777	£18,085	£3,308
Total rechargeable amount	£119,500	£113,404	£123,210	£9,806
Total Management and service cost	£25,115	£31,785	£27,798	(3,986)
Total Tenants costs EXCLUDING Staffing Costs	£34,051	£57,228	£46,500	-£10,728
TOTAL EXPENDITURE Leaseholders & Tenants	£269,508	£407,981	£305,793	(102,188)
TOTAL SURPLUS/(DEFICIT)	(5,250)	(156,595)	(25,680)	£130,916
BUDGET SUMMARY FOR 2021/22				
Income & Expenditure Leaseholders Only				
Leaseholders Accounts	ACTUAL (YTD) 2019/20	BUDGET (YTD) 2020/21	BUDGET (YTD) 2021/22	VARIANCE Budget 2021 vs Budget 2022
INCOME Leaseholders	£206,779	£194,361	£219,186	£24,825
TOTAL INCOME Leaseholders	£206,779	£194,361	£219,186	£24,825
EXPENDITURE				
Total block repairs and maintenance cost	£72,530	£190,788	£90,200	(100,588)
Total Staffing Cost - Leaseholder % ONLY Total rechargeable amount	£119,500	£113,404	£123,210	£9,806
Total Management and service cost	£25,115	£31,785	£27,798	(3,986)
TOTAL EXPENDITURE Leaseholders	£217,145	£335,977	£241,208	(94,768)
TOTAL SURPLUS/(DEFICIT)	(10,366)	(141,616)	(22,023)	£119,593
BUDGET SUMMARY FOR 2021/22				
Income & Expenditure Tenants Only				
Tenants Accounts	ACTUAL (YTD) 2019/20	BUDGET (YTD) 2020/21	BUDGET (YTD) 2021/22	VARIANCE Budget 2021 vs Budget 2022
INCOME	£57,479	£57,025	£60,928	£3,903
TOTAL INCOME Tenants	£57,479	£57,025	£60,928	£3,903
EXPENDITURE				
Total Staffing Cost - Tenant only cost (21% as specified by WBC)	£18,312	£14,777	£18,085	£3,308
Total Tenants costs EXCLUDING Staffing Costs	£34,051	£57,228	£46,500	-£10,728
TOTAL EXPENDITURE Tenants	£52,363	£72,005	£64,585	-£7,420
TOTAL SURPLUS/(DEFICIT)	£5,116	(14,980)	(3,657)	11,323

Goulden House Co-Operative Ltd - LEASEHOLDER BUDGET 2022						
A/c Codes	Budget Lines	Description	ACTUAL (YTD) 2019/20	BUDGET (YTD) 2020/21	BUDGET (YTD) 2021/22	VARIANCE Budget 2021 vs Budget 2022
4000/4010	1:1	LH SC Management allowance	£88,181	£86,970	£93,472	£6,502
4003/4010	1:3	Repair allowance	£31,352	£31,451	£33,233	£1,782
4005/4010	1:4	Estate cost allowance	£85,580	£74,445	£90,715	£16,270
4006/4010	1:5	Insurance allowance	£1,666	£1,495	£1,766	£271
		TOTAL INCOME	£206,779	£194,361	£219,186	£24,825
A/c Codes	2	Block repairs and maintenance	ACTUAL (YTD) 2019/20	BUDGET (YTD) 2020/21	BUDGET (YTD) 2021/22	VARIANCE Budget 2021 vs Budget 2022
6000	2:1	Communal electricity	£14,598	£17,838	£15,000	(2,838)
6020	2:2	Block repairs - labour	£18,196	£22,000	£24,000	£2,000
6026	2:3	Drain clearance	£5,095	£4,000	£5,500	£1,500
6027	2:4	Pest control	£1,750	£1,100	£1,800	£700
6034	2:5	Estate lighting materials	£1,950	£1,000	£2,400	£1,400
6035	2:6	Estate lighting labour	£1,080	£1,000	£1,800	£800
6037	2:7	Vandalism				
6038	2:8	Insurance claim repairs				
6039	2:9	Rechargeable repairs				
6040	2:10	ROOF & BALCONY REPAIRS		£15,000	£5,000	(10,000)
6045	2:11	Entryphone keys (KABA)				
6060	2:12	Entryphone repair Electronic	£4,280	£6,500	£3,000	(3,500)
6061	2:13	Entryphone repair Mechanical	£2,215	£86,970	£2,000	(84,970)
6130	2:14	Emergency patrol contract	£3,918	£3,925	£4,000	£75
6140	2:15	Block cleaning materials	£264	£700	£300	(400)
6141	2:16	Block tools		£500		(500)
6147	2:17	Block repairs - materials	£3,494	£4,000	£3,600	(400)
6160	2:18	Garden maintenance	£8,700	£12,000	£12,000	
6175	2:19	Paladin bin hire/recycling	£2,407	£2,455	£5,000	£2,545
6185	2:20	Ball park repairs		£300	£300	
6190	2:21	Bulk rubbish collection	£2,383	£3,000	£3,000	
6315	2:22	CCTV Maintenance	£2,200	£8,500	£1,500	(7,000)
		Total block repairs and maintenance cost	£72,530	£190,788	£90,200	(100,588)

Codes	3	Staffing	ACTUAL (YTD) 2019/20	BUDGET (YTD) 2020/21	BUDGET (YTD) 2021/22	VARIANCE Budget 2021 vs Budget 2022
5001	3:1	Gross staff salary - office (EM, FO & A Gross Salaries)	£62,272	£55,950	£63,150	£7,200
50011	3:2	Estate cleaning (Cleaners & Caretaker Gross Salaries)	£16,500	£86,970	£16,500	
50011	3:2	Estate cleaning (External Cleaners & Caretaker fee)	£31,546	(38,924)	£36,400	£75,324
5002	3:3	Staff national insurance - office	£4,957	£7,721	£8,715	£994
50021	3:4	STAFFS NATIONAL INSURANCE - Cleaners & Caretaker	£1,007	£6,969	£2,277	(4,692)
5003	3:5	PENSIONS CONTRIBUTIONS - Cleaners & Caretaker	£1,560	£2,301		(2,301)
5020	3:6	Pension contribution - Office staff (EM, FO & A)	£1,158	£1,126	£1,653	£527
5020	3:6	Provision for The Pension Trust Deficit (Provisional)	£1,378	£1,378	£10,000	£8,622
5030	3:7	Staff recruitment	£3,865	£1,500	£1,500	
5042	3:8	Staff cover - office		£300		(300)
5043	3:9	Weekend/Caretaker cover		£500		(500)
5045	3:10	Accountancy	£11,933			
7120	3:11	Staff subs and travel	£81			
8030	3:12	Consultancy	£500	£926		(926)
8050	3:13	Staff training	£1,056	£1,464	£1,100	(364)
		Total Staffing Cost	£137,812	£128,181	£141,295	£13,114
		Tenant only cost (21% as specified by WBC)	£18,312	£14,777	£18,085	£3,308
		Total Leaseholder (rechargeable) amount	£119,500	£113,404	£123,210	£9,806

Codes	4	Management and Services	ACTUAL (YTD) 2019/20	BUDGET (YTD) 2020/21	BUDGET (YTD) 2021/22	VARIANCE Budget 2021 vs Budget 2022
7000	4:1	Office rent	£1,693	£1,910	£1,800	(110)
7001	4:2	Office water rates	£272	£272	£300	£28
7002	4:3	Office rates	£648	£505	£650	£145
7010	4:4	Insurance policies	£2,627	£2,796	£2,750	(46)
7020	4:5	Telephone & internet	£3,904	£2,500	£4,000	£1,500
7021	4:6	Domain name, hosting, Office 365	£77	£12	£75	£63
7022	4:7	IT support, backup and security	£2,642	£1,020	£1,500	£480
7030	4:8	Postage	£23	£300	£75	(225)
7031	4:9	Subscription fees	£622	£550	£750	£200
7032	4:10	Stationery	£1,664	£950	£1,500	£550
7040	4:11	Office repairs/improvement / H&S OFFICE	£86	£500		(500)
7050	4:12	Office electricity	£870	£714	£900	£186
7060	4:13	Office equipment	£730	£1,000	£800	(200)
7065	4:14	Document distribution		£100		(100)
7070	4:15	Photocopier expenses (toner)	£2,497	£1,000	£2,000	£1,000
7075	4:16	Photocopier contract and usage	£1,033	£500		(500)
7080	4:17	Office security		£210		(210)
7130	4:18	Committee subsistence				
7131	4:19	Committee travel/child care				
7150	4:20	Sundries	£167	£300	£300	
7160	4:21	Community events		£500	£1,000	£500
8000	4:22	Depreciations	£498	£531	£498	(33)
8010	4:23	Bank Charges	£72	£68	£75	£7
8018	4:24	Annual returns				
8040	4:25	Audit fees	£2,950	£3,600	£6,000	£2,400
8045	4:26	Legal fees				
8056	4:27	Committee training		£500	£500	
8057	4:28	HR Services	£1,270	£2,000	£1,500	(500)
8060	4:29	Contingency Fund		£8,697		(8,697)
9013	4:30	Sage Program Support	£700	£700	£750	£50
9928	4:31	Corporation tax	£68	£50	£75	£25
		Total Management and service cost	£25,115	£31,785	£27,798	(3,986)
		TOTAL EXPENDITURE Leaseholders	£217,145	£335,977	£241,208	(94,768)
		TOTAL SURPLUS/(DEFICIT)	(10,366)	(141,616)	(22,023)	£119,593

Goulden House Co-Operative Ltd - TENANT BUDGET 2022						
A/c Codes	Budget Lines	Description	ACTUAL (YTD) 2019/20	BUDGET (YTD) 2020/21	BUDGET (YTD) 2021/22	VARIANCE Budget 2021 vs Budget 2022
4000	0.04	Management allowance	£14,337	£14,547	£15,197	£650
4002	0.04	Management allowance - non residential only	£5,169	£5,106	£5,479	£373
4003	0.04	Repairs allowance	£24,316	£23,634	£25,775	£2,141
4005	0.04	Estate cost allowance	£13,275	£13,387	£14,071	£684
4006	0.05	Insurance allowance	£382	£351	£405	£54
4012	0.05	Administration				
4013	0.05	Client cost allowance				
4025	0.05	Void allowance				
		Total income	£57,479	£57,025	£60,928	
TOTAL	EXPENDITURE	EXPENDITURE	ACTUAL (YTD) 2019/20	BUDGET (YTD) 2020/21	BUDGET (YTD) 2021/22	VARIANCE Budget 2021 vs Budget 2022
9000	2:1	Tenant repairs - labour	£22,130	£19,000	£24,000	£5,000
9001	2:2	Tenant repairs - materials	£1,998	£3,181	£2,000	(1,181)
9004	2:3	Store shed repairs - materials		£500	£500	
9005	2:4	Store shed repair - labour		£500	£500	
9006	2:5	Void property	£9,425	£16,000	£16,000	
9009	2:6	Tenant's rent bad debt	£498			
9018	2:7	Tenant plan repair labour		£3,500	£3,500	
9022	2:8	Bank charges (for rent account)		£14,547		
		Total Tenant (NOT SERVICE CHARGEABLE)	£34,051	£57,228	£46,500	-£10,728
	3	Total Staffing Costs (Tenants % only)	£18,312	£14,777	£18,085	£3,308
	4	15% Shared costs				
		Total Expenditure - Tenant Costs	£18,312	£14,777	£18,085	£3,308
		TOTAL SURPLUS/(DEFICIT)	£5,116	-£14,980	-£3,657	11,323