

|  |                                 |                                 |                                 |  |
|--|---------------------------------|---------------------------------|---------------------------------|--|
| Goulden House Co-Operative Ltd                                     |                                 |                                 |                                 |  |
| BUDGET SUMMARY FOR 2021/22   |                                 |                                 |                                 |  |
| Income & Expenditure Consolidated Leaseholders & Tenants           |                                 |                                 |                                 |  |
| <b>CONSOLODATED (Leaseholder &amp; Tenants) Accounts</b>           | <b>ACTUAL (YTD)<br/>2019/20</b> | <b>BUDGET (YTD)<br/>2020/21</b> | <b>BUDGET (YTD)<br/>2021/22</b> | <b>VARIANCE<br/>Budget 2021 vs<br/>Budget 2022</b> |
| INCOME Leaseholders  | £206,779                        | £194,361                        | £199,459                        | £5,098   |
| INCOME Tenants   | £57,479                         | £57,025                         | £55,924                         | -£1,101  |
| TOTAL INCOME Leaseholders & Tenants                                | £264,258                        | £251,386                        | £255,383                        | £3,997   |
| Total block repairs and maintenance cost                           | £72,530                         | £106,318                        | £82,700                         | (23,618)   |
| Total Staffing Cost  | £137,812                        | £128,181                        | £124,331                        | -£3,850  |
| Tenant only cost (21% as specified by WBC)                         | £18,312                         | £14,777                         | £14,522                         | -£254  |
| Total rechargeable amount  | £119,500                        | £113,404                        | £109,809                        | -£3,595  |
| Total Management and service cost                                  | £25,115                         | £31,785                         | £36,798                         | 5,014  |
| Total Tenants costs EXCLUDING Staffing Costs                       | £34,051                         | £57,228                         | £26,500                         | -£30,728   |
| TOTAL EXPENDITURE Leaseholders & Tenants                           | £269,508                        | £323,511                        | £270,330                        | (53,182)   |
| <b>TOTAL SURPLUS/(DEFICIT)</b>                                     | <b>(5,250)</b>                  | <b>(72,125)</b>                 | <b>(14,946)</b>                 | <b>£57,179</b>                                     |
| BUDGET SUMMARY FOR 2021/22   |                                 |                                 |                                 |  |
| Income & Expenditure Leaseholders Only                             |                                 |                                 |                                 |  |
| Leaseholders Accounts  | ACTUAL (YTD)<br>2019/20         | BUDGET (YTD)<br>2020/21         | BUDGET (YTD)<br>2021/22         | VARIANCE<br>Budget 2021 vs<br>Budget 2022          |
| INCOME Leaseholders  | £206,779                        | £194,361                        | £199,459                        | £5,098   |
| TOTAL INCOME Leaseholders  | £206,779                        | £194,361                        | £199,459                        | £5,098   |
| EXPENDITURE  |                                 |                                 |                                 |  |
| Total block repairs and maintenance cost                           | £72,530                         | £106,318                        | £82,700                         | (23,618)   |
| Total Staffing Cost - Leaseholder % ONLY Total rechargeable amount | £119,500                        | £113,404                        | £109,809                        | -£3,595  |
| Total Management and service cost                                  | £25,115                         | £31,785                         | £36,798                         | 5,014  |
| TOTAL EXPENDITURE Leaseholders                                     | £217,145                        | £251,507                        | £229,307                        | (22,199)   |
| <b>TOTAL SURPLUS/(DEFICIT)</b>                                     | <b>(10,366)</b>                 | <b>(57,146)</b>                 | <b>(29,848)</b>                 | <b>£27,297</b>                                     |
| BUDGET SUMMARY FOR 2021/22   |                                 |                                 |                                 |  |
| Income & Expenditure Tenants Only                                  |                                 |                                 |                                 |  |
| Tenants Accounts   | ACTUAL (YTD)<br>2019/20         | BUDGET (YTD)<br>2020/21         | BUDGET (YTD)<br>2021/22         | VARIANCE<br>Budget 2021 vs<br>Budget 2022          |
| INCOME   | £57,479                         | £57,025                         | £55,924                         | -£1,101  |
| TOTAL INCOME Tenants   | £57,479                         | £57,025                         | £55,924                         | -£1,101  |
| EXPENDITURE  |                                 |                                 |                                 |  |
| Total Staffing Cost - Tenant only cost (21% as specified by WBC)   | £18,312                         | £14,777                         | £14,522                         | -£254  |
| Total Tenants costs EXCLUDING Staffing Costs                       | £34,051                         | £57,228                         | £26,500                         | -£30,728   |
| TOTAL EXPENDITURE Tenants  | £52,363                         | £72,005                         | £41,022                         | -£30,982   |
| <b>TOTAL SURPLUS/(DEFICIT)</b>                                     | <b>£5,116</b>                   | <b>(14,980)</b>                 | <b>14,902</b>                   | <b>29,882</b>                                      |

| 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 |
| 4000/4010  | 1:1          | LH SC Management allowance               | £88,181              | £86,970              | £85,059              |
| 4003/4010  | 1:3          | Repair allowance                         | £31,352              | £31,451              | £30,242              |
| 4005/4010  | 1:4          | Estate cost allowance                    | £85,580              | £74,445              | £82,550              |
| 4006/4010  | 1:5          | Insurance allowance                      | £1,666               | £1,495               | £1,607               |
|  |              | TOTAL INCOME                             | £206,779             | £194,361             | £199,459             |
| A/c Codes  | 2            | Block repairs and maintenance            | ACTUAL (YTD) 2019/20 | BUDGET (YTD) 2020/21 | BUDGET (YTD) 2021/22 |
| 6000   | 2:1          | Communal electricity                     | £14,598              | £17,838              | £15,000              |
| 6020   | 2:2          | Block repairs - labour                   | £18,196              | £22,000              | £24,000              |
| 6026   | 2:3          | Drain clearance                          | £5,095               | £4,000               | £5,500               |
| 6027   | 2:4          | Pest control                             | £1,750               | £1,100               | £1,800               |
| 6034   | 2:5          | Estate lighting materials                | £1,950               | £1,000               | £1,200               |
| 6035   | 2:6          | Estate lighting labour                   | £1,080               | £1,000               | £1,000               |
| 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               |
| 6045   | 2:11         | Entryphone keys (KABA)                   |                      |                      |                      |
| 6060   | 2:12         | Entryphone repair Electronic             | £4,280               | £6,500               | £3,000               |
| 6061   | 2:13         | Entryphone repair Mechanical             | £2,215               | £2,500               | £2,000               |
| 6130   | 2:14         | Emergency patrol contract                | £3,918               | £3,925               | £4,000               |
| 6140   | 2:15         | Block cleaning materials                 | £264                 | £700                 | £300                 |
| 6141   | 2:16         | Block tools                              |                      | £500                 |                      |
| 6147   | 2:17         | Block repairs - materials                | £3,494               | £4,000               | £3,600               |
| 6160   | 2:18         | Garden maintenance                       | £8,700               | £12,000              | £6,500               |
| 6175   | 2:19         | Paladin bin hire/recycling               | £2,407               | £2,455               | £5,000               |
| 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               |
|  |              | Total block repairs and maintenance cost | £72,530              | £106,318             | £82,700              |

| Codes | 3    | Staffing  | ACTUAL (YTD)<br>2019/20 | BUDGET (YTD)<br>2020/21 | BUDGET (YTD)<br>2021/22 |
|-------|------|---|-------------------------|-------------------------|-------------------------|
| 5001  | 3:1  | Gross staff salary - office (EM, FO & A Gross Salaries) | £62,272                 | £55,950                 | £56,685                 |
| 50011 | 3:2  | Estate cleaning (Cleaners & Caretaker Gross Salaries)   | £16,500                 | £16,500                 | £16,500                 |
| 50011 | 3:2  | Estate cleaning (External Cleaners & Caretaker fee)     | £31,546                 | 31,546                  | £36,400                 |
| 5002  | 3:3  | Staff national insurance - office                       | £4,957                  | £7,721                  | £8,816                  |
| 50021 | 3:4  | STAFFS NATIONAL INSURANCE - Cleaners & Caretaker        | £1,007                  | £6,969                  | £2,277                  |
| 5003  | 3:5  | PENSIONS CONTRIBUTIONS - Cleaners & Caretaker           | £1,560                  | £2,301                  | £0                      |
| 5020  | 3:6  | Pension contribution - Office staff (EM, FO & A)        | £1,158                  | £1,126                  | £1,653                  |
| 5020  | 3:6  | Provision for The Pension Trust Deficit (Provisional)   | £1,378                  | £1,378                  | £0                      |
| 5030  | 3:7  | Staff recruitment                                       | £3,865                  | £1,500                  | £1,500                  |
| 5042  | 3:8  | Staff cover - office                                    |                         | £300                    |                         |
| 5043  | 3:9  | Weekend/Caretaker cover                                 |                         | £500                    |                         |
| 5045  | 3:10 | Accountancy   | £11,933                 |                         |                         |
| 7120  | 3:11 | Staff subs and travel                                   | £81                     |                         |                         |
| 8030  | 3:12 | Consultancy   | £500                    | £926                    |                         |
| 8050  | 3:13 | Staff training  | £1,056                  | £1,464                  | £500                    |
|       |      | Total Staffing Cost                                     | £137,812                | £128,181                | £124,331                |
|       |      | Tenant only cost (21% as specified by WBC)              | £18,312                 | £14,777                 | £14,522                 |
|       |      | Total Leaseholder (rechargeable) amount                 | £119,500                | £113,404                | £109,809                |

| Codes | 4    | Management and Services                 | ACTUAL (YTD)<br>2019/20 | BUDGET (YTD)<br>2020/21 | BUDGET (YTD)<br>2021/22 |
|-------|------|---|-------------------------|-------------------------|-------------------------|
| 7000  | 4:1  | Office rent                             | £1,693                  | £1,910                  | £1,800                  |
| 7001  | 4:2  | Office water rates                      | £272                    | £272                    | £300                    |
| 7002  | 4:3  | Office rates                            | £648                    | £505                    | £650                    |
| 7010  | 4:4  | Insurance policies                      | £2,627                  | £2,796                  | £2,750                  |
| 7020  | 4:5  | Telephone & internet                    | £3,904                  | £2,500                  | £4,000                  |
| 7021  | 4:6  | Domain name, hosting, Office 365        | £77                     | £12                     | £75                     |
| 7022  | 4:7  | IT support, backup and security         | £2,642                  | £1,020                  | £1,500                  |
| 7030  | 4:8  | Postage                                 | £23                     | £300                    | £75                     |
| 7031  | 4:9  | Subscription fees                       | £622                    | £550                    | £750                    |
| 7032  | 4:10 | Stationery                              | £1,664                  | £950                    | £1,500                  |
| 7040  | 4:11 | Office repairs/improvement / H&S OFFICE | £86                     | £500                    |                         |
| 7050  | 4:12 | Office electricity                      | £870                    | £714                    | £900                    |
| 7060  | 4:13 | Office equipment                        | £730                    | £1,000                  | £800                    |
| 7065  | 4:14 | Document distribution                   |                         | £100                    |                         |
| 7070  | 4:15 | Photocopier expenses (toner)            | £2,497                  | £1,000                  | £2,000                  |
| 7075  | 4:16 | Photocopier contract and usage          | £1,033                  | £500                    |                         |
| 7080  | 4:17 | Office security                         |                         | £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                    | £0                      |
| 8000  | 4:22 | Depreciations                           | £498                    | £531                    | £498                    |
| 8010  | 4:23 | Bank Charges                            | £72                     | £68                     | £75                     |
| 8018  | 4:24 | Annual returns                          |                         |                         |                         |
| 8040  | 4:25 | Audit fees                              | £2,950                  | £3,600                  | £6,000                  |
| 8045  | 4:26 | Legal fees                              |                         |                         |                         |
| 8056  | 4:27 | Committee training                      |                         | £500                    | £500                    |
| 8057  | 4:28 | HR Services                             | £1,270                  | £2,000                  | £1,500                  |
| 8060  | 4:29 | Contingency Fund                        |                         | £8,697                  | £10,000                 |
| 9013  | 4:30 | Sage Program Support                    | £700                    | £700                    | £750                    |
| 9928  | 4:31 | Corporation tax                         | £68                     | £50                     | £75                     |
|       |      | Total Management and service cost       | £25,115                 | £31,785                 | £36,798                 |
|       |      | TOTAL EXPENDITURE Leaseholders          | £217,145                | £251,507                | £229,307                |
|       |      | TOTAL SURPLUS/(DEFICIT)                 | (10,366)                | (57,146)                | (29,848)                |

| 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 |
| 4000  | 0.04         | Management allowance                        | £14,337              | £14,547              | £13,829              |
| 4002  | 0.04         | Management allowance - non residential only | £5,169               | £5,106               | £4,986               |
| 4003  | 0.04         | Repairs allowance                           | £24,316              | £23,634              | £23,456              |
| 4005  | 0.04         | Estate cost allowance                       | £13,275              | £13,387              | £13,285              |
| 4006  | 0.05         | Insurance allowance                         | £382                 | £351                 | £369                 |
| 4012  | 0.05         | Administration                              |                      |                      |                      |
| 4013  | 0.05         | Client cost allowance                       |                      |                      |                      |
| 4025  | 0.05         | Void allowance                              |                      |                      |                      |
|   |              | Total income                                | £57,479              | £57,025              | £55,924              |
| TOTAL EXPENDITURE                                   | EXPENDITURE  | EXPENDITURE                                 | ACTUAL (YTD) 2019/20 | BUDGET (YTD) 2020/21 | BUDGET (YTD) 2021/22 |
| 9000  | 2:1          | Tenant repairs - labour                     | £22,130              | £19,000              | £14,000              |
| 9001  | 2:2          | Tenant repairs - materials                  | £1,998               | £3,181               | £2,000               |
| 9004  | 2:3          | Store shed repairs - materials              |                      | £500                 | £0                   |
| 9005  | 2:4          | Store shed repair - labour                  |                      | £500                 | £0                   |
| 9006  | 2:5          | Void property                               | £9,425               | £16,000              | £10,000              |
| 9009  | 2:6          | Tenant's rent bad debt                      | £498                 |                      |                      |
| 9018  | 2:7          | Tenant plan repair labour                   |                      | £3,500               | £500                 |
| 9022  | 2:8          | Bank charges (for rent account)             |                      | £14,547              |                      |
|   |              | Total Tenant (NOT SERVICE CHARGEABLE)       | £34,051              | £57,228              | £26,500              |
|   | 3            | Total Staffing Costs (Tenants % only)       | £18,312              | £14,777              | £14,522              |
|   | 4            | 15% Shared costs                            |                      |                      |                      |
|   |              | Total Expenditure - Tenant Costs            | £18,312              | £14,777              | £14,522              |
|   |              | TOTAL SURPLUS/(DEFICIT)                     | £5,116               | -£14,980             | £14,902              |