

Goulden House Co-Operative Ltd				
BUDGET SUMMARY FOR 2023-24				
Income & Expenditure Consolidated Leaseholders & Tenants				
CONSOLIDATED (Leaseholder & Tenants) Accounts	ACTUAL 2021-22	ACTUAL 2022-23	BUDGET 2022-23	BUDGET 2023-24
INCOME Leaseholders	£192,608	£266,972	£221,806	£223,821
INCOME Tenants	£62,775	£95,355	£41,039	£97,530
TOTAL INCOME Leaseholders & Tenants	255,383	362,327	262,845	321,351
Total block repairs and maintenance cost	£84,478	£111,074	£128,964	£103,346
Total Staffing Cost	£112,060	£122,681	£128,693	£131,536
Tenant only cost (21% as specified by WBC)	£12,785	£14,369	£16,276	£17,479
Total rechargeable amount	£99,275	£108,312	£112,417	£114,057
Total Management and service cost	£32,653	£34,941	£34,913	£41,198
Total Tenants costs EXCLUDING Staffing Costs	£24,553	£91,953	£28,981	£41,887
TOTAL EXPENDITURE Leaseholders & Tenants	£253,743	£360,649	£321,550	£317,968
TOTAL SURPLUS/(DEFICIT)	1,641	1,678	(58,704)	3,383
BUDGET SUMMARY FOR 2023-24				
Income & Expenditure Leaseholders Only				
Leaseholders Accounts	ACTUAL 2021-22	ACTUAL 2022-23	BUDGET 2022-23	BUDGET 2023-24
INCOME Leaseholders	£192,608	£266,972	£221,806	£223,821
TOTAL INCOME Leaseholders	£192,608	£266,972	£221,806	£223,821
EXPENDITURE				
Total block repairs and maintenance cost	£84,478	£111,074	£128,964	£103,346
Total Staffing Cost - Leaseholder % ONLY	£99,275	£108,312	£112,417	£114,057
Total Management and service cost	£32,653	£34,941	£34,913	£41,198
TOTAL EXPENDITURE Leaseholders	£216,406	£254,327	£276,294	£258,602
LESS: 15% Shared costs	£35,171	£34,800	£43,348	£40,572
TOTAL SURPLUS/(DEFICIT)	11,374	47,444	(11,140)	5,792
BUDGET SUMMARY FOR 2023-24				
Income & Expenditure Tenants Only				
Tenants Accounts	ACTUAL 2021-22	ACTUAL 2022-23	BUDGET 2022-23	BUDGET 2023-24
INCOME	£62,775	£95,355	£41,039	£97,530
TOTAL INCOME Tenants	£62,775	£95,355	£41,039	£97,530
EXPENDITURE				
Total Staffing Cost - Tenant only cost (21% as specified by WBC)	£12,785	£14,522	£16,276	£17,479
Total Tenants costs EXCLUDING Staffing Costs	£24,553	£91,953	£28,981	£41,887
ADD: 15% Shared costs	£35,171	£34,800	£43,348	£40,572
TOTAL EXPENDITURE Tenants	£72,508	£141,275	£88,604	£99,938
TOTAL SURPLUS/(DEFICIT)	(9,733)	(45,920)	(47,565)	(2,408)

Goulden House Co-Operative Ltd - LEASEHOLDER BUDGET 2023-24						
A/c Codes	Budget Lines	Description	ACTUAL 2021-22	ACTUAL 2022-23	BUDGET 2022-23	BUDGET 2023-24
4000/4010	1:1	LH SC Management allowance	81,479	91,096	90,936	89,870
4003/4010	1:3	Repair allowance	31,666	48,780	48,780	49,739
4005/4010	1:4	Estate cost allowance	77,889	80,461	80,461	83,874
4006/4010	1:5	Insurance allowance	1,575	1,629	1,629	338
4065	1:6	RECHARGED (COMMON) INCOME		43,236		
4090	1:7	Other Income		1,769		
		TOTAL INCOME	192,608	266,972	221,806	223,821
A/c Codes	2	Block repairs and maintenance	ACTUAL 2021-22	ACTUAL 2022-23	BUDGET 2022-23	BUDGET 2023-24
6000	2:1	Communal electricity	16,005	32,581	30,549	32,076
6020	2:2	Block repairs - labour	36,391	20,957	24,000	30,200
6026	2:3	Drain, Gutter & Flat Roof clearance	-	1,034	3,500	3,675
6027	2:4	Pest control	1,400	1,100	1,100	1,100
6034	2:5	Estate lighting materials	417	-	500	525
6035	2:6	Estate lighting labour	240	-	500	500
6037	2:7	Vandalism	-	-		
6038	2:8	Insurance claim repairs	-	-		
6039	2:9	Rechargeable repairs	3,182	32,136		
6040	2:10	ROOF, FIRE DOOR & BALCONY REPAIRS	2,500	3,412	38,115	8,000
6045	2:12	Entryphone keys (KABA)	947	-	600	300
6060	2:13	Entryphone repair Electronic	1,405	750	6,000	1,500
6061	2:14	Entryphone repair Mechanical	240	-	2,400	600
6130	2:15	Emergency patrol contract	2,687	2,322	3,000	2,400
6140	2:16	Block cleaning materials		2,085	1,500	2,400
6141	2:17	Block tools	170	-	-	600
6147	2:18	Block repairs - materials	1,823	13	1,000	1,000
6160	2:19	Garden maintenance	8,858	10,158	9,000	10,750
6175	2:20	Paladin bin hire/recycling	2,544	2,544	3,000	3,150
6185	2:21	Ball park repairs	3,268	-	800	1,000
6190	2:22	Bulk rubbish collection	2,400	1,580	3,000	3,150

6315	2:23	CCTV Maintenance	-	403	400	420
		Total block repairs and maintenance cost	84,478	111,074	128,964	103,346

Codes	3	Staffing	ACTUAL 2021-22	ACTUAL 2022-23	BUDGET 2022-23	BUDGET 2023-24
5001	3:1	Gross staff salary - Office (EM, FO & A Gross Salaries)	60,010	68,163	65,909	69,864
50011	3:2	Estate Cleaner's Part time Gross Salary	-	-	10,920	
50011	3:3	Estate cleaning (External Cleaners)	42,938	49,826	38,823	48,304
5002	3:4	Staff national insurance - office	5,642	2,953	8,816	8,772
50021	3:5	STAFFS NATIONAL INSURANCE - Cleaners	399	252	1,447	-
5020	3:6	Pension contribution - Office staff (EM, FO & A)	2,600	1,480	1,977	2,096
5030	3:7	Staff recruitment	275	-	300	1,000
5042	3:8	Staff cover - office	-	-		1,000
5043	3:9	Weekend/Cleaner cover	-	-		
5045	3:10	Accountancy	-	-	-	-
7120	3:11	Staff subs and travel	196	7	-	-
8030	3:12	Consultancy	-	-	-	-
8050	3:13	Staff training	-	-	500	500
		Total Staffing Cost	112,060	122,681	128,693	131,536
		Tenant only cost (21% as specified by WBC)	12,785	14,369	16,276	17,479
		Total Leaseholder (rechargeable) amount	99,275	108,312	112,417	114,057

Codes	4	Management and Services	ACTUAL 2021-22	ACTUAL 2022-23	BUDGET 2022-23	BUDGET 2023-24
7000	4:1	Office rent	2,022	2,022	2,022	2,022
7001	4:2	Office water rates	415	-	300	300
7002	4:3	OFFICE BUSINESS RATES	369	369	387	405
7005	4:4	OFFICE CLEANING	1,233	-	300	-
7010	4:5	Insurance policies	2,620	1,866	2,796	2,937
7020	4:6	Telephone & internet	2,414	2,521	3,600	3,600
7021	4:7	Domain name, hosting, Office 365	207	163	600	600
7022	4:8	IT support, backup and security	490	3,841	1,200	1,250
7030	4:9	Printing, Postage & Stationery	103	556	600	1,000
7031	4:10	Subscription fees	35	35	-	200
7040	4:11	Office repairs/improvement / H&S OFFICE	-	1,216	-	-
7050	4:12	Office electricity	332	1,379	3,079	2,000
7060	4:13	Office equipment	884	-	-	1,000
7065	4:14	Document distribution	425	88		
7070	4:15	Photocopier expenses (toner)	949	1,277	1,200	1,250
7075	4:16	Photocopier contract and usage	-	-		
7080	4:17	Office security	-	-	-	-
7120	4:18	STAFF SUBS & TRAVEL	196	7		250
7130	4:19	Committee subsistence	-	-		
7131	4:20	Committee travel/child care	-	-		
7150	4:21	Sundries	-	-	150	150
7160	4:22	Community events	16	17	150	150
8000	4:23	Depreciations	2,157	2,428	498	4,784
8010	4:24	Bank Charges	80	103	75	75
8018	4:25	Annual returns	-	-		
8040	4:26	Audit fees	4,500	5,100	5,400	5,200
8045	4:27	Legal fees	-	-		
8056	4:28	Committee training	875	175	1,000	1,149
8057	4:29	HR Services	1,240	619	750	1,500
8060	4:30	Contingency Fund	10,000	10,000	10,000	10,000
9013	4:31	SAGE ACCOUNTS & PAYROLL	1,092	1,160	756	1,327
9928	4:32	Corporation tax	-	-	50	50
		Total Management and service cost	32,653	34,941	34,913	41,198
		TOTAL EXPENDITURE Leaseholders	225,261	301,913	276,294	258,602
		15% Shared costs	35,171	47,367	43,348	40,572
		TOTAL SURPLUS/(DEFICIT)	2,518	12,426	- 11,140	5,792

Goulden House Co-Operative Ltd - TENANT BUDGET 2023-24					
A/c Codes	Budget Lines	Description	ACTUAL 2022-23	BUDGET 2022-23	BUDGET 2023-24
4000	1:1	Management allowance	16,825	16,825	32,220
4002	1:2	Management allowance - non-residential only	561	561	-
4003	1:3	Repairs allowance	10,930	10,930	10,298
4005	1:4	Estate cost allowance	12,422	12,422	35,321
4006	1:5	Insurance allowance	301	301	101
4012	1:6	Administration	-		2,814
4013	1:7	Client cost allowance	-		1,775
4025	1:8	Void allowance			15,000
4060	1:9	RECHARGED (TENANT) INCOME	54,316		
		Total income	95,355	41,039	97,530
	EXPENDITURE	EXPENDITURE	ACTUAL 2022-23	BUDGET 2022-23	BUDGET 2023-24
9000	2:1	Tenant repairs - labour	25,212	16,000	18,387
9001	2:2	Tenant repairs - materials	-	1,000	1,000
9006	2:3	Void property (Vacant Property)	18,532	11,981	22,500
9007	2:4	RECHARGEABLE (TENANT) REPAIRS	47,855		
9018	2:5	Tenant plan repair labour	355	-	-
		Total Tenant (NOT SERVICE CHARGEABLE)	91,953	28,981	41,887
	3.00	Total Staffing Costs (Tenants 21% only)	14,522	16,276	17,479
	4.00	ADD: 15% Shared costs	34,800	43,348	40,572
		Total Expenditure - Tenant Costs	49,322	59,623	58,051
		TOTAL SURPLUS/(DEFICIT)	- 45,920	- 47,565	- 2,408