

Goulden House - Management Account Summary

		Budget
INCOME		2024-25 (£)
INCOME Leaseholders		244,967
INCOME Tenants		94,310
		339,277
Total Block Repairs & Maintenance Cost		116,050
Total Staff Cost		139,277
Total Management & Service Costs		46,386
Tenant (Only Repairs)		35,666
Total Expenses LH & Tenants		337,379
Surplus / (Deficit)		1,899
Income & Expenditure - Lease Holder Only		
INCOME Leaseholders		244,967
Total Block Repairs & Maintenance Cost - 100%		116,050
Total Staff Cost - 79%		110,029
Total Management & Service Costs - 100%		46,386
Less - Shared Cost - 15.689%		25,485
TOTAL LEASE HOLDER SERVICE CHARGEABLE EXP		246,980
Surplus (Deficit)		-2,013
Income & Expenditur - Tenants Only		
INCOME Tenants		94,310
Tenant (Only Repairs)		35,666
Total Staff Cost - 21%		29,248
Add - Shared Cost - 15.689%		25,485
TOTAL TENANTS ONLY EXPENSES		90,399
Surplus (Deficit)		3,911
OVER ALL TOTAL SURPLUS OR (DEFICIT)		1,899
Add Other Income, Interest Etc		4,000
Should be Zero to decimal		0

ne £4000 Inculded

GOULDEN HOUSE CO-OP LTD

PROPOSED BUDGET 2024-25

N/C	INCOME	Budget	Estimate Full Year	Budget	+%
		2023-24 (£)	Based Nov 23	2024-25	
4000	Management allowance	122,090	122,090	127,409	
4002	Management allowance - non residential only		-	-	
4003	Repairs allowance	60,037	60,037	67,427	
4005	Service Charge Allowances	119,195	119,195	119,928	
4006	Insurance allowance	439	439	-	
4012	Administration	2,814	2,814	2,945	
4013	Client cost allowance	1,775	1,775	1,853	
4025	Void allowance	15,000	15,000	15,716	
4030	Bank Interest		975	900	
4900	Other Income		3,147	3,100	
4060 / 5	RECHARGED (WBC) INCOME		-	-	
6039	Rechargeable Expenses - Claimed	-	-	-	
TOTAL INCOME		321,351	325,474	339,277	

N/C EXPENDITURE		Budget	Estimate Full Year	Budget	+%
1) - Administration Expenses		2023-24 (£)	Based Nov 23	2024-25	
a) General Admin					
6000	Communal electricity	32,076	28,639	33,000	3%
6020	Block repairs - labour	30,200	35,060	40,000	32%
6026	Drain clearance	3,675	2,700	3,750	2%
6027	Pest control	1,100	2,938	2,500	127%
6034	Estate lighting materials	525		500	-5%
6035	Estate lighting labour	500		500	0%
6037	Vandalism	-		-	
6038	Insurance claim repairs	-		-	
6039	RECHARGEABLE (COMMON) REPAIRS	-			
6040	ROOF & BALCONY REPAIRS	8,000		5,000	-38%
6045	Entryphone keys (KABA)	300		300	0%
6060	Entryphone repair Electronic	1,500		1,500	0%
6061	Entryphone repairs Mechanical	600		500	-17%
6130	Emergency patrol contract	2,400	3,759	3,500	46%
6140	Block cleaning materials	2,400	2,002	2,500	4%
6141	Block tools	600		600	0%
6147	Block repairs - materials	1,000		-	-100%
6160	Garden maintenance	10,750	12,917	13,200	23%
6175	Paladin bin rental	3,150	2,797	2,700	-14%
6185	Ball park repairs	1,000		1,000	0%
6190	Bulk rubbish collection	3,150	2,010	2,500	-21%
6315	CCTV Maintenance	420	1,771	2,500	495%
Total Block Repairs & Maintenance Cost		103,346	94,592	116,050	12%

N/C	2) - Staff Costs:	Budget	Estimate Full Year	Budget	+%
		2023-24 (£)	Based Nov 23	2024-25	
5001	Gross staff salary - office (EM, FO & A Gross Salaries)	69,864	69,119	78,430	12%
50011	Estate cleaning (Cleaning Staff)	48,304	46,387	48,387	0%
5002	Staff national insurance - office	8,772	4,510	2,056	-77%
50021	STAFFS NATIONAL INSURANCE - Cleaners & Caretakers	-			

5003	PENSIONS CONTRIBUTIONS - Cleaners & Caretaker	-			
5020	Pension contribution - office staff (EM, FO & A)	2,096	1,552	1,604	-23%
5030	Staff recruitment	1,000		1,000	0%
5042	Staff cover - office	1,000		1,000	0%
5043	Weekend/ Caretaker cover	-	5,805	6,000	
5045	Accountancy	-			
7120	Staff subs and travel	250	167	300	20%
8030	Consultancy	-			
8050	Staff training	500		500	0%
Total Staff Cost		131,786	127,541	139,277	-68%

		Budget	Estimate Full Year	Budget	
N/C	3) Management & Service Costs	2023-24 (£)	Based Nov 23	2024-25	+
7000	Office rent	2,022	2,566	2,750	36%
7001	Office water rates	300		300	0%
7002	Office rates	405		405	0%
7005	Office & Estate Cleaning Material	-	66	100	
7010	Insurance policies	2,937	3,619	6,746	130%
7020	Telephone & internet	3,600	3,740	4,000	11%
7021	Domain name, hosting, Office 365	600		700	17%
7022	IT support, backup and security	1,250	964	1,250	0%
7030	Printing, Postage & stationery	1,000	1,628	1,000	0%
7031	Subscription fees	200		200	0%
7032	Stationery	-		-	
7040	Office repairs/improvement / H&S OFFICE	-	175	250	
7050	Office electricity	2,000	1,044	1,250	-38%
7060	Office equipment	1,000	81	500	-50%
7065	Document distribution	-	105	100	
7070	Photocopier expenses (toner)	1,250		1,700	36%
7075	Photocopier contract and usage	-			
7080	Office security	-			
7120	Staff Subs & Travel	250		250	0%
7130	Committee subsistence	-			
7131	Committee travel/child care	-			
7150	Sundries	150	171	360	140%
7160	Community events	150	1,697	1,000	567%
8000	Depreciations	4,784	1,911	2,500	-48%
8005	Tax expenses	-			
8010	Bank Charges	75	114	125	67%
8018	Annual returns	-			
8040	Audit fees	5,200	5,400	5,600	8%
8045	Legal fees	-			
8056	Committee training	1,149	675	1,250	9%
8057	HR Services	1,500	3,428	2,500	67%
8060	Contingency Fund	10,000	10,000	10,000	0%
9013	Sage Program Support	1,327	1,119	1,500	13%
9928	Corporation tax	50	75	50	0%
Total Management & Service Costs		41,198	38,577	46,386	13%

		Budget	Estimate Full Year	Budget	
	4) - Tenant Repairs	2023-24 (£)	Based Nov 23	2024-25	+
9000	Tenant repairs - labour	18,387	18,227	18,200	-1%
9001	Tenant repairs - materials	1,000		1,000	0%

9004	Store shed repairs - materials	-		-	
9005	Store shed repair - labour	-		-	
9006	Void property	22,500	11,399	15,716	-30%
9007	RECHARGEABLE (TENANT) Repair Received	-		-	
9001	RECHARGEABLE (TENANT) Repair Not Recharged			-	
9009	Tenant's rent bad debt	-			
9018	Tenant plan repair labour		665	750	
9022	Bank charges (for rent account)	-			
Tenant (Only Repairs)		41,887	30,290	35,666	-15%

TOTAL EXPENDITURE	318,218	291,000	337,379	
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RESERVES(DEFICIT) FOR YEAR	Budget	Pro Rata	Budget
Total Income	321,351	325,474	339,277
Total Expenditure	-318,218	-291,000	-337,379
Surplus (Deficit)	3,134	34,474	1,899