

## Goulden House Proposed Budget 2026/27

### Goulden House - Management Account Summary

	2025/26 BUDGET	2025/26 Based on January	2026/27 BUDGET	Change
<b>Income - Leaseholders</b>	260,272	260,272	259,311	
<b>Income Tenants</b>	80,368	148,288	91,541	
<b>TOTAL INCOME</b>	<b>340640</b>	<b>408561</b>	<b>350852</b>	3%
<b>Expenditure</b>				
Total Block Repairs & Maintenance	117,250	94,878	118,747	1%
Total Staff Costs	148,199	151,645	156,914	6%
Total Management & Service costs	36,036	29,603	34,417	-4%
Tenant Only Repairs	35,931	89,435	27,236	-24%
<b>Total Expenditure</b>	<b>337,416</b>	<b>365,560</b>	<b>337,314</b>	
<b>Surplus / Deficit</b>	<b>3,224</b>	<b>43,000</b>	<b>13,538</b>	
<b>Add other income, interest</b>	4,000	2,933	1,800	
<b>Other expenditure</b>	-350	0	0	
	<b>3,650</b>	<b>2,933</b>	<b>1,800</b>	
<b>Overall Surplus/Deficit</b>	<b>6,874</b>	<b>45,933</b>	<b>15,338</b>	

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### LEASEHOLDERS ONLY - Income & Expenditure

	2025/26 BUDGET	2025/26 Based on January	2026/27 BUDGET	Change
<b>Income - Leaseholders</b>				
Management & Maintenance Allowance	260,272	260,272	259,311	
Recharges				
	<b>260,272</b>	<b>260,272</b>	<b>259,311</b>	
<b>Expenditure</b>				
Total Block Repairs & Maintenance 100%	117,250	94,878	118,747	1%
Total Staff Costs 79%	128,010	130,895	135,390	6%
Total Management & Service costs - 100%	36,036	29,603	34,417	-4%
Less Shared Cost 15.242%	-42,875	-38,924	-43,981	3%
<b>TOTAL Leaseholder Service Chargeable Expenditure</b>	<b>238,421</b>	<b>216,451</b>	<b>244,573</b>	
<b>Surplus/Deficit</b>	<b>21,852</b>	<b>43,821</b>	<b>14,738</b>	

### TENANTS ONLY - Income & Expenditure

	2025/26 BUDGET	2025/26 Based on January	2026/27 BUDGET	Change
<b>Income - Tenants</b>				
Management & Maintenance Allowance	80,368	80,368	91,541	
Recharges		67,921		
	<b>80,368</b>	<b>148,288</b>	<b>91,541</b>	
<b>Tenant only repairs</b>				
Tenant only repairs	35,931	89,435	27,236	-24%
Total Staff costs 21%	20,189	20,750	21,524	7%
Add shared cost - 15.242%	42,875	38,924	43,981	3%
<b>TOTAL Tenant Expenditure</b>	<b>98,995</b>	<b>149,109</b>	<b>92,741</b>	
<b>Surplus/Deficit</b>	<b>-18,628</b>	<b>-821</b>	<b>-1,200</b>	

## Goulden House Proposed Budget 2026/27

### BUDGET DETAILS

N/C	DETAIL	2025/26 BUDGET	2025/26 Based on January	2026/27 BUDGET	Change
<b>INCOME</b>					
4000	Management allowance	129,515	129,515	133,400	3%
4003	Repairs allowance	68,565	68,565	70,621	3%
4005	Service Charge Allowances	121,700	105,367	125,345	3%
4012	Administration	2,995	13,020	3,085	3%
4013	Client cost allowance	1,884	8,192	1,940	3%
4025	Void allowance	15,981	15,981	16,461	3%
4030	Bank Interest	900	2,000	1,000	
4085	windows door income	3,100	740	800	
4090	Other income		193	0	
4060/5	RECHARGED (WBC) INCOME		67,921	0	
4060	recharged income tenant				
<b>TOTAL INCOME</b>		<b>344,640</b>	<b>411,494</b>	<b>352,652</b>	2%

### EXPENDITURE

#### Block repairs

6000	Communal electricity	35,000	23,300	27,000	-23%
6020	Block repairs - Materials and labour	38,000	34,000	45,000	18%
6026	Drain clearance	3,750	1,512	1,600	-57%
6027	Pest control	1,200	1,418	1,995	66%
6034	Estate lighting (materials & labour)	1,000	2,754	2,000	100%
6039	RECHARGEABLE (COMMON) REPAIRS		190	0	
6040	ROOF & BALCONY REPAIRS	12,000	6,966	5,000	-58%
6045	Entryphone keys (KABA)	300	700	800	167%
6060	Entryphone repair Electronic	1,500	1,130	7,000	367%
6061	Entryphone repairs Mechanical	500	180	285	-43%
6130	Emergency patrol contract	1,500	3,300	4,485	199%
6140	Block cleaning materials	2,500	0	500	-80%
6160	Garden maintenance	13,200	13,296	13,895	5%
6175	Paladin bin rental	2,700	3,072	3,208	19%
6185	Ball park repairs	1,000	216	1,050	5%
6190	Bulk rubbish collection	2,000	0	2,000	0%
6315	CCTV Maintenance	1,400	2,844	2,929	109%
<b>Total Block Repairs &amp; Maintenance Cost</b>		<b>117,550</b>	<b>94,878</b>	<b>118,747</b>	1%

#### Staff Costs:

5001	Estate Office (including admin)	69,516	64,544	67,743	-3%
50011	Estate cleaning (Cleaning Staff non payroll)	52,060	52,836	54,421	5%
5002	Staff national insurance - office	-2,688	0	0	
5020	Pension contribution - office staff (EM, FO & A)	1,711	1,379	1,450	-15%
5030	Staff recruitment	300	574	5,000	1567%
5041	Agency staff	1,500	6,283	0	-100%
7120	Staff subs and travel	300	112	300	0%
8031	Accountancy & payroll	25,000	25,500	26,500	6%
8050	Staff training	500	417	1,500	200%
<b>Total Staff Cost</b>		<b>148,199</b>	<b>151,645</b>	<b>156,914</b>	6%

## Goulden House Proposed Budget 2026/27

### Management & Service Costs

7000 Office rent	2,900	2,187	2,250	-22%
7001 Office water rates	300	263	340	13%
7002 Office rates	405	472	495	22%
7005 Office & Estate Cleaning Material	300	717	739	146%
7010 Insurance policies	6,746	8,290	8,538	27%
7020 Telephone & internet	4,000	3,825	4,016	0%
7021 Domain name, hosting, Office 365	700	866	900	29%
7022 IT support, backup and security	1,250	311	700	-44%
7030 Printing, Postage & stationery	1,000	653	672	-33%
7031 Subscription fees	200	156	161	-20%
7040 OFFICE REPAIRS		0		
7050 Office electricity	1,250	975	995	-20%
7060 Office equipment	500	169	174	-65%
7065 Document distribution	100	0	0	
7070 Photocopier expenses (toner)	2,000	1,169	1,204	-40%
7150 Sundries	360	1,437	1,480	311%
7160 Community events	1,000	700	1,000	0%
8000 Depreciations	2,500	1,500	1,653	-34%
8005 Tax expenses	300	0	0	
8010 Bank Charges	125	43	0	
8040 Audit fees	5,600	5,400	5,562	-1%
8056 Committee training	1,000	0	1,000	0%
8057 HR Services	2,000	0	2,000	0%
9013 Sage Program Support	1,500	472	539	-64%
9928 Corporation tax	50	0	0	
<b>Total Management &amp; Service Costs</b>	<b>36,086</b>	<b>29,603</b>	<b>34,417</b>	<b>-5%</b>

### Tenant Repairs

9000 Tenant repairs - materials & labour	19,950	21,514	10,775	-46%
9006 Void property	15,981	0	16,461	3%
9007 RECHARGEABLE (TENANT) Repair Received		67,921		
9001 RECHARGEABLE (TENANT) Repair Not Recharged				
<b>Tenant (Only Repairs)</b>	<b>35,931</b>	<b>89,435</b>	<b>27,236</b>	<b>-24%</b>

<b>TOTAL EXPENDITURE</b>	<b>337,766</b>	<b>365,560</b>	<b>337,314</b>	<b>0%</b>
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### Surplus /Deficit for Year

<b>Total Income</b>	344,640	411,494	352,652	2%
<b>Total Expenditure</b>	-337,766	-365,560	-337,314	0%
<b>Surplus ( Deficit)</b>	<b>6,874</b>	<b>45,933</b>	<b>15,338</b>	