

**HRA OPERATING ACCOUNT**

	<b>2015/16</b>	
	<b>Forecast</b>	<b>Actual</b>
	<b>£</b>	<b>£</b>
<b><u>EXPENDITURE</u></b>		
General & Special Management	2,081,400	<b>2,039,737</b>
ALMO Management Fee	5,085,000	<b>5,085,000</b>
Rents, Rates, Taxes and Other Charges	60,000	<b>49,679</b>
Repairs and Maintenance	3,975,000	<b>3,881,543</b>
Provision for Bad Debts	150,000	<b>132,919</b>
Interest Payable	1,684,700	<b>1,684,665</b>
Depreciation & Impairment of Dwellings	5,336,500	<b>5,409,966</b>
Depreciation of Other Assets	168,700	<b>168,800</b>
Debt Management Expenses	79,000	<b>80,900</b>
<b>TOTAL</b>	<b>18,620,300</b>	<b>18,533,209</b>
<b><u>INCOME</u></b>		
Dwelling Rents	19,215,200	<b>19,273,313</b>
Non Dwelling Rents	419,300	<b>418,834</b>
Charges for Services and Facilities	826,400	<b>869,313</b>
Supporting People Grant	93,000	<b>92,036</b>
Feed in Tariff from PV Installations	195,100	<b>194,392</b>
Other Grants		<b>5,000</b>
<b>TOTAL</b>	<b>20,749,000</b>	<b>20,852,888</b>
<b>NET INCOME FROM SERVICES</b>	<b>2,128,700</b>	<b>2,319,679</b>
Amortised Discounts	10,100	<b>10,103</b>
Interest Receivable	62,000	<b>55,225</b>
<b>HRA SURPLUS carried to reserve</b>	<b>2,200,800</b>	<b>2,385,007</b>
<b>Revenue Reserve brought forward</b>	<b>3,656,100</b>	<b>3,656,103</b>
<b>Revenue Reserve carried forward</b>	<b>5,856,900</b>	<b>6,041,110</b>

**HRA CAPITAL PROGRAMME**

	<b>2015/16</b>	
	<b>Forecast</b>	<b>Actual</b>
	<b>£</b>	<b>£</b>
<b><u>EXPENDITURE</u></b>		
New Build & Acquisitions	1,322,000	1,365,708
Property Improvements & Major Repairs (incl fees)	4,947,800	5,138,741
Adaptations for the Disabled	400,000	407,930
Environmental Works (Tenant Selection)	60,000	36,433
Repurchase of Shared Ownership Dwellings	50,000	0
	<b><u>6,779,800</u></b>	<b><u>6,948,812</u></b>
<b><u>FINANCING</u></b>		
Capital Receipts - Existing stock	450,000	450,000
Capital Receipts - New Build & Acquisitions		471,859
Leaseholder Contributions	250,000	140,218
Major Repairs Reserve	4,757,800	4,992,886
New Build Reserve		893,849
New Build & Acquisitions (funding not specified)	1,322,000	
	<b><u>6,779,800</u></b>	<b><u>6,948,812</u></b>

**MAJOR REPAIRS RESERVE**

	<b>2015/16</b>	
	<b>Forecast</b>	<b>Actual</b>
	<b>£</b>	<b>£</b>
<b>Balance brought forward</b>	0	0
Depreciation of Dwellings	5,336,500	5,332,300
Depreciation of Other Assets	168,700	168,800
	<b><u>5,505,200</u></b>	<b><u>5,501,100</u></b>
Applied in Year	-4,757,800	-4,992,886
<b>Balance carried forward</b>	<b><u>747,400</u></b>	<b><u>508,214</u></b>

**NEW BUILD DEVELOPMENT RESERVE**

	<b>2015/16</b>	
	<b>Forecast</b>	<b>Actual</b>
	<b>£</b>	<b>£</b>
<b>Balance brought forward</b>	<b>1,903,144</b>	<b>1,903,144</b>
Applied in Year		-893,849
<b>Balance carried forward</b>	<b><u>1,903,144</u></b>	<b><u>1,009,295</u></b>