

**HRA OPERATING ACCOUNT**

Appendix 2

	2021/22		2022/23	2023/24	2024/25
	Original £	Forecast £	Estimate £	Projections £	
<b>EXPENDITURE</b>					
General & Special Management	2,253,900	2,283,200	2,623,500	2,630,500	2,598,600
ALMO Management Fee	5,503,000	5,503,000	5,591,000	5,524,800	5,635,300
Rents, Rates, Taxes and Other Charges	69,600	89,600	89,600	89,600	89,600
Repairs & Maintenance	4,481,000	4,738,900	4,808,800	4,963,800	5,123,700
Provision for Bad Debts	292,000	292,000	307,000	321,000	342,000
Interest Payable	2,034,600	1,877,700	2,120,000	2,514,000	2,914,400
Depreciation of Dwellings	4,898,000	5,056,300	5,258,100	5,369,200	5,594,300
Depreciation of Other Assets	328,700	276,600	278,200	308,400	328,700
Debt Management Expenses	89,100	89,100	93,600	95,500	97,400
<b>TOTAL</b>	<b>19,949,900</b>	<b>20,206,400</b>	<b>21,169,800</b>	<b>21,816,800</b>	<b>22,724,000</b>
<b>INCOME</b>					
Dwelling Rents	19,466,800	19,506,200	20,471,100	21,404,600	22,800,800
Non Dwelling Rents	502,000	499,300	508,000	514,300	520,900
Charges for Services and Facilities	908,700	912,400	947,300	975,200	1,004,400
Feed in Tariff from PV Installations	245,600	245,000	255,000	262,700	270,600
<b>TOTAL</b>	<b>21,123,100</b>	<b>21,162,900</b>	<b>22,181,400</b>	<b>23,156,800</b>	<b>24,596,700</b>
<b>NET INCOME FROM SERVICES</b>	<b>1,173,200</b>	<b>956,500</b>	<b>1,011,600</b>	<b>1,340,000</b>	<b>1,872,700</b>
Interest Receivable	23,100	29,300	30,800	30,800	30,800
<b>NET OPERATING SURPLUS</b>	<b>1,196,300</b>	<b>985,800</b>	<b>1,042,400</b>	<b>1,370,800</b>	<b>1,903,500</b>
<b>Appropriations</b>					
Revenue Contributions to Capital	-1,196,300	-985,800	-1,042,400	-1,370,800	-1,903,500
<b>Net Increase/(Decrease) in reserves</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Revenue Reserve brought forward</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>
<b>Revenue Reserve carried forward</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>

<b>Average Social Rent:-</b>				
<b>Increase 1st April</b>			<b>4.10%</b>	<b>3.00%</b>
<b>48 wk</b>		<b>89.37</b>	<b>93.04</b>	<b>95.83</b>
<b>52 wk</b>		<b>82.50</b>	<b>85.88</b>	<b>88.46</b>
<b>Average stock</b>		<b>4,379</b>	<b>4,367</b>	<b>4,360</b>

<b>Average Affordable Rent:-</b>				
<b>Increase 1st April</b>			<b>4.10%</b>	<b>3.00%</b>
<b>48 wk</b>		<b>141.47</b>	<b>147.27</b>	<b>151.69</b>
<b>52 wk</b>		<b>130.59</b>	<b>135.95</b>	<b>140.02</b>
<b>Average stock</b>		<b>118</b>	<b>144</b>	<b>196</b>