

**HRA OPERATING ACCOUNT**

Appendix 2

	2022/23		2023/24	2024/25	2025/26
	Original £	Forecast £	Estimate £	Projections £	
<b>EXPENDITURE</b>					
General & Special Management	2,623,500	2,786,100	3,429,200	3,280,300	3,352,700
ALMO Management Fee	5,591,000	5,633,000	5,958,500	6,077,700	6,199,300
Rents, Rates, Taxes and Other Charges	89,600	120,000	130,300	130,300	130,300
Repairs & Maintenance	4,808,800	5,005,100	5,437,000	5,740,700	5,903,300
Provision for Bad Debts	307,000	225,000	242,000	262,000	277,000
Interest Payable	2,120,000	2,006,900	2,486,800	2,870,300	3,190,100
Depreciation of Dwellings	5,258,100	5,337,700	5,612,900	5,937,500	6,288,300
Depreciation of Other Assets	278,200	309,100	342,300	368,100	394,400
Debt Management Expenses	93,600	94,700	104,100	106,200	108,300
<b>TOTAL</b>	<b>21,169,800</b>	<b>21,517,600</b>	<b>23,743,100</b>	<b>24,773,100</b>	<b>25,843,700</b>
<b>INCOME</b>					
Dwelling Rents	20,471,100	20,414,800	21,992,700	23,805,600	25,200,700
Non Dwelling Rents	508,000	214,900	229,900	244,400	251,600
Charges for Services and Facilities	947,300	953,600	1,324,700	1,376,100	1,398,400
Feed in Tariff from PV Installations	255,000	255,000	287,100	305,800	315,000
<b>TOTAL</b>	<b>22,181,400</b>	<b>21,838,300</b>	<b>23,834,400</b>	<b>25,731,900</b>	<b>27,165,700</b>
<b>NET INCOME FROM SERVICES</b>	<b>1,011,600</b>	<b>320,700</b>	<b>91,300</b>	<b>958,800</b>	<b>1,322,000</b>
Interest Receivable	30,800	30,700	52,500	41,300	30,000
<b>NET OPERATING SURPLUS</b>	<b>1,042,400</b>	<b>351,400</b>	<b>143,800</b>	<b>1,000,100</b>	<b>1,352,000</b>
<b>Appropriations</b>					
Revenue Contributions to Capital	-1,042,400	-1,174,400	-143,800	-1,000,100	-1,352,000
<b>Net Increase/(Decrease) in reserves</b>	<b>-</b>	<b>-823,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Revenue Reserve brought forward</b>	<b>1,500,000</b>	<b>2,323,000</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>7.00%</b>	<b>6.50%</b>	<b>2.50%</b>
<b>48 wk</b>		<b>93.00</b>	<b>99.52</b>	<b>105.98</b>	<b>108.63</b>
<b>52 wk</b>		<b>85.85</b>	<b>91.86</b>	<b>97.83</b>	<b>100.28</b>
<b>Average stock</b>		<b>4,376</b>	<b>4,355</b>	<b>4,370</b>	<b>4,410</b>

<b>Average Affordable Rent:-</b>					
<b>Increase 1st April</b>			<b>7.00%</b>	<b>6.50%</b>	<b>2.50%</b>
<b>48 wk</b>		<b>147.19</b>	<b>157.49</b>	<b>167.73</b>	<b>171.92</b>
<b>52 wk</b>		<b>135.87</b>	<b>145.38</b>	<b>154.83</b>	<b>158.70</b>
<b>Average stock</b>		<b>143</b>	<b>186</b>	<b>243</b>	<b>291</b>