

HRA REVENUE OUTTURN POSITION 2020/21

Actual 2019/20 £	<u>HOUSING REVENUE ACCOUNT</u>	Latest Budget 2020/21 £	Actuals 2020/21 £	Variance £	Quarter 4 Projections £	Variance to Qtr 4 £
	<u>INCOME</u>					
14,854,286	Dwelling rents	14,954,140	14,944,128	(10,012)	14,590,875	353,253
318,503	Non-dwelling rents	342,380	279,139	(63,241)	302,964	(23,825)
978,838	Other charges for services and facilities	1,009,840	1,048,989	39,149	973,365	75,624
52,200	Contributions from general fund	52,200	52,200	0	52,200	0
16,203,827	TOTAL INCOME	16,358,560	16,324,456	(34,104)	15,919,404	405,052
	<u>EXPENDITURE</u>					
3,487,250	Repairs and maintenance	3,786,920	3,826,666	39,746	3,846,620	(19,954)
4,610,244	Supervision and management	5,067,395	10,291,734	5,224,339	5,590,294	4,701,440
19,316	Rents, rates & taxes	21,750	21,071	(679)	21,750	(679)
140,313	Increase provision for bad or doubtful debts	150,000	95,063	(54,937)	200,000	(104,937)
	<u>Capital Financing Costs</u>					
5,510,903	Depreciation charges	2,564,670	6,886,853	4,322,183	2,564,670	4,322,183
827,860	Exceptional Item Impairment	0	1,828,248	1,828,248	0	1,828,248
21,920	Debt management expenses	0	24,940	24,940	0	24,940
14,617,805	TOTAL EXPENDITURE	11,590,735	22,974,574	11,383,839	12,223,334	10,751,240
(1,586,021)	NET COST OF SERVICES	(4,767,825)	6,650,118	11,417,943	(3,696,070)	10,346,188
159,534	HRA Services Share of Corporate & Democratic Core	175,000	156,120	(18,880)	175,000	(18,880)
0	HRA share of other amounts	0	0	0	0	0
(1,426,487)	NET COST OF HRA SERVICES	(4,592,825)	6,806,238	11,399,063	(3,521,070)	10,327,308
(628,558)	(Gain)/Loss on Sale of HRA fixed Assets	0	(358,105)	(358,105)	0	(358,105)
1,569,205	Loan charges - Interest	1,546,680	1,546,681	1	1,546,680	1
	<u>Investment Income</u>					
0	Mortgages	0	0	0	0	0
(78,215)	Interest on notional cash balances	(75,000)	(18,392)	56,608	(37,500)	19,108
43,000	Pensions Interest Cost and Expected Return on Assets	100,000	164,000	64,000	100,000	64,000
(521,056)	NET OPERATING INCOME	(3,021,145)	8,140,423	11,161,568	(1,911,890)	10,052,313
(3,750,219)	Any other item of income & expenditure	0	(6,132,657)	(6,132,657)	0	(6,132,657)
0	Amounts charged to income & exp. for premiums & discounts	0	0	0	0	0
628,558	Gain/(Loss) on Sale of HRA fixed Assets	0	358,105	358,105	0	358,105
0	Repayment of Debt	0	0	0	0	0
1,387,326	Revenue Contribution to Capital Expenditure	6,804,820	2,965,932	(3,838,888)	3,199,000	(233,068)
(56,000)	Net charges made for retirement benefits	(295,000)	(4,894,000)	(4,599,000)	(295,000)	(4,599,000)
0	Transfer to/(from) Major Repairs Reserve	0	0	0	0	0
(2,311,390)	TOTAL DEFICIT/(SURPLUS) FOR YEAR	3,488,675	437,802	(3,050,873)	992,110	(554,308)
10,163,309	Balance as at 1st April	12,474,698	12,474,698		12,474,698	
12,474,698	Balance as at 31st March	8,986,023	12,036,896		11,482,588	