

## HRA REVENUE OUTTURN POSITION 2021/22

Actual 2020/21 £	<u>HOUSING REVENUE ACCOUNT</u>	Latest Budget 2021/22 £	Actuals 2021/22 £	Variance £	Quarter 4 Projections £	Variance to Qtr 4 £
	<b>INCOME</b>					
14,944,128	Dwelling rents	14,415,750	15,230,322	814,572	15,219,500	10,822
279,139	Non-dwelling rents	342,380	280,228	(62,152)	285,350	(5,122)
1,048,989	Other charges for services and facilities	1,020,170	1,016,680	(3,490)	965,890	50,790
52,200	Contributions from general fund	52,200	52,200	0	52,200	0
0	Capital Grants & Contributions	0	1,989,090	1,989,090	0	1,989,090
16,324,456	<b>TOTAL INCOME</b>	15,830,500	18,568,520	2,738,020	16,522,940	2,045,580
	<b>EXPENDITURE</b>					
3,826,666	Repairs and maintenance	4,180,420	3,958,821	(221,599)	4,067,520	(108,699)
10,291,734	Supervision and management	5,876,310	6,898,013	1,021,703	6,053,930	844,084
21,071	Rents, rates & taxes	21,750	20,085	(1,665)	21,750	(1,665)
95,063	Decrease provision for bad or doubtful debts	200,000	(36,549)	(236,549)	200,000	(236,549)
	<u>Capital Financing Costs</u>					
6,886,853	Depreciation charges	2,643,000	10,667,835	8,024,835	2,643,000	8,024,835
1,828,248	Exceptional Item Impairment	0	(1,468,846)	(1,468,846)	0	(1,468,846)
24,940	Debt management expenses	21,310	24,110	2,800	21,310	2,800
22,974,574	<b>TOTAL EXPENDITURE</b>	12,942,790	20,063,469	7,120,679	13,007,510	7,055,959
6,650,118	<b>NET COST OF SERVICES</b>	(2,887,710)	1,494,949	4,382,659	(3,515,430)	5,010,379
156,120	HRA Services Share of Corporate & Democratic Core	175,000	159,326	(15,674)	175,000	(15,674)
6,806,238	<b>NET COST OF HRA SERVICES</b>	(2,712,710)	1,654,275	4,366,985	(3,340,430)	4,994,705
(277,255)	(Gain)/Loss on Sale of HRA fixed Assets	0	(761,712)	(761,712)	0	(761,712)
1,546,681	Loan charges - Interest	1,573,000	1,519,711	(53,289)	1,521,000	(1,289)
	<u>Investment Income</u>					
(18,392)	Interest on notional cash balances	(50,000)	(13,394)	36,606	(5,000)	(8,394)
164,000	Pensions Interest Cost and Expected Return on Assets	100,000	255,000	155,000	100,000	155,000
8,221,273	<b>NET OPERATING INCOME</b>	(1,089,710)	2,653,880	3,743,590	(1,724,430)	4,378,310
(6,132,657)	Any other item of income & expenditure	0	(4,794,182)	(4,794,182)	0	(4,794,182)
0	Amounts charged to income & exp. for premiums & discounts	0	0	0	0	0
277,255	Gain/(Loss) on Sale of HRA fixed Assets	0	761,712	761,712	0	761,712
0	Repayment of Debt	0	0	0	0	0
2,965,932	Revenue Contribution to Capital Expenditure	5,937,880	4,286,732	(1,651,148)	3,178,000	1,108,732
(4,894,000)	Net charges made for retirement benefits	(295,000)	(800,000)	(505,000)	(295,000)	(505,000)
0	Transfer to/(from) Major Repairs Reserve	0	0	0	0	0
437,802	<b>TOTAL DEFICIT/(SURPLUS) FOR YEAR</b>	4,553,170	2,108,142	(2,445,028)	1,158,570	949,572
12,474,698	Balance as at 1st April	12,036,896	12,036,896		12,036,896	
12,036,896	Balance as at 31st March	7,483,726	9,928,754		10,878,326	