Appendix 1 - Operating Statement Base Case Option 3 (Preferred)

		Income				Expenditure															
Year	Year	Net rent Income £,000	Other income £,000	Misc Income £,000	Total Income £,000	Managt. £,000	Depreciation £,000	Responsive & Cyclical £,000	Other Revenue spend £,000	HRA Cost of Rent Rebates £,000	Misc expenses £,000	Total expenses £,000	Capital Charges £,000	Net Operating (Expenditure) £,000	Repayment of loans £,000	Transfer to MRR £,000	Transfer from / (to) Revenue Reserve £,000	RCCO £,000	Surplus (Deficit) for the Year £,000	Surplus (Deficit) b/fwd £,000	Interest £,000	Surplus (Deficit) c/fwd £,000
1	2019.20	75,361	2,000	6,524	83,886	(23,910)	(20,926)	(20,854)	(230)	0	0	(65,919)	(13,436)	4,530	0	0	0	(14,692)	(10,162)	26,539	119	16,496
2	2020.21	76,296	0	6,679	82,976	(25,202)	(21,455)	(18,714)	(236)	0	0	(65,607)	(13,681)	3,689	0	0	0	(13,387)	(9,699)	16,496	288	7,085
3	2021.22	78,698	0	7,122	85,820	(25,883)	(22,079)	(19,288)	(242)	0	0	(67,492)	(13,577)	4,751	0	0	0	(8,045)	(3,295)	7,085	23	3,813
4	2022.23	81,205	0	7,457	88,662	(26,600)	(22,860)	(19,859)	(250)	0	0	(69,569)	(14,161)	4,932	0	0	0	(4,839)	93	3,813	9	3,915
5	2023.24	83,988	0	7,778	91,765	(26,912)	(23,443)	(20,481)	(256)	0	0	(71,093)	(14,497)	6,175	0	0	0	(6,077)	99	3,915	9	4,022
6	2024.25	88,420	0	8,102	96,522	(27,600)	(24,219)	(21,009)	(263)	0	0	(73,092)	(14,575)	8,855	0	0	0	(7,697)	1,158	4,022	11	5,191
7	2025.26	88,194	0	8,423	96,617	(28,288)	(24,823)	(23,881)	(271)	0	0	(77,263)	(14,563)	4,792	0	0	0	(3,866)	926	5,191	13	6,130
8	2026.27	89,523	0	8,746	98,268	(28,994)	(25,381)	(24,445)	(278)	0	0	(79,099)	(14,563)	4,607	0	0	0	(4,063)	544	6,130	15	6,689
9	2027.28	90,869	0	9,065	99,934	(29,716)	(25,951)	(25,023)	(286)	0	0	(80,977)	(14,563)	4,395	0	0	0	(4,265)	130	6,689	16	6,834
10	2028.29	92,348	0	9,380	101,728	(30,476)	(26,534)	(25,639)	(294)	0	0	(82,942)	(14,563)	4,223	0	0	0	(4,496)	(273)	6,834	15	6,577
11	2029.30	93,965	0	9,667	103,632	(31,199)	(27,130)	(26,230)	(301)	0	0	(84,859)	(14,563)	4,210	0	0	0	(4,683)	(472)	6,577	15	6,119
12	2030.31	97,449	0	9,953	107,402	(31,938)	(27,739)	(26,835)	(309)	0	0	(86,821)	(14,563)	6,019	0	0	0	(4,872)	1,146	6,119	15	7,281
13	2031.32	97,284	0	10,217	107,501	(32,617)	(28,292)	(27,389)	(315)	0	0	(88,613)	(14,592)	4,296	0	0	0	(5,053)	(758)	7,281	16	6,539
14	2032.33	98,985	0	10,488	109,473	(33,308)	(28,857)	(27,952)	(323)	0	0	(90,439)	(14,592)	4,441	0	0	0	(5,238)	(797)	6,539	14	5,756
15	2033.34	100,779	0	10,765	111,543	(34,026)	(29,432)	(28,540)	(330)	0	0	(92,327)	(14,597)	4,619	0	0	0	(5,212)	(593)	5,756	13	5,176
16	2034.35	102,668	0	11,049	113,717	(34,769)	(30,057)	(29,154)	(337)	0	0	(94,317)	(14,644)	4,756	0	0	0	(4,652)	103	5,176	12	5,291
17	2035.36	106,605	0	11,339	117,945	(35,529)	(30,694)	(29,782)	(345)	0	0	(96,350)	(14,663)	6,931	0	0	0	(5,811)	1,121	5,291	13	6,425
18	2036.37	106,555	0	11,637	118,192	(36,305)	(31,346)	(30,423)	(353)	0	0	(98,426)	(14,664)	5,102	0	0	0	(6,000)	(898)	6,425	14	5,541
19	2037.38	108,553	0	11,942	120,495	(37,099)	(32,010)	(31,077)	(361)	0	0	(100,547)	(14,537)	5,410	0	0	0	(5,309)	102	5,541	13	5,656
20	2038.39	110,588	0	12,249	122,837	(37,909)	(32,689)	(31,746)	(369)	0	0	(102,714)	(14,381)	5,742	(0)	0	0	(5,627)	116	5,656	13	5,785
21	2039.40	112,661	0	12,564	125,225	(38,738)	(33,383)	(32,429)	(377)	0	0	(104,927)	(14,412)	5,886	0	0	0	(5,770)	115	5,785	13	5,913
22	2040.41	114,773	0	12,891	127,664	(39,584)	(34,091)	(33,127)	(385)	0	0	(107,188)	(14,445)	6,031	0	0	0	(5,912)	119	5,913	14	6,046
23	2041.42	119,172	0	13,226	132,399	(40,449)	(34,814)	(33,840)	(394)	0	0	(109,497)	(14,462)	8,439	0	0	0	(6,991)	1,448	6,046	16	7,510
24	2042.43	119,115	0	13,570	132,685	(41,333)	(35,552)	(34,568)	(403)	0	0	(111,856)	(14,462)	6,366	0	0	0	(7,199)	(833)	7,510	16	6,694
25	2043.44	121,348	0	13,921	135,269	(42,236)	(36,306)	(35,312)	(412)	0	0	(114,266)	(14,467)	6,535	0	0	0	(6,779)	(244)	6,694	15	6,465
26	2044.45	123,621	0	14,275	137,897	(43,159)	(37,076)	(36,072)	(421)	0	0	(116,728)	(14,491)	6,678	0	0	0	(6,549)	129	6,465	15	6,609
27	2045.46	125,938	0	14,632	140,570	(44,102)	(37,862)	(36,848)	(431)	0	0	(119,242)	(14,512)	6,815	0	0	0	(5,763)	1,052	6,609	16	7,677
28	2046.47	128,298	0	14,997	143,294	(45,065)	(38,664)	(37,641)	(440)	0	0	(121,811)	(14,512)	6,971	0	0	0	(5,940)	1,031	7,677	19	8,727
29	2047.48	133,215	0	15,370	148,585	(46,050)	(39,484)	(38,451)	(450)	0	0	(124,434)	(14,512)	9,638	0	0	0	(6,120)	3,518	8,727	24	12,269
30	2048.49	133,150	0	15,752	148,902	(47,056)	(40,321)	(39,278)	(461)	0	0	(127,115)	(14,512)	7,275	0	0	0	(6,659)	616	12,269	29	12,914