

**Southampton
HRA Business Plan
Operating Account**
(expressed in money terms)

		Income			Expenditure							Net Operating (Expenditure) £,000	Repayment of loans £,000	Revenue Contributions to Capital Outlay (RCCO) £,000	Surplus (Deficit) for the Year £,000	Surplus (Deficit) b/fwd £,000	Surplus (Deficit) c/fwd £,000
Year	Year	Net rent Income £,000	Other income £,000	Total Income £,000	Managt. £,000	Depreciation £,000	Responsive & Cyclical £,000	Other Revenue spend £,000	Total expenses £,000	Capital Charges £,000							
1	2021.22	70,165	3,545	73,710	(22,382)	(20,917)	(17,519)	(100)	(60,918)	(5,753)	7,039	(3,162)	(3,877)	0	2,000	2,000	
2	2022.23	72,248	3,613	75,861	(22,759)	(21,543)	(17,641)	(103)	(62,046)	(5,962)	7,852	(1,803)	(6,049)	0	2,000	2,000	
3	2023.24	74,930	3,689	78,619	(23,255)	(22,115)	(17,828)	(106)	(63,305)	(6,808)	8,505	(1,803)	(6,703)	(0)	2,000	2,000	
4	2024.25	78,593	3,766	82,359	(23,771)	(22,707)	(18,083)	(110)	(64,671)	(7,658)	10,030	(1,803)	(8,227)	0	2,000	2,000	
5	2025.26	80,047	3,845	83,892	(24,308)	(23,419)	(18,852)	(113)	(66,692)	(7,943)	9,258	(7,547)	(1,187)	524	2,000	2,524	
6	2026.27	84,309	3,926	88,235	(24,859)	(24,624)	(19,564)	(117)	(69,164)	(7,918)	11,153	(3,903)	(6,111)	1,139	2,524	3,663	
7	2027.28	87,365	4,008	91,374	(25,422)	(25,878)	(19,878)	(121)	(71,300)	(7,893)	12,181	(3,903)	(5,655)	2,622	3,663	6,286	
8	2028.29	89,168	4,092	93,261	(25,999)	(26,693)	(20,195)	(125)	(73,012)	(7,863)	12,385	(3,903)	(5,661)	2,821	6,286	9,107	
9	2029.30	91,009	4,178	95,187	(26,588)	(27,533)	(20,516)	(129)	(74,766)	(7,775)	12,646	(10,329)	(5,661)	(3,344)	9,107	5,763	
10	2030.31	94,673	4,266	98,939	(27,191)	(28,399)	(20,840)	(133)	(76,563)	(7,683)	14,693	(3,903)	(5,657)	5,133	5,763	10,895	
11	2031.32	94,804	4,356	99,160	(27,808)	(29,292)	(21,167)	(138)	(78,405)	(7,333)	13,422	(14,123)	(4,741)	(5,442)	10,895	5,454	
12	2032.33	96,757	4,447	101,204	(28,438)	(30,214)	(21,497)	(142)	(80,291)	(7,195)	13,718	(3,903)	(4,777)	5,038	5,454	10,492	
13	2033.34	98,751	4,541	103,291	(29,083)	(31,164)	(21,831)	(147)	(82,225)	(7,054)	14,012	(13,903)	(4,784)	(4,675)	10,492	5,817	
14	2034.35	100,771	4,636	105,407	(29,742)	(32,144)	(22,167)	(152)	(84,206)	(6,911)	14,291	(2,869)	(4,714)	6,708	5,817	12,525	
15	2035.36	104,795	4,733	109,529	(30,416)	(33,149)	(22,507)	(157)	(86,228)	(6,735)	16,565	(18,343)	(5,501)	(7,279)	12,525	5,246	
16	2036.37	104,907	4,833	109,740	(31,104)	(34,185)	(22,850)	(162)	(88,301)	(6,470)	14,969	(12,100)	(1,942)	926	5,246	6,173	
17	2037.38	107,039	4,934	111,973	(31,809)	(35,253)	(23,489)	(167)	(90,719)	(6,243)	15,011	(14,570)	(1,884)	(1,443)	6,173	4,730	
18	2038.39	109,215	5,038	114,252	(32,529)	(36,355)	(24,147)	(173)	(93,203)	(5,913)	15,136	(4,570)	(1,821)	8,746	4,730	13,475	
19	2039.40	111,435	5,144	116,579	(33,266)	(37,491)	(24,823)	(179)	(95,757)	(5,722)	15,099	(9,100)	(1,752)	4,246	13,475	17,722	
20	2040.41	113,701	5,252	118,953	(34,019)	(38,662)	(25,517)	(184)	(98,383)	(5,524)	15,046	(9,100)	(1,679)	4,267	17,722	21,988	
21	2041.42	118,245	5,362	123,607	(34,790)	(39,869)	(26,231)	(191)	(101,081)	(5,260)	17,266	(18,100)	0	(834)	21,988	21,154	
22	2042.43	118,374	5,474	123,849	(35,578)	(41,115)	(26,966)	(197)	(103,855)	(4,985)	15,009	(13,570)	0	1,439	21,154	22,593	
23	2043.44	120,783	5,589	126,372	(36,383)	(42,399)	(27,720)	(203)	(106,706)	(4,638)	15,029	(12,100)	0	2,928	22,593	25,522	
24	2044.45	123,241	5,707	128,948	(37,207)	(43,723)	(28,496)	(210)	(109,636)	(4,417)	14,895	(9,100)	0	5,795	25,522	31,317	
25	2045.46	125,751	5,827	131,577	(38,050)	(45,088)	(29,293)	(217)	(112,649)	(4,209)	14,720	(11,100)	0	3,620	31,317	34,937	
26	2046.47	128,312	5,949	134,261	(38,912)	(46,496)	(30,113)	(224)	(115,745)	(4,099)	14,416	0	0	14,416	34,937	49,353	
27	2047.48	133,443	6,074	139,517	(39,794)	(47,948)	(30,955)	(231)	(118,928)	(4,099)	16,489	0	0	16,489	49,353	65,843	
28	2048.49	133,593	6,201	139,794	(40,695)	(49,444)	(31,821)	(239)	(122,200)	(4,009)	13,585	(10,000)	(1,354)	2,231	65,843	68,073	
29	2049.50	136,316	6,332	142,647	(41,617)	(50,988)	(32,712)	(247)	(125,563)	(3,853)	13,231	(7,000)	(3,349)	2,882	68,073	70,956	
30	2050.51	139,095	6,465	145,559	(42,560)	(52,579)	(33,627)	(255)	(129,021)	(3,255)	13,283	(12,349)	(3,277)	(2,343)	70,956	68,613	
31	2051.52	141,931	6,600	148,531	(43,524)	(54,220)	(34,568)	(264)	(132,575)	(3,196)	12,760	(8,500)	(3,198)	1,062	68,613	69,675	
32	2052.53	147,611	6,739	154,350	(44,510)	(55,912)	(35,535)	(272)	(136,229)	(2,889)	15,233	(8,500)	(3,113)	3,620	69,675	73,295	
33	2053.54	147,781	6,881	154,662	(45,519)	(57,656)	(36,529)	(281)	(139,985)	(2,536)	12,141	(8,670)	(3,021)	450	73,295	73,744	
34	2054.55	150,797	7,025	157,822	(46,550)	(59,455)	(37,550)	(291)	(143,846)	(2,241)	11,735	(10,800)	(2,922)	(1,987)	73,744	71,757	
35	2055.56	153,876	7,173	161,048	(47,605)	(61,310)	(38,601)	(300)	(147,816)	(1,870)	11,363	(8,670)	(2,815)	(122)	71,757	71,635	
36	2056.57	157,018	7,323	164,341	(48,683)	(63,222)	(39,680)	(310)	(151,896)	(1,544)	10,901	(8,670)	(2,700)	(469)	71,635	71,166	
37	2057.58	160,225	7,477	167,702	(49,787)	(65,194)	(40,790)	(320)	(156,091)	(1,265)	10,346	(8,500)	(2,577)	(731)	71,166	70,435	
38	2058.59	166,644	7,634	174,278	(50,915)	(67,227)	(41,931)	(331)	(160,404)	(959)	12,915	(8,500)	(2,445)	1,969	70,435	72,404	
39	2059.60	166,841	7,794	174,636	(52,069)	(69,324)	(43,104)	(342)	(164,838)	(651)	9,147	(13,440)	(2,305)	(6,597)	72,404	65,807	
40	2060.61	170,253	7,958	178,211	(53,249)	(71,485)	(44,309)	(353)	(169,396)	(154)	8,660	(4,247)	(2,155)	2,258	65,807	68,065	