

	2012.13	2013.14	2014.15	2015.16
<b>INCOME:</b>	1	2	3	4
Rental Income	17,225,148	17,912,917	18,640,509	19,395,208
Void Losses	- 172,251 -	358,258 -	372,810 -	387,904
Service Charges	934,300	975,413	1,004,675	1,034,815
Non-Dwelling Income	450,510	475,506	489,771	504,464
Grants & Other Income	-	-	-	-
Subsidy	-	-	-	-
<b>Total Income</b>	18,437,707	19,005,578	19,762,145	20,546,584
<b>EXPENDITURE:</b>				
General Management	- 4,212,120 -	4,308,739 -	4,438,001 -	4,571,141
Special Management	-	-	-	-
Other Management	-	-	-	-
Rent Rebates	-	-	-	-
Bad Debt Provision	- 32,237 -	33,524 -	34,886 -	36,298
Responsive & Cyclical Repairs	- 4,052,100 -	4,264,712 -	4,392,653 -	4,524,433
<b>Total Revenue Expenditure</b>	- 8,296,457 -	8,606,975 -	8,865,540 -	9,131,872
Interest Paid & Administration	- 1,915,323 -	1,915,323 -	1,915,323 -	1,915,323
Interest Received	42,065	67,143	89,112	113,052
Depreciation	- 2,197,180 -	2,409,291 -	2,481,570 -	2,556,017
<b>Net Operating Income</b>	6,070,812	6,141,131	6,588,824	7,056,423
<b>APPROPRIATIONS:</b>				
FRS 17 /Other HRA Reserve Adj	-	-	-	-
Debt Repayment	-	-	-	-
AMRA Adjustment	-	-	-	-
Revenue Contribution to Capital	- 3,898,980 -	4,133,616 -	3,991,169 -	3,710,724
<b>Total Appropriations</b>	- 3,898,980 -	4,133,616 -	3,991,169 -	3,710,724
<b>ANNUAL CASHFLOW</b>	<b>2,171,832</b>	<b>2,007,515</b>	<b>2,597,656</b>	<b>3,345,699</b>
Opening Balance	3,431,997	5,603,829	7,611,344	10,209,000
<b>Closing Balance</b>	5,603,829	7,611,344	10,209,000	13,554,699

	2016.17	2017.18	2018.19	2019.2
<b>INCOME:</b>	5	6	7	8
Rental Income	20,177,974	20,989,797	21,831,704	22,704,754
Void Losses	- 403,559 -	- 419,796 -	- 436,634 -	- 454,095
Service Charges	1,060,686	1,087,203	1,114,383	1,142,242
Non-Dwelling Income	517,076	530,003	543,253	556,834
Grants & Other Income	-	-	-	-
Subsidy	-	-	-	-
<b>Total Income</b>	<b>21,352,176</b>	<b>22,187,207</b>	<b>23,052,705</b>	<b>23,949,736</b>
<b>EXPENDITURE:</b>				
General Management	- 4,685,420 -	- 4,802,556 -	- 4,922,619 -	- 5,045,685
Special Management	-	-	-	-
Other Management	-	-	-	-
Rent Rebates	-	-	-	-
Bad Debt Provision	- 37,763 -	- 39,282 -	- 40,858 -	- 42,492
Responsive & Cyclical Repairs	- 4,637,544 -	- 4,753,482 -	- 4,872,319 -	- 4,994,127
<b>Total Revenue Expenditure</b>	<b>- 9,360,727 -</b>	<b>- 9,595,320 -</b>	<b>- 9,835,797 -</b>	<b>- 10,082,304</b>
Interest Paid & Administration	- 1,915,323 -	- 1,915,323 -	- 1,915,323 -	- 1,915,323
Interest Received	139,225	169,514	204,281	243,769
Depreciation	- 2,619,918 -	- 2,685,416 -	- 2,752,551 -	- 2,821,365
<b>Net Operating Income</b>	<b>7,595,433</b>	<b>8,160,662</b>	<b>8,753,315</b>	<b>9,374,513</b>
<b>APPROPRIATIONS:</b>				
FRS 17 /Other HRA Reserve Adj	-	-	-	-
Debt Repayment	-	-	-	-
AMRA Adjustment	-	-	-	-
Revenue Contribution to Capital	- 3,898,180 -	- 3,856,230 -	- 3,789,095 -	- 3,720,281
<b>Total Appropriations</b>	<b>- 3,898,180 -</b>	<b>- 3,856,230 -</b>	<b>- 3,789,095 -</b>	<b>- 3,720,281</b>
<b>ANNUAL CASHFLOW</b>	<b>3,697,254</b>	<b>4,304,432</b>	<b>4,964,220</b>	<b>5,654,231</b>
Opening Balance	13,554,699	17,251,953	21,556,385	26,520,605
<b>Closing Balance</b>	<b>17,251,953</b>	<b>21,556,385</b>	<b>26,520,605</b>	<b>32,174,837</b>

	2020.21	2021.22	2022.23	2023.24
<b>INCOME:</b>	9	10	11	12
Rental Income	23,362,564	24,039,409	24,735,838	25,452,418
Void Losses	- 467,251 -	- 480,788 -	- 494,717 -	- 509,048
Service Charges	1,170,799	1,200,069	1,230,070	1,260,822
Non-Dwelling Income	570,755	585,024	599,650	614,641
Grants & Other Income	-	-	-	-
Subsidy	-	-	-	-
<b>Total Income</b>	<b>24,636,867</b>	<b>25,343,713</b>	<b>26,070,841</b>	<b>26,818,832</b>
<b>EXPENDITURE:</b>				
General Management	- 5,171,827 -	- 5,301,123 -	- 5,433,651 -	- 5,569,492
Special Management	-	-	-	-
Other Management	-	-	-	-
Rent Rebates	-	-	-	-
Bad Debt Provision	- 43,723 -	- 44,990 -	- 46,293 -	- 47,634
Responsive & Cyclical Repairs	- 5,118,981 -	- 5,246,955 -	- 5,378,129 -	- 5,512,582
<b>Total Revenue Expenditure</b>	<b>- 10,334,530 -</b>	<b>- 10,593,067 -</b>	<b>- 10,858,073 -</b>	<b>- 11,129,708</b>
Interest Paid & Administration	- 1,915,323 -	- 1,915,323 -	- 1,915,323 -	- 1,915,323
Interest Received	305,074	386,091	469,421	556,809
Depreciation	- 2,891,899 -	- 2,964,196 -	- 3,038,301 -	- 3,114,259
<b>Net Operating Income</b>	<b>9,800,188</b>	<b>10,257,218</b>	<b>10,728,566</b>	<b>11,216,351</b>
<b>APPROPRIATIONS:</b>				
FRS 17 /Other HRA Reserve Adj	-	-	-	-
Debt Repayment	-	-	-	-
AMRA Adjustment	-	-	-	-
Revenue Contribution to Capital	- 3,649,747 -	- 2,268,839 -	- 2,194,734 -	- 2,118,776
<b>Total Appropriations</b>	<b>- 3,649,747 -</b>	<b>- 2,268,839 -</b>	<b>- 2,194,734 -</b>	<b>- 2,118,776</b>
<b>ANNUAL CASHFLOW</b>	<b>6,150,441</b>	<b>7,988,379</b>	<b>8,533,832</b>	<b>9,097,575</b>
Opening Balance	32,174,837	38,325,277	46,313,657	54,847,489
<b>Closing Balance</b>	<b>38,325,277</b>	<b>46,313,657</b>	<b>54,847,489</b>	<b>63,945,064</b>

	2024.25	2025.26	2026.27	2027.28
<b>INCOME:</b>	13	14	15	16
Rental Income	26,189,729	26,948,373	27,728,964	28,532,137
Void Losses	- 523,795 -	- 538,967 -	- 554,579 -	- 570,643
Service Charges	1,292,343	1,324,651	1,357,767	1,391,712
Non-Dwelling Income	630,007	645,757	661,901	678,448
Grants & Other Income	-	-	-	-
Subsidy	-	-	-	-
<b>Total Income</b>	<b>27,588,284</b>	<b>28,379,813</b>	<b>29,194,053</b>	<b>30,031,655</b>
<b>EXPENDITURE:</b>				
General Management	- 5,708,729 -	- 5,851,448 -	- 5,997,734 -	- 6,147,677
Special Management	-	-	-	-
Other Management	-	-	-	-
Rent Rebates	-	-	-	-
Bad Debt Provision	- 49,014 -	- 50,434 -	- 51,894 -	- 53,398
Responsive & Cyclical Repairs	- 5,650,397 -	- 5,791,657 -	- 5,936,448 -	- 6,084,859
<b>Total Revenue Expenditure</b>	<b>- 11,408,140 -</b>	<b>- 11,693,538 -</b>	<b>- 11,986,076 -</b>	<b>- 12,285,934</b>
Interest Paid & Administration	- 1,915,323 -	- 1,915,323 -	- 1,915,323 -	- 1,915,323
Interest Received	648,650	744,847	844,664	948,230
Depreciation	- 3,192,115 -	- 3,271,918 -	- 3,353,716 -	- 3,437,559
<b>Net Operating Income</b>	<b>11,721,356</b>	<b>12,243,881</b>	<b>12,783,602</b>	<b>13,341,069</b>
<b>APPROPRIATIONS:</b>				
FRS 17 /Other HRA Reserve Adj	-	-	-	-
Debt Repayment	-	-	-	-
AMRA Adjustment	-	-	-	-
Revenue Contribution to Capital	- 2,040,920 -	- 2,116,246 -	- 2,034,448 -	- 1,950,605
<b>Total Appropriations</b>	<b>- 2,040,920 -</b>	<b>- 2,116,246 -</b>	<b>- 2,034,448 -</b>	<b>- 1,950,605</b>
<b>ANNUAL CASHFLOW</b>	<b>9,680,437</b>	<b>10,127,636</b>	<b>10,749,154</b>	<b>11,390,464</b>
Opening Balance	63,945,064	73,625,500	83,753,136	94,502,290
<b>Closing Balance</b>	<b>73,625,500</b>	<b>83,753,136</b>	<b>94,502,290</b>	<b>105,892,754</b>

	<b>2028.29</b>	<b>2029.3</b>	<b>2030.31</b>	<b>2031.32</b>
<b>INCOME:</b>	17	18	19	20
Rental Income	29,358,545	30,208,858	31,083,767	31,983,983
Void Losses	- 587,171 -	- 604,177 -	- 621,675 -	- 639,680
Service Charges	1,426,504	1,462,167	1,498,721	1,536,189
Non-Dwelling Income	695,410	712,795	730,615	748,880
Grants & Other Income	-	-	-	-
Subsidy	-	-	-	-
<b>Total Income</b>	<b>30,893,288</b>	<b>31,779,643</b>	<b>32,691,428</b>	<b>33,629,373</b>
<b>EXPENDITURE:</b>				
General Management	- 6,301,369 -	- 6,458,903 -	- 6,620,376 -	- 6,785,885
Special Management	-	-	-	-
Other Management	-	-	-	-
Rent Rebates	-	-	-	-
Bad Debt Provision	- 54,944 -	- 56,536 -	- 58,173 -	- 59,858
Responsive & Cyclical Repairs	- 6,236,981 -	- 6,392,905 -	- 6,552,728 -	- 6,716,546
<b>Total Revenue Expenditure</b>	<b>- 12,593,294 -</b>	<b>- 12,908,344 -</b>	<b>- 13,231,277 -</b>	<b>- 13,562,289</b>
Interest Paid & Administration	- 1,915,323 -	- 1,915,323 -	- 1,915,323 -	- 1,915,323
Interest Received	1,056,568	1,169,847	1,288,239	1,396,934
Depreciation	- 3,523,498 -	- 3,611,585 -	- 3,701,875 -	- 3,794,422
<b>Net Operating Income</b>	<b>13,917,742</b>	<b>14,514,237</b>	<b>15,131,192</b>	<b>15,754,273</b>
<b>APPROPRIATIONS:</b>				
FRS 17 /Other HRA Reserve Adj	-	-	-	-
Debt Repayment	-	-	-	-
AMRA Adjustment	-	-	-	-
Revenue Contribution to Capital	- 1,864,666 -	- 4,086,879 -	- 3,996,589 -	- 3,904,042
<b>Total Appropriations</b>	<b>- 1,864,666 -</b>	<b>- 4,086,879 -</b>	<b>- 3,996,589 -</b>	<b>- 3,904,042</b>
<b>ANNUAL CASHFLOW</b>	<b>12,053,075</b>	<b>10,427,358</b>	<b>11,134,603</b>	<b>11,850,231</b>
Opening Balance	105,892,754	117,945,829	128,373,188	139,507,791
<b>Closing Balance</b>	<b>117,945,829</b>	<b>128,373,188</b>	<b>139,507,791</b>	<b>151,358,021</b>

	<b>2032.33</b>	<b>2033.34</b>	<b>2034.35</b>	<b>2035.36</b>
<b>INCOME:</b>	21	22	23	24
Rental Income	32,910,236	33,863,279	34,843,885	35,852,851
Void Losses	- 658,205 -	- 677,266 -	- 696,878 -	- 717,057
Service Charges	1,574,594	1,613,959	1,654,308	1,695,665
Non-Dwelling Income	767,602	786,792	806,462	826,624
Grants & Other Income	-	-	-	-
Subsidy	-	-	-	-
<b>Total Income</b>	<b>34,594,228</b>	<b>35,586,764</b>	<b>36,607,777</b>	<b>37,658,083</b>
<b>EXPENDITURE:</b>				
General Management	- 6,955,532 -	- 7,129,421 -	- 7,307,656 -	- 7,490,348
Special Management	-	-	-	-
Other Management	-	-	-	-
Rent Rebates	-	-	-	-
Bad Debt Provision	- 61,591 -	- 63,375 -	- 65,210 -	- 67,098
Responsive & Cyclical Repairs	- 6,884,460 -	- 7,056,571 -	- 7,232,985 -	- 7,413,810
<b>Total Revenue Expenditure</b>	<b>- 13,901,583 -</b>	<b>- 14,249,367 -</b>	<b>- 14,605,852 -</b>	<b>- 14,971,256</b>
Interest Paid & Administration	- 1,915,323 -	- 1,915,323 -	- 1,915,323 -	- 1,915,323
Interest Received	1,495,592	1,598,856	1,706,893	1,819,876
Depreciation	- 3,889,282 -	- 3,986,515 -	- 4,086,177 -	- 4,188,332
<b>Net Operating Income</b>	<b>16,383,631</b>	<b>17,034,416</b>	<b>17,707,318</b>	<b>18,403,048</b>
<b>APPROPRIATIONS:</b>				
FRS 17 /Other HRA Reserve Adj	-	-	-	-
Debt Repayment	-	-	-	-
AMRA Adjustment	-	-	-	-
Revenue Contribution to Capital	- 3,809,182 -	- 823,662 -	- 724,000 -	- 621,845
<b>Total Appropriations</b>	<b>- 3,809,182 -</b>	<b>- 823,662 -</b>	<b>- 724,000 -</b>	<b>- 621,845</b>
<b>ANNUAL CASHFLOW</b>	<b>12,574,450</b>	<b>16,210,754</b>	<b>16,983,319</b>	<b>17,781,203</b>
Opening Balance	151,358,021	163,932,471	180,143,225	197,126,544
<b>Closing Balance</b>	<b>163,932,471</b>	<b>180,143,225</b>	<b>197,126,544</b>	<b>214,907,747</b>

	<b>2036.37</b>	<b>2037.38</b>	<b>2038.39</b>	<b>2039.4</b>
<b>INCOME:</b>	25	26	27	28
Rental Income	36,890,995	37,959,161	39,058,214	40,189,047
Void Losses	- 737,820 -	- 759,183 -	- 781,164 -	- 803,781
Service Charges	1,738,057	1,781,508	1,826,046	1,871,697
Non-Dwelling Income	847,289	868,471	890,183	912,438
Grants & Other Income	-	-	-	-
Subsidy	-	-	-	-
<b>Total Income</b>	<b>38,738,522</b>	<b>39,849,957</b>	<b>40,993,279</b>	<b>42,169,401</b>
<b>EXPENDITURE:</b>				
General Management	- 7,677,606 -	- 7,869,546 -	- 8,066,285 -	- 8,267,942
Special Management	-	-	-	-
Other Management	-	-	-	-
Rent Rebates	-	-	-	-
Bad Debt Provision	- 69,041 -	- 71,040 -	- 73,097 -	- 75,213
Responsive & Cyclical Repairs	- 7,599,155 -	- 7,789,134 -	- 7,983,863 -	- 8,183,459
<b>Total Revenue Expenditure</b>	<b>- 15,345,803 -</b>	<b>- 15,729,721 -</b>	<b>- 16,123,245 -</b>	<b>- 16,526,615</b>
Interest Paid & Administration	- 1,915,323 -	- 1,915,323 -	- 1,915,323 -	- 1,915,323
Interest Received	1,957,813	2,121,837	2,301,893	2,498,230
Depreciation	- 4,293,040 -	- 4,400,366 -	- 4,510,375 -	- 4,623,135
<b>Net Operating Income</b>	<b>19,142,169</b>	<b>19,926,385</b>	<b>20,746,229</b>	<b>21,602,558</b>
<b>APPROPRIATIONS:</b>				
FRS 17 /Other HRA Reserve Adj	-	-	-	-
Debt Repayment	-	-	-	-
AMRA Adjustment	-	-	-	-
Revenue Contribution to Capital	- 517,137 -	- 614,949 -	- 504,940 -	- 392,180
<b>Total Appropriations</b>	<b>- 517,137 -</b>	<b>- 614,949 -</b>	<b>- 504,940 -</b>	<b>- 392,180</b>
<b>ANNUAL CASHFLOW</b>	<b>18,625,032</b>	<b>19,311,436</b>	<b>20,241,289</b>	<b>21,210,378</b>
Opening Balance	214,907,747	233,532,779	252,844,215	273,085,504
<b>Closing Balance</b>	<b>233,532,779</b>	<b>252,844,215</b>	<b>273,085,504</b>	<b>294,295,882</b>

	2040.41	2041.42	2042.43	2043.44
<b>INCOME:</b>	29	30	31	32
Rental Income	41,352,578	42,549,750	43,781,536	45,048,934
Void Losses	- 827,052 -	- 850,995 -	- 875,631 -	- 900,979
Service Charges	1,918,490	1,966,452	2,015,613	2,066,004
Non-Dwelling Income	935,249	958,630	982,596	1,007,160
Grants & Other Income	-	-	-	-
Subsidy	-	-	-	-
<b>Total Income</b>	<b>43,379,265</b>	<b>44,623,837</b>	<b>45,904,114</b>	<b>47,221,119</b>
<b>EXPENDITURE:</b>				
General Management	- 8,474,641 -	- 8,686,507 -	- 8,903,669 -	- 9,126,261
Special Management	-	-	-	-
Other Management	-	-	-	-
Rent Rebates	-	-	-	-
Bad Debt Provision	- 77,391 -	- 79,631 -	- 81,937 -	- 84,309
Responsive & Cyclical Repairs	- 8,388,046 -	- 8,597,747 -	- 8,812,690 -	- 9,033,008
<b>Total Revenue Expenditure</b>	<b>- 16,940,077 -</b>	<b>- 17,363,885 -</b>	<b>- 17,798,297 -</b>	<b>- 18,243,578</b>
Interest Paid & Administration	- 1,915,323 -	- 1,915,323 -	- 1,915,323 -	- 1,915,323
Interest Received	2,702,497	2,901,220	3,094,198	3,294,974
Depreciation	- 4,738,713 -	- 4,857,181 -	- 4,978,610 -	- 5,103,076
<b>Net Operating Income</b>	<b>22,487,649</b>	<b>23,388,668</b>	<b>24,306,082</b>	<b>25,254,117</b>
<b>APPROPRIATIONS:</b>				
FRS 17 /Other HRA Reserve Adj	-	-	-	-
Debt Repayment	-	-	-	-
AMRA Adjustment	-	-	-	-
Revenue Contribution to Capital	- 276,602 -	- 158,134 -	- 36,705	- 87,761
<b>Total Appropriations</b>	<b>- 276,602 -</b>	<b>- 158,134 -</b>	<b>- 36,705</b>	<b>- 87,761</b>
<b>ANNUAL CASHFLOW</b>	<b>22,211,047</b>	<b>23,230,534</b>	<b>24,269,377</b>	<b>25,341,878</b>
Opening Balance	294,295,882	316,506,929	339,737,463	364,006,840
<b>Closing Balance</b>	<b>316,506,929</b>	<b>339,737,463</b>	<b>364,006,840</b>	<b>389,348,718</b>



	<b>2044.45</b>	<b>2045.46</b>
<b>INCOME:</b>	33	34
Rental Income	46,352,972	47,694,709
Void Losses	- 927,059 -	953,894
Service Charges	2,117,654	2,170,595
Non-Dwelling Income	1,032,339	1,058,148
Grants & Other Income	-	-
Subsidy	-	-
<b>Total Income</b>	<b>48,575,906</b>	<b>49,969,558</b>
<b>EXPENDITURE:</b>		
General Management	- 9,354,418 -	9,588,278
Special Management	-	-
Other Management	-	-
Rent Rebates	-	-
Bad Debt Provision	- 86,749 -	89,260
Responsive & Cyclical Repairs	- 9,258,833 -	9,490,304
<b>Total Revenue Expenditure</b>	<b>- 18,700,000 -</b>	<b>19,167,842</b>
Interest Paid & Administration	- 1,915,323 -	1,915,323
Interest Received	3,503,823	3,721,024
Depreciation	- 5,230,653 -	5,361,419
<b>Net Operating Income</b>	<b>26,233,753</b>	<b>27,245,998</b>
<b>APPROPRIATIONS:</b>		
FRS 17 /Other HRA Reserve Adj	-	-
Debt Repayment	-	-
AMRA Adjustment	-	-
Revenue Contribution to Capital	215,338	346,104
<b>Total Appropriations</b>	<b>215,338</b>	<b>346,104</b>
<b>ANNUAL CASHFLOW</b>	<b>26,449,091</b>	<b>27,592,102</b>
Opening Balance	389,348,718	415,797,809
<b>Closing Balance</b>	<b>415,797,809</b>	<b>443,389,911</b>