

## Forecast Balance Sheet 2017-2021

<b>BALANCE SHEET</b>	<b>Forecast 2018</b>	<b>Budget 2019</b>	<b>Forecast 2020</b>	<b>Forecast 2021</b>	<b>Forecast 2022</b>
<b><u>FIXED ASSETS</u></b>					
Housing properties	8,252,000	8,345,476	8,068,021	7,759,517	7,759,517
Furniture and Equipment	95,480	92,505	89,439	86,374	83,308
	<b>8,347,480</b>	<b>8,437,980</b>	<b>8,157,460</b>	<b>7,845,891</b>	<b>7,842,825</b>
<b><u>CURRENT ASSETS</u></b>					
Stocks	11,000	11,000	11,000	11,000	11,000
Debtors due within one year	107,126	107,126	107,126	107,126	107,126
Cash deposits and Investments	4,508,045	4,195,829	4,396,413	5,167,869	5,407,797
Cash at bank and in hand	13,623	13,623	13,623	13,623	13,623
<b><u>CURRENT LIABILITIES</u></b>					
Amounts falling due within one year	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)
<b><u>TOTAL ASSETS LESS CURRENT LIABILITIES</u></b>	<b>12,737,274</b>	<b>12,515,558</b>	<b>12,435,623</b>	<b>12,895,509</b>	<b>13,132,372</b>
Long term creditors	2,800,000	2,800,000	2,800,000	2,800,000	2,800,000
<b><u>CAPITAL AND RESERVES</u></b>					
Share Capital	40	40	40	40	40
<b>Designated Reserves</b>					
Planned Maintenance Reserve	957,792	859,660	796,311	824,311	833,361
Capital Reserve	-398,455	-382,235	-492,735	-388,235	-258,735
Access to Care	14,493	0	0	0	0
<b>Restricted reserves</b>					
Leashold sinking fund	303,400	211,900	224,700	237,500	0
<b>Revenue Reserves</b>	<b>9,060,004</b>	<b>9,026,193</b>	<b>9,107,307</b>	<b>9,421,893</b>	<b>9,757,706</b>
	<b>12,737,274</b>	<b>12,515,558</b>	<b>12,435,623</b>	<b>12,895,509</b>	<b>13,132,372</b>

## Forecast Income and Expenditure Account

	Budget 2018	Budget 2019	Forecast 2020	Forecast 2021	Forecast 2022
<b>Income and Expenditure Account</b>					
<b>Turnover</b>					
Income from lettings	3,049,906	3,197,686	3,368,990	3,468,768	3,571,716
Other Income	118,734	118,372	120,330	121,308	122,306
	<b>3,168,640</b>	<b>3,316,058</b>	<b>3,489,320</b>	<b>3,590,076</b>	<b>3,694,022</b>
<b>Operating Costs</b>					
Direct property management and administration	2,875,166	3,028,877	3,076,194	3,138,731	3,202,601
Other Costs	17,992	17,992	18,352	18,719	19,093
	<b>275,482</b>	<b>269,189</b>	<b>394,775</b>	<b>432,627</b>	<b>472,327</b>
Planned maintenance costs	285,800	324,132	269,853	174,000	192,950
	<b>(10,318)</b>	<b>(54,943)</b>	<b>124,922</b>	<b>258,627</b>	<b>279,377</b>
Charitable Income	22,232	22,232	22,692	23,160	23,635
Interest Receivable and Dividends Receivable	30,000	30,000	25,000	20,000	20,000
Leasehold flats adjustments	(31,100)	(31,100)	(91,500)	12,800	12,800
	<b>10,814</b>	<b>(33,811)</b>	<b>81,114</b>	<b>314,587</b>	<b>335,812</b>
<b>Surplus/Deficit for the year</b>					