

Osprey Housing Budget For The Year 2020/21

Income	Value
Rental income	£5,797,630
Service charges	£143,240
Leases	£456,893
Gross Rental Income	£6,397,763
Void Loss	(£41,586)
Total Turnover	£6,356,177

Other Income	Value
Grant Release	£758,705
Management Fee	£132,359
Lease income HQ	£19,888
Adaptation income	£20,000
Factoring income	£4,781
Tenants Recharge Income	£2,000
Misc income	£10,250
Bank Interest received	£4,000
Total Other Income	£951,983

Total Income £7,308,160

Expenditure	Value
Staff Salaries	£1,090,847
Staff Travel & Subsistence	£49,711
Staff Training & Conferences	£29,156
Board Expenses	£5,600
Board Training & Conferences	£5,254
Office Costs	£23,066
Information Technology & Telephony	£79,920
Printing, Postage & Stationery	£16,333
Events/Publicity	£12,923
Professional Fees	£78,006
Subscriptions	£20,394
Health & Safety	£1,657
Bank Charges	£18,161
Depreciation - Non Housing	£45,725
Insurance	£68,174
VAT	£299,538
Depreciation - Housing	£1,339,922
Loss/(Gain) on asset disposal	£52,672
Reactive Maintenance	£493,445
Voids Maintenance	£176,000
Planned Maintenance	£190,000
Cyclical Maintenance	£80,160
Cyclical Heating Servicing	£80,681
Recoverable Service Costs	£101,427
Adaptations	£18,183
Tenant Participation	£15,671
Compensation	£2,000
Bad Debt Write Off	£147,482
Loan/bank Interest (incl non utilisation)	£1,689,410
Release of Capitalised Facility Fees	£14,898
Expenditure	£6,246,416
Exceptional Expenditure	£139,978
Total Expenditure	£6,386,394

Net Surplus £921,766

New Build	Value
Development Costs	£1,893,016
Housing Association Grant	(£970,920)
Total New Build	£922,096

Component Renewals	Value
Boilers	£144,000
Heating Systems	£103,200
Bathrooms	£50,400
Kitchens	£339,600
Doors	£37,200
EESH	£84,000
Windows	£79,200
Total Component Renewals	£837,600

Other Capital	Value
IT	£42,895
Furniture & Fittings	£1,890
Total Other Capital	£44,785

Total Capital £1,804,481