

MRA - Spend against budget - Estimated in year

Project	Capital Description	Original Budget 2025/26	Slippage Approved by Cabinet 8 July 25	Original budget 25/26 including slippage	Variations approved Cabinet 9 Sept 25	Current Revised Budget	Variations Proposed to Cabinet 9 Dec 25	Revised Budget including Variations for Approval	Actuals to 30.09.25	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/Under Budget	Original Expected Completion Date	Revised Completion Date	Comments - Spend to date
PROPERTY INVESTMENT PROGRAMME																
S91100	ROOF REPLACEMENTS	1,700,000	89,400	1,789,400	0	1,789,400	0	1,789,400	773,744	161,410	854,245	1,789,400	-0	31/03/2026	31/03/2026	08/07/25 On target with planned jobs, 50 Jobs completed in QTR 1, expecting to complete another 15 properties this week. Projects expected to start on at Breastry in July/August. 09/10/25 Progress is currently slower than usual due to bat surveys being required for each property. However, the budget is expected to remain sufficient at this time.
S711	ROOF REPLACEMENTS	1,700,000	89,400	1,789,400	0	1,789,400	0	1,789,400	773,744	161,410	854,245	1,789,400	-0			
S91205	Bathrooms	0	0	0	0	0	0	0	0	0	0	0	0			
S91219	Kitchens	0	0	0	0	0	0	0	0	0	0	0	0			
S91218	Kit & Bathrooms	2,221,540	0	2,221,540	0	2,221,540	0	2,221,540	1,125,163	371,692	724,685	2,221,540	-0	31/03/2026	31/03/2026	09/07/25 Currently completing 5 kitchens & 1 bathroom per week. Budget to be reviewed at Q2. 10/10/2025 Works currently still on track, completing five kitchens and one bathroom per week. A major project at Stephen Road has been finalised with a total spend of £30,000. Budget to be reviewed in Q3.
S712	KITCHEN & BATHROOM CONVERSIONS	2,221,540	0	2,221,540	0	2,221,540	0	2,221,540	1,125,163	371,692	724,685	2,221,540	-0			
S91300	EXTERNAL FABRIC	378,000	0	378,000	0	378,000	0	378,000	199,571	157,476	20,954	378,000	0	31/12/2025	31/12/2025	08/07/25 Planned jobs at Southwell, currently expecting to complete all works by end of Q3. 09/10/25 Planned jobs at Southwell ongoing, still expected to be complete by the end of Q3.
S713	EXTERNAL FABRIC	378,000	0	378,000	0	378,000	0	378,000	199,571	157,476	20,954	378,000	0			
S91401	Doors	0	0	0	0	0	0	0	0	0	0	0	0			
S91413	Windows	0	0	0	0	0	0	0	0	0	0	0	0			
S91412	Doors & Windows Works	280,000	27,470	307,470	0	307,470	0	307,470	13,069	286,931	7,470	307,470	0	31/03/2026	31/03/2026	08/07/25 Works now picking up, slow start due to issues with asbestos surveys due to contract change, now have nationwide in place to cover all works. 09/10/25 Contractor now in place, asbestos surveys still ongoing. Large project at Rookwood close planned at a cost of approx £130k to begin imminently.
S714	DOORS & WINDOWS	280,000	27,470	307,470	0	307,470	0	307,470	13,069	286,931	7,470	307,470	0			
S91500	OTHER STRUCTURAL	150,000	133,700	283,700	174,200	457,900	0	457,900	100,828	64,825	292,247	457,900	0	31/03/2026	31/03/2026	08/07/25 All jobs carried over from 24/25 now complete. 15 structural jobs to plan in for 25/26. Review forecast once all jobs are fully costed. 09/10/25 12 structural jobs on going, expecting to cost £150k. Current planned works expected to be fulfilled within budget.
S91535	DPC Works	63,000	14,290	77,290	0	77,290	-77,290	0	0	0	0	0	0	31/03/2026		08/07/25 16 jobs come in from repairs team to asset team. Back log of damp jobs from 24/25 budget already spent, expected to spend an additional £300-400k this FY. 09/10/25 Works ongoing identified as repairs and not capital investment, therefore reallocated to revenue.
S715	OTHER STRUCTURAL	213,000	147,990	360,990	174,200	535,190	-77,290	457,900	100,828	64,825	292,247	457,900	0			
S93100	ELECTRICAL	800,000	0	800,000	-800,000	0	0	0	0	0	0	0	0			
S93115	Rewires	0	35,220	35,220	800,000	835,220	0	835,220	99,121	472,791	263,307	835,220	-0	31/03/2026	31/03/2026	08/07/25 Contractor now in place, works started first week of June, 10 properties now complete in 25/26 awaiting invoices. Not expected to fully spend budget due to now spend in first quarter of the FY. 07/10/25 Currently completing approximately four rewiring jobs per week, with plans to increase output to six per week. Discussions are ongoing with the contractor regarding resource availability.
S731	ELECTRICAL	800,000	35,220	835,220	0	835,220	0	835,220	99,121	472,791	263,307	835,220	-0			
S93300	Passenger Lifts	53,550	0	53,550	0	53,550	0	53,550	9,370	44,177	3	53,550	-0	31/03/2026	31/03/2026	08/07/25 3 lift doors to be replaced at a cost of £5k per door approx. Further works to be identified. 07/07/25 Lift refurbishment is required at Dorwood Court, with an estimated cost of £33,000, which is expected to be covered within the current budget
S733	PASSENGER LIFTS	53,550	0	53,550	0	53,550	0	53,550	9,370	44,177	3	53,550	-0			
S93500	HEATING	1,000,000	0	1,000,000	0	1,000,000	0	1,000,000	477,413	395,156	127,431	1,000,000	0	31/03/2026	31/03/2026	16/07/25 Currently spending £40k per month on installs. 80 installs currently in progress with contractor, another 90 installs planned for Qtr2. 08/10/25 A total of 52 planned installations are expected to be completed over the next quarter. The current budget is considered sufficient to cover both scheduled works and reactive maintenance throughout the winter period
S735	HEATING	1,000,000	0	1,000,000	0	1,000,000	0	1,000,000	477,413	395,156	127,431	1,000,000	0			
S93600	ENERGY EFFICIENCY	0	0	0	0	0	0	0	0	0	0	0	0			
S93622	PV Inverters	214,200	160,050	374,250	-174,200	200,050	0	200,050	17,358	55,258	127,434	200,050	0	31/03/2026	31/03/2026	08/07/25 Currently expecting to complete 30 jobs at £900 per unit, further works to be identified. 09/10/25 30 Planned jobs ongoing, current budget expected to be sufficient.
S93624	EE Boilers	0	0	0	0	0	0	0	0	0	0	0	0			
S93625	Thermal Comfort	0	0	0	0	0	0	0	0	0	0	0	0	31/03/2026	31/03/2026	15/07/25 Cavity wall insulation installed on 9 properties, some small jobs expected to come through this line. Budget to be moved in from S93628.
S93626	Decarbonisation	1,477,980	0	1,477,980	0	1,477,980	-1,477,980	0	0	0	0	0	0	31/03/2026	31/03/2026	15/07/25 Contractor not yet identified, once procurement process is complete, anticipating works starting Autumn 2025. 09/10/25 No permanent surveyor currently in place, conversations taking to place to decide how to move forward.
S93627	Decarb Devolution	0	0	0	0	0	0	0	0	0	0	0	0			
S93628	EPC	400,000	99,740	499,740	0	499,740	0	499,740	46,068	29,302	424,370	499,740	-0	31/03/2026	31/03/2026	15/07/25 5 year plan for improving EPC's on our properties. Contractor not appointed as yet to carry out surveys/works, expected to be Autumn 2025. 09/10/25 Surveys completed to identify properties to be worked on. Workstream now in place to appoint contractor to carry out works.
S736	ENERGY EFFICIENCY	2,092,180	259,790	2,351,970	-174,200	2,177,770	-1,477,980	699,790	63,426	84,560	551,804	699,790	-0			

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S95100	GARAGE FORECOURTS	53,550	0	53,550	0	53,550	0	53,550	9,980	0	43,570	53,550	0	31/03/2026	31/03/2026	08/07/25 Planning works at Wolffs Avenue currently expected to be £15k, further works to be identified. 09/10/25 Paving at Yorks Drive to be resurfaced, budget to be utilised for this work.
S95109	Garages	0	0	0	0	0	0	0	0	0	0	0	0			
S95115	Resurfacing Works	0	0	0	0	0	0	0	0	0	0	0	0			
S751	GARAGE FORECOURTS	53,550	0	53,550	0	53,550	0	53,550	9,980	0	43,570	53,550	0			
S95200	ESTATE IMPROVEMENTS	514,080	0	514,080	-50,000	464,080	30,000	494,080	0	11,762	482,318	494,080	0	31/03/2026	31/03/2026	15/07/25 Some small jobs completed in Q1, further works to be identified. 09/10/25 No spend is planned at present, works are to be identified.
S95203	Car Parking Schemes	0	0	0	0	0	0	0	0	0	0	0	0			
S95208	Sewerage Treatment Works	30,000	0	30,000	0	30,000	-30,000	0	0	0	0	0	0			
S95250	Communal Lighting	0	24,000	24,000	0	24,000	0	24,000	0	0	24,000	24,000	0	31/03/2026	31/03/2026	08/07/25 PV Street light to be completed at 3 locations also 30 pv lights to be replaced at Broadleaves expected to be within budget. 07/10/25 Pending receipt of cost estimates for the projects identified in Q1.
S95252	Flood Defence Systems	10,000	7,910	17,910	0	17,910	0	17,910	0	4,753	13,157	17,910	0	31/03/2026	31/03/2026	
S95254	Car Parking Schemes	60,000	53,270	113,270	0	113,270	0	113,270	24,214	11,292	77,764	113,270	0	31/03/2026	31/03/2026	15/07/25 Some small jobs completed in Q1. Project on Holly Rise car parking due to start which is expected to cost £50k. 07/10/25 Holly Rise Car Park plans drawn up & designs currently being reviewed with residents. Planning application & procurement exercise to take place before works start expected to be Feb/March before on site. Fencing project at Newbury Close, Edwinstowe also expected to start shortly expected to cost £58k.
S95292	Communal Areas	10,710	1,060	11,770	0	11,770	0	11,770	0	0	11,770	11,770	0	31/03/2026	31/03/2026	
S95306	Ferndale Conversion	0	0	0	0	0	0	0	-3,587	3,587		0	0	31/03/2026	31/03/2026	10/07/25 Complete, retention left to pay in current FY.
S95307	PV Panels Broadleaves and Gladstone	0	0	0	0	0	0	0	-1,161	1,161		-0	-0	31/03/2026	14/03/2025	
S95309	Allenby Road Conversion	0	140,000	140,000	0	140,000	0	140,000	5,400	5,700		140,000	0	31/03/2026	31/03/2026	09/07/25 Designs are now done & build cost estimate £125k. Procurement exercise due to start in September, expecting works to be completed within 12 weeks once on site. 08/10/25 The tender process has been completed, and the contract award is pending authorisation. Site mobilisation is expected within six weeks, with works scheduled for completion within twelve weeks from the start date.
S95400	Void Works	300,000	158,460	458,460	-200,000	258,460	235,099	493,559	162,792	193,753	137,014	493,559	-0	31/03/2026	31/03/2026	
S95401	Void Works Back log	0	0	0	200,000	200,000	496,000	696,000	0	200,000	496,000	696,000	0	31/12/2025	31/12/2025	15/07/25 New budget line created to provide budget for back log of voids property works. PO raised & contractor in place, works due to start imminently. 09/10/25 Works started on S8 back log voids, average cost currently £12k per void.
S95402	External Works	0	0	0	50,000	50,000	0	50,000	3,270	0	46,730	50,000	0	31/03/2026	31/03/2026	
										0						15/07/25 New budget line created to provide budget for fencing/other external works completed. Expecting some small jobs to be completed in Q2. 09/10/25 Currently awaiting referrals from the Repairs team for pending jobs.
S752	ENVIRONMENTAL WORKS	924,790	384,700	1,309,490	0	1,309,490	731,099	2,040,589	190,928	432,098	1,288,753	2,040,589	0			
S97100	ASBESTOS	64,260	0	64,260	-64,260	0	0	0	-0	0		-0	-0			08/07/25 Back log of surveys currently, contractor is expecting to complete 300 surveys in July in an attempt to clear back log. Expecting to need additional funds in this budget for 25/26, will have a better idea at the end of Q2. 08/10/25 Surveys on communal blocks have now been completed, with costs aligning with expectations. A forecast will be developed for the next six months of the financial year to provide greater clarity on anticipated expenditure and any potential need for additional budget.
S97115	ASBESTOS SURVEYS	0	33,540	33,540	24,260	57,800	0	57,800	32,309	11,611	13,881	57,800	0	31/03/2026	31/03/2026	
S97116	ASBESTOS REMOVALS	0	0	0	40,000	40,000	0	40,000	9,545	21,205	9,250	40,000	0	31/03/2026	31/03/2026	
S771	ASBESTOS	64,260	33,540	97,800	0	97,800	0	97,800	41,853	32,816	23,131	97,800	-0			
S97200	FIRE SAFETY	0	150,680	150,680	0	150,680	0	150,680	62,910	83,436	4,334	150,680	-0	31/03/2026	31/03/2026	16/07/25 Fire/Compartmentalisation surveys now being carried out, 15-20 surveys planned at a cost of £1000-1500 per survey. Review again in Q2. 07/10/25 Surveys are currently being conducted at a cost of £450-£600 each, with 19 surveys still outstanding. Remedial works are estimated at £10,000-£15,000 per survey, resulting in a projected requirement of approximately £150,000 to complete all necessary remedial actions.
S97218	Enhanced Fire Risk Assessments	240,000	0	240,000	0	240,000	150,629	390,629	19,794	85,835	285,000	390,629	0	31/03/2026	31/03/2026	
S97221	Fire Doors Various Locations	645,600	0	645,600	0	645,600	0	645,600	128,183	277,355	240,062	645,600	-0	31/03/2026	31/03/2026	15/07/25 100 Fire doors planned to be replaced in 25/26, need to review spend/budget in Q2. 07/10/25 The fire door replacement programme is ongoing, initial assessments suggest fewer doors may need replacing than originally anticipated, which could result in an underspend, will keep under review.
S772	FIRE SAFETY	885,600	150,680	1,036,280	0	1,036,280	150,629	1,186,909	210,887	446,626	529,396	1,186,909	-0			
S97400	DISABLED ADAPTATIONS	1,007,190	0	1,007,190	-940,000	67,190	0	67,190	0	0	67,190	67,190	0			09/07/25 No spend planned currently, works to be identified.
S97416	Major Adaptations	0	0	0	800,000	800,000	0	800,000	341,050	67,020	391,931	800,000	0	31/03/2026	31/03/2026	
S97417	Minor Adaptations	0	0	0	70,000	70,000	0	70,000	18,056	16,392	35,552	70,000	0	31/03/2026	31/03/2026	09/07/25 88 minor adaptations received in Qtr1 of which 80 jobs were completed. Currently expecting to spend £3k per period. 08/10/2025 A total of 112 minor adaptations were received in Q2, with 103 completed. Recent job requests have been lower in cost than anticipated, resulting in reduced spending compared to initial expectations.

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S97418	Adaptation Stair Lift/Ho	0	0	0	70,000	70,000	0	70,000	35,414	34,078	509	70,000	0	31/03/2026	31/03/2026	09/07/25 3 jobs planned in for next Qtr with an approx cost of £10k 07/10/25 The budget is currently fully committed. As the work is carried out on an ad hoc basis, any additional tasks may require further budget allocation.
S774	DISABLED ADAPTATIONS	1,007,190	0	1,007,190	0	1,007,190	0	1,007,190	394,520	117,490	495,182	1,007,191	1			
S97500	LEGIONELLA	80,000	0	80,000	0	80,000	0	80,000	3,489	14,541	61,970	80,000	-0	31/03/2026	31/03/2026	10/07/25 Currently exploring more cost effective way to complete risk assessments therefore currently on hold. Remedial works ongoing, currently have £20k committed to be spent in Qtr 2. Budget expected to be sufficient to complete works at the moment. 09/10/25 Legionella risk assessments now being carried out by Phoenix as part of the Heating contract, however this is for a trial period and will be reviewed in Q3.
S775	LEGIONELLA	80,000	0	80,000	0	80,000	0	80,000	3,489	14,541	61,970	80,000	-0			
S98100	BUILDING SAFETY	185,690	0	185,690	0	185,690	123,986	309,676	0	0	309,676	309,676	0	31/03/2026	31/03/2026	15/07/25 No spend currently planned, currently looking at potential projects.
S98101	Fire Alarm Systems	35,000	0	35,000	0	35,000	-35,000	0	0	0	0	0	0			15/07/25 One job completed at Manvers View, further works to be identified. 09/10/25 Actuals to be moved to Revenue in P7, works identified not Capital expenditure.
S98102	Sprinkler System	0	0	0	0	0	0	0	0	0	0	0	0			
S98103	Structural Surveys - Elevated Walkways	150,000	0	150,000	0	150,000	0	150,000	0	0	150,000	150,000	0	31/03/2026	31/03/2026	08/07/25 Planned works at Grange Road, waiting for rewires to be complete before surveys completed and costs are known, potentially a large scale job. 09/10/25 Planned job at Grange Road awaiting Western Power to complete external rewires before we can proceed with works.
S98104	Scouters Shed	45,000	0	45,000	0	45,000	-45,000	0	0	0	0	0	0			
S98108	Door Entry Systems	50,000	0	50,000	0	50,000	-50,000	0	0	0	0	0	0			
S781	BUILDING SAFETY	465,690	0	465,690	0	465,690	-6,014	459,676	-0	-0	459,676	459,676	-0			
S99100	PROPERTY INVESTMENT CONTINGENCY	60,000	0	60,000	0	60,000	-60,000	0	0	0	0	0	0	31/03/2026	31/03/2026	
S99102	Housing Capital Fees	605,020	0	605,020	0	605,020	-76,610	528,410	141,348	0	387,062	528,410	-0	31/03/2026	31/03/2026	08/10/2025 Recharges are anticipated to be lower than forecast due to current vacancies within the investment team.
S791	UNALLOCATED FUNDING	665,020	0	665,020	0	665,020	-136,610	528,410	141,348	0	387,062	528,410	-0			
	SUB TOTAL PROPERTY INVESTMENT	12,884,370	1,128,790	14,013,160	0	14,013,160	-816,104	13,196,994	3,854,708	3,082,499	6,130,885	13,196,992	-2			
		0	0	0	0	0	0	0								
	AFFORDABLE HOUSING															
SA1031	Site Acquisition (Inc RTB)	1,600,000	0	1,600,000	-776,000	824,000	-824,000	0	0	0	0	0	0	31/03/2026	31/03/2026	10/07/25 No planned purchases at the moment, will keep under review, reprofile E776k for now. 07/10/25 Not planned purchases at the moment, reprofile to 26/27
SA1033	Estate Regeneration	5,000,000	16,980	5,016,980	-4,016,980	1,000,000	0	1,000,000	241,189	645,356	113,454	1,000,000	-0	31/12/2031	31/12/2031	10/07/25 currently working through proposed JCT contract details.
SA1047	New Build Contingency	0	354,900	354,900	0	354,900	62,485	417,385	0	0	417,385	417,385	0	31/03/2026	31/03/2026	10/07/25 budget will be redistributed when required
SA1048	Boughton Extra Care	0	39,560	39,560	0	39,560	-39,560	0	0	0	0	0	0	31/05/2025	31/05/2025	15/07/25 Defects now completed, no further budget needed as project complete.
SA1081	Phase 5 Cluster 1	0	0	0	0	0	0	0	-24,867	24,867	0	-0	-0	31/03/2026	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1082	Phase 5 Cluster 2	0	144,380	144,380	51,825	196,205	-35,960	160,245	138,657	21,588	0	160,245	-0	27/06/2025		10/07/25 Phase now completed, retention left to pay which will be paid this FY.
SA1083	Phase 5 Cluster 3	0	0	0	0	0	0	0	0	0	0	0	0	31/03/2026	30/09/2025	07/10/2025 Phase now completed, retention left to pay which will be paid this FY.
SA1084	Phase 5 Cluster 4	0	349,580	349,580	0	349,580	13,035	362,615	320,489	42,126	0	362,615	0	30/09/2025	31/10/2025	10/07/25 Still on site, expected to be completed by end of September. 07/10/25 Expected to be complete in the next 2 weeks. Will move money in from other clusters to cover overspend.
SA1085	Phase 5 Cluster 5	0	0	0	0	0	0	0	-17,244	17,244	0	0	0	31/03/2026	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1086	Phase 5 Cluster 6	0	0	0	0	0	0	0	-20,426	20,426	0	-0	-0	31/03/2026	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1090	Phase 6	0	586,780	586,780	0	586,780	-538,767	48,013	578	47,435	0	48,013	0	31/03/2027	31/03/2027	10/07/25 reprofile budget to 26/27 for the Rainworth site
SA1091	Phase 6 Cluster 1	0	164,790	164,790	0	164,790	-158,790	6,000	0	0	6,000	6,000	0	02/04/2025	02/04/2025	10/07/25 Site now complete, retention left to pay 26/27 07/10/25 GRN to be done retention left to pay 26/27, any remaining budget can be moved to contingency once retention cost is confirmed.
SA1092	Phase 6 Cluster 2 - S106 Purchase	521,000	200,000	721,000	50,000	771,000	0	771,000	0	0	771,000	771,000	0	31/03/2027	31/03/2027	10/07/25 Purchase of S106 properties awaiting agreement from Legal, expected to be completed the FY
SA1093	Phase 6 Cluster 3 - Church Circle	1,000,000	0	1,000,000	0	1,000,000	-500,000	500,000	0	3,450	496,550	500,000	0	31/03/2027	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY. 07/10/25 Start onsite expected January 2026, reprofile E500k budget to 26/27
SA1094	Phase 6 Cluster 4 - Bowbridge Road	1,000,000	0	1,000,000	0	1,000,000	-500,000	500,000	6,438	3,450	490,112	500,000	0	31/03/2027	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY. 07/10/25 Start onsite expected end of January 2026, reprofile E500k budget to 26/27
SA1095	Phase 6 Cluster 5 - Lowfield Lane	1,000,000	0	1,000,000	0	1,000,000	-500,000	500,000	0	3,450	496,550	500,000	0	31/03/2027	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY. 07/10/25 Start onsite expected end of December 2025, reprofile E500k budget to 26/27
SC2000	Careline Analogue to Digital	0	0	0	98,573	98,573	0	98,573	98,400	0	0	98,400	-173	31/12/2025	30/09/2025	08/07/25 E98k Slippage from 24/25 now fully spent 09/10/25 Project now complete, no further spend expected.
SC2002	New Housing Management System	289,333	18,712	308,045	100,000	408,045	-200,000	208,045	27,978	9,326	170,741	208,045	0	31/12/2025	30/06/2026	11/07/25 Staff recharge costs & overtime for Q1 Awaiting costs for meritec and additional costs from NEC, expected to complete end of December. 07/10/25 Project to now include the shut down of Capita therefore pushing back the completion date also some delay to basic project work. Additional resource also required for this. Awaiting costs from suppliers for additional functions within system relating to the introduction of Awaab's law. Profile £200k to 26/27 for revised project plan.
SC2003	HRA Vehicle Replacement Programme	0	0	0	0	0	965,265	965,265	0	0	965,265	965,265	0		31/03/2026	13/10/25 Vehicle replacement previously sat in GF budget and paid by HRA via recharges, replacement budget reallocated for more efficient budgeting. Still managed by Environmental Services via the Nottinghamshire consortium and replacement programme due within the current year.

Project	Capital Description	Original Budget 2025/26	Slippage Approved by Cabinet 8 July 25	Original budget 25/26 including slippage	Variations approved Cabinet 9 Sept 25	Current Revised Budget	Variations Proposed to Cabinet 9 Dec 25	Revised Budget including Variations for Approval	Actuals to 30.09.25	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/ Underageant	Original Expected Completion Date	Revised Completion Date	Comments - Spend to date
	SUB TOTAL AFFORDABLE HOUSING	10,410,333	1,875,682	12,286,015	-4,492,582	7,793,433	-2,256,292	5,537,141	771,194	838,717	3,927,057	5,536,968	-173			
		0	0	-1	0	0	0	0								
	TOTAL HOUSING REVENUE ACCOUNT	23,294,703	3,004,472	26,299,175	-4,492,582	21,806,593	-3,072,458	18,734,135	4,625,902	3,921,217	10,057,942	18,733,960	-175			