

LINK GROUP LIMITED

REVENUE BUDGET VARIANCE REPORT FOR THE PERIOD TO 31 December 2020

|   | Actual<br>31/12/20<br>£  | Budget<br>31/12/20<br>£  | Fav / (unfav)<br>Variance<br>£ | Budget<br>2020/21<br>£   |
|---|--------------------------|--------------------------|--------------------------------|--------------------------|
| <b>INCOME</b>   |                          |                          |                                |                          |
| Gross Rental Income   | 27,169,139               | 28,892,594               | (1,723,455)                    | 39,431,524               |
| Less : Voids and Bad Debts  | (497,488)                | (497,488)                | 0                              | (663,341)                |
|   | <u>26,671,651</u>        | <u>28,395,106</u>        | <u>(1,723,455)</u>             | <u>38,768,183</u>        |
| ID/Development Income   | 0                        | 0                        | 0                              | 0                        |
| External Grant Funding - Regeneration                             | 0                        | 0                        | 0                              | 0                        |
| Grant amortisation  | 6,330,767                | 6,330,767                | 0                              | 8,441,023                |
| Horizon C&R / Inclusive Design                                    | 22,969                   | 183,106                  | (160,137)                      | 244,142                  |
| Stage 3 Adaptations   | 269,203                  | 150,000                  | 119,203                        | 200,000                  |
| Other Income  | 20,633                   | 30,000                   | (9,367)                        | 40,000                   |
| Management Fees from Subsidiaries                                 | 861,061                  | 785,595                  | 75,466                         | 1,047,460                |
| HMRC Furlough Income  | 64,553                   | 0                        | 64,553                         | 0                        |
| Gain / (Loss) on Property Sales                                   | 67,763                   | 34,125                   | 33,638                         | 45,500                   |
| <b>TOTAL INCOME</b>   | <b><u>34,308,600</u></b> | <b><u>35,908,699</u></b> | <b><u>(1,600,099)</u></b>      | <b><u>48,786,308</u></b> |
| <b>EXPENDITURE</b>  |                          |                          |                                |                          |
| Gross Group Management & Administration                           | 5,755,824                | 5,665,757                | (90,067)                       | 7,554,343                |
| Planned/Cyclical Maintenance & Major Repairs - Direct Costs       | 3,276,348                | 4,996,875                | 1,720,527                      | 6,662,500                |
| Planned/Cyclical Maintenance & Major Repairs - Grant Funded Costs | 269,203                  | 150,000                  | (119,203)                      | 200,000                  |
| Planned/Cyclical Maintenance & Major Repairs - Capitalised        | (1,840,016)              | (2,387,865)              | (547,849)                      | (3,183,820)              |
| Planned/Cyclical Maintenance & Major Repairs - Management         | 442,955                  | 508,191                  | 65,236                         | 677,589                  |
| Reactive Repairs - Direct Costs                                   | 3,108,117                | 2,920,875                | (187,242)                      | 3,894,500                |
| Reactive Repairs - Management                                     | 711,240                  | 683,551                  | (27,690)                       | 912,151                  |
| Management Fees - Rented Properties                               | 3,602,028                | 3,663,965                | 61,937                         | 4,885,287                |
| Management & Maint. Fees - Organisation Leased Properties         | 46,433                   | 46,433                   | 0                              | 61,911                   |
| Management fees - Intermediate Rent Properties                    | 236,987                  | 236,987                  | 0                              | 315,983                  |
| Horizon C&R Income transfer/Help to Adapt costs                   | 114,777                  | 183,106                  | 68,329                         | 244,142                  |
| Development Services & Core Asset Management Team                 | 1,194,600                | 1,268,128                | 73,528                         | 1,872,378                |
| Development costs capitalised                                     | (895,950)                | (977,608)                | (81,658)                       | (1,303,477)              |
| Property Depreciation   | 13,002,834               | 13,002,834               | 0                              | 17,337,111               |
| Property Insurance  | 250,741                  | 286,020                  | 35,279                         | 381,360                  |
| Regeneration/other initiatives                                    | 276,628                  | 276,589                  | (39)                           | 368,785                  |
| <b>TOTAL EXPENDITURE</b>  | <b><u>29,552,749</u></b> | <b><u>30,523,839</u></b> | <b><u>971,090</u></b>          | <b><u>40,880,743</u></b> |
| <b>OPERATING SURPLUS</b>  | <b>4,755,851</b>         | <b>5,384,860</b>         | <b>(629,009)</b>               | <b>7,905,565</b>         |
| Interest Receivable   | 29,527                   | 38,073                   | (8,546)                        | 50,764                   |
| Interest Payable  | (6,185,562)              | (6,340,305)              | 154,743                        | (8,453,740)              |
| Gift Aid from Link Housing/Link Homes                             | 3,620,727                | 735,000                  | 2,885,727                      | 980,000                  |
| <b>RETAINED (DEFICIT)/SURPLUS FOR THE YEAR</b>                    | <b><u>2,220,542</u></b>  | <b><u>(182,372)</u></b>  | <b><u>2,402,914</u></b>        | <b><u>482,589</u></b>    |