# Northgate Interiors Ltd: cost value reconciliation

Month-end September 2026. Draft: not yet signed off. Worked example (fictional company).

**Forecast loss on J102: provide for the full loss now (FRS 102 s21).**

| Job | Forecast value | Forecast cost | Margin | % | Moved | Cash outstanding | Checks to look at |
|---|---|---|---|---|---|---|---|
| J101 Station Road flats | £488,750 | £424,895 | £63,855 | 13.1% | −0.57 pp | £50,480 | 2, 7 |
| J102 Riverside school extension | £263,100 | £280,700 | −£17,600 | -6.7% | −9.17 pp | £29,550 | 2, 4, 6 |
| J103 Mill Lane offices fit-out | £152,000 | £124,750 | £27,250 | 17.9% | +2.93 pp | £34,700 | 3, 4, 6 |
| **Total** | **£903,850** | **£830,345** | **£73,505** | **8.1%** | | **£114,730** | |

## J101 Station Road flats, for Hallam Build Ltd

Forecast margin down 0.57 pp on last month, to 13.1% (−£2,795). Biggest movements: Materials +£8,000; Site overheads −£6,100; Deductions / contras −£4,200.

| | This month | Last month | Movement |
|---|---|---|---|
| Forecast final value | £488,750 | £489,000 | −£250 |
| Forecast final cost | £424,895 | £422,350 | +£2,545 |
| **Forecast margin** | **£63,855** | **£66,650** | **−£2,795** |
| Margin % | 13.1% | 13.6% | −0.57 pp |
| Internal valuation | £273,750 | £224,000 | +£49,750 |
| Cost to date (incl. accruals) | £249,650 | | |

| Cash | To date |
|---|---|
| Applied | £295,800 |
| Valued by main contractor | £270,400 |
| Paid | £205,200 |
| Retention held | £13,520 |
| **Outstanding** | **£50,480** |

| Why the margin moved | £ |
|---|---|
| Recognised change | +£3,950 |
| Deductions / contras | −£4,200 |
| Own labour | −£595 |
| Labour-only subs | −£3,650 |
| Materials | +£8,000 |
| Sub-subcontract | −£200 |
| Site overheads | −£6,100 |
| **Margin movement** | **−£2,795** |

| Checks to look at |
|---|
| 2. Accruals carried from an earlier month: Confirm 1 carried accrual(s). |
| 7. Main contractor valuing below our application, three months running: 8.6% below our application this month. |

## J102 Riverside school extension, for Calder Construction Ltd

Forecast margin down 9.17 pp on last month, to -6.7% (−£24,200). Biggest movements: Own labour −£15,800; Labour-only subs −£5,000; Deductions / contras −£2,500.

**Onerous contract: provide for the full loss now (FRS 102 s21).**

| | This month | Last month | Movement |
|---|---|---|---|
| Forecast final value | £263,100 | £265,600 | −£2,500 |
| Forecast final cost | £280,700 | £259,000 | +£21,700 |
| **Forecast margin** | **−£17,600** | **£6,600** | **−£24,200** |
| Margin % | -6.7% | 2.5% | −9.17 pp |
| Internal valuation | £168,100 | £130,100 | +£38,000 |
| Cost to date (incl. accruals) | £174,100 | | |

| Cash | To date |
|---|---|
| Applied | £171,000 |
| Valued by main contractor | £165,000 |
| Paid | £128,000 |
| Retention held | £4,950 |
| **Outstanding** | **£29,550** |

| Why the margin moved | £ |
|---|---|
| Deductions / contras | −£2,500 |
| Own labour | −£15,800 |
| Labour-only subs | −£5,000 |
| Materials | −£1,000 |
| Site overheads | +£100 |
| **Margin movement** | **−£24,200** |

| Checks to look at |
|---|
| 2. Accruals carried from an earlier month: 1 old accrual(s) carried 2+ months: chase or release. |
| 4. Cost to complete is just budget less cost to date: Sub-subcontract. |
| 6. Big margin move, or well above tender: Forecast margin moved -9.17 pp. |

## J103 Mill Lane offices fit-out, for Pennine Interiors Ltd

Forecast margin up 2.93 pp on last month, to 17.9% (+£5,500). Biggest movements: Forecast final measure +£5,000; Recognised change +£2,000; Materials −£1,500.

| | This month | Last month | Movement |
|---|---|---|---|
| Forecast final value | £152,000 | £145,000 | +£7,000 |
| Forecast final cost | £124,750 | £123,250 | +£1,500 |
| **Forecast margin** | **£27,250** | **£21,750** | **+£5,500** |
| Margin % | 17.9% | 15.0% | +2.93 pp |
| Internal valuation | £69,000 | £30,500 | +£38,500 |
| Cost to date (incl. accruals) | £54,700 | | |

| Cash | To date |
|---|---|
| Applied | £68,000 |
| Valued by main contractor | £66,000 |
| Paid | £28,000 |
| Retention held | £3,300 |
| **Outstanding** | **£34,700** |

| Why the margin moved | £ |
|---|---|
| Forecast final measure | +£5,000 |
| Recognised change | +£2,000 |
| Materials | −£1,500 |
| **Margin movement** | **+£5,500** |

| Checks to look at |
|---|
| 3. Recognition overridden without a reason: No reason given for VO-03. |
| 4. Cost to complete is just budget less cost to date: Own labour, Labour-only subs, Plant & access, Sub-subcontract, Site overheads. |
| 6. Big margin move, or well above tender: Forecast margin moved +2.93 pp. |

Calculated by the free CVR tool from Streamlined Analytics. Every figure is calculated from the inputs by code, not AI. General information, not accounting advice.