Pineview Housing Association Ltd

Management Accounts

Period to 30th September 2022

PINEVIEW HOUSING ASSOCIATION LTD STATEMENT OF COMPREHENSIVE INCOME QUARTER 2 - 1ST APRIL TO 30TH SEPTEMBER 2022

Annual budget	Flexed budget		Estimated to date	Actual to date	Variance to date
£4,387,239	£4,726,027	Turnover	£2,193,620	£2,387,599	£193,980
(£3,656,369)	(£3,614,500)	Operating Expenditure	(£1,828,185)	(£1,760,300)	£67,885
£730,870	£1,111,527	Operating Surplus / (Deficit)	£365,435	£627,299	£261,864
£12,376 (£40,814)	, -	Interest Receivable and Other Income Interest Payable and Similar Charges	£6,188 (£20,407)	£6,303 (£22,014)	£115 (£1,607)
£702,432	£1,081,596	Surplus / (Deficit) for the Period	£351,216	£611,588	£260,372
-	_	Other Comprehensive Income Actuarial Gain / (Loss) in Respect of Pension Scheme	_		-
£702,432	£1,081,596	Total Comprehensive Income / (Loss)	£351,216	£611,588	£260,372

	Annual budget	Flexed budget		Estimated to date	Actual to date	Variance to date
E1,804,3155 E1,405,381 Gross Rent Receivable E1,850,227 E1,843,155 E7,030 E12,930 E20,2006 Gross Service Charges Receivable E1,850,227 E6,451 E13,754 E7,303 E2,133,566 E7,3713,587 Gross Rent and Service Charges Receivable E1,856,678 E1,856,909 E231 E3,713,336 E3,713,587 E3,713,587 E3,713,587 E3,713,587 E3,713,587 E3,713,587 E3,856,00,027 Net Rent and Service Charges Receivable E1,838,567 E1,851,460 E12,894 E641,525 E966,421 Release of Deferred Government Capital Grants E3,000 E40,000 E40,000 C160,000 C160,000	INCOME AND	EXPENDITURE	- LETTINGS			
E1,804,3155 E1,405,381 Gross Rent Receivable E1,850,227 E1,843,155 E7,030 E12,930 E20,2006 Gross Service Charges Receivable E1,850,227 E6,451 E13,754 E7,303 E2,133,566 E7,3713,587 Gross Rent and Service Charges Receivable E1,856,678 E1,856,909 E231 E3,713,336 E3,713,587 E3,713,587 E3,713,587 E3,713,587 E3,713,587 E3,713,587 E3,856,00,027 Net Rent and Service Charges Receivable E1,838,567 E1,851,460 E12,894 E641,525 E966,421 Release of Deferred Government Capital Grants E3,000 E40,000 E40,000 C160,000 C160,000			Incomo			
### ### ##############################	£3.700.453	£3.693.381		£1.850.227	£1.843.155	(£7.072)
(£36,223) (£23,560) Rent and Service Charge Losses from Voids (£18,111) (£5,449) £12,663 £36,77,133 £3690,027 Net Rent and Service Charges Receivable £1,838,567 £1,851,460 £12,894 £641,525 £966,421 Release of Deferred Government Capital Grants £320,762 £490,600 £169,837 £6,000 Other Revenue Grants – Stage 3 Medical Adaptations £320,762 £40,251 £10,251 £4,378,658 £4,716,448 Total Income from Lettings £2,189,329 £2,382,311 £192,982 Expenditure (£12,17,051) (£1,154,665) Management & Administration (£608,526) (£50,124) £88,402 (£3,083) (£28,625) Cyclical Maintenance (£18,999) (£240,664) £51,666 £7,264 £17,264 £11,225,277 £66,065 £814e Costs £63,639 £12,2997 £66,662 £8,916 £1,25,997 Palmed Maintenance £11,342,211 £11,2570 £11,282 £11,282,271 £66,662 £8,910 £11,282,997 £11,282,997 £11,282,997 £11,282,997 <						
### ### ##############################	£3,713,356	£3,713,587	Gross Rent and Service Charges Receivable	£1,856,678	£1,856,909	£231
### E41,525	(£36,223)	(£23,560)	Rent and Service Charge Losses from Voids	(£18,111)	(£5,449)	£12,663
### Example	£3,677,133	£3,690,027	Net Rent and Service Charges Receivable	£1,838,567	£1,851,460	£12,894
### Example	£641.525	£966.421	Release of Deferred Government Capital Grants	£320.762	£490.600	£169.837
Expenditure			·			
(£1,217,051) (£1,154,665) Management & Administration (£608,526) (£520,124) £88,402 (£377,998) (£288,635) Reactive Maintenance (£182,990) (£135,686) £17,264 (£272,842) (£152,997) Planned Maintenance (£136,421) (£16,576) £119,845 (£27,727) (£66,065) Estate Costs (£36,363) (£29,701) £6,662 (£86,916) (£78,669) Service Costs (£34,488) (£35,211) £8,247 (£13,1922) (£12,326,78) Depreciation - Housing Properties (£56,591) (£75,7717) (£191,755) (£3,611,169) (£3,573,177) Total Expenditure on Lettings (£1,805,585) (£1,741,577) £64,008 £767,489 £1,143,271 Operating Surplus / (Deficit) from Lettings £383,744 £640,734 £256,989 Income £8,581 £8,579 Factoring Income £4,291 £4,288 (£2) - - Other Income - - - - - - - -	£4,378,658	£4,716,448	Total Income from Lettings	£2,189,329	£2,382,311	£192,982
(£1,217,051) (£1,154,665) Management & Administration (£608,526) (£520,124) £88,402 (£377,998) (£288,635) Reactive Maintenance (£182,990) (£135,990) (£21,5666) £17,264 (£272,842) (£152,997) Planned Maintenance (£136,421) (£16,765) £119,845 (£27,2727) (£66,065) Estate Costs (£33,633) (£29,701) £6,662 (£86,916) (£76,8669) Service Costs (£34,468) (£35,211) £8,247 (£13,1922) (£12,323,678) Depreciation - Housing Properties (£56,591) (£77,717) (£191,555) (£3,611,169) (£3,573,1777) Total Expenditure on Lettings (£1,805,585) (£1,741,5777) £64,008 £767,489 £1,143,271 Operating Surplus / (Deficit) from Lettings £383,744 £640,734 £256,989 Income £8,581 £8,579 Factoring Income £4,291 £4,288 (£2) £8,581 £9,579 Total Income from Other Activities £4,291 £5,288 £998			Expenditure			
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Income	(£3,611,169)	(£3,573,177)	Total Expenditure on Lettings	(£1,805,585)	(£1,741,577)	£64,008
Income	£767,489	£1.143.271	Operating Surplus / (Deficit) from Lettings	£383.744	£640.734	£256.989
Income £8,581				•		
£8,581 £8,579 Factoring Income £4,291 £4,288 (£2) - £1,000 Wider Role Activity Income - £1,000 £1,000 - - Other Income - - - £8,581 £9,579 Total Income from Other Activities £4,291 £5,288 £998 Expenditure (£29,733) (£22,520) Factoring Costs (£14,866) (£7,654) £7,213 - (£761) Bad Debts - Other - - (£761) (£761) (£15,467) (£18,042) Wider Role Activity Costs (£7,734) (£10,308) (£2,574) - - - - - - - (£45,200) (£41,323) Total Expenditure on Other Activities (£22,600) (£18,723) £3,877 (£3,656,369) (£3,614,500) Total Turnover £2,193,620 £2,387,599 £193,980 (£3,656,369) (£3,614,500) Total Operating Expenditure (£1,828,185) (£1,760,300) £67,885 </td <td></td> <td><u> </u></td> <td></td> <td></td> <td></td> <td></td>		<u> </u>				
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£8,581 £9,579 Total Income from Other Activities £4,291 £5,288 £998 Expenditure (£29,733) (£22,520) Factoring Costs (£14,866) (£7,654) £7,213 - (£761) Bad Debts - Other - (£761) (£761) (£15,467) (£18,042) Wider Role Activity Costs (£7,734) (£10,308) (£2,574) - - Other Costs - - - - (£45,200) (£41,323) Total Expenditure on Other Activities (£22,600) (£18,723) £3,877 (£36,619) (£3,744) Operating Surplus / (Deficit) from Other Activities (£18,309) (£13,434) £4,875 £4,387,239 £4,726,027 Total Turnover £2,193,620 £2,387,599 £193,980 (£3,656,369) (£3,614,500) Total Operating Expenditure (£1,828,185) (£1,760,300) £67,885	-	£1,000	Wider Role Activity Income	-	£1,000	£1,000
Expenditure (£29,733) (£22,520) Factoring Costs (£14,866) (£7,654) £7,213 - (£761) Bad Debts - Other - (£761) (£761) (£15,467) (£18,042) Wider Role Activity Costs (£7,734) (£10,308) (£2,574) - - Other Costs - - - - (£45,200) (£41,323) Total Expenditure on Other Activities (£22,600) (£18,723) £3,877 (£36,619) (£31,744) Operating Surplus / (Deficit) from Other Activities (£18,309) (£13,434) £4,875 £4,387,239 £4,726,027 Total Turnover £2,193,620 £2,387,599 £193,980 (£3,656,369) (£3,614,500) Total Operating Expenditure (£1,828,185) (£1,760,300) £67,885	-	-	Other Income	-	-	-
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(£29,733) (£22,520) Factoring Costs (£14,866) (£7,654) £7,213 - (£761) Bad Debts - Other - (£761) (£761) (£15,467) (£18,042) Wider Role Activity Costs (£7,734) (£10,308) (£2,574) - - Other Costs - - - - (£45,200) (£41,323) Total Expenditure on Other Activities (£22,600) (£18,723) £3,877 (£36,619) (£31,744) Operating Surplus / (Deficit) from Other Activities (£18,309) (£13,434) £4,875 £4,387,239 £4,726,027 Total Turnover £2,193,620 £2,387,599 £193,980 (£3,656,369) (£3,614,500) Total Operating Expenditure (£1,828,185) (£1,760,300) £67,885			Expenditure			
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(£15,467) (£18,042) Wider Role Activity Costs (£7,734) (£10,308) (£2,574) - - - - - - - (£45,200) (£41,323) Total Expenditure on Other Activities (£22,600) (£18,723) £3,877 (£36,619) (£31,744) Operating Surplus / (Deficit) from Other Activities (£18,309) (£13,434) £4,875 £4,387,239 £4,726,027 Total Turnover £2,193,620 £2,387,599 £193,980 (£3,656,369) (£3,614,500) Total Operating Expenditure (£1,828,185) (£1,760,300) £67,885			3	(214,000)	3 1 1	
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£4,387,239 £4,726,027 Total Turnover £2,193,620 £2,387,599 £193,980 (£3,656,369) (£3,614,500) Total Operating Expenditure (£1,828,185) (£1,760,300) £67,885	(£45,200)	(£41,323)	Total Expenditure on Other Activities	(£22,600)	(£18,723)	£3,877
(£3,656,369) (£3,614,500) Total Operating Expenditure (£1,828,185) (£1,760,300) £67,885	(£36,619)	(£31,744)	Operating Surplus / (Deficit) from Other Activities	(£18,309)	(£13,434)	£4,875
	£4,387,239	£4,726,027	Total Turnover	£2,193,620	£2,387,599	£193,980
£730,870 £1,111,527 Total Operating Surplus / (Deficit) £365,435 £627,299 £261,864	(£3,656,369)	(£3,614,500)	Total Operating Expenditure	(£1,828,185)	(£1,760,300)	£67,885
	£730,870	£1,111,527	Total Operating Surplus / (Deficit)	£365,435	£627,299	£261,864

The income and expenditure breakdown shows total costs incurred within each category of expenditure after re-allocations for example staff time.

PINEVIEW HOUSING ASSOCIATION LTD OPERATING EXPENDITURE BREAKDOWN QUARTER 2 - 1ST APRIL TO 30TH SEPTEMBER 2022

Annual budget	Flexed budget		Estimated to date	Actual to date	Variance to date
		Staff Costs			
£916,281	£936,315	•	£458,140	£452,159	(£5,981)
		Estate Costs			
£1,054,005	£933,120	•	£527,002	£406,117	(£120,885)
		Overheads			
		Other Operating Expenditure			
£2,000	£1,050	Charitable Donations	£1,000	£50	(£950)
£3,656,369	£3,614,500	Total Operating Expenditure	£1,828,185	£1,760,300	(£67,885)

The operating expenditure breakdown shows direct costs incurred within each category of expenditure before any re-allocations for example staff time.

PINEVIEW HOUSING ASSOCIATION LTD STATEMENT OF FINANCIAL POSITION QUARTER 2 - 1ST APRIL TO 30TH SEPTEMBER 2022

Annual budget	Flexed budget		Estimated to date	Actual to date	Variance to date
		Tangible fixed assets			
£70,009,388	£69,267,262	Housing Properties - Gross Cost	£68,764,147	£68,022,021	(£742,126)
(£30,139,606)	(£29,670,457)	Housing Properties - Accumulated Depreciation	(£29,573,645)	(£29,104,496)	£469,150
£39,869,781	£39,596,805	Housing Properties - Net Book Value	£39,190,501	£38,917,525	(£272,976)
£65,950	£65,708	Other Fixed Assets - Net Book Value	£48,522	£48,280	(£242)
£39,935,731	£39,662,514	Total Fixed Assets	£39,239,023	£38,965,806	(£273,217)
		Current Assets			
£119,484	£207,643	Debtors	£119,484	£207,643	£88,159
£3,311,166	£3,495,917	Cash and Cash Equivalents	£4,300,197	£4,452,127	£151,930
£3,430,650	£3,703,560	-	£4,419,681	£4,659,770	£240,089
		Creditors : amounts falling due within one year			
-	-	Bank Overdraft	-	-	-
(£333,061)	(£333,061)	5	(£333,061)	(£333,061)	£0
(£641,525)	(£987,571)		(£641,525)	(£987,571)	(£346,046)
(£467,680)	(£437,657)	Other Current Liabilities	(£467,680)	(£437,657)	£30,023
(£1,442,266)	(£1,758,289)	-	(£1,442,266)	(£1,758,289)	(£316,023)
£1,988,385	£1,945,271	Net Current Assets / (Liabilities)	£2,977,415	£2,901,481	(£75,934)
£41,924,116	£41,607,784	Total Assets less Current liabilities	£42,216,438	£41,867,287	(£349,152)
		Creditors : amounts falling due after more than one year			
(£2,035,447)	(£1,967,055)	3	(£2,289,137)	(£2,220,745)	£68,392
(£24,461,117)	(£23,831,191)	Deferred Income - HAG	(£24,781,880)	(£24,307,013)	£474,867
(£26,496,564)	(£25,798,247)	<u>-</u>	(£27,071,016)	(£26,527,758)	£543,259
(£217,900)	-	Pension – Defined Benefit Liability	(£286,986)	-	£286,986
£15,209,651	£15,809,538	Total Net Assets / (Liabilities)	£14,858,436	£15,339,529	£481,093
		Capital and Reserves			
£237	£234	Share Capital	£237	£234	(£3)
£15,209,414	£15,809,304	Revenue Reserve	£14,858,199	£15,339,295	£481,096
£15,209,651	£15,809,538	-	£14,858,436	£15,339,529	£481,093