

Management Accounts

Period to 30 September 2023

PINEVIEW HOUSING ASSOCIATION LTD STATEMENT OF COMPREHENSIVE INCOME QUARTER 2 - 1 APRIL TO 30 SEPTEMBER 2023

Annual budget		Estimated to date	Actual to date	Variance to date
£4,832,761	Turnover	£2,416,381	£2,495,181	£78,800
(£4,029,021)	Operating Expenditure	(£2,064,498)	(£1,911,684)	£152,815
£803,740	Operating Surplus / (Deficit)	£351,882	£583,497	£231,615
£37,122	Interest Receivable and Other Income	£17,896	£73,196	£55,301
(£53,976)	Interest Payable and Similar Charges	(£27,988)	(£32,182)	(£4,193)
-	Gain / (Loss) on Disposal of Property, Plant and Equipment	-	£16,781	£16,781
£786,886	Surplus / (Deficit) for the Period	£341,789	£641,292	£299,503
	Other Comprehensive Income			
-	Actuarial Gain / (Loss) in Respect of Pension Scheme	-	-	-
£786,886	Total Comprehensive Income / (Loss)	£341,789	£641,292	£299,503

Annua budget		Estimated to date	Actual to date	Variance to date
INCOME AND	EXPENDITURE - LETTINGS			
	Income			
£3,798,431	Gross Rent Receivable	£1,899,215	£1,898,810	(£405)
£27,405		£13,703	£13,647	(£55)
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£3,825,836	Gross Rent and Service Charges Receivable	£1,912,918	£1,912,458	(£460)
(£37,909)	Rent and Service Charge Losses from Voids	(£18,954)	(£4,191)	£14,764
£3,787,927	Net Rent and Service Charges Receivable	£1,893,964	£1,908,267	£14,304
£966,421	Release of Deferred Government Capital Grants	£483,211	£488,470	£5,259
£70,000	•	£35,000	£19,878	(£15,122)
£4.824.349	 Total Income from Lettings	£2,412,174	£2,416,615	£4,441
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	Expenditure			
(£1,088,759)		(£566,043)	(£482,630)	£83,413
(£606,128)		(£303,064)	(£240,567)	£62,497
(£245,989)	•	(£88,247)	(£112,693)	(£24,446)
(£120,324)		(£104,922)	(£82,435)	£22,487
(£92,023)	Estate Management Costs	(£48,984)	(£33,956)	£15,027
(£96,568)	Service Costs	(£50,571)	(£41,833)	£8,738
(£70,000)	Stage 3 Medical Adaptations	(£35,000)	(£19,878)	£15,122
(£1,585,286)	Depreciation - Housing Properties	(£795,610)	(£814,936)	(£19,326)
(£45,353)	Bad Debts - Housing Properties	(£34,101)	(£19,348)	£14,753
(£3,950,430)	Total Expenditure on Lettings	(£2,026,541)	(£1,848,277)	£178,264
£873,919	Operating Surplus / (Deficit) from Lettings	£385,634	£568,338	£182,704
INCOME AND	EXPENDITURE - OTHER ACTIVITIES			
	Income			
£8,412	Factoring Income	£4,206	£4,207	£1
-	Wider Role Activity Income	-	£74,359	£74,359
-	Other Income	-	-	-
£8,412	Total Income from Other Activities	£4,206	£78,566	£74,360
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(640.305)	Expenditure	/C7 E 40	(67.445)	C43.4
(£18,395)	_	(£7,548)	(£7,415)	£134
(£197)		(£160)	(£2,099)	(£1,939)
(£59,999)		(£30,249)	(£53,893)	(£23,644)
-	Other Costs	-	-	-
(£78,591)	Total Expenditure on Other Activities	(£37,958)	(£63,407)	(£25,449)
(£70,179)	Operating Surplus / (Deficit) from Other Activities	(£33,752)	£15,159	£48,910
£4,832,761	Total Turnover	£2,416,381	£2,495,181	£78,800
(£4,029,021)	= _) Total Operating Expenditure	(£2,064,498)	(£1,911,684)	£152,815
	-			
£803,740	Total Operating Surplus / (Deficit)	£351,882	£583,497	£231,615

PINEVIEW HOUSING ASSOCIATION LTD OPERATING EXPENDITURE BREAKDOWN QUARTER 2 - 1 APRIL TO 30 SEPTEMBER 2023

Annual budget		Estimated to date	Actual to date	Variance to date
£991,366	Staff Costs	£493,183	£454,557	(£38,626)
£920,413	Estate Costs	£473,829	£384,674	(£89,155)
£2,093,116	Overheads	£1,086,516	£1,032,995	(£53,520)
£24,125	Other Operating Expenditure	£10,971	£39,458	£28,487
£4,029,021	Total Operating Expenditure	£2,064,498	£1,911,684	(£152,815)

PINEVIEW HOUSING ASSOCIATION LTD STATEMENT OF FINANCIAL POSITION QUARTER 2 - 1 APRIL TO 30 SEPTEMBER 2023

Tangible fixed assets £68,705,841 Housing Properties - Gross Cost £68,670,150 £68,400,221 (£29,802,236) £23,045,605) £28,045,699 £38,149,621 Housing Properties - Net Book Value £38,867,913 £38,354,416 £513,497) £64,885 Other Fixed Assets £38,266,181 £38,393,730 (£532,451) Current Assets £38,266,181 £38,393,730 (£532,451) £200,128 Debtors £192,400 £299,436 £107,036 £4,307,496 Cash and Cash Equivalents £3,801,852 £4,805,583 £1,003,732 £4,507,624 Eash and Cash Equivalents £3,994,252 £5,105,019 £1,110,768 Creditors: amounts falling due within one year £2,299,786 Housing Loans (£299,786) £2,99,786 £0 £445,278 Other Current Liabilities £2,282,591 £3,286,889 £1,004,298 £41,101,446 Total Assets less Current Liabilities £2,282,591 £3,286,889 £1,004,298 £41,101,661,153 Housing Loans (£1,940,246) £1,927,107	Annual budget		Estimated to date	Actual to date	Variance to date
£68,703,841 Housing Properties - Gross Cost £68,670,150 £68,400,221 (£269,928, 236) (£30,045,805) (£243,569) £38,149,621 Housing Properties - Net Book Value £38,867,913 £38,354,416 (£513,497) £64,885 Other Fixed Assets - Net Book Value £58,268 £39,314 (£18,954) £38,214,506 Total Fixed Assets £38,926,181 £38,393,730 (£532,451) Current Assets £200,128 Debtors £192,400 £299,436 £107,036 £4,507,624 £3,801,852 £4,805,583 £1,003,732 £4,507,624 £3,994,252 £5,105,019 £1,110,768 Creditors: amounts falling due within one year (£299,786) Housing Loans (£299,786) (£299,786) £99,786) £0 (£445,278) Other Current Liabilities (£445,453) (£541,295) (£9,5843) (£1,711,661) (£1,818,130) (£106,470) £2,796,138 Net Current Assets / (Liabilities) £2,282,591 £3,286,889 £1,004,298 £41,010,644		Tangible fixed assets			
### Fig. 1.10	£68,705,841		£68,670,150	£68,400,221	
### ### ##############################	(£30,556,221)	Housing Properties - Accumulated Depreciation	(£29,802,236)	(£30,045,805)	(£243,569)
£38,214,506 Total Fixed Assets £38,926,181 £38,393,730 (£532,451) Current Assets £192,400 £299,436 £107,036 £4,307,496 Cash and Cash Equivalents £3,801,852 £4,805,583 £1,003,732 £4,507,624 £3,994,252 £5,105,019 £1,110,768 Creditors: amounts falling due within one year 1 80,9786 Housing Loans (£299,786) £299,786 £0 (£299,786) Housing Loans (£966,421) (£977,049) (£106,28) (£445,278) Other Current Liabilities (£445,453) (£541,295) (£95,843) (£1,711,486) (£1,711,661) (£1,818,130) (£106,470) £2,796,138 Net Current Assets / (Liabilities) £2,282,591 £3,286,889 £1,004,298 £41,010,644 Total Assets less Current Liabilities £41,208,772 £41,680,619 £471,847 Creditors: amounts falling due after more than one year (£1,780,233) Housing Loans (£1,940,246) (£1,927,107) £13,139 (£22,885,920) Deferred Income	£38,149,621	Housing Properties - Net Book Value	£38,867,913	£38,354,416	(£513,497)
Current Assets £200,128 Debtors £192,400 £299,436 £107,036 £4,307,496 Cash and Cash Equivalents £3,801,852 £4,805,583 £1,003,732 £4,507,624 £3,994,252 £5,105,019 £1,110,768 Creditors: amounts falling due within one year Bank Overdraft - - - (£299,786) Housing Loans (£299,786) (£299,786) £0 (£966,421) Deferred Income - HAG (£966,421) (£977,049) (£10,628) (£445,278) Other Current Liabilities (£1,711,661) (£1,818,130) (£106,470) £2,796,138 Net Current Assets / (Liabilities) £2,282,591 £3,286,889 £1,004,298 £41,010,644 Total Assets less Current Liabilities £41,208,772 £41,680,619 £471,847 Creditors: amounts falling due after more than one year (£1,780,233) Housing Loans (£1,927,107) £13,139 (£22,885,920) Deferred Income - HAG (£23,369,130) (£23,309,572) £59,558 (£24,666,153) (£26,6	£64,885	Other Fixed Assets - Net Book Value	£58,268	£39,314	(£18,954)
£200,128 £4,307,496 Debtors Cash and Cash Equivalents £192,400 £299,436 £1,003,732 £107,036 £3,801,852 £4,805,583 £1,003,732 £4,507,624 £3,994,252 £5,105,019 £1,110,768 Creditors: amounts falling due within one year - Bank Overdraft -	£38,214,506	Total Fixed Assets	£38,926,181	£38,393,730	(£532,451)
£4,307,496 Cash and Cash Equivalents £3,801,852 £4,805,583 £1,003,732 £4,507,624 £3,994,252 £5,105,019 £1,110,768 Creditors: amounts falling due within one year £299,786 Housing Loans (£299,786) £0 £966,421 Deferred Income - HAG (£966,421) (£977,049) (£10,628) £445,278 Other Current Liabilities (£1,711,661) (£1,818,130) (£106,470) £2,796,138 Net Current Assets / (Liabilities) £2,282,591 £3,286,889 £1,004,298 £41,010,644 Total Assets less Current Liabilities £41,208,772 £41,680,619 £471,847 Creditors: amounts falling due after more than one year £1,780,233 Housing Loans (£1,940,246) (£1,927,107) £13,139 £22,885,920 Deferred Income - HAG (£23,369,130) (£23,309,572) £59,558 £24,666,153 (£24,666,153) (£25,309,377) (£25,236,680) £72,697 - Pension - Defined Benefit Liability - (£168,000) (£168,000) -		Current Assets			
Creditors: amounts falling due within one year Bank Overdraft -	£200,128		£192,400		
Creditors: amounts falling due within one year Bank Overdraft	£4,307,496	Cash and Cash Equivalents	£3,801,852	£4,805,583	£1,003,732
Bank Overdraft	£4,507,624	•	£3,994,252	£5,105,019	£1,110,768
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£41,010,644 Total Assets less Current Liabilities £41,208,772 £41,680,619 £471,847 Creditors: amounts falling due after more than one year (£1,780,233) Housing Loans (£1,940,246) (£1,927,107) £13,139 (£22,885,920) Deferred Income - HAG (£23,369,130) (£23,309,572) £59,558 (£24,666,153) (£25,309,377) (£25,236,680) £72,697 - Pension - Defined Benefit Liability - (£168,000) (£168,000) £16,344,491 Total Net Assets / (Liabilities) £15,899,395 £16,275,939 £376,554 Capital and Reserves £234 Share Capital £234 £224 (£10) £16,344,257 Revenue Reserve £15,899,161 £16,275,715 £376,554	(£1,711,486)		(£1,711,661)	(£1,818,130)	(£106,470)
Creditors: amounts falling due after more than one year (£1,780,233) Housing Loans (£1,940,246) (£1,927,107) £13,139 (£22,885,920) Deferred Income - HAG (£23,369,130) (£23,309,572) £59,558 (£24,666,153) (£25,309,377) (£25,236,680) £72,697 - Pension - Defined Benefit Liability - (£168,000) (£168,000) £16,344,491 Total Net Assets / (Liabilities) £15,899,395 £16,275,939 £376,544 Capital and Reserves £234 Share Capital £234 £224 (£10) £16,344,257 Revenue Reserve £15,899,161 £16,275,715 £376,554	£2,796,138	Net Current Assets / (Liabilities)	£2,282,591	£3,286,889	£1,004,298
(£1,780,233) Housing Loans (£1,940,246) (£1,927,107) £13,139 (£22,885,920) Deferred Income - HAG (£23,369,130) (£23,309,572) £59,558 (£24,666,153) (£25,309,377) (£25,236,680) £72,697 - Pension - Defined Benefit Liability - (£168,000) (£168,000) £16,344,491 Total Net Assets / (Liabilities) £15,899,395 £16,275,939 £376,544 Capital and Reserves £234 Share Capital £234 £224 (£10) £16,344,257 Revenue Reserve £15,899,161 £16,275,715 £376,554	£41,010,644	Total Assets less Current Liabilities	£41,208,772	£41,680,619	£471,847
(£22,885,920) Deferred Income - HAG (£23,369,130) (£23,309,572) £59,558 (£24,666,153) (£25,309,377) (£25,236,680) £72,697 - Pension - Defined Benefit Liability - (£168,000) (£168,000) £16,344,491 Total Net Assets / (Liabilities) £15,899,395 £16,275,939 £376,544 Capital and Reserves £234 Share Capital Revenue Reserve £234 £224 (£10) £16,344,257 Revenue Reserve £15,899,161 £16,275,715 £376,554		Creditors : amounts falling due after more than one year			
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- Pension - Defined Benefit Liability - (£168,000) (£168,000) £16,344,491 Total Net Assets / (Liabilities) £15,899,395 £16,275,939 £376,544 Capital and Reserves £234 Share Capital £234 £224 (£10) £16,344,257 Revenue Reserve £15,899,161 £16,275,715 £376,554	(£22,885,920)	Deferred Income - HAG	(£23,369,130)	(£23,309,572)	£59,558
£16,344,491 Total Net Assets / (Liabilities) £15,899,395 £16,275,939 £376,544 Capital and Reserves £234 Share Capital £234 £224 (£10) £16,344,257 Revenue Reserve £15,899,161 £16,275,715 £376,554	(£24,666,153)	•	(£25,309,377)	(£25,236,680)	£72,697
Capital and Reserves £234 Share Capital £234 £224 (£10) £16,344,257 Revenue Reserve £15,899,161 £16,275,715 £376,554	-	Pension – Defined Benefit Liability	-	(£168,000)	(£168,000)
£234 Share Capital £234 £224 (£10) £16,344,257 Revenue Reserve £15,899,161 £16,275,715 £376,554	£16,344,491	Total Net Assets / (Liabilities)	£15,899,395	£16,275,939	£376,544
£234 Share Capital £234 £224 (£10) £16,344,257 Revenue Reserve £15,899,161 £16,275,715 £376,554		Capital and Reserves			
£16,344,257 Revenue Reserve £15,899,161 £16,275,715 £376,554	£234	•	£234	£224	(£10)
£16,344,491 £15,899,395 £16,275,939 £376,544		•			` '
	£16,344,491		£15,899,395	£16,275,939	£376,544