

Pineview Housing Association Limited

Management Accounts

**Quarter 3
to 31 Dec 2021**

Pineview Housing Association Limited
Management Accounts for the period to 31 Dec 2021
Statement of Comprehensive Income

	ACTUAL TO 31/12/2021	REVISED BUDGET PER FYFP 31/12/2021	VARIANCE TO 31/12/2021	REVISED BUDGET 31/03/2022
	£	£	£	£
Turnover	3,498,852	3,493,946	4,905	4,658,595
Operating Costs	(2,901,354)	(2,897,935)	(3,419)	(3,863,913)
Operating Surplus	597,498	596,011	1,487	794,682
Profit / (Loss) on Sales of Assets	-	-	-	-
Interest Received	8,743	5,165	3,579	6,886
Interest Payable and Other Charges	(29,650)	(33,137)	3,488	(44,183)
Other Finance Charges	-	-	-	-
Surplus For The Period	576,591	568,039	8,553	757,385
Other Comprehensive Income				
Actuarial Gains / (Losses) on Pension Deficit	-	-	-	-
Other Comprehensive Gains / (Losses)	-	-	-	-
Total Comprehensive Income	576,591	568,039	8,553	757,385

Pineview Housing Association Limited
Management Accounts for the period to 31 Dec 2021
Detailed Income & Expenditure Account

	ACTUAL TO 31/12/2021	REVISED BUDGET PER FYFP 31/12/2021	VARIANCE TO 31/12/2021	REVISED BUDGET 31/03/2022
	£	£	£	£
INCOME				
Rent - General Needs	2,645,733	2,645,620	113	3,527,493
Rent - Supported (Homelink)	17,221	17,221	-	22,961
Rent - Shared Ownership	30,684	30,683	0	40,911
Service Charges - General Needs	675	675	-	900
Service Charges - Supported (Homelink)	9,002	9,002	0	12,003
Service Charges & Management Fees - Shared Ownership	10,490	10,490	-	13,987
Gross Income from Rents and Service Charges	2,713,804	2,713,691	114	3,618,254
Less: Rent Loss from Voids - General Needs	6,364	26,463	(20,099)	35,284
Less: Rent Loss from Voids - Shared Ownership	587	-	587	-
Rent Loss from Voids	6,951	26,463	(19,512)	35,284
Net Rents Receivable	2,706,853	2,687,228	19,625	3,582,970
Grants Released From Deferred Income	732,890	755,579	(22,688)	1,007,438
Revenue Grants From Scottish Ministers	51,219	45,000	6,219	60,000
JRS Grant	1,751	-	1,751	-
Total Turnover From Letting Activities	3,492,714	3,487,806	4,907	4,650,408
Income From Other Activities				
Factoring Management Fees (O/O)	2,511	2,513	(2)	3,350
Service Charges (O/O)	3,627	3,628	(0)	4,837
Total Turnover	3,498,852	3,493,946	4,905	4,658,595
Total Expenditure	2,901,354	2,897,935	3,419	3,863,913
Operating Surplus	597,498	596,011	1,487	794,682

Pineview Housing Association Limited
Management Accounts for the period to 31 Dec 2021
Analysis of Operating Costs

	Actual to 31/12/2021	Revised Budget Per FYFP 31/12/2021	Variance to 31/12/2021	Revised Budget Per FYFP 2021/22
	£	£	£	£
Total Staffing Costs	623,931	605,576	(18,355)	807,435
Total Estate Costs	2,053,960	2,008,527	(45,432)	2,678,036
Total Overheads	223,463	283,832	60,368	378,442
Total Operating Costs	2,901,354	2,897,935	(3,419)	3,863,913

Pineview Housing Association Limited
Management Accounts for the period to 31 Dec 2021
Statement of Financial Position

Revised Budget Per FYFP 31 Mar 2022		As at 31 Dec 2021		As at 31 Mar 2021	
		£	£	£	£
NON-CURRENT ASSETS					
58,420,536	Housing Properties Cost		67,774,720		67,889,676
(18,361,455)	Housing Properties Depreciation		(28,347,648)		(27,360,681)
40,059,081			39,427,073		40,528,994
87,784	Other Non-Current Assets		55,260		66,516
40,146,865			39,482,332		40,595,510
CURRENT ASSETS					
111,243	Receivables	103,649		111,243	
3,414,035	Cash at Bank and in Hand	4,162,266		3,672,011	
3,525,278		4,265,914		3,783,254	
PAYABLES - Amounts falling due within one year					
(293,139)	Housing Loans	(293,139)		(293,139)	
(550,750)	Other Short-term payables	(410,396)		(550,750)	
(843,889)	TOTAL CURRENT LIABILITIES	(703,535)		(843,889)	
2,681,389			3,562,379		2,939,365
42,828,254	TOTAL ASSETS LESS CURRENT LIABILITIES		43,044,712		43,534,875
CREDITORS - Amounts falling due after one year:					
(2,429,231)	Housing Loans		(2,512,838)		(2,746,069)
(25,744,166)	HAG - Deferred Income		(26,018,715)		(26,751,604)
(353,477)	Past Pension Deficit		(389,389)		(490,000)
14,301,380	NET ASSETS		14,123,770		13,547,202
CAPITAL AND RESERVES					
266	Called Up Share Capital		241		266
14,654,591	Revenue Reserves		14,512,918		14,036,936
(353,477)	Pension Reserve		(389,389)		(490,000)
14,301,380			14,123,770		13,547,202