

Pineview Housing Association Ltd

Management Accounts

**Quarter 2
to 30 Sep 2021**

Pineview Housing Association Ltd
Management Accounts for the period to 30 Sep 2021
Statement of Comprehensive Income

	ACTUAL TO 30/09/2021	REVISED BUDGET PER FYFP 30/09/2021	VARIANCE TO 30/09/2021	REVISED BUDGET 31/03/2022
	£	£	£	£
TURNOVER	2,346,236	2,329,298	16,939	4,658,595
Operating Costs	(1,846,777)	(1,931,957)	85,180	(3,863,913)
OPERATING SURPLUS	499,459	397,341	102,118	794,682
Profit / (Loss) on Sales of Assets	-	-	-	-
Interest Received	6,567	3,443	3,124	6,886
Interest Payable and Other Charges	(19,936)	(22,092)	2,155	(44,183)
Other Finance Charges	-	-	-	-
SURPLUS FOR THE PERIOD	486,090	378,692	107,398	757,385
OTHER COMPREHENSIVE INCOME				
Actuarial Gains / (Losses) on Pension Deficit	-	-	-	-
Other Comprehensive Gains / (Losses)	-	-	-	-
Past pension deficit payments over and above liability	-	-	-	-
TOTAL COMPREHENSIVE INCOME	486,090	378,692	107,398	757,385

Pineview Housing Association Ltd
Management Accounts for the period to 30 Sep 2021
Detailed Income & Expenditure Account

	ACTUAL TO 30/09/2021	REVISED BUDGET PER FYFP 30/09/2021	VARIANCE TO 30/09/2021	REVISED BUDGET 31/03/2022
	£	£	£	£
INCOME				
Rent - General Needs	1,763,805	1,763,747	58	3,527,493
Rent - Supported (Homelink)	11,480	11,480	-	22,961
Rent - Shared Ownership	20,456	20,456	0	40,911
Service Charges - General Needs	450	450	-	900
Service Charges - Supported (Homelink)	6,001	6,001	0	12,003
Service Charges & Management Fees - Shared Ownership	6,993	6,993	-	13,987
Gross Income from Rents and Service Charges	1,809,186	1,809,127	58	3,618,254
Less: Rent Loss from Voids - General Needs	4,057	17,642	(13,585)	35,284
Less: Rent Loss from Voids - Shared Ownership	13	-	13	-
Rent Loss from Voids	4,070	17,642	(13,572)	35,284
Net Rents Receivable	1,805,116	1,791,485	13,631	3,582,970
Grants Released From Deferred Income	503,719	503,719	-	1,007,438
Revenue Grants From Scottish Ministers	31,558	30,000	1,558	60,000
JRS Grant	1,751	-	1,751	-
Total Turnover From Letting Activities	2,342,144	2,325,204	16,940	4,650,408
Income From Other Activities				
Factoring Management Fees (O/O)	1,674	1,675	(1)	3,350
Service Charges (O/O)	2,418	2,419	(0)	4,837
Total Turnover	2,346,236	2,329,298	16,939	4,658,595
Total Expenditure	1,846,777	1,931,957	(85,180)	3,863,913
Operating Surplus	499,459	397,341	102,118	794,682

Pineview Housing Association Ltd
Management Accounts for the period to 30 Sep 2021
Analysis of Operating Costs

	Actual to 30/09/2021 £	Revised Budget Per FYFP 30/09/2021 £	Variance to 30/09/2021	Revised Budget Per FYFP 2021/22
Total Staffing Costs	405,579	403,718	(1,862)	807,435
Total Estate Costs	1,294,366	1,339,018	44,652	2,678,036
Total Overheads	146,832	189,221	42,389	378,442
Total Operating Costs	1,846,777	1,931,957	85,180	3,863,913

Pineview Housing Association Ltd
Management Accounts for the period to 30 Sep 2021
Statement of Financial Position

Revised Budget Per FYFP 31 Mar 2022		As at 30 Sep 2021		As at 31 Mar 2021	
		£	£	£	£
NON-CURRENT ASSETS					
58,420,536	Housing Properties Cost		68,128,380		67,889,676
(18,361,455)	Housing Properties Depreciation		(28,184,183)		(27,360,681)
40,059,081			39,944,197		40,528,994
87,784	Other Non-Current Assets		59,602		66,516
40,146,865			40,003,799		40,595,510
CURRENT ASSETS					
111,243	Receivables	118,062		111,243	
3,414,035	Cash at Bank and in Hand	3,933,356		3,672,011	
3,525,278		4,051,418		3,783,254	
PAYABLES - Amounts falling due within one year					
(293,139)	Housing Loans	(293,139)		(293,139)	
(550,750)	Other Short-term payables	(466,951)		(550,750)	
(843,889)	TOTAL CURRENT LIABILITIES	(760,090)		(843,889)	
2,681,389			3,291,327		2,939,365
42,828,254	TOTAL ASSETS LESS CURRENT LIABILITIES		43,295,126		43,534,875
CREDITORS - Amounts falling due after one year:					
(2,429,231)	Loans due after one year		(2,591,049)		(2,746,069)
(25,744,166)	HAG - Deferred Income		(26,247,886)		(26,751,604)
(353,477)	Past Pension Deficit		(422,926)		(490,000)
14,301,380	NET ASSETS		14,033,265		13,547,202
CAPITAL AND RESERVES					
266	Called Up Share Capital		237		266
14,654,590	Revenue Reserves		14,455,954		14,036,936
(353,477)	Pension Reserve		(422,926)		(490,000)
14,301,380			14,033,265		13,547,202