

**Pineview Housing Association Ltd**

**Management Accounts**

**Quarter 1  
to 30 Jun 2021**

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 Jun 2021**  
**Statement of Comprehensive Income**

	<b>ACTUAL TO 30/06/2021</b>	<b>REVISED BUDGET PER FYFP 30/06/2021</b>	<b>VARIANCE TO 30/06/2021</b>	<b>REVISED BUDGET 31/03/2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>TURNOVER</b>	1,168,185	1,164,649	3,536	4,658,595
Operating Costs	900,793	965,128	64,335	3,860,513
<b>OPERATING SURPLUS</b>	267,392	199,520	67,871	798,082
Profit(Loss) on Sales of Assets	-	-	-	-
Interest Received	1,458	1,722	(263)	6,886
Interest Payable and Other Charges	(10,036)	(11,046)	1,009	(44,183)
Other Finance Charges	-	-	-	-
<b>SURPLUS FOR THE PERIOD</b>	<b>258,814</b>	<b>190,196</b>	<b>68,618</b>	<b>760,785</b>
<b>OTHER COMPREHENSIVE INCOME</b>				
Actuarial Gains / (Losses) on Pension Deficit	-	-	-	-
Other Comprehensive Gains / (Losses)	-	-	-	-
Past pension deficit payments over and above liability	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>258,814</b>	<b>190,196</b>	<b>68,618</b>	<b>760,785</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 Jun 2021**  
**Detailed Income & Expenditure Account**

	<b>ACTUAL TO 30/06/2021</b>	<b>REVISED BUDGET PER FYFP 30/06/2021</b>	<b>VARIANCE TO 30/06/2021</b>	<b>REVISED BUDGET 31/03/2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>INCOME</b>				
Rent - General Needs	881,902	881,873	28	3,527,493
Rent - Supported (Homelink)	5,740	5,740	-	22,961
Rent - Shared Ownership	10,228	10,228	0	40,911
Service Charges - General Needs	225	225	-	900
Service Charges - Supported (Homelink)	3,001	3,001	0	12,003
Service Charges & Management Fees - Shared Ownership	3,497	3,497	-	13,987
<b>Gross Income from Rents and Service Charges</b>	<b>904,592</b>	<b>904,564</b>	<b>29</b>	<b>3,618,254</b>
Less: Rent Loss from Voids (excluding SO & Homelink)	2,821	8,821	(6,000)	35,284
<b>Net Rents Receivable</b>	<b>901,771</b>	<b>895,743</b>	<b>6,029</b>	<b>3,582,970</b>
Grants Released From Deferred Income	251,860	251,860	(0)	1,007,438
Revenue Grants From Scottish Ministers	12,508	15,000	(2,492)	60,000
<b>Total Turnover From Letting Activities</b>	<b>1,166,139</b>	<b>1,162,602</b>	<b>3,537</b>	<b>4,650,408</b>
<b>Income From Other Activities</b>				
Factoring Management Fees (O/O)	837	838	(1)	3,350
Service Charges (O/O)	1,209	1,209	(0)	4,837
<b>Total Turnover</b>	<b>1,168,185</b>	<b>1,164,649</b>	<b>3,536</b>	<b>4,658,595</b>
<b>Total Expenditure</b>	<b>900,793</b>	<b>965,128</b>	<b>64,335</b>	<b>3,860,513</b>
<b>Operating Surplus</b>	<b>267,392</b>	<b>199,520</b>	<b>67,871</b>	<b>798,082</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 Jun 2021**  
**Analysis of Operating Costs**

	<b>Actual to 30/06/2021</b>	<b>Revised Budget Per FYFP 30/06/2021</b>	<b>Variance to 30/06/2021</b>
	<b>£</b>	<b>£</b>	
<b>Total Staffing Costs</b>	<b>190,052</b>	201,859	11,807
<b>Total Estate Costs</b>	<b>634,407</b>	669,509	35,102
<b>Total Overheads</b>	<b>76,334</b>	<b>93,761</b>	<b>17,426</b>
<b>Total Operating Costs</b>	<b>900,793</b>	<b>965,128</b>	<b>64,335</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 Jun 2021**  
**Statement of Financial Position**

Revised Budget Per FYFP 31 Mar 2022		As at 30 Jun 2021		As at 31 Mar 2021	
		£	£	£	£
<b>NON-CURRENT ASSETS</b>					
58,420,536	Housing Properties Cost		68,037,289		67,889,676
(18,361,455)	Less Depreciation		(27,772,430)		(27,360,681)
<u>40,059,081</u>			<u>40,264,859</u>		<u>40,528,995</u>
87,784	Other Non-Current Assets		64,956		66,516
<u>40,146,865</u>			<u>40,329,816</u>		<u>40,595,511</u>
<b>CURRENT ASSETS</b>					
111,243	Receivables	162,179		111,243	
3,414,035	Cash at Bank and in hand	3,625,741		3,672,011	
<u>3,525,278</u>		<u>3,787,920</u>		<u>3,783,254</u>	
<b>PAYABLES - Amounts falling due within one year</b>					
(293,139)	Housing Loans	(293,139)		(293,139)	
(550,750)	Other Short-term payables	(394,676)		(550,750)	
<u>(843,889)</u>	<b>TOTAL CURRENT LIABILITIES</b>	<u>(687,815)</u>		<u>(843,889)</u>	
2,681,389			3,100,106		2,939,365
<u>42,828,254</u>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>43,429,921</u>		<u>43,534,876</u>
<b>CREDITORS - Amounts falling due after one year:</b>					
(2,429,231)	Loans due after one year		(2,668,738)		(2,746,069)
(25,744,166)	HAG - Deferred Income		(26,499,745)		(26,751,604)
(353,477)	Past Pension Deficit		(456,463)		(490,000)
<u>14,301,380</u>	<b>NET ASSETS</b>		<u>13,804,975</u>		<u>13,547,203</u>
<b>CAPITAL AND RESERVES</b>					
266	Called Up Share Capital		269		266
14,654,590	Revenue Reserves		14,294,706		14,036,936
(353,477)	Pension Reserve		(490,000)		(490,000)
<u>14,301,379</u>			<u>13,804,975</u>		<u>13,547,202</u>