

Pineview Housing Association Limited

Management Accounts

**Quarter 4
to 31 Mar 2022**

Pineview Housing Association Limited
Management Accounts for the period to 31 Mar 2022
Statement of Comprehensive Income

	ACTUAL TO 31/03/2022	REVISED BUDGET PER FYFP 31/03/2022	VARIANCE TO 31/03/2022	REVISED BUDGET 31/03/2022
	£	£	£	£
Turnover	4,664,783	4,658,595	6,187	4,658,595
Operating Costs	(3,775,147)	(3,863,913)	88,766	(3,863,913)
Operating Surplus	889,635	794,682	94,954	794,682
Profit / (Loss) on Sales of Assets	-	-	-	-
Interest Received	10,095	6,886	3,209	6,886
Interest Payable and Other Charges	(53,346)	(44,183)	(9,163)	(44,183)
Other Finance Charges	(13,000)	-	(13,000)	-
Surplus For The Period	833,384	757,385	76,000	757,385
Other Comprehensive Income				
Actuarial Gains / (Losses) on Pension Deficit	351,000	-	351,000	-
Other Comprehensive Gains / (Losses)	-	-	-	-
Total Comprehensive Income	1,184,384	757,385	427,000	757,385

Pineview Housing Association Limited
Management Accounts for the period to 31 Mar 2022
Detailed Income & Expenditure Account

	ACTUAL TO 31/03/2022	REVISED BUDGET PER FYFP 31/03/2022	VARIANCE TO 31/03/2022	REVISED BUDGET 31/03/2022
	£	£	£	£
INCOME				
Rent - General Needs	3,527,589	3,527,493	96	3,527,493
Rent - Supported (Homelink)	22,961	22,961	-	22,961
Rent - Shared Ownership	41,001	40,911	89	40,911
Service Charges - General Needs	900	900	0	900
Service Charges - Supported (Homelink)	12,003	12,003	0	12,003
Service Charges & Management Fees - Shared Ownership	13,998	13,987	11	13,987
Gross Income from Rents and Service Charges	3,618,452	3,618,254	197	3,618,254
Less: Rent Loss from Voids - General Needs	8,506	35,284	(26,778)	35,284
Less: Rent Loss from Voids - Shared Ownership	1,076	-	1,076	-
Rent Loss from Voids	9,581	35,284	(25,703)	35,284
Net Rents Receivable	3,608,870	3,582,970	25,900	3,582,970
Grants Released From Deferred Income	984,750	1,007,438	(22,688)	1,007,438
Revenue Grants From Scottish Ministers	61,194	60,000	1,194	60,000
JRS Grant	1,751	-	1,751	-
Total Turnover From Letting Activities	4,656,565	4,650,408	6,157	4,650,408
Income From Other Activities				
Factoring Management Fees (O/O)	3,355	3,350	5	3,350
Service Charges (O/O)	4,862	4,837	25	4,837
Total Turnover	4,664,783	4,658,595	6,187	4,658,595
Total Expenditure	3,775,147	3,863,913	(88,766)	3,863,913
Operating Surplus	889,635	794,682	94,954	794,682

Pineview Housing Association Limited
Management Accounts for the period to 31 Mar 2022
Analysis of Operating Costs

	Actual to 31/03/2022	Revised Budget Per FYFP 31/03/2022	Variance to 31/03/2022	Revised Budget Per FYFP 2021/22
	£	£	£	£
Total Staffing Costs	828,156	807,435	(20,721)	807,435
Total Estate Costs	2,646,348	2,678,036	31,688	2,678,036
Total Overheads	300,643	378,442	77,799	378,442
Total Operating Costs	3,775,147	3,863,913	88,766	3,863,913

Pineview Housing Association Limited
Management Accounts for the period to 31 Mar 2022
Statement of Financial Position

Revised Budget Per FYFP 31 Mar 2022		As at 31 Mar 2022		As at 31 Mar 2021	
		£	£	£	£
NON-CURRENT ASSETS					
58,420,536	Housing Properties Cost		68,126,742		67,889,676
(18,361,455)	Housing Properties Depreciation		(28,759,398)		(27,360,681)
40,059,081			39,367,344		40,528,994
87,784	Other Non-Current Assets		51,579		66,516
40,146,865			39,418,923		40,595,510
CURRENT ASSETS					
111,243	Receivables	102,817		111,243	
3,414,035	Cash at Bank and in Hand	4,270,538		3,672,011	
3,525,278		4,373,355		3,783,254	
PAYABLES - Amounts falling due within one year					
(293,139)	Housing Loans	(333,061)		(293,139)	
(550,750)	Other Short-term payables	(555,321)		(550,750)	
(843,889)	TOTAL CURRENT LIABILITIES	(888,382)		(843,889)	
2,681,389			3,484,972		2,939,365
42,828,254	TOTAL ASSETS LESS CURRENT LIABILITIES		42,903,896		43,534,875
CREDITORS - Amounts falling due after one year:					
(2,429,231)	Housing Loans		(2,380,480)		(2,746,069)
(25,744,166)	HAG - Deferred Income		(25,766,855)		(26,751,604)
(353,477)	Past Pension Deficit		(25,000)		(490,000)
14,301,380	NET ASSETS		14,731,560		13,547,202
CAPITAL AND RESERVES					
266	Called Up Share Capital		238		266
14,654,591	Revenue Reserves		14,756,322		14,036,936
(353,477)	Pension Reserve		(25,000)		(490,000)
14,301,380			14,731,560		13,547,202