

PINEVIEW HOUSING ASSOCIATION LTD

ANNUAL BUDGET

For the period ended 31 March 2022

PINEVIEW HOUSING ASSOCIATION LTD
ANNUAL BUDGET - 2021/22
STATEMENT OF COMPREHENSIVE INCOME (INCOME & EXPENDITURE)

	2021/22
	BUDGET
	£
TURNOVER	4,623,595
Operating Costs	3,831,810
OPERATING SURPLUS	<u>791,786</u>
Interest Received	5,952
Interest Payable and Other Charges	(44,491)
Finance Costs - Pension	-
ESTIMATED SURPLUS YEAR	<u><u>753,246</u></u>
OTHER COMPREHENSIVE INCOME	
Movement in Defined Benefit Liability	-
TOTAL OTHER COMPREHENSIVE INCOME	753,246

PINEVIEW HOUSING ASSOCIATION LTD
ANNUAL BUDGET - 2021/22
DETAILED STATEMENT OF COMPREHENSIVE INCOME (INCOME AND EXP

	2021/22
	BUDGET
	£
INCOME - From Rents and Service Charges	
Rents Receivable - General Social Rented	3,527,493
Rents Receivable - Homelink	22,961
Rents Receivable - SO	54,898
Service Charges - General Housing	900
Service Charges - Homelink	12,003
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Gross Income Receivable	3,618,255
Less Voids (excluding SO & Homelink)	(35,284)
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Net Rents and Service Charges	3,582,971
Other Income	
Grants Released from Deferred Income	1,007,438
Factoring Management Fee - Owners	3,350
Owners Service Charges	4,837
Stage III Grant Income	25,000
Other Income	-
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Net Income Receivable	4,623,595
Total Expenditure (See Page 3 for breakdown)	3,831,810
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OPERATING SURPLUS	791,786
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**PINEVIEW HOUSING ASSOCIATION LTD
MANAGEMENT EXPENSES
ANNUAL BUDGET - 2021/22**

Expenditure Breakdown	2021/22
	BUDGET
	£
Total Staffing and Agency Costs	811,322
Total Direct Estate Costs	2,646,218
Total Office Overhead Costs	354,270
Transfer Costs	20,000
Total Management Expenses	3,831,810

PINEVIEW HOUSING ASSOCIATION LTD
ANNUAL BUDGET - 2021/22
STATEMENT OF FINANCIAL POSITION (BALANCE SHEET)

	Projected to 31 March 2022	
	£	£
TANGIBLE FIXED ASSETS		
Housing Properties - Cost		69,635,692
Housing Properties - Depreciation		(29,233,408)
		40,402,284
Other Fixed Assets		414,972
Other Fixed Asset Depreciation		(307,664)
		40,509,593
CURRENT ASSETS		
Debtors	154,571	
Cash at Bank and in hand	2,949,316	
		3,103,887
CREDITORS - Less than one year		
Loans	(428,106)	
Other Creditors	(661,608)	
		2,014,173
NET CURRENT ASSETS		2,014,173
TOTAL ASSETS LESS CURRENT LIABILITIES		42,523,765
CREDITORS - More than one year		
Loans	(2,337,379)	
Provision for SHAPS per DB Accounting	(136,968)	
DEFERRED INCOME		(25,828,335)
Social Housing Grants		(25,828,335)
		14,221,083
NET ASSETS		14,221,083
CAPITAL AND RESERVES		
Called Up Share Capital		292
Revenue Reserves		14,357,759
Pension Reserve		(136,968)
		14,221,083

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