

Pineview Housing Association Ltd

Management Accounts

Period to 31 March 2023

PINEVIEW HOUSING ASSOCIATION LTD
STATEMENT OF COMPREHENSIVE INCOME
QUARTER 4 - 1 APRIL 2022 TO 31 MARCH 2023

Annual budget	Flexed budget		Estimated to date	Actual to date	Variance to date
£4,387,239	£4,782,847	Turnover	£4,387,239	£4,782,847	£395,607
(£3,656,369)	(£3,614,897)	Operating Expenditure	(£3,656,369)	(£3,614,897)	£41,473
£730,870	£1,167,950	Operating Surplus / (Deficit)	£730,870	£1,167,950	£437,080
£12,376	£36,780	Interest Receivable and Other Income	£12,376	£36,780	£24,403
(£40,814)	(£35,264)	Interest Payable and Similar Charges	(£40,814)	(£35,264)	£5,550
£702,432	£1,169,466	Surplus / (Deficit) for the Period	£702,432	£1,169,466	£467,034
		Other Comprehensive Income			
-	-	Actuarial Gain / (Loss) in Respect of Pension Scheme	-	-	-
£702,432	£1,169,466	Total Comprehensive Income / (Loss)	£702,432	£1,169,466	£467,034

PINEVIEW HOUSING ASSOCIATION LTD
INCOME AND EXPENDITURE BREAKDOWN
QUARTER 4 - 1 APRIL 2022 TO 31 MARCH 2023

Annual budget	Flexed budget		Estimated to date	Actual to date	Variance to date
INCOME AND EXPENDITURE - LETTINGS					
Income					
£3,700,453	£3,686,380	Gross Rent Receivable	£3,700,453	£3,686,380	(£14,074)
£12,903	£27,027	Gross Service Charges Receivable	£12,903	£27,027	£14,124
£3,713,356	£3,713,407	Gross Rent and Service Charges Receivable	£3,713,356	£3,713,407	£50
(£36,223)	(£9,729)	Rent and Service Charge Losses from Voids	(£36,223)	(£9,729)	£26,494
£3,677,133	£3,703,678	Net Rent and Service Charges Receivable	£3,677,133	£3,703,678	£26,544
£641,525	£981,194	Release of Deferred Government Capital Grants	£641,525	£981,194	£339,669
£60,000	£64,937	Other Revenue Grants – Stage 3 Medical Adaptations	£60,000	£64,937	£4,937
£4,378,658	£4,749,808	Total Income from Lettings	£4,378,658	£4,749,808	£371,150
Expenditure					
(£1,217,051)	(£997,720)	Management and Administration	(£1,217,051)	(£997,720)	£219,331
(£377,998)	(£481,796)	Reactive Maintenance	(£377,998)	(£481,796)	(£103,798)
(£239,899)	(£293,548)	Cyclical Maintenance	(£239,899)	(£293,548)	(£53,649)
(£338,842)	(£69,193)	Planned Maintenance	(£338,842)	(£69,193)	£269,649
(£72,727)	(£71,756)	Estate Management Costs	(£72,727)	(£71,756)	£971
(£86,916)	(£73,586)	Service Costs	(£86,916)	(£73,586)	£13,330
(£54,545)	(£65,138)	Stage 3 Medical Adaptations	(£54,545)	(£65,138)	(£10,593)
(£1,131,922)	(£1,515,433)	Depreciation - Housing Properties	(£1,131,922)	(£1,515,433)	(£383,511)
(£91,269)	£36,361	Bad Debts - Housing Properties	(£91,269)	£36,361	£127,630
(£3,611,169)	(£3,531,809)	Total Expenditure on Lettings	(£3,611,169)	(£3,531,809)	£79,360
£767,489	£1,217,999	Operating Surplus / (Deficit) from Lettings	£767,489	£1,217,999	£450,510
INCOME AND EXPENDITURE - OTHER ACTIVITIES					
Income					
£8,581	£8,577	Factoring Income	£8,581	£8,577	(£4)
-	£24,462	Wider Role Activity Income	-	£24,462	£24,462
-	-	Other Income	-	-	-
£8,581	£33,039	Total Income from Other Activities	£8,581	£33,039	£24,458
Expenditure					
(£29,733)	(£12,811)	Factoring Costs	(£29,733)	(£12,811)	£16,922
-	(£3,667)	Bad Debts - Other	-	(£3,667)	(£3,667)
(£15,467)	(£66,610)	Wider Role Activity Costs	(£15,467)	(£66,610)	(£51,142)
-	-	Other Costs	-	-	-
(£45,200)	(£83,087)	Total Expenditure on Other Activities	(£45,200)	(£83,087)	(£37,887)
(£36,619)	(£50,049)	Operating Surplus / (Deficit) from Other Activities	(£36,619)	(£50,049)	(£13,430)
£4,387,239	£4,782,847	Total Turnover	£4,387,239	£4,782,847	£395,607
(£3,656,369)	(£3,614,897)	Total Operating Expenditure	(£3,656,369)	(£3,614,897)	£41,473
£730,870	£1,167,950	Total Operating Surplus / (Deficit)	£730,870	£1,167,950	£437,080

**PINEVIEW HOUSING ASSOCIATION LTD
 OPERATING EXPENDITURE BREAKDOWN
 QUARTER 4 - 1 APRIL 2022 TO 31 MARCH 2023**

Annual budget	Flexed budget		Estimated to date	Actual to date	Variance to date
		Staff Costs			
<u>£916,281</u>	<u>£901,951</u>		<u>£916,281</u>	<u>£901,951</u>	<u>(£14,329)</u>
		Estate Costs			
<u>£1,054,005</u>	<u>£784,038</u>		<u>£1,054,005</u>	<u>£784,038</u>	<u>(£269,967)</u>
		Overheads			
<u>£1,641,132</u>	<u>£1,888,136</u>		<u>£1,641,132</u>	<u>£1,888,136</u>	<u>£247,005</u>
		Other Operating Expenditure			
<u>£44,952</u>	<u>£40,771</u>		<u>£44,952</u>	<u>£40,771</u>	<u>(£4,181)</u>
<u>£3,656,369</u>	<u>£3,614,897</u>	Total Operating Expenditure	<u>£3,656,369</u>	<u>£3,614,897</u>	<u>(£41,473)</u>

PINEVIEW HOUSING ASSOCIATION LTD
STATEMENT OF FINANCIAL POSITION
QUARTER 4 - 1 APRIL 2022 TO 31 MARCH 2023

Annual budget	Flexed budget		Estimated to date	Actual to date	Variance to date
Tangible fixed assets					
£70,009,388	£68,585,609	Housing Properties - Gross Cost	£70,009,388	£68,585,609	(£1,423,779)
(£30,139,606)	(£29,862,212)	Housing Properties - Accumulated Depreciation	(£30,139,606)	(£29,862,212)	£277,394
£39,869,781	£38,723,397	Housing Properties - Net Book Value	£39,869,781	£38,723,397	(£1,146,384)
£65,950	£43,278	Other Fixed Assets - Net Book Value	£65,950	£43,278	(£22,672)
£39,935,731	£38,766,675	Total Fixed Assets	£39,935,731	£38,766,675	(£1,169,056)
Current Assets					
£119,484	£184,827	Debtors	£119,484	£184,827	£65,343
£3,311,166	£4,672,420	Cash and Cash Equivalents	£3,311,166	£4,672,420	£1,361,254
£3,430,650	£4,857,248		£3,430,650	£4,857,248	£1,426,598
Creditors : amounts falling due within one year					
-	-	Bank Overdraft	-	-	-
(£333,061)	(£299,786)	Housing Loans	(£333,061)	(£299,786)	£33,275
(£641,525)	(£981,188)	Deferred Income - HAG	(£641,525)	(£981,188)	(£339,663)
(£467,680)	(£557,992)	Other Current Liabilities	(£467,680)	(£557,992)	(£90,312)
(£1,442,266)	(£1,838,966)		(£1,442,266)	(£1,838,966)	(£396,700)
£1,988,385	£3,018,282	Net Current Assets / (Liabilities)	£1,988,385	£3,018,282	£1,029,897
£41,924,116	£41,784,957	Total Assets less Current Liabilities	£41,924,116	£41,784,957	(£139,159)
Creditors : amounts falling due after more than one year					
(£2,035,447)	(£2,065,191)	Housing Loans	(£2,035,447)	(£2,065,191)	(£29,744)
(£24,461,117)	(£23,822,802)	Deferred Income - HAG	(£24,461,117)	(£23,822,802)	£638,316
(£26,496,564)	(£25,887,993)		(£26,496,564)	(£25,887,993)	£608,572
(£217,900)	-	Pension – Defined Benefit Liability	(£217,900)	-	£217,900
£15,209,651	£15,896,964	Total Net Assets / (Liabilities)	£15,209,651	£15,896,964	£687,313
Capital and Reserves					
£237	£232	Share Capital	£237	£232	(£5)
£15,209,414	£15,896,732	Revenue Reserve	£15,209,414	£15,896,732	£687,318
£15,209,651	£15,896,964		£15,209,651	£15,896,964	£687,313