

**PINEVIEW HOUSING ASSOCIATION LIMITED**

**FINAL ANNUAL BUDGET**

**FOR THE YEAR ENDED 31 MARCH 2023**

**PINEVIEW HOUSING ASSOCIATION LIMITED**  
**FINAL ANNUAL BUDGET - 2022-23**  
**STATEMENT OF COMPREHENSIVE INCOME (INCOME & EXPENDITURE)**

	<b>2022-23</b>
	<b>FINAL BUDGET</b>
	<b>£</b>
Turnover	4,387,239
Operating Costs	3,656,369
<b>Operating Surplus</b>	<b>730,870</b>
Interest Received and Similar Income	12,376
Interest Payable and Other Charges	(40,814)
Other Finance Charges	-
<b>Net Surplus</b>	<b>702,432</b>
<b>Other Comprehensive Income</b>	
Movement in Defined Benefit Pension Liability	-
<b>Total Comprehensive Income</b>	<b>702,432</b>

**PINEVIEW HOUSING ASSOCIATION LIMITED**  
**FINAL ANNUAL BUDGET - 2022-23**  
**DETAILED STATEMENT OF COMPREHENSIVE INCOME (INCOME AND EXPENDITURE)**

	<b>2022-23</b>
	<b>FINAL BUDGET</b>
	<b>£</b>
<b>INCOME FROM RENTS AND SERVICE CHARGES</b>	
Rents Receivable - General Needs Housing	3,621,389
Rents Receivable - Homelink	22,961
Rents Receivable - Shared Ownership	56,103
Service Charges - General Needs Housing	900
Service Charges - Homelink	12,003
Gross Income from Rents and Service Charges	<u><b>3,713,356</b></u>
Less Voids (excluding SO & Homelink)	(36,223)
Net Income from Rents and Service Charges	<u><b>3,677,133</b></u>
<b>OTHER INCOME</b>	
Grants Released from Deferred Income	641,525
Factoring Management Fee - Owners	3,437
Factoring Service Charges - Owners	5,145
Stage III Grant Income	60,000
Other Income	-
Gross Other Income	<u><b>710,106</b></u>
<b>TURNOVER</b>	<u><b>4,387,239</b></u>
<b>OPERATING COSTS</b>	<b>3,656,369</b>
<b>OPERATING SURPLUS</b>	<u><u><b>730,870</b></u></u>

**PINEVIEW HOUSING ASSOCIATION LIMITED**  
**FINAL ANNUAL BUDGET - 2022-23**  
**OPERATING COSTS**

	<b>2022-23 BUDGET £</b>
<b>Total Staffing and Agency Costs</b>	<u><b>916,281</b></u>
<b>Total Direct Estate Costs</b>	<u><b>2,329,927</b></u>
<b>Total Office Overhead Costs</b>	<u><b>410,162</b></u>
Transfer of Engagement Costs	<u>-</u>
<b>Total Operating Costs</b>	<u><u><b>3,656,369</b></u></u>

**PINEVIEW HOUSING ASSOCIATION LIMITED**  
**FINAL ANNUAL BUDGET - 2022-23**  
**STATEMENT OF FINANCIAL POSITION (BALANCE SHEET)**

**2022-23**  
**FINAL BUDGET**  
**£**

**Tangible Fixed Assets**

Housing Properties - Cost	70,009,388
Housing Properties - Depreciation	<u>(30,139,606)</u>
<b>Total Housing Properties</b>	<b>39,869,781</b>

Other Fixed Assets - Cost	506,154
Other Fixed Assets - Depreciation	<u>(440,204)</u>
<b>Total Other Fixed Assets</b>	<b>65,950</b>

<b>Total Tangible Fixed Assets</b>	<b>39,935,731</b>
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**Current Assets**

Debtors	119,484
Cash at Bank and in hand	<u>3,311,166</u>
<b>Total Current Assets</b>	<b>3,430,650</b>

**Creditors - Due within One Year**

Housing Loans	(333,061)
Other Creditors	<u>(467,680)</u>
<b>Total Creditors - Due within One Year</b>	<b>(800,741)</b>

<b>Net Current Assets</b>	<b>2,629,909</b>
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<b>Total Assets less Current Liabilities</b>	<b>42,565,640</b>
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**Creditors - Due outwith One Year**

Housing Loans	(2,035,447)
SHAPS Defined Benefit Liability	<u>(217,900)</u>
<b>Total Creditors - Due outwith One Year</b>	<b>(2,253,347)</b>

**Deferred Income**

Social Housing Grants	(25,102,642)
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<b>Net Assets</b>	<b>15,209,651</b>
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**Capital and Reserves**

Called Up Share Capital	237
Revenue Reserve	15,427,314
Pension Reserve	<u>(217,900)</u>
<b>Total Capital and Reserves</b>	<b>15,209,651</b>