

**PINEVIEW HOUSING ASSOCIATION LTD**

**MANAGEMENT ACCOUNTS**

*For the period ended 30 September 2019*

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 September 2019**  
**Statement of Comprehensive Income**

	<b>ACTUAL TO 30/09/2019</b>	<b>BUDGET TO 30/09/2019</b>	<b>VARIANCE TO 30/09/2019</b>	<b>BUDGET YEAR TO 31/03/2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>TURNOVER</b>	1,462,482	1,461,440	1,042	2,922,879
Operating Costs	1,128,444	1,301,388	172,944	2,602,776
<b>OPERATING SURPLUS</b>	334,037	160,052	173,986	320,103
Profit(Loss) on Sales of Assets	-	-	-	-
Interest Received	19,786	15,062	4,725	30,123
Interest Payable and Other Charges	(40,082)	(44,452)	4,370	(88,903)
Other Finance Charges	-	(1,000)	1,000	(2,000)
<b>SURPLUS FOR THE PERIOD</b>	<b>313,742</b>	<b>129,662</b>	<b>184,081</b>	<b>259,323</b>
<b>OTHER COMPREHENSIVE INCOME</b>				
Actuarial Gains / (Losses) on Pension Deficit	-	-	-	-
Other Comprehensive Gains / (Losses)	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>313,742</b>	<b>129,662</b>	<b>184,081</b>	<b>259,323</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 September 2019**  
**Detailed Income & Expenditure Account**

	<b>ACTUAL TO 30/09/2019</b>	<b>BUDGET TO 30/09/2019</b>	<b>VARIANCE TO 30/09/2019</b>	<b>BUDGET YEAR TO 31/03/2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>INCOME</b>				
Rent - General Needs	1,062,569	1,062,639	(70)	2,125,278
Rent - Supported	11,480	11,481	(0)	22,961
Rent - Shared Ownership	21,058	21,058	(0)	42,116
Service Charges - General Needs	19,547	19,442	106	38,883
Service Charges - Supported	6,001	6,002	(0)	12,003
Service Charges - Shared Ownership	-	-	-	-
<b>Gross Income from Rents and Service Charges</b>	<b>1,120,656</b>	<b>1,120,621</b>	<b>36</b>	<b>2,241,241</b>
Less: Rent Losses from Voids	188	2,229	2,041	4,458
<b>Net Rents Receivable</b>	<b>1,120,468</b>	<b>1,118,392</b>	<b>2,076</b>	<b>2,236,783</b>
Grants Released From Deferred Income	319,115	319,115	(0)	638,230
Revenue Grants From Scottish Ministers	11,560	12,500	(940)	25,000
<b>Total Turnover From Letting Activities</b>	<b>1,451,143</b>	<b>1,450,007</b>	<b>1,136</b>	<b>2,900,013</b>
<b>Income From Other Activities</b>				
Factoring Management Fees (S/O & O/O)	7,299	7,300	(1)	14,600
Service Charges (O/O Only)	4,040	4,133	(93)	8,266
<b>Total Turnover</b>	<b>1,462,482</b>	<b>1,461,440</b>	<b>1,042</b>	<b>2,922,879</b>
<b>Total Expenditure</b>	<b>1,128,444</b>	<b>1,301,388</b>	<b>172,944</b>	<b>2,602,776</b>
<b>Operating Surplus</b>	<b>334,037</b>	<b>160,052</b>	<b>173,986</b>	<b>320,103</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 September 2019**  
**Analysis of Operating Costs**

	<b>Annual Budget 2019/20</b>	<b>Actual to 30/09/2019</b>	<b>Budget to 30/09/2019</b>	<b>Variance to 30/09/2019</b>
		<b>£</b>	<b>£</b>	
<b>Total Staffing Costs</b>	625,847	<b>279,363</b>	312,924	33,560
<b>Total Estate Costs</b>	1,727,243	<b>723,031</b>	863,622	140,590
<b>Total Overheads</b>	<b>249,686</b>	<b>126,050</b>	<b>124,843</b>	<b>(1,207)</b>
<b>Total Operating Costs</b>	<b>2,602,776</b>	<b>1,128,444</b>	<b>1,301,388</b>	<b>172,944</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 September 2019**  
**Statement of Financial Position**

<b>Budget as at</b>		<b>As at</b>		<b>As at</b>	
<b>31 March 2020</b>		<b>30 September 2019</b>		<b>31 March 2019</b>	
		£	£	£	£
<b>NON-CURRENT ASSETS</b>					
40,813,511	Housing Properties Cost		40,498,010		40,472,376
(15,869,147)	Less Depreciation		(15,393,577)		(14,918,010)
<u>24,944,364</u>			<u>25,104,433</u>		<u>25,554,366</u>
81,874	Other Non-Current Assets		70,349		66,306
<u>25,026,238</u>			<u>25,174,782</u>		<u>25,620,672</u>
<b>CURRENT ASSETS</b>					
79,002	Receivables	127,578		81,136	
3,866,058	Cash at Bank and in hand	4,228,647		4,030,948	
<u>3,945,060</u>		<u>4,356,225</u>		<u>4,112,084</u>	
<b>PAYABLES - Amounts falling due within one year</b>					
(271,954)	Housing Loans	(273,435)		(273,435)	
-	Liability for Past Service Contributions	-		-	
(330,015)	Other Short-term payables	(342,415)		(362,537)	
<u>(601,969)</u>	<b>TOTAL CURRENT LIABILITIES</b>	<u>(615,850)</u>		<u>(635,972)</u>	
3,343,091			3,740,376		3,476,112
<u>28,369,329</u>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>28,915,158</u>		<u>29,096,784</u>
<b>CREDITORS - Amounts falling due after one year:</b>					
(2,968,838)	Loans due after one year	(3,108,639)		(3,250,336)	
(16,694,050)	HAG - Deferred Income	(17,013,165)		(17,332,280)	
(385,929)	Past Pension Deficit	(418,464)		(453,000)	
<u><b>8,320,512</b></u>	<b>NET ASSETS</b>	<u><b>8,374,889</b></u>		<u><b>8,061,168</b></u>	
<b>CAPITAL AND RESERVES</b>					
205	Called Up Share Capital	163		184	
8,320,307	Revenue Reserves	8,374,726		8,060,984	
<u><b>8,320,512</b></u>		<u><b>8,374,889</b></u>		<u><b>8,061,168</b></u>	