

**PINEVIEW HOUSING ASSOCIATION LTD**  
**MANAGEMENT ACCOUNTS - QUARTER 3**  
**FOR THE PERIOD ENDED 31st DECEMBER 2019**

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 31 December 2019**  
**Statement of Comprehensive Income**

	<b>ACTUAL TO 31/12/2019</b>	<b>BUDGET TO 31/12/2019</b>	<b>VARIANCE TO 31/12/2019</b>	<b>BUDGET YEAR TO 31/03/2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>TURNOVER</b>	2,188,235	2,192,159	(3,925)	2,922,879
Operating Costs	1,840,751	1,953,832	113,081	2,602,776
<b>OPERATING SURPLUS</b>	347,484	238,327	109,156	320,103
Profit(Loss) on Sales of Assets	-	-	-	-
Interest Received	27,757	22,592	5,165	30,123
Interest Payable and Other Charges	(59,316)	(66,677)	7,361	(88,903)
Other Finance Charges	-	(1,500)	1,500	(2,000)
<b>SURPLUS FOR THE PERIOD</b>	<b>315,924</b>	<b>192,742</b>	<b>123,182</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>315,924</b>	<b>192,742</b>	<b>123,182</b>	<b>259,323</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 31 December 2019**  
**Detailed Income & Expenditure Account**

	<b>ACTUAL TO 31/12/2019</b>	<b>BUDGET TO 31/12/2019</b>	<b>VARIANCE TO 31/12/2019</b>	<b>BUDGET YEAR TO 31/03/2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>INCOME</b>				
Rent - General Needs	1,593,904	1,593,959	(54)	2,125,278
Rent - Supported	17,221	17,221	(0)	22,961
Rent - Shared Ownership	31,587	31,587	(0)	42,116
Service Charges - General Needs	29,321	29,162	158	38,883
Service Charges - Supported	9,002	9,002	(0)	12,003
<b>Gross Income from Rents and Service Charges</b>	<b>1,681,035</b>	<b>1,680,931</b>	<b>104</b>	<b>2,241,241</b>
Less: Rent Losses from Voids	564	3,344	2,780	4,458
<b>Net Rents Receivable</b>	<b>1,680,471</b>	<b>1,677,587</b>	<b>2,883</b>	<b>2,236,783</b>
Grants Released From Deferred Income	478,672	478,673	(1)	638,230
Revenue Grants From Scottish Ministers	12,034	18,750	(6,716)	25,000
<b>Total Turnover From Letting Activities</b>	<b>2,171,176</b>	<b>2,175,010</b>	<b>(3,834)</b>	<b>2,900,013</b>
<b>Income From Other Activities</b>				
Factoring Management Fees (S/O & O/O)	10,949	10,950	(1)	14,600
Service Charges (S/O & O/O)	6,109	6,200	(90)	8,266
<b>Total Turnover</b>	<b>2,188,235</b>	<b>2,192,159</b>	<b>(3,925)</b>	<b>2,922,879</b>
<b>Total Expenditure</b>	<b>1,840,751</b>	<b>1,953,832</b>	<b>113,081</b>	<b>2,602,776</b>
<b>Operating Surplus</b>	<b>347,484</b>	<b>238,327</b>	<b>109,156</b>	<b>320,103</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 31 December 2019**  
**Analysis of Operating Costs**

	Actual to 31/12/2019  £	Budget to 31/12/2019  £	Variance to 31/12/2019	
<b>Total Staffing Costs</b>	<b>418,888</b>	469,385	50,498	<b>11%</b>
<b>Total Estate Costs</b>	<b>1,240,210</b>	1,295,432	55,223	<b>4%</b>
<b>Total Overheads</b>	<b>181,654</b>	<b>189,015</b>	<b>7,361</b>	<b>4%</b>
<b>Total Operating Costs</b>	<b>1,840,751</b>	<b>1,953,832</b>	<b>113,081</b>	<b>6%</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 31 December 2019**  
**Statement of Financial Position**

Budget as at 31 Mar 2020		As at 31 Dec 2019		As at 31 Mar 2019
		£	£	£
<b>NON-CURRENT ASSETS</b>				
40,813,511	Housing Properties Cost		40,528,274	40,472,376
(15,869,147)	Less Depreciation		(15,631,362)	(14,918,010)
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24,944,364			24,896,911	25,554,366
81,874	Other Non-Current Assets		69,954	66,306
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25,026,238			24,966,865	25,620,672
<b>CURRENT ASSETS</b>				
79,002	Receivables	119,041		81,136
3,866,058	Cash at Bank and in hand	4,193,552		4,030,948
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3,945,060		4,312,593		4,112,084
<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	(337,258)		(362,537)
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(601,969)	<b>TOTAL CURRENT LIABILITIES</b>	(610,693)		(635,972)
3,343,091			3,701,899	3,476,112
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28,369,329	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		28,668,765	29,096,784
<b>CREDITORS - Amounts falling due after one year:</b>				
(2,968,838)	Loans due after one year	(3,036,884)		(3,250,336)
(16,694,050)	HAG - Deferred Income	(16,853,608)		(17,332,280)
(385,929)	Past Pension Deficit	(401,197)		(453,000)
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<b>8,320,512</b>	<b>NET ASSETS</b>		<b>8,377,076</b>	<b>8,061,168</b>
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<b>CAPITAL AND RESERVES</b>				
205	Called Up Share Capital		168	184
8,320,307	Revenue Reserves		8,376,908	8,060,984
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<b>8,320,512</b>			<b>8,377,076</b>	<b>8,061,168</b>
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