

**PINEVIEW HOUSING ASSOCIATION LTD**

**MANAGEMENT ACCOUNTS**

*For the period ended 30 June 2019*

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

	<b>ACTUAL TO 30/06/2019</b>	<b>BUDGET TO 30/06/2019</b>	<b>VARIANCE TO 30/06/2019</b>	<b>BUDGET YEAR TO 31/03/2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>TURNOVER</b>	725,532	730,720	(5,187)	2,922,879
Operating Costs	599,869	650,694	50,825	2,602,776
<b>OPERATING SURPLUS</b>	125,664	80,026	45,638	320,103
Profit(Loss) on Sales of Assets	-	-	-	-
Interest Received	8,132	7,531	601	30,123
Interest Payable and Other Charges	(20,478)	(22,226)	1,748	(88,903)
Other Finance Charges	-	(500)	500	(2,000)
<b>SURPLUS FOR THE PERIOD</b>	<b>113,318</b>	<b>64,831</b>	<b>48,487</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>113,318</b>	<b>64,831</b>	<b>48,487</b>	<b>259,323</b>

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

	ACTUAL TO 30/06/2019	BUDGET TO 30/06/2019	VARIANCE TO 30/06/2019	BUDGET YEAR TO 31/03/2020
	£	£	£	£
<b>INCOME</b>				
Rent - General Needs	531,261	531,320	(58)	2,125,278
Rent - Supported	5,740	5,740	(0)	22,961
Rent - Shared Ownership	10,529	10,529	(0)	42,116
Service Charges - General Needs	9,774	9,721	53	38,883
Service Charges - Supported	3,001	3,001	(0)	12,003
Service Charges - Shared Ownership	-	-	-	-
<b>Gross Income from Rents and Service Charges</b>	<b>560,305</b>	<b>560,310</b>	<b>(5)</b>	<b>2,241,241</b>
Less: Rent Losses from Voids	-	1,115	1,115	4,458
<b>Net Rents Receivable</b>	<b>560,305</b>	<b>559,196</b>	<b>1,109</b>	<b>2,236,783</b>
Grants Released From Deferred Income	159,558	159,558	0	638,230
Revenue Grants From Scottish Ministers	-	6,250	(6,250)	25,000
<b>Total Turnover From Letting Activities</b>	<b>719,863</b>	<b>725,003</b>	<b>(5,141)</b>	<b>2,900,013</b>
<b>Income From Other Activities</b>				
Factoring Management Fees (S/O & O/O)	3,650	3,650	(0)	14,600
Service Charges (O/O Only)	2,020	2,067	(47)	8,266
<b>Total Turnover</b>	<b>725,532</b>	<b>730,720</b>	<b>(5,188)</b>	<b>2,922,879</b>
<b>Total Expenditure</b>	<b>599,869</b>	<b>650,694</b>	<b>50,825</b>	<b>2,602,776</b>
<b>Operating Surplus</b>	<b>125,664</b>	<b>80,026</b>	<b>45,638</b>	<b>320,103</b>

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

	<b>Annual Budget 2019/20</b>	<b>Actual to 30/06/2019</b>	<b>Budget to 30/06/2019</b>	<b>Variance to 30/06/2019</b>
		<b>£</b>	<b>£</b>	
<b>Total Staffing Costs</b>	625,847	<b>136,727</b>	156,462	19,735
<b>Total Estate Costs</b>	1,727,243	<b>398,110</b>	431,811	33,700
<b>Total Overheads</b>	249,686	<b>65,031</b>	62,422	(2,610)
<b>Total Operating Costs</b>	2,602,776	<b>599,869</b>	650,694	50,825

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

<b>Budget as at 31 March 2020</b>		<b>As at 30 June 2019</b>		<b>As at 31 March 2019</b>	
		£	£	£	£
<b>NON-CURRENT ASSETS</b>					
40,813,511	Housing Properties Cost		40,485,520		40,472,376
(15,869,147)	Less Depreciation		(15,155,792)		(14,918,010)
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24,944,364			25,329,728		25,554,366
81,874	Other Non-Current Assets		72,145		66,306
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25,026,238			25,401,872		25,620,672
<b>CURRENT ASSETS</b>					
79,002	Receivables	117,243		81,136	
3,866,058	Cash at Bank and in hand	4,034,226		4,030,948	
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3,945,060		4,151,469		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	(317,107)		(362,537)	
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(601,969)	<b>TOTAL CURRENT LIABILITIES</b>	(590,542)		(635,972)	
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3,343,091			3,560,927		3,476,112
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28,369,329	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		28,962,799		29,096,784
<b>CREDITORS - Amounts falling due after one year:</b>					
(2,968,838)	Loans due after one year		(3,179,853)		(3,250,336)
(16,694,050)	HAG - Deferred Income		(17,172,722)		(17,332,280)
(385,929)	Past Pension Deficit		(435,732)		(453,000)
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<b>8,320,512</b>	<b>NET ASSETS</b>		<b>8,174,492</b>		<b>8,061,168</b>
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<b>CAPITAL AND RESERVES</b>					
205	Called Up Share Capital		190		184
8,320,307	Revenue Reserves		8,174,302		8,060,984
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<b>8,320,512</b>			<b>8,174,492</b>		<b>8,061,168</b>
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