

**Pineview Housing Association Ltd**

**Management Accounts**

**Quarter 2 to 30 September 2020**

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 September 2020**  
**Statement of Comprehensive Income**

	<b>ACTUAL TO 30/09/2020</b>	<b>REVISED BUDGET TO 30/09/2020</b>	<b>VARIANCE TO 30/09/2020</b>	<b>ANNUAL BUDGET 31/03/2021</b>	<b>REVISED BUDGET PER FYFP 31/03/2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>TURNOVER</b>	1,486,671	1,476,025	10,646	2,980,119	2,961,426
Operating Costs	1,115,558	1,298,224	182,666	2,582,175	2,653,151
<b>OPERATING SURPLUS</b>	371,113	177,801	193,312	397,944	308,275
Profit(Loss) on Sales of Assets	-	-	-	-	-
Interest Received	18,908	14,965	3,943	30,451	29,930
Interest Payable and Other Charges	(15,912)	(23,497)	7,584	(47,214)	(46,993)
Other Finance Charges	-	-	-	-	-
<b>SURPLUS FOR THE PERIOD</b>	<b>374,109</b>	<b>169,269</b>	<b>204,839</b>	<b>381,181</b>	<b>291,212</b>
<b>OTHER COMPREHENSIVE INCOME</b>					
Actuarial Gains / (Losses) on Pension Deficit	-	-	-	-	-
Other Comprehensive Gains / (Losses)	-	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>374,109</b>	<b>169,269</b>	<b>204,839</b>	<b>381,181</b>	<b>291,212</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 September 2020**  
**Detailed Income & Expenditure Account**

	<b>ACTUAL TO 30/09/2020</b>	<b>REVISED BUDGET TO 30/09/2020</b>	<b>VARIANCE TO 30/09/2020</b>	<b>ANNUAL BUDGET 31/03/2021</b>	<b>REVISED BUDGET PER FYFP 31/03/2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	
<b>INCOME</b>					
Rent - General Needs	1,100,335	1,100,248	87	2,196,484	2,200,496
Rent - Supported (Homelink)	11,480	11,481	(0)	22,961	22,961
Rent - Shared Ownership	20,341	20,308	34	42,816	40,615
Service Charges - General Needs	461	468	(7)	936	936
Service Charges - Supported (Homelink)	6,001	6,002	(0)	12,003	12,003
Service Charges & Management Fees - Shared Ownership	6,955	6,955	0	14,587	13,910
<b>Gross Income from Rents and Service Charges</b>	<b>1,145,574</b>	<b>1,145,461</b>	<b>114</b>	<b>2,289,786</b>	<b>2,290,921</b>
Less: Rent Loss from Voids (excluding SO & Homelink)	481	11,013	(10,531)	2,197	22,025
<b>Net Rents Receivable</b>	<b>1,145,093</b>	<b>1,134,448</b>	<b>10,645</b>	<b>2,287,589</b>	<b>2,268,896</b>
Grants Released From Deferred Income	329,856	329,856	(0)	659,711	659,711
Revenue Grants From Scottish Ministers	7,812	7,812	0	25,000	25,000
<b>Total Turnover From Letting Activities</b>	<b>1,482,761</b>	<b>1,472,116</b>	<b>10,645</b>	<b>2,972,300</b>	<b>2,953,607</b>
<b>Income From Other Activities</b>					
Factoring Management Fees (O/O)	1,608	1,608	0	3,216	3,216
Service Charges (O/O)	2,302	2,302	0	4,604	4,604
<b>Total Turnover</b>	<b>1,486,671</b>	<b>1,476,025</b>	<b>10,645</b>	<b>2,980,119</b>	<b>2,961,426</b>
<b>Total Expenditure</b>	<b>1,115,558</b>	<b>1,298,224</b>	<b>182,666</b>	<b>2,582,175</b>	<b>2,653,151</b>
<b>Operating Surplus</b>	<b>371,113</b>	<b>177,801</b>	<b>193,312</b>	<b>397,944</b>	<b>308,275</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 September 2020**  
**Analysis of Operating Costs**

	<b>Actual to 30/09/2020  £</b>	<b>Revised Budget to 30/09/2020  £</b>	<b>Variance to 30/09/2020</b>
<b>Total Staffing Costs</b>	<b>260,115</b>	289,529	29,414
<b>Total Estate Costs</b>	<b>722,101</b>	771,046	48,946
<b>Total Overheads</b>	<b>133,342</b>	<b>237,649</b>	<b>104,307</b>
<b>Total Operating Costs</b>	<b>1,115,558</b>	<b>1,298,224</b>	<b>182,666</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 30 September 2020**  
**Statement of Financial Position**

Budget as at 31 Mar 2021	Revised Budget Per FYFP 31 Mar 2021		As at 30 Sep 2020		As at 31 Mar 2020	
			£	£	£	£
		<b>NON-CURRENT ASSETS</b>				
41,090,253 (16,829,309)	40,937,593 (16,686,657)	Housing Properties Cost Less Depreciation		40,672,043 (16,205,241)		40,620,850 (15,725,162)
24,260,945	24,250,936			24,466,801		24,895,688
82,208	87,654	Other Non-Current Assets		65,336		71,752
24,343,152	24,338,590			24,532,137		24,967,440
		<b>CURRENT ASSETS</b>				
79,002 4,117,527	100,740 3,939,350	Receivables Cash at Bank and in hand	117,399 4,369,323		64,422 4,077,032	
4,196,529	4,040,090		4,486,722		4,141,454	
(290,140) (343,806)	(290,106) (350,153)	<b>PAYABLES - Amounts falling due within one year</b> Housing Loans Other Short-term payables	(290,106) (403,559)		(290,106) (350,153)	
(633,946)	(640,259)	<b>TOTAL CURRENT LIABILITIES</b>	(693,665)		(640,259)	
3,562,583	3,399,831			3,793,057		3,501,195
27,905,735	27,738,421	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		28,325,194		28,468,635
(2,664,522) (16,055,822) (313,623)	(2,654,217) (16,030,080) 26,325	<b>CREDITORS - Amounts falling due after one year:</b> Loans due after one year HAG - Deferred Income Past Pension Deficit		(2,792,598) (16,359,935) (9,337)		(2,944,627) (16,689,790) (45,000)
<b>8,871,768</b>	<b>9,080,449</b>	<b>NET ASSETS</b>		<b>9,163,324</b>		<b>8,789,218</b>
		<b>CAPITAL AND RESERVES</b>				
210 9,185,181 (313,623)	191 9,053,933 26,325	Called Up Share Capital Revenue Reserves Pension Reserve		167 9,208,157 (45,000)		171 8,834,047 (45,000)
<b>8,871,768</b>	<b>9,080,449</b>			<b>9,163,324</b>		<b>8,789,218</b>
				0		