

**Pineview Housing Association Ltd**

**Management Accounts**

**Quarter 3 to 31 December 2020**

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 31 December 2020**  
**Statement of Comprehensive Income**

	<b>ACTUAL TO 31/12/2020</b>	<b>REVISED BUDGET TO 31/12/2020</b>	<b>VARIANCE TO 31/12/2020</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>	2,235,961	2,221,070	14,892	2,980,119	2,961,426
Operating Costs	1,695,713	1,940,063	244,350	2,582,175	2,653,151
<b>OPERATING SURPLUS</b>	540,248	281,007	259,241	397,944	308,275
Profit(Loss) on Sales of Assets	-	-	-	-	-
Interest Received	22,482	22,448	34	30,451	29,930
Interest Payable and Other Charges	(24,491)	(35,245)	10,753	(47,214)	(46,993)
Other Finance Charges	-	-	-	-	-
<b>SURPLUS FOR THE PERIOD</b>	<b>538,238</b>	<b>268,209</b>	<b>270,029</b>	<b>381,181</b>	<b>291,212</b>
<b>OTHER COMPREHENSIVE INCOME</b>					
Actuarial Gains / (Losses) on Pension Deficit	-	-	-	-	-
Other Comprehensive Gains / (Losses)	-	-	-	-	-
Past pension deficit payments over and above liability	(8,494)		(8,494)		
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>529,745</b>	<b>268,209</b>	<b>261,535</b>	<b>381,181</b>	<b>291,212</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 31 December 2020**  
**Detailed Income & Expenditure Account**

	<b>ACTUAL TO 31/12/2020</b>	<b>REVISED BUDGET TO 31/12/2020</b>	<b>VARIANCE TO 31/12/2020</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	1,650,518	1,650,372	146	2,196,484	2,200,496
Rent - Supported (Homelink)	17,221	17,221	(0)	22,961	22,961
Rent - Shared Ownership	30,512	30,461	51	42,816	40,615
Service Charges - General Needs	692	702	(10)	936	936
Service Charges - Supported (Homelink)	9,002	9,002	(0)	12,003	12,003
Service Charges & Management Fees - Shared Ownership	10,433	10,433	0	14,587	13,910
<b>Gross Income from Rents and Service Charges</b>	<b>1,718,377</b>	<b>1,718,191</b>	<b>186</b>	<b>2,289,786</b>	<b>2,290,921</b>
Less: Rent Loss from Voids (excluding SO & Homelink)	1,993	16,519	(14,526)	2,197	22,025
<b>Net Rents Receivable</b>	<b>1,716,384</b>	<b>1,701,672</b>	<b>14,712</b>	<b>2,287,589</b>	<b>2,268,896</b>
Grants Released From Deferred Income	494,783	494,783	(0)	659,711	659,711
Revenue Grants From Scottish Ministers	18,929	18,750	179	25,000	25,000
<b>Total Turnover From Letting Activities</b>	<b>2,230,096</b>	<b>2,215,205</b>	<b>14,891</b>	<b>2,972,300</b>	<b>2,953,607</b>
<b>Income From Other Activities</b>					
Factoring Management Fees (O/O)	2,412	2,412	0	3,216	3,216
Service Charges (O/O)	3,453	3,453	1	4,604	4,604
<b>Total Turnover</b>	<b>2,235,961</b>	<b>2,221,070</b>	<b>14,892</b>	<b>2,980,119</b>	<b>2,961,426</b>
<b>Total Expenditure</b>	<b>1,695,713</b>	<b>1,940,063</b>	<b>244,350</b>	<b>2,582,175</b>	<b>2,653,151</b>
<b>Operating Surplus</b>	<b>540,248</b>	<b>281,007</b>	<b>259,241</b>	<b>397,944</b>	<b>308,275</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 31 December 2020**  
**Analysis of Operating Costs**

	<b>Actual to 31/12/2020  £</b>	<b>Revised Budget to 31/12/2020  £</b>	<b>Variance to 31/12/2020</b>
<b>Total Staffing Costs</b>	<b>389,950</b>	434,294	44,344
<b>Total Estate Costs</b>	<b>1,098,947</b>	1,149,796	50,849
<b>Total Overheads</b>	<b>206,816</b>	<b>355,974</b>	<b>149,157</b>
<b>Total Operating Costs</b>	<b>1,695,713</b>	<b>1,940,063</b>	<b>244,350</b>

**Pineview Housing Association Ltd**  
**Management Accounts for the period ended 31 December 2020**  
**Statement of Financial Position**

Budget as at 31 Mar 2021	Revised Budget Per FYFP 31 Mar 2021		As at 31 Dec 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	40,683,187 (16,445,282)	40,620,850 (15,725,162)
24,260,945	24,250,936		24,237,905	24,895,688
82,208	87,654	Other Non-Current Assets	62,173	71,752
24,343,152	24,338,590		24,300,078	24,967,440
<b>CURRENT ASSETS</b>				
79,002 4,117,527	100,740 3,939,350	Receivables Cash at Bank and in hand	72,722 4,447,068	64,422 4,077,032
4,196,529	4,040,090		4,519,790	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) (299,885)	(290,106) (350,153)
(633,946)	(640,259)	<b>TOTAL CURRENT LIABILITIES</b>	(589,991)	(640,259)
3,562,583	3,399,831		3,929,799	3,501,195
27,905,735	27,738,421	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	28,229,877	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	(2,715,912) (16,195,007) -	(2,944,627) (16,689,790) (45,000)
<b>8,871,768</b>	<b>9,080,449</b>	<b>NET ASSETS</b>	<b>9,318,958</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	165 9,363,793 (45,000)	171 8,834,047 (45,000)
<b>8,871,768</b>	<b>9,080,449</b>		<b>9,318,958</b>	<b>8,789,218</b>

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