

A short narrative has been included with the Management Accounts; the report is a summary of the financial statements to 31<sup>st</sup> March 2024.

## **STATEMENT OF COMPREHENSIVE INCOME**

The Association is reporting a deficit of £51,792 as of 31<sup>st</sup> March 2024. The variance reported is mainly due to the following:

- decrease in staff costs,
- less major repair costs,
- increase in cyclical costs,
- increase in reactive and void costs
- year-end accruals to be completed for both income and expenditure accounts.

## **STATEMENT OF FINANCIAL POSITION**

A program of works has been completed with several boilers, kitchens and bathrooms upgraded to existing and acquired stock. In addition, £299,000 of window upgrades were completed at Overnewton Court in December 23.

The Association acquired 5 properties at a cost of £893,000 with full grant funding received.

Costs of £14,000 have been incurred on replacement desktop PC's and Photocopier/Scanner for the office. In addition, a fire alarm system was installed at Overnewton Court at a cost of £54,000.

Grant funding of £79,000 has been received from the Scottish Government in relation to capital works for the acquisition properties from last year and aids/adaptations.

The Association can report a healthy cash balance of £1.1M as of 31<sup>st</sup> March 2024.

The debtors account of £580,311 includes £328,000 relating to 2 Acquisitions that were front funded and money paid after 31/03/24.

The cash balance is less than expected due to an increase in the debtors account and increased costs in relation overheads and estate costs. Creditor balances are lower than expected with final accruals to be completed.

The Association has one remaining loan with the Triodos Bank, capital repayments continue as planned and the outstanding balance has reduced to £0.778M.

The total reserves as at 31<sup>ST</sup> March 2024 were £3.1M.

## Notes to Management Accounts:

### OVERHEADS

#### **1. Employee Costs - Budget £801,787 Actual £756,225 Difference £45,562**

Employee costs are under budget, final accrual to be included in year end accounts for final salary period.

#### **2. Course/Conference Fees –Budget £12,100 Actual £23,102 Difference -£11,002**

More costs have been incurred in this area of the budget. Additional training as a result of new staff and committee members.

#### **3. Audit Fees- Budget £23,100 Actual £9,251 Difference £13,849**

Less costs have been incurred in the area. Planned governance internal audit has been postponed until after governance review is completed and external audit fees will be accrued.

#### **4. Postage Stationery and Printing - Budget £12,100 Actual £22,949 Difference £10,849**

Costs of general postage and copy charges was more than was budgeted. Newsletters are now posted rather than delivered.

#### **5. Computer Costs – Budget £55,880 Actual £48,325 Difference £7,555**

Invoices have yet to be processed for IT support services but will be included for yearend accounts.

### DIRECT COSTS

#### **6. Property Insurance- Budget £71,000 Actual £76,802 Difference £-5,802**

Insurance premiums were higher than expected due to inflation.

#### **7. Reactive Repair Costs- Budget £148,00 Actual £208,356 Difference £-60,356**

Costs are significantly higher due to inflation increases and increased spend on environmental works. Some bills will be recharged to owners in next Factoring invoice run.

**8. Cyclical Repairs- Budget- £160,000 Actual £184,067 Difference £-24,067**

Costs are higher than budgeted and include gutter cleaning and close painting costs. Some bills will be recharged to owners in next factoring run. Full report will be presented by Property Services team.

**9. Void Reactive Costs–Budget £130,000 Actual £174,696 Difference £-44,696**

Costs higher than was expected. Some large costs incurred in respect of individual properties requiring upgrade before re- let and costs for acquired properties but 50% funding received.

**10. Major Repairs Costs – Budget £181,500 Actual £97,718 Difference £83,782**

Costs less than was budgeted. Works costs for acquisition properties have been less than expected. Full analysis provided by Property Services.

**11. Welfare Rights Service- Budget £59,711 Actual £41,988 Difference £17,723**

Invoices have yet to be received for Welfare rights and Money advice services for quarter 4. Some additional spend in relation to Energy advice has been incurred in April 24.

**12. Consultancy Fees- Budget £35,000 Actual £20,118 Difference £14,882**

Final consultancy costs will be accrued at year end including cost in relation to Governance review.

**STATEMENT OF COMPREHENSIVE INCOME**

**13. Rent receivable- Budget £1,980,127 Actual £1,968,622 Difference £-11,505**

Less income received as result timing of Acquired properties.

**14. Voids- Budget £-11,039 Actuals £-5,026 Difference £6,013**

Void loss of 0.25% reported for the year, includes adjustment for unlettable voids.

**15. Management Fees - Budget £85,134 Actual £53,605 Difference £-31,529**

Final management fees for 23/24 for period November 23 to March 24 will be accrued at year end.

**16. Service Charges- Budget £143,802 Actual £166,830 Difference £-23,028**

Costs significantly higher than budgeted due to increase in energy costs for Overnewton Court. Full report provided by Housing Services.

**17. Bad debts- Budget £20,000 Actual £1,223 Difference £18,777**

Less bad debts written off in the year, includes some large credit balances.

**18. Interest Receipts – Budget £15,000 Actual £18,541 Difference £3,541**

The association has received a higher amount of interest receipts due to interest rate increases.

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	<b>BUDGET TO 31.03.24</b>	<b>ACTUAL TO 31.03.24</b>	<b>DIFF</b>	<b>DIFF %</b>	<b>Note</b>	<b>23-24</b>	
<b><u>Employee Costs</u></b>	801,787	756,225	45,562	6%	1	801,787	<b>Total Admin Costs.</b>
<b><u>Overheads</u></b>							
Rent Rates & Insurance	18,150	15,295	2,855	16%		18,150	
Heating, Lighting, Cleaning	22,000	26,467	-4,467	-20%		22,000	
Telephones	7,700	6,809	891	12%		7,700	
Office Repairs & Supplies	4,400	8,555	-4,155	-94%		4,400	
Recruitment Costs	2,200	1,220	980	0%		2,200	
Travel	1,000	612	388	39%		1,000	
Subscriptions	29,748	29,587	161	1%		29,748	
Course & Conf Exp	12,100	23,102	-11,002	-91%	2	12,100	
Audit Fees	23,100	9,251	13,849	0%	3	23,100	
Postage, Stationery, Printing	12,100	22,949	-10,849	-90%	4	12,100	
Computer Costs	55,880	48,325	7,555	14%	5	55,880	
Bank Charges	7,700	10,863	-3,163	-41%		7,700	
Depreciation on fixtures and fittings	33,433	33,433	0	0%		33,433	
Depreciation Office Premises	6,600	6,600	0	0%		6,600	
Sundry Expenses	9,900	10,124	-224	-2%		9,900	
Legal Expenses	7,000	5,431	1,569	22%		7,000	
Marketing & Tenant Participation Costs	3,850	3,743	107	0%		3,850	
	<u>1,058,648</u>						
	256,861	262,366	-5,505				
	<u>1,058,647</u>	<u>1,018,591</u>	<u>40,056</u>				

**Direct Costs**

Property Insurance	71,000	76,802	-5,802	-8%	6	71,000
Legal fees-Rents	9,000	12,659	-3,659	-41%		9,000
Council tax Vacant Flats	600	0	600	0%		600
Other Factoring Costs	1,600	1,430	170	0%		1,600

Legal fees - Factoring	1,200	0	1,200	100%		1,200
Factoring Write Offs	300	0	300	0%		300
Reactive Repairs	148,000	208,356	-60,356	-41%	7	148,000
Cyclical Repairs	160,000	184,067	-24,067	-15%	8	160,000
Void Reactive\Major Repairs	130,000	174,696	-44,696	-34%	9	130,000
Major Repairs	181,500	97,718	83,782	46%	10	181,500
Legal Fees - Gas Servicing	1,000	468	532	0%		1,000
Key Purchase	300	0	300	100%		300
Welfare Rights	59,711	41,988	17,723	30%	11	59,711
Consultancy fees	<u>35,000</u>	<u>20,118</u>	14,882	0%	12	35,000
	<u>799,211</u>	<u>818,302</u>				
			<u>-19,091</u>			
<b>Total Operating Costs</b>	1,857,858	1,836,893	20,965			799,211

**YORKHILL HOUSING ASSOCIATION**  
**STATEMENT OF COMPREHENSIVE INCOME 31/03/2024**

BUDGET TO 31.03.24	ACTUAL TO 31.03.24	VARIANCE	VARIANCE %	YEAR
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Rents Receivable	1,980,127	1,968,622	-11,505	-1%	13	1,980,127	
Service Income	113,802	113,778	-24	0%		113,802	
Rent Overnewton St. Office						13,250	13,063
		2,095,463	-11,716			2,107,179	-188
	-9,901	-5,006	4,895				
	-1,138	-20	1,118			-1,138	
Voids - -49% 9,901	2,096,140	2,090,437	-5,704		14	2,096,140	-
Voids - Services -98%	303,500	303,500	0				
	85,134	53,605	-31,529				
Amortisation of HAG 303,500	2,120	10	-2,110			Management Fees -37% 15	
85,134	4,240	2,405	-1,835				
Admin fee - Major Repairs -100%	2,417	1,529	-888			2,120 Admin fee - Processing	
Sales -43% 4,240 Admin fee - fire	2,650	4,748	2,098			alarm Testing -37% 2,417	
Admin fee - Insurance 0% 2,650	100,500	104,072	3,572				
Maintenance Allowances 4%						100,500	
						0	
	<u>2,596,701</u>	<u>2,560,306</u>	<u>-36,395</u>				
<b>Total Income -1%</b>	<u>2,596,701</u>						
		1,857,858	1,836,893	20,965			
Less: <b>Operating Costs</b> 1%	143,802	166,830	-23,028			1,857,858	
Service Costs - General	20,000	1,223	18,777				
Lettings -16% 16 143,802 Bad	599,827	599,827	0			Debts 94% 17 20,000	
Deprn. HLB 0%						599,827	
		<u>2,621,487</u>	<u>2,604,773</u>	<u>16,714</u>			
<b>Total Expenditure</b>	<u>2,621,487</u>						
<b>Operating Surplus/Deficit</b>	-	-24,786	-44,468			24,786	
				-19,682			
Loss/Gain on Sale of Fixed Assets	0	0	0				
	15,000	18,541	3,541				
Interest on investments 24%	-25,860	-25,865	-5		18	15,000	
Interest payable 0%	-35,646	-51,792	-16,146			-25,860	
<b>Surplus/Deficit</b>	-35,646						

**YORKHILL HOUSING ASSOCIATION**

**STATEMENT OF FINANCIAL POSITION AS AT 31/03/2024**

	2022/23	to 31/03/24	2023/24	BUDGET
<b>TANGIBLE FIXED ASSETS</b>				
Housing properties	7,777,020	8,777,501	7,949,191	Other Fixed Assets 410,303 438,586 <u>435,271</u>



	8,187,323	9,216,087	8,384,462
<b>CURRENT ASSETS</b>			
Debtors	583,059	580,311	250,373
Cash at bank and in hand	1,828,464	1,165,520	1,737,630
	2,411,523	1,745,831	1,988,003
<b>CREDITORS</b>			
Amounts falling due within one year	1,172,489	972,019	1,338,543
<b>NET CURRENT ASSETS</b>	1,239,034	773,812	649,460
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
<b>CREDITORS</b>	9,426,357	9,989,899	9,033,922
Amounts falling due after more than one year			
SHAPS DB Liability	6,143,798	6,759,133	5,787,012
<b>NET ASSETS</b>	128,000	128,000	128,000
	<b>CAPITAL AND</b>		
<b>RESERVES</b> Called up share capital	3,154,559	3,102,766	3,118,911
Revenue reserves			
	105	103	98
	3,154,454	3,102,663	3,118,813
	3,154,559	3,102,766	3,118,911

**YORKHILL HOUSING ASSOCIATION**  
**STATEMENT OF CASH FLOW AS AT 31/03/2024**

	2022/23	to 31/03/24	2023/24
Operating Surplus	41,294.0	-44,468	(24,786.3)
Depcn & Amort	237,154.0	336,360	336,359.0
Inc/(Dec) in payables	(74,831.0)	-200,470	166,054.0
(Inc)/Dec in receivables	(328,395.0)	2,748.5	332,686.0

Net Cash from Operating Activities	-124,778	94,171	810,312.7
Interest Received	8,540.0	18,541	15,000.0
Return on Investment	-19,002	-7,324	(10,860.0)
Capital Expenditure & Financial Investment			
Construction or acquisition of Housing properties			
Improvement of Housing	(1,371,734.0)	(1,600,308.0)	(772,000.0)
Interest Paid	(27,542.0)	(25,865.0)	(25,860.0)
Construction or acquisition of other Non-Current Assets	(18,108.0)	(68,316.0)	(65,000.0)
Sale of Social Housing Properties	0	0	0.0
Grants (Repaid) / Received	0		0.0
			(837,000.0)
<b>CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT</b>	<b>-1,389,842</b>	<b>-1,668,624</b>	
<b>NET CASH BEFORE FINANCING</b>	<b>-1,533,622</b>	<b>-1,581,777</b>	<b>(37,547.3)</b>
Financing	1,134,295.0	972,121	0.0
Equity drawdown	0.0	-2	0.0
Debt drawdown	0.0	0	0.0
Debt repayment	0.0	0	0.0
Reserves Ajd re Auditors Journals	(127,372.0)	(53,286.0)	(53,286.0)
		0.0	0.0
<b>NET CASH FROM FINANCING</b>	<b>1,006,923</b>	<b>918,833</b>	<b>(90,833.3)</b>
<b>INCREASE / (DECREASE) IN NET CASH</b>	<b>-526,699</b>	<b>-662,944</b>	<b>(128,380.6)</b>
Cash Balance			
Balance Brought Forward	2,355,163.0	1,828,464	1,828,464.0
Increase / (Decrease) in Net Cash	(526,699.0)	-662,944	(90,833.3)
<b>CLOSING BALANCE</b>	<b>1,828,464</b>	<b>1,165,520</b>	<b>1,737,630.7</b>

**ADDITIONAL NOTES:**

**TREASURY MANAGEMENT UPDATE AS AT 31/03/2024**

The Association has now one loan facility with the Triodos bank for £1.3M.

The loan have been drawn down in full and capital repayment agreement in place.

The amount outstanding as at 31st March 2024 Triodos was £778,760.

Total capital repayments of £53,286 have been made in the year towards the loan balances as at 31st Mar 2024.

The Association received interest of £18,541 in the year to date and paid interest of £25,865 on loan balance.

**BANK BALANCES AS AT 31/03/2024**

	£	
Bank of Scotland Current Account	289,761	
		1.30% per annum on account balance
Bank of Scotland HOBS	350,339	
		2.25% per annum on balance
Nationwide	525,233	
Petty Cash	187	
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	1,165,520	
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**DEBTOR ANALYSIS**

	£
Factoring Arrears	56,542
Rent Arrears	191,874
Prepayments	410,822
Insurance Claims	13,884
Tenant Recharges	-2,770
Parking Permits	1,909
Overnewton Community Centre	11,681
Prov for Bad Debts	-103,631
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580,311

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**CREDITOR ANALYSIS (amounts due within one year)**

	£
Purchase Ledger	10,322
Rent Prepayments	118,449
Factoring Prepayments	105,564
Overnewton Resident Fund Furniture and Equipment	101,799
Overnewton Resident Fund Glasgow City Council Right to Buy Refund	9,986
	274,401
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	620,521
Loans due within 1 year	48,412
Deferred Grant within 1 year	303,085
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	972,019
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**CREDITOR ANALYSIS (amounts due after one year)**

Triodos Loan	730,348
Deferred Capital Grants	6,029,243
SHAPS deficit	128,000
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	6,887,591
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**3. Measures of success**

- 3.1 The Association complies with the financial procedures and regulations.
  - 3.2 Close quarterly budget monitoring aids decision process.
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**4. Supporting documentation**

- 4.1 Financial Procedures and Regulations
- 4.2 Treasury Management Policy

4.3 Payroll Policy

4.4 Loan agreement with lender

Name **GARY WATSON** Title **FINANCE MANAGER**

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**5. Impacts**

**5.1 Equality and Diversity Implications**

Does the report contain information that has equality or diversity implications?

Yes  No

If Yes, please provide a brief summary of the impact.

**5.2 Financial impact**

Does the report contain any financial impacts?

Yes  No

If Yes, please provide a brief summary of the impact.

**Budget control monitoring reduces risk of negative financial impact.**

**5.3 HR policy impact**

Does the report contain any HR policy or procedure impacts?

Yes  No

If Yes, please provide a brief summary of the impact.

**5.4 Regulatory, Legal, Constitutional impact**

Does the report contain any regulatory, legal and constitutional impacts?

Yes  No

If Yes, please provide a brief summary of the impact.

**Compliance with loan agreement, copy of management accounts send to lender within required timescales.**

**5.5 Data protection impact**

Does the report / project / practice contain or involve the processing of personal data?

Yes  No

If Yes, please provide a brief summary of the impact.

**5.6 Technology / Digital impact**

Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi?

Yes  No

If Yes, please provide a brief summary of the impact.

**5.7 Environmental / Carbon impact**

Does the report / project / practice contain information that has an impact on any environmental or carbon matters?

Yes  No

If Yes, please provide a brief summary of the impact.

**5.8 Communications, Consultation impact**

Does the report contain any information that has an impact on the Association's communications or consultation activities?

Yes  No

If Yes, please provide a brief summary of the impact?

**5.9 Risk impact**

Is there a risk impact?

Yes  No

If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Project Risk Registers), and how they are managed? **Finance risks registers are reviewed and updated annually.**