

STATEMENT OF COMPREHENSIVE INCOME

The Association is reporting a surplus of £23,300 as of 30th September 2024. The variance reported is mainly due to the following:

- less rental income received,
- increased cost for insurance premiums,
- Increased employee costs,
- offset against less reactive/cyclical repair costs and bad debt write offs.

STATEMENT OF FINANCIAL POSITION

A program of works has been completed with several boilers, kitchens and bathrooms upgraded to existing and acquired stock. Structural works were completed to a chimney and final costs relating to Overnewton Windows were incurred.

The Association incurred expenditure of £50,000 relating to the Overnewton Court environmental project however full grant income has been received.

Costs of £1,369 have been incurred on replacement desktop PC's and monitors.

Grant income of £32,000 in relation to capital works for the acquisition properties and aids and adaptation has been received.

Factoring arrears of £86,543 were reported with accrued costs for the November invoice run included.

The Association can report a healthy cash balance of £1.32M as of 30th September 2024.

The Association has one remaining loan with the Triodos Bank, capital repayments continue as planned and the outstanding balance has reduced to £0.751M.

The total reserves as at 30th September 2024 were £2.87M.

BUDGET REVIEW 24/25

A revised budget will be prepared and presented to Management Committee on 14th November 24.

Notes to Management Accounts:

OVERHEADS

1. Employee Costs - Budget £373,431 Actual £386,369 Difference £-12,938

Employee costs are higher than expected. Application for employment allowance of £5,000 was successful and will be claimed in next quarter. Additional hours were paid to Property Services Officer.

2. Audit Fees - Budget £7,920 Actual £11,750 Difference £-3,830

Costs relating to external audit tender were not included in the budget and external audit fees were higher than expected.

3. Postage Stationery/Printing – Budget £7,000 Actual £12,143 Difference £-5,143

Postage costs are more than was expected, which follows similar pattern to last year's costs.

4. Computer Costs - Budget £43,899 Actual £38,786 Difference £5,113

Less costs in this area of then budget with some invoices yet to be received.

DIRECT COSTS

5. Insurance Costs- Budget £92,300 Actual £95,830 Difference £-3,530

Insurance premiums were higher than expected due to inflation. The costs of insurance has doubled in the last 5 years and across the sector.

6. Reactive Repairs - Budget £78,750 Actual £69,282 Difference £9,468

Costs include new out of hours service. Works costs for November factoring run have been accrued.

7. Cyclical Repairs- Budget- £72,500 Actual £49,944 Difference £22,556

Costs are lower than budgeted and include gutter cleaning and close painting costs. Works costs for November factoring run have been accrued.

8. Void Reactive Repairs- Budget £41,500 Actual £68,119 Difference -£26,619

Void costs continue to be higher than budgeted however revenue grant was received for the acquired properties.

9. Environmental Costs–Budget £17,500 Actual £12,532 Difference £4,968

New nominal category introduced this year to allow closer monitoring of costs associated to vermin control and environmental costs. Costs lower than budgeted.

10. Welfare Rights Costs- Budget £12,000 Actual £17,275 Difference £-5,275

Costs are higher than was budgeted but relate to Energy fund expenditure from previous year.

11. Consultancy Fees- Budget £10,000 Actual £16,253 Difference £-6,253

Consultancy fees are higher than expected and include Environmental Project fees (£5,000) and Gas maintenance contract (£4,000).

STATEMENT OF COMPREHENSIVE INCOME

12. Rent receivable- Budget £1,064,588 Actual £1,051,567 Difference £-13,021

Less rental income received as result of unlettable voids. Full rental income was assumed in the budget but not all acquired properties relet. Will be adjusted at Budget Review.

13. Voids General Lettings – Budget £-9,049 Actual £-4,365 Difference £4,684

The association are reporting a void loss of 0.41% compared to a budgeted forecast of 0.85%.

14. Maintenance Allowances - Budget £28,350 Actual £15,622 Difference £-12,728

Less revenue grant has been received for the acquired properties with additional capital grant received.

15. Bad Debts- Budget £10,000 Actual £2,049 Difference £7,951

Less bad debts have been written off although £12,000 has been approved and will be included in next quarter.

16. Interest Receipts – Budget £5,250 Actual £8,960 Difference £3,710

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

	BUDGET TO 30.09.24	ACTUAL TO 30.09.24	DIFF	DIFF %	Note	24-25
<u>Operating Costs</u>	£	£	£			£
Employee Costs	373,431	386,369	-12,938	-3%	1	746,862
Overheads						
Rent Rates & Insurance	14,700	13,795	905	6%		21,000
Heating, Lighting, Cleaning	10,500	9,974	526	5%		21,000
Telephones	4,000	4,331	-331	-8%		8,000
Office Repairs & Supplies	3,350	1,644	1,706	51%		6,700
Recruitment Costs	550	0	550	0%		1,100
Travel	550	416	134	24%		1,100
Subscriptions	25,500	24,726	774	3%		30,000
Course & Conf Exp	6,500	8,090	-1,590	-24%		13,000
Audit Fees	7,920	11,750	-3,830	0%	2	24,000
Postage, Stationery, Printing	7,000	12,143	-5,143	-73%	3	14,000
Computer Costs	43,899	38,786	5,113	12%	4	56,280
Bank Charges	5,450	6,120	-670	-12%		10,900
Depreciation on fixtures and fittings	19,240	19,240	0	0%		38,479
Depreciation Office Premises	3,300	3,300	0	0%		6,600
Sundry Expenses	4,800	5,857	-1,057	-22%		10,000
Legal Expenses	1,500	564	936	62%		3,000
Marketing & Tenant Participation Costs	1,300	1,757	-457	0%		5,200
	<u>160,058</u>	<u>162,493</u>	<u>-2,435</u>			
Total Admin Costs.	<u>533,489</u>	<u>548,862</u>	<u>-15,373</u>			<u>1,017,221</u>

Direct Costs

Property Insurance	92,300	95,830	-3,530	-4%	5	92,300
Legal fees-Rents	2,500	3,041	-541	-22%		5,000
Council tax Vacant Flats	300	0	300	0%		600
Other Factoring Costs	800	383	417	0%		1,600
Legal fees - Factoring	600	0	600	100%		1,200
Factoring Write Offs	0	1,317	-1,317	0%		300
Reactive Repairs	78,750	69,282	9,468	12%	6	175,000
Cyclical Repairs	72,500	49,944	22,556	31%	7	145,000
Void Reactive\Major Repairs	41,500	68,119	-26,619	-64%	8	83,000
Environmental	17,500	12,532	4,968	28%	9	0
Major Repairs	37,600	31,489	6,111	16%		94,000
Legal Fees - Gas Servicing	500	180	320	0%		35,000
Key Purchase	150	0	150	100%		1,300
Welfare Rights	12,000	17,275	-5,275	-44%	10	24,000
Consultancy fees	10,000	16,253	-6,253	0%	11	20,000
	<u>367,000</u>	<u>365,645</u>	<u>1,355</u>			
Total Operating Costs	900,489	914,507	-14,018			678,300

STATEMENT OF COMPREHENSIVE INCOME 30/09/2024

	BUDGET TO 30.09.24	ACTUAL TO 30.09.24	VARIANCE	VARIANCE %		YEAR 24/25
Rents Receivable	1,064,588	1,051,567	-13,021	-1%	12	2,129,175
Service Income	60,564	60,735	171	0%		121,128
Rent Overnewton St. Office	6,996	6,996	0	0%		13,992
	<u>1,132,147</u>	<u>1,119,298</u>	<u>-12,849</u>			<u>2,264,295</u>
Voids -	-9,049	-4,365	4,684	-52%	13	-18,098
Voids - Services	-515	0	515	-100%		-1,030
	<u>1,122,584</u>	<u>1,114,933</u>	<u>-7,651</u>			<u>2,245,167</u>
Amortisation of HAG	153,750	153,750	0			307,500
Management Fees	13,378	10,733	-2,645	-20%		89,188
Admin fee - Major Repairs	1,629	437	-1,192	-73%		3,500
Admin fee - Processing Sales	1,575	801	-774	-49%		3,150
Admin fee - fire alarm Testing	1,635	667	-968	-59%		3,271
Admin fee - Insurance	9,497	11,475	1,978	0%		9,497
Maintenance Allowances	28,350	15,622	-12,728	-45%	14	31,500
						0
Total Income	<u>1,332,398</u>	<u>1,308,418</u>	<u>-23,980</u>	<u>-2%</u>		<u>2,692,773</u>
Less: Operating Costs	900,489	914,507	-14,018	-2%		1,695,522
Service Costs - General						
Lettings	60,564	55,486	5,078	8%		121,128
Bad Debts	10,000	2,049	7,951		15	21,000
Depcn. HLB	309,720	309,720	0	0%		619,440
	<u>1,280,773</u>	<u>1,281,762</u>	<u>-989</u>			<u>2,457,090</u>
Operating Surplus/Deficit	51,625	26,656	-24,969			235,684
Loss/Gain on Sale of Fixed Assets	0	0	0			0
Interest on investments	5,250	8,960	3,710	71%	16	15,000
Interest payable	-12,042	-12,286	-244	2%		-24,083
Surplus/Deficit	<u>44,833</u>	<u>23,330</u>	<u>-21,503</u>			<u>226,600</u>

STATEMENT OF FINANCIAL POSITION AS AT
30/09/2024

	2023/24	30/09/24	2024/25
TANGIBLE FIXED ASSETS			
Housing properties	8,810,392	8,801,839	9,331,701
Other Fixed Assets	432,333	411,162	439,759
	<u>9,242,725</u>	<u>9,213,001</u>	<u>9,771,460</u>
CURRENT ASSETS			
Debtors	658,491	261,478	249,253
Cash at bank and in hand	1,155,031	1,323,247	1,313,480
	<u>1,813,522</u>	<u>1,584,725</u>	<u>1,562,733</u>
CREDITORS			
Amounts falling due within one year	<u>1,178,569</u>	<u>995,486</u>	<u>1,071,690</u>
NET CURRENT ASSETS	<u>634,953</u>	<u>589,239</u>	<u>491,043</u>
TOTAL ASSETS LESS CURRENT LIABILITIES	<u>9,877,678</u>	<u>9,802,240</u>	<u>10,262,503</u>
CREDITORS			
Amounts falling due after more than one year	6,723,339	6,624,569	6,754,758
SHAPS DB Liability	302,000	302,000	128,000
NET ASSETS	<u>2,852,339</u>	<u>2,875,671</u>	<u>3,379,746</u>
CAPITAL AND RESERVES			
Called up share capital	103	105	100
Revenue reserves	2,852,236	2,875,566	3,379,646
	<u>2,852,339</u>	<u>2,875,671</u>	<u>3,379,746</u>

STATEMENT OF CASH FLOW AS AT 30/09/2024

	2023/24	30/09/24	2024/25
Operating Surplus	(121,392.0)	26,656	276,874.0
Depcn & Amort	284,487.0	178,510	355,994.0
Inc/(Dec) in payables	6,079.0	-183,083	99,668.0
(Inc)/Dec in receivables	(75,432.0)	397,013.0	331,058.0
Net Cash from Operating Activities	93,742	419,096	1,063,594.0
Interest Received	18,540.0	8,960	15,000.0
Interest Paid	(31,865.0)	(12,286.0)	(24,133.0)
Return on Investment	-13,325	-3,326	(9,133.0)
Capital Expenditure & Financial Investment			
Construction or acquisition of Housing properties			
Improvement of Housing	(1,587,619.0)	(301,167.0)	(1,161,483.0)
Construction or acquisition of other Non-Current Assets	(70,523.0)	(1,369.0)	(50,000.0)
Sale of Social Housing Properties	0	0	0.0
Grants (Repaid) / Received	0	0	360,000.0
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	-1,658,142	-302,536	(851,483.0)
NET CASH BEFORE FINANCING	-1,577,725	113,234	202,978.0
Financing	957,410.0	82,269	0.0
Equity drawdown	(2.0)	2	0.0
Debt drawdown	0.0	0	0.0
Debt repayment	(53,286.0)	(27,289.0)	(55,018.0)
Reserves Adj re Auditors Journals	170.0	0.0	0.0
NET CASH FROM FINANCING	904,292	54,982	147,960.0
INCREASE / (DECREASE) IN NET CASH	-673,433	168,216	350,938.0
Cash Balance			
Balance Brought Forward	1,828,464.0	1,155,031	1,155,031.0
Increase / (Decrease) in Net Cash	(673,433.0)	168,216	147,960.0
CLOSING BALANCE	1,155,031	1,323,247	1,302,991.0

TREASURY MANAGEMENT UPDATE AS AT 30/09/2024

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

The loan was drawn down in full and a capital repayment schedule is in place.

The amount outstanding as at 30th Sept 2024 Triodos was £751,472.

Total capital repayments of £27,289 have been made in the year towards the loan balances as at 30th Sept 2024.

The Association received interest of £8,960 in the year to date and paid interest of £12,286 on loan balance.

BANK BALANCES AS AT 30/09/2024

	£	
Bank of Scotland Current Account	318,323	
		1.30% per annum on account balance
Bank of Scotland HOBS	473,280	
		2.25% per annum on balance
Nationwide	531,249	
Petty Cash	395	
	<u>1,323,247</u>	

DEBTOR ANALYSIS

Factoring Arrears	86,543
Rent Arrears	136,122
Prepayments	105,151
Insurance Claims	12,590
Tenant Recharges	825
Parking Permits	289
Overnewton Community Centre	23,589
Provision for Bad Debts	<u>-103,631</u>
	<u>261,478</u>

CREDITOR ANALYSIS (amounts due within one year)

Purchase Ledger	8,362
Creditors	41,428
Rent Prepayments	93,847
Factoring Prepayments	100,885

Overnewton Resident Fund Furniture and Equipment	92,772
Overnewton Resident Fund	10,793
Glasgow City Council Right to Buy Refund	<u>274,401</u>
	622,488
Loans due within 1 year	54,748
Deferred Grant within 1 year	<u>318,250</u>
	<u><u>995,486</u></u>

CREDITOR ANALYSIS (amounts due after one year)

Triodos Loan	696,724
Deferred Capital Grants	5,927,845
SHAPS deficit	<u>302,000</u>
	<u><u>6,926,569</u></u>