

Cloch Housing Association continues to manage its finances with a long term focus. Ambition to develop new homes for tenants is a key focus over the next year and we have secured **£4.2M** of loan funding to build 57 new homes at the Kings Glen site, (estimated for completion in 2020/21). We have continued to successfully manage the financing of our day to day operating activities, e.g. providing housing services, reactive and cyclical maintenance and also made further investment in our properties with the main projects

in 2018/19 relating to replacing kitchens and bathrooms. Cloch Housing Association made an annual surplus of **£1.49M** in the year to 31st March 2019, which is down from **£1.64M** in the previous year, with the reduction relating to higher expenditure on planned and cyclical works, reactive and void repairs, housing property depreciation and running costs named as management and maintenance administration costs.

The following table highlights the main sources of annual income and expenditure for Cloch Housing Association:

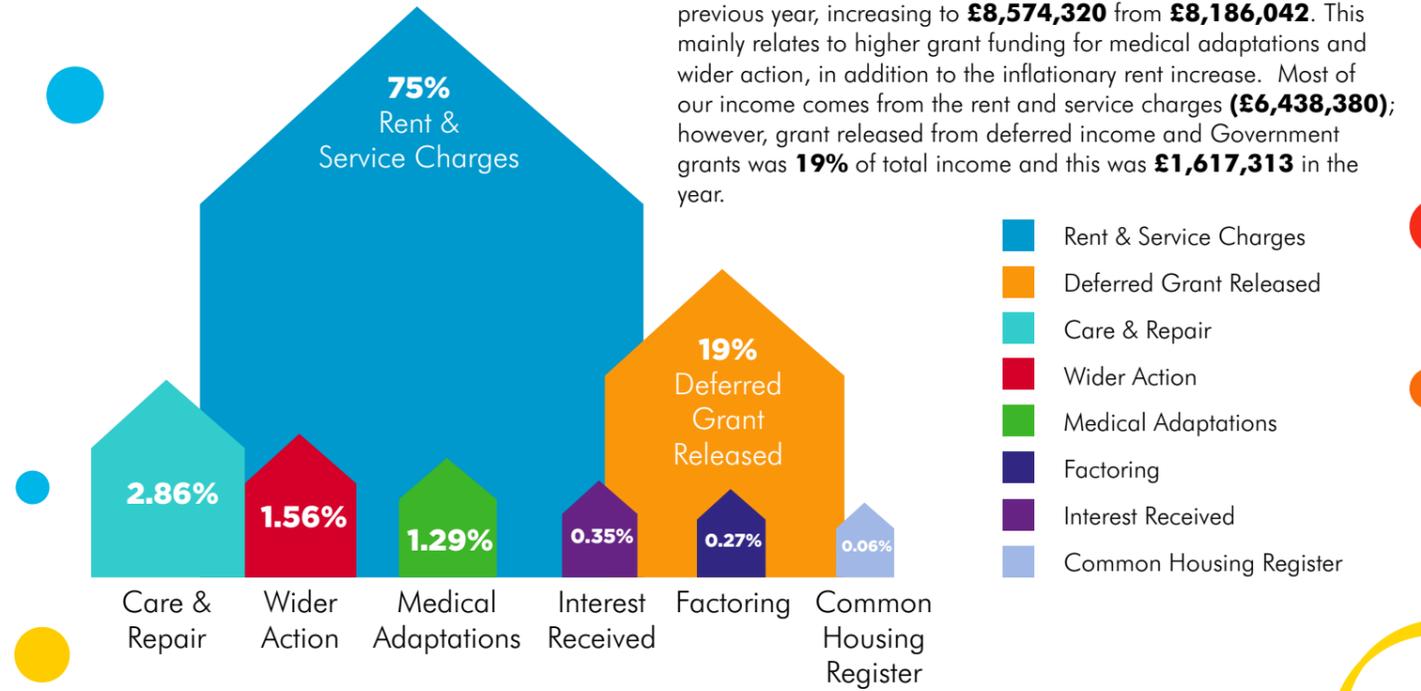
Statement of Comprehensive Income - 2018/19	2019	2018	A Non-Accountants Guide to the Accounts
REVENUE	8,574,320	8,186,042	Rental income, grant income & income from other activities
Less operating costs	(6,601,589)	(5,972,114)	Cost of management and maintenance of properties
OPERATING SURPLUS	1,972,731	2,213,928	
Exceptional Item	35,754	0	Care and Repair service liability write off, as no longer required as the service has ceased
Interest receivable and other income	30,219	15,105	Interest earned from money invested in bank accounts – higher rates received in 2018/19
Interest payable and similar charges	(489,631)	(507,223)	Interest paid on loans, (mortgage payments)
Other finance charges	(61,402)	(84,506)	
SURPLUS FOR THE YEAR	1,487,671	1,637,304	Leaving this amount to fund future planned maintenance

The table below shows our long term financial position, taking account of assets and liabilities:

Statement of Financial Position – As at 31-3-2019			
Housing properties, less depreciation	71,725,436	73,684,623	This is the cost to build our houses and replace items such as kitchens and bathrooms
Other fixed assets	544,039	565,741	This is the value of our office accommodation, IT and office equipment
	72,269,475	74,250,364	
Investments	2	2	Share in our subsidiary
Assets and Liabilities			
Receivables	349,014	381,380	Money owed to us
Cash held	4,145,988	3,592,245	Money in the bank
Creditors due in 1 year	(2,370,783)	(3,060,486)	Money we owe to others, e.g. maintenance contracts, etc.
Creditors due after 1 year	(13,925,418)	(14,954,680)	Money owed on loans, (secured by specific charges against our properties)
Pension Scheme	(1,452,000)	(592,199)	Value of pension liability – increase in 2018/19 due to new accounting method to value this
Deferred Income			
Social Housing Grant	(45,933,638)	(47,223,414)	Grant provided by the Government to help fund building new homes
Other Grant	(557,435)	(577,969)	
	12,525,205	11,815,243	
Capital and Reserves			
Share Capital	53	53	Represents shares at £1 each
Reserves	12,525,152	11,815,190	Sums built up in previous years and this year's surplus
	12,525,205	11,815,243	

The charts below show the Income and Expenditure broken down into categories:

Income



Expenditure

