

SCOTTISH VETERAN HOUSING ASSOCIATION

Budgets for the year ended 31 December 2019

					Budget 2019	Budget 2018
	Whitefoord	Rosendael	Flats	Glasgow	Total	Total
INCOME						
HMO Rent	2,080,987	1,041,425	-	601,016	3,723,428	3,592,529
HMO Supporting People (incl 28 day ended tenancy)	-	-	-	-	-	-
Flats	-	-	201,688	-	201,688	200,571
Service charge	-	-	22,375	-	22,375	21,681
Voids	(208,099)	(104,143)	(10,084)	(60,102)	(382,427)	(369,281)
Bad Debts	(31,215)	(5,207)	-	(5,409)	(41,831)	(40,372)
Welfare Income	-	-	-	-	-	27,000
	1,841,674	932,075	213,978	535,505	3,523,232	3,432,128
<i>Other Income</i>						
Grants released from deferred income	29,428	13,350	8,900	34,000	85,678	85,678
TOTAL INCOME	1,871,102	945,425	222,878	569,505	3,608,910	3,517,806
EXPENDITURE						
<i>Housing Support</i>						
Management remuneration					269,100	242,500
Cleaning & laundry remuneration	63,200	30,400	-	10,600	104,200	97,600
Care Support remuneration	417,200	245,500	-	170,100	832,800	765,800
Receptionist remuneration	-	-	-	16,900	16,900	16,400
Concierge remuneration	-	-	-	52,400	52,400	50,900
Heat & Light	85,000	50,000	5,000	31,000	171,000	170,000
Care commission registration fee	10,000	5,000	-	2,600	17,600	17,600
Motor expenses	3,000	5,400	-	5,700	14,100	14,100
Welfare expenses	11,000	7,800	-	8,000	26,800	26,800
Cleaning & laundry materials	9,000	8,400	-	3,000	20,400	20,400
Health & Safety	2,000	1,500	-	2,000	5,500	5,500
Training	12,000	8,350	-	6,500	26,850	26,850
Clothing	1,500	-	-	-	1,500	1,500
Agency staff	3,000	600	-	-	3,600	3,600
Rent	-	-	4,800	-	4,800	8,800
Counselling	25,000	12,000	-	17,000	54,000	54,000
Support Solutions	8,500	4,400	-	3,000	15,900	15,900
Maintenance remuneration	28,000	13,000	3,000	8,300	52,300	49,300
HMO Planned maintenance	51,000	42,000	-	20,000	113,000	65,000
HMO Reactive maintenance	41,000	27,000	-	18,000	86,000	75,000
Flat - Planned maintenance	-	-	30,000	-	30,000	20,000
Flat - Reactive maintenance	-	-	30,000	-	30,000	30,000
Landscape maintenance	14,850	16,900	10,250	12,300	54,300	52,000
Furnishing replacement	8,200	6,150	2,050	3,075	19,475	19,000
Contract maintenance	56,650	35,020	10,000	32,445	134,115	130,500
Major Repairs	41,000	33,000	-	-	74,000	50,000
	240,700	173,070	85,300	94,120	593,190	490,800
<i>Catering</i>						
Catering remuneration	191,700	98,600	-	-	290,300	289,700
Provisions	130,000	70,000	-	1,000	201,000	201,000
Catering maintenance	-	9,000	-	-	9,000	9,000
Crockery maintenance	3,500	500	-	-	4,000	4,000
	325,200	178,100	-	1,000	504,300	503,700
<i>Office Costs</i>						
Printing & stationery	6,000	6,000	-	3,000	15,000	15,000
Postage & telephone	10,000	7,500	-	4,500	22,000	22,000
Travel & car expenses	2,500	5,000	-	2,500	10,000	10,000
Other costs	3,000	2,500	-	1,500	7,000	7,000
	21,500	21,000	-	11,500	54,000	54,000
<i>General Costs</i>						
Rates	11,000	10,700	-	7,000	28,700	28,700
Insurance	21,150	13,200	5,000	14,700	54,050	54,050
	32,150	23,900	5,000	21,700	82,750	82,750
Total Operating Costs	1,372,150	895,820	100,100	503,620	2,871,690	2,669,500
Operating Surplus	498,952	49,605	122,778	65,885	737,220	848,306
<i>Overhead Recharge</i>	237,622	142,809	94,995	134,478	609,905	514,136
<i>Investment Income (net of fees)</i>	15,000	6,000	3,000	6,000	30,000	30,000
Surplus before depreciation	276,329	(87,204)	30,783	(62,593)	157,315	364,170
Depreciation	95,000	48,500	85,500	80,810	309,810	309,810
SURPLUS	181,329	(135,704)	(54,717)	(143,403)	(152,495)	54,360