

INCOME	TOTALS				GLEN CRAIG				MOURNE GRANGE				CLANABOGAN			
	3mths/e 30/06/25	Budget	TOTALS Variance	%	3mths/e 30/06/25	Budget	Variance	%	3mths/e 30/06/25	Budget	Variance	%	3mths/e 30/06/25	Budget	Variance	%
	£	£	£		£	£	£		£	£	£		£	£	£	
GROSS RENT DUE	263,448	253,217	10,231	4.0%	91,064	91,064	-	0.0%	113,461	108,727	4,734	4.4%	58,923	53,426	5,497	10.3%
Less: COST OF VOIDS	6,473	-	6,473		-	-	-		-	-	-		6,473	-	6,473	
	256,975	253,217	3,758	1.5%	91,064	91,064	-	0.0%	113,461	108,727	4,734	4.4%	52,450	53,426	976	-1.8%
NET RENT DUE	256,975	253,217	3,758	1.5%	91,064	91,064	-	0.0%	113,461	108,727	4,734	4.4%	52,450	53,426	976	-1.8%
SNMA	40,294	40,292	2	0.0%	40,294	40,292	2	0.0%	-	-	-		-	-	-	
BANK INTEREST REC	7,298	7,000	298	4.3%	2,481	2,380	101	4.3%	3,211	3,080	131	4.3%	1,606	1,540	66	4.3%
AMORTISATION OF GRANTS	41,535	41,535	-	0.0%	16,365	16,365	-	0.0%	14,787	14,787	-	0.0%	10,383	10,383	-	0.0%
OTHER	-	-	-		-	-	-		-	-	-		-	-	-	
TOTAL INCOME	346,102	342,044	4,058	1.2%	150,204	150,101	103	0.1%	131,459	126,594	4,865	3.8%	64,439	65,349	910	-1.4%
COST OF SALES																
CONTRIBUTION - MAINTENANCE OFFICER	11,250	11,250	-	0.0%	3,750	3,750	-	0.0%	3,750	3,750	-	0.0%	3,750	3,750	-	0.0%
CARE COSTS SNMA	40,294	40,292	2	0.0%	40,294	40,292	2	0.0%	-	-	-		-	-	-	
PLANNED MAINTENANCE	39,808	50,654	10,846	-21.4%	27,106	15,492	11,614	75.0%	-	23,420	23,420	-100.0%	12,702	11,742	960	8.2%
COMPONENT ADDITIONS	-	23,667	23,667	-100.0%	-	6,167	6,167	-100.0%	-	11,333	11,333	-100.0%	-	6,167	6,167	-100.0%
STATUTORY/CYCLICAL MAINTENANCE	36,569	42,786	6,217	-14.5%	17,458	16,858	601	3.6%	16,389	18,489	2,100	-11.4%	2,722	7,440	4,718	-63.4%
REACTIVE MAINTENANCE	44,600	47,061	2,461	-5.2%	22,422	23,533	1,111	-4.7%	17,959	15,486	2,473	16.0%	4,219	8,042	3,823	-47.5%
ENERGY EFFICIENCY	420	4,125	3,705	-89.8%	100	125	25	-20.0%	-	2,000	2,000	-100.0%	320	2,000	1,680	-84.0%
DEPRECIATION HOUSING PROPERTIES	42,760	42,760	-	0.0%	16,346	16,348	2	0.0%	15,825	15,825	-	0.0%	10,589	10,588	1	0.0%
DEPRECIATION HOUSING COMPONENTS	19,736	17,511	2,225	12.7%	8,446	7,911	535	6.8%	7,317	7,204	113	1.6%	3,973	2,396	1,577	65.8%
DEPRECIATION FIXTURES & FITTINGS	811	341	471	138.2%	270	114	157	137.9%	270	114	157	137.9%	271	114	158	138.8%
TOTAL COST OF SALES	236,248	233,112	3,136	1.3%	136,192	118,254	17,938	15.2%	61,510	74,954	13,444	-17.9%	38,546	39,904	1,358	-3.4%
MANAGEMENT CHARGES																
STAFF COSTS	47,964	49,244	1,280	-2.6%	16,455	16,743	288	-1.7%	21,006	21,667	661	-3.1%	10,503	10,834	331	-3.1%
TRAINING	180	2,000	1,820	-91.0%	62	680	618	-90.9%	79	880	801	-91.0%	39	440	401	-91.1%
RENT & SERVICE COSTS	2,588	2,760	172	-6.2%	888	938	50	-5.4%	1,133	1,214	81	-6.7%	567	607	40	-6.6%
ELECTRICITY	1,182	1,608	426	-26.5%	406	546	140	-25.7%	518	708	190	-26.8%	258	354	96	-27.1%
PRINT, POST & STATIONERY	453	752	299	-39.7%	155	255	100	-39.3%	198	330	132	-40.1%	100	167	67	-40.2%
INSURANCE	9,914	10,508	594	-5.6%	4,082	3,573	509	14.3%	4,082	4,623	541	-11.7%	1,750	2,312	562	-24.3%
COMPUTER & SOFTWARE	2,379	2,584	205	-7.9%	816	879	63	-7.1%	1,042	1,137	95	-8.4%	521	568	47	-8.4%
TELEPHONE	1,348	1,472	124	-8.4%	463	500	37	-7.5%	590	648	58	-8.9%	295	324	29	-8.9%
MOTOR EXPENSES	1,302	2,150	848	-39.4%	447	731	284	-38.9%	570	946	376	-39.7%	285	473	188	-39.7%
TENANT PARTICIPATION	-	2,000	2,000	-100.0%	-	680	680	-100.0%	-	880	880	-100.0%	-	440	440	-100.0%
PROFESSIONAL FEES	-	3,876	3,876	-100.0%	-	1,319	1,319	-100.0%	-	1,705	1,705	-100.0%	-	853	853	-100.0%
OFFICE MAINTENANCE	279	150	129	86.0%	96	51	45	88.2%	122	66	56	84.8%	61	33	28	84.8%
AFFILIATION FEES	604	264	340	128.8%	207	90	117	130.6%	265	116	149	128.1%	132	58	74	127.3%
LEGAL FEES	-	900	900	-100.0%	-	306	306	-100.0%	-	396	396	-100.0%	-	198	198	-100.0%
AUDIT FEES	1,860	5,060	3,200	-63.2%	638	1,720	1,082	-62.9%	815	2,227	1,412	-63.4%	407	1,113	706	-63.4%
TRAVEL	-	-	-		-	-	-		-	-	-		-	-	-	
BAD DEBT PROVISION - GENERAL	-	-	-		-	-	-		-	-	-		-	-	-	
BANK CHARGES	33	45	12	-26.7%	12	15	3	-21.6%	14	20	6	-29.3%	7	10	3	-29.3%
GENERAL EXPS	1,527	1,133	394	34.8%	524	385	139	36.0%	669	499	170	34.2%	334	249	85	34.0%
TOTAL MANAGEMENT CHARGES	71,613	86,505	14,891	-17.2%	25,251	29,411	4,160	-14.1%	31,103	38,062	6,959	-18.3%	15,259	19,033	3,774	-19.8%
NET INCOME / EXPENDITURE	38,241	22,428	15,813	70.5%	11,239	2,436	13,675	-561.3%	38,846	13,578	25,268	186.1%	10,634	6,413	4,221	65.8%
SURPLUS / (DEFICIT)	38,241	22,428	15,813		11,239	2,436	13,675		38,846	13,578	25,268		10,634	6,413	4,221	

PAPER 4A

CRAIGOWEN HOUSING ASSOCIATION
BALANCE SHEET AT 30/06/2025

	30/06/2025		31/03/2025	
	£	£	£	£
FIXED ASSETS				
HOUSING PROPERTIES	4,415,145		4,477,641	
OTHER FIXED ASSETS	7,709		8,520	
TOTAL FIXED ASSETS		<u>4,422,854</u>		<u>4,486,161</u>
CURRENT ASSETS				
DEBTORS	119,010		79,553	
BANK BALANCES	1,042,449		1,045,812	
TOTAL CURRENT ASSETS		<u>1,161,459</u>		<u>1,125,365</u>
CURRENT LIABILITIES				
CREDITORS & ACCRUALS	- 183,607		- 207,526	
HOUSING ASSOC GRANT < 1 year	- 150,852		- 150,852	
CCT(NI) CONTRIBUTION < 1 year	- 15,288		- 15,288	
CAMP HILL COMMUNITY TRUST CAMP HILL COMMUNITIES	- 72,190		- 72,190	
TOTAL CURRENT LIABILITIES		<u>- 421,937</u>		<u>- 445,856</u>
NET CURRENT ASSETS		<u>739,522</u>		<u>679,509</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>5,162,376</u>		<u>5,165,670</u>
LONG TERM LIABILITIES/PROVISIONS/DEFERRED INCOME				
HOUSING ASSOC GRANT	- 2,715,406		- 2,753,119	
CCT(NI) CONTRIBUTION	- 275,237		- 279,059	
		<u>- 2,990,643</u>		<u>- 3,032,178</u>
NET ASSETS		<u>2,171,733</u>		<u>2,133,492</u>
CAPITAL & RESERVES				
SHARE CAPITAL	31		31	
CAPITAL RESERVES	7		7	
DESIGNATED RESERVES	1,064,647		1,064,647	
REVENUE RESERVES	1,107,048		1,068,807	
TOTAL CAPITAL & RESERVES		<u>2,171,733</u>		<u>2,133,492</u>

PAPER 4A

CRAIGOWEN HOUSING ASSOCIATION
BANK BALANCES AT 31/03/25

	30/06/2025 £	31/03/2024 £
BANK OF IRELAND CURRENT A/C	137,632	143,808
BANK OF IRELAND CALL A/C	17,839	17,692
BANK OF IRELAND DEPOSIT A/C	311,422	308,992
ULSTER BANK TREASURY A/C	575,306	575,306
PETTY CASH	250	14
	<u>1,042,449</u>	<u>1,045,812</u>

CASHFLOW FOR PERIOD 01/4/24 - 31/03/25 **£**

NET SURPLUS PER ACCOUNTS 38,241

ADD BACK NON CASH ITEMS
 AMORTISATION - 41,535
 DEPRECIATION - 63,306

FIXED ASSET ADDITIONS -

MOVEMENT IN DEBTORS - 39,457

MOVEMENT IN CREDITORS - 23,918

NET OUTFLOW - 3,363

£

BANK BALANCES AT 30/06/2025 1,042,449

BANK BALANCES AT 31/03/25 1,045,812

MOVEMENT IN BALANCES - 3,363

Cash Reserves note

	£
Bank Accounts	1,042,449
Debtors	119,010
Creditors & Accruals	- 255,797
CASH BALANCE	<u>905,662</u>