A short narrative has been included with the Management Accounts; the report is a summary of the financial statements to 30th September 2026.

STATEMENT OF COMPREHENSIVE INCOME

The Association is reporting a small surplus of £240 as of 30th September 2026. A budgeted surplus of £11,573 was expected. The variance reported is mainly due to the following:

- Admin Costs higher than budget (£9,000),
- Direct costs higher than budgeted (£19,000),
- Factoring costs included for Thornbank,
- Voids lower than budgeted,
- Additional income from Scottish Government (£9,000).

STATEMENT OF FINANCIAL POSITION

The total expenditure on Housing Property components was £461,000 for the year which includes costs in relation to 9 Thornbank Acquisitions and Green Heat Retrofit Program at Overnewton Court (£225,000).

Further capital works were completed with several boilers, kitchens/bathrooms upgraded. In addition, some internal structural works were completed (£14,000).

The boardroom was refurbished at a cost of £5,900 including replacement furniture and fittings. One PC has been replaced in the year to date at £800.

The Association has a cash balance of £1,249,967 as of 30th September 2026.

Funding of £495,000 was received from the Scottish Enterprise in March 26 in relation to the Green Heat Retrofit Program, the balance was transferred to the Nationwide Savings account in early April 26.

Grant funding of £73,000 has been received for 9 Thornbank component replacements and £11,950 for STG3 aids and adaptations.

The Association has two loans with the Triodos Bank, capital repayments commenced in April 26 for the Thornbank loan. The combined balance outstanding is £0.935M.

The SHAPS deficit repayment plan returned in 26/27, and the Association has paid £20,000 to date. A total of £48,000 will be paid in the year.

The total reserves as at 30th September 2026 were £3.1M. The reserves represent a record of profitability through the years and not cash available to spend.

Notes to the Accounts Overheads and Direct costs

	BUDGET 30.09.26	ACTUAL 30.09.26	DIFF	DIFF %	Note	26-27
Employee Costs	500,691	485,454	15,237	3%	1	1,001,382
Rent Rates & Insurance	11,200	20,059	-8,859	-79%	2	16,000
Heating, Lighting, Cleaning	5,335	6,660	-1,325	-25%		10,671
Telephones	4,850	5,085	-235	-5%		9,700
Office Repairs & Supplies	8,800	18,912	-10,112	-115%	3	17,600
Recruitment Costs	600	2,510	-1,910	0%		1,200
Travel	600	173	427	71%		1,200
Subscriptions	24,074	27,476	-3,402	-14%	4	28,323
Course & Conf Exp	8,000	12,363	-4,363	-55%	5	16,000
Audit Fees	11,880	8,671	3,209	0%	6	36,000
Postage, Stationery, Printing	7,500	6,894	606	8%		15,000
Computer Costs	53,820	46,299	7,521	14%	7	69,000
Bank Charges	6,500	5,842	658	10%		13,000
Depreciation on fixtures and fittings	18,970	18,970	0	0%		37,939
Depreciation Office Premises	3,300	3,300	0	0%		6,600
Sundry Expenses	4,416	11,760	-7,344	-166%	8	9,200
Legal Expenses	750	325	425	57%		1,500
Marketing & Tenant Participation Costs	0	0	0	0%		0
	170,595	195,299	-24,704			
Total Admin Costs.	671,286	680,753	-9,467			1,290,314

Overheads

1. **Employee Costs - Budget £500,691 Actual £485,454 Difference £15,237**

   Employee costs less at this stage due to timing difference in 4 weekly payment cycle.

2. **Rent Rates and Insurance- Budget £11,200 Actual £20,059 Difference £-8,859**

   Costs relate to Office/ Management Insurance and non-domestic rates. The budget should have accounted for this expense in Quarter 1. Budget area will be revised in November.

3. **Office Repairs- Budget £8,800 Actual £18,912 Difference £-10,112**
   Overspend in this area as result of boardroom and kitchen refurbishment including painting and decoration. Budget will be revised for this spend.

4. **Subscription Costs - Budget £24,074 Actual £27,476 Difference £-3,402**

   More costs in this area of then budget. Includes cost to Housing Perks subscription (£2,400).

5. **Course and Conference Fees Budget £8,000 Actual £12,363 Difference £-4,363**

   More costs in this area of the budget. Includes board appraisal cost (£3,275) and SHATE awards (£2,150).

1. **Audit Fees- Budget £11,880 Actual £8,671 Difference £3,209**

   Less costs in this area. Timing difference, internal audit works programmed for later in the year.

2. **Computer Costs- Budget £53,820 Actual £46,299 Difference £7,521**

   Timing difference, costs in relation to Homemaster Tenant portal have yet to be received.

3. **Sundry Expenses - Budget £4,416 Actual £11,760 Difference £-7,344**

   Strategy day costs of £2,300 incurred earlier than expected. Expenditure incurred on upgrade to kitchen and boardroom.

Direct Costs

	Budget	Actual	Difference	Diff %		Budget 26/27
Property Insurance	112,360	103,573	8,787	8%	9	112,360
Legal fees-Rents	1,500	1,731	-231	-15%		3,000
Other Factoring Costs- Thornbank	500	3,346	-2,846	-569%	10	1,000
Legal fees - Factoring	500	0	500	100%		1,000
Factoring Write Offs	0	0	0	0%		2,000
Reactive Repairs	82,984	115,022	-32,038	-39%	11	184,408
Cyclical Repairs	73,038	61,949	11,089	15%		146,076
Void Reactive\Major Repairs	41,803	22,076	19,727	47%	12	83,605
Environmental costs	7,500	18,083	-10,583	-141%	13	15,000
Major Repairs	35,200	42,777	-7,577	-22%		88,000
Legal Fees - Gas Servicing	500	0	500	0%		1,000
Council Tax	125	4,573	-4,448	-3558%	14	250
Welfare Rights	11,500	5,595	5,905	51%	15	23,000
Consultancy fees	7,500	5,995	1,505	0%		15,000
	375,009	384,720	-9,711			
Total Operating Costs	1,046,295	1,065,473	-19,178			675,699

4. **Property Insurance - Budget £112,360 Actual £103,573 Difference £8,787**

Less costs in this area of the budget as result of 3-year long term agreement with Insurance broker. Costs have doubled in the last 5-6 years.

5. **Other Factoring Fees- Budget £500 Actual £3,346 Difference £-2,846**

   The Association pays Factoring fees for 9 Thornbank. Budget will be reviewed in November.

6. **Reactive Repairs – Budget £82,984 Actual £115,022 Difference £-32,038**

   Property Services will report on budget variance and check.

7. **Voids Reactive Maintenance- Budget £41,803 Actual £22,076 Difference £19,727**

   Less costs in this area of the budget. Number of voids lower than anticipated.

8. **Environmental Costs – Budget £7,500 Actual £18,083 Difference £-10,583**

   More costs in this area. Issues regarding vermin and bulk uplifts remain priority issue for RSL's.

9. **Council Tax fees- Budget £125 Actual £4,573 Difference £-4,448**

   Costs relate to historic Council Tax invoices from 2021 onwards.

10. **Welfare Right Services- Budget £11,500 Actual £5,595 Difference £5,905**

    Invoices from Glasgow West for welfare right service for quarter 2 have yet to be received.

Notes to the Statement of Comprehensive Income

11. **Rents and voids- Budget £1,252,156 Actual £1,248,796 Difference £-3,360**

    Less rental/services income received as 9 Thornbank units not yet completed. Offset by Void loss which is 0.15% compared to budget 0.50%.

12. **Maintenance allowances- Budget £2,700 Actual £11,436 Difference £8,736**

    Revenue grant received and allocated in relation to 9 Thornbank acquisitions (£6,000). STG3 allowances of (£1,500) and Glasgow Futures for Modern Apprentice (£4,000).

13. **Interest on Investments Budget £3,500 Actual £8,116 Difference £4,616**

    Cash balances higher than expected with grant received from Scottish Enterprise £495,000. Interest of £8,000 received £4,600 higher than budgeted.

14. **Interest Payable Budget £16,250 Actual £18,865 Difference £-2,615**

    Interest payable on 9 Thornbank loans higher than was estimated**.**

YHA STATEMENT OF COMPREHENSIVE INCOME
30/09/2026

	BUDGET TO 30.09.26	ACTUAL TO 30.09.26	VARIANCE	VARIANCE %		YEAR 26/27
Rents Receivable	1,183,955	1,182,910	-1,045	0%		2,367,910
Service Income	66,831	60,123	-6,708	-10%		133,663
Rent Overnewton St. Office	7,624	7,624	0	0%		15,248
	1,258,410	1,250,657	-7,753			2,516,820
Voids -	-5,920	-1,861	4,059	-69%		-11,840
Voids - Services	-334	0	334	-100%		-668
	1,252,156	1,248,796	-3,360		16	2,504,312
Amortisation of HAG	175,000	175,000	0			350,000
Management Fees	14,906	12,484	-2,422	-16%		99,371
Admin fee - Major Repairs	1,396	2,270	874	63%		3,000
Admin fee - Processing Sales	2,000	2,440	440	22%		4,000
Admin fee - Factoring General	750	416	-334	-45%		1,500
Admin fee - Insurance	13,000	12,498	-502	0%		13,000
Maintenance Allowances	2,700	11,436	8,736	324%	17	3,000
						0
Total Income	1,461,908	1,465,340	3,432	0%		2,978,183
Less: **Operating Costs**	1,046,295	1,065,473	-19,178	-2%		1,966,013
Service Costs - General Lettings	66,831	68,170	-1,339	-2%		133,663
Bad Debts	3,750	0	3,750			7,500
Depreciation Housing	320,708	320,708	0	0%		641,417
Total Expenditure	1,437,585	1,454,351	-16,766			2,748,593
Operating Surplus/Deficit	24,323	10,989	-13,334			229,591
Loss/Gain Sale of Fixed Assets	0	0	0			0
Interest on investments	3,500	8,116	4,616	132%	18	10,000
Interest payable	-16,250	-18,865	-2,615	16%	19	-32,499
Surplus/Deficit	11,573	240	-11,333			207,091

YHA STATEMENT OF FINANCIAL POSITION AS AT 30/09/2026

	2025/26	30/09/26	2026/2027
TANGIBLE FIXED ASSETS			
Housing properties	10,878,743	11,018,625	10,803,053
Other Fixed Assets	392,378	376,822	357,670
	11,271,121	11,395,447	11,160,723
CURRENT ASSETS			
Debtors	355,785	212,793	294,369
Cash at bank and in hand	1,382,485	1,249,967	846,192
	1,738,270	1,462,760	1,140,561
CREDITORS			
Amounts falling due within one year	1,163,379	1,179,091	1,136,206
NET CURRENT ASSETS	574,891	283,669	4,355
TOTAL ASSETS LESS CURRENT LIABILITIES	11,846,012	11,679,116	11,165,077
CREDITORS			
Amounts falling due after more than one year	8,468,360	8,321,373	7,656,502
SHAPS DB Liability	270,000	249,842	240,000
NET ASSETS	3,107,652	3,107,901	3,268,576
CAPITAL AND RESERVES			
Called up share capital	67	76	46
Revenue reserves	3,107,585	3,107,825	3,268,530
	3,107,652	3,107,901	3,268,576

YHA STATEMENT OF CASH FLOW AS AT 30/09/2026

	2025/26	30/09/26	2026/27
Operating Surplus	198,353.0	10,989	229,591.0
Depcn & Amort	656,055.0	167,978	335,956.0
Inc/(Dec) in payables	(280,349.0)	15,712	21,000.0
(Inc)/Dec in receivables	197,431.0	142,992.0	(7,000.0)
Net Cash from Operating Activities	771,490	337,671	579,547.0
Interest Received	5,316.0	8,116	10,000.0
Interest Paid	(22,345.0)	(18,865.0)	(32,499.0)
Return on Investment	-17,029	-10,749	(22,499.0)
Capital Expenditure & Financial Investment			
Construction or acquisition of Housing properties			
Improvement of Housing	(2,309,529.0)	(460,590.0)	(678,576.0)
Construction or acquisition of other Non-Current Assets	(15,192.0)	(6,714.0)	(12,500.0)
Sale of Social Housing Properties	0	0	0.0
Grants (Repaid) / Received	2,046,649.00	0	200,000.0
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	-278,072	-467,304	(491,076.0)
NET CASH BEFORE FINANCING	476,389	-140,382	65,972.0
Pension Def repayments	0.0	-20,158	0.0
Equity drawdown	12.0	-9	0.0
Debt drawndown	295,000.0	0	0.0
Debt repayment	(54,748.0)	(31,881.0)	(70,652.0)
Transfer to Current asset Investment	(337,028.0)	59,913.0	(48,000.0)
NET CASH FROM FINANCING	-96,764	7,865	-118,652
INCREASE / (DECREASE) IN NET CASH	379,625	-132,517	(52,680.0)
Cash Balance			
Balance Brought Forward	1,002,860.0	1,382,485	898,873.0
Increase / (Decrease) in Net Cash	379,625.0	-132,517	(52,680.0)
CLOSING BALANCE	1,382,485	1,249,967	846,193.0

ADDITIONAL NOTES:

TREASURY MANAGEMENT UPDATE AS AT 30/09/2026

The Association has two loan facilities with the Triodos bank for £1.6M.

The loans have been drawn down in full and capital repayment schedule in place.

The amount outstanding as at 30th September 2026 Triodos was £935,000.

Total capital repayments of £31,881 have been made in the year.

The Association received interest of £8,116 in the year to date.

The Association paid interest of £18,865 on loan balances.

BANK BALANCES AS AT 30/09/2026

	£	
Bank of Scotland Current Account	396,400	
Bank of Scotland HOBS	343,517	1.30% per annum on account balance
Nationwide	509,874	2.40% per annum on balance
Petty Cash	176	
	1,249,967	

DEBTOR ANALYSIS

Factoring Arrears	41,387
Rent Arrears	124,500
Prepayments	78,279
Insurance Claims	27,498
Tenant Recharges	2,653
Parking Permits	378
Overnewton Community Centre	41,729
Prov for Bad Debts	-103,631
	212,793

CREDITOR ANALYSIS (amounts due within one year)

Purchase Ledger	82,719
Creditors	90,564
Rent Prepayments	110,354

Factoring Prepayments	150,217
Overnewton Resident Fund Furniture and Equipment	22,772
Overnewton Resident Fund	9,863
Glasgow City Council Right to Buy Refund	274,402
	740,891
Loans due within 1 year	67,228
Deferred Grant within 1 year	370,972
	1,179,091

CREDITOR ANALYSIS (amounts due after one year)

Triodos Loan	864,808
Deferred Capital Grants	7,456,565
SHAPS deficit	249,842
	8,571,215