

**ALDERNEY HOUSING ASSOCIATION LIMITED**

**MANAGEMENT ACCOUNTS**

**FOR THE PERIOD ENDED**

**31 December 2021**

**ALDERNEY HOUSING ASSOCIATION LIMITED**  
**Management Accounts**  
**Revenue Account**  
**31 December 2021**

Previous Year Total		Current Year Year to Date	% Variation		Budget Total
			Prev.Yr	Budget	
375,978	Rental properties	382,704	1.79%	-0.19%	383,434
1,910	Partial ownership properties	1,980	3.66%	-13.16%	2,280
7,072	Managed Property Income	7,218	0.00%	0.01%	7,217
0	Disposal of fixed assets	-			0
56,614	Grant income	56,613	0.00%	0.00%	56,613
<u>441,574</u>	<b>Total</b>	<u>448,515</u>	<u>1.57%</u>	<u>-0.23%</u>	<u>449,544</u>
-103,854	Investment	-101,277	-2.48%	-0.21%	-101,487
166,482	Property expenses	177,796	6.80%	-20.95%	224,903
14,585	Professional expenses	16,463	12.88%	2.25%	16,100
150	Marketing expenses	0	0.00%	-100.00%	200
4,581	Establishment expenses	6,152	34.29%	-6.86%	6,605
26,454	Administration expenses	30,121	13.86%	8.06%	27,875
36,155	Personnel expenses	39,637	9.63%	6.76%	37,127
2,997	Management expenses	3,225	7.61%	-12.86%	3,700
<u>251,404</u>	<b>Total</b>	<u>273,394</u>	<u>8.75%</u>	<u>-13.62%</u>	<u>316,510</u>
<b>86,316</b>	<b>Revenue Account Balance</b>	<b>73,844</b>	<b>-14.45%</b>	<b>134.08%</b>	<b>31,547</b>

**ALDERNEY HOUSING ASSOCIATION LIMITED**  
**Management Accounts**  
**Income and Expenditure Account**  
**31 December 2021**

	Actual 2021 £	Budget Total 2021 £	Variance 2021 £	Actual 2020 £	2019	2018 £
<b>Property income</b>						
Rental properties	387,318	387,434	( 116)	379,523	374,026	347,300
Rent void	( 4,614)	( 4,000)	( 614)	( 3,545)	( 3,249)	(7,006)
Partial ownership	1,489	1,489	-	1,332	1,306	1,270
Partial ownership service charge	491	791	( 300)	578	653	594
Rental Income Managed Properties	5,574	5,573	1	5,460	-	-
Whitegates Management Fee Income	1,644	1,644	-	1,612	93	-
Transfer to Whitegates Sinking Fund	-	-	-	-	( 306)	-
<b>Total property income</b>	<b>391,902</b>	<b>392,931</b>	<b>(1,029)</b>	<b>384,960</b>	<b>372,523</b>	<b>342,158</b>
<b>Total property expenses</b>	<b>177,796</b>	<b>224,904</b>	<b>(47,108)</b>	<b>166,482</b>	<b>179,315</b>	<b>173,282</b>
<b>Net property income</b>	<b>214,106</b>	<b>168,027</b>	<b>46,080</b>	<b>218,478</b>	<b>193,208</b>	<b>168,876</b>
<b>Disposal of fixed assets</b>						
Impairment of Land and buildings	-	-	-	-	(54,462)	-
Disposal - Land and buildings	-	-	-	-	(22,899)	-
	-	-	-	-	( 77,361)	-
<b>Income From Grants</b>						
Land Grant	44,973	45,449	( 476)	44,973	53,703	53,691
Development Grant	11,640	11,164	476	11,641	11,640	11,641
	56,613	56,613	0	56,614	65,343	65,332
<b>Total income</b>	<b>270,719</b>	<b>224,640</b>	<b>46,080</b>	<b>275,092</b>	<b>181,189</b>	<b>234,208</b>
<b>Revenue expenses</b>						
Professional						
- Audit external	11,867	11,250	617	11,701	10,578	10,531
- Bank charges	121	675	( 554)	171	675	546
- Legal	-	2,000	( 2,000)	-	1,684	1,750
- Research & Development	-	-	-	-	-	-
- Miscellaneous including valuation fee	4,475	2,175	2,300	2,713	6,000	-
Total professional	16,463	16,100	363	14,585	18,936	12,827
Marketing						
- Public relations	-	50	( 50)	-	-	-
- Advertising	-	50	( 50)	150	-	-
- Website	-	50	( 50)	-	-	-
- Miscellaneous	-	50	( 50)	-	-	-
Total marketing	-	200	( 200)	150	-	-
Establishment						
- Cleaning	-	50	( 50)	-	-	-
- IT maintenance	44	850	( 806)	-	-	-
- Depreciation	720	50	670	103	280	258
- Other Insurance	294	175	119	265	257	248
- Equipment maintenance	-	100	( 100)	-	-	-
- Rent	4,200	4,200	-	3,600	3,600	3,600
- Electricity	320	680	( 360)	317	522	431
- Water rates	296	300	( 4)	296	282	268
- Miscellaneous	278	200	78	-	13	0
Total establishment	6,152	6,605	( 453)	4,581	4,954	4,805
Administration						
- Board meetings	961	1,200	(239)	532	1,107	1,092
- Car hire/mileage	90	175	(85)	100	175	192
- Postage	120	150	(30)	124	118	86
- Printing and stationery	132	500	(368)	106	437	454
- Telephone and internet	636	550	86	610	546	483
- Bad debts	-	200	(200)	-	-	-
- Miscellaneous	24	100	(76)	429	33	65
- GHA administration fee	28,158	25,000	3,158	24,553	26,834	19,722
Total administration	30,121	27,875	2,246	26,454	29,250	22,094
Personnel						
- Salaries	36,996	34,500	2,496	33,823	33,160	32,194
- Social security	2,442	2,277	165	2,232	2,189	2,125
- Recruitment	-	-	-	-	-	-
- Training	-	250	(250)	-	-	-
- Miscellaneous	199	100	99	100	-	-
Total personnel	39,637	37,127	2,510	36,155	35,349	34,319
<b>Total revenue expenses</b>	<b>92,373</b>	<b>87,907</b>	<b>4,466</b>	<b>81,925</b>	<b>88,489</b>	<b>74,045</b>
<b>Other expenses</b>						
Insurance	3,225	3,300	(75)	2,983	2,903	2,668
Travel & Subsistence	-	300	(300)	-	-	-
Training	-	-	-	-	-	-
Management	-	-	-	-	-	-
Miscellaneous	-	100	(100)	14	-	-
Other expenses sub-total	3,225	3,700	( 475)	2,997	2,903	2,668
Less: Allocated to development	-	-	-	-	( 6,481)	(6,864)
<b>Total other expenses</b>	<b>3,225</b>	<b>3,700</b>	<b>(475)</b>	<b>2,997</b>	<b>( 3,578)</b>	<b>( 4,196)</b>
<b>Total non-property costs</b>	<b>95,598</b>	<b>91,607</b>	<b>3,991</b>	<b>84,922</b>	<b>84,911</b>	<b>69,849</b>
<b>Operating surplus</b>	<b>175,122</b>	<b>133,033</b>	<b>42,090</b>	<b>190,170</b>	<b>96,278</b>	<b>164,359</b>
<b>Finance</b>						
Bank interest receivable	10	50	( 40)	31	71	-
Loan Interest Payable	( 100,787)	( 100,787)	-	( 103,135)	( 52,422)	-
Overdraft interest	-	( 250)	250	-	( 45,368)	( 81,677)
Overdraft arrangement fees	( 500)	( 500)	-	( 750)	( 500)	( 30,000)
<b>Net interest (payable)/receivable</b>	<b>( 101,277)</b>	<b>( 101,487)</b>	<b>210</b>	<b>( 103,854)</b>	<b>( 98,219)</b>	<b>( 111,677)</b>
<b>Net surplus for the period</b>	<b>73,844</b>	<b>31,546</b>	<b>42,299</b>	<b>86,316</b>	<b>( 1,941)</b>	<b>52,682</b>

**ALDERNEY HOUSING ASSOCIATION LIMITED**  
**Management Accounts**  
**Balance Sheet**  
**31 December 2021**

	31 December 2021 £	31 December 2020 £	2019	2018 £	2017 £
<b>Assets</b>					
Land and buildings	7,883,109	7,987,561	8,045,912	8,513,109	7,914,170
Fixed assets	2,927	103	171	301	559
Cash at bank	123,512	54,345	25,838	(2,637,253)	(2,069,455)
Debtors	22,247	25,460	24,184	25,650	30,868
<b>Total assets</b>	<b>8,031,795</b>	<b>8,067,469</b>	<b>8,096,105</b>	<b>5,901,807</b>	<b>5,876,143</b>
<b>Liabilities</b>					
Long term loans	2,738,723	2,804,985	2,868,898	0	0
Retentions	13,445	13,445	13,445	25,812	5,779
Grant Liability	3,673,919	3,730,532	3,787,146	4,428,979	4,494,310
Creditors	60,394	47,037	41,462	59,921	41,641
Income account	1,545,314	1,471,470	1,385,154	1,387,095	1,334,413
<b>Total liabilities</b>	<b>8,031,795</b>	<b>8,067,469</b>	<b>8,096,105</b>	<b>5,901,807</b>	<b>5,876,143</b>

**Management Accounts**  
**Debtors & Creditors**  
**31 December 2021**

	2021	2020
<b>Debtors</b>	<b>GBP</b>	<b>GBP</b>
Rent due	2,417	1,641
Prepaid Latent Defect Insurance	8,780	10,407
Prepaid Property Insurance	8,619	8,082
Prepaid Establishment Insurance	193	157
Prepaid other insurance	1,988	1,806
Prepaid overdraft arrangement fee	250	250
Prepaid Rates	-	
Whitegates Sinking Fund	-	3,118
<b>Total</b>	<b>22,247</b>	<b>25,461</b>

<b>Creditors</b>	<b>GBP</b>	<b>GBP</b>
	-	-
	-	5,693
Audit fee 2021	11,782	-
Valuation fee (due December 2022)	5,000	2,500
Property Accruals	1,804	3,727
Overhead Accruals	244	106
Alderney recharge	28,668	24,872
Prepaid Tennant balances	10,306	7,191
Salary Creditors	-	2,807
PO Sinking Fund	441	143
Whitegates sinking fund	2,150	
Occupiers rates	-	
<b>Total</b>	<b>60,395</b>	<b>47,039</b>

**Whitegates Sinking Fund**

Balance from 31 December 2019	0	306
deficit on account transferred 2020	-3118	-3424
Current 2021 balance	5268	0
Balance from 31 December 2021	<b>2150</b>	<b>-3118</b>

**ALDERNEY HOUSING ASSOCIATION LIMITED**  
**Management Accounts**  
**Key Figures**  
**31 December 2021**

	31 December 2021	Rental Properties 31 December 2020	31 December 2019	31 December 2018	31 December 2017	31 December 2016
	TOTAL £	TOTAL £		TOTAL £	TOTAL £	TOTAL £
Income	390,258	383,348	372,736	342,158	336,306	317,137
Expenditure	177,796	166,482	179,315	173,282	125,540	149,861
Debtors (tenant arrears)	2,417	1,641	2,915	4,121	8,627	10,984
Property expenses as a %age of rent income	45.56%	43.43%	48.11%	50.64%	37.33%	47.25%
Debtors as a % of rent income	0.62%	0.43%	0.78%	1.20%	2.57%	3.21%

**Summary**

	Actual 31 December 2021	Actual 31 December 2020	Actual 31 December 2019	Actual 31 December 2018	Actual 31 December 2017	Actual 31 December 2016
Total property expenses as a %age of total rent income	45.56%	43.43%	48.11%	50.64%	37.33%	47.25%
Total revenue expenses as a %age of total rent income	23.67%	21.37%	23.74%	21.64%	24.82%	33.06%
Total void rent as a %age of total rent income	1.18%	0.92%	0.87%	2.05%	1.50%	0.78%
Total tenants debtors as a %age of total rent income (annualised)	0.62%	0.43%	0.78%	1.20%	2.57%	3.21%

**Units of under Management**

	31 December 2021	31 December 2020	31 December 2019	31 December 2018	31 December 2017	31 December 2016
- General	0	0	0	0	0	0
- rented	53	53	53	59	59	59
- Shared ownership	1	1	1	1	1	1
- Other (leasehold)	1	1	1	0	0	0
Total	55	55	55	60	60	60

**Average costs per unit**

	31 December 2021 £	31 December 2020 £	31 December 2019	31 December 2018 £	31 December 2017	31 December 2016 £
- Property expenses	3,232.65	3,026.95	3,260.27	2,888.03	2,092.34	2,417.11
- Revenue expenses	1,679.50	1,489.55	1,608.88	1,234.09	1,391.41	1,371.44
- Management expenses	58.64	54.49	52.78	44.47	44.43	72.58
	4,970.79	4,570.99	4,921.93	4,166.59	3,528.18	3,861.13

**Arrears analysis**

	31 December 2021	31 December 2020	31 December 2019	31 December 2018	31 December 2017	31 December 2016
Number of current tenants with:						
- arrears over £1,000	0	0	0	0	2	2
- arrears between £500 and £999	2	0	1	4	3	10
- arrears between £250 and £499	2	2	3	1	11	7
- arrears less than £250 or prepaid	51	53	51	55	44	16
	55	55	55	60	60	35
Number of former tenants with:						
- arrears over £1,000	0	0	0	0	0	0
- arrears between £500 and £999	0	0	0	0	0	1
- arrears between £250 and £499	0	0	0	0	0	1
- arrears less than £250	0	1	0	0	1	0
	0	1	0	0	1	2

**ALDERNEY HOUSING ASSOCIATION LIMITED**  
**Management Accounts**  
**Rental Property Income and Expenditure**  
**31 December 2021**

31 December 2021 Property income	Rented Alexandra Court £	Rented Birdcage House £	Rented Birdcage Row £	Rented Birdcage Terrace £	Rented Butes House £	Rented Coastguards £	Rented Harbour House £	Rented 47 High Street £	Rented Le Banquage £	Rented Le Sable D'or £	Rented Roselle £	Rented Timber Row £	Rented The Butes £	Leasehold Whitegates Cottage £	Partial Ownership The Butes £	Unallocated £	Rental Properties 31 December 2021 TOTAL £
Rent receivable	59,635	25,972	34,751	21,930	20,227	52,254	12,212	5,619	7,676	17,112	7,307	33,947	88,677	5,574	1,489	-	394,381
Service charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	491	-	491
Transfer To Whitegates Sinking Fund	-	-	-	(281)	-	(2,033)	(980)	-	-	-	-	-	(1,320)	-	-	-	(4,614)
Rent void	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	<b>59,635</b>	<b>25,972</b>	<b>34,751</b>	<b>21,649</b>	<b>20,227</b>	<b>50,222</b>	<b>11,231</b>	<b>5,619</b>	<b>7,676</b>	<b>17,112</b>	<b>7,307</b>	<b>33,947</b>	<b>87,357</b>	<b>5,574</b>	<b>1,980</b>	<b>-</b>	<b>390,258</b>
<b>Property expenses</b>																	
Day to day repairs	2,090	691	1,930	493	488	1,157	968	992	1,418	199	75	1,149	2,161	306	-	-	14,117
Improvements	-	-	-	-	-	-	-	-	-	-	-	486	-	-	-	-	486
Cyclical maintenance	-	-	301	-	169	13,845	-	-	-	-	-	-	-	-	-	-	14,315
Service contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30	-	30
Communal - cleaning	-	96	-	-	-	-	-	-	-	-	-	-	731	-	91	-	919
Communal - electricity	-	60	-	-	114	-	-	-	-	-	-	-	350	-	30	-	554
Communal - fire prevention	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Communal - gardening	315	-	-	-	-	410	-	-	-	255	-	240	1,679	-	86	-	2,985
Refuse collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Rates	-	-	-	74	-	-	-	-	-	-	-	-	381	-	-	-	455
Insurance - property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,239	14,239
Insurance - latent defects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,627	1,627
Professional	-	-	-	-	-	-	-	-	-	-	-	-	-	-	185	-	185
Depreciation	15,156	6,590	15,046	5,072	812	26,692	525	219	309	9,850	251	-	31,260	-	496	-	112,278
Rates - (Occupiers & TRP)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,737	8,737
Void works	-	-	-	-	-	494	37	-	-	-	-	1,021	49	-	-	-	1,601
Sundry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer To Whitegates Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	5,268	-	-	5,268
	<b>17,561</b>	<b>7,437</b>	<b>17,276</b>	<b>5,640</b>	<b>1,583</b>	<b>42,599</b>	<b>1,530</b>	<b>1,210</b>	<b>1,727</b>	<b>10,304</b>	<b>326</b>	<b>2,896</b>	<b>36,611</b>	<b>5,574</b>	<b>919</b>	<b>24,603</b>	<b>177,796</b>
<b>Net property income</b>	<b>42,074</b>	<b>18,535</b>	<b>17,474</b>	<b>16,009</b>	<b>18,644</b>	<b>7,623</b>	<b>9,701</b>	<b>4,408</b>	<b>5,949</b>	<b>6,808</b>	<b>6,981</b>	<b>31,051</b>	<b>50,746</b>	<b>(0)</b>	<b>1,061</b>	<b>(24,603)</b>	<b>212,462</b>
Number of units	9	4	4	3	3	7	2	1	1	2	1	4	12		1		55
Total void costs (rent loss and repair)	-	-	-	281	-	2,527	1,017	-	-	-	-	1,021	1,369	-	-	-	6,215
Cost per unit including depreciation	2,399	2,307	4,766	2,327	975	6,533	1,212	1,658	2,174	5,599	773	1,171	3,498		1,366		3,233
Cost per unit excluding depreciation	715	659	1,005	636	704	2,720	950	1,439	1,866	674	522	1,171	893		870		1,191

**ALDERNEY HOUSING ASSOCIATION LIMITED**  
**Management Accounts**  
**Land and Buildings**  
**31 December 2021**

Land and Completed Development		Held for Letting TOTAL	Part Ownership TOTAL	TOTAL
<b>Costs Land &amp; Buildings:</b>	brought forward	290,769	7,420	298,189
	transfers	-	-	-
	disposals	-	-	-
	carried forward	<u>290,769</u>	<u>7,420</u>	<u>298,189</u>
				-
<b>Land Grant:</b>	brought forward	3,373,009	-	3,373,009
	acquisitions/transfers	-	-	-
	disposals	-	-	-
	carried forward	<u>3,373,009</u>	<u>-</u>	<u>3,373,009</u>
				-
<b>Costs Development:</b>	brought forward	4,772,076	37,237	4,809,313
	acquisitions/transfers	28,852	-	28,852
	additions	15,295	-	15,295
	disposals	-	-	-
	carried forward	<u>4,816,224</u>	<u>37,237</u>	<u>4,853,461</u>
				-
<b>Depreciation:</b>	brought forward	( 526,403)	( 2,870)	( 529,273)
	Charge	( 111,781)	( 496)	( 112,278)
	disposals	-	-	-
	Carried forward	<u>( 638,184)</u>	<u>( 3,366)</u>	<u>( 641,551)</u>
				-
<b>NET BOOK VALUE</b>		<b>£ 7,841,818</b>	<b>41,291</b>	<b>7,883,109</b>
				-
<b>Incomplete Development:</b>		<b>Held for Letting TOTAL</b>	<b>Part Ownership TOTAL</b>	<b>TOTAL</b>
<b>Costs Land &amp; Buildings:</b>	brought forward	1	-	1
	acquisitions	-	-	-
	transfers	-	-	-
	carried forward	<u>1</u>	<u>-</u>	<u>1</u>
				-
<b>Land Grant:</b>	brought forward	-	-	-
	disposal	-	-	-
	transfers	-	-	-
	carried forward	<u>-</u>	<u>-</u>	<u>-</u>
				-
<b>Incomplete Development Expenses</b>				
<b>Costs:</b>	brought forward	36,322	-	36,322
	development	6,376	-	6,376
	Transferred	( 28,852)	-	( 28,852)
	carried forward	<u>13,846</u>	<u>-</u>	<u>13,846</u>
				-
<b>Transferred to Completed Development</b>		-	-	-
				-
<b>NET BOOK VALUE</b>		<b>£ 13,847</b>	<b>-</b>	<b>13,847</b>



**ALDERNEY HOUSING ASSOCIATION LIMITED**  
**Management Accounts**  
**Land and Buildings**  
**31 December 2021**

Land and Completed Development		Alexandra Court	Birdcage House	Birdcage Row	Birdcage Terrace	Butes House	Coastguards	Harbour House	47 High Street	Le Rannouge	Le Sable D'or	Roselle	Timber Row	The Butes (GHD)	Unallocated	Held for Letting TOTAL
<b>Costs Land &amp; Buildings: (1000)</b>	brought forward	160	0	0	0	0	0	0	0	0	0	0	0	290,609	0	290,769
	transfer disposals															0
	carried forward	160	0	0	0	0	0	0	0	0	0	0	0	290,609	0	290,769
<b>Land Grant: (1005)</b>	brought forward	743,601	328,148	375,915	215,348	239,856	507,259	136,613	97,071	94,495	75,476	119,319	439,908	0	0	3,373,009
	transfer disposals															0
	carried forward	743,601	328,148	375,915	215,348	239,856	507,259	136,613	97,071	94,495	75,476	119,319	439,908	0	0	3,373,009
<b>Costs Development: (1010)</b>	brought forward	507,597	218,555	700,122	178,141	40,641	1,152,044	5,975	5,733	7,186	492,435	5,208	0	1,458,439	0	4,772,076
	transfer	0	0	0	0	0	28,852	0	0	0	0	0	0	0	0	28,852
	additions	2,487	0	0	0	0	1,655	5,231	1,192	775	0	0	0	3,957	0	15,295
	disposals carried forward	510,084	218,555	700,122	178,141	40,641	1,182,551	11,206	6,925	7,961	492,435	5,208	0	1,462,396	0	4,816,224
<b>Depreciation: (1020)</b>	brought forward	(104,128)	(29,040)	(82,355)	(21,966)	(2,135)	(51,658)	(199)	(1,285)	(1,998)	(55,778)	(1,812)	0	(174,049)	0	(526,403)
	Charge	(15,156)	(6,590)	(15,046)	(5,072)	(812)	(26,692)	(525)	(219)	(309)	(9,850)	(251)	0	(31,260)	0	(111,781)
	disposal															0
	Carried forward	(119,284)	(35,630)	(97,401)	(27,038)	(2,947)	(78,350)	(724)	(1,504)	(2,307)	(65,628)	(2,063)	0	(205,309)	0	(638,184)
<b>NET BOOK VALUE</b>	£	<b>1,134,561</b>	<b>511,073</b>	<b>978,636</b>	<b>366,451</b>	<b>277,550</b>	<b>1,611,460</b>	<b>147,095</b>	<b>102,492</b>	<b>100,149</b>	<b>502,283</b>	<b>122,464</b>	<b>439,908</b>	<b>1,547,697</b>	<b>-</b>	<b>7,841,818</b>
		<b>1,253,845</b>	<b>546,703</b>	<b>1,076,037</b>	<b>393,489</b>	<b>280,497</b>	<b>1,689,810</b>	<b>147,819</b>	<b>103,996</b>	<b>102,456</b>	<b>567,911</b>	<b>124,527</b>	<b>439,908</b>	<b>1,753,005</b>		
<b>Incomplete Development Land</b>		<b>INCOMPLETE DEVELOPMENT</b>														<b>TOTAL</b>
		Platte Saline	Whitegates	Birdcage House	Birdcage Terrace	Coastguards	Birdcage Row									
<b>Costs: (1050)</b>	brought forward	1														1
	acquisitions															0
	transfers															0
	carried forward	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<b>Grant: (1060)</b>	brought forward	0	0													0
	acquisitions															0
	Write off/Disposal	0	0													0
	transfers carried forward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>NET BOOK VALUE</b>	£	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Incomplete Development Expenses</b>		<b>INCOMPLETE DEVELOPMENT COSTS</b>														
<b>Costs:</b>	brought forward	0	0	0	0	36,322										36,322
	development					6,376										6,376
	Transferred to complete					(28,852)										(28,852)
	Expensed					(13,846)										(13,846)
carried forward	0	0	0	0	(0)	0	0	0	0	0	0	0	0	0	(0)	
<b>Transferred to Completed Development</b>																0
<b>NET BOOK VALUE</b>	£	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>

**ALDERNEY HOUSING ASSOCIATION LIMITED**  
**Management Accounts**  
**Land and Buildings**  
**31 December 2021**

<b>Land and Completed Development</b>		<b>The Butes (GHD)</b>	<b>Unallocated</b>	<b>TOTAL</b>
<b>Costs Land &amp; Buildings: (1000)</b>	brought forward	7,420		<b>7,420</b>
	transfer			-
	disposals	0		-
	carried forward	<u>7,420</u>	0	<u><b>7,420</b></u>
<b>Land Grant: (1005)</b>	brought forward	0		-
	transfer	0		-
	disposals	0		-
	carried forward	<u>0</u>	0	<u>-</u>
<b>Costs Development: (1010)</b>	brought forward	37,237		<b>37,237</b>
	transfer	0		-
	additions	0		-
	disposals	0		-
	carried forward	<u>37,237</u>	0	<u><b>37,237</b></u>
<b>Depreciation: (1020)</b>	brought forward	(2,870)		(2,870)
	Charge	(496)		(496)
	disposals	0		-
	Carried forward	<u>(3,366)</u>	0	<u>(3,366)</u>
<b>NET BOOK VALUE</b>		<b>£ 41,291</b>	<b>-</b>	<b>41,291</b>