

Registration number 310139

Sophia Housing Association Limited

(a company limited by guarantee and not having a share capital)

Directors' report and financial statements

for the year ended 31 December 2015

Sophia Housing Association Limited
(a company limited by guarantee and not having a share capital)

Company information

Chief Executive	Declan Dunne
Directors	Helena O'Donoghue Felix McKenna Gráinne Hilton Una Coleman John Duffy Jean Quinn Eammon Martin Karl McDonagh (appointed 20 November 2015) Denis Donerty (appointed 20 November 2015)
Secretary	Felix McKenna
Company number	310139
Charity number	CHY 13516
Registered office and business address	25 Cork Street Dublin 8
Auditors	ECOVIS BBT Suites D3/D4, The Cubes Offices Beacon South Quarter Sandyford Dublin 18
Bankers	Bank of Ireland Walkinstown Dublin 12
Solicitors	Helen O'Boyle & Co. Solicitors 64 Booterstown Avenue Booterstown Co. Dublin

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Sophia Housing Association Limited
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Directors' report
for the year ended 31 December 2015

The directors present their report and the financial statements for the year ended 31 December 2015. The company is a registered charity and hence this report and the financial statements are presented in a form which complies with the requirements of the Companies Act 2014. In addition, although not obliged to comply with the Statement of Recommended Practice (SORP) as issued by the Charity Commissioners for England and Wales in October 2005 (updated July 2008), the board has strived to adhere to its recommendations where practicable.

Principal activity

Sophia Housing Association Limited ("Sophia") is a weaving of holistic support for vulnerable persons to enable them to become aware of their own inner strengths and potential, so that they may participate fully in society. The principal activity of the company is that of the provision of affordable housing enabling all persons to live independent lives with varying degrees of support.

Realising our vision

Sophia provides different types of accommodation for people who are "out of home" or persons with special needs:

(a) **Support services**

Individual support, programmes, group work and outreach.

(b) **Nurturing centres for children**

Sophia operates childcare services and is committed to providing a safe, high quality, hygienic, stimulating, caring and holistic environment where children can reach their full potential, physically, intellectually, linguistically, emotionally and socially.

(c) **Training**

We support people to pursue educational and professional goals that can lead to self development, employment and economic independence.

(d) **Collaboration**

Sophia works alongside other not for profit organisations, government agencies, health care providers, local authorities, religious congregations and local area resource groups to support a partnership approach to creating healthy communities.

(e) **Wisdom/Conference Centre**

The central focus of our housing development in Cork Street is the Wisdom Centre. It is the creative centrepiece of our Cork Street project and represents our innovative approach to caring for the physical, social, educational and spiritual needs of all persons living at Sophia Housing in Cork Street and the wider community. Sophia has put together a programme and brochure to promote the Wisdom Centre and for the former church which is now a conference centre and for a large meeting/conference room. These centres are available to tenants and staff, and are open to outside groups.

(f) **Department of Social Protection (DSP) community employment scheme**

Sophia has a very significant and worthwhile community employment scheme through DSP. This ensures that the company is able to deliver value for money in the operation of its projects and the participants on the scheme operate in areas such as maintenance, reception, childcare, caretaking, care assistants, catering and hygiene. The programme also provides very good work experience and training to the participants.

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for the year ended 31 December 2015

Fundraising

Government funding has been the subject of year on year reduction in grants. Our current funding arrangements are for a proportion of total costs of operating our services. There is an expectation from our funders that we actively raise funds from other sources to make up the balance.

Development

Sophia has projects in Cork Street Dublin, Sean McDermott Street Dublin, Donabate, Tallaght, Churchtown, Greystones, Cork, Sligo, Tubbercurry and Limerick.

Building works were completed on the project in Sean McDermott Street, Dublin in 2015 and tenants are now in place in 18 self-contained apartments for couples.

Due to our experience and level of service provided to the community, Sophia has been asked to work with more persons and families with more complex needs, consequently the number of qualified care professionals employed by Sophia has grown by 42%.

The transfer of two properties in Castlecomer, Co Kilkenny to Sophia is underway following the generous donation of the properties by the Presentation Sisters. A feasibility study is being conducted into the development of accommodation utilising a site and property being donated by the Presentation Sisters and the local Parish in Portarlington.

Sophia purchased a property in Rathbraughan Line, Sligo in 2016 using CAS funding to provide accommodation for people moving out of congregated settings. This is in partnership with the HSE who provide support to the tenants.

Sophia has been nominated by Dublin City Council and the Mercy Sisters to manage and provide support for 27 two and three bed units at Mourne Road, Drimnagh. The site is being provided by the Mercy Sisters and it is planned that rapid build housing will be developed on it.

Sophia is currently exploring other projects in the Midlands and Tallaght. Discussions are also underway regarding the donation of a number of significant sites.

Governance

Sophia is committed to meeting all Governance and Regulatory requirements for the Housing Sector and the Not for Profit sector.

Sophia has signed up to the Charter of Commitments for Approved Housing Bodies issued by the Department of Community, Environment and Local Government. Sophia is committed to examining the organisation's practice against the Charter on an annual basis.

In relation to The Governance Code for Community and Voluntary Organisations in Ireland, Sophia has made the decision to adopt and in due course comply with the Code and is in the process of completing the identified actions in order to ensure compliance.

Sophia is fully committed to achieving the standards contained within the Statement of Guiding Principles for Fundraising.

Principal risks and uncertainties

Like many voluntary bodies, Sophia is dependent on statutory funding, donations and fundraising. In the current economic climate, income levels, particularly from the statutory bodies, cannot be guaranteed and we have seen reductions, particularly from the HSE, over the last number of years. It has not been possible to match increasing costs as grant income remains static.

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Directors' report
for the year ended 31 December 2015

Results

The net surplus for the year was €39,104 (2014 - deficit €78,428). A transfer of €19,873 (2014: €21,182) was made to the sinking fund reserve.

A number of donations were received from religious orders and corporate bodies in 2015 which contributed to the small surplus for the year.

Unlike other projects, Sophia is not in receipt of any grants in relation to staffing the project in Tubbercurry or towards any directly related project expenditure. This has proved to be a significant challenge and impacted on the financial results for the year. Requests for funding have been made to the local authority and the HSE.

Directors and Secretary and their interests

In accordance with the Articles of Association, the following directors retired by rotation at the AGM, and being eligible, offered themselves for re-election: Helena O'Donoghue, Grainne Hilton, Una Coleman, Denis Doherty and Karl McDonagh.

Denis Doherty, Chairperson, and Karl McDonagh were appointed as directors on 24 November 2015.

Accounting records

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records are located at the company's office at 25 Cork Street, Dublin 8.

Auditors

The auditors, ECOVIS BBT, have indicated their willingness to continue in office in accordance with the provisions of Section 383(2) of the Companies Act, 2014.

On behalf of the board

John Duffy
Director

Jean Quinn
Director

Date:

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Statement of directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland.

Irish company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with Irish Generally Accepted Accounting Practice (accounting standards issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland). Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the surplus or deficit of the company for that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and surplus or deficit of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and directors' report comply with the Companies Act 2014 and enable the financial statements to be audited. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the board

John Duffy
Director

Jean Quinn
Director

Date:

Sophia Housing Association Limited
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Independent auditors' report to the members of Sophia Housing Association Limited

We have audited the financial statements of Bremore Lodge Management Company Limited for the year ended 31 December 2015 which comprise the income and expenditure account, the balance sheet, the cash flow statement, the accounting policies and the related notes. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and accounting standards issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland (Generally Accepted Accounting Practice in Ireland).

This report is made solely to the company's members, as a body, in accordance with Section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view and otherwise comply with the Companies Act 2014. Our responsibility is to audit and express an opinion on the financial statements in accordance with Irish law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practice Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Directors' Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2015 and of its results for the year then ended; and
- have been properly prepared in accordance with Generally Accepted Accounting Practice in Ireland and in particular with the requirements of the Companies Act 2014 and the European Communities (Companies: Group Accounts) Regulations, 1992.

Matters on which we are required to report by the Companies Act 2014

- We have obtained all the information and explanations which we consider necessary for the purposes of our audit.
- In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited.
- The financial statements are in agreement with the accounting records.
- In our opinion the information given in the Directors' Report is consistent with the financial statements.

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Matters on which we are required to report by exception

We have nothing to report in respect of the provisions in the Companies Act 2014 which require us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by Sections 305 to 312 of the Act are not made.

William D Spicer
for and behalf of
ECOVIS BBT
Chartered Accountants and Statutory Audit Firm
Suites D3/D4, The Cubes Offices
Beacon South Quarter
Sandyford
Dublin 18

Date:

Sophia Housing Association Limited
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Statement of financial activities
for the year ended 31 December 2015

	Notes	Endowment funds €	Restricted funds €	Unrestricted funds €	2015 €	2014 €
Incoming resources						
Revenue based grants	3	-	2,041,688	-	2,041,688	1,793,675
DSP community employment		-	1,018,083	-	1,018,083	912,905
Rents and service charges		-	-	494,423	494,423	439,940
Donations and fund raising income		-	91,453	136,539	227,992	213,556
Gain on write-off of funding received for discontinued project		-	112,726	-	112,726	-
Catering		-	-	62,508	62,508	51,765
Nurturing and wisdom centre fees		-	-	57,838	57,838	44,438
Interest receivable and similar income	4	-	-	66	66	50
Total incoming resources		-	3,263,950	751,374	4,015,324	3,456,329
Resources expended						
Support and services for persons/families in housing projects		-	(2,460,750)	(451,231)	(2,911,978)	(2,786,019)
Finance and administration		-	(262,968)	(220,985)	(483,953)	(338,521)
Repairs and maintenance		-	(210,241)	(23,047)	(233,288)	(197,927)
Loss on write-off cost of development of discontinued project		-	(158,578)	-	(158,578)	-
Depreciation		(7,944)	(62,094)	-	(70,037)	(97,536)
Fundraising and events costs		-	(32,880)	(14,700)	(47,581)	(60,750)
Catering		-	(23,816)	(2,724)	(26,540)	(29,030)
Research, development and education		-	(23,222)	(2,656)	(25,878)	(15,733)
Legal fees		-	(15,129)	(2,673)	(17,802)	(1,145)
Interest payable and similar charges	5	-	-	(583)	(583)	(5,002)
Loss on disposal of assets		-	-	-	-	(3,094)
Total resources expended		(7,944)	(3,249,678)	(718,599)	(3,976,221)	(3,534,757)
(Deficit)/surplus in year	16	(7,944)	14,272	32,775	39,103	(78,428)

The financial statements were approved by the board and authorised for issue on .

John Duffy
Director

Jean Quinn
Director

Sophia Housing Association Limited
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Balance sheet
as at 31 December 2015

	Notes	€	2015 €	€	2014 €
Fixed assets					
Housing properties	9		44,557,031		43,739,524
Less: CAS/CLSS loans	9		(37,939,363)		(37,082,174)
			<u>6,617,668</u>		<u>6,657,350</u>
Other tangible assets	10		443,492		509,203
Financial assets	11		9		9
			<u>7,061,169</u>		<u>7,166,562</u>
Current assets					
Debtors	12	394,814		428,206	
Cash at bank and in hand		1,192,316		835,858	
		<u>1,587,130</u>		<u>1,264,064</u>	
Creditors: amounts falling due within one year					
	13	(1,049,794)		(870,054)	
Net current assets			<u>537,336</u>		<u>394,010</u>
Total assets less current liabilities					
			7,598,505		7,560,572
Creditors: amounts falling due after more than one year					
	14		(585)		(1,755)
Net assets			<u><u>7,597,920</u></u>		<u><u>7,558,817</u></u>
Reserves					
Sinking fund	16		111,055		91,182
Accumulated funds					
- endowment	16		357,417		365,361
- restricted	16		6,523,111		6,528,712
- unrestricted	16		606,337		573,562
Retained funds	17		<u><u>7,597,920</u></u>		<u><u>7,558,817</u></u>

The financial statements were approved by the board and authorised for issue on .

John Duffy
Director

Jean Quinn
Director

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Cash flow statement
for the year ended 31 December 2015

	Notes	2015 €	2014 €
Reconciliation of surplus/(deficit) in year to net cash flow from charitable activities			
Surplus/(deficit) in the year		39,103	(78,428)
Depreciation of tangible assets		70,039	97,536
Loss on disposal of tangible assets		-	3,094
Gain on write-off of CAS/CLSS funding received for discontinued project		(112,726)	-
Loss on write-off of cost of development of discontinued project		158,578	-
Interest payable and similar charges		583	5,002
Deposit interest receivable		(66)	(50)
Movement in debtors		33,392	139,722
Movement in creditors		181,321	192,371
Net cash inflow from charitable activities		<u>370,222</u>	<u>361,002</u>
Cash flow statement			
Net cash inflow from charitable activities		370,222	361,002
Returns on investments and servicing of finance	18	(517)	(4,952)
Capital expenditure	18	(4,326)	(19,884)
Cash flow movement on properties acquired during the year	9	(6,170)	(1,589)
		<u>359,209</u>	<u>334,577</u>
Financing	18	(2,758)	58,150
Increase in cash in the year		<u>356,451</u>	<u>392,727</u>
Reconciliation of net cash flow to movement in net funds 19			
Increase in cash in the year		356,451	392,727
Net cash outflow/(inflow) from decrease/(increase) in debt and lease financing		2,758	(58,150)
Change in net funds resulting from cash flows		<u>359,209</u>	<u>334,577</u>
New finance lease		-	(3,801)
Change in net funds		359,209	330,776
Net funds at beginning of year		723,609	392,833
Net funds at end of year		<u>1,082,818</u>	<u>723,609</u>

Sophia Housing Association Limited
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Notes to the financial statements
for the year ended 31 December 2015

1. Governing body

The governing body of the company is the Executive Committee which comprises directors duly appointed in writing by the subscribers to the Memorandum of Association.

The Company was granted Approved Status by the Department of the Environment as a housing body under Section 6 of the Housing (Miscellaneous Provisions) Act, 1992 for the purposes of voluntary housing.

The Company is affiliated to the Irish Council for Social Housing and The Disability Federation of Ireland.

2. Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Accounting convention

The financial statements have been prepared in accordance with accounting standards generally accepted in Ireland and Irish Statute comprising the Companies Act 2014. Accounting standards generally accepted in Ireland in preparing financial statements giving a true and fair view are those published by Chartered Accountants Ireland and issued by the Financial Reporting Council. The financial statements have been prepared under the historical cost convention and the revised Statement of Recommended Practice (SORP), Accounting and Reporting by Charities (Revised 2008) ("Charities SORP"). The financial statements do however depart from the Charities SORP in regard to the accounting for CAS/CLSS loans and in regard to the recognition of income.

The departure arises as a result of aspects of the financial statements being prepared in accordance with the Statement of Recommended Practice (SORP), Accounting by Registered Social Landlords (Revised 2010) ("Landlords SORP"). CAS/CLSS loans have been accounted for using the Landlords SORP as the directors believe it to be the most appropriate method of accounting for these instruments.

The financial impact on the financial statements if the company was to adopt the Charities SORP to account for CAS/CLSS loans would result in the cumulative restricted reserves and net assets of the company increasing by the carrying value of the CAS/CLSS loans disclosed in note 9 to the financial statements.

Consolidated financial statements

The directors have elected to avail of the exemption under Section XXX of the Companies Act 2014 from the requirement to prepare consolidated financial statements.

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Notes to the financial statements
for the year ended 31 December 2015

Tangible fixed assets and depreciation

Fixed assets are stated at cost less accumulated depreciation. Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

Housing properties financed by way of CAS/CLSS	-	Nil (see below)
Housing properties	-	2% straight line
Fixtures, fittings and equipment	-	15% straight line
Cork Street fit out	-	15% straight line
Computers	-	15% straight line
Motor Vehicles	-	20% straight line

Housing properties

Depreciation is not provided on housing properties on the basis that these properties have been financed by way of CAS/CLSS loans which remain repayable in full for a period of twenty to thirty years, after which they are relieved in full (see below). Expenditure on these properties is capitalised as incurred.

Capital Assistance Scheme/Capital Loan and Subsidy Scheme ("CAS/CLSS") loans

CAS/CLSS loans have not been amortised on the basis they remain repayable in full for a period of twenty to thirty years from the date of advance. On completion of the loan period, provided certain conditions are met, the loans and interest, if applicable, are relieved in full and will be released to reserves.

Impairments

The carrying values of tangible fixed assets and depreciation are reviewed annually for impairments if events or changes in circumstances indicate the carrying value may not be recoverable.

Taxation

There is no tax charge for the year as the company is registered with the Revenue Commissioners as a charity and is not trading for the acquisition of gain by the members.

Financial assets

Fixed asset investments are stated at cost less provision for permanent diminution in value.

Leasing and hire purchase commitments

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible assets and depreciated over the shorter of the lease term and their useful lives. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce constant periodic rates of charge on the net obligations outstanding in each period.

Recognition of income and capital contributions

Income is recognised on an accruals basis.

Restricted contributions and donations are recorded in or deferred to the period in which the related expenditure is charged. In accordance with best practice, fundraising income is shown gross without deduction of any overhead costs involved in raising such funds.

All unrestricted income and donations are included in the financial statements on the basis of amounts received and receivable.

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Notes to the financial statements
for the year ended 31 December 2015

Grants

Grants received to fund non-capital expenditure are credited to the statement of financial activities in the period in which the related expenditure is incurred. Grants due but not received at the year end are included as "grant income receivable" in the balance sheet. Grants received which relate to expenditure not yet incurred are deferred and included under "deferred grant income" in the balance sheet. Grants received to fund capital expenditure are deducted from the cost of the related asset, with a consequent reduction in the annual depreciation charge.

Pensions

The company contributes to the pension schemes of a number of its employees. These schemes are regarded as defined contribution schemes for the purposes of the Pensions Act 1990. Payments are made directly to pension trusts which are financially separate from the company and are charged to the statement of financial activities in the year in which they become payable.

Reserves

Restricted funds (including endowment funds)

Restricted funds are funds subject to specific trusts, which may be declared by the donor(s) or with their authority or created through legal process, but are still within the wider objectives of the company's charitable activities. Restricted funds may be restricted income funds, which are expendable at the discretion of the company in furtherance of some particular aspect(s) of its charitable objectives, or they may be capital funds, where the assets are required to be invested, or retained for actual use, rather than expended.

Unrestricted funds

Unrestricted funds are expendable at the discretion of the company in furtherance of its charitable objectives.

Sinking funds

The sinking fund is a fund established for the purpose of discharging expenditure of a non-recurring nature on housing properties.

3. Revenue based grants	2015	2014
	€	€
Dublin City Council	373,977	373,853
HSE South Western Dublin Area	329,445	329,444
Cork City Council	265,006	222,058
Fingal County Council	165,332	165,332
HSE Northern Dublin Area	161,320	161,321
Dun Laoghaire Rathdown County Council	157,350	157,351
DCC Sean Mc Dermott Street	126,693	-
South Dublin County Council	113,666	113,667
South Hill regeneration, Limerick	96,000	96,000
Management and maintenance grants	78,453	49,252
HSE Southern Cork Area	47,097	47,097
HSE East Coast Area	35,816	35,816
HSE Southern Dublin Area	31,085	28,221
Pobal childcare	30,896	14,263
Income leased dwelling Cairns Hill	29,552	-
	<u>2,041,688</u>	<u>1,793,675</u>

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Notes to the financial statements
for the year ended 31 December 2015

4. Interest receivable and similar income	2015	2014
	€	€
Deposit interest	66	50
	<u>66</u>	<u>50</u>

5. Interest payable and similar charges	2015	2014
	€	€
On bank loans and overdrafts	431	4,888
Lease finance charges and hire purchase interest	152	114
	<u>583</u>	<u>5,002</u>

6. Statutory and other information	2015	2014
	€	€
Net movement in funds for the year is stated after charging:		
Auditors' remuneration	12,082	13,785
Depreciation of tangible assets	70,037	97,536
Loss on disposal of tangible assets	-	3,094
	<u>82,119</u>	<u>114,415</u>

7. Staff numbers and costs

The average number of persons employed by the company during the year was as follows:

	2015	2014
	Number	Number
Social workers and administrators (DSP Community Employment)	68	64
Social workers and administrators	57	55
	<u>125</u>	<u>119</u>

The aggregate payroll costs of these person were as follows:

	2015	2014
	€	€
Wages and salaries	2,657,008	2,487,323
Social welfare costs	192,443	181,204
Pension costs	46,903	52,639
	<u>2,896,354</u>	<u>2,721,166</u>

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Notes to the financial statements
for the year ended 31 December 2015

8. Pension costs

The company operates a defined contribution pension scheme for certain employees. During the year, pension costs amounted to €46,903 (2014: €52,639). At 31 December 2015, the balance owed to the pension providers was €Nil (2014:€ Nil).

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Notes to the financial statements
for the year ended 31 December 2015

9. Housing properties and CAS/CLSS loans

		Housing properties		CAS/CLSS loans	
		2015	2014	2015	2014
		€	€	€	€
Cork Street	(i)	19,068,122	19,068,122	13,775,771	13,775,771
Portrane Road, Donabate	(ii)	4,958,787	4,958,787	3,735,027	3,735,027
Fortunestown, Tallaght	(iii)	4,414,759	4,414,759	4,414,759	4,414,759
Greystones, Co Wicklow	(iv)	1,568,437	1,568,437	1,568,430	1,568,430
Sullivan's Quay, Co Cork	(v)	1,580,230	1,580,230	1,556,751	1,556,751
Riverway Mews, Co Cork	(v)	878,072	878,072	860,487	860,487
Camberly House, Churchtown	(vi)	1,158,441	1,158,441	1,109,643	1,109,643
Tubercurry, Co Sligo	(vii)	9,213,129	9,213,109	9,196,009	9,196,009
Cairns Hill, Co Sligo	(vii)	735,573	735,573	752,571	752,571
Sub total housing properties		43,575,550	43,575,530	36,969,448	36,969,448
Assets in the course of construction		981,481	163,994	969,915	112,726
		<u>44,557,031</u>	<u>43,739,524</u>	<u>37,939,363</u>	<u>37,082,174</u>

The properties specified above are all funded by way of CAS/CLSS loans. In addition to these properties, the company has a full legal interest in a further property at Seapark, Ballincar, Co Sligo. Further details are given in note 10 to the financial statements.

- (i) Dublin City Council, through the Department of the Environment and Local Government, has provided funding for the purpose of assisting with the provision of housing accommodation at Mercy Convent, Cork Street, Dublin 8. A liability exists to repay in whole or in part the amounts received in certain circumstances.
- (ii) Fingal County Council has provided funding for the purpose of assisting with the provision of housing accommodation at Portrane Road, Donabate, Co. Dublin. A liability exists to repay in whole or in part the amounts received in certain circumstances.
- (iii) South Dublin County Council has provided funding for the purpose of assisting with the provision of housing accommodation at Fortunestown, Tallaght, Co. Dublin. A liability exists to repay in whole or in part the amounts received in certain circumstances.
- (iv) Wicklow County Council has provided funding for the purpose of assisting with the provision of housing accommodation at St Bridget's Park, Greystones, Co. Wicklow. A liability exists to repay in whole or in part the amounts received in certain circumstances.
- (v) Cork City Council has a charge over the company's buildings at Riverway Mews, South Douglas Road, Cork and at Sullivan's Quay, Cork, to secure a loan of €2,417,238 provided to the company on 30 April 2002 to acquire these buildings. A liability exists to repay in whole or in part the amounts received in certain circumstances.
- (vi) Dun Laoghaire Rathdown County Council has a charge over the company's premises at Camberly House, Churchtown, Co. Dublin to secure loans of €1,109,643 provided to the company on 31 March 2003 to acquire those premises. A liability to repay in whole or in part the amounts received in certain circumstances.
- (vii) Sligo County Council has provided funding for the purpose of assisting with the provision of housing accommodation at Tubercurry and Cairns Hill Co Sligo. A liability exists to repay in whole or in part the amounts received in certain circumstances.

Sophia Housing Association Limited
(a company limited by guarantee and not having a share capital)

Notes to the financial statements
for the year ended 31 December 2015

9. Housing properties and CAS/CLSS loans (continued)

Loans advanced by municipal (housing) authorities to the company have a twenty to thirty year repayment period. The company will be relieved of all interest and capital repayments so long as the housing authority is satisfied that the accommodation continues to be properly maintained and to be let to eligible categories of persons at reasonable rents.

In the event that a particular accommodation fails to satisfy the housing authority in this regard, the company will become liable to repay the outstanding balance of the loan together with any accrued interest thereon. In the event of default, the housing authority may take steps to secure redemption of the loan. The company may not, if there is any balance outstanding on a loan, dispose of an accommodation without the consent of the housing authority.

	2015 €
Movement on properties acquired during the year	
CAS/CLSS loans received during the year	
Balance at 31 December 2015	(37,939,363)
Balance at 31 December 2014	(37,082,174)
	<hr/>
	(857,189)
Written off during the year	(112,726)
	<hr/>
Received during the year	(969,915)
	<hr/>
Cost of properties acquired	
Balance at 31 December 2015	44,557,031
Balance at 31 December 2014	43,739,524
	<hr/>
	817,507
Written off during the year	158,578
	<hr/>
Cost during the year	976,085
	<hr/>
Cash flow movement on properties acquired during the year	<u><u>6,170</u></u>

Sophia Housing Association Limited
(a company limited by guarantee and not having a share capital)

Notes to the financial statements
for the year ended 31 December 2015

10. Other tangible assets

	Housing properties	Fixtures, fittings and equipment	Fit out	Computers	Motor vehicles	Total
	€	€	€	€	€	€
Cost						
At 1 January 2015	397,134	655,636	125,601	134,119	5,000	1,317,490
Additions	-	2,131	-	6,420	-	8,551
Grant assisted assets	-	(1,225)	-	(3,000)	-	(4,225)
At 31 December 2015	<u>397,134</u>	<u>656,542</u>	<u>125,601</u>	<u>137,539</u>	<u>5,000</u>	<u>1,321,816</u>
Depreciation						
At 1 January 2015	31,773	533,255	123,824	114,435	5,000	808,287
On disposals	-	-	-	-	-	-
Charge for the year	7,944	54,057	1,080	6,953	-	70,034
At 31 December 2015	<u>39,717</u>	<u>587,315</u>	<u>124,904</u>	<u>121,388</u>	<u>5,000</u>	<u>878,324</u>
Net book values						
At 31 December 2015	<u>357,417</u>	<u>69,227</u>	<u>697</u>	<u>16,151</u>	<u>-</u>	<u>443,492</u>
At 31 December 2014	<u>365,361</u>	<u>122,381</u>	<u>1,777</u>	<u>19,684</u>	<u>-</u>	<u>509,203</u>

Other tangible assets (prior year)

	Housing properties	Fixtures, fittings and equipment	Fit out	Computers	Motor vehicles	Total
	€	€	€	€	€	€
Cost						
Cost or valuation						
At 1 January 2014	397,134	651,601	125,601	127,714	5,000	1,307,050
Additions	-	29,292	-	14,405	-	43,697
Grant assisted assets	-	(12,012)	-	(8,000)	-	(20,012)
Disposal	-	(13,245)	-	-	-	13,245
At 31 December 2014	<u>397,134</u>	<u>655,636</u>	<u>125,601</u>	<u>134,119</u>	<u>5,000</u>	<u>1,317,490</u>
Depreciation						
At 1 January 2014	23,829	475,590	110,892	106,591	4,000	720,902
On disposals	-	(10,151)	-	-	-	(10,151)
Charge for the year	7,944	67,816	12,932	7,844	1,000	97,536
At 31 December 2014	<u>31,773</u>	<u>533,252</u>	<u>123,824</u>	<u>114,435</u>	<u>5,000</u>	<u>(808,284)</u>
Net book values						
At 31 December 2014	<u>365,361</u>	<u>122,381</u>	<u>1,777</u>	<u>19,684</u>	<u>-</u>	<u>509,203</u>
At 31 December 2013	<u>373,305</u>	<u>176,011</u>	<u>14,709</u>	<u>21,123</u>	<u>1,000</u>	<u>586,148</u>

Sophia Housing Association Limited
(a company limited by guarantee and not having a share capital)

Notes to the financial statements
for the year ended 31 December 2015

The legal interest in a property at Seapark, Ballinac, Co.Sligo was gifted to the company by The Daughters of Wisdom on 19 September 2011. At the time of the transfer, the property was valued at €397,134. The Daughters of Wisdom retain a beneficial interest in this property. In the event that the property is withdrawn from charitable use, The Daughters of Wisdom have the right to direct that the property be sold on terms specified by them and they shall be entitled to retain the proceeds of such a sale.

Included above are assets held under finance leases or hire purchase contracts as follows:

Asset description	2015		2014	
	Net book value	Depreciation charge	Net book value	Depreciation charge
	€	€	€	€
Computer equipment	2,661	570	3,231	570

11. Financial assets

	2015	2014
	€	€
Shares in subsidiary undertaking at cost	9	9

The company holds 20% or more of the share capital of the following company:

	<i>Class</i>	<i>Country of registration or incorporation</i>	<i>Percentage holding</i>
City Park House Management Limited	Ordinary shares	Republic or Ireland	56.25%

The capital and reserves, and results of this undertaking for the year ended 31 January 2015 were as follows:

Capital and reserves	Profit for the year
€	€
1,275	1,259

City Park House Management Limited is registered in the Republic of Ireland and its principal activity is that of a property management company. The registered office is City Park House, Sullivans Quay, Co.Cork.

Sophia Housing Association Limited
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Notes to the financial statements
for the year ended 31 December 2015

12. Debtors	2015	2014
	€	€
Trade debtors	27,547	35,011
Prepayments and accrued income	30,527	49,247
Grant income receivable	122,239	153,626
Other debtors	214,501	190,322
	<u>394,814</u>	<u>428,206</u>
13. Creditors: amounts falling due within one year	2015	2014
	€	€
Bank loans and overdrafts	7,744	9,325
Other Loans	100,000	100,000
Net obligations under finance leases and hire purchase contracts	1,169	1,169
Trade creditors	321,335	228,258
Tax and social welfare (see note 15)	71,160	53,598
Other creditors	38,057	34,235
<u>Accruals and deferred income</u>		
Pension accrual	8,538	-
Accruals	153,613	111,471
Deferred grant income	249,550	217,295
Other deferred income	98,628	114,703
	<u>849,794</u>	<u>870,054</u>
Other loans are unsecured, interest free and are expected to be repaid in 2016.		
14. Creditors: amounts falling due after more than one year	2015	2014
	€	€
Net obligations under finance leases and hire purchase contracts	585	1,755
	<u>585</u>	<u>1,755</u>
15. Tax and social welfare	2015	2014
	€	€
Creditors:		
PAYE/USC/LPT	29,026	25,368
PRSI	25,002	21,462
VAT	13,807	2,639
RCT	3,325	4,129
	<u>71,160</u>	<u>53,598</u>

Sophia Housing Association Limited
(a company limited by guarantee and not having a share capital)

Notes to the financial statements
for the year ended 31 December 2015

16. Reserves

	Sinking fund	Endowment fund	Restricted fund	Unrestricted fund	Total
	€	€	€	€	€
At beginning of year	91,182	365,361	6,528,712	573,562	7,558,817
(Deficit)/surplus in year	-	(7,944)	14,272	32,775	39,103
Transfer to sinking fund	19,873	-	(19,873)	-	-
At end of year	<u>111,055</u>	<u>357,417</u>	<u>6,523,111</u>	<u>606,337</u>	<u>7,597,920</u>

Reserves (prior year)

	Sinking fund	Endowment fund	Restricted fund	Unrestricted fund	Total
	€	€	€	€	€
At beginning of year	70,000	373,305	6,622,580	571,360	7,637,245
(Deficit)/surplus in year	-	(7,944)	(72,686)	2,202	(78,428)
Transfer to sinking fund	21,182	-	(21,182)	-	-
At end of year	<u>48,818</u>	<u>365,361</u>	<u>6,528,712</u>	<u>573,562</u>	<u>7,558,817</u>

17. Reconciliation of movements in retained funds

	2015	2014
	€	€
Surplus/ (deficit) in year	39,103	(78,428)
Retained funds at beginning of year	<u>7,558,817</u>	<u>7,637,245</u>
Retained funds at end of year	<u><u>7,597,920</u></u>	<u><u>7,558,817</u></u>

Sophia Housing Association Limited
(a company limited by guarantee and not having a share capital)

Notes to the financial statements
for the year ended 31 December 2015

18. Gross cash flows

	2015	2014
	€	€
Returns on investments and servicing of finance		
Deposit interest received	66	50
Interest paid on bank loans and overdrafts	(431)	(4,888)
Interest element of finance lease and hire purchase rental payments	(152)	(114)
	<u>(517)</u>	<u>(4,952)</u>
Capital expenditure		
Payments to acquire tangible fixed assets net of grants	<u>(4,326)</u>	<u>(19,884)</u>
Financing		
Bank loans drawn down	64,748	59,376
Other loans drawn down	-	100,000
Bank loans repaid	(66,336)	(100,349)
Finance lease repayments	(1,170)	(877)
	<u>(2,758)</u>	<u>58,150</u>

Sophia Housing Association Limited
(a company limited by guarantee and not having a share capital)

Notes to the financial statements
for the year ended 31 December 2015

19. Analysis of changes in net funds

	Opening balance	Cash flows	Other non-cash changes	Closing balance
	€	€	€	€
Cash at bank and in hand	835,858	356,458	-	1,192,316
Bank overdrafts and other short term finance	(8)	(7)	-	(15)
Total cash and demand debt	<u>835,850</u>	<u>356,451</u>	<u>-</u>	<u>1,192,301</u>
Debt due within one year	(109,317)	1,588	-	(107,729)
Finance leases and hire purchase contracts	(2,924)	1,170	-	(1,754)
Total term finance	<u>(112,241)</u>	<u>2,758</u>	<u>-</u>	<u>(109,483)</u>
Net funds	<u><u>723,609</u></u>	<u><u>359,209</u></u>	<u><u>-</u></u>	<u><u>1,082,818</u></u>

Analysis of changes in net funds in prior year

	Opening balance	Cash flows	Other non-cash changes	Closing balance
	€	€	€	€
Cash at bank and in hand	645,681	190,177	-	835,858
Bank overdrafts and other short term finance	(202,558)	202,550	-	(8)
Total cash and demand debt	<u>443,123</u>	<u>392,727</u>	<u>-</u>	<u>835,850</u>
Debt due within one year	(50,290)	(59,027)	-	(109,317)
Finance leases and hire purchase contracts	-	877	(3,801)	(2,924)
Total term finance	<u>(50,290)</u>	<u>(58,150)</u>	<u>(3,801)</u>	<u>(112,241)</u>
Net funds	<u><u>392,833</u></u>	<u><u>334,577</u></u>	<u><u>(3,801)</u></u>	<u><u>723,609</u></u>

20. Capital structure

The company is limited by guarantee and does not have a share capital. The company has six members each of whose liability is limited to €1.269738.

Sophia Housing Association Limited
(a company limited by guarantee and not having a share capital)

Notes to the financial statements
for the year ended 31 December 2015

21. Related party transactions

The directors have identified the following transactions which are required to be disclosed in accordance with FRS 8, Related Party Disclosures:

City Park House Management Limited is a subsidiary of the company. During the year, the company contributed €_____ (2014: €3,921) towards various costs of City Park House Management Limited. At 31 December 2015, the balance owed by City Park House Management Limited in this regard was €Nil (2014: €Nil).

Riverway Mews Management Company Limited is related to the company by virtue of the common directorships of Jean Quinn and Eamonn Martin. During the year, the company contributed €1,233 (2014: €1,234) towards various costs of Riverway Mews Management Company Limited for which it will not be reimbursed. Consequently, at 31 December 2015, the balance owed by Riverway Mews Management Limited to the company in this regard was €Nil (2014: €Nil).

22. Going concern

As noted in the Directors' Report on pages 1 to 3, the company is dependent on statutory funding, donations and fundraising in order that it may continue to discharge its obligations as they fall due. The directors are cognisant that, in the current economic climate, income of this nature cannot be guaranteed. After making all reasonable enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, the directors continue to adopt the going concern basis in preparing the financial statements.

23. Approval of financial statements

The financial statements were approved by the board and authorised for issue on .

Sophia Housing Association Limited
(a company limited by guarantee and not having a share capital)

The following pages are for the directors only
and do not form part of the statutory financial statements

Sophia Housing Association Limited
(a Company Limited By Guarantee And Not Having Share Capital)

Incoming resources
for the year ended 31 December 2015

	2015	2014
	€	€
Donations	209,575	180,594
Fundraising income	18,417	32,962
Wisdom Centre	45,274	33,531
DSP community employment	1,018,083	912,905
Rent and charges to residents	494,423	439,940
Leased dwelling Cairns Hill	29,552	-
Nurturing Centre fees	12,564	10,907
Dublin City Council homeless agency funding	373,977	337,655
HSE Limerick Funding	-	36,198
Pobal childcare	30,896	14,263
Management and maintenance grants	78,453	49,252
HSE East Coast Area	35,816	35,816
HSE South Western Dublin Area	329,445	329,444
HSE Southern Cork Area	47,097	47,097
HSE Northern Dublin Area	161,320	161,321
South Dublin County Council	113,666	113,667
Cork County Council	265,006	222,058
Dun Laoghaire Rathdown County Council	157,350	157,351
Fingal County Council	165,332	165,332
Development grants	112,726	-
DCC Sean Mc Dermott ST	126,693	-
South Hill regeneration, Limerick	96,000	96,000
Activity grants	6,710	8,058
OMCYA childcare grant	24,375	20,163
Deposit interest	66	50
Canteen income	62,508	51,765
	<u>4,015,324</u>	<u>3,456,329</u>