

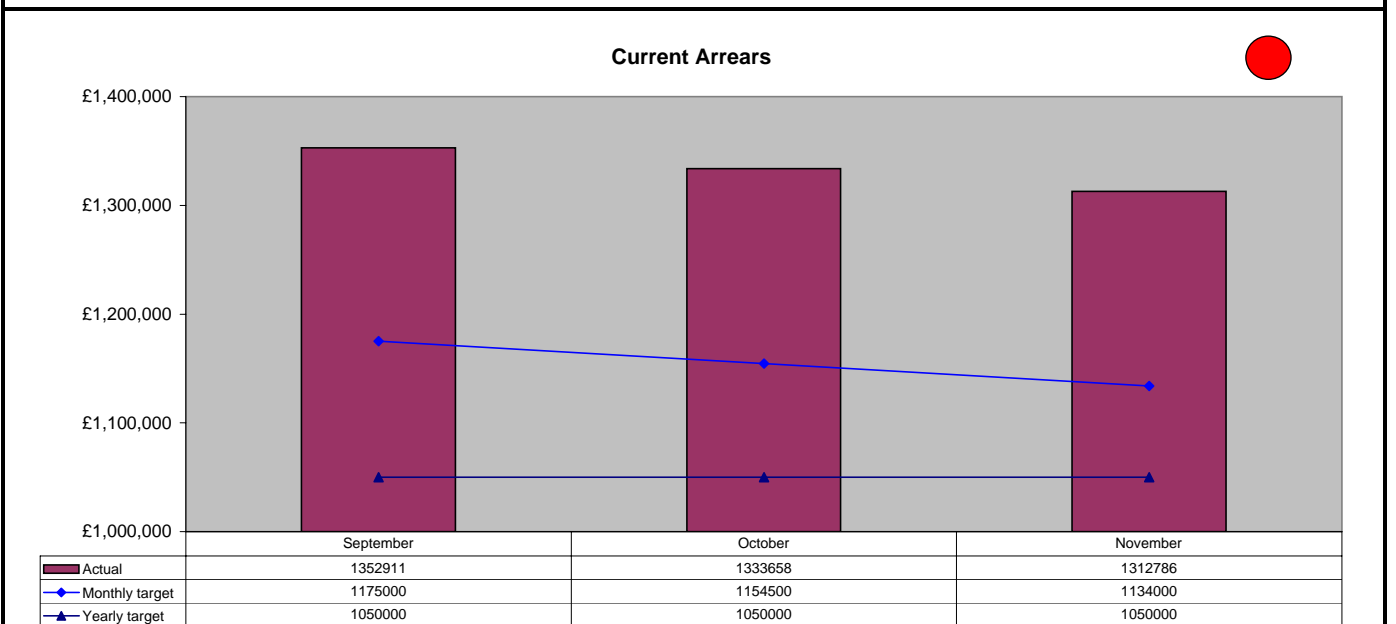
TENANT MANAGEMENT ORGANISATION

MANAGEMENT REPORTING FOR PERIOD ENDED 30th NOVEMBER 2005

All figures in £'000

TMO Company	COMPANY TOTAL				
	Actual	Budget	Forecast	Variance	Variance %
Management fee	8,032	12,064	12,064	()	0%
Other Income	478	611	739	128	21%
	8,509	12,676	12,804	128	1%
People costs	(5,390)	(8,769)	(8,580)	189	2%
Establishment costs	(1,240)	(1,992)	(2,320)	(328)	-16%
Service delivery costs	(710)	(1,121)	(1,085)	36	3%
Support costs	(298)	(879)	(673)	206	23%
	(7,637)	(12,761)	(12,658)	(103)	1%
Surplus/(Deficit) before Tax	872	(86)	145	231	270%

	@ 01/04/05	@Reporting Date	Forecast @ 31/03/06
Fixed Assets	459	221	373
Current Assets	3,779	3,214	3,251
Current liabilities	(3,097)	(1,487)	(2,246)
Long Term Liabilities	(315)	(250)	-
Net Assets	826	1,698	1,378



EXCEPTION REPORTING - BUDGETED SPEND AT +/- 10%

● Cause for concern
 ● Room for Improvement
 ● Good

TENANT MANAGEMENT ORGANISATION

MANAGEMENT REPORTING FOR PERIOD ENDED 30th NOVEMBER 2005

All figures in £'000

Managed Accounts (HRA) excl ARW		HRA TOTAL			
	Actual	Budget	Forecast	Variance	Variance %
Rent receivable	22,524	31,888	32,079	191	1%
Leaseholder charges	2,562	8,808	4,847	(3,961)	-45%
Other Income	456	1,030	1,066	36	3%
Commercial Income	854	1,844	1,844	-	
	26,396	43,571	39,835	(3,735)	-9%
Finance	(116)	(1,107)	(857)	250	-23%
Technical Services	(5,565)	(12,602)	(12,826)	(224)	-2%
Lancaster West EMB	(244)	(569)	(569)	-	0%
MN Cleaning & Pest Control	(1,120)	(2,014)	(1,973)	40	2%
Tenancy Management North	(140)	(108)	(145)	(37)	-35%
Tenancy Management South	(38)	(59)	(65)	(6)	10%
Customer Services	(84)	(108)	(107)	1	-1%
Total Costs	(7,307)	(16,567)	(16,543)	24	0%
Surplus/(deficit)	19,088	27,004	23,293	(3,711)	-14%
Managed Accounts (CWT)		CAPITAL WORKS			
	Original Bid (A)	Forecast Mar-06 (B)	Spent@ 30/11/05 (C)	VAR (B-A)	VAR (B-C)
Final Account Settled	-	89	62	89	26
In Final Account	95	1,816	1,537	1,721	278
In Contract	5,914	19,220	9,399	13,307	9,821
Feasibility Approved	8,285	176	11	(8,109)	165
Feasibility Study In Progress	7,120	1,057	262	(6,063)	795
Subtotal for Approved Schemes	21,414	22,357	11,272	945	11,085
Current Investigation	100	9	9	(91)	
Other Expenditure	-	303	236	303	68
Total	21,514	22,670	11,517	1,158	11,153