

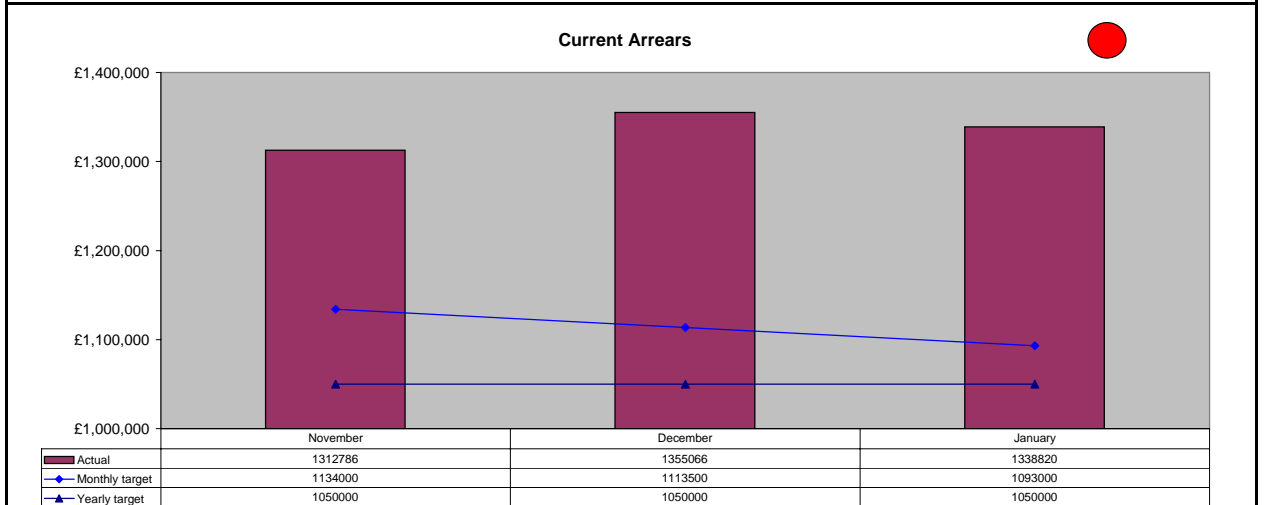
## TENANT MANAGEMENT ORGANISATION

MANAGEMENT REPORTING FOR PERIOD ENDED 31st JANUARY 2006

All figures in £'000

TMO Company	COMPANY TOTAL				
	Actual	Budget	Forecast	Variance	Variance %
Management fee	10,036	12,064	12,064	( )	0%
Other Income	586	611	720	108	18%
	10,622	12,676	12,784	108	1%
People costs	(6,837)	(8,769)	(8,755)	14	0%
Establishment costs	(1,535)	(1,992)	(2,147)	(155)	-8%
Service delivery costs	(882)	(1,121)	(1,055)	66	6%
Support costs	(377)	(879)	(650)	230	26%
	(9,631)	(12,761)	(12,607)	(155)	1%
<b>Surplus/(Deficit) before Tax</b>	<b>991</b>	<b>(86)</b>	<b>177</b>	<b>263</b>	<b>307%</b>

	@ 01/04/05	@Reporting Date	Forecast@ 31/03/06
Fixed Assets	459	226	373
Current Assets	3,779	3,430	3,251
Current liabilities	(3,097)	(1,599)	(2,246)
Long Term Liabilities	(315)	(239)	-
<b>Net Assets</b>	<b>826</b>	<b>1,817</b>	<b>1,378</b>



### EXCEPTION REPORTING - BUDGETED SPEND AT +/- 10%

● Cause for concern    
 ● Room for Improvement    
 ● Good

## TENANT MANAGEMENT ORGANISATION

MANAGEMENT REPORTING FOR PERIOD ENDED 31st JANUARY 2006

All figures in £'000

Managed Accounts (HRA) excl ARW		HRA TOTAL				
	Actual	Budget	Forecast	Variance	Variance %	
Rent receivable	28,269	31,888	32,047	159	0%	
Leaseholder charges	3,975	8,808	4,844	(3,964)	-45%	
Other Income	817	1,030	1,123	93	9%	
Commercial Income	1,227	1,844	1,783	(61)	-3%	
	34,288	43,571	39,797	(3,774)	-9%	
Finance	(112)	(1,107)	(857)	250	23%	
Technical Services	(8,020)	(12,602)	(12,863)	(260)	-2%	
Lancaster West EMB	(323)	(569)	(569)	-	0%	
MN Cleaning & Pest Control	(1,428)	(2,014)	(1,913)	100	5%	
Tenancy Management North	(143)	(108)	(145)	(37)	-35%	
Tenancy Management South	(46)	(59)	(64)	(6)	-10%	
Customer Services	(86)	(108)	(107)	1	1%	
Total Costs	(10,157)	(16,567)	(16,519)	48	0%	
Surplus/(deficit)	24,131	27,004	23,278	(3,726)	-14%	
Managed Accounts (CWT)		CAPITAL WORKS				
	Original Budget (A)	Revised Budget (B)	Forecast Mar-06 (C)	Spent@ 31/01/06 (D)	VAR (B-C)	VAR (C-D)
Final Account Settled	-	130	124	62	6	62
In Final Account	95	1,495	1,900	1,793	(405)	107
In Contract	5,914	19,111	17,467	12,345	1,644	5,121
Feasibility Approved	8,285	1,260	170	15	1,090	155
Feasibility Study In Progress	7,120	2,053	1,155	479	898	676
Subtotal for Approved Schemes	21,414	24,048	20,816	14,695	3,233	6,122
Current Investigation	100	9	9	9	436	-
Other Expenditure	-	(83)	520	437	(603)	83
Total	21,514	23,975	21,346	15,141	2,630	6,205