

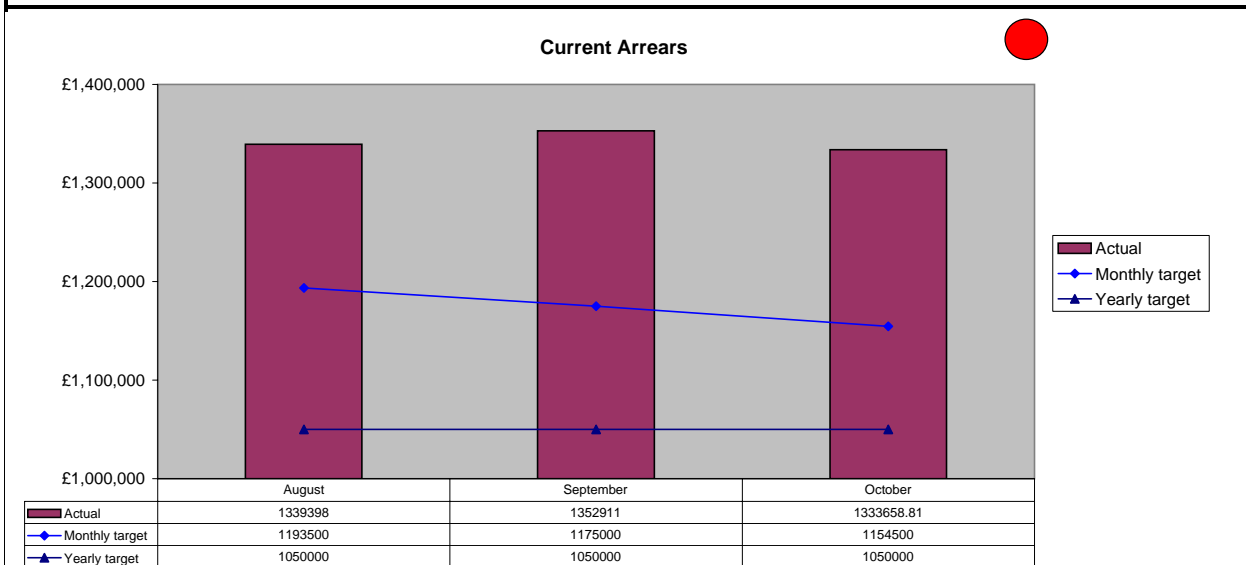
# TENANT MANAGEMENT ORGANISATION

MANAGEMENT REPORTING FOR PERIOD ENDED 31st OCTOBER 2005

All figures in £'000

TMO Company	COMPANY TOTAL				
	Actual	Budget	Forecast	Variance	Variance %
Management fee	7,006	12,064	12,064	( )	0%
Other Income	429	611	739	128	21%
	7,435	12,676	12,804	128	1%
People costs	(4,701)	(8,769)	(8,574)	195	2%
Establishment costs	(1,056)	(1,992)	(2,266)	(274)	-14%
Service delivery costs	(618)	(1,121)	(1,093)	28	2%
Support costs	(255)	(879)	(693)	186	21%
	(6,630)	(12,761)	(12,626)	(135)	1%
<b>Surplus/(Deficit) before Tax</b>	<b>805</b>	<b>(86)</b>	<b>177</b>	<b>263</b>	<b>148%</b>

	COMPANY ASSETS		
	@ 01/04/05	@Reporting Date	Forecast@ 31/03/06
Fixed Assets	459	237	373
Current Assets	3,779	3,438	3,251
Current liabilities	(3,097)	(1,788)	(2,246)
Long Term Liabilities	(315)	(256)	-
<b>Net Assets</b>	<b>826</b>	<b>1,631</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 OCTOBER 2005

All figures in £'000

Managed Accounts (HRA) excl ARW		HRA TOTAL			
	Actual	Budget	Forecast	Variance	Variance %
Rent receivable	19,404	31,888	32,082	194	1%
Leaseholder charges	2,561	8,808	4,847	(3,961)	-45%
Other Income	403	1,030	1,082	52	5%
Commercial Income	838	1,844	1,844	-	
	23,206	43,571	39,855	(3,716)	-9%
Finance	(109)	(1,107)	(1,107)	-	0%
Technical Services	(4,579)	(12,602)	(13,036)	(434)	-3%
Lancaster West EMB	(178)	(569)	(569)	-	0%
MN Cleaning & Pest Control	(742)	(2,014)	(1,973)	40	2%
Tenancy Management North	(55)	(108)	(140)	(32)	-30%
Tenancy Management South	(28)	(59)	(63)	(5)	8%
Customer Services	(81)	(108)	(107)	1	-1%
Total Costs	(5,773)	(16,567)	(16,996)	(429)	-3%
(Surplus)/deficit	17,434	27,004	22,859	(4,145)	-15%
Managed Accounts (CWT)		CAPITAL WORKS			
	Original Bid (A)	Forecast Mar-06 (B)	Spent@ 31/10/05 (C)	VAR (B-A)	VAR (B-C)
Final Account Settled	-	97	62	97	35
In Final Account	95	333	128	238	205
In Contract	5,914	20,099	8,395	14,187	11,704
Feasibility Approved	8,285	830	17	(7,455)	813
Feasibility Study In Progress	7,120	2,060	238	(5,060)	1,822
Subtotal for Approved Schemes	21,414	23,420	8,840	2,007	14,580
Current Investigation	100	86	10	(14)	77
Other Expenditure	-	315	232	315	83
Total	21,514	23,821	9,082	2,309	14,740