

Trading Operation
Current Period:

Scottow Enterprise Park
P04-16

PROFIT & LOSS		Month 1	Month 2	Month 3	Month 4	Full year total FORECAST	Full year total ORIGINAL BUDGET	Full year total REVISED BUDGET	
		£ actual	£ actual	£ actual	£ actual	£ forecast	£ budget	£ budget	
Sales									
Rents	97300	99,519	63,727	78,576	78,225	754,390		904,580	Reduced rental income forecast with no anticipated income from option agreements
Other income	ZR409 less 97300, 98050 and 91880	1,283	783	7,314	14,133	239,115		213,200	Reduced income forecast with no anticipated income from for northern track use
Total Sales		100,802	64,510	85,890	92,357	993,505	0	1,117,780	
Direct costs									
Premises									
Grounds maintenance 22500					1,220	6,319		22,500	
Estate management 22550			1,905	206	9,289	58,950		94,500	
Buildings maintenance & repairs 23300									
Buildings alterations and improvements 23610									
Utilities 24340, 24810, 24360					9,406	26,659			
Rents, hire of premises 24500									
Council tax & business rates 24710				4,912		4,912		3,400	
Insurance 25500									
Refuse collection 25270									
Other premises costs ZR402 less above									
Supplies & services									
Supplies ZR404 less '4' codes below and 49390			2,751	4,462	3,264	30,312		69,100	
Professional services 44630, 44650, 74750			1,111	261	585	3,485			
Legal services 46560, 50000				867	654	30,055		20,000	
Compensation payments 65000									
Transport ZR403 less staff allowances					89				
Total Cost of Sales		0	5,767	10,707	24,506	160,692	0	209,500	
Gross margin		100,802	58,743	75,183	67,851	832,813	0	908,280	
Indirect costs / Overheads									
Direct Staff costs ZR401		5,508	7,329	23,733	9,555	136,166		145,530	
Staff allowances 35420					89	356			
35770									
98030					-7,544	-18,530			Change of coding from 98050
98050								-18,530	
Premises									
Grounds maintenance 22500		2	-1,291	557	6,524	43,110		43,110	
Estate management 22550		19,095	-8,433	1,327	-46	10,000		22,500	
Buildings maintenance & repairs 23300		1,905	1,451	2,228	-7,826	10,000		40,500	
Buildings alterations and improvements 23610									
Utilities 24340, 24810, 24360		87	9,115	6,962	-3,446	155,000		40,000	Year end forecast unchanged from last month (£67K for client electricity costs to keep capacity charge, £38K for Water and notional allowance of £50K for EDF utility costs from 14/15 (tbc))
Rents, hire of premises 24500					192	192			
Council tax & business rates 24710				2,400		2,400		2,900	
Insurance 25500						45,295		30,000	Year end forecast fixed - increased annual insurance premium due to change of building cover for occupied buildings)
Refuse collection 25270									
Other premises costs ZR402 less above		-337		21,697	54,146	257,500		237,000	Forecast increase for Security Costs - from 145K to 185K; Utilities Network Maintenance Costs - reduced from 40K to £20K; NPS FM Officer (Fees and Expenses) - £48K; Contract Cleaning - £4.5K
Supplies & services									
Supplies ZR404 less '4' codes below and 49390		-1,984	20,476	1,658	2,848	124,400		69,000	Forecast includes year-end forecast of £19K for Business Development Consultant whose contract expired 17 July; £33K for Transport Support for change of use applications; Sitewide property advice from NPS Valuer reduced from £25K to £20K; CAD plans £10K; Marketing allowance increased from £10K to £15K for events, Supplies & equipment forecast increased to £27K.
Professional services 44630, 44650, 74750			603	602	1,084	18,000		11,000	£33K for Transport Support for change of use applications moved to 'Supplies' line above; Planning costs £12K & £6K Comms staff recharge
Legal services 46560, 50000			981	944	-654	2,000		2,000	
Compensation payments 65000									
Transport ZR403 less staff allowances					-89	0			
Total Overheads		24,277	30,231	62,109	54,833	785,890	0	625,010	
Operating profit		76,525	28,512	13,074	13,018	46,923	0	283,270	
Financing costs									
Capital charges ZR408									
Total Financing costs		0	0	0	0	0	0	0	
Net profit		76,525	28,512	13,074	13,018	46,923	0	283,270	