

South Lanarkshire Council

Revenue Budget Monitoring Statement

Period Ended 26 January 2024 (No 11)

Housing and Technical Resources

Committee

Service Departments :-

Housing Services

Property Services

Position Before Transfer to Reserves

Transfers to Reserves as at 26 January 2024

Position After Transfer to Reserves at 26 January 2024

Annual Budget	Forecast for Year	Annual Forecast Over/ Under
£m	£m	£m
10.229	8.673	1.556
7.363	7.409	(0.046)
17.592	16.082	1.510
0.000	1.510	(1.510)
17.592	17.592	0.000

Budget Proportion 26/01/24	Actual to Period 10 26/01/24	Variance 26/01/24
£m	£m	£m
8.763	8.702	0.061 under
17.713	17.774	(0.061) over
26.476	26.476	0.000
0.000	0.000	0.000
26.476	26.476	0.000

Housing and Technical Resources (excl HRA) Variance Analysis 2023/24 (Period 11)

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Employee Costs	1,710k under	APT&C Basic / Overtime / Superannuation / National Insurance – 2,203k under	Property Services - 2,127k under	The variance relates to vacancies which are actively being recruited in line with Service requirements.
		Manual Basic / Overtime / Superannuation / National Insurance - (455k) over	Property Services - (419k) over	The variance reflects the current level of trade operatives and overtime required to meet service demands.
Property Costs	(1,471k) over	Service Charge - (353k) over	Property Services - (353k) over	The overspend relates to the cost of shopping centre service charges which are not recoverable from tenants.
		Other Accommodation Costs – (147k) over	Housing Services – (£147k) over	The overspend relates to an increase in homelessness stock expenditure.
		Bed and Breakfast - (91k) over	Housing Services – (£91k) over	The overspend relates to greater than anticipated demand for the service.
Property Costs (cont)		Repairs and Maintenance - Internal / External Contractor/ Life Cycle Maintenance - (297k) over	Property Services - (171k) over	The overspend relates to additional expenditure in property maintenance and estates services.
			Housing Services – (126k) over	The overspend relates to additional expenditure in homelessness.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
		Electricity - Contract – (173k) over	Property Services – (147k) over	This relates to the current market prices for utilities which is higher than budget.
		Fixtures & Fittings – (214k) over	Housing Services – (214k) over	This relates to the furniture costs within homeless temporary accommodation and is demand led.
		Refuse Uplift – (137k) over	Property Services – (130k) over	The level of uplifts varies depending on the current workload demands and timing of capital and revenue works.
Supplies and Services	(189k) over	IT Maintenance Contract – 131k under	Property Services – 130k under	The cost of the IT systems within Property Services were lower than anticipated reflecting the age of the current system. A new system is under development.
Supplies and Services (cont.)		Materials – (334k) over	Property Services - (334k) over	Expenditure on materials varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
Transport & Plant	192k under	Fleet Service Charges Vehicle Maintenance – (308k) over	Property Services - (301k) over	The costs for maintaining vehicles have been higher than budgeted levels.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
		Hire of External Plant – 159k under	Property Services – 159k under	Expenditure on hire of plant varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
		Hire of Scaffolding – 276k under	Property Services – 276k under	Expenditure on hires varies depending on the workload demands and timing of works on a wide variety of capital and revenue works.
Administration Costs	(103k) over	Insurance – (105k) over	Property Services – (94k) over	This overspend is due to greater than budgeted insurance charges within Property Services.
Payment to Other Bodies	35k under	Payment to Other Bodies – 238k under	Property Services – 116k under	This mainly relates to the costs in relation to care and repair advice and support which was lower than anticipated.
			<u>Housing Services – 122k under</u>	<u>The variance is due to lower than anticipated homelessness contract payments.</u>
		Assistance to Home Owners – (178k) over	Property Services – (178k) over	This variance reflects the timing of spend on grants to owners to date.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
Payments to Contractors	206k under	Payments to Private Contractors – 684k under	Property Services – 480k under Housing Services – 204k under	Expenditure on contractor payments varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works. The underspend relates to commissioned services in the Homelessness budget where expenditure varies according to service requirements.
		Payment to External Consultants – (478k) over	Property Services – (478k) over	This overspend reflects the requirement to purchase external professional services within the Projects team, to meet current service demands.
Income	(359k) under recovered	Rental Income – (197k) under recovered House Rents – 199k over recovered Other Income – (161k) under recovered	Property Services – (198k) under recovered Housing Services – 119k over recovered Property Services - (161k) under recovered	The under recovery relates to the shopping centre income which is lower than budgeted due to vacant units. The over recovery relates to greater house rent income than budgeted due to an increase in homeless properties. This mainly relates to building services income streams which are variable each financial year.

Subjective Head	Variance	Subjective line	Service / amount	Explanation
		Recovery from Capital / Recharges - Departments of the Authority – (301k) under recovered	Property Services – (301k) under recovered	The level of income recovered varies depending on the current workload and the timing of a wide variety of projects and is offset by a reduction in expenditure.

* The underlined variances represent new variances since the last report.

South Lanarkshire Council

Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2023/24

	REVISED ANNUAL BUDGET 2023/24	PERIOD 7 VARIANCE AMOUNT	Over/ Under	PERIOD 9 VARIANCE AMOUNT	Over/ Under	PERIOD 10 VARIANCE AMOUNT	Over/ Under	PERIOD 11 ESTIMATE TO DATE	PERIOD 11 ACTUAL TO DATE	PERIOD 11 VARIANCE AMOUNT	Over/ Under
EMPLOYEE COSTS											
APT & C BASIC	17,317	855	under	1,253	under	1,433	under	13,688	12,086	1,602	under
APT & C OVERTIME	195	30	under	36	under	42	under	157	106	51	under
APT & C SUPERANNUATION	3,347	199	under	284	under	326	under	2,644	2,283	361	under
APT & C NIC	1,799	120	under	147	under	168	under	1,417	1,228	189	under
MANUAL BASIC	19,841	(37)	over	25	under	37	under	16,192	16,135	57	under
MANUAL OVERTIME	588	(251)	over	(407)	over	(448)	over	473	946	(473)	over
MANUAL SUPERANNUATION	3,820	8	under	28	under	32	under	3,117	3,077	40	under
MANUAL NIC	2,008	(37)	over	(70)	over	(77)	over	1,639	1,718	(79)	over
TRAVEL AND SUBSISTANCE	25	2	under	7	under	6	under	21	12	9	under
OTHER EMPLOYEE COSTS	508	7	under	(2)	over	1	under	383	382	1	under
PENSION INCREASES	602	(14)	over	(23)	over	(30)	over	496	532	(36)	over
ADDITIONAL PENSION COSTS	13	(12)	over	(12)	over	(12)	over	0	12	(12)	over
EMPLOYEE COSTS	50,063	870	under	1,266	under	1,478	under	40,227	38,517	1,710	under

South Lanarkshire Council

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PROPERTY COSTS											
RATES	2,254	29	under	31	under	35	under	2,254	2,217	37	under
SCOTTISH WATER - UNMETERED CHARGES	12	4	under	7	under	5	under	6	0	6	under
SCOTTISH WATER - METERED CHARGES	241	(6)	over	(34)	over	(44)	over	186	229	(43)	over
RENT	1,768	(1)	over	(17)	over	(8)	over	1,364	1,420	(56)	over
SERVICE CHARGE	439	(176)	over	(306)	over	(322)	over	272	625	(353)	over
FACTORING CHARGES	9	0	-	2	under	3	under	3	0	3	under
OTHER ACCOMMODATION COSTS	2,579	25	under	(82)	over	(98)	over	2,397	2,544	(147)	over
BED AND BREAKFAST	27	(26)	over	(76)	over	(89)	over	22	113	(91)	over
PROPERTY INSURANCE	374	0	-	(3)	over	(6)	over	365	364	1	under
SECURITY COSTS	299	24	under	38	under	44	under	238	187	51	under
GROUND MAINTENANCE	52	(2)	over	(3)	over	(3)	over	52	55	(3)	over
GROUNDS MAINTENANCE ADDITIONAL WORKS	10	3	under	2	under	2	under	8	5	3	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTOR	2,841	938	under	199	under	206	under	2,618	2,256	362	under
REPAIRS & MAINTENANCE - INTERNAL CONTRACTORS	0	(3)	over	(20)	over	(20)	over	0	3	(3)	over
LIFE CYCLE MAINTENANCE	781	(679)	over	(3)	over	(5)	over	558	681	(123)	over
REPAIRS & MAINTENANCE - EXTERNAL CONTRACTOR	430	(348)	over	(400)	over	(419)	over	209	742	(533)	over
ADAPTIONS - INTERNAL CONTRACTORS	0	0	-	0	-	(14)	over	0	14	(14)	over
HOUSING - RENT FREE ACCOMMODATION	0	(7)	over	(9)	over	(10)	over	0	11	(11)	over
GAS MAINTENANCE COSTS	0	(1)	over	0	-	0	-	0	0	0	-
HOUSING - RENT W/O UNLET PERIODS	734	23	under	(67)	over	(66)	over	579	651	(72)	over
HOUSING - RENT W/O BAD PERIODS	778	2	under	73	under	46	under	286	298	(12)	over
ASBESTOS	0	0	-	(6)	over	0	-	0	0	0	-
FIXED ELECTRICAL	0	0	-	(1)	over	(1)	over	0	1	(1)	over
EPC	0	(1)	over	0	-	0	-	0	0	0	-
BOILER PLANT SERVICING	0	(1)	over	(1)	over	(1)	over	0	1	(1)	over
ELECTRICITY - CONTRACT	1,448	(91)	over	(152)	over	(182)	over	946	1,119	(173)	over
ELECTRICITY - NON CONTRACT	29	8	under	11	under	12	under	23	9	14	under
GAS	575	(4)	over	25	under	23	under	362	343	19	under
HEATING OIL	11	0	-	0	-	(1)	over	0	1	(1)	over
FIXTURE & FITTINGS	882	0	-	(192)	over	(205)	over	768	982	(214)	over
JANITOR SERVICE	164	0	-	8	under	12	under	164	152	12	under
CLEANING CONTRACT	407	(22)	over	(18)	over	(6)	over	405	410	(5)	over
CLEANING OUTWITH CONTRACT	0	(17)	over	0	-	0	-	0	0	0	-
CLEANING MATERIALS	10	(1)	over	3	under	4	under	7	3	4	under
WINDOW CLEANING	2	1	under	0	-	1	under	2	1	1	under
PEST CONTROL	6	(3)	over	(3)	over	(5)	over	6	13	(7)	over
REFUSE UPLIFT	404	(52)	over	(116)	over	(125)	over	295	432	(137)	over
REMOVAL & STORAGE COSTS	51	15	under	16	under	21	under	48	22	26	under
OTHER PROPERTY COSTS	556	15	under	5	under	8	under	538	529	9	under
OFFICE ACCOM-FACILITIES MANAGEMENT	1,113	(18)	over	(12)	over	(13)	over	1,090	1,103	(13)	over
ACCOMMODATION RECHARGE TO USERS	33	0	-	(2)	over	(10)	over	33	39	(6)	over
PROPERTY COSTS	19,319	(372)	over	(1,103)	over	(1,231)	over	16,104	17,575	(1,471)	over

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SUPPLIES AND SERVICES											
COMPUTER EQUIPMENT PURCHASE	499	(23)	over	(46)	over	(19)	over	421	458	(37)	over
COMPUTER EQUIPMENT MAINTENANCE	7	3	under	0	-	5	under	0	0	0	-
I.T. EQUIPMENT MAINT-CONTRACT	223	45	under	93	under	114	under	184	53	131	under
EQUIPMENT, APPARATUS AND TOOLS	46	17	under	26	under	30	under	36	2	34	under
SMALL TOOLS	0	0	-	(1)	over	(1)	over	0	1	(1)	over
ADAPTATIONS FOR CLIENTS	500	(1)	over	(1)	over	(1)	over	338	339	(1)	over
FURNITURE - OFFICE	0	(1)	over	(2)	over	(2)	over	0	2	(2)	over
FURNISHINGS	0	(18)	over	0	-	0	-	0	0	0	-
MATERIALS	12,331	163	under	(271)	over	(293)	over	8,545	8,879	(334)	over
MATERIALS, APPARATUS AND EQUIPMENT	0	0	-	(1)	over	(1)	over	0	1	(1)	over
AUDIO VISUAL	10	0	-	0	-	0	-	8	8	0	-
PUBLICATIONS, JOURNALS, NEWSPAPERS ETC.	2	0	-	1	under	2	under	2	0	2	under
TV LICENCES - EDUCATION	1	0	-	0	-	0	-	1	1	0	-
FOODSTUFFS - GENERAL	2	0	-	0	-	(1)	over	0	1	(1)	over
PROTECTIVE CLOTHING & UNIFORMS	44	6	under	3	under	6	under	35	27	8	under
OTHER SUPPLIES AND SERVICES	165	(6)	over	18	under	(18)	over	207	179	28	under
HEALTH AND SAFETY	1	(1)	over	0	-	0	-	1	1	0	-
CATERING - CONTRACT	1	0	-	0	-	0	-	0	0	0	-
OUTSOURCED MAIL	0	(10)	over	(14)	over	(15)	over	0	16	(16)	over
BULK BUYING DISCOUNT	0	1	under	1	under	1	under	0	(1)	1	under
SUPPLIES AND SERVICES	13,832	175	under	(194)	over	(193)	over	9,778	9,967	(189)	over

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TRANSPORT AND PLANT											
PURCHASE OF VEHICLES	0	0	-	(2)	over	(2)	over	0	2	(2)	over
PURCHASE OF PLANT	125	(11)	over	(1)	over	11	under	121	116	5	under
FLEET SERVICES - FUEL	0	(3)	over	(8)	over	(11)	over	0	15	(15)	over
FLEET SERVICES - VEHICLE HIRE	36	(9)	over	0	-	0	-	36	36	0	-
POOL CAR RECHARGE - RENTAL CHARGE	111	21	under	29	under	47	under	79	33	46	under
POOL CAR RECHARGE - FUEL	26	8	under	12	under	12	under	14	0	14	under
POOL CAR RECHARGE - ADDITIONAL CHARGES	1	0	-	1	under	1	under	1	1	0	-
OTHER TRANSPORT COSTS	0	(1)	over	(6)	over	(6)	over	0	9	(9)	over
TRANSPORT INSURANCE	44	20	under	(13)	over	(23)	over	44	67	(23)	over
LICENCES	1	(5)	over	(2)	over	0	-	1	1	0	-
PLANT SERVICES	7	(6)	over	(17)	over	(25)	over	7	33	(26)	over
FLEET SERVICE CHARGES	3	0	-	0	-	4	under	0	0	0	-
FLEET SERVICE CHARGES VEHICLE MAINTENANCE	327	(2)	over	(253)	over	(276)	over	255	563	(308)	over
FLEET SERVICE CHARGES UNSCHEDULED LABOUR	1	1	under	1	under	1	under	1	0	1	under
FLEET SERVICE CHARGES PLANT MAINTENANCE	7	0	-	(2)	over	(2)	over	7	9	(2)	over
FLEET SERVICE CHARGES ASSET MODIFICATIONS	15	1	under	7	under	8	under	12	2	10	under
FLEET SERVICE CHARGES LEASING	1,397	(64)	over	(4)	over	(21)	over	807	826	(19)	over
FLEET SERVICE CHARGES HIRED VEHICLES	201	13	under	2	under	7	under	179	181	(2)	over
FLEET SERVICE CHARGES CONTRACT HIRE	45	(8)	over	6	under	6	under	41	31	10	under
FLEET SERVICE CHARGES ROAD FUND LICENCES/MOT	116	(3)	over	(35)	over	(28)	over	106	146	(40)	over
FLEET SERVICE CHARGES FUEL	835	11	under	91	under	97	under	668	572	96	under
HIRE OF EXTERNAL VEHICLES	5	(6)	over	(1)	over	(6)	over	5	6	(1)	over
HIRE OF EXTERNAL PLANT	257	12	under	135	under	145	under	215	56	159	under
HIRE OF SCAFFOLDING	1,077	48	under	223	under	267	under	890	614	276	under
HIRE OF SKIPS	33	0	-	20	under	22	under	26	3	23	under
EXTERNAL TRANSPORT CONTRACT	33	0	-	0	-	0	-	33	32	1	under
TAXI CHARGES - CONTRACTED	20	9	under	(2)	over	(7)	over	19	21	(2)	over
TRANSPORT AND PLANT	4,723	26	under	181	under	221	under	3,567	3,375	192	under

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Housing & Technical Resources - Total

Expenditure / Income Variance Trends 2023/24

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ADMINISTRATION											
PRINTING AND STATIONERY	83	1	under	5	under	9	under	62	54	8	under
TELEPHONES	93	35	under	29	under	53	under	87	30	57	under
MOBILE PHONES	50	15	under	5	under	20	under	37	24	13	under
ADVERTISING - OF COUNCIL SERVICE AVAILABILITY	7	0	-	5	under	5	under	0	0	0	-
ADVERTISING - OTHER	6	2	under	2	under	2	under	5	1	4	under
POSTAGES/COURIERS	21	(9)	over	(10)	over	(11)	over	16	26	(10)	over
MEMBERSHIP FEES/SUBSCRIPTIONS	13	4	under	(48)	over	(41)	over	11	56	(45)	over
INSURANCE	216	11	under	(105)	over	(105)	over	216	321	(105)	over
MEDICAL COSTS	16	(7)	over	(7)	over	(7)	over	14	23	(9)	over
LEGAL EXPENSES	16	(7)	over	(1)	over	(3)	over	13	16	(3)	over
PETTY OUTLAYS	12	(5)	over	(2)	over	(1)	over	10	10	0	-
HOSPITALITY / CIVIC RECOGNITION	2	(3)	over	(3)	over	(3)	over	2	5	(3)	over
PAYPOINT AGENCY FEES	0	(4)	over	(5)	over	(5)	over	0	5	(5)	over
OTHER ADMIN COSTS	13	1	under	4	under	4	under	4	5	(1)	over
TRAINING	0	(1)	over	(4)	over	(4)	over	0	4	(4)	over
INTERNAL SUPPORT SERVICES ALLOCATION	457	0	-	5	under	5	under	0	0	0	-
CENTRAL ADMINISTRATION	2,749	0	-	0	-	0	-	0	0	0	-
ADMINISTRATION	3,754	33	under	(130)	over	(82)	over	477	580	(103)	over
PAYMENT TO OTHER BODIES											
OTHER COMMITTEES OF THE AUTHORITY	2,529	0	-	0	-	(19)	over	1,384	1,417	(33)	over
PAYMENTS TO OTHER BODIES	1,186	10	under	134	under	145	under	866	628	238	under
SUPPORTING PEOPLE INTERNAL PROVIDER	1,130	9	under	(57)	over	(63)	over	956	1,025	(69)	over
SUPPORTING PEOPLE EXTERNAL PROVIDER	732	11	under	86	under	94	under	612	507	105	under
HOUSING ADMINISTRATION	886	0	-	0	-	0	-	848	848	0	-
ASSISTANCE TO HOME OWNERS	1,982	0	-	(145)	over	(180)	over	1,468	1,646	(178)	over
PRIVATE INDIVIDUALS - GENERAL	155	(33)	over	0	-	0	-	154	182	(28)	over
PAYMENT TO OTHER BODIES	8,600	(3)	over	18	under	(23)	over	6,288	6,253	35	under
PAYMENT TO CONTRACTORS											
PAYMENT TO TRADING SERVICES CONTRACTOR	0	(5)	over	0	-	0	-	0	0	0	-
PAYMENT TO PRIVATE CONTRACTOR	12,484	1,889	under	562	under	624	under	9,203	8,519	684	under
PAYMENT TO EXTERNAL CONSULTANTS	381	(70)	over	(180)	over	(433)	over	224	702	(478)	over
PAYMENT TO CONTRACTORS	12,865	1,814	under	382	under	191	under	9,427	9,221	206	under
FINANCING CHARGES											
I.T. EQUIPMENT LEASING-CONTRACT	152	2	under	(2)	over	(21)	over	40	62	(22)	over
INTEREST ON REVENUE BALANCES	2	1	under	1	under	1	under	1	0	1	under
FINANCING CHARGES	154	3	under	(1)	over	(20)	over	41	62	(21)	over

South Lanarkshire Council

Housing & Technical Resources - Total

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TOTAL EXPENDITURE	113,310	2,546	under	419	under	341	under	85,909	85,550	359	under
INCOME											
CONTRIBUTIONS FROM OTHER BODIES	(1,166)	(11)	under rec	0	-	43	over rec	(1,166)	(1,166)	0	-
SALES - DEPARTMENTS OF THE AUTHORITY	(460)	0	-	0	-	0	-	0	0	0	-
FEES AND CHARGES - GENERAL	(580)	(16)	under rec	89	over rec	89	over rec	(536)	(617)	81	over rec
FEES AND CHARGES - DEPARTMENTS OF THE A	(48)	0	-	0	-	0	-	0	0	0	-
RENTAL INCOME	(4,775)	(164)	under rec	(218)	under rec	(193)	under rec	(4,215)	(4,018)	(197)	under rec
HOUSE RENTS	(5,967)	30	over rec	171	over rec	189	over rec	(4,583)	(4,782)	199	over rec
OTHER INCOME	(3,057)	(20)	under rec	(109)	under rec	(188)	under rec	(2,084)	(1,923)	(161)	under rec
REALLOCATION OF CENTRAL SUPPORT COSTS	(876)	0	-	0	-	0	-	0	0	0	-
REALLOCATION OF SUPPORT COSTS	(1,629)	0	-	0	-	9	over rec	(254)	(274)	20	over rec
RECOVERY FROM CAPITAL	(33,368)	(4,426)	under rec	(2,797)	under rec	(3,018)	under rec	(18,440)	(15,093)	(3,347)	under rec
RECHARGES - DEPARTMENTS OF AUTHORITY	(43,693)	2,061	over rec	2,445	over rec	2,728	over rec	(28,155)	(31,201)	3,046	over rec
MANUAL RECHARGES - DEPARTMENTS OF AUTHORITY	(99)	0	-	0	-	0	-	0	0	0	-
INCOME	(95,718)	(2,546)	under rec	(419)	under rec	(341)	under rec	(59,433)	(59,074)	(359)	under rec
NET EXPENDITURE	17,592	0	-	0	-	0	-	26,476	26,476	0	-