

COBTREE MANOR ESTATE TRUST - CASHFLOW PROJECTION

APPENDIX 2

Year Ending 31st March	Current Year									
	2023	2024	2025	2026	2027	2028	2029	2031	2032	2033
Activity	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Golf Course - MBC staff recharges	13	13	14	15	15	16	17	18	19	19
Golf Course - Running Costs	40	9	9	10	10	11	11	12	12	13
Kent Life - Running costs	21	22	23	24	25	26	28	29	31	32
Kent Life - MBC staff recharges	9	10	10	11	11	12	12	13	14	14
Manor Park - Running costs	73	77	81	85	89	93	98	103	108	113
Manor Park - MBC Management Fee	133	139	146	154	161	169	178	187	196	206
Manor Park - MBC staff recharges	53	56	58	61	64	68	71	75	78	82
Residential Properties - Running costs	14	14	15	16	16	17	18	19	20	21
Residential Properties - MBC staff recharges	3	3	3	3	3	3	4	4	4	4
EXPENDITURE	358	342	359	377	396	416	437	458	481	505
Golf Course - Annual payment from operator	139	100	105	110	116	122	128	134	141	148
Kent Life - Annual payment from operator	71	73	76	80	80	80	80	80	80	80
Manor Park - Car parking income	115	115	115	115	115	115	115	115	115	115
Residential Properties - Rental income	30	30	30	30	30	30	30	30	30	30
Cobtree Charity Trust Ltd. Will Trust Income	40	40	40	40	40	40	40	40	40	40
Café/Visitor Centre - Annual payments from operator	34	34	34	34	34	34	34	34	34	34
INCOME	429	392	400	409	415	421	427	433	440	447
Payment: MBC 2/9ths Golf Course Net Surplus	19	17	18	19	20	21	22	23	24	26
Investment Income - Charifund	40	40	40	40	40	40	40	40	40	40
NET OPERATIONAL SURPLUS OR DEFICIT (-)	92	73	63	53	39	24	8	-9	-26	-44
Capital Expenditure:										
Car park resurfacing works repayment - total costs £335,000	67	67	67							
Storage container (as per Mike's report)	50									
Footpath Repairs	25									
Play Area										
Café concrete hardstanding										
Llama House works										
	142	67	67	0	0	0	0	0	0	0
ADJUSTED OVERALL SURPLUS/DEFICIT (-)	-50	6	-4	53	39	24	8	-9	-26	-44
Cashflow Forecast:										
Bank Account balance	418	338	344	340	393	432	455	463	455	429
Annual surplus/deficit (-)	-50	6	-4	53	39	24	8	-9	-26	-44
21/22 MBC share of golf club surplus	-30	0	0	0	0	0	0	0	0	0
Bank Account balance as at 31st March	338	344	340	393	432	455	463	455	429	384