

COBTREE MANOR ESTATE TRUST - CASHFLOW PROJECTION

	Base Rent Year 1	Base Rent Year 2	Base Rent Year 3	Base Rent Year 4	Base Rent Year 5	Base Rent Year 6	Turnover Year 7	Turnover Year 8	Turnover Year 9	Turnover Year 10
Year Ending 31st March	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Activity	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Golf Course - MBC staff recharges	4	4	4	5	5	5	5	6	6	6
Golf Course - Running Costs	10	10	11	11	12	12	13	14	14	15
Kent Life - Running costs	12	12	13	13	14	15	15	16	17	18
Kent Life - MBC staff recharges	7	7	8	8	9	9	9	10	10	11
Manor Park - Running costs	55	58	61	64	67	70	74	77	81	85
Manor Park - MBC Management Fee	146	153	161	169	178	187	196	206	216	227
Manor Park - MBC staff recharges	64	67	70	74	77	81	85	89	94	99
Residential Properties - Running costs	14	14	15	16	16	17	18	19	20	21
Residential Properties - MBC staff recharges	4	4	4	5	5	5	5	6	6	6
Budget Savings	0	-25	-26	-28	-29	-30	-32	-34	-35	-37
EXPENDITURE	314	305	320	336	353	371	389	409	429	451
Golf Course - Annual payment from operator	60	60	60	70	75	75				
Golf Course - Share of Turnover							79	83	86	90
Kent Life - Annual payment from operator	76	80	83	86	89	93	97	101	105	109
Manor Park - Car parking income	100	100	100	100	100	100	100	100	100	100
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	41	41	41	41	41	41	41	41	41	41
INCOME	347	351	354	367	375	379	386	394	402	410
Payment: MBC 2/9ths Golf Course Net Surplus	10	10	10	12	13	13	13	14	15	15
Investment Income - Charifund	40	40	40	40	40	40	40	40	40	40
NET OPERATIONAL SURPLUS OR DEFICIT (-)	63	76	63	59	49	35	24	11	-2	-16
Capital Expenditure:										
Car park resurfacing works repayment - total costs £335,000	67									
Storage container	75									
Footpath Repairs	20									
Play Area	20	250								
Elephant House Works	20									
Residential Properties - Underpinning Works (costs tbc)										
	202	250	0	0	0	0	0	0	0	0
ADJUSTED OVERALL SURPLUS/DEFICIT (-)	-139	-174	63	59	49	35	24	11	-2	-16
Cashflow Forecast:										
Bank Account balance at start of the year	576	436	262	325	384	433	469	492	503	501
Annual surplus/deficit (-)	-139	-174	63	59	49	35	24	11	-2	-16
Bank Account balance as at 31st March	436	262	325	384	433	469	492	503	501	485