

COBTREE MANOR ESTATE TRUST - CASHFLOW PROJECTION
APPENDIX 2

Year Ending 31st March	2019	2020	2021	2022	2023
Activity					
Golf Course - MBC staff recharges	£18,000	£18,360	£18,727	£19,102	£19,484
Golf Course - Running Costs	£13,000	£13,390	£13,792	£14,205	£14,632
Kent Life - Running costs	£12,500	£12,875	£13,261	£13,659	£14,069
Kent Life - MBC staff recharges	£17,000	£17,340	£17,687	£18,041	£18,401
Manor Park - Running costs	£200,000	£206,000	£212,180	£218,545	£225,102
Manor Park - MBC staff recharges	£25,000	£25,500	£26,010	£26,530	£27,061
EXPENDITURE	£285,500	£293,465	£301,657	£310,082	£318,748
Golf Course - Annual payment from operator	£154,500	£159,135	£163,909	£168,826	£173,891
Golf Course - Other income	£5,300	£5,300	£5,300	£5,300	£5,300
Kent Life - Annual Payment from operator	£64,000	£71,000	£74,000	£74,000	£71,000
Manor Park - Car parking income	£90,000	£90,000	£90,000	£90,000	£90,000
Manor Park - Rental income	£30,000	£30,000	£30,000	£30,000	£30,000
Cobtree Charity Trust Ltd. Will Trust Income	£40,000	£40,000	£40,000	£40,000	£40,000
Café/Visitor Centre - net surplus/(deficit)	-£20,000	£0	£0	£0	£0
INCOME	£363,800	£395,435	£403,209	£408,126	£410,191
Payment: MBC 2/9ths Golf Course Net Surplus	£30,000	£32,388	£33,359	£34,360	£35,391
NET OPERATIONAL SURPLUS OR DEFICIT (-)	£48,300	£69,582	£68,193	£63,683	£56,052
Capital Expenditure:					
Car park resurfacing - total costs £224,500	£80,000	£120,000	£24,500		
Power Supply (50% to be reimbursed by DAGT)	£26,000	-£3,000	-£3,000	-£3,000	-£3,000
Security Works	£20,000				
Play Area Refurbishment				£50,000	
Entrance Gate Automation			£20,000		
	£126,000	£117,000	£41,500	£47,000	-£3,000
ADJUSTED OVERALL SURPLUS/DEFICIT (-)	-£77,700	-£47,418	£26,693	£16,683	£59,052
Cashflow Forecast:					
Bank Account balance at 1st April	£130,895	£82,770	£50,070	£47,652	£119,345
Investment Income	£45,000	£45,000	£45,000	£45,000	£45,000
Payment of overall surplus/deficit (-)	-£45,000	-£77,700	-£47,418	£26,693	£16,683
Write-off of sum due from Mytime	-£48,125				
Bank Account balance as at 31st March	£82,770	£50,070	£47,652	£119,345	£181,028