

**APPENDIX 12**  
**COBTREE MANOR ESTATE TRUST - CASHFLOW PROJECTION - IMPACT OF REPORT RECOMMENDATIONS**

Year Ending 31st March	2020	2021	2022	2023	2024
<b>Activity</b>					
Golf Course - MBC staff recharges	£13,770	£14,045	£14,326	£14,613	£14,905
Golf Course - Running Costs	£12,800	£13,184	£13,580	£13,987	£14,407
Kent Life - Running costs	£25,890	£26,667	£27,467	£28,291	£29,139
Kent Life - MBC staff recharges	£9,320	£9,506	£9,697	£9,890	£10,088
Manor Park - Running costs	£235,290	£242,349	£249,619	£257,108	£264,821
Manor Park - MBC staff recharges	£46,790	£47,726	£48,680	£49,654	£50,647
Residential Properties - MBC staff recharges	£2,290	£2,336	£2,383	£2,430	£2,479
<b>EXPENDITURE</b>	<b>£346,150</b>	<b>£355,813</b>	<b>£365,751</b>	<b>£375,973</b>	<b>£386,486</b>
Golf Course - Annual payment from operator	£163,909	£140,143	£168,826	£173,891	£179,108
Golf Course - Other income	£5,300	£250	£250	£250	£250
Kent Life - Annual payment from operator	£74,133	£55,600	£74,000	£71,000	£73,000
Manor Park - Car parking income	£90,000	£84,000	£100,000	£100,000	£100,000
Manor Park - Rental income	£31,420	£31,420	£31,420	£31,420	£31,420
Cobtree Charity Trust Ltd. Will Trust Income	£40,000	£40,000	£40,000	£40,000	£40,000
Café/Visitor Centre - Annual payments from operator	£34,000	£28,000	£35,374	£36,081	£36,803
<b>INCOME</b>	<b>£438,762</b>	<b>£379,413</b>	<b>£449,870</b>	<b>£452,642</b>	<b>£460,581</b>
Payment: MBC 2/9ths Golf Course Net Surplus	£31,698	£25,147	£31,371	£32,343	£33,344
Investment Income - Charifund	£40,000	£40,000	£40,000	£40,000	£40,000
<b>NET OPERATIONAL SURPLUS OR DEFICIT (-)</b>	<b>£100,914</b>	<b>£38,453</b>	<b>£92,748</b>	<b>£84,327</b>	<b>£80,751</b>
<b>Capital Expenditure:</b>					
Car park resurfacing loan repayment - total costs £335,000	£67,000	£0	£67,000	£67,000	£67,000
Power Supply (50% to be reimbursed by DAGT)	£26,000	-£3,000	-£3,000	-£3,000	-£3,000
Project Officer - Cobtree railway	£0				
Security Works	£0	£20,000			
Play Barn Repairs (Costs tbc)	£0				
Play Area Refurbishment		£10,000	£10,000	£30,000	
Fencing and boundary works	£0	£5,000			
Interpretation Trail/Arboretum		£2,000			
New Golf Buggy for the Ranger	£9,000				
New containers and associated compound works		£30,000			
New benches and park furniture		£1,000	£1,000	£1,000	
	<b>£102,000</b>	<b>£65,000</b>	<b>£75,000</b>	<b>£95,000</b>	<b>£64,000</b>
<b>ADJUSTED OVERALL SURPLUS/DEFICIT (-)</b>	<b>-£1,086</b>	<b>-£26,547</b>	<b>£17,748</b>	<b>-£10,673</b>	<b>£16,751</b>
<b>Cashflow Forecast:</b>					
<b>Bank Account balance at 1st April</b>	<b>£110,000</b>	<b>£146,000</b>	<b>£144,914</b>	<b>£118,367</b>	<b>£136,115</b>
Payment/receipt of prior year overall surplus/deficit (-)	£36,000	-£1,086	-£26,547	£17,748	-£10,673
<b>Bank Account balance as at 31st March</b>	<b>£146,000</b>	<b>£144,914</b>	<b>£118,367</b>	<b>£136,115</b>	<b>£125,442</b>

Showing the Q1 pro rata rent fee waive  
Reduced income from phone mast  
Showing the Q1 pro rata contract fee waive

Showing no turnover share for Q1 (based on 1

Loan suspended for one year

Assumes project will not proceed  
£20K not spent in 19/20  
Works funded from revenue

£2K not spent in 19/20