

COBTREE MANOR ESTATE TRUST - CASHFLOW PROJECTION

USE OF CHARIFUND INVESTMENT TO PAY OFF BALANCE OF CAR PARK WORKS

APPENDIX 3

	Current Year									
Year Ending 31st March	2022	2023	2024	2025	2026	2027	2028	2029	2031	2032
Activity	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Golf Course - MBC staff recharges	13	13	13	13	14	14	14	14	15	15
Golf Course - Running Costs	9	10	11	11	11	11	11	12	12	12
Kent Life - Running costs	13	21	21	22	22	22	23	23	24	24
Kent Life - MBC staff recharges	9	9	10	10	10	10	10	11	11	11
Manor Park - Running costs	120	73	75	76	78	79	81	82	84	86
Manor Park - MBC Management Fee	130	133	135	138	141	144	146	149	152	155
Manor Park - MBC staff recharges	53	54	55	56	57	59	60	61	62	63
Residential Properties - Running costs	6	14	14	14	14	15	15	15	16	16
Residential Properties - MBC staff recharges	3	3	3	3	3	3	3	3	3	3
EXPENDITURE	354	329	336	343	349	356	364	371	378	386
Golf Course - Annual payment from operator	169	174	179	184	190	196	202	208	214	220
Kent Life - Annual payment from operator	74	71	73	76	75	75	75	75	75	75
Manor Park - Car parking income	120	110	110	110	110	110	110	110	110	110
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	466	459	466	475	479	485	491	497	503	509
Payment: MBC 2/9ths Golf Course Net Surplus	33	34	35	36	37	38	39	40	42	43
Investment Income - Charifund	40	30	30	30	30	30	30	30	30	30
NET OPERATIONAL SURPLUS OR DEFICIT (-)	119	126	126	126	123	120	118	115	113	111
Capital Expenditure:										
Car park resurfacing works repayment - total costs £335,000	268									
Minor Capital Works	15									
Garden Cottage Repairs	40									
Charifund withdrawal to repay car park loan	-268									
	55	0	0	0	0	0	0	0	0	0
ADJUSTED OVERALL SURPLUS/DEFICIT (-)	64	126	126	126	123	120	118	115	113	111
Cashflow Forecast:										
Bank Account balance	460	432	558	683	810	933	1,053	1,171	1,286	1,399
Annual surplus/deficit (-)	64	126	126	126	123	120	118	115	113	111
Timing differences	-93	0	0	0	0	0	0	0	0	0
Bank Account balance as at 31st March	432	558	683	810	933	1,053	1,171	1,286	1,399	1,510

COBTREE MANOR ESTATE TRUST - CASHFLOW PROJECTION

USE OF BANK BALANCE TO PAY OFF BALANCE OF CAR PARK WORKS

APPENDIX 3

Activity	Year Ending 31st March	Current Year									
		2022	2023	2024	2025	2026	2027	2028	2029	2031	2032
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Golf Course - MBC staff recharges	13	13	13	13	14	14	14	14	15	15	
Golf Course - Running Costs	9	10	11	11	11	11	11	12	12	12	
Kent Life - Running costs	13	21	21	22	22	22	23	23	24	24	
Kent Life - MBC staff recharges	9	9	10	10	10	10	10	10	11	11	
Manor Park - Running costs	120	73	75	76	78	79	81	82	84	86	
Manor Park - MBC Management Fee	130	133	135	138	141	144	146	149	152	155	
Manor Park - MBC staff recharges	53	54	55	56	57	59	60	61	62	63	
Residential Properties - Running costs	6	14	14	14	14	15	15	15	16	16	
Residential Properties - MBC staff recharges	3	3	3	3	3	3	3	3	3	3	
EXPENDITURE	354	329	336	343	349	356	364	371	378	386	
Golf Course - Annual payment from operator	169	174	179	184	190	196	202	208	214	220	
Kent Life - Annual payment from operator	74	71	73	76	75	75	75	75	75	75	
Manor Park - Car parking income	120	110	110	110	110	110	110	110	110	110	
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	466	459	466	475	479	485	491	497	503	509	
Payment: MBC 2/9ths Golf Course Net Surplus	33	34	35	36	37	38	39	40	42	43	
Investment Income - Charifund	40	40	40	40	40	40	40	40	40	40	
NET OPERATIONAL SURPLUS OR DEFICIT (-)	119	136	136	136	133	130	128	125	123	121	
Capital Expenditure:											
Car park resurfacing works repayment - total costs £335,000	268										
Minor Capital Works	15										
Garden Cottage Repairs	40										
	323	0	0	0	0	0	0	0	0	0	
ADJUSTED OVERALL SURPLUS/DEFICIT (-)	-204	136	136	136	133	130	128	125	123	121	
Cashflow Forecast:											
Bank Account balance	460	164	300	435	572	705	835	963	1,088	1,211	
Annual surplus/deficit (-)	-204	136	136	136	133	130	128	125	123	121	
Timing differences	-93	0	0	0	0	0	0	0	0	0	
Bank Account balance as at 31st March	164	300	435	572	705	835	963	1,088	1,211	1,332	