

Appendix 6, Full Financial Forecasts, 2017-2022

PROFIT & LOSS ACCOUNT	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	2017 Forecast
	£	£	£	£	£	£	£	£	£	£	£	£	
Lease Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Operating expenses</b>													
Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal and professional (accounts, AR)	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Operating expenses</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Earnings before Interest, tax and depreciation</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferred grant release	167	167	167	167	167	167	167	167	167	167	167	167	2,000
<b>Earnings before Interest and tax</b>	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Loan interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Shareholder interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank interest	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Profit/(loss) before tax</b>	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Community benefit payment	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net profit/(loss)</b>	167	167	167	167	167	167	167	167	167	167	167	167	2,000
<b>Cumulative profit/(loss)</b>	167	333	500	667	833	1,000	1,167	1,333	1,500	1,667	1,833	2,000	2,000
Retained profit/(loss)	167	333	500	667	833	1,000	1,167	1,333	1,500	1,667	1,833	2,000	

PROFIT & LOSS ACCOUNT	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	2018 Forecast
	£	£	£	£	£	£	£	£	£	£	£	£	
Lease Income	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	55,000
Sales	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	55,000
<b>Operating expenses</b>													
Administration	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Legal and professional (accounts, AR)	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Other	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Operating expenses</b>	250	250	250	250	250	250	250	250	250	250	250	250	3,000
<b>Earnings before Interest, tax and depreciation</b>	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	52,000
Depreciation	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	30,826
Deferred grant release	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Earnings before Interest and tax</b>	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	21,174
Loan interest	1,906	1,898	1,890	1,883	1,875	1,867	1,860	1,852	1,844	1,836	1,828	1,820	22,359
Shareholder interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank interest	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Profit/(loss) before tax</b>	( 141)	( 134)	( 126)	( 118)	( 111)	( 103)	( 95)	( 87)	( 79)	( 72)	( 64)	( 56)	( 1,185)
Community benefit payment	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net profit/(loss)</b>	( 141)	( 134)	( 126)	( 118)	( 111)	( 103)	( 95)	( 87)	( 79)	( 72)	( 64)	( 56)	( 1,185)
<b>Cumulative profit/(loss)</b>	( 141)	( 275)	( 401)	( 519)	( 630)	( 732)	( 827)	( 915)	( 994)	( 1,066)	( 1,129)	( 1,185)	( 1,185)
Retained profit/(loss)	1,859	1,725	1,599	1,481	1,370	1,268	1,173	1,085	1,006	934	871	815	

PROFIT & LOSS ACCOUNT	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	2019 Forecast
	£	£	£	£	£	£	£	£	£	£	£	£	
<b>Lease Income</b>	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	<b>56,100</b>
<b>Sales</b>	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	<b>56,100</b>
<b>Operating expenses</b>													
Administration	170	170	170	170	170	170	170	170	170	170	170	170	<b>2,040</b>
Legal and professional (accounts, AR)	85	85	85	85	85	85	85	85	85	85	85	85	<b>1,020</b>
Other	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Operating expenses</b>	255	255	255	255	255	255	255	255	255	255	255	255	3,060
<b>Earnings before Interest, tax and depreciation</b>	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	<b>53,040</b>
Depreciation	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	<b>30,826</b>
Deferred grant release	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Earnings before Interest and tax</b>	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	<b>22,214</b>
Loan interest	1,812	1,804	1,796	1,788	1,780	1,772	1,764	1,756	1,748	1,739	1,731	1,723	<b>21,214</b>
Shareholder interest	231	231	229	228	226	225	224	222	221	219	218	217	<b>2,690</b>
Bank interest	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Profit/(loss) before tax</b>	( 192)	( 184)	( 174)	( 165)	( 155)	( 146)	( 136)	( 127)	( 117)	( 108)	( 98)	( 88)	( 1,690)
Community benefit payment	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net profit/(loss)</b>	( 192)	( 184)	( 174)	( 165)	( 155)	( 146)	( 136)	( 127)	( 117)	( 108)	( 98)	( 88)	( 1,690)
<b>Cumulative profit/(loss)</b>	( 192)	( 375)	( 550)	( 714)	( 870)	( 1,016)	( 1,152)	( 1,279)	( 1,396)	( 1,504)	( 1,602)	( 1,690)	( 1,690)
Retained profit/(loss)	623	440	265	101	( 55)	( 201)	( 337)	( 464)	( 581)	( 689)	( 787)	( 875)	

<b>PROFIT &amp; LOSS ACCOUNT</b>	<b>Jan-20</b>	<b>Feb-20</b>	<b>Mar-20</b>	<b>Apr-20</b>	<b>May-20</b>	<b>Jun-20</b>	<b>Jul-20</b>	<b>Aug-20</b>	<b>Sep-20</b>	<b>Oct-20</b>	<b>Nov-20</b>	<b>Dec-20</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>Forecast</b>
<b>Lease Income</b>	4,769	4,769	4,769	4,769	4,769	4,769	4,769	4,769	4,769	4,769	4,769	4,769	<b>57,222</b>
<b>Sales</b>	4,769	4,769	4,769	4,769	4,769	4,769	4,769	4,769	4,769	4,769	4,769	4,769	<b>57,222</b>
<b>Operating expenses</b>													
Administration	173	173	173	173	173	173	173	173	173	173	173	173	<b>2,081</b>
Legal and professional (accounts, AR)	87	87	87	87	87	87	87	87	87	87	87	87	<b>1,040</b>
Other	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Operating expenses</b>	260	260	260	260	260	260	260	260	260	260	260	260	<b>3,121</b>
<b>Earnings before Interest, tax and depreciation</b>	4,508	4,508	4,508	4,508	4,508	4,508	4,508	4,508	4,508	4,508	4,508	4,508	<b>54,101</b>
Depreciation	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	<b>30,826</b>
Deferred grant release	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Earnings before Interest and tax</b>	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	<b>23,275</b>
Loan interest	1,715	1,706	1,698	1,689	1,681	1,673	1,664	1,655	1,647	1,638	1,630	1,621	<b>20,017</b>
Shareholder interest	215	214	213	211	210	208	207	206	204	203	201	200	<b>2,492</b>
Bank interest	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Profit/(loss) before tax</b>	10	19	29	39	49	59	69	79	88	98	108	119	<b>766</b>
Community benefit payment	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net profit/(loss)</b>	<b>10</b>	<b>19</b>	<b>29</b>	<b>39</b>	<b>49</b>	<b>59</b>	<b>69</b>	<b>79</b>	<b>88</b>	<b>98</b>	<b>108</b>	<b>119</b>	<b>766</b>
<b>Cumulative profit/(loss)</b>	10	29	58	97	146	205	274	352	441	539	648	766	766
Retained profit/(loss)	( 866)	( 846)	( 817)	( 778)	( 729)	( 670)	( 602)	( 523)	( 435)	( 336)	( 228)	( 109)	

PROFIT & LOSS ACCOUNT	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	2021 Forecast
	£	£	£	£	£	£	£	£	£	£	£	
<b>Lease Income</b>	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	<b>58,366</b>
<b>Sales</b>	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	<b>58,366</b>
<b>Operating expenses</b>												
Administration	177	177	177	177	177	177	177	177	177	177	177	<b>2,122</b>
Legal and professional (accounts, AR)	88	88	88	88	88	88	88	88	88	88	88	<b>1,061</b>
Other	-	-	-	-	-	-	-	-	-	-	-	-
<b>Operating expenses</b>	265	265	265	265	265	265	265	265	265	265	265	3,184
<b>Earnings before Interest, tax and depreciation</b>	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	<b>55,183</b>
Depreciation	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	<b>30,826</b>
Deferred grant release	-	-	-	-	-	-	-	-	-	-	-	-
<b>Earnings before Interest and tax</b>	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	<b>24,357</b>
Loan interest	1,604	1,595	1,586	1,577	1,568	1,560	1,551	1,542	1,533	1,524	1,515	<b>18,765</b>
Shareholder interest	197	196	194	193	192	190	189	187	186	185	183	<b>2,292</b>
Bank interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Profit/(loss) before tax</b>	229	239	249	259	270	280	290	301	311	321	332	<b>3,299</b>
Community benefit payment	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net profit/(loss)</b>	<b>229</b>	<b>239</b>	<b>249</b>	<b>259</b>	<b>270</b>	<b>280</b>	<b>290</b>	<b>301</b>	<b>311</b>	<b>321</b>	<b>332</b>	<b>3,299</b>
<b>Cumulative profit/(loss)</b>	448	687	936	1,195	1,465	1,745	2,035	2,335	2,646	2,968	3,299	3,299
Retained profit/(loss)	338	577	826	1,086	1,356	1,635	1,926	2,226	2,537	2,858	3,190	

FUNDS FLOW STATEMENT	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	2017 Forecast
	£	£	£	£	£	£	£	£	£	£	£	£	
<b>Earnings before Interest, tax and depreciation</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Income	-	-	-	-	-	-	-	-	-	-	-	-	-
(Increase)/decrease in VAT debtor/creditor	-	( 1,128)	( 12,572)	13,700	( 30,382)	( 22,885)	53,267	( 12,672)	( 12,572)	25,245	( 4,367)	( 5,774)	( 10,141)
Increase/(decrease) in trade creditors	55,666	( 43,882)	63,651	107,953	( 1,097)	( 44,981)	( 44,321)	( 16,953)	( 600)	( 17,993)	( 31,238)	8,440	34,644
<b>Investment in working capital</b>	55,666	( 45,010)	51,079	121,653	( 31,479)	( 67,866)	8,945	( 29,626)	( 13,172)	7,252	( 35,605)	2,666	24,502
<b>Net cash inflow/(outflow) from operating activities</b>	55,666	( 45,010)	51,079	121,653	( 31,479)	( 67,866)	8,945	( 29,626)	( 13,172)	7,252	( 35,605)	2,666	24,502
Loan Financing	-	-	-	-	500,000	-	-	-	-	-	-	-	500,000
Capital grants (fit out)	-	-	54,000	174,000	-	-	-	-	-	-	-	-	228,000
Capital grant (SLF)	50,285	-	-	-	-	-	-	-	-	-	-	-	50,285
Revenue grant	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Capital expenditure (net of VAT)	( 46,388)	( 10,656)	( 62,862)	( 152,823)	( 151,909)	( 114,425)	( 77,490)	( 63,362)	( 62,862)	( 47,868)	( 21,837)	( 28,870)	( 841,353)
Community benefit payment	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Share interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity fundraising	-	100,000	-	-	-	-	-	-	-	-	-	-	100,000
Equity buy back	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cash inflow/(outflow)</b>	61,563	44,334	42,216	142,830	316,612	( 182,291)	( 68,545)	( 92,988)	( 76,035)	( 40,616)	( 57,442)	( 26,204)	63,434
Opening cash	-	61,563	105,897	148,113	290,943	607,555	425,264	356,720	263,731	187,697	147,080	89,638	-
<b>Closing cash</b>	<b>61,563</b>	<b>105,897</b>	<b>148,113</b>	<b>290,943</b>	<b>607,555</b>	<b>425,264</b>	<b>356,720</b>	<b>263,731</b>	<b>187,697</b>	<b>147,080</b>	<b>89,638</b>	<b>63,434</b>	<b>63,434</b>

<b>FUNDS FLOW STATEMENT</b>	<b>Jan-18</b>	<b>Feb-18</b>	<b>Mar-18</b>	<b>Apr-18</b>	<b>May-18</b>	<b>Jun-18</b>	<b>Jul-18</b>	<b>Aug-18</b>	<b>Sep-18</b>	<b>Oct-18</b>	<b>Nov-18</b>	<b>Dec-18</b>	<b>2018</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>Forecast</b>
<b>Earnings before Interest, tax and depreciation</b>	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	52,000
Deferred Income	22,917	( 4,583)	( 4,583)	( 4,583)	( 4,583)	( 4,583)	22,917	( 4,583)	( 4,583)	( 4,583)	( 4,583)	( 4,583)	-
(Increase)/decrease in VAT debtor/creditor	10,141	( 50)	5,450	( 5,400)	( 50)	( 50)	100	( 50)	5,450	( 5,400)	( 50)	( 50)	10,041
Increase/(decrease) in trade creditors	( 34,344)	-	-	-	-	-	-	-	-	-	-	-	( 34,344)
<b>Investment in working capital</b>	( 1,286)	( 4,633)	867	( 9,983)	( 4,633)	( 4,633)	23,017	( 4,633)	867	( 9,983)	( 4,633)	( 4,633)	( 24,302)
<b>Net cash inflow/(outflow) from operating activities</b>	3,048	( 300)	5,200	( 5,650)	( 300)	( 300)	27,350	( 300)	5,200	( 5,650)	( 300)	( 300)	27,698
Loan Financing	( 2,054)	( 2,062)	( 2,070)	( 2,077)	( 2,085)	( 2,093)	( 2,101)	( 2,108)	( 2,116)	( 2,124)	( 2,132)	( 2,140)	( 25,162)
Capital grants (fit out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital grant (SLF)	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue grant	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital expenditure (net of VAT)	-	-	-	-	-	-	-	-	-	-	-	-	-
Community benefit payment	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan interest	( 1,906)	( 1,898)	( 1,890)	( 1,883)	( 1,875)	( 1,867)	( 1,860)	( 1,852)	( 1,844)	( 1,836)	( 1,828)	( 1,820)	( 22,359)
Share interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity fundraising	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity buy back	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	-
<b>Cash inflow/(outflow)</b>	( 1,468)	( 4,816)	684	( 10,166)	( 4,816)	( 4,816)	22,834	( 4,816)	684	( 10,166)	( 4,816)	( 4,816)	( 19,823)
Opening cash	63,434	61,966	57,151	57,835	47,669	42,854	38,038	60,872	56,057	56,741	46,576	41,760	63,434
<b>Closing cash</b>	<b>61,966</b>	<b>57,151</b>	<b>57,835</b>	<b>47,669</b>	<b>42,854</b>	<b>38,038</b>	<b>60,872</b>	<b>56,057</b>	<b>56,741</b>	<b>46,576</b>	<b>41,760</b>	<b>36,944</b>	<b>43,611</b>

<b>FUNDS FLOW STATEMENT</b>	<b>Jan-19</b>	<b>Feb-19</b>	<b>Mar-19</b>	<b>Apr-19</b>	<b>May-19</b>	<b>Jun-19</b>	<b>Jul-19</b>	<b>Aug-19</b>	<b>Sep-19</b>	<b>Oct-19</b>	<b>Nov-19</b>	<b>Dec-19</b>	<b>2019</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>Forecast</b>
<b>Earnings before Interest, tax and depreciation</b>	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	53,040
Deferred Income	23,375	( 4,675)	( 4,675)	( 4,675)	( 4,675)	( 4,675)	( 4,675)	( 4,675)	( 4,675)	( 4,675)	( 4,675)	( 4,675)	-
(Increase)/decrease in VAT debtor/creditor	100	( 51)	5,559	( 5,508)	( 51)	( 51)	102	( 51)	5,559	( 5,508)	( 51)	( 51)	( 2)
Increase/(decrease) in trade creditors	6	-	-	-	-	-	-	-	-	-	-	-	6
<b>Investment in working capital</b>	23,481	( 4,726)	884	( 10,183)	( 4,726)	( 4,726)	23,477	( 4,726)	884	( 10,183)	( 4,726)	( 4,726)	4
<b>Net cash inflow/(outflow) from operating activities</b>	27,901	( 306)	5,304	( 5,763)	( 306)	( 306)	27,897	( 306)	5,304	( 5,763)	( 306)	( 306)	53,044
Loan Financing	( 2,148)	( 2,156)	( 2,164)	( 2,172)	( 2,180)	( 2,188)	( 2,196)	( 2,204)	( 2,212)	( 2,221)	( 2,229)	( 2,237)	( 26,307)
Capital grants (fit out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital grant (SLF)	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue grant	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital expenditure (net of VAT)	-	-	-	-	-	-	-	-	-	-	-	-	-
Community benefit payment	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan interest	( 1,812)	( 1,804)	( 1,796)	( 1,788)	( 1,780)	( 1,772)	( 1,764)	( 1,756)	( 1,748)	( 1,739)	( 1,731)	( 1,723)	( 21,214)
Share interest	( 232)	( 231)	( 229)	( 228)	( 226)	( 225)	( 224)	( 222)	( 221)	( 219)	( 218)	( 217)	( 2,692)
Equity fundraising	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity buy back	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	-
<b>Cash inflow/(outflow)</b>	23,153	( 5,052)	559	( 10,506)	( 5,048)	( 5,047)	23,158	( 5,044)	568	( 10,498)	( 5,040)	( 5,038)	2,832
Opening cash	36,944	60,098	55,046	55,605	45,099	40,050	35,004	58,162	53,118	53,685	43,187	38,148	36,944
<b>Closing cash</b>	<b>60,098</b>	<b>55,046</b>	<b>55,605</b>	<b>45,099</b>	<b>40,050</b>	<b>35,004</b>	<b>58,162</b>	<b>53,118</b>	<b>53,685</b>	<b>43,187</b>	<b>38,148</b>	<b>33,109</b>	<b>39,776</b>



<b>FUNDS FLOW STATEMENT</b>	<b>Jan-20</b>	<b>Feb-20</b>	<b>Mar-20</b>	<b>Apr-20</b>	<b>May-20</b>	<b>Jun-20</b>	<b>Jul-20</b>	<b>Aug-20</b>	<b>Sep-20</b>	<b>Oct-20</b>	<b>Nov-20</b>	<b>Dec-20</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>Forecast</b>
<b>Earnings before Interest, tax and depreciation</b>	4,508	4,508	4,508	4,508	4,508	4,508	4,508	4,508	4,508	4,508	4,508	4,508	54,101
Deferred Income	23,843	( 4,769)	( 4,769)	( 4,769)	( 4,769)	( 4,769)	23,843	( 4,769)	( 4,769)	( 4,769)	( 4,769)	( 4,769)	-
(Increase)/decrease in VAT debtor/creditor	102	( 52)	5,670	( 5,618)	( 52)	( 52)	104	( 52)	5,670	( 5,618)	( 52)	( 52)	( 2)
Increase/(decrease) in trade creditors	6	-	-	-	-	-	-	-	-	-	-	-	6
<b>Investment in working capital</b>	23,951	( 4,821)	902	( 10,387)	( 4,821)	( 4,821)	23,947	( 4,821)	902	( 10,387)	( 4,821)	( 4,821)	4
<b>Net cash inflow/(outflow) from operating activities</b>	28,459	( 312)	5,410	( 5,878)	( 312)	( 312)	28,455	( 312)	5,410	( 5,878)	( 312)	( 312)	54,105
Loan Financing	( 2,246)	( 2,254)	( 2,262)	( 2,271)	( 2,279)	( 2,288)	( 2,296)	( 2,305)	( 2,313)	( 2,322)	( 2,330)	( 2,339)	( 27,504)
Capital grants (fit out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital grant (SLF)	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue grant	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital expenditure (net of VAT)	-	-	-	-	-	-	-	-	-	-	-	-	-
Community benefit payment	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan interest	( 1,715)	( 1,706)	( 1,698)	( 1,689)	( 1,681)	( 1,673)	( 1,664)	( 1,655)	( 1,647)	( 1,638)	( 1,630)	( 1,621)	( 20,017)
Share interest	( 215)	( 214)	( 213)	( 211)	( 210)	( 208)	( 207)	( 206)	( 204)	( 203)	( 201)	( 200)	( 2,492)
Equity fundraising	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity buy back	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	-
<b>Cash inflow/(outflow)</b>	23,728	( 5,042)	682	( 10,605)	( 5,037)	( 5,036)	23,732	( 5,033)	690	( 10,597)	( 5,029)	( 5,028)	4,093
Opening cash	33,109	56,838	51,796	52,478	41,873	36,835	31,799	55,532	50,498	51,189	40,592	35,563	33,109
<b>Closing cash</b>	<b>56,838</b>	<b>51,796</b>	<b>52,478</b>	<b>41,873</b>	<b>36,835</b>	<b>31,799</b>	<b>55,532</b>	<b>50,498</b>	<b>51,189</b>	<b>40,592</b>	<b>35,563</b>	<b>30,535</b>	<b>37,202</b>

FUNDS FLOW STATEMENT	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	2021
	£	£	£	£	£	£	£	£	£	£	£	£	Forecast
<b>Earnings before Interest, tax and depreciation</b>	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	55,183
Deferred Income	24,319	( 4,864)	( 4,864)	( 4,864)	( 4,864)	( 4,864)	( 4,864)	( 4,864)	( 4,864)	( 4,864)	( 4,864)	( 4,864)	-
(Increase)/decrease in VAT debtor/creditor	104	( 53)	5,784	( 5,731)	( 53)	( 53)	106	( 53)	5,784	( 5,731)	( 53)	( 53)	( 2)
Increase/(decrease) in trade creditors	6	-	-	-	-	-	-	-	-	-	-	-	6
<b>Investment in working capital</b>	24,430	( 4,917)	920	( 10,594)	( 4,917)	( 4,917)	24,425	( 4,917)	920	( 10,594)	( 4,917)	( 4,917)	4
<b>Net cash inflow/(outflow) from operating activities</b>	29,028	( 318)	5,518	( 5,996)	( 318)	( 318)	29,024	( 318)	5,518	( 5,996)	( 318)	( 318)	55,187
Loan Financing	( 2,348)	( 2,356)	( 2,365)	( 2,374)	( 2,383)	( 2,392)	( 2,401)	( 2,409)	( 2,418)	( 2,427)	( 2,436)	( 2,445)	( 28,755)
Capital grants (fit out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital grant (SLF)	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue grant	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital expenditure (net of VAT)	-	-	-	-	-	-	-	-	-	-	-	-	-
Community benefit payment	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan interest	( 1,612)	( 1,604)	( 1,595)	( 1,586)	( 1,577)	( 1,568)	( 1,560)	( 1,551)	( 1,542)	( 1,533)	( 1,524)	( 1,515)	( 18,765)
Share interest	( 199)	( 197)	( 196)	( 194)	( 193)	( 192)	( 190)	( 189)	( 187)	( 186)	( 185)	( 183)	( 2,292)
Equity fundraising	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity buy back	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	( 556)	-
<b>Cash inflow/(outflow)</b>	24,314	( 5,031)	807	( 10,706)	( 5,027)	( 5,026)	24,318	( 5,023)	815	( 10,698)	( 5,019)	( 5,017)	5,375
Opening cash	30,535	54,849	49,818	50,625	39,919	34,892	29,866	54,184	49,162	49,977	39,279	34,261	30,535
<b>Closing cash</b>	<b>54,849</b>	<b>49,818</b>	<b>50,625</b>	<b>39,919</b>	<b>34,892</b>	<b>29,866</b>	<b>54,184</b>	<b>49,162</b>	<b>49,977</b>	<b>39,279</b>	<b>34,261</b>	<b>29,243</b>	<b>35,910</b>

Balance Sheet Projections	Opening	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Year 0
		£	£	£	£	£	£	£	£	£	£	£	£	Forecast
<b>Fixed assets</b>														
Design and Build costs	-	-	-	43,311	151,590	259,868	341,076	395,216	438,527	481,838	514,322	527,856	541,391	541,391
Other Costs		46,388	57,044	76,595	121,140	164,771	197,987	221,338	241,389	260,940	276,325	284,627	299,962	299,962
Fixed assets	-	46,388	57,044	119,906	272,730	424,639	539,063	616,554	679,916	742,778	790,647	812,483	841,353	841,353
<b>Current assets</b>														
Trade debtors	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VAT recoverable	-	-	1,128	13,700	-	30,382	53,267	-	12,672	25,245	-	4,367	10,141	10,141
Cash at bank	-	61,563	105,897	148,113	290,943	607,555	425,264	356,720	263,731	187,697	147,080	89,638	63,434	63,434
Current assets	-	61,563	107,025	161,813	290,943	637,937	478,531	356,720	276,404	212,942	147,080	94,006	73,575	73,575
<b>Current liabilities</b>														
Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade creditors	-	55,666	11,784	75,435	183,388	182,291	137,310	92,988	76,035	75,435	57,442	26,204	34,644	34,644
Other creditors		-	-	-	-	-	-	-	-	-	-	-	-	-
Grant Creditor		1,833	1,667	1,500	1,333	1,167	1,000	833	667	500	333	167	-	-
VAT payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gift aid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Current liabilities	-	57,499	13,450	76,935	184,721	183,458	138,310	93,821	76,701	75,935	57,776	26,371	34,644	34,644
Net current assets/(liabilities)	-	4,064	93,574	84,879	106,222	454,480	340,222	262,898	199,702	137,007	89,305	67,635	38,932	38,932
<b>Creditors due after one year</b>														
Capital grants	-	50,285	50,285	104,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285
Loans	-	-	-	-	-	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
<b>Net assets</b>	-	167	100,333	100,500	100,667	100,833	101,000	101,167	101,333	101,500	101,667	101,833	102,000	102,000
<b>Capital &amp; reserves</b>														
Share capital	-	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Share premium	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retained earnings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Current year profit & loss	-	167	333	500	667	833	1,000	1,167	1,333	1,500	1,667	1,833	2,000	2,000
<b>Shareholders' equity</b>	-	167	100,333	100,500	100,667	100,833	101,000	101,167	101,333	101,500	101,667	101,833	102,000	102,000

<b>Balance Sheet Projections</b>	<b>Jan-18</b>	<b>Feb-18</b>	<b>Mar-18</b>	<b>Apr-18</b>	<b>May-18</b>	<b>Jun-18</b>	<b>Jul-18</b>	<b>Aug-18</b>	<b>Sep-18</b>	<b>Oct-18</b>	<b>Nov-18</b>	<b>Dec-18</b>	<b>Year 1 Forecast</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	
<b>Fixed assets</b>													
Design and Build costs	540,489	539,587	538,684	537,782	536,880	535,977	535,075	534,173	533,270	532,368	531,466	530,563	530,563
Other Costs	311,300	309,633	307,967	306,300	304,634	302,967	301,301	299,634	297,968	296,301	294,635	292,968	292,968
<b>Fixed assets</b>	<b>851,789</b>	<b>849,220</b>	<b>846,651</b>	<b>844,082</b>	<b>841,514</b>	<b>838,945</b>	<b>836,376</b>	<b>833,807</b>	<b>831,238</b>	<b>828,670</b>	<b>826,101</b>	<b>823,532</b>	<b>823,532</b>
<b>Current assets</b>													
Trade debtors	-	-	-	-	-	-	-	-	-	-	-	-	-
VAT recoverable	-	50	-	-	50	100	-	50	-	-	50	100	100
Cash at bank	61,966	57,151	57,835	47,669	42,854	38,038	60,872	56,057	56,741	46,576	41,760	36,944	36,944
<b>Current assets</b>	<b>61,966</b>	<b>57,201</b>	<b>57,835</b>	<b>47,669</b>	<b>42,904</b>	<b>38,138</b>	<b>60,872</b>	<b>56,107</b>	<b>56,741</b>	<b>46,576</b>	<b>41,810</b>	<b>37,044</b>	<b>37,044</b>
<b>Current liabilities</b>													
Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade creditors	300	300	300	300	300	300	300	300	300	300	300	300	300
Other creditors	22,917	18,333	13,750	9,167	4,583	-	22,917	18,333	13,750	9,167	4,583	-	-
Grant Creditor	-	-	-	-	-	-	-	-	-	-	-	-	-
VAT payable	-	-	5,400	-	-	-	-	-	5,400	-	-	-	-
Gift aid	-	-	-	-	-	-	-	-	-	-	-	-	-
Loans	24,652	24,744	24,836	24,928	25,020	25,113	25,207	25,300	25,394	25,489	25,583	25,678	25,678
<b>Current liabilities</b>	<b>47,869</b>	<b>43,377</b>	<b>44,286</b>	<b>34,394</b>	<b>29,904</b>	<b>25,413</b>	<b>48,423</b>	<b>43,934</b>	<b>44,844</b>	<b>34,955</b>	<b>30,467</b>	<b>25,978</b>	<b>25,978</b>
<b>Net current assets/(liabilities)</b>	<b>14,097</b>	<b>13,824</b>	<b>13,549</b>	<b>13,275</b>	<b>13,000</b>	<b>12,725</b>	<b>12,449</b>	<b>12,173</b>	<b>11,897</b>	<b>11,620</b>	<b>11,343</b>	<b>11,066</b>	<b>11,066</b>
<b>Creditors due after one year</b>													
Capital grants	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285
Loans	486,298	484,145	481,983	479,813	477,636	475,450	473,256	471,054	468,844	466,626	464,399	462,164	462,164
<b>Net assets</b>	<b>101,303</b>	<b>100,614</b>	<b>99,933</b>	<b>99,259</b>	<b>98,593</b>	<b>97,934</b>	<b>97,284</b>	<b>96,641</b>	<b>96,006</b>	<b>95,379</b>	<b>94,760</b>	<b>94,149</b>	<b>94,149</b>
<b>Capital &amp; reserves</b>													
Share capital	99,444	98,889	98,333	97,778	97,222	96,667	96,111	95,556	95,000	94,444	93,889	93,333	93,333
Share premium	-	-	-	-	-	-	-	-	-	-	-	-	-
Retained earnings	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Current year profit & loss	( 141)	( 275)	( 401)	( 519)	( 630)	( 732)	( 827)	( 915)	( 994)	( 1,066)	( 1,129)	( 1,185)	( 1,185)
<b>Shareholders' equity</b>	<b>101,303</b>	<b>100,614</b>	<b>99,933</b>	<b>99,259</b>	<b>98,593</b>	<b>97,934</b>	<b>97,284</b>	<b>96,641</b>	<b>96,006</b>	<b>95,379</b>	<b>94,760</b>	<b>94,148</b>	<b>94,148</b>

<b>Balance Sheet Projections</b>	<b>Jan-19</b>	<b>Feb-19</b>	<b>Mar-19</b>	<b>Apr-19</b>	<b>May-19</b>	<b>Jun-19</b>	<b>Jul-19</b>	<b>Aug-19</b>	<b>Sep-19</b>	<b>Oct-19</b>	<b>Nov-19</b>	<b>Dec-19</b>	<b>Year 2</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>Forecast</b>
<b>Fixed assets</b>													
Design and Build costs	529,661	528,759	527,856	526,954	526,052	525,150	524,247	523,345	522,443	521,540	520,638	519,736	519,736
Other Costs	291,302	289,635	287,969	286,302	284,636	282,969	281,303	279,636	277,970	276,303	274,637	272,970	272,970
<b>Fixed assets</b>	<b>820,963</b>	<b>818,394</b>	<b>815,825</b>	<b>813,257</b>	<b>810,688</b>	<b>808,119</b>	<b>805,550</b>	<b>802,981</b>	<b>800,412</b>	<b>797,844</b>	<b>795,275</b>	<b>792,706</b>	<b>792,706</b>
<b>Current assets</b>													
Trade debtors	-	-	-	-	-	-	-	-	-	-	-	-	-
VAT recoverable	-	51	-	-	51	102	-	51	-	-	51	102	102
Cash at bank	60,098	55,046	55,605	45,099	40,050	35,004	58,162	53,118	53,685	43,187	38,148	33,109	33,109
<b>Current assets</b>	<b>60,098</b>	<b>55,097</b>	<b>55,605</b>	<b>45,099</b>	<b>40,101</b>	<b>35,106</b>	<b>58,162</b>	<b>53,169</b>	<b>53,685</b>	<b>43,187</b>	<b>38,199</b>	<b>33,211</b>	<b>33,211</b>
<b>Current liabilities</b>													
Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade creditors	306	306	306	306	306	306	306	306	306	306	306	306	306
Other creditors	23,375	18,700	14,025	9,350	4,675	-	23,375	18,700	14,025	9,350	4,675	-	-
Grant Creditor	-	-	-	-	-	-	-	-	-	-	-	-	-
VAT payable	-	-	5,508	-	-	-	-	-	5,508	-	-	-	-
Gift aid	-	-	-	-	-	-	-	-	-	-	-	-	-
Loans	25,774	25,869	25,966	26,062	26,159	26,256	26,354	26,451	26,550	26,648	26,747	26,847	26,847
<b>Current liabilities</b>	<b>49,455</b>	<b>44,875</b>	<b>45,805</b>	<b>35,718</b>	<b>31,140</b>	<b>26,562</b>	<b>50,035</b>	<b>45,457</b>	<b>46,389</b>	<b>36,304</b>	<b>31,728</b>	<b>27,153</b>	<b>27,153</b>
<b>Net current assets/(liabilities)</b>	<b>10,643</b>	<b>10,221</b>	<b>9,800</b>	<b>9,380</b>	<b>8,962</b>	<b>8,544</b>	<b>8,127</b>	<b>7,711</b>	<b>7,297</b>	<b>6,883</b>	<b>6,470</b>	<b>6,059</b>	<b>6,059</b>
<b>Creditors due after one year</b>													
Capital grants	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285
Loans	459,921	457,669	455,410	453,141	450,864	448,579	446,286	443,983	441,673	439,353	437,025	434,689	434,689
<b>Net assets</b>	<b>93,400</b>	<b>92,661</b>	<b>91,931</b>	<b>91,211</b>	<b>90,500</b>	<b>89,798</b>	<b>89,107</b>	<b>88,424</b>	<b>87,751</b>	<b>87,088</b>	<b>86,435</b>	<b>85,791</b>	<b>85,791</b>
<b>Capital &amp; reserves</b>													
Share capital	92,778	92,222	91,667	91,111	90,556	90,000	89,444	88,889	88,333	87,778	87,222	86,667	86,667
Share premium	-	-	-	-	-	-	-	-	-	-	-	-	-
Retained earnings	815	815	815	815	815	815	815	815	815	815	815	815	815
Current year profit & loss	( 192)	( 375)	( 550)	( 714)	( 870)	( 1,016)	( 1,152)	( 1,279)	( 1,396)	( 1,504)	( 1,602)	( 1,690)	( 1,690)
<b>Shareholders' equity</b>	<b>93,401</b>	<b>92,662</b>	<b>91,932</b>	<b>91,212</b>	<b>90,501</b>	<b>89,799</b>	<b>89,107</b>	<b>88,425</b>	<b>87,752</b>	<b>87,089</b>	<b>86,435</b>	<b>85,791</b>	<b>85,791</b>

<b>Balance Sheet Projections</b>	<b>Jan-20</b>	<b>Feb-20</b>	<b>Mar-20</b>	<b>Apr-20</b>	<b>May-20</b>	<b>Jun-20</b>	<b>Jul-20</b>	<b>Aug-20</b>	<b>Sep-20</b>	<b>Oct-20</b>	<b>Nov-20</b>	<b>Dec-20</b>	<b>Year 3</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>Forecast</b>
<b>Fixed assets</b>													
Design and Build costs	518,833	517,931	517,029	516,126	515,224	514,322	513,419	512,517	511,615	510,712	509,810	508,908	508,908
Other Costs	271,304	269,637	267,971	266,304	264,638	262,971	261,305	259,638	257,972	256,305	254,639	252,972	252,972
<b>Fixed assets</b>	<b>790,137</b>	<b>787,568</b>	<b>785,000</b>	<b>782,431</b>	<b>779,862</b>	<b>777,293</b>	<b>774,724</b>	<b>772,155</b>	<b>769,587</b>	<b>767,018</b>	<b>764,449</b>	<b>761,880</b>	<b>761,880</b>
<b>Current assets</b>													
Trade debtors	-	-	-	-	-	-	-	-	-	-	-	-	-
VAT recoverable	-	52	-	-	52	104	-	52	-	-	52	104	104
Cash at bank	56,838	51,796	52,478	41,873	36,835	31,799	55,532	50,498	51,189	40,592	35,563	30,535	30,535
<b>Current assets</b>	<b>56,838</b>	<b>51,848</b>	<b>52,478</b>	<b>41,873</b>	<b>36,887</b>	<b>31,903</b>	<b>55,532</b>	<b>50,550</b>	<b>51,189</b>	<b>40,592</b>	<b>35,615</b>	<b>30,639</b>	<b>30,639</b>
<b>Current liabilities</b>													
Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade creditors	312	312	312	312	312	312	312	312	312	312	312	312	312
Other creditors	23,843	19,074	14,306	9,537	4,769	-	23,843	19,074	14,306	9,537	4,769	-	-
Grant Creditor	-	-	-	-	-	-	-	-	-	-	-	-	-
VAT payable	-	-	5,618	-	-	-	-	-	5,618	-	-	-	-
Gift aid	-	-	-	-	-	-	-	-	-	-	-	-	-
Loans	26,946	27,047	27,147	27,248	27,349	27,451	27,553	27,655	27,758	27,861	27,964	28,068	28,068
<b>Current liabilities</b>	<b>51,101</b>	<b>46,433</b>	<b>47,383</b>	<b>37,097</b>	<b>32,430</b>	<b>27,763</b>	<b>51,707</b>	<b>47,041</b>	<b>47,994</b>	<b>37,710</b>	<b>33,045</b>	<b>28,380</b>	<b>28,380</b>
<b>Net current assets/(liabilities)</b>	<b>5,736</b>	<b>5,415</b>	<b>5,095</b>	<b>4,776</b>	<b>4,458</b>	<b>4,141</b>	<b>3,824</b>	<b>3,509</b>	<b>3,195</b>	<b>2,882</b>	<b>2,570</b>	<b>2,259</b>	<b>2,259</b>
<b>Creditors due after one year</b>													
Capital grants	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285
Loans	432,344	429,990	427,627	425,255	422,875	420,486	418,088	415,681	413,265	410,840	408,406	405,963	405,963
<b>Net assets</b>	<b>85,245</b>	<b>84,709</b>	<b>84,183</b>	<b>83,666</b>	<b>83,160</b>	<b>82,663</b>	<b>82,176</b>	<b>81,699</b>	<b>81,232</b>	<b>80,775</b>	<b>80,328</b>	<b>79,891</b>	<b>79,891</b>
<b>Capital &amp; reserves</b>													
Share capital	86,111	85,556	85,000	84,444	83,889	83,333	82,778	82,222	81,667	81,111	80,556	80,000	80,000
Share premium	-	-	-	-	-	-	-	-	-	-	-	-	-
Retained earnings	( 875)	( 875)	( 875)	( 875)	( 875)	( 875)	( 875)	( 875)	( 875)	( 875)	( 875)	( 875)	( 875)
Current year profit & loss	10	29	58	97	146	205	274	352	441	539	648	766	766
<b>Shareholders' equity</b>	<b>85,246</b>	<b>84,709</b>	<b>84,183</b>	<b>83,667</b>	<b>83,160</b>	<b>82,663</b>	<b>82,176</b>	<b>81,699</b>	<b>81,232</b>	<b>80,775</b>	<b>80,328</b>	<b>79,891</b>	<b>79,891</b>

<b>Balance Sheet Projections</b>	<b>Feb-21</b>	<b>Mar-21</b>	<b>Apr-21</b>	<b>May-21</b>	<b>Jun-21</b>	<b>Jul-21</b>	<b>Aug-21</b>	<b>Sep-21</b>	<b>Oct-21</b>	<b>Nov-21</b>	<b>Dec-21</b>	<b>Year 4</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>Forecast</b>
<b>Fixed assets</b>												
Design and Build costs	507,103	506,201	505,299	504,396	503,494	502,592	501,689	500,787	499,885	498,982	498,080	498,080
Other Costs	249,639	247,973	246,306	244,640	242,973	241,307	239,640	237,974	236,307	234,641	232,974	232,974
<b>Fixed assets</b>	<b>756,742</b>	<b>754,174</b>	<b>751,605</b>	<b>749,036</b>	<b>746,467</b>	<b>743,898</b>	<b>741,329</b>	<b>738,761</b>	<b>736,192</b>	<b>733,623</b>	<b>731,054</b>	<b>731,054</b>
<b>Current assets</b>												
Trade debtors	-	-	-	-	-	-	-	-	-	-	-	-
VAT recoverable	53	-	-	53	106	-	53	-	-	53	106	106
Cash at bank	49,818	50,625	39,919	34,892	29,866	54,184	49,162	49,977	39,279	34,261	29,243	29,243
<b>Current assets</b>	<b>49,871</b>	<b>50,625</b>	<b>39,919</b>	<b>34,945</b>	<b>29,972</b>	<b>54,184</b>	<b>49,215</b>	<b>49,977</b>	<b>39,279</b>	<b>34,314</b>	<b>29,349</b>	<b>29,349</b>
<b>Current liabilities</b>												
Overdraft	-	-	-	-	-	-	-	-	-	-	-	-
Trade creditors	318	318	318	318	318	318	318	318	318	318	318	318
Other creditors	19,455	14,592	9,728	4,864	-	24,319	19,455	14,592	9,728	4,864	-	-
Grant Creditor	-	-	-	-	-	-	-	-	-	-	-	-
VAT payable	-	5,731	-	-	-	-	-	5,731	-	-	-	-
Gift aid	-	-	-	-	-	-	-	-	-	-	-	-
Loans	28,277	28,382	28,488	28,593	28,700	28,806	28,913	29,021	29,129	29,237	29,345	29,345
<b>Current liabilities</b>	<b>48,051</b>	<b>49,023</b>	<b>38,534</b>	<b>33,776</b>	<b>29,018</b>	<b>53,444</b>	<b>48,687</b>	<b>49,661</b>	<b>39,175</b>	<b>34,419</b>	<b>29,664</b>	<b>29,664</b>
<b>Net current assets/(liabilities)</b>	<b>1,820</b>	<b>1,602</b>	<b>1,385</b>	<b>1,169</b>	<b>954</b>	<b>740</b>	<b>528</b>	<b>316</b>	<b>105</b>	<b>( 105)</b>	<b>( 314)</b>	<b>( 314)</b>
<b>Creditors due after one year</b>												
Capital grants	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285	278,285
Loans	401,050	398,580	396,101	393,612	391,114	388,607	386,091	383,565	381,030	378,485	375,931	375,931
<b>Net assets</b>	<b>79,227</b>	<b>78,911</b>	<b>78,604</b>	<b>78,308</b>	<b>78,022</b>	<b>77,747</b>	<b>77,481</b>	<b>77,226</b>	<b>76,982</b>	<b>76,747</b>	<b>76,524</b>	<b>76,524</b>
<b>Capital &amp; reserves</b>												
Share capital	78,889	78,333	77,778	77,222	76,667	76,111	75,556	75,000	74,444	73,889	73,333	73,333
Share premium	-	-	-	-	-	-	-	-	-	-	-	-
Retained earnings	( 109)	( 109)	( 109)	( 109)	( 109)	( 109)	( 109)	( 109)	( 109)	( 109)	( 109)	( 109)
Current year profit & loss	448	687	936	1,195	1,465	1,745	2,035	2,335	2,646	2,968	3,299	3,299
<b>Shareholders' equity</b>	<b>79,227</b>	<b>78,911</b>	<b>78,604</b>	<b>78,308</b>	<b>78,022</b>	<b>77,747</b>	<b>77,481</b>	<b>77,226</b>	<b>76,982</b>	<b>76,747</b>	<b>76,523</b>	<b>76,523</b>