

EGDCP Ltd - 6 year projection - Flat roof funded by loan, cost 10%>quote

INCOME	2022	2023	2024	2025	2026	2027
Pub rent	£25,416.00	£32,225.00	£32,500.00	£32,500.00	£32,500.00	£32,500.00
Shop rent	£2,251.68	£578.50	£0.00	£0.00	£0.00	£0.00
Cottage rent	£5,880.00	£6,703.20	£7,212.64	£7,645.40	£8,027.67	£8,348.78
Insurance reimbursement	£987.62	£1,116.01	£1,189.67	£1,249.15	£1,299.12	£1,338.09
Grants	£0.00					
Donations	£250.00	£250.00	£250.00	£250.00	£300.00	£300.00
Internal transfer	£7,500.00	£5,000.00				
Other income	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00
Total Receipts	£42,535.30	£46,122.71	£41,402.31	£41,894.55	£42,376.79	£42,736.87

CPI Inflation Factor	Cottage Rent Factor
2023 13.00%	14.00%
2024 6.60%	7.60%
2025 5.00%	6.00%
2026 4.00%	5.00%
2027 3.00%	4.00%

EXPENDITURE

Key Fund loan repayment	£12,726.00	£12,726.00	£1,060.53	£0.00	£0.00	£0.00
New Loan Payments	£450.00	£10,980.00	£10,980.00	£10,980.00	£10,980.00	£10,980.00
Member Interest	£7,500.00	£7,500.00	£8,750.00	£10,000.00	£11,250.00	£12,500.00
Management costs	£550.00	£621.50	£662.52	£695.64	£723.47	£745.17
Legal & Compliance	£1,165.00	£1,316.45	£1,403.34	£1,473.50	£1,532.44	£1,578.42
Website related	£480.00	£542.40	£578.20	£607.11	£631.39	£650.33
Insurance	£987.62	£1,116.01	£1,189.67	£1,249.15	£1,299.12	£1,338.09
Other expenditure	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00
Total Payments	£24,358.62	£35,302.36	£25,124.25	£25,505.41	£26,916.42	£28,292.02

Member Interest based on share capital of	£250,000
2023 3.0%	
2024 3.5%	
2025 4.0%	
2026 4.5%	
2027 5.0%	

Notional trading profit	£18,176.68	£10,820.35	£16,278.06	£16,389.15	£15,460.37	£14,444.85
	42.73%	23.46%	39.32%	39.12%	36.48%	33.80%

FUND ALLOCATION

Share Interest Fund	£10,000.00	£0.00	£0.00	£0.00	£0.00	£0.00
less transfer to revenue	£7,500.00	£5,000.00	£0.00	£0.00	£0.00	£0.00
SI balance	£5,000.00	£0.00	£0.00	£0.00	£0.00	£0.00
Repairs & Renewals Fund	£6,500.00	£8,000.00	£13,000.00	£14,000.00	£14,000.00	£14,000.00
less transfer to capital	£324.33	£4,500.00	£0.00	£0.00	£0.00	£0.00
R&R balance	£8,675.67	£12,175.67	£25,175.67	£39,175.67	£53,175.67	£67,175.67
Share repurchase Fund	£2,000.00	£2,000.00	£2,000.00	£2,000.00	£1,000.00	£0.00
less transfer to capital	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
SR balance	£8,000.00	£10,000.00	£12,000.00	£14,000.00	£15,000.00	£15,000.00
Community Fund	£0.00	£330.00	£600.00	£450.00	£350.00	£350.00
less transfer to capital	£125.00	£75.00	£75.00	£100.00	£100.00	£100.00
CF balance	£190.00	£445.00	£970.00	£1,320.00	£1,570.00	£1,820.00
Jubilee Fund	830	£0.00	£0.00	£0.00	£0.00	0
Payments from fund	500	£330.00	£0.00	£0.00	£0.00	0
JF balance	330	£0.00	£0.00	£0.00	£0.00	£0.00
Total Allocations	£19,330.00	£10,330.00	£15,600.00	£16,450.00	£15,350.00	£14,350.00
Balance after allocations	-£1,153.32	£490.35	£678.06	-£60.85	£110.37	£94.85
Total unallocated revenue at 31 Dec	£22,060.68	£23,704.35	£23,892.06	£23,153.15	£23,324.37	£23,308.85

Notes

Income

1. Pub rent increases to £32,500pa from 1 Dec 22. New lease from 1 Apr 23. Assumes no break in tenancy.
2. Shop rent increases to £2314pa 1 Dec, Rent integrated into pub rent Apr 23
3. Cottage rent increases in line with CPI+1. Assumes no break in tenancy.
4. Agreed T&B to fully reimburse insurance premium over 12 months.
5. Nominal income from donations and other sources.

Expenditure

6. Last original loan payment 15/01/24 (allows for 3 months interest only paid during C-19 lockdown)
7. Share interest assumes 3% payment 2022, 2023, increasing by 0.5% each year after to maximum 5% (2027)
8. Management costs = Secretary's expenses, travel expenses, bank charges etc.
9. Legal & compliance = auditors, licences, statutory registrations
10. Website related = domain costs and security
11. New Loan of £45,000 based on 5 year flat, repayment at 4.4% with a total repayable of £54,900, draw down 1 Jan 23
12. Share Interest Fund closed after May '23 payment. Interest paid from in-year revenue thereafter.
13. Repairs & Renewals Fund to cover any cost of replacing roof in excess of new loan (£45K), total cost assumed as £49500
14. Share Repurchase Fund to be capped at £15000. Assumed sales matched by purchases from waiting list so fund not called upon
15. Community Fund demand assumed similar to recently. Grant limit raised to £100 in 2024
16. Jubilee Fund merged with Community Fund 2023.