Appendix A - Profit and loss account

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/24	2034/35	2035/36	2036/37	2037/38
Rental income	-41,576	-41,992	-42,412	-42,836	-43,264	-43,697	-44,134	-44,575	-45,021	-45,471	-45,926	-46,385	-46,849	-47,317	-47,790	-48,268	-48,751
Less direct costs	859	867	876	885	893	902	911	921	930	939	948	958	967	977	987	997	1,007
Savings on homeless budget	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross margin	-40,717	-41,124	-41,536	-41,951	-42,371	-42,794	-43,222	-43,654	-44,091	-44,532	-44,977	-45,427	-45,881	-46,340	-46,803	-47,271	-47,744
Indirect costs																	
Interest on loans	16,931	16,737	16,538	16,335	16,128	15,916	15,700	15,480	15,255	15,025	14,790	14,551	14,306	14,056	13,801	13,541	13,275
Depreciation	56,250	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851
Net (Surplus)/Deficit for the year.	32,464	-5,537	-6,147	-6,765	-7,392	-8,027	-8,671	-9,324	-9,986	-10,656	-11,336	-12,026	-12,725	-13,433	-14,152	-14,880	-15,619

Appendix A - Profit and loss account	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54
Rental income	-49,238	-49,731	-50,228	-50,730	-51,238	-51,750	-52,268	-52,790	-53,318	-53,851	-54,390	-54,934	-55,483	-56,038	-56,598	-57,164
Less direct costs	1,017	1,027	1,037	1,048	1,058	1,069	1,079	1,090	1,101	1,112	1,123	1,134	1,146	1,157	1,169	1,181
Savings on homeless budget	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross margin	-48,222	-48,704	-49,191	-49,683	-50,180	-50,681	-51,188	-51,700	-52,217	-52,739	-53,267	-53,799	-54,337	-54,881	-55,430	-55,984
Indirect costs																
Interest on loans	13,004	12,726	12,444	12,155	11,860	11,559	11,251	10,937	10,617	10,289	9,955	9,614	9,266	8,910	8,547	8,176
Depreciation	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851
Net (Surplus)/Deficit for the year.	-16,368	-17,127	-17,897	-18,678	-19,469	-20,272	-21,087	-21,912	-22,750	-23,599	-24,461	-25,335	-26,221	-27,120	-28,032	-28,957

Appendix A - Profit and loss account

	2054/55	2055/56	2056/57	2057/58	2058/59	2059/60	2060/61	2061/62	2062/63	2063/64	2064/65	2065/66	2066/67	2067/68	2068/69	2069/70	2070/71
Rental income	-57,736	-58,313	-58,896	-59,485	-60,080	-60,681	-61,288	-61,901	-62,520	-63,145	-63,776	-64,414	-65,058	-65,709	-66,366	-67,030	-67,700
Less direct costs	1,192	1,204	1,216	1,228	1,241	1,253	1,266	1,278	1,291	1,304	1,317	1,330	1,344	1,357	1,371	1,384	1,398
Savings on homeless budget	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross margin	-56,544	-57,109	-57,680	-58,257	-58,840	-59,428	-60,022	-60,622	-61,229	-61,841	-62,459	-63,084	-63,715	-64,352	-64,995	-65,645	-66,302
Indirect costs																	
Interest on loans	7,798	7,412	7,017	6,614	6,203	5,783	5,354	4,916	4,469	4,013	3,547	3,071	2,586	2,090	1,584	1,067	539
Depreciation	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851	18,851
Net (Surplus)/Deficit for the year.	-29,895	-30,847	-31,813	-32,792	-33,786	-34,795	-35,818	-36,856	-37,909	-38,977	-40,062	-41,162	-42,278	-43,412	-44,561	-45,728	-46,912

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/24	2034/35	2035/36	2036/37	2037/38
Appendix B Balance Sheet																	
Fixed Assets																	
Tangible NBV	750,000	731,149	712,299	693,448	674,598	655,747	636,897	618,046	599,196	580,345	586,495	567,644	548,793	529,943	511,092	522,242	503,391
Current Assets																	
Trade Debtors	1,039	1,050	1,060	1,071	1,082	1,092	1,103	1,114	1,126	1,137	1,148	1,160	1,171	1,183	1,195	1,207	1,219
Bank account (over drawn)	13,478	28,392	43,718	59,458	75,618	92,202	109,214	126,657	144,537	162,858	156,624	175,840	195,510	215,638	236,230	227,290	248,822
	14,517	29,442	44,778	60,529	76,700	93,295	110,317	127,772	145,663	163,995	157,772	176,999	196,681	216,821	237,425	228,497	250,041
Current liabilities																	
Trade Creditors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PWLB (capital only)	-796,982	-787,519	-777,857	-767,992	-757,920	-747,637	-737,137	-726,417	-715,472	-704,297	-692,888	-681,239	-669,345	-657,201	-644,803	-632,144	-619,219
	-796,982	-787,519	-777,857	-767,992	-757,920	-747,637	-737,137	-726,417	-715,472	-704,297	-692,888	-681,239	-669,345	-657,201	-644,803	-632,144	-619,219
	-32,464	-26,927	-20,780	-14,014	-6,622	1,405	10,077	19,401	29,386	40,043	51,379	63,405	76,129	89,563	103,714	118,594	134,213
Reserves																	
B/fwd.	-34,446	-27,388	-21,292	-14,578	-7,238	737	9,354	18,624	28,554	39,155	50,435	62,403	75,069	88,444	102,535	117,355	132,912
Surplus/(Deficit)	1,982	461	512	564	616	669	723	777	832	888	945	1,002	1,060	1,119	1,179	1,240	1,302
C/fwd.	-32,464	-26,927	-20,779	-14,014	-6,622	1,406	10,077	19,401	29,386	40,043	51,379	63,405	76,130	89,563	103,715	118,595	134,213
Control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54
Appendix B Balance Sheet																
Fixed Assets																
Tangible NBV	484,541	465,690	446,840	457,989	439,138	420,288	401,437	382,587	363,736	344,886	326,035	307,185	288,334	324,484	305,633	286,782
Current Assets																
Trade Debtors	1,231	1,243	1,256	1,268	1,281	1,294	1,307	1,320	1,333	1,346	1,360	1,373	1,387	1,401	1,415	1,429
Bank account (over drawn)	270,832	293,324	316,302	309,773	333,740	358,209	383,184	408,672	434,676	461,202	488,255	515,841	543,965	517,632	546,848	576,618
	272,063	294,567	317,558	311,041	335,021	359,503	384,491	409,991	436,009	462,548	489,615	517,215	545,352	519,033	548,263	578,047
Current liabilities																
Trade Creditors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PWLB (capital only)	-606,023	-592,550	-578,793	-564,748	-550,408	-535,767	-520,818	-505,556	-489,972	-474,062	-457,818	-441,232	-424,298	-407,008	-389,356	-371,332
	-606,023	-592,550	-578,793	-564,748	-550,408	-535,767	-520,818	-505,556	-489,972	-474,062	-457,818	-441,232	-424,298	-407,008	-389,356	-371,332
	150,581	167,707	185,604	204,282	223,751	244,024	265,110	287,023	309,773	333,372	357,833	383,167	409,388	436,508	464,540	493,497
Reserves																
B/fwd.	149,217	166,281	184,113	202,726	222,129	242,335	263,353	285,197	307,877	331,406	355,795	381,057	407,204	434,249	462,204	491,084
Surplus/(Deficit)	1,364	1,427	1,491	1,556	1,622	1,689	1,757	1,826	1,896	1,967	2,038	2,111	2,185	2,260	2,336	2,413
C/fwd.	150,581	167,708	185,605	204,282	223,752	244,024	265,111	287,023	309,773	333,372	357,833	383,168	409,389	436,509	464,540	493,497
Control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix B Balance Sheet

	2054/55	2055/56	2056/57	2057/58	2058/59	2059/60	2060/61	2061/62	2062/63	2063/64	2064/65	2065/66	2066/67	2067/68	2068/69	2069/70	2070/71
Fixed Assets																	
Tangible NBV	267,932	249,081	230,231	211,380	192,530	173,679	154,829	225,978	207,127	188,277	169,426	150,576	161,725	142,875	124,024	105,174	86,323
Current Assets																	
Trade Debtors	1,443	1,458	1,472	1,487	1,502	1,517	1,532	1,548	1,563	1,579	1,594	1,610	1,626	1,643	1,659	1,676	1,692
Bank account (over drawn)	606,947	637,842	669,308	701,351	733,976	767,189	800,996	745,403	780,417	816,042	852,286	889,154	896,653	934,789	973,569	1,012,998	1,053,084
	608,391	639,300	670,781	702,838	735,478	768,706	802,528	746,951	781,980	817,621	853,881	890,765	898,280	936,432	975,228	1,014,673	1,054,776
Current liabilities																	
Trade Creditors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PWLB (capital only)	-352,931	-334,142	-314,960	-295,374	-275,377	-254,960	-234,114	-212,831	-191,101	-168,914	-146,261	-123,133	-99,519	-75,409	-50,793	-25,660	0
	-352,931	-334,142	-314,960	-295,374	-275,377	-254,960	-234,114	-212,831	-191,101	-168,914	-146,261	-123,133	-99,519	-75,409	-50,793	-25,660	0
	523,392	554,239	586,052	618,844	652,630	687,425	723,242	760,098	798,006	836,984	877,045	918,207	960,486	1,003,897	1,048,459	1,094,187	1,141,099
Reserves																	
B/fwd.	520,901	551,669	583,401	616,112	649,815	684,526	720,258	757,027	794,848	833,736	873,707	914,778	956,963	1,000,280	1,044,746	1,090,377	1,137,190
Surplus/(Deficit)	2,491	2,571	2,651	2,733	2,816	2,900	2,985	3,071	3,159	3,248	3,338	3,430	3,523	3,618	3,713	3,811	3,909
C/fwd.	523,392	554,239	586,052	618,844	652,631	687,425	723,243	760,098	798,007	836,984	877,046	918,208	960,486	1,003,898	1,048,459	1,094,187	1,141,100
Control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix C Cash Flow Projections

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/24	2034/35	2035/36	2036/37	2037/38
Inflows																	
Rents Received	40,536	41,981	42,401	42,825	43,253	43,686	44,123	44,564	45,010	45,460	45,914	46,373	46,837	47,305	47,779	48,256	48,739
PWLB loan received	806,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Savings on B & B Budget	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sundry income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	846,786	41,981	42,401	42,825	43,253	43,686	44,123	44,564	45,010	45,460	45,914	46,373	46,837	47,305	47,779	48,256	48,739
Outflows																	
Suppliers	-859	-867	-876	-885	-893	-902	-911	-921	-930	-939	-948	-958	-967	-977	-987	-997	-1,007
Fixed Assets	-806,250	0	0	0	0	0	0	0	0	0	-25,000	0	0	0	0	-30,000	0
Sundry payments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PWLB loans repayments - gross	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	-833,308	-27,067	-27,076	-27,084	-27,093	-27,102	-27,111	-27,120	-27,129	-27,139	-52,148	-27,158	-27,167	-27,177	-27,187	-57,197	-27,207
Net monthly cash inflow/(outflow)	13,478	14,914	15,325	15,741	16,160	16,584	17,011	17,444	17,880	18,321	-6,234	19,216	19,670	20,129	20,592	-8,940	21,532
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B/bfwd	0	13,478	28,392	43,718	59,458	75,618	92,202	109,214	126,657	144,537	162,858	156,624	175,840	195,510	215,638	236,230	227,290
B/cfwd	13,478	28,392	43,718	59,458	75,618	92,202	109,214	126,657	144,537	162,858	156,624	175,840	195,510	215,638	236,230	227,290	248,822

Appendix C Cash Flow Projections

	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54
Inflows																
Rents Received	49,226	49,719	50,216	50,718	51,225	51,737	52,255	52,777	53,305	53,838	54,376	54,920	55,469	56,024	56,584	57,150
PWLB loan received	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Savings on B & B Budget	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sundry income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	49,226	49,719	50,216	50,718	51,225	51,737	52,255	52,777	53,305	53,838	54,376	54,920	55,469	56,024	56,584	57,150
Outflows																
Suppliers	-1,017	-1,027	-1,037	-1,048	-1,058	-1,069	-1,079	-1,090	-1,101	-1,112	-1,123	-1,134	-1,146	-1,157	-1,169	-1,181
Fixed Assets	0	0	0	-30,000	0	0	0	0	0	0	0	0	0	-55,000	0	0
Sundry payments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PWLB loans repayments - gross	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	-27,217	-27,227	-27,237	-57,247	-27,258	-27,268	-27,279	-27,290	-27,301	-27,312	-27,323	-27,334	-27,346	-82,357	-27,369	-27,380
Net monthly cash inflow/(outflow)	22,010	22,492	22,979	-6,530	23,967	24,469	24,976	25,487	26,004	26,526	27,053	27,586	28,124	-26,333	29,216	29,770
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B/bfwd	248,822	270,832	293,324	316,302	309,773	333,740	358,209	383,184	408,672	434,676	461,202	488,255	515,841	543,965	517,632	546,848
B/cfwd	270,832	293,324	316,302	309,773	333,740	358,209	383,184	408,672	434,676	461,202	488,255	515,841	543,965	517,632	546,848	576,618

	2054/55	2055/56	2056/57	2057/58	2058/59	2059/60	2060/61	2061/62	2062/63	2063/64	2064/65	2065/66	2066/67	2067/68	2068/69	2069/70	2070/71
Appendix C Cash Flow Projections																	
Inflows																	
Rents Received	57,722	58,299	58,882	59,471	60,065	60,666	61,273	61,885	62,504	63,129	63,761	64,398	65,042	65,693	66,350	67,013	67,683
PWLB loan received	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Savings on B & B Budget	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sundry income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	57,722	58,299	58,882	59,471	60,065	60,666	61,273	61,885	62,504	63,129	63,761	64,398	65,042	65,693	66,350	67,013	67,683
Outflows																	
Suppliers	-1,192	-1,204	-1,216	-1,228	-1,241	-1,253	-1,266	-1,278	-1,291	-1,304	-1,317	-1,330	-1,344	-1,357	-1,371	-1,384	-1,398
Fixed Assets	0	0	0	0	0	0	0	-90,000	0	0	0	0	-30,000	0	0	0	0
Sundry payments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PWLB loans repayments - gross	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,200	-26,199
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	-27,392	-27,404	-27,416	-27,428	-27,440	-27,453	-27,465	-117,478	-27,491	-27,504	-27,517	-27,530	-57,543	-27,557	-27,570	-27,584	-27,597
Net monthly cash inflow/(outflow)	30,330	30,895	31,466	32,042	32,625	33,213	33,807	-55,593	35,013	35,626	36,244	36,868	7,499	38,136	38,779	39,429	40,086
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B/bfwd	576,618	606,947	637,842	669,308	701,351	733,976	767,189	800,996	745,403	780,417	816,042	852,286	889,154	896,653	934,789	973,569	1,012,998
B/cfwd	606,947	637,842	669,308	701,351	733,976	767,189	800,996	745,403	780,417	816,042	852,286	889,154	896,653	934,789	973,569	1,012,998	1,053,084