

As at 7 April 2022

Knowle Green Estates Ltd

Financial forecasts for the year ending 31 March

Total Mar-22 £	Total Mar-23 £	Total Mar-24 £	Total Mar-25 £	Total Mar-26 £	Total Mar-27 £	Total Mar-28 £	Total Mar-29 £	Total Mar-30 £	Total Mar-31 £	Total Mar-32 £
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APPENDIX C - BALANCE SHEET

	Mar-22	Mar-23	Mar-24	Mar-25	Mar-26	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32
Fixed assets											
Tangible	19,263,483	18,824,943	18,386,404	74,323,365	221,418,759	216,885,659	212,352,559	207,819,459	203,286,359	198,753,259	194,220,159
	19,263,483	18,824,943	18,386,404	74,323,365	221,418,759	216,885,659	212,352,559	207,819,459	203,286,359	198,753,259	194,220,159
Current assets											
Trade debtors	71,170	74,083	148,908	262,528	388,217	714,455	718,235	722,053	725,909	729,803	733,736
Sundry & prepayments	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999
VAT	-	-	-	-	-	-	-	-	-	-	-
Bank	-	-	-	4,127	385,738	3,963,041	3,985,431	4,055,724	4,174,398	4,341,937	4,538,830
	74,169	77,082	151,907	269,654	776,954	4,680,496	4,706,666	4,780,776	4,903,305	5,074,739	5,275,565
Current liabilities (negative input)											
Bank overdraft	(53,358)	(22,096)	(340,899)	-	-	-	-	-	-	-	-
Trade creditors	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)
VAT	-	-	-	-	-	-	-	-	-	-	-
PWLB Capital Creditor	(143,632)	(216,446)	(221,827)	(577,722)	(512,081)	(2,159,460)	(2,218,780)	(2,280,770)	(2,344,042)	(2,409,698)	(2,477,283)
Sundry & accruals	-	-	-	-	-	-	-	-	-	-	-
Corporation tax	-	-	-	-	-	-	-	-	-	-	-
PWLB Loan Interest Creditor	(335,833)	(484,183)	(478,802)	(1,448,974)	(3,163,249)	(6,544,262)	(6,484,941)	(6,422,952)	(6,359,680)	(6,294,023)	(6,226,438)
Loans	(307,468)	(307,468)	(307,468)	(841,046)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)
	(851,100)	(1,041,003)	(1,359,806)	(2,878,550)	(5,881,980)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)
Net current assets	(776,931)	(963,920)	(1,207,899)	(2,608,896)	(5,105,026)	(6,229,876)	(6,203,706)	(6,129,596)	(6,007,066)	(5,835,633)	(5,634,806)
Creditors: Amounts falling due >1 year											
Loans	(19,312,286)	(19,095,840)	(18,874,013)	(74,952,714)	(222,775,838)	(220,616,378)	(218,397,598)	(216,116,828)	(213,772,786)	(211,363,088)	(208,885,805)
Provisions for liabilities & charges											
Deferred taxation	-	-	-	-	-	-	-	-	-	-	-
Net Assets	(825,735)	(1,234,817)	(1,695,508)	(3,238,245)	(6,462,105)	(9,960,595)	(12,248,745)	(14,426,965)	(16,493,494)	(18,445,462)	(20,300,452)
Share capital & reserves											
Share Capital	1	1	1	1	1	1	1	1	1	1	1
Capital Redemption Reserve	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)
P+L Account Brought Forward	(712,085)	(1,121,322)	(1,577,715)	(3,018,335)	(5,772,703)	(9,685,299)	(11,982,505)	(14,169,970)	(16,245,937)	(18,207,542)	(20,072,373)
P+L Account	(34,027)	(33,873)	(38,171)	(140,289)	(609,780)	(195,674)	(186,618)	(177,373)	(167,935)	(158,298)	(148,457)
	(825,735)	(1,234,817)	(1,695,508)	(3,238,245)	(6,462,105)	(9,960,595)	(12,248,745)	(14,426,965)	(16,493,494)	(18,445,462)	(20,300,452)

As at 7 April 2022

Knowle Green Estates Ltd
Financial forecasts for the year ending 31 March

Total Mar-33 £	Total Mar-34 £	Total Mar-35 £	Total Mar-36 £	Total Mar-37 £	Total Mar-38 £	Total Mar-39 £	Total Mar-40 £	Total Mar-41 £	Total Mar-42 £	Total Mar-43 £
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APPENDIX C - BALANCE SHEET

	Mar-33	Mar-34	Mar-35	Mar-36	Mar-37	Mar-38	Mar-39	Mar-40	Mar-41	Mar-42	Mar-43
Fixed assets											
Tangible	189,687,059	185,153,959	180,620,859	176,087,759	171,554,659	167,021,559	162,488,459	157,955,359	153,422,259	148,889,159	144,356,059
	189,687,059	185,153,959	180,620,859	176,087,759	171,554,659	167,021,559	162,488,459	157,955,359	153,422,259	148,889,159	144,356,059
Current assets											
Trade debtors	737,709	-	745,774	749,867	754,000	758,176	762,393	766,652	770,954	775,298	779,687
Sundry & prepayments	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999
VAT	-	-	-	-	-	-	-	-	-	-	-
Bank	4,795,571	4,955,657	5,165,023	5,554,317	5,955,482	6,454,038	6,519,507	7,149,420	7,763,310	7,395,718	8,179,189
	5,536,278	4,958,656	5,913,796	6,307,182	6,712,482	7,215,212	7,284,899	7,919,071	8,537,263	8,174,016	8,961,875
Current liabilities (negative input)											
Bank overdraft	-	-	-	-	-	-	-	-	-	-	-
Trade creditors	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)
VAT	-	-	-	-	-	-	-	-	-	-	-
PWLB Capital Creditor	(2,546,856)	(2,618,478)	(2,688,138)	(2,726,175)	(2,802,910)	(2,881,911)	(2,963,249)	(3,046,995)	(3,133,224)	(3,222,015)	(3,313,447)
Sundry & accruals	-	-	-	-	-	-	-	-	-	-	-
Corporation tax	-	-	-	-	-	-	-	-	-	-	-
PWLB Loan Interest Creditor	(6,156,866)	(6,085,244)	(6,015,584)	(5,977,547)	(5,900,811)	(5,821,810)	(5,740,473)	(5,656,727)	(5,570,497)	(5,481,707)	(5,390,275)
Loans	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)
	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)
Net current assets	(5,374,093)	(5,951,715)	(4,996,576)	(4,603,189)	(4,197,890)	(3,695,159)	(3,625,472)	(2,991,300)	(2,373,108)	(2,736,356)	(1,948,497)
Creditors: Amounts falling due >1 year											
Loans	(206,338,949)	(203,720,471)	(201,032,333)	(198,306,158)	(195,503,247)	(192,621,336)	(189,658,087)	(186,611,093)	(183,477,868)	(180,255,853)	(176,942,406)
Provisions for liabilities & charges											
Deferred taxation	-	-	-	-	-	-	-	-	-	-	-
Net Assets	(22,025,983)	(24,518,227)	(25,408,050)	(26,821,588)	(28,146,479)	(29,294,936)	(30,795,101)	(31,647,035)	(32,428,718)	(34,103,050)	(34,534,844)
Share capital & reserves											
Share Capital	1	1	1	1	1	1	1	1	1	1	1
Capital Redemption Reserve	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)
P+L Account Brought Forward	(21,807,954)	(23,568,743)	(25,208,268)	(26,631,451)	(27,967,167)	(29,126,686)	(30,638,153)	(31,501,637)	(32,295,126)	(33,981,525)	(34,425,657)
P+L Account	(138,407)	(128,141)	(120,160)	(110,515)	(99,689)	(88,629)	(77,326)	(65,776)	(53,970)	(41,903)	(29,566)
	(22,025,983)	(23,776,506)	(25,408,050)	(26,821,588)	(28,146,479)	(29,294,936)	(30,795,101)	(31,647,035)	(32,428,718)	(34,103,050)	(34,534,844)

As at 7 April 2022

Knowle Green Estates Ltd

Financial forecasts for the year ending 31 March

Total Mar-44 £	Total Mar-45 £	Total Mar-46 £	Total Mar-47 £	Total Mar-48 £	Total Mar-49 £	Total Mar-50 £	Total Mar-51 £	Total Mar-52 £	Total Mar-53 £	Total Mar-54 £
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APPENDIX C - BALANCE SHEET

	Mar-44	Mar-45	Mar-46	Mar-47	Mar-48	Mar-49	Mar-50	Mar-51	Mar-52	Mar-53	Mar-54
Fixed assets											
Tangible	139,822,959	135,289,859	130,756,759	126,223,659	121,690,559	117,157,459	112,624,359	108,091,259	103,558,159	99,025,059	94,491,959
	139,822,959	135,289,859	130,756,759	126,223,659	121,690,559	117,157,459	112,624,359	108,091,259	103,558,159	99,025,059	94,491,959
Current assets											
Trade debtors	784,119	788,595	793,116	797,683	802,295	806,953	811,658	816,410	821,209	826,056	830,952
Sundry & prepayments	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999
VAT	-	-	-	-	-	-	-	-	-	-	-
Bank	6,535,273	5,132,526	6,034,510	7,023,792	8,010,946	9,146,550	10,341,189	11,535,453	12,759,937	14,100,245	14,868,985
	7,322,390	5,924,120	6,830,625	7,824,474	8,816,240	9,956,503	11,155,846	12,354,861	13,584,145	14,929,301	15,702,936
Current liabilities (negative input)											
Bank overdraft	-	-	-	-	-	-	-	-	-	-	-
Trade creditors	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)
VAT	-	-	-	-	-	-	-	-	-	-	-
PWLB Capital Creditor	(3,407,603)	(3,504,567)	(3,608,592)	(3,711,541)	(3,817,575)	(3,926,790)	(4,045,820)	(4,194,618)	(4,315,491)	(4,440,024)	(4,568,334)
Sundry & accruals	-	-	-	-	-	-	-	-	-	-	-
Corporation tax	-	-	-	-	-	-	-	-	-	-	-
PWLB Loan Interest Creditor	(5,296,119)	(5,199,155)	(5,095,130)	(4,992,180)	(4,886,147)	(4,776,932)	(4,657,902)	(4,509,103)	(4,388,230)	(4,263,697)	(4,135,388)
Loans	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)
	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)
Net current assets	(3,587,981)	(4,986,251)	(4,079,746)	(3,085,897)	(2,094,131)	(953,869)	245,475	1,444,490	2,673,774	4,018,929	4,792,565
Creditors: Amounts falling due >1 year											
Loans	(173,534,804)	(170,030,237)	(166,421,645)	(162,710,104)	(158,892,529)	(154,965,739)	(150,919,919)	(146,725,301)	(142,409,809)	(137,969,785)	(133,401,451)
Provisions for liabilities & charges											
Deferred taxation	-	-	-	-	-	-	-	-	-	-	-
Net Assets	(37,299,826)	(39,726,629)	(39,744,632)	(39,572,342)	(39,296,101)	(38,762,149)	(38,050,086)	(37,189,552)	(36,177,877)	(34,925,797)	(34,116,928)
Share capital & reserves											
Share Capital	1	1	1	1	1	1	1	1	1	1	1
Capital Redemption Reserve	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)
P+L Account Brought Forward	(37,203,252)	(39,642,953)	(39,674,494)	(39,515,703)	(39,253,271)	(38,733,446)	(38,039,103)	(37,193,484)	(36,197,073)	(34,960,619)	(34,167,746)
P+L Account	(16,952)	(4,054)	9,483	22,983	36,792	50,919	68,639	83,553	98,818	114,444	130,440
	(37,299,826)	(39,726,629)	(39,744,632)	(39,572,342)	(39,296,101)	(38,762,149)	(38,050,086)	(37,189,552)	(36,177,877)	(34,925,797)	(34,116,928)

As at 7 April 2022

Knowle Green Estates Ltd
Financial forecasts for the year ending 31 March

Total Mar-55 £	Total Mar-56 £	Total Mar-57 £	Total Mar-58 £	Total Mar-59 £	Total Mar-60 £	Total Mar-61 £	Total Mar-62 £	Total Mar-63 £	Total Mar-64 £	Total Mar-65 £
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APPENDIX C - BALANCE SHEET

	Mar-55	Mar-56	Mar-57	Mar-58	Mar-59	Mar-60	Mar-61	Mar-62	Mar-63	Mar-64	Mar-65
Fixed assets											
Tangible	89,958,859	85,425,759	80,892,659	76,359,559	71,826,459	67,293,359	62,760,259	58,227,159	53,694,059	49,160,959	44,627,859
	89,958,859	85,425,759	80,892,659	76,359,559	71,826,459	67,293,359	62,760,259	58,227,159	53,694,059	49,160,959	44,627,859
Current assets											
Trade debtors	835,897	840,891	845,935	851,030	856,176	861,373	866,622	871,923	877,278	882,686	888,148
Sundry & prepayments	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999
VAT	-	-	-	-	-	-	-	-	-	-	-
Bank	16,367,771	17,829,223	19,453,968	21,142,639	22,895,875	24,714,322	26,598,632	27,453,464	29,461,483	29,054,360	31,208,775
	17,206,667	18,673,113	20,302,902	21,996,668	23,755,050	25,578,694	27,468,253	28,328,386	30,341,760	29,940,045	32,099,922
Current liabilities (negative input)											
Bank overdraft	-	-	-	-	-	-	-	-	-	-	-
Trade creditors	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)
VAT	-	-	-	-	-	-	-	-	-	-	-
PWLB Capital Creditor	(4,700,539)	(4,836,766)	(4,977,141)	(5,116,264)	(5,265,207)	(5,418,708)	(5,575,873)	(5,737,865)	(5,822,832)	(5,992,982)	(6,168,394)
Sundry & accruals	-	-	-	-	-	-	-	-	-	-	-
Corporation tax	-	-	-	-	-	-	-	-	-	-	-
PWLB Loan Interest Creditor	(4,003,182)	(3,866,956)	(3,726,581)	(3,587,458)	(3,438,515)	(3,285,014)	(3,127,849)	(2,965,856)	(2,880,889)	(2,710,740)	(2,535,327)
Loans	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)	(2,195,841)
	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)	(10,910,371)
Net current assets	6,296,295	7,762,742	9,392,531	11,086,297	12,844,678	14,668,323	16,557,882	17,418,015	19,431,388	19,029,674	21,189,551
Creditors: Amounts falling due >1 year											
Loans	(128,700,912)	(123,864,146)	(118,887,006)	(113,770,742)	(108,505,535)	(103,086,827)	(97,510,954)	(91,773,089)	(85,950,257)	(79,957,274)	(73,788,880)
Provisions for liabilities & charges											
Deferred taxation	-	-	-	-	-	-	-	-	-	-	-
Net Assets	(32,445,758)	(30,675,646)	(28,601,816)	(26,324,887)	(23,834,398)	(21,125,146)	(18,192,814)	(16,127,915)	(12,824,810)	(11,766,642)	(7,971,471)
Share capital & reserves											
Share Capital	1	1	1	1	1	1	1	1	1	1	1
Capital Redemption Reserve	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)
P+L Account Brought Forward	(32,512,955)	(30,759,614)	(28,702,960)	(26,443,160)	(23,970,680)	(21,279,878)	(18,366,362)	(16,320,745)	(13,030,565)	(11,992,486)	(8,217,906)
P+L Account	146,819	163,590	180,765	197,896	215,905	234,354	253,171	272,452	285,377	305,466	326,057
	(32,445,758)	(30,675,646)	(28,601,816)	(26,324,887)	(23,834,398)	(21,125,146)	(18,192,814)	(16,127,915)	(12,824,810)	(11,766,642)	(7,971,471)

As at 7 April 2022

Knowle Green Estates Ltd
Financial forecasts for the year ending 31 March

Total Mar-66 £	Total Mar-67 £	Total Mar-68 £	Total Mar-69 £	Total Mar-70 £	Total Mar-71 £	Total Mar-72 £
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APPENDIX C - BALANCE SHEET

	Mar-66	Mar-67	Mar-68	Mar-69	Mar-70	Mar-71	Mar-72
Fixed assets							
Tangible	40,094,759	35,561,659	31,028,559	26,495,459	21,962,359	17,429,259	12,896,159
	<u>40,094,759</u>	<u>35,561,659</u>	<u>31,028,559</u>	<u>26,495,459</u>	<u>21,962,359</u>	<u>17,429,259</u>	<u>12,896,159</u>
Current assets							
Trade debtors	893,664	899,236	904,864	910,548	916,289	922,087	927,943
Sundry & prepayments	2,999	2,999	2,999	2,999	2,999	2,999	2,999
VAT	-	-	-	-	-	-	-
Bank	31,124,413	33,347,965	35,687,131	37,776,922	40,461,534	43,147,900	47,239,380
	<u>32,021,076</u>	<u>34,250,200</u>	<u>36,594,994</u>	<u>38,690,469</u>	<u>41,380,822</u>	<u>44,072,986</u>	<u>48,170,322</u>
Current liabilities (negative input)							
Bank overdraft	-	-	-	-	-	-	-
Trade creditors	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)	(10,809)
VAT	-	-	-	-	-	-	-
PWLB Capital Creditor	(6,351,063)	(6,531,486)	(6,597,742)	(6,782,916)	(6,985,421)	(7,194,287)	(6,992,248)
Sundry & accruals	-	-	-	-	-	-	-
Corporation tax	-	-	-	-	-	-	-
PWLB Loan Interest Creditor	(2,352,659)	(2,172,236)	(1,940,676)	(1,743,713)	(1,541,208)	(1,332,343)	(2,381,637)
Loans	(2,195,841)	(2,059,482)	(2,048,310)	(2,048,310)	(2,048,310)	(1,925,008)	(1,888,372)
	<u>(10,910,371)</u>	<u>(10,774,012)</u>	<u>(10,597,536)</u>	<u>(10,585,748)</u>	<u>(10,585,748)</u>	<u>(10,462,447)</u>	<u>(11,273,066)</u>
Net current assets	21,110,705	23,476,188	25,997,458	28,104,721	30,795,073	33,610,539	36,897,256
Creditors: Amounts falling due >1 year							
Loans	(67,437,817)	(61,042,690)	(54,456,121)	(47,673,204)	(40,687,783)	(33,616,797)	(26,661,186)
Provisions for liabilities & charges							
Deferred taxation	-	-	-	-	-	-	-
Net Assets	<u>(6,232,354)</u>	<u>(2,004,844)</u>	2,569,896	6,926,975	12,069,649	17,423,000	23,132,228
Share capital & reserves							
Share Capital	1	1	1	1	1	1	1
Capital Redemption Reserve	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)	(79,623)
P+L Account Brought Forward	(6,499,557)	(2,293,683)	2,255,332	6,589,799	11,709,277	17,038,831	22,726,215
P+L Account	346,825	368,461	394,186	416,799	439,994	463,791	485,636
	<u>(6,232,354)</u>	<u>(2,004,844)</u>	2,569,896	6,926,975	12,069,649	17,423,000	23,132,229