

Cashflow

Cardiff, City Green

Description	Value	Start Date	Duration	End Date	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26
Revenue										
Commercial Space	3,375,641	May 28	1	May 28	-	-	-	-	-	-
Ground Rent 1 Bed	149,510	May 28	1	May 28	-	-	-	-	-	-
Ground Rent 2 Bed	372,916	May 28	1	May 28	-	-	-	-	-	-
Ground Rent 3 Bed	6,874	May 28	1	May 28	-	-	-	-	-	-
Private Residential Sale	36,180,000	May 28	9	Jan 29	-	-	-	-	-	-
Cost										
BCIL	(631,535)	May 26	1	May 26	-	-	-	-	-	-
Disposal - Agent Fee	(542,700)	May 28	1	May 28	-	-	-	-	-	-
Disposal - Legal Fee	(180,900)	May 28	1	May 28	-	-	-	-	-	-
Gross Construction Cost	(20,240,000)	May 26	24	Apr 28	-	-	-	-	-	-
Land	(3,500,000)	Nov 25	1	Nov 25	(3,500,000)	-	-	-	-	-
MCIL	(347,343)	May 26	1	May 26	-	-	-	-	-	-
Marketing - Commercial	(10,160)	May 28	1	May 28	-	-	-	-	-	-
Marketing - Rest	(542,700)	May 28	1	May 28	-	-	-	-	-	-
NHBC	(184,000)	May 26	24	Apr 28	-	-	-	-	-	-
Non-recoverable VAT	(460,000)	May 26	24	Apr 28	-	-	-	-	-	-
Professional Fees	(2,428,800)	Nov 25	24	Oct 27	(16,467)	(36,041)	(53,951)	(70,196)	(84,777)	(97,694)
S106	(384,168)	May 26	1	May 26	-	-	-	-	-	-
Contingency										
Contingency	(1,133,440)	n/a	n/a	n/a	(823)	(1,802)	(2,698)	(3,510)	(4,239)	(4,885)
Pre Finance Subtotal										
Pre Finance Subtotal	9,499,196				(3,517,291)	(37,843)	(56,649)	(73,706)	(89,016)	(102,578)
Cumulative										
Cumulative					(3,517,291)	(3,555,134)	(3,611,783)	(3,685,489)	(3,774,505)	(3,877,083)
Finance										
Bank	(3,141,033)	n/a	n/a	n/a	-	(20,518)	(20,858)	(21,310)	(21,864)	(22,511)
Total										
Total	6,358,163				(3,517,291)	(58,361)	(77,507)	(95,016)	(110,880)	(125,089)
Cumulative										
Cumulative					(3,517,291)	(3,575,652)	(3,653,158)	(3,748,175)	(3,859,055)	(3,984,144)

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Description	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27
Revenue										
Commercial Space	-	-	-	-	-	-	-	-	-	-
Ground Rent 1 Bed	-	-	-	-	-	-	-	-	-	-
Ground Rent 2 Bed	-	-	-	-	-	-	-	-	-	-
Ground Rent 3 Bed	-	-	-	-	-	-	-	-	-	-
Private Residential Sale	-	-	-	-	-	-	-	-	-	-
Cost										
BCIL	(631,535)	-	-	-	-	-	-	-	-	-
Disposal - Agent Fee	-	-	-	-	-	-	-	-	-	-
Disposal - Legal Fee	-	-	-	-	-	-	-	-	-	-
Gross Construction Cost	(87,697)	(261,333)	(429,859)	(590,226)	(739,688)	(875,806)	(996,443)	(1,099,770)	(1,184,262)	(1,248,699)
Land	-	-	-	-	-	-	-	-	-	-
MCIL	(347,343)	-	-	-	-	-	-	-	-	-
Marketing - Commercial	-	-	-	-	-	-	-	-	-	-
Marketing - Rest	-	-	-	-	-	-	-	-	-	-
NHBC	(1,248)	(2,730)	(4,087)	(5,318)	(6,423)	(7,401)	(8,253)	(8,980)	(9,580)	(10,054)
Non-recoverable VAT	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)
Professional Fees	(108,945)	(118,533)	(126,456)	(132,714)	(137,308)	(140,237)	(141,502)	(141,103)	(139,039)	(135,311)
S106	(384,168)	-	-	-	-	-	-	-	-	-
Contingency										
Contingency	(9,832)	(18,993)	(27,816)	(36,147)	(43,850)	(50,802)	(56,897)	(62,044)	(66,165)	(69,200)
Pre Finance Subtotal	(1,589,935)	(420,756)	(607,384)	(783,572)	(946,435)	(1,093,413)	(1,222,263)	(1,331,064)	(1,418,213)	(1,482,431)
Cumulative	(5,467,018)	(5,887,774)	(6,495,158)	(7,278,730)	(8,225,165)	(9,318,578)	(10,540,841)	(11,871,905)	(13,290,118)	(14,772,549)
Finance										
Bank	(23,241)	(32,651)	(35,296)	(39,045)	(43,843)	(49,620)	(56,288)	(63,746)	(71,882)	(80,575)
Total	(1,613,176)	(453,407)	(642,680)	(822,617)	(990,279)	(1,143,033)	(1,278,551)	(1,394,810)	(1,490,096)	(1,563,005)
Cumulative	(5,597,320)	(6,050,727)	(6,693,407)	(7,516,024)	(8,506,303)	(9,649,336)	(10,927,887)	(12,322,696)	(13,812,792)	(15,375,797)

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Description	Mar 27	Apr 27	May 27	Jun 27	Jul 27	Aug 27	Sep 27	Oct 27	Nov 27	Dec 27
Revenue										
Commercial Space	-	-	-	-	-	-	-	-	-	-
Ground Rent 1 Bed	-	-	-	-	-	-	-	-	-	-
Ground Rent 2 Bed	-	-	-	-	-	-	-	-	-	-
Ground Rent 3 Bed	-	-	-	-	-	-	-	-	-	-
Private Residential Sale	-	-	-	-	-	-	-	-	-	-
Cost										
BCIL	-	-	-	-	-	-	-	-	-	-
Disposal - Agent Fee	-	-	-	-	-	-	-	-	-	-
Disposal - Legal Fee	-	-	-	-	-	-	-	-	-	-
Gross Construction Cost	(1,292,165)	(1,314,051)	(1,314,051)	(1,292,165)	(1,248,699)	(1,184,262)	(1,099,770)	(996,443)	(875,806)	(739,688)
Land	-	-	-	-	-	-	-	-	-	-
MCIL	-	-	-	-	-	-	-	-	-	-
Marketing - Commercial	-	-	-	-	-	-	-	-	-	-
Marketing - Rest	-	-	-	-	-	-	-	-	-	-
NHBC	(10,402)	(10,624)	(10,720)	(10,690)	(10,533)	(10,251)	(9,842)	(9,308)	(8,647)	(7,860)
Non-recoverable VAT	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)	(19,167)
Professional Fees	(129,918)	(122,860)	(114,139)	(103,752)	(91,701)	(77,986)	(62,606)	(45,562)	-	-
S106	-	-	-	-	-	-	-	-	-	-
Contingency										
Contingency	(71,104)	(71,846)	(71,409)	(69,796)	(67,020)	(63,112)	(58,119)	(52,100)	(43,790)	(36,984)
Pre Finance Subtotal	(1,522,756)	(1,538,547)	(1,529,485)	(1,495,569)	(1,437,120)	(1,354,778)	(1,249,505)	(1,122,580)	(947,410)	(803,699)
Cumulative	(16,295,305)	(17,833,852)	(19,363,337)	(20,858,906)	(22,296,027)	(23,650,805)	(24,900,310)	(26,022,890)	(26,970,299)	(27,773,999)
Finance										
Bank	(89,692)	(99,098)	(108,651)	(118,207)	(127,621)	(136,748)	(145,449)	(153,586)	(161,030)	(167,496)
Total	(1,612,448)	(1,637,645)	(1,638,136)	(1,613,776)	(1,564,741)	(1,491,527)	(1,394,953)	(1,276,166)	(1,108,440)	(971,196)
Cumulative	(16,988,245)	(18,625,890)	(20,264,026)	(21,877,802)	(23,442,543)	(24,934,070)	(26,329,023)	(27,605,189)	(28,713,629)	(29,684,825)

Cashflow

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Description	Jan 28	Feb 28	Mar 28	Apr 28	May 28	Jun 28	Jul 28	Aug 28	Sep 28	Oct 28
Revenue										
Commercial Space	-	-	-	-	3,375,641	-	-	-	-	-
Ground Rent 1 Bed	-	-	-	-	149,510	-	-	-	-	-
Ground Rent 2 Bed	-	-	-	-	372,916	-	-	-	-	-
Ground Rent 3 Bed	-	-	-	-	6,874	-	-	-	-	-
Private Residential Sale	-	-	-	-	7,236,000	6,432,000	5,628,000	4,824,000	4,020,000	3,216,000
Cost										
BCIL	-	-	-	-	-	-	-	-	-	-
Disposal - Agent Fee	-	-	-	-	(542,700)	-	-	-	-	-
Disposal - Legal Fee	-	-	-	-	(180,900)	-	-	-	-	-
Gross Construction Cost	(590,226)	(429,859)	(261,333)	(87,697)	-	-	-	-	-	-
Land	-	-	-	-	-	-	-	-	-	-
MCIL	-	-	-	-	-	-	-	-	-	-
Marketing - Commercial	-	-	-	-	(10,160)	-	-	-	-	-
Marketing - Rest	-	-	-	-	(542,700)	-	-	-	-	-
NHBC	(6,947)	(5,908)	(4,743)	(3,452)	-	-	-	-	-	-
Non-recoverable VAT	(19,167)	(19,167)	(19,167)	(19,167)	-	-	-	-	-	-
Professional Fees	-	-	-	-	-	-	-	-	-	-
S106	-	-	-	-	-	-	-	-	-	-
Contingency										
Contingency	(29,511)	(21,493)	(13,067)	(4,385)	-	-	-	-	-	-
Pre Finance Subtotal	(645,851)	(476,427)	(298,309)	(114,700)	9,864,482	6,432,000	5,628,000	4,824,000	4,020,000	3,216,000
Cumulative	(28,419,850)	(28,896,277)	(29,194,586)	(29,309,286)	(19,444,804)	(13,012,804)	(7,384,804)	(2,560,804)	1,459,196	4,675,196
Finance										
Bank	(173,161)	(177,939)	(181,756)	(184,557)	(186,302)	(129,846)	(93,084)	(60,797)	(33,011)	(9,754)
Total	(819,013)	(654,366)	(480,065)	(299,257)	9,678,180	6,302,154	5,534,916	4,763,203	3,986,989	3,206,246
Cumulative	(30,503,837)	(31,158,203)	(31,638,268)	(31,937,525)	(22,259,346)	(15,957,192)	(10,422,275)	(5,659,072)	(1,672,083)	1,534,163

Cashflow

Cardiff, City Green

Description	Nov 28	Dec 28	Jan 29
Revenue			
Commercial Space	-	-	-
Ground Rent 1 Bed	-	-	-
Ground Rent 2 Bed	-	-	-
Ground Rent 3 Bed	-	-	-
Private Residential Sale	2,412,000	1,608,000	804,000
Cost			
BCIL	-	-	-
Disposal - Agent Fee	-	-	-
Disposal - Legal Fee	-	-	-
Gross Construction Cost	-	-	-
Land	-	-	-
MCIL	-	-	-
Marketing - Commercial	-	-	-
Marketing - Rest	-	-	-
NHBC	-	-	-
Non-recoverable VAT	-	-	-
Professional Fees	-	-	-
S106	-	-	-
Contingency			
Contingency	-	-	-
Pre Finance Subtotal	2,412,000	1,608,000	804,000
Cumulative	7,087,196	8,695,196	9,499,196
Finance			
Bank	(0)	(0)	(0)
Total	2,412,000	1,608,000	804,000
Cumulative	3,946,163	5,554,163	6,358,163