## Scenario 1 - Current Ioan repayment profile

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Include Y/N	Year	23/24					24/25	24/25			25/26			26/27			
	Quarter	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
2,082,000.00	O Operating cash flow Victoria Wharf 2 Cash movement from WCH purchases/Sales	520,500	520,500 65,867	520,500 65,867	520,500 58,808	440,816 58,808	440,816 58,808	440,816 58,808	440,816 58,808	432,696 58,808	432,696 58,808	432,696 58,808	432,696 58,808	423,821 58,808	423,821 58,808	423,821 58,808	423,821 58,808
	Cash outflow from Bad debt/arrears  Capital (principal) repayment Interest repayment	(5,000)	(5,000)	(5,000)	(5,000) (970,298) (308,135)	(5,000)	(5,000)	(5,000)	(5,000) (987,345) (255,917)	(5,000)	(5,000)	(5,000)	(5,000) (1,005,449) (202,982)	(5,000)	(5,000)	(5,000)	(5,000) (784,701) (149,288)
		(86,532)	(86,532)	(371,645) (86,532)	(371,645)	(371,645)	(371,645)		(==5,=)				(,,				(***)
under investigation	Lease extensions 51 Doneraile Monies Returned to Council		-	-	(727,437)	-	-		-		-	-	-	-	-	-	
Υ	Sub total	428,968	494,835	123,190	(1,803,207)	122,979	122,979	494,624	(748,638)	486,505	486,505	486,505	(721,927)	477,629	477,629	477,629	(456,360)
8,800,000	MOT Yard *1 Departing cash flow (rental income minus expenditure) AHF Grant income GLA Grant income							(1,257,143) 1,575,000 1,950,000 800,000	(1,257,143)	(1,257,143)	(1,257,143)	(1,257,143)	(1,257,143) 1,575,000 1,950,000	22,081	22,081	22,081	22,081
Υ	Funding from WCC general fund capital reserve Acquisition Cost for 5 st John Terrace W10  Total MOT Yard cashflow	0	0	0	(1,000,000)	0	0	3,067,857	(1,257,143)	(1,257,143)	(1,257,143)	(1,257,143)	2,267,857	22,081	22,081	22,081	22,081
	Shared Ownership acquisitions *1 Operating cash flow (rental income minus expenditure) Second floor 2A Bravington Road AHF Grant income GLA Grant income	8,514	8,514	8,514	8,514	8,514	8,514	8,514	8,514	8,514	8,695	8,695	8,695	8,695	8,695	8,695	8,695
Υ	Total Shared Ownership cashflow	8,514	8,514	8,514	8,514	8,514	8,514	8,514	8,514	8,514	8,695	8,695	8,695	8,695	8,695	8,695	8,695
	New loans (35 Yr Repayment Profile) Principal payment Interest payment				1,870,419 (30,341) (57,983)			-	31,281 57,042			-	32,251 56,073				
Υ	New loans total	•	•	•	1,782,095				88,324	•		• •	88,324	•		•	•
	Total Committed costs	437,481	503,349	131,704	(1,012,598)	131,493	131,493	3,570,995	(2,085,590)	(762,124)	(761,944)	(761,944)	1,466,302	508,405	508,405	508,405	(425,584)
	Cash inflow/(outflow)	437,481	503,349	131,704	(1,012,598)	131,493	131,493	3,570,995	(2,085,590)	(762,124)	(761,944)	(761,944)	1,466,302	508,405	508,405	508,405	(425,584)
	Projected Cash balance	437,481	940,830	1,072,534	59,928	3,271,421	3,402,914	6,973,909	4,888,318	4,126,194	3,364,250	2,602,307	4,068,608	4,577,013	5,085,418	5,593,822	5,168,238
	Suspense			8													
	Cash available after adjusting for Regen properties in Suspense																
	Previous quarter cash balances Adjusted projected cash balance	3,700,190 437,481	1,967,305 940,830	2,908,135	3,139,928	3,271,421	3,402,914	6,973,909	4,888,318	4,126,194	3,364,250	2,602,307	4,068,608	4,577,013	5,085,418	5,593,822	5,168,238
	Actual cash balance			3.080.000													
	rotau ouon pullifot			0,000,000													