

SP69259 Cash Flow Forecasts

	FY16				FY17				FY18				FY19				FY20				FY21			
CASH FLOW	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun
OPENING BALANCE	\$450,000	\$588,260	\$728,833	\$494,406	\$509,979	\$523,902	\$340,254	\$156,605	\$172,957	\$187,576	\$204,745	\$221,915	\$239,084	\$254,434	\$212,462	\$230,489	\$248,517	\$264,635	\$93,564	\$112,493	\$131,422	\$108,345	\$128,221	\$108,096
Contributions (Incoming)																								
Sinking Fund Levv	\$46,260	\$48,573	\$48,573	\$48,573	\$48,573	\$51,002	\$51,002	\$51,002	\$51,002	\$53,552	\$53,552	\$53,552	\$53,552	\$56,229	\$56,229	\$56,229	\$56,229	\$59,041	\$59,041	\$59,041	\$59,041	\$61,993	\$61,993	\$61,993
Levv increase to repay loan		\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454
Additional Levv required to maintain SF																								
Borrowinas	\$625,000	\$625,000																						
Insurance payout																								
Spare row...																								
Total incoming	\$671,260	\$712,027	\$87,027	\$87,027	\$87,027	\$89,456	\$89,456	\$89,456	\$89,456	\$92,006	\$92,006	\$92,006	\$92,006	\$94,683	\$94,683	\$94,683	\$94,683	\$97,495	\$97,495	\$97,495	\$97,495	\$61,993	\$61,993	\$61,993
Expenditure (Outgoinas)																								
Qtly Building Maintenance	\$33,000	\$33,000	\$33,000	\$33,000	\$34,650	\$34,650	\$34,650	\$34,650	\$36,383	\$36,383	\$36,383	\$36,383	\$38,202	\$38,202	\$38,202	\$38,202	\$40,112	\$40,112	\$40,112	\$40,112	\$42,117	\$42,117	\$42,117	\$42,117
Other large planned items						\$200,000	\$200,000	Paintinq						\$60,000	Security			\$190,000	Lifts		\$40,000	Lift Walls	\$40,000	Intercom
Fire Defects	\$500,000	\$500,000																						
Additional Known Defects			\$250,000																					
Hot Water																								
Loan Repayments		\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454	\$38,454
Total outgoinq	\$533,000	\$571,454	\$321,454	\$71,454	\$73,104	\$273,104	\$273,104	\$73,104	\$74,837	\$74,837	\$74,837	\$74,837	\$76,656	\$136,656	\$76,656	\$76,656	\$78,566	\$268,566	\$78,566	\$78,566	\$120,571	\$42,117	\$82,117	\$42,117
Quarterly Cash Balance	\$138,260	\$140,573	-\$234,427	\$15,573	\$13,923	-\$183,648	-\$183,648	\$16,352	\$14,619	\$17,169	\$17,169	\$17,169	\$15,350	-\$41,972	\$18,028	\$18,028	\$16,118	-\$171,071	\$18,929	\$18,929	-\$23,077	\$19,876	-\$20,124	\$19,876
CLOSING BALANCE	\$588,260	\$728,833	\$494,406	\$509,979	\$523,902	\$340,254	\$156,605	\$172,957	\$187,576	\$204,745	\$221,915	\$239,084	\$254,434	\$212,462	\$230,489	\$248,517	\$264,635	\$93,564	\$112,493	\$131,422	\$108,345	\$128,221	\$108,096	\$127,972

Scenario 2:
Raise \$1.25m through a 50:50 split of Special Levy and Strata Finance for 5 years
Levy and Finance fund the completion of the Fire Order and remaining known Defects
Special Levy Cost per Lot on average is \$4,562
See UE Calculation page, column E to see the Levy cost applicable to each Lot
Loan repayments per Lot on average are \$281 pm (term-\$5614/Interest-\$1062)
See UE Calculation page, column F to see the loan repayment cost applicable to each Lot

Considerations:
Sinking Fund balance drops to a low level in Q3FY17
Low Sinking Fund balances are unappealing to potential buyers
Levies may need to increase beyond 10% to raise SF levy balance
Additional levies may be required following further review of Hwater
Loan repayments can be increased at any time, by Owners Agreement
The loan balance can be paid out at any time, by Owners Agreement