

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	\$1,213,260	\$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		\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908			
Additional Levv required to maintain SF																								
Borrowinas	\$1,250,000																							
Insurance payout																								
Spare row...																								
Total incoming	\$1,296,260	\$125,481	\$125,481	\$125,481	\$125,481	\$127,910	\$127,910	\$127,910	\$127,910	\$130,460	\$130,460	\$130,460	\$130,460	\$133,137	\$133,137	\$133,137	\$133,137	\$135,949	\$135,949	\$135,949	\$135,949	\$61,993	\$61,993	\$61,993
Expenditure (Outgoinqs)																								
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	Painting						\$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		\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908	\$76,908
Total outgoinq	\$533,000	\$609,908	\$359,908	\$109,908	\$111,558	\$311,558	\$311,558	\$111,558	\$113,291	\$113,291	\$113,291	\$113,291	\$115,110	\$175,110	\$115,110	\$115,110	\$117,020	\$307,020	\$117,020	\$117,020	\$159,025	\$42,117	\$82,117	\$42,117
Quarterly Cash Balance	\$763,260	-\$484,427	-\$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	\$1,213,260	\$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 Strata Finance for 5 years  
Finance funds the completion of the Fire Order and remaining known Defects  
See UE Calculation page, column D to see the Levy cost applicable to each Lot  
Loan repayments per Lot on average are \$561 pm (Term\$11227/Interest-\$2103)  
See UE Calculation page, column G 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