

Commercial-in-Confidence
Ashton Old Baths
Financial Model - Detailed Cashflow

Year 0	1	2	3	4	5	6	7	8	9	10	11	12	13
	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17
RECEIPTS													
Licence Fees	2,038	2,922	4,089	4,349	6,256	7,124	8,885	8,885	8,885	8,885	8,885	8,885	9,107
Dedicated Hotdesks	175	350	525	700	1,050	1,400	1,750	2,100	2,450	2,800	3,150	3,150	3,229
Drop in Hotdesks	198	594	990	1,386	1,782	2,178	2,574	2,970	3,366	3,762	4,158	4,554	4,871
Events	0	458	458	917	917	1,375	1,375	1,833	1,833	2,292	2,292	2,292	2,349
Car Parking	63	125	188	250	313	375	438	500	563	625	688	708	726
Virtual Income	40	80	120	160	200	240	280	320	360	400	440	480	533
Room / equipment hire	0	344	344	688	688	1,031	1,375	1,719	2,063	2,338	2,613	2,613	2,613
Catering	0	69	69	138	138	206	275	344	413	468	523	523	523
Telephone	0	104	149	209	223	320	364	455	455	455	455	455	455
Internet	0	126	181	253	269	387	441	550	550	550	550	550	550
Carriage & Postage	0	67	96	135	144	207	235	293	293	293	293	293	293
Misc. Services	0	16	23	32	34	49	56	70	70	70	70	70	70
TOTAL RECEIPTS EXCLUDING VAT	2,514	5,255	7,232	9,216	12,012	14,893	18,048	20,039	21,300	22,936	24,115	24,572	25,317
VAT	503	1,051	1,446	1,843	2,402	2,979	3,610	4,008	4,260	4,587	4,823	4,914	5,063
TOTAL RECEIPTS INCLUDING VAT	3,017	6,307	8,678	11,059	14,414	17,871	21,658	24,046	25,559	27,524	28,938	29,486	30,381
Deposits Received	2,038	883	1,167	260	1,907	868	1,761	0	0	0	0	0	222
TOTAL RECEIPTS	5,055	7,190	9,845	11,320	16,322	18,739	23,418	24,046	25,559	27,524	28,938	29,486	30,603
PAYMENTS													
OPERATING PAYMENTS													
Total Rates Payable	0	0	0	0	0	0	20,781	3,422	3,422	3,422	3,422	3,422	3,507
Maintenance	0	754	754	754	754	754	754	754	754	754	754	754	754
Security	197	197	197	197	197	197	197	197	197	197	197	197	202
Gas	295	295	295	295	295	295	295	295	295	295	295	295	302
Electricity	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,870
Water	208	208	208	208	208	208	208	208	208	208	208	208	213
Cleaning (common areas)	929	929	929	929	929	929	929	929	929	929	929	929	952
Catering	0	61	61	122	122	183	244	306	367	416	464	464	464
Telephone & Fax	0	271	298	334	342	400	427	481	481	481	481	481	481
Internet Charges	417	417	417	417	417	417	417	417	417	417	417	417	427
Carriage & Postage	0	60	86	120	128	184	209	261	261	261	261	261	261
Misc. Services	0	16	23	32	34	49	56	70	70	70	70	70	70
Management Charges (staff costs)	37,495	0	0	5,114	5,114	5,114	5,114	5,114	5,114	5,114	5,114	5,114	5,114
Staff travel	3,200	0	50	50	50	50	50	50	50	50	50	50	50
Staff training & recruitment	1,000	0	83	83	83	83	83	83	83	83	83	83	83
Small Equipment Purchases	0	0	31	31	31	31	31	31	31	31	31	31	31
Office Supplies	0	0	46	46	46	46	46	46	46	46	46	46	46
Computer consumables / software licences	2,500	0	208	208	208	208	208	208	208	208	208	208	208
Marketing & Events	24,500	0	417	417	417	417	417	417	417	417	417	417	417
Agent Fees	0	0	46	46	46	46	46	46	46	46	46	46	46
Centre Consumables	0	0	500	500	500	500	500	500	500	500	500	500	500
Bank Charges	0	0	50	50	50	50	50	50	50	50	50	50	50
External Business Support	0	0	417	417	417	417	417	417	417	417	417	417	417
Fee per sqft of Net Internal Area - Managed Space	0	0	2,629	2,629	2,629	2,629	2,629	2,629	2,629	2,629	2,629	2,629	2,629
Management Fee - % of Total Revenue	0	0	0	146	243	352	417	572	695	843	920	973	1,047
TOTAL OPERATING PAYMENTS	68,695	3,869	6,462	14,827	15,064	15,192	15,447	16,504	17,448	18,657	19,783	19,885	20,179
VAT	13,739	350	857	1,389	1,410	1,412	1,439	1,458	1,484	1,496	1,506	1,516	1,525
PAYMENTS TO HMRC	0	153	195	57	433	990	1,539	2,151	2,524	2,764	3,081	3,307	3,399
TOTAL PAYMENTS	82,434	4,218	7,471	16,411	16,532	17,037	17,876	39,501	23,083	23,677	24,053	24,482	25,102
NET CASHFLOW MOVEMENT	(82,434)	837	(281)	(6,566)	(5,213)	(715)	863	(16,083)	963	1,882	3,471	4,456	5,501
CASH BALANCE / WORKING CAPITAL REQUIREMENT	(82,434)	(81,598)	(81,879)	(88,445)	(93,658)	(94,373)	(93,510)	(109,593)	(108,630)	(106,747)	(103,277)	(98,821)	(94,117)

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	14	15	16	17	18	19	20	21	22	23	24	25	26	27
	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
RECEIPTS														
Licence Fees	9,107	9,107	9,107	9,107	9,107	9,107	9,107	9,107	9,107	9,107	9,107	9,335	9,335	9,335
Dedicated Hotdesks	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,309	3,309	3,309
Drop in Hotdesks	5,074	5,277	5,480	5,683	5,886	6,089	6,089	6,089	6,089	6,089	6,089	6,241	6,241	6,241
Events	2,349	2,349	2,349	2,349	2,349	2,349	2,349	2,349	2,349	2,349	2,349	2,408	2,408	2,408
Car Parking	726	726	726	726	726	726	726	726	726	726	726	744	744	744
Virtual Income	574	615	656	697	738	779	820	820	820	820	820	841	841	841
Room / equipment hire	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,745	2,745	2,745
Catering	536	536	536	536	536	536	536	536	536	536	536	536	549	549
Telephone	466	466	466	466	466	466	466	466	466	466	466	466	466	466
Internet	563	563	563	563	563	563	563	563	563	563	563	563	563	563
Carriage & Postage	301	301	301	301	301	301	301	301	301	301	301	301	301	301
Misc. Services	72	72	72	72	72	72	72	72	72	72	72	72	72	72
TOTAL RECEIPTS EXCLUDING VAT	25,674	25,918	26,162	26,406	26,650	26,894	26,935	26,935	26,935	26,935	26,935	27,493	27,573	27,573
VAT	5,135	5,184	5,232	5,281	5,330	5,379	5,387	5,387	5,387	5,387	5,387	5,499	5,515	5,515
TOTAL RECEIPTS INCLUDING VAT	30,809	31,101	31,394	31,687	31,980	32,272	32,322	32,322	32,322	32,322	32,322	32,991	33,088	33,088
Deposits Received	0	0	0	0	0	0	0	0	0	0	0	228	0	0
TOTAL RECEIPTS	30,809	31,101	31,394	31,687	31,980	32,272	32,322	32,322	32,322	32,322	32,322	33,219	33,088	33,088
PAYMENTS														
OPERATING PAYMENTS														
Total Rates Payable	3,507	3,507	3,507	3,507	3,507	3,507	3,507	3,507	3,507	3,507	3,507	3,595	3,595	3,595
Maintenance	773	773	773	773	773	773	773	773	773	773	773	773	1,584	1,584
Security	202	202	202	202	202	202	202	202	202	202	202	207	207	207
Gas	302	302	302	302	302	302	302	302	302	302	302	310	310	310
Electricity	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,917	1,917	1,917
Water	213	213	213	213	213	213	213	213	213	213	213	218	218	218
Cleaning (common areas)	952	952	952	952	952	952	952	952	952	952	952	976	976	976
Catering	476	476	476	476	476	476	476	476	476	476	476	476	488	488
Telephone & Fax	493	493	493	493	493	493	493	493	493	493	493	493	498	498
Internet Charges	427	427	427	427	427	427	427	427	427	427	427	438	438	438
Carriage & Postage	267	267	267	267	267	267	267	267	267	267	267	267	267	267
Misc. Services	72	72	72	72	72	72	72	72	72	72	72	72	72	72
Management Charges (staff costs)	5,114	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,372
Staff travel	51	51	51	51	51	51	51	51	51	51	51	51	53	53
Staff training & recruitment	85	85	85	85	85	85	85	85	85	85	85	85	88	88
Small Equipment Purchases	31	31	31	31	31	31	31	31	31	31	31	31	32	32
Office Supplies	47	47	47	47	47	47	47	47	47	47	47	47	49	49
Computer consumables / software licences	214	214	214	214	214	214	214	214	214	214	214	214	219	219
Marketing & Events	417	417	417	417	417	417	417	417	417	417	417	417	142	142
Agent Fees	47	47	47	47	47	47	47	47	47	47	47	47	49	49
Centre Consumables	513	513	513	513	513	513	513	513	513	513	513	513	525	525
Bank Charges	51	51	51	51	51	51	51	51	51	51	51	51	53	53
External Business Support	417	427	427	427	427	427	427	427	427	427	427	427	427	438
Fee per sqft of Net Internal Area - Managed Space	2,629	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,762
Management Fee - % of Total Revenue	1,106	1,144	1,155	1,166	1,177	1,188	1,199	1,210	1,212	1,212	1,212	1,212	1,212	1,241
TOTAL OPERATING PAYMENTS	20,276	20,515	20,526	20,537	20,548	20,559	20,570	20,581	20,583	20,583	20,583	20,770	21,350	21,590
VAT	1,538	1,552	1,552	1,552	1,552	1,552	1,552	1,552	1,552	1,552	1,552	1,561	1,677	1,690
PAYMENTS TO HMRC	3,539	3,596	3,632	3,681	3,730	3,778	3,827	3,835	3,835	3,835	3,835	3,835	3,938	3,838
TOTAL PAYMENTS	25,353	25,663	25,710	25,770	25,830	25,889	25,949	25,968	25,970	25,970	25,970	26,166	26,964	27,118
NET CASHFLOW MOVEMENT	5,455	5,438	5,684	5,917	6,150	6,383	6,372	6,353	6,351	6,351	6,351	7,053	6,123	5,970
CASH BALANCE / WORKING CAPITAL REQUIREMENT	(83,161)	(77,723)	(72,039)	(66,122)	(59,972)	(53,589)	(47,217)	(40,863)	(34,512)	(28,160)	(21,809)	(14,756)	(8,633)	(2,663)

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	28	29	30	31	32	33	34	35	36	37	38	39	40	41
	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20

RECEIPTS														
Licence Fees	9,335	9,335	9,335	9,335	9,335	9,335	9,335	9,335	9,335	9,568	9,568	9,568	9,568	9,568
Dedicated Hotdesks	3,309	3,309	3,309	3,309	3,309	3,309	3,309	3,309	3,309	3,392	3,392	3,392	3,392	3,392
Drop in Hotdesks	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,397	6,397	6,397	6,397	6,397
Events	2,408	2,408	2,408	2,408	2,408	2,408	2,408	2,408	2,408	2,468	2,468	2,468	2,468	2,468
Car Parking	744	744	744	744	744	744	744	744	744	763	763	763	763	763
Virtual Income	841	841	841	841	841	841	841	841	841	862	862	862	862	862
Room / equipment hire	2,745	2,745	2,745	2,745	2,745	2,745	2,745	2,745	2,745	2,745	2,813	2,813	2,813	2,813
Catering	549	549	549	549	549	549	549	549	549	549	563	563	563	563
Telephone	466	466	466	466	466	466	466	466	466	466	490	490	490	490
Internet	563	563	563	563	563	563	563	563	563	563	592	592	592	592
Carriage & Postage	301	301	301	301	301	301	301	301	301	301	316	316	316	316
Misc. Services	72	72	72	72	72	72	72	72	72	72	76	76	76	76
TOTAL RECEIPTS EXCLUDING VAT	27,573	27,573	27,573	27,573	27,573	27,573	27,573	27,573	27,573	28,145	28,298	28,298	28,298	28,298
VAT	5,515	5,515	5,515	5,515	5,515	5,515	5,515	5,515	5,515	5,629	5,660	5,660	5,660	5,660
TOTAL RECEIPTS INCLUDING VAT	33,088	33,088	33,088	33,088	33,088	33,088	33,088	33,088	33,088	33,774	33,958	33,958	33,958	33,958
Deposits Received	0	0	0	0	0	0	0	0	0	233	0	0	0	0
TOTAL RECEIPTS	33,088	33,088	33,088	33,088	33,088	33,088	33,088	33,088	33,088	34,007	33,958	33,958	33,958	33,958

PAYMENTS														
OPERATING PAYMENTS														
Total Rates Payable	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,685	3,685	3,685	3,685	3,685
Maintenance	1,584	1,584	1,584	1,584	1,584	1,584	1,584	1,584	1,584	1,584	1,623	1,623	1,623	1,623
Security	207	207	207	207	207	207	207	207	207	212	212	212	212	212
Gas	310	310	310	310	310	310	310	310	310	318	318	318	318	318
Electricity	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,965	1,965	1,965	1,965	1,965
Water	218	218	218	218	218	218	218	218	218	224	224	224	224	224
Cleaning (common areas)	976	976	976	976	976	976	976	976	976	1,000	1,000	1,000	1,000	1,000
Catering	488	488	488	488	488	488	488	488	488	488	500	500	500	500
Telephone & Fax	498	498	498	498	498	498	498	498	498	498	518	518	518	518
Internet Charges	438	438	438	438	438	438	438	438	438	449	449	449	449	449
Carriage & Postage	267	267	267	267	267	267	267	267	267	267	281	281	281	281
Misc. Services	72	72	72	72	72	72	72	72	72	72	76	76	76	76
Management Charges (staff costs)	5,372	5,372	5,372	5,372	5,372	5,372	5,372	5,372	5,372	5,372	5,372	5,498	5,498	5,498
Staff travel	53	53	53	53	53	53	53	53	53	53	54	54	54	54
Staff training & recruitment	88	88	88	88	88	88	88	88	88	88	90	90	90	90
Small Equipment Purchases	32	32	32	32	32	32	32	32	32	32	33	33	33	33
Office Supplies	49	49	49	49	49	49	49	49	49	49	50	50	50	50
Computer consumables / software licences	219	219	219	219	219	219	219	219	219	219	224	224	224	224
Marketing & Events	142	142	142	142	142	142	142	142	142	142	146	146	146	146
Agent Fees	49	49	49	49	49	49	49	49	49	49	50	50	50	50
Centre Consumables	525	525	525	525	525	525	525	525	525	525	538	538	538	538
Bank Charges	53	53	53	53	53	53	53	53	53	53	54	54	54	54
External Business Support	438	438	438	438	438	438	438	438	438	438	438	449	449	449
Fee per sqft of Net Internal Area - Managed Space	2,762	2,762	2,762	2,762	2,762	2,762	2,762	2,762	2,762	2,762	2,762	2,831	2,831	2,831
Management Fee - % of Total Revenue	1,241	1,241	1,241	1,241	1,241	1,241	1,241	1,241	1,241	1,241	1,241	1,273	1,273	1,273
TOTAL OPERATING PAYMENTS	21,590	21,590	21,590	21,590	21,590	21,590	21,590	21,590	21,590	21,781	21,900	22,139	22,139	22,139
VAT	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,699	1,720	1,734	1,734	1,734
PAYMENTS TO HMRC	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,930	3,939	3,926	3,926
TOTAL PAYMENTS	27,104	27,104	27,104	27,104	27,104	27,104	27,104	27,104	27,104	27,305	27,550	27,812	27,798	27,798
NET CASHFLOW MOVEMENT	5,983	5,983	5,983	5,983	5,983	5,983	5,983	5,983	5,983	6,702	6,408	6,146	6,160	6,160
CASH BALANCE / WORKING CAPITAL REQUIREMENT	3,320	9,303	15,287	21,270	27,253	33,236	39,220	45,203	51,186	57,889	64,296	70,442	76,602	82,762

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	42	43	44	45	46	47	48	49	50	51	52	53	54	55
	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21
RECEIPTS														
Licence Fees	9,568	9,568	9,568	9,568	9,568	9,568	9,568	9,807	9,807	9,807	9,807	9,807	9,807	9,807
Dedicated Hotdesks	3,392	3,392	3,392	3,392	3,392	3,392	3,392	3,477	3,477	3,477	3,477	3,477	3,477	3,477
Drop in Hotdesks	6,397	6,397	6,397	6,397	6,397	6,397	6,397	6,397	6,397	6,397	6,397	6,397	6,397	6,397
Events	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468
Car Parking	763	763	763	763	763	763	763	763	763	763	763	763	763	763
Virtual Income	862	862	862	862	862	862	862	883	883	883	883	883	883	883
Room / equipment hire	2,813	2,813	2,813	2,813	2,813	2,813	2,813	2,813	2,884	2,884	2,884	2,884	2,884	2,884
Catering	563	563	563	563	563	563	563	563	577	577	577	577	577	577
Telephone	490	490	490	490	490	490	490	490	502	502	502	502	502	502
Internet	592	592	592	592	592	592	592	592	607	607	607	607	607	607
Carriage & Postage	316	316	316	316	316	316	316	316	324	324	324	324	324	324
Misc. Services	76	76	76	76	76	76	76	76	78	78	78	78	78	78
TOTAL RECEIPTS EXCLUDING VAT	28,298	28,298	28,298	28,298	28,298	28,298	28,298	28,644	28,765	28,765	28,765	28,765	28,765	28,765
VAT	5,660	5,660	5,660	5,660	5,660	5,660	5,660	5,729	5,753	5,753	5,753	5,753	5,753	5,753
TOTAL RECEIPTS INCLUDING VAT	33,958	33,958	33,958	33,958	33,958	33,958	33,958	34,372	34,518	34,518	34,518	34,518	34,518	34,518
Deposits Received	0	0	0	0	0	0	0	239	0	0	0	0	0	0
TOTAL RECEIPTS	33,958	33,958	33,958	33,958	33,958	33,958	33,958	34,612	34,518	34,518	34,518	34,518	34,518	34,518
PAYMENTS														
OPERATING PAYMENTS														
Total Rates Payable	3,685	3,685	3,685	3,685	3,685	3,685	3,685	3,685	3,685	3,685	3,685	3,685	3,685	3,685
Maintenance	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,664	1,664	1,664	1,664	1,664	1,664
Security	212	212	212	212	212	212	212	212	217	217	217	217	217	217
Gas	318	318	318	318	318	318	318	326	326	326	326	326	326	326
Electricity	1,965	1,965	1,965	1,965	1,965	1,965	1,965	2,014	2,014	2,014	2,014	2,014	2,014	2,014
Water	224	224	224	224	224	224	224	229	229	229	229	229	229	229
Cleaning (common areas)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,025	1,025	1,025	1,025	1,025	1,025	1,025
Catering	500	500	500	500	500	500	500	500	513	513	513	513	513	513
Telephone & Fax	518	518	518	518	518	518	518	518	531	531	531	531	531	531
Internet Charges	449	449	449	449	449	449	449	460	460	460	460	460	460	460
Carriage & Postage	281	281	281	281	281	281	281	281	288	288	288	288	288	288
Misc. Services	76	76	76	76	76	76	76	76	78	78	78	78	78	78
Management Charges (staff costs)	5,498	5,498	5,498	5,498	5,498	5,498	5,498	5,498	5,498	5,632	5,632	5,632	5,632	5,632
Staff travel	54	54	54	54	54	54	54	54	55	55	55	55	55	55
Staff training & recruitment	90	90	90	90	90	90	90	90	92	92	92	92	92	92
Small Equipment Purchases	33	33	33	33	33	33	33	33	34	34	34	34	34	34
Office Supplies	50	50	50	50	50	50	50	50	51	51	51	51	51	51
Computer consumables / software licences	224	224	224	224	224	224	224	224	230	230	230	230	230	230
Marketing & Events	146	146	146	146	146	146	146	146	149	149	149	149	149	149
Agent Fees	50	50	50	50	50	50	50	50	51	51	51	51	51	51
Centre Consumables	538	538	538	538	538	538	538	538	552	552	552	552	552	552
Bank Charges	54	54	54	54	54	54	54	54	55	55	55	55	55	55
External Business Support	449	449	449	449	449	449	449	449	449	460	460	460	460	460
Fee per sqft of Net Internal Area - Managed Space	2,831	2,831	2,831	2,831	2,831	2,831	2,831	2,831	2,831	2,901	2,901	2,901	2,901	2,901
Management Fee - % of Total Revenue	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,294	1,294	1,294	1,294	1,294
TOTAL OPERATING PAYMENTS	22,139	22,139	22,139	22,139	22,139	22,139	22,139	22,243	22,349	22,586	22,586	22,586	22,586	22,586
VAT	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,744	1,763	1,777	1,777	1,777	1,777	1,777
PAYMENTS TO HMRC	3,926	3,926	3,926	3,926	3,926	3,926	3,926	3,926	3,985	3,990	3,976	3,976	3,976	3,976
TOTAL PAYMENTS	27,798	27,798	27,798	27,798	27,798	27,798	27,798	27,912	28,097	28,353	28,339	28,339	28,339	28,339
NET CASHFLOW MOVEMENT	6,160	6,160	6,160	6,160	6,160	6,160	6,160	6,700	6,421	6,165	6,179	6,179	6,179	6,179
CASH BALANCE / WORKING CAPITAL REQUIREMENT	88,921	95,081	101,240	107,400	113,560	119,719	125,879	132,579	139,000	145,164	151,343	157,522	163,701	169,880

Commercial-in-Confidence
Ashton Old Baths
Financial Model - Detailed Cashflow

56	57	58	59	60	60 MONTHS
May-21	Jun-21	Jul-21	Aug-21	Sep-21	

RECEIPTS						
Licence Fees	9,807	9,807	9,807	9,807	9,807	533,888
Dedicated Hotdesks	3,477	3,477	3,477	3,477	3,477	180,489
Drop in Hotdesks	6,397	6,397	6,397	6,397	6,397	325,722
Events	2,468	2,468	2,468	2,468	2,468	132,350
Car Parking	763	763	763	763	763	40,783
Virtual Income	883	883	883	883	883	42,833
Room / equipment hire	2,884	2,884	2,884	2,884	2,884	148,977
Catering	577	577	577	577	577	29,795
Telephone	502	502	502	502	502	26,674
Internet	607	607	607	607	607	32,251
Carriage & Postage	324	324	324	324	324	17,217
Misc. Services	78	78	78	78	78	4,122
TOTAL RECEIPTS EXCLUDING VAT	28,765	28,765	28,765	28,765	28,765	1,515,102
VAT	5,753	5,753	5,753	5,753	5,753	303,020
TOTAL RECEIPTS INCLUDING VAT	34,518	34,518	34,518	34,518	34,518	1,818,122
Deposits Received	0	0	0	0	0	9,807
TOTAL RECEIPTS	34,518	34,518	34,518	34,518	34,518	1,827,929
PAYMENTS						
OPERATING PAYMENTS						
Total Rates Payable	3,685	3,685	3,685	3,685	3,685	211,558
Maintenance	1,664	1,664	1,664	1,664	1,664	75,105
Security	217	217	217	217	217	12,402
Gas	326	326	326	326	326	18,604
Electricity	2,014	2,014	2,014	2,014	2,014	115,066
Water	229	229	229	229	229	13,091
Cleaning (common areas)	1,025	1,025	1,025	1,025	1,025	58,567
Catering	513	513	513	513	513	26,485
Telephone & Fax	531	531	531	531	531	28,915
Internet Charges	460	460	460	460	460	26,282
Carriage & Postage	288	288	288	288	288	15,304
Misc. Services	78	78	78	78	78	4,122
Management Charges (staff costs)	5,632	5,632	5,632	5,632	5,632	348,505
Staff travel	55	55	55	55	55	6,299
Staff training & recruitment	92	92	92	92	92	6,164
Small Equipment Purchases	34	34	34	34	34	1,894
Office Supplies	51	51	51	51	51	2,870
Computer consumables / software licences	230	230	230	230	230	15,411
Marketing & Events	149	149	149	149	149	39,598
Agent Fees	51	51	51	51	51	2,870
Centre Consumables	552	552	552	552	552	30,986
Bank Charges	55	55	55	55	55	3,099
External Business Support	460	460	460	460	460	25,362
Fee per sqft of Net Internal Area - Managed Space	2,901	2,901	2,901	2,901	2,901	159,997
Management Fee - % of Total Revenue	1,294	1,294	1,294	1,294	1,294	65,814
TOTAL OPERATING PAYMENTS	22,586	22,586	22,586	22,586	22,586	1,314,370
VAT	1,777	1,777	1,777	1,777	1,777	110,331
PAYMENTS TO HMRC	3,976	3,976	3,976	3,976	3,976	202,453
TOTAL PAYMENTS	28,339	28,339	28,339	28,339	28,339	1,627,154
NET CASHFLOW MOVEMENT	6,179	6,179	6,179	6,179	6,179	200,776
CASH BALANCE / WORKING CAPITAL REQUIREMENT	176,060	182,239	188,418	194,597	200,776	