

Total Cost	131,357.24		134,023.46							
New Operating Costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Repair and Maintenance					2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	5,000.00
Prudential Borrowing @ £134,023.46 over 25 years	9,169.11	9,169.11	9,169.11	9,169.11	9,169.11	9,169.11	9,169.11	9,169.11	9,169.11	9,169.11
Total Costs:	9,169.11	9,169.11	9,169.11	9,169.11	11,169.11	11,169.11	11,169.11	11,169.11	11,169.11	14,169.11
Income										
Based on 100% occupancy for 18 units for 52 weeks										
	Year 1	Year 2 (+3%)	Year 3 (+3%)	Year 4 (+3%)	Year 5 (+3%)	Year 6 (+3%)	Year 7 (+3%)	Year 8 (+3%)	Year 9 (+3%)	Year 10 (+3%)
18 Roof Chalets @ £1100	19,800.00	20,394.00	21,006.00	21,636.00	22,284.00	22,950.00	23,634.00	24,336.00	25,056.00	25,812.00
Less Bad Debt/Void (Non occupation) @ 2%	396.00	407.88	420.12	432.72	445.68	459.00	472.68	486.72	501.12	516.24
Less VAT @ 20%	3,234.00	3,331.02	3,430.98	3,533.88	3,639.72	3,748.50	3,860.22	3,974.88	4,092.48	4,215.96
Total Income:	16,170.00	16,655.10	17,154.90	17,669.40	18,198.60	18,742.50	19,301.10	19,874.40	20,462.40	21,079.80
Operational Surplus	7,000.89	7,485.99	7,985.79	8,500.29	7,029.49	7,573.39	8,131.99	8,705.29	9,293.29	6,910.69
less: Existing income target	(10,510.00)	(10,510.00)	(10,510.00)	(10,510.00)	(10,510.00)	(10,510.00)	(10,510.00)	(10,510.00)	(10,510.00)	(10,510.00)
Increase/(Decrease) in net income	(3,509.11)	(3,024.01)	(2,524.21)	(2,009.71)	(3,480.51)	(2,936.61)	(2,378.01)	(1,804.71)	(1,216.71)	(3,599.31)
Increase/(Decrease) in net income building in effect of decommissioning old chalets no longer fit for purpose, at a rate of three per year	(3,509.11)	(2,159.11)	(809.11)	540.89	1,890.89	3,240.89	4,590.89	5,940.89	7,290.89	8,640.89