

|                                     | Year 0   | Year 1           | Year 2           | Year 3           | Year 4           | Year 5           | Year 6-10         | Year 11-15        | Year 15-20        | Total              |
|-------------------------------------|----------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|
| <b>CAPITAL</b>                      |          |                  |                  |                  |                  |                  |                   |                   |                   |                    |
| Borrowing                           | £893,000 |                  |                  |                  |                  |                  |                   |                   |                   |                    |
| <b>INCOME</b>                       |          |                  |                  |                  |                  |                  |                   |                   |                   |                    |
| Rental income                       |          | £123,969         | £130,167         | £136,676         | £143,510         | £150,685         | £874,262          | £1,115,804        | £1,424,080        | £4,099,153         |
| Kiosk income                        |          | £15,000          | £15,450          | £15,914          | £16,391          | £16,883          | £92,321           | £107,026          | £124,072          | £403,056           |
| Watersports income                  |          | £5,000           | £5,150           | £5,305           | £5,464           | £5,628           | £30,774           | £35,675           | £41,357           | £134,352           |
| Classroom income                    |          | £5,000           | £5,150           | £5,305           | £5,464           | £5,628           | £30,774           | £35,675           | £41,357           | £134,352           |
| [Additional] Parking income         |          | £10,000          | £10,300          | £10,609          | £10,927          | £11,255          | £61,547           | £71,350           | £82,715           | £268,704           |
| License fees (every 5 year)         |          | £9,579           | £9,866           | £10,162          | £10,467          | £10,781          | £58,956           | £68,346           | £79,232           | £257,391           |
| Insurance fees (every 5 years)      |          | £1,916           | £1,973           | £2,032           | £2,093           | £2,156           | £11,791           | £13,669           | £15,846           | £51,478            |
| <b>Total income</b>                 |          | <b>£170,464</b>  | <b>£178,057</b>  | <b>£186,002</b>  | <b>£194,316</b>  | <b>£203,015</b>  | <b>£1,160,425</b> | <b>£1,447,546</b> | <b>£1,808,660</b> | <b>£5,348,486</b>  |
| <b>EXPENDITURE</b>                  |          |                  |                  |                  |                  |                  |                   |                   |                   |                    |
| Management costs                    |          | -£4,785          | -£5,024          | -£5,276          | -£5,539          | -£5,816          | -£33,747          | -£43,070          | -£54,970          | -£158,227          |
| Maintenance costs                   |          | -£15,496         | -£16,271         | -£17,084         | -£17,939         | -£18,836         | -£109,283         | -£139,476         | -£178,010         | -£512,394          |
| Utilities costs                     |          | -£2,500          | -£2,575          | -£2,652          | -£2,732          | -£2,814          | -£15,387          | -£17,838          | -£20,679          | -£67,176           |
| Toilet costs                        |          | -£5,000          | -£5,150          | -£5,305          | -£5,464          | -£5,628          | -£30,774          | -£35,675          | -£41,357          | -£134,352          |
| Shower costs                        |          | -£2,500          | -£2,575          | -£2,652          | -£2,732          | -£2,814          | -£15,387          | -£17,838          | -£20,679          | -£67,176           |
| Finance costs                       |          | -£44,650         | -£44,650         | -£44,650         | -£44,650         | -£44,650         | -£223,250         | -£223,250         | -£223,250         | -£893,000          |
| Depreciation                        |          | -£13,950         | -£13,950         | -£13,950         | -£13,950         | -£13,950         | -£69,750          | -£69,750          | -£69,750          | -£279,000          |
| Minimum Revenue Provision           |          | -£44,650         | -£44,650         | -£44,650         | -£44,650         | -£44,650         | -£223,250         | -£223,250         | -£223,250         | -£893,000          |
| <b>Total Expenditure</b>            |          | <b>-£133,531</b> | <b>-£134,845</b> | <b>-£136,219</b> | <b>-£137,655</b> | <b>-£139,157</b> | <b>-£720,827</b>  | <b>-£770,146</b>  | <b>-£831,944</b>  | <b>-£3,004,325</b> |
| <b>TOTAL INCOME / (EXPENDITURE)</b> |          | <b>£36,932</b>   | <b>£43,212</b>   | <b>£49,783</b>   | <b>£56,660</b>   | <b>£63,858</b>   | <b>£439,599</b>   | <b>£677,400</b>   | <b>£976,716</b>   | <b>£2,344,161</b>  |