

Uisge Beatha nan Eilean Limited
Financial Projections
Profit and Loss Summary

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	Year 1 £	Year 2 £	Year 3 £	Year 4 £	Year 5 £	Year 6 £	Year 7 £	Year 8 £	Year 9 £	Year 10 £
TURNOVER										
Whisky sales - Miniatures	0	39,789	40,680	41,590	42,517	43,463	44,428	45,412	46,416	47,440
Whisky sales - 3 year old	0	0	0	0	166,424	171,188	176,047	181,004	186,059	191,216
Whisky sales - 4 year old	0	0	0	0	0	202,205	207,684	213,274	218,975	224,790
Whisky sales - 5 year old	0	0	0	0	0	0	239,321	245,543	251,890	258,363
Whisky sales - 6 year old	0	0	0	0	0	0	0	283,192	290,291	297,532
Whisky sales - 7 year old	0	0	0	0	0	0	0	0	237,018	242,811
Whisky sales - 8 year old	0	0	0	0	0	0	0	0	0	267,432
Whisky sales - 9 year old	0	0	0	0	0	0	0	0	0	0
Whisky sales - 10 year old	0	0	0	0	0	0	0	0	0	0
Visitor Centre Sales	0	30,000	45,900	62,424	79,591	97,419	99,367	101,355	103,382	105,449
Café income	0	36,000	73,440	112,363	114,610	116,903	119,241	121,626	124,058	126,539
Renewables Income	23,680	24,154	24,637	25,129	25,632	26,145	26,668	27,201	27,745	28,300
	23,680	129,942	184,657	241,506	428,774	657,322	912,757	1,218,606	1,485,834	1,789,873
COST OF SALES										
Whisky cost	0	948	967	974	16,102	31,821	48,163	65,145	78,431	92,221
Bottling & Packaging	0	10,698	10,912	10,984	29,598	48,800	68,758	89,495	105,768	122,655
Visitor Centre Costs	0	21,000	32,130	43,697	55,713	68,193	69,557	70,948	72,367	73,815
Café costs	0	18,000	36,720	56,182	57,305	58,451	59,620	60,813	62,029	63,270
Direct Wages	50,072	51,073	71,421	90,903	111,077	113,218	115,382	117,570	119,781	122,016
Losses/Allowances	0	1,897	3,811	5,763	7,753	9,475	10,916	12,065	12,910	13,527
	50,072	103,616	155,961	208,503	277,548	329,958	372,396	416,036	451,285	487,504
Gross Profit	-26,392	26,326	28,696	33,003	151,226	327,364	540,361	802,570	1,034,549	1,302,369
Gross profit %	-111%	20%	16%	14%	35%	50%	59%	66%	70%	73%
OVERHEADS										
Salaries	0	0	0	0	0	15,932	41,742	42,577	43,428	44,297
Rates	0	35,000	35,700	36,414	37,142	37,885	38,643	39,416	40,204	41,008
Insurance	0	38,000	23,460	23,929	24,408	24,896	25,394	25,902	26,420	26,948
Motor & Travel	1,900	1,938	1,977	2,016	2,057	2,098	2,140	2,183	2,226	2,271
Post & Stationary	0	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757
Telephone & Internet	0	6,000	6,120	6,242	6,367	6,495	6,624	6,757	6,892	7,030
Marketing & Advertising	0	25,000	25,500	26,010	26,530	27,061	27,602	28,154	28,717	29,291
Sundry, Repairs & Maintenance	0	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433
Accounts	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585
Legal & Professional fees	0	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515
Promotions & Exhibitions	0	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172
Licenses	0	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172
Subscriptions	0	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172
Cleaning	0	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343
Carriage in	0	0	0	0	0	0	0	0	0	0
Energy	0	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433
Renewables	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390
Deal fees	120,000	0	0	0	0	0	0	0	0	0
Rewards Packages	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926
Contingency	0	0	0	0	0	0	0	0	0	0
	141,900	175,838	164,055	167,336	170,683	190,028	219,320	223,706	228,181	232,744
EBITDA	-168,292	-149,512	-135,359	-134,333	-19,456	137,336	321,041	578,864	806,368	1,069,625
Depreciation	9,861	67,658	68,785	69,457	69,809	70,105	70,342	70,518	70,648	70,731
EBIT	-178,153	-217,170	-204,143	-203,789	-89,265	67,231	250,699	508,346	735,720	998,894
Funding costs	-8,333	-50,000	-50,000	-50,000	-50,000	-50,000	-45,417	-95,417	-85,417	-75,417
PBT	-186,486	-267,170	-254,143	-253,789	-139,265	17,231	205,282	412,929	650,303	923,477
Corporation Tax	0	0	0	0	0	0	0	0	0	0
Profit/ (Loss)	-186,486	-267,170	-254,143	-253,789	-139,265	17,231	205,282	412,929	650,303	923,477
Cum	-186,486	-453,656	-707,799	-961,589	-1,100,854	-1,083,623	-878,341	-465,412	184,891	1,108,369

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	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Year 1
	£	£	£	£	£	£	£	£	£	£	£	£	£
TURNOVER													
Whisky sales - Miniatures	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 3 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 4 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 5 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 6 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 7 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 8 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 9 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 10 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Centre Sales	0	0	0	0	0	0	0	0	0	0	0	0	0
Café income	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewables Income	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	23,680
	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	23,680
COST OF SALES													
Whisky cost	0	0	0	0	0	0	0	0	0	0	0	0	0
Bottling & Packaging	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Centre Costs	0	0	0	0	0	0	0	0	0	0	0	0	0
Café costs	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Wages	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	50,072
Losses/Allowances	0	0	0	0	0	0	0	0	0	0	0	0	0
	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	50,072
Gross Profit	-2,199	-2,199	-2,199	-2,199	-2,199	-2,199	-2,199	-2,199	-2,199	-2,199	-2,199	-2,199	-26,392
Gross profit %	-111%	-111%	-111%	-111%	-111%	-111%	-111%	-111%	-111%	-111%	-111%	-111%	-111%
OVERHEADS													
Salaries	0	0	0	0	0	0	0	0	0	0	0	0	0
Rates	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Motor & Travel	158	158	158	158	158	158	158	158	158	158	158	158	1,900
Post & Stationary	0	0	0	0	0	0	0	0	0	0	0	0	0
Telephone & Internet	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing & Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0
Sundry, Repairs & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounts	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Legal & Professional fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Promotions & Exhibitions	0	0	0	0	0	0	0	0	0	0	0	0	0
Licenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Subscriptions	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleaning	0	0	0	0	0	0	0	0	0	0	0	0	0
Carriage in	0	0	0	0	0	0	0	0	0	0	0	0	0
Energy	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewables	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Deal Fees	120,000	0	0	0	0	0	0	0	0	0	0	0	120,000
Rewards Packages	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0
	121,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	141,900
EBITDA	-124,024	-4,024	-4,024	-4,024	-4,024	-4,024	-4,024	-4,024	-4,024	-4,024	-4,024	-4,024	-168,292
Depreciation	1,483	750	750	750	750	750	750	750	782	782	782	782	9,861
EBIT	-125,508	-4,774	-4,774	-4,774	-4,774	-4,774	-4,774	-4,774	-4,806	-4,806	-4,806	-4,806	-178,153
Funding costs	0	0	0	0	0	0	0	0	-1,042	-2,083	-2,083	-3,125	-8,333
PBT	-125,508	-4,774	-4,774	-4,774	-4,774	-4,774	-4,774	-4,774	-5,848	-6,890	-6,890	-7,931	-186,486
Corporation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit/ (Loss)	-125,508	-4,774	-4,774	-4,774	-4,774	-4,774	-4,774	-4,774	-5,848	-6,890	-6,890	-7,931	-186,486

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	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23	Month 24	Year 2
	£	£	£	£	£	£	£	£	£	£	£	£	£
TURNOVER													
Whisky sales - Miniatures	3,316	3,316	3,316	3,316	3,316	3,316	3,316	3,316	3,316	3,316	3,316	3,316	39,789
Whisky sales - 3 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 4 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 5 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 6 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 7 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 8 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 9 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 10 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Centre Sales	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Café income	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Grant Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewables Income	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	24,154
	10,829	10,829	10,829	10,829	10,829	10,829	10,829	10,829	10,829	10,829	10,829	10,829	129,942
COST OF SALES													
Whisky cost	79	79	79	79	79	79	79	79	79	79	79	79	948
Bottling & Packaging	891	891	891	891	891	891	891	891	891	891	891	891	10,698
Visitor Centre Costs	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000
Café costs	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Direct Wages	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	51,073
Losses/Allowances	158	158	158	158	158	158	158	158	158	158	158	158	1,897
	8,635	8,635	8,635	8,635	8,635	8,635	8,635	8,635	8,635	8,635	8,635	8,635	103,616
Gross Profit	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	26,326
Gross profit %	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
OVERHEADS													
Salaries	0	0	0	0	0	0	0	0	0	0	0	0	0
Rates	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
Insurance	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	38,000
Motor & Travel	162	162	162	162	162	162	162	162	162	162	162	162	1,938
Post & Stationary	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Telephone & Internet	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Marketing & Advertising	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
Sundry, Repairs & Maintenance	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Accounts	255	255	255	255	255	255	255	255	255	255	255	255	3,060
Legal & Professional fees	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Promotions & Exhibitions	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Licenses	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Subscriptions	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Cleaning	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Carriage in	0	0	0	0	0	0	0	0	0	0	0	0	0
Energy	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Renewables	170	170	170	170	170	170	170	170	170	170	170	170	2,040
Deal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Rewards Packages	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	15,300
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0
	14,653	14,653	14,653	14,653	14,653	14,653	14,653	14,653	14,653	14,653	14,653	14,653	175,838
EBITDA	-12,459	-12,459	-12,459	-12,459	-12,459	-12,459	-12,459	-12,459	-12,459	-12,459	-12,459	-12,459	-149,512
Depreciation	5,322	5,322	5,688	5,688	5,688	5,688	5,688	5,688	5,721	5,721	5,721	5,721	67,658
EBIT	-17,781	-17,781	-18,148	-18,148	-18,148	-18,148	-18,148	-18,148	-18,180	-18,180	-18,180	-18,180	-217,170
Funding costs	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-50,000
PBT	-21,948	-21,948	-22,314	-22,314	-22,314	-22,314	-22,314	-22,314	-22,347	-22,347	-22,347	-22,347	-267,170
Corporation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit/ (Loss)	-21,948	-21,948	-22,314	-22,314	-22,314	-22,314	-22,314	-22,314	-22,347	-22,347	-22,347	-22,347	-267,170

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	Month 25	Month 26	Month 27	Month 28	Month 29	Month 30	Month 31	Month 32	Month 33	Month 34	Month 35	Month 36	Year 3
	£	£	£	£	£	£	£	£	£	£	£	£	£
TURNOVER													
Whisky sales - Miniatures	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	40,680
Whisky sales - 3 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 4 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 5 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 6 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 7 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 8 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 9 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 10 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Centre Sales	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	45,900
Café income	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120	73,440
Grant Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewables Income	2,053	2,053	2,053	2,053	2,053	2,053	2,053	2,053	2,053	2,053	2,053	2,053	24,637
	15,388	15,388	15,388	15,388	15,388	15,388	15,388	15,388	15,388	15,388	15,388	15,388	184,657
COST OF SALES													
Whisky cost	81	81	81	81	81	81	81	81	81	81	81	81	967
Bottling & Packaging	909	909	909	909	909	909	909	909	909	909	909	909	10,912
Visitor Centre Costs	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	2,678	32,130
Café costs	3,060	3,060	3,060	3,060	3,060	3,060	3,060	3,060	3,060	3,060	3,060	3,060	36,720
Direct Wages	5,952	5,952	5,952	5,952	5,952	5,952	5,952	5,952	5,952	5,952	5,952	5,952	71,421
Losses/Allowances	318	318	318	318	318	318	318	318	318	318	318	318	3,811
	12,997	12,997	12,997	12,997	12,997	12,997	12,997	12,997	12,997	12,997	12,997	12,997	155,961
Gross Profit	2,391	2,391	2,391	2,391	2,391	2,391	2,391	2,391	2,391	2,391	2,391	2,391	28,696
Gross profit %	16%	16%	16%	16%	16%	16%	16%	16%	16%	16%	16%	16%	16%
OVERHEADS													
Salaries	0	0	0	0	0	0	0	0	0	0	0	0	0
Rates	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	35,700
Insurance	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	23,460
Motor & Travel	165	165	165	165	165	165	165	165	165	165	165	165	1,977
Post & Stationary	128	128	128	128	128	128	128	128	128	128	128	128	1,530
Telephone & Internet	510	510	510	510	510	510	510	510	510	510	510	510	6,120
Marketing & Advertising	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	25,500
Sundry, Repairs & Maintenance	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
Accounts	260	260	260	260	260	260	260	260	260	260	260	260	3,121
Legal & Professional fees	255	255	255	255	255	255	255	255	255	255	255	255	3,060
Promotions & Exhibitions	85	85	85	85	85	85	85	85	85	85	85	85	1,020
Licenses	85	85	85	85	85	85	85	85	85	85	85	85	1,020
Subscriptions	85	85	85	85	85	85	85	85	85	85	85	85	1,020
Cleaning	170	170	170	170	170	170	170	170	170	170	170	170	2,040
Carriage in	0	0	0	0	0	0	0	0	0	0	0	0	0
Energy	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
Renewables	173	173	173	173	173	173	173	173	173	173	173	173	2,081
Deal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Rewards Packages	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	15,606
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0
	13,671	13,671	13,671	13,671	13,671	13,671	13,671	13,671	13,671	13,671	13,671	13,671	164,055
EBITDA	-11,280	-11,280	-11,280	-11,280	-11,280	-11,280	-11,280	-11,280	-11,280	-11,280	-11,280	-11,280	-135,359
Depreciation	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,721	5,754	5,754	5,754	5,754	68,785
EBIT	-17,001	-17,001	-17,001	-17,001	-17,001	-17,001	-17,001	-17,001	-17,034	-17,034	-17,034	-17,034	-204,143
Funding costs	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-50,000
PBT	-21,168	-21,168	-21,168	-21,168	-21,168	-21,168	-21,168	-21,168	-21,201	-21,201	-21,201	-21,201	-254,143
Corporation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit/ (Loss)	-21,168	-21,168	-21,168	-21,168	-21,168	-21,168	-21,168	-21,168	-21,201	-21,201	-21,201	-21,201	-254,143

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	Month 37	Month 38	Month 39	Month 40	Month 41	Month 42	Month 43	Month 44	Month 45	Month 46	Month 47	Month 48	Year 4
	£	£	£	£	£	£	£	£	£	£	£	£	£
TURNOVER													
Whisky sales - Miniatures	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	41,590
Whisky sales - 3 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 4 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 5 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 6 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 7 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 8 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 9 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 10 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Centre Sales	5,202	5,202	5,202	5,202	5,202	5,202	5,202	5,202	5,202	5,202	5,202	5,202	62,424
Café income	9,364	9,364	9,364	9,364	9,364	9,364	9,364	9,364	9,364	9,364	9,364	9,364	112,363
Grant Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewables Income	2,094	2,094	2,094	2,094	2,094	2,094	2,094	2,094	2,094	2,094	2,094	2,094	25,129
	20,126	20,126	20,126	20,126	20,126	20,126	20,126	20,126	20,126	20,126	20,126	20,126	241,506
COST OF SALES													
Whisky cost	81	81	81	81	81	81	81	81	82	82	82	82	974
Bottling & Packaging	909	909	909	909	909	909	909	909	927	927	927	927	10,984
Visitor Centre Costs	3,641	3,641	3,641	3,641	3,641	3,641	3,641	3,641	3,641	3,641	3,641	3,641	43,697
Café costs	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	56,182
Direct Wages	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	90,903
Losses/Allowances	480	480	480	480	480	480	480	480	480	480	480	480	5,763
	17,369	17,369	17,369	17,369	17,369	17,369	17,369	17,369	17,388	17,388	17,388	17,388	208,503
Gross Profit	2,757	2,757	2,757	2,757	2,757	2,757	2,757	2,757	2,737	2,737	2,737	2,737	33,003
Gross profit %	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%
OVERHEADS													
Salaries	0	0	0	0	0	0	0	0	0	0	0	0	0
Rates	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	36,414
Insurance	1,994	1,994	1,994	1,994	1,994	1,994	1,994	1,994	1,994	1,994	1,994	1,994	23,929
Motor & Travel	168	168	168	168	168	168	168	168	168	168	168	168	2,016
Post & Stationary	130	130	130	130	130	130	130	130	130	130	130	130	1,561
Telephone & Internet	520	520	520	520	520	520	520	520	520	520	520	520	6,242
Marketing & Advertising	2,168	2,168	2,168	2,168	2,168	2,168	2,168	2,168	2,168	2,168	2,168	2,168	26,010
Sundry, Repairs & Maintenance	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	20,808
Accounts	265	265	265	265	265	265	265	265	265	265	265	265	3,184
Legal & Professional fees	260	260	260	260	260	260	260	260	260	260	260	260	3,121
Promotions & Exhibitions	87	87	87	87	87	87	87	87	87	87	87	87	1,040
Licenses	87	87	87	87	87	87	87	87	87	87	87	87	1,040
Subscriptions	87	87	87	87	87	87	87	87	87	87	87	87	1,040
Cleaning	173	173	173	173	173	173	173	173	173	173	173	173	2,081
Carriage in	0	0	0	0	0	0	0	0	0	0	0	0	0
Energy	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	20,808
Renewables	177	177	177	177	177	177	177	177	177	177	177	177	2,122
Deal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Rewards Packages	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	15,918
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0
	13,945	13,945	13,945	13,945	13,945	13,945	13,945	13,945	13,945	13,945	13,945	13,945	167,336
EBITDA	-11,188	-11,188	-11,188	-11,188	-11,188	-11,188	-11,188	-11,188	-11,208	-11,208	-11,208	-11,208	-134,333
Depreciation	5,788	5,788	5,788	5,788	5,788	5,788	5,788	5,788	5,788	5,788	5,788	5,788	69,457
EBIT	-16,976	-16,976	-16,976	-16,976	-16,976	-16,976	-16,976	-16,976	-16,996	-16,996	-16,996	-16,996	-203,789
Funding costs	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-50,000
PBT	-21,143	-21,143	-21,143	-21,143	-21,143	-21,143	-21,143	-21,143	-21,162	-21,162	-21,162	-21,162	-253,789
Corporation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit/ (Loss)	-21,143	-21,143	-21,143	-21,143	-21,143	-21,143	-21,143	-21,143	-21,162	-21,162	-21,162	-21,162	-253,789

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	Month 73	Month 74	Month 75	Month 76	Month 77	Month 78	Month 79	Month 80	Month 81	Month 82	Month 83	Month 84	Year 7
	£	£	£	£	£	£	£	£	£	£	£	£	£
TURNOVER													
Whisky sales - Miniatures	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	44,428
Whisky sales - 3 year old	14,671	14,671	14,671	14,671	14,671	14,671	14,671	14,671	14,671	14,671	14,671	14,671	176,047
Whisky sales - 4 year old	17,307	17,307	17,307	17,307	17,307	17,307	17,307	17,307	17,307	17,307	17,307	17,307	207,684
Whisky sales - 5 year old	19,943	19,943	19,943	19,943	19,943	19,943	19,943	19,943	19,943	19,943	19,943	19,943	239,321
Whisky sales - 6 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 7 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 8 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 9 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 10 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Centre Sales	8,281	8,281	8,281	8,281	8,281	8,281	8,281	8,281	8,281	8,281	8,281	8,281	99,367
Café income	9,937	9,937	9,937	9,937	9,937	9,937	9,937	9,937	9,937	9,937	9,937	9,937	119,241
Grant Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewables Income	2,222	2,222	2,222	2,222	2,222	2,222	2,222	2,222	2,222	2,222	2,222	2,222	26,668
	76,063	76,063	76,063	76,063	76,063	76,063	76,063	76,063	76,063	76,063	76,063	76,063	912,757
COST OF SALES													
Whisky cost	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	48,163
Bottling & Packaging	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	68,758
Visitor Centre Costs	5,796	5,796	5,796	5,796	5,796	5,796	5,796	5,796	5,796	5,796	5,796	5,796	69,557
Café costs	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	59,620
Direct Wages	9,615	9,615	9,615	9,615	9,615	9,615	9,615	9,615	9,615	9,615	9,615	9,615	115,382
Losses/Allowances	910	910	910	910	910	910	910	910	910	910	910	910	10,916
	31,033	31,033	31,033	31,033	31,033	31,033	31,033	31,033	31,033	31,033	31,033	31,033	372,396
Gross Profit	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	540,361
Gross profit %	59%	59%	59%	59%	59%	59%	59%	59%	59%	59%	59%	59%	59%
OVERHEADS													
Salaries	3,478	3,478	3,478	3,478	3,478	3,478	3,478	3,478	3,478	3,478	3,478	3,478	41,742
Rates	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	38,643
Insurance	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	25,394
Motor & Travel	178	178	178	178	178	178	178	178	178	178	178	178	2,140
Post & Stationary	138	138	138	138	138	138	138	138	138	138	138	138	1,656
Telephone & Internet	552	552	552	552	552	552	552	552	552	552	552	552	6,624
Marketing & Advertising	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	27,602
Sundry, Repairs & Maintenance	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	22,082
Accounts	282	282	282	282	282	282	282	282	282	282	282	282	3,378
Legal & Professional fees	276	276	276	276	276	276	276	276	276	276	276	276	3,312
Promotions & Exhibitions	92	92	92	92	92	92	92	92	92	92	92	92	1,104
Licenses	92	92	92	92	92	92	92	92	92	92	92	92	1,104
Subscriptions	92	92	92	92	92	92	92	92	92	92	92	92	1,104
Cleaning	184	184	184	184	184	184	184	184	184	184	184	184	2,208
Carriage in	0	0	0	0	0	0	0	0	0	0	0	0	0
Energy	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	22,082
Renewables	188	188	188	188	188	188	188	188	188	188	188	188	2,252
Deal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Rewards Packages	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	16,892
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0
	18,277	18,277	18,277	18,277	18,277	18,277	18,277	18,277	18,277	18,277	18,277	18,277	219,320
EBITDA	26,753	26,753	26,753	26,753	26,753	26,753	26,753	26,753	26,753	26,753	26,753	26,753	321,041
Depreciation	5,862	5,862	5,862	5,862	5,862	5,862	5,862	5,862	5,862	5,862	5,862	5,862	70,342
EBIT	20,892	20,892	20,892	20,892	20,892	20,892	20,892	20,892	20,892	20,892	20,892	20,892	250,699
Funding costs	-4,167	-4,097	-4,028	-3,958	-3,889	-3,819	-3,750	-3,681	-3,611	-3,542	-3,472	-3,403	-45,417
PBT	16,725	16,794	16,864	16,933	17,003	17,072	17,142	17,211	17,280	17,350	17,419	17,489	205,282
Corporation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit/ (Loss)	16,725	16,794	16,864	16,933	17,003	17,072	17,142	17,211	17,280	17,350	17,419	17,489	205,282

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	Month 85	Month 86	Month 87	Month 88	Month 89	Month 90	Month 91	Month 92	Month 93	Month 94	Month 95	Month 96	Year 8
	£	£	£	£	£	£	£	£	£	£	£	£	£
TURNOVER													
Whisky sales - Miniatures	3,784	3,784	3,784	3,784	3,784	3,784	3,784	3,784	3,784	3,784	3,784	3,784	45,412
Whisky sales - 3 year old	15,084	15,084	15,084	15,084	15,084	15,084	15,084	15,084	15,084	15,084	15,084	15,084	181,004
Whisky sales - 4 year old	17,773	17,773	17,773	17,773	17,773	17,773	17,773	17,773	17,773	17,773	17,773	17,773	213,274
Whisky sales - 5 year old	20,462	20,462	20,462	20,462	20,462	20,462	20,462	20,462	20,462	20,462	20,462	20,462	245,543
Whisky sales - 6 year old	23,599	23,599	23,599	23,599	23,599	23,599	23,599	23,599	23,599	23,599	23,599	23,599	283,192
Whisky sales - 7 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 8 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 9 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 10 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Centre Sales	8,446	8,446	8,446	8,446	8,446	8,446	8,446	8,446	8,446	8,446	8,446	8,446	101,355
Café income	10,135	10,135	10,135	10,135	10,135	10,135	10,135	10,135	10,135	10,135	10,135	10,135	121,626
Grant Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewables Income	2,267	2,267	2,267	2,267	2,267	2,267	2,267	2,267	2,267	2,267	2,267	2,267	27,201
	101,550	101,550	101,550	101,550	101,550	101,550	101,550	101,550	101,550	101,550	101,550	101,550	1,218,606
COST OF SALES													
Whisky cost	5,429	5,429	5,429	5,429	5,429	5,429	5,429	5,429	5,429	5,429	5,429	5,429	65,145
Bottling & Packaging	7,458	7,458	7,458	7,458	7,458	7,458	7,458	7,458	7,458	7,458	7,458	7,458	89,495
Visitor Centre Costs	5,912	5,912	5,912	5,912	5,912	5,912	5,912	5,912	5,912	5,912	5,912	5,912	70,948
Café costs	5,068	5,068	5,068	5,068	5,068	5,068	5,068	5,068	5,068	5,068	5,068	5,068	60,813
Direct Wages	9,797	9,797	9,797	9,797	9,797	9,797	9,797	9,797	9,797	9,797	9,797	9,797	117,570
Losses/Allowances	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	12,065
	34,670	34,670	34,670	34,670	34,670	34,670	34,670	34,670	34,670	34,670	34,670	34,670	416,036
Gross Profit	66,881	66,881	66,881	66,881	66,881	66,881	66,881	66,881	66,881	66,881	66,881	66,881	802,570
Gross profit %	66%	66%	66%	66%	66%	66%	66%	66%	66%	66%	66%	66%	66%
OVERHEADS													
Salaries	3,548	3,548	3,548	3,548	3,548	3,548	3,548	3,548	3,548	3,548	3,548	3,548	42,577
Rates	3,285	3,285	3,285	3,285	3,285	3,285	3,285	3,285	3,285	3,285	3,285	3,285	39,416
Insurance	2,158	2,158	2,158	2,158	2,158	2,158	2,158	2,158	2,158	2,158	2,158	2,158	25,902
Motor & Travel	182	182	182	182	182	182	182	182	182	182	182	182	2,183
Post & Stationary	141	141	141	141	141	141	141	141	141	141	141	141	1,689
Telephone & Internet	563	563	563	563	563	563	563	563	563	563	563	563	6,757
Marketing & Advertising	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346	28,154
Sundry, Repairs & Maintenance	1,877	1,877	1,877	1,877	1,877	1,877	1,877	1,877	1,877	1,877	1,877	1,877	22,523
Accounts	287	287	287	287	287	287	287	287	287	287	287	287	3,446
Legal & Professional fees	282	282	282	282	282	282	282	282	282	282	282	282	3,378
Promotions & Exhibitions	94	94	94	94	94	94	94	94	94	94	94	94	1,126
Licenses	94	94	94	94	94	94	94	94	94	94	94	94	1,126
Subscriptions	94	94	94	94	94	94	94	94	94	94	94	94	1,126
Cleaning	188	188	188	188	188	188	188	188	188	188	188	188	2,252
Carriage in	0	0	0	0	0	0	0	0	0	0	0	0	0
Energy	1,877	1,877	1,877	1,877	1,877	1,877	1,877	1,877	1,877	1,877	1,877	1,877	22,523
Renewables	191	191	191	191	191	191	191	191	191	191	191	191	2,297
Deal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Rewards Packages	1,436	1,436	1,436	1,436	1,436	1,436	1,436	1,436	1,436	1,436	1,436	1,436	17,230
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0
	18,642	18,642	18,642	18,642	18,642	18,642	18,642	18,642	18,642	18,642	18,642	18,642	223,706
EBITDA	48,239	48,239	48,239	48,239	48,239	48,239	48,239	48,239	48,239	48,239	48,239	48,239	578,864
Depreciation	5,877	5,877	5,877	5,877	5,877	5,877	5,877	5,877	5,877	5,877	5,877	5,877	70,518
EBIT	42,362	42,362	42,362	42,362	42,362	42,362	42,362	42,362	42,362	42,362	42,362	42,362	508,346
Funding costs	-8,333	-8,264	-8,194	-8,125	-8,056	-7,986	-7,917	-7,847	-7,778	-7,708	-7,639	-7,569	-95,417
PBT	34,029	34,098	34,168	34,237	34,307	34,376	34,445	34,515	34,584	34,654	34,723	34,793	412,929
Corporation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit/ (Loss)	34,029	34,098	34,168	34,237	34,307	34,376	34,445	34,515	34,584	34,654	34,723	34,793	412,929

Uisge Beatha nan Eilean Limited
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Profit and Loss Account

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	Month 97	Month 98	Month 99	Month 100	Month 101	Month 102	Month 103	Month 104	Month 105	Month 106	Month 107	Month 108	Year 9
	£	£	£	£	£	£	£	£	£	£	£	£	£
TURNOVER													
Whisky sales - Miniatures	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	46,416
Whisky sales - 3 year old	15,505	15,505	15,505	15,505	15,505	15,505	15,505	15,505	15,505	15,505	15,505	15,505	186,059
Whisky sales - 4 year old	18,248	18,248	18,248	18,248	18,248	18,248	18,248	18,248	18,248	18,248	18,248	18,248	218,975
Whisky sales - 5 year old	20,991	20,991	20,991	20,991	20,991	20,991	20,991	20,991	20,991	20,991	20,991	20,991	251,890
Whisky sales - 6 year old	24,191	24,191	24,191	24,191	24,191	24,191	24,191	24,191	24,191	24,191	24,191	24,191	290,291
Whisky sales - 7 year old	19,751	19,751	19,751	19,751	19,751	19,751	19,751	19,751	19,751	19,751	19,751	19,751	237,018
Whisky sales - 8 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 9 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 10 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Centre Sales	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	103,382
Café income	10,338	10,338	10,338	10,338	10,338	10,338	10,338	10,338	10,338	10,338	10,338	10,338	124,058
Grant Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewables Income	2,312	2,312	2,312	2,312	2,312	2,312	2,312	2,312	2,312	2,312	2,312	2,312	27,745
	123,819	123,819	123,819	123,819	123,819	123,819	123,819	123,819	123,819	123,819	123,819	123,819	1,485,834
COST OF SALES													
Whisky cost	6,536	6,536	6,536	6,536	6,536	6,536	6,536	6,536	6,536	6,536	6,536	6,536	78,431
Bottling & Packaging	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814	105,768
Visitor Centre Costs	6,031	6,031	6,031	6,031	6,031	6,031	6,031	6,031	6,031	6,031	6,031	6,031	72,367
Café costs	5,169	5,169	5,169	5,169	5,169	5,169	5,169	5,169	5,169	5,169	5,169	5,169	62,029
Direct Wages	9,982	9,982	9,982	9,982	9,982	9,982	9,982	9,982	9,982	9,982	9,982	9,982	119,781
Losses/Allowances	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	12,910
	37,607	37,607	37,607	37,607	37,607	37,607	37,607	37,607	37,607	37,607	37,607	37,607	451,285
Gross Profit	86,212	86,212	86,212	86,212	86,212	86,212	86,212	86,212	86,212	86,212	86,212	86,212	1,034,549
Gross profit %	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
OVERHEADS													
Salaries	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	43,428
Rates	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	40,204
Insurance	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	26,420
Motor & Travel	186	186	186	186	186	186	186	186	186	186	186	186	2,226
Post & Stationary	144	144	144	144	144	144	144	144	144	144	144	144	1,723
Telephone & Internet	574	574	574	574	574	574	574	574	574	574	574	574	6,892
Marketing & Advertising	2,393	2,393	2,393	2,393	2,393	2,393	2,393	2,393	2,393	2,393	2,393	2,393	28,717
Sundry, Repairs & Maintenance	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	22,974
Accounts	293	293	293	293	293	293	293	293	293	293	293	293	3,515
Legal & Professional fees	287	287	287	287	287	287	287	287	287	287	287	287	3,446
Promotions & Exhibitions	96	96	96	96	96	96	96	96	96	96	96	96	1,149
Licenses	96	96	96	96	96	96	96	96	96	96	96	96	1,149
Subscriptions	96	96	96	96	96	96	96	96	96	96	96	96	1,149
Cleaning	191	191	191	191	191	191	191	191	191	191	191	191	2,297
Carriage in	0	0	0	0	0	0	0	0	0	0	0	0	0
Energy	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	22,974
Renewables	195	195	195	195	195	195	195	195	195	195	195	195	2,343
Deal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Rewards Packages	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	17,575
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0
	19,015	19,015	19,015	19,015	19,015	19,015	19,015	19,015	19,015	19,015	19,015	19,015	228,181
EBITDA	67,197	67,197	67,197	67,197	67,197	67,197	67,197	67,197	67,197	67,197	67,197	67,197	806,368
Depreciation	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	70,648
EBIT	61,310	61,310	61,310	61,310	61,310	61,310	61,310	61,310	61,310	61,310	61,310	61,310	735,720
Funding costs	-7,500	-7,431	-7,361	-7,292	-7,222	-7,153	-7,083	-7,014	-6,944	-6,875	-6,806	-6,736	-85,417
PBT	53,810	53,879	53,949	54,018	54,088	54,157	54,227	54,296	54,366	54,435	54,504	54,574	650,303
Corporation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit/ (Loss)	53,810	53,879	53,949	54,018	54,088	54,157	54,227	54,296	54,366	54,435	54,504	54,574	650,303

Uisge Beatha nan Eilean Limited
Financial Projections
Profit and Loss Account

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	Month 109	Month 110	Month 111	Month 112	Month 113	Month 114	Month 115	Month 116	Month 117	Month 118	Month 119	Month 120	Year 10
	£	£	£	£	£	£	£	£	£	£	£	£	£
TURNOVER													
Whisky sales - Miniatures	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	47,440
Whisky sales - 3 year old	15,935	15,935	15,935	15,935	15,935	15,935	15,935	15,935	15,935	15,935	15,935	15,935	191,216
Whisky sales - 4 year old	18,732	18,732	18,732	18,732	18,732	18,732	18,732	18,732	18,732	18,732	18,732	18,732	224,790
Whisky sales - 5 year old	21,530	21,530	21,530	21,530	21,530	21,530	21,530	21,530	21,530	21,530	21,530	21,530	258,363
Whisky sales - 6 year old	24,794	24,794	24,794	24,794	24,794	24,794	24,794	24,794	24,794	24,794	24,794	24,794	297,532
Whisky sales - 7 year old	20,234	20,234	20,234	20,234	20,234	20,234	20,234	20,234	20,234	20,234	20,234	20,234	242,811
Whisky sales - 8 year old	22,286	22,286	22,286	22,286	22,286	22,286	22,286	22,286	22,286	22,286	22,286	22,286	267,432
Whisky sales - 9 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Whisky sales - 10 year old	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Centre Sales	8,787	8,787	8,787	8,787	8,787	8,787	8,787	8,787	8,787	8,787	8,787	8,787	105,449
Café income	10,545	10,545	10,545	10,545	10,545	10,545	10,545	10,545	10,545	10,545	10,545	10,545	126,539
Grant Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewables Income	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	28,300
	149,156	149,156	149,156	149,156	149,156	149,156	149,156	149,156	149,156	149,156	149,156	149,156	1,789,873
COST OF SALES													
Whisky cost	7,685	7,685	7,685	7,685	7,685	7,685	7,685	7,685	7,685	7,685	7,685	7,685	92,221
Bottling & Packaging	10,221	10,221	10,221	10,221	10,221	10,221	10,221	10,221	10,221	10,221	10,221	10,221	122,655
Visitor Centre Costs	6,151	6,151	6,151	6,151	6,151	6,151	6,151	6,151	6,151	6,151	6,151	6,151	73,815
Café costs	5,272	5,272	5,272	5,272	5,272	5,272	5,272	5,272	5,272	5,272	5,272	5,272	63,270
Direct Wages	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168	122,016
Losses/Allowances	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	1,127	13,527
	40,625	40,625	40,625	40,625	40,625	40,625	40,625	40,625	40,625	40,625	40,625	40,625	487,504
Gross Profit	108,531	108,531	108,531	108,531	108,531	108,531	108,531	108,531	108,531	108,531	108,531	108,531	1,302,369
Gross profit %	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%
OVERHEADS													
Salaries	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	44,297
Rates	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	41,008
Insurance	2,246	2,246	2,246	2,246	2,246	2,246	2,246	2,246	2,246	2,246	2,246	2,246	26,948
Motor & Travel	189	189	189	189	189	189	189	189	189	189	189	189	2,271
Post & Stationary	146	146	146	146	146	146	146	146	146	146	146	146	1,757
Telephone & Internet	586	586	586	586	586	586	586	586	586	586	586	586	7,030
Marketing & Advertising	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	29,291
Sundry, Repairs & Maintenance	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	23,433
Accounts	299	299	299	299	299	299	299	299	299	299	299	299	3,585
Legal & Professional fees	293	293	293	293	293	293	293	293	293	293	293	293	3,515
Promotions & Exhibitions	98	98	98	98	98	98	98	98	98	98	98	98	1,172
Licenses	98	98	98	98	98	98	98	98	98	98	98	98	1,172
Subscriptions	98	98	98	98	98	98	98	98	98	98	98	98	1,172
Cleaning	195	195	195	195	195	195	195	195	195	195	195	195	2,343
Carriage in	0	0	0	0	0	0	0	0	0	0	0	0	0
Energy	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	23,433
Renewables	199	199	199	199	199	199	199	199	199	199	199	199	2,390
Deal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Rewards Packages	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	17,926
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0
	19,395	19,395	19,395	19,395	19,395	19,395	19,395	19,395	19,395	19,395	19,395	19,395	232,744
EBITDA	89,135	89,135	89,135	89,135	89,135	89,135	89,135	89,135	89,135	89,135	89,135	89,135	1,069,625
Depreciation	5,894	5,894	5,894	5,894	5,894	5,894	5,894	5,894	5,894	5,894	5,894	5,894	70,731
EBIT	83,241	83,241	83,241	83,241	83,241	83,241	83,241	83,241	83,241	83,241	83,241	83,241	998,894
Funding costs	-6,667	-6,597	-6,528	-6,458	-6,389	-6,319	-6,250	-6,181	-6,111	-6,042	-5,972	-5,903	-75,417
PBT	76,575	76,644	76,713	76,783	76,852	76,922	76,991	77,061	77,130	77,200	77,269	77,338	923,477
Corporation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit/ (Loss)	76,575	76,644	76,713	76,783	76,852	76,922	76,991	77,061	77,130	77,200	77,269	77,338	923,477

Uisge Beatha nan Eilean Limited
Financial Projections
Balance Sheet Summary

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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	£	£	£	£	£	£	£	£	£	£
Fixed Assets										
Tangible Assets	2,857,859	2,907,239	2,845,633	2,783,499	2,720,039	2,655,266	2,589,198	2,521,850	2,453,547	2,384,301
Current Assets										
Stock	0	91,986	183,936	275,862	352,643	413,995	459,618	489,204	506,795	512,157
Trade debtors	0	4,457	4,547	4,637	28,550	56,519	88,760	126,032	157,518	192,675
	0	96,444	188,483	280,499	381,193	470,515	548,378	615,235	664,312	704,832
Current Liabilities										
Trade Creditors	0	14,903	18,108	21,435	24,803	28,296	30,761	33,312	35,426	37,612
Corporation Tax	0	0	0	0	0	0	0	0	0	0
VAT	-104,105	-5,632	-4,597	-3,519	7,648	20,813	35,835	53,332	68,157	84,785
Duty	0	798	798	798	12,760	24,723	36,686	48,649	57,421	66,194
PAYE/NIC	1,252	1,277	1,786	2,273	2,777	3,229	3,928	4,004	4,080	4,158
Director's Loan	103,000	103,000	103,000	103,000	103,000	103,000	103,000	103,000	103,000	103,000
	147	114,345	119,094	123,987	150,988	180,061	210,209	242,296	268,085	295,749
Net Current Assets / (Liabilities)	-147	-17,901	69,389	156,513	230,205	290,454	338,169	372,939	396,227	409,082
Total Assets less Current Liabilities	2,857,712	2,889,338	2,915,022	2,940,011	2,950,244	2,945,720	2,927,367	2,894,790	2,849,774	2,793,383
Loan	-750,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-800,000	-600,000	-400,000	-200,000
Public sector funding	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000
Bank / (Funding)	305,801	257,006	-22,821	-301,600	-451,098	-429,343	-405,708	-160,202	335,117	1,114,986
Total Net Assets	1,413,514	1,146,344	892,201	638,411	499,146	516,377	721,659	1,134,588	1,784,891	2,708,369
Capital and Reserves										
Share capital	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
Profit and Loss	-186,486	-453,656	-707,799	-961,589	-1,100,854	-1,083,623	-878,341	-465,412	184,891	1,108,369
	1,413,514	1,146,344	892,201	638,411	499,146	516,377	721,659	1,134,588	1,784,891	2,708,369

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	Month 97 £	Month 98 £	Month 99 £	Month 100 £	Month 101 £	Month 102 £	Month 103 £	Month 104 £	Month 105 £	Month 106 £	Month 107 £	Month 108 £
Fixed Assets												
Tangible Assets	2,518,308	2,512,420	2,506,533	2,500,646	2,494,758	2,488,871	2,482,983	2,477,096	2,471,209	2,465,321	2,459,434	2,453,547
Current Assets												
Stock	490,669	492,135	493,601	495,067	496,533	497,999	499,465	500,931	502,397	503,863	505,329	506,795
Trade debtors	157,518	157,518	157,518	157,518	157,518	157,518	157,518	157,518	157,518	157,518	157,518	157,518
	648,187	649,653	651,119	652,585	654,051	655,517	656,983	658,449	659,915	661,381	662,847	664,312
Current Liabilities												
Trade Creditors	35,426	35,426	35,426	35,426	35,426	35,426	35,426	35,426	35,426	35,426	35,426	35,426
Corporation Tax	0	0	0	0	0	0	0	0	0	0	0	0
VAT	75,582	44,969	67,688	90,407	45,438	68,157	90,876	45,438	68,157	90,876	45,438	68,157
PAYE/NIC	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080
Duty	53,035	57,421	57,421	57,421	57,421	57,421	57,421	57,421	57,421	57,421	57,421	57,421
Director's Loan	103,000	103,000	103,000	103,000	103,000	103,000	103,000	103,000	103,000	103,000	103,000	103,000
	271,124	244,897	267,616	290,335	245,366	268,085	290,804	245,366	268,085	290,804	245,366	268,085
Net Current Assets / (Liabilities)	377,064	404,756	383,503	362,250	408,685	387,432	366,179	413,083	391,830	370,577	417,480	396,227
Total Assets less Current Liabilities	2,895,371	2,917,176	2,890,036	2,862,895	2,903,443	2,876,303	2,849,162	2,890,179	2,863,038	2,835,898	2,876,915	2,849,774
Loan	-583,333	-566,667	-550,000	-533,333	-516,667	-500,000	-483,333	-466,667	-450,000	-433,333	-416,667	-400,000
Public sector funding	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000
Bank / (Funding)	-123,640	-108,232	-43,809	20,683	17,556	82,187	146,887	143,500	208,340	273,248	270,070	335,117
Total Net Assets	1,188,398	1,242,277	1,296,226	1,350,245	1,404,332	1,458,490	1,512,716	1,567,012	1,621,378	1,675,813	1,730,317	1,784,891
Capital and Reserves												
Share capital	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
Profit and Loss	-411,602	-357,723	-303,774	-249,755	-195,668	-141,510	-87,284	-32,988	21,378	75,813	130,317	184,891
	1,188,398	1,242,277	1,296,226	1,350,245	1,404,332	1,458,490	1,512,716	1,567,012	1,621,378	1,675,813	1,730,317	1,784,891
	0	0	0	0	0	0	0	0	0	0	0	

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Uisge Beatha nan Eilean Limited
Financial Projections
Cash Flow Summary

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	Year 1 £	Year 2 £	Year 3 £	Year 4 £	Year 5 £	Year 6 £	Year 7 £	Year 8 £	Year 9 £	Year 10 £
CASH INFLOWS										
Debtor collections	0	49,031	54,469	55,559	318,691	650,265	1,032,876	1,475,109	1,858,728	2,276,942
Visitor Centre Sales	0	36,000	55,080	74,909	95,509	116,903	119,241	121,626	124,058	126,539
Café income	0	43,200	88,128	134,836	137,533	140,283	143,089	145,951	148,870	151,847
Renewables Income	28,416	28,984	29,564	30,155	30,758	31,374	32,001	32,641	33,294	33,960
Share capital	1,500,000	0	0	0	0	0	0	0	0	0
Grant	1,000,000	0	0	0	0	0	0	0	0	0
Bank loan	750,000	250,000	0	0	0	0	0	0	0	0
TOTAL CASH INFLOWS	3,278,416	407,216	227,241	295,459	582,491	938,824	1,327,207	1,775,326	2,164,949	2,589,288
CASH OUTFLOW										
Supplier payments	0	163,932	214,091	253,721	294,266	336,063	366,662	397,192	423,003	449,161
Net payroll	35,050	35,751	49,995	63,632	77,754	90,405	109,987	112,102	114,246	116,419
Overheads	26,280	191,006	179,526	183,116	186,779	190,514	194,324	198,211	202,175	206,219
Funding costs	8,333	50,000	50,000	50,000	50,000	50,000	45,417	95,417	85,417	75,417
Capital repayments	0	0	0	0	0	0	200,000	200,000	200,000	200,000
Capex	3,197,664	140,446	8,615	8,787	7,618	6,399	5,129	3,804	2,813	1,781
Deal fees	144,000	0	0	0	0	0	0	0	0	0
VAT (Refund) / Payment	-452,483	-144,409	-20,859	-16,588	18,154	69,019	127,462	195,196	257,334	322,215
PAYE & NI payments	13,770	15,297	20,918	26,784	32,819	38,293	46,438	47,968	48,886	49,816
HMRC Duty	0	3,988	4,785	4,785	64,599	136,376	208,153	279,930	335,756	388,393
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	2,972,615	456,011	507,069	574,238	731,988	917,069	1,303,571	1,529,820	1,669,630	1,809,420
Net Cash inflow/ (Outflow)	305,801	-48,795	-279,828	-278,779	-149,498	21,755	23,635	245,506	495,319	779,869
Opening Funding	0	305,801	257,006	-22,821	-301,600	-451,098	-429,343	-405,708	-160,202	335,117
Closing Cash / (Funding)	305,801	257,006	-22,821	-301,600	-451,098	-429,343	-405,708	-160,202	335,117	1,114,986

Uisge Beatha nan Eilean Limited
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Cash Flow Statement

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	Month 1 £	Month 2 £	Month 3 £	Month 4 £	Month 5 £	Month 6 £	Month 7 £	Month 8 £	Month 9 £	Month 10 £	Month 11 £	Month 12 £	Year 1 £
CASH INFLOWS													
Debtor collections	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Centre Sales	0	0	0	0	0	0	0	0	0	0	0	0	0
Café income	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewables Income	2,368	2,368	2,368	2,368	2,368	2,368	2,368	2,368	2,368	2,368	2,368	2,368	28,416
Share capital	1,500,000	0	0	0	0	0	0	0	0	0	0	0	1,500,000
Grant funding	0	0	0	0	0	200,000	200,000	400,000	200,000	0	0	0	1,000,000
Bank loan	0	0	0	0	0	0	0	0	250,000	250,000	0	250,000	750,000
TOTAL CASH INFLOWS	1,502,368	2,368	2,368	2,368	2,368	202,368	202,368	402,368	452,368	252,368	2,368	252,368	3,278,416
CASH OUTFLOW													
Supplier payments	0	0	0	0	0	0	0	0	0	0	0	0	0
Net payroll	2,921	2,921	2,921	2,921	2,921	2,921	2,921	2,921	2,921	2,921	2,921	2,921	35,050
Overheads	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	26,280
Funding costs	0	0	0	0	0	0	0	0	1,042	2,083	2,083	3,125	8,333
Capital repayments	0	0	0	0	0	0	0	0	0	0	0	0	0
Capex	494,400	0	0	0	295,164	559,164	405,164	405,164	413,444	405,164	110,000	110,000	3,197,664
Deal fees	144,000	0	0	0	0	0	0	0	0	0	0	0	144,000
VAT (Refund) / Payment	0	0	0	0	-106,311	0	0	-142,299	0	0	-203,873	0	-452,483
PAYE & NI payments	0	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	13,770
HMRC Duty	0	0	0	0	0	0	0	0	0	0	0	0	0
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	643,511	6,363	6,363	6,363	195,216	565,527	411,527	269,228	420,848	413,610	-85,427	119,488	2,972,615
Net Cash inflow/ (Outflow)	858,857	-3,995	-3,995	-3,995	-192,848	-363,159	-209,159	133,140	31,520	-161,242	87,795	132,880	305,801
Opening Funding	0	858,857	854,862	850,868	846,873	654,025	290,867	81,708	214,848	246,368	85,126	172,921	0
Closing Funding	858,857	854,862	850,868	846,873	654,025	290,867	81,708	214,848	246,368	85,126	172,921	305,801	305,801

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	Month 13 £	Month 14 £	Month 15 £	Month 16 £	Month 17 £	Month 18 £	Month 19 £	Month 20 £	Month 21 £	Month 22 £	Month 23 £	Month 24 £	Year 2 £
CASH INFLOWS													
Debtor collections	0	4,457	4,457	4,457	4,457	4,457	4,457	4,457	4,457	4,457	4,457	4,457	49,031
Visitor Centre Sales	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Café income	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	43,200
Renewables Income	2,415	2,415	2,415	2,415	2,415	2,415	2,415	2,415	2,415	2,415	2,415	2,415	28,984
Share capital	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank loan	250,000	0	0	0	0	0	0	0	0	0	0	0	250,000
TOTAL CASH INFLOWS	259,015	13,473	13,473	13,473	13,473	13,473	13,473	13,473	13,473	13,473	13,473	13,473	407,216
CASH OUTFLOW													
Supplier payments	0	14,903	14,903	14,903	14,903	14,903	14,903	14,903	14,903	14,903	14,903	14,903	163,932
Net payroll	2,979	2,979	2,979	2,979	2,979	2,979	2,979	2,979	2,979	2,979	2,979	2,979	35,751
Overheads	15,917	15,917	15,917	15,917	15,917	15,917	15,917	15,917	15,917	15,917	15,917	15,917	191,006
Funding costs	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Capital repayments	0	0	0	0	0	0	0	0	0	0	0	0	0
Capex	0	0	132,000	0	0	0	0	0	8,446	0	0	0	140,446
Deal fees													0
VAT (Refund) / Payment	0	-104,105	0	0	-27,632	0	0	-5,632	0	0	-7,040	0	-144,409
PAYE & NI payments	1,252	1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277	15,297
HMRC Duty	0	0	399	399	399	399	399	399	399	399	399	399	3,988
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	24,315	-64,862	171,642	39,642	12,010	39,642	39,642	34,010	48,087	39,642	32,602	39,642	456,011
Net Cash inflow/ (Outflow)	234,700	78,335	-158,169	-26,169	1,463	-26,169	-26,169	-20,537	-34,614	-26,169	-19,129	-26,169	-48,795
Opening Funding	305,801	540,502	618,837	460,668	434,499	435,962	409,794	383,625	363,088	328,473	302,305	283,175	305,801
Closing Funding	540,502	618,837	460,668	434,499	435,962	409,794	383,625	363,088	328,473	302,305	283,175	257,006	257,006

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	Month 25 £	Month 26 £	Month 27 £	Month 28 £	Month 29 £	Month 30 £	Month 31 £	Month 32 £	Month 33 £	Month 34 £	Month 35 £	Month 36 £	Year 3 £
CASH INFLOWS													
Debtor collections	4,457	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	54,469
Visitor Centre Sales	4,590	4,590	4,590	4,590	4,590	4,590	4,590	4,590	4,590	4,590	4,590	4,590	55,080
Café income	7,344	7,344	7,344	7,344	7,344	7,344	7,344	7,344	7,344	7,344	7,344	7,344	88,128
Renewables Income	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	29,564
Share capital	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank loan	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH INFLOWS	18,855	18,944	18,944	18,944	18,944	18,944	18,944	18,944	18,944	18,944	18,944	18,944	227,241
CASH OUTFLOW													
Supplier payments	14,903	18,108	18,108	18,108	18,108	18,108	18,108	18,108	18,108	18,108	18,108	18,108	214,091
Net payroll	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	49,995
Overheads	14,960	14,960	14,960	14,960	14,960	14,960	14,960	14,960	14,960	14,960	14,960	14,960	179,526
Funding costs	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Capital repayments	0	0	0	0	0	0	0	0	0	0	0	0	0
Capex	0	0	0	0	0	0	0	0	8,615	0	0	0	8,615
Deal fees													0
VAT (Refund) / Payment	0	-5,632	0	0	-4,597	0	0	-4,597	0	0	-6,033	0	-20,859
PAYE & NI payments	1,277	1,786	1,786	1,786	1,786	1,786	1,786	1,786	1,786	1,786	1,786	1,786	20,918
HMRC Duty	399	399	399	399	399	399	399	399	399	399	399	399	4,785
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	39,872	37,954	43,586	43,586	38,988	43,586	43,586	38,988	52,200	43,586	37,553	43,586	507,069
Net Cash inflow/ (Outflow)	-21,017	-19,009	-24,641	-24,641	-20,044	-24,641	-24,641	-20,044	-33,256	-24,641	-18,609	-24,641	-279,828
Opening Funding	257,006	235,990	216,980	192,339	167,697	147,653	123,012	98,370	78,326	45,070	20,429	1,820	257,006
Closing Funding	235,990	216,980	192,339	167,697	147,653	123,012	98,370	78,326	45,070	20,429	1,820	-22,821	-22,821

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	Month 37 £	Month 38 £	Month 39 £	Month 40 £	Month 41 £	Month 42 £	Month 43 £	Month 44 £	Month 45 £	Month 46 £	Month 47 £	Month 48 £	Year 4 £
CASH INFLOWS													
Debtor collections	4,547	4,637	4,637	4,637	4,637	4,637	4,637	4,637	4,637	4,637	4,637	4,637	55,559
Visitor Centre Sales	6,242	6,242	6,242	6,242	6,242	6,242	6,242	6,242	6,242	6,242	6,242	6,242	74,909
Café income	11,236	11,236	11,236	11,236	11,236	11,236	11,236	11,236	11,236	11,236	11,236	11,236	134,836
Renewables Income	2,513	2,513	2,513	2,513	2,513	2,513	2,513	2,513	2,513	2,513	2,513	2,513	30,155
Share capital	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank loan	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH INFLOWS	24,538	24,629	24,629	24,629	24,629	24,629	24,629	24,629	24,629	24,629	24,629	24,629	295,459
CASH OUTFLOW													
Supplier payments	18,108	21,413	21,413	21,413	21,413	21,413	21,413	21,413	21,413	21,435	21,435	21,435	253,721
Net payroll	5,303	5,303	5,303	5,303	5,303	5,303	5,303	5,303	5,303	5,303	5,303	5,303	63,632
Overheads	15,260	15,260	15,260	15,260	15,260	15,260	15,260	15,260	15,260	15,260	15,260	15,260	183,116
Funding costs	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Capital repayments	0	0	0	0	0	0	0	0	0	0	0	0	0
Capex	8,787	0	0	0	0	0	0	0	0	0	0	0	8,787
Deal fees													0
VAT (Refund) / Payment	0	4,597	0	0	-14,166	0	0	-3,508	0	0	-3,511	0	-16,588
PAYE & NI payments	1,786	2,273	2,273	2,273	2,273	2,273	2,273	2,273	2,273	2,273	2,273	2,273	26,784
HMRC Duty	399	399	399	399	399	399	399	399	399	399	399	399	4,785
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	53,808	53,411	48,814	48,814	34,647	48,814	48,814	45,306	48,814	48,836	45,324	48,836	574,238
Net Cash inflow/ (Outflow)	-29,270	-28,782	-24,185	-24,185	-10,018	-24,185	-24,185	-20,677	-24,185	-24,207	-20,695	-24,207	-278,779
Opening Funding	-22,821	-52,091	-80,873	-105,058	-129,242	-139,261	-163,445	-187,630	-208,307	-232,492	-256,698	-277,393	-22,821
Closing Funding	-52,091	-80,873	-105,058	-129,242	-139,261	-163,445	-187,630	-208,307	-232,492	-256,698	-277,393	-301,600	-301,600

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	Month 49 £	Month 50 £	Month 51 £	Month 52 £	Month 53 £	Month 54 £	Month 55 £	Month 56 £	Month 57 £	Month 58 £	Month 59 £	Month 60 £	Year 5 £
CASH INFLOWS													
Debtor collections	4,637	28,550	28,550	28,550	28,550	28,550	28,550	28,550	28,550	28,550	28,550	28,550	318,691
Visitor Centre Sales	7,959	7,959	7,959	7,959	7,959	7,959	7,959	7,959	7,959	7,959	7,959	7,959	95,509
Café income	11,461	11,461	11,461	11,461	11,461	11,461	11,461	11,461	11,461	11,461	11,461	11,461	137,533
Renewables Income	2,563	2,563	2,563	2,563	2,563	2,563	2,563	2,563	2,563	2,563	2,563	2,563	30,758
Share capital	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank loan	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH INFLOWS	26,621	50,534	50,534	50,534	50,534	50,534	50,534	50,534	50,534	50,534	50,534	50,534	582,491
CASH OUTFLOW													
Supplier payments	21,435	24,803	24,803	24,803	24,803	24,803	24,803	24,803	24,803	24,803	24,803	24,803	294,266
Net payroll	6,479	6,479	6,479	6,479	6,479	6,479	6,479	6,479	6,479	6,479	6,479	6,479	77,754
Overheads	15,565	15,565	15,565	15,565	15,565	15,565	15,565	15,565	15,565	15,565	15,565	15,565	186,779
Funding costs	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Capital repayments	0	0	0	0	0	0	0	0	0	0	0	0	0
Capex	7,618	0	0	0	0	0	0	0	0	0	0	0	7,618
Deal fees	0	0	0	0	0	0	0	0	0	0	0	0	0
VAT (Refund) / Payment	0	-3,519	0	0	6,378	0	0	7,648	0	0	7,648	0	18,154
PAYE & NI payments	2,273	2,777	2,777	2,777	2,777	2,777	2,777	2,777	2,777	2,777	2,777	2,777	32,819
HMRC Duty	399	399	6,380	6,380	6,380	6,380	6,380	6,380	6,380	6,380	6,380	6,380	64,599
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	57,936	50,671	60,171	60,171	66,549	60,171	60,171	67,818	60,171	60,171	67,818	60,171	731,988
Net Cash inflow/ (Outflow)	-31,315	-137	-9,637	-9,637	-16,015	-9,637	-9,637	-17,285	-9,637	-9,637	-17,285	-9,637	-149,498
Opening Funding	-301,600	-332,915	-333,052	-342,689	-352,327	-368,342	-377,979	-387,616	-404,901	-414,538	-424,176	-441,460	-301,600
Closing Funding	-332,915	-333,052	-342,689	-352,327	-368,342	-377,979	-387,616	-404,901	-414,538	-424,176	-441,460	-451,098	-451,098

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	Month 61 £	Month 62 £	Month 63 £	Month 64 £	Month 65 £	Month 66 £	Month 67 £	Month 68 £	Month 69 £	Month 70 £	Month 71 £	Month 72 £	Year 6 £
CASH INFLOWS													
Debtor collections	28,550	56,519	56,519	56,519	56,519	56,519	56,519	56,519	56,519	56,519	56,519	56,519	650,265
Visitor Centre Sales	9,742	9,742	9,742	9,742	9,742	9,742	9,742	9,742	9,742	9,742	9,742	9,742	116,903
Café income	11,690	11,690	11,690	11,690	11,690	11,690	11,690	11,690	11,690	11,690	11,690	11,690	140,283
Renewables Income	2,614	2,614	2,614	2,614	2,614	2,614	2,614	2,614	2,614	2,614	2,614	2,614	31,374
Share capital	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank loan	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH INFLOWS	52,597	80,566	80,566	80,566	80,566	80,566	80,566	80,566	80,566	80,566	80,566	80,566	938,824
CASH OUTFLOW													
Supplier payments	24,803	28,296	28,296	28,296	28,296	28,296	28,296	28,296	28,296	28,296	28,296	28,296	336,063
Net payroll	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	90,405
Overheads	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	190,514
Funding costs	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Capital repayments	0	0	0	0	0	0	0	0	0	0	0	0	0
Capex	6,399	0	0	0	0	0	0	0	0	0	0	0	6,399
Deal fees													0
VAT (Refund) / Payment	0	7,648	0	0	19,746	0	0	20,813	0	0	20,813	0	69,019
PAYE & NI payments	2,777	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	38,293
HMRC Duty	6,380	6,380	12,362	12,362	12,362	12,362	12,362	12,362	12,362	12,362	12,362	12,362	136,376
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	67,936	73,129	71,463	71,463	91,209	71,463	71,463	92,276	71,463	71,463	92,276	71,463	917,069
Net Cash inflow/ (Outflow)	-15,339	7,437	9,103	9,103	-10,643	9,103	9,103	-11,710	9,103	9,103	-11,710	9,103	21,755
Opening Funding	-451,098	-466,436	-459,000	-449,897	-440,794	-451,437	-442,335	-433,232	-444,942	-435,839	-426,736	-438,446	-451,098
Closing Funding	-466,436	-459,000	-449,897	-440,794	-451,437	-442,335	-433,232	-444,942	-435,839	-426,736	-438,446	-429,343	-429,343

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	Month 73 £	Month 74 £	Month 75 £	Month 76 £	Month 77 £	Month 78 £	Month 79 £	Month 80 £	Month 81 £	Month 82 £	Month 83 £	Month 84 £	Year 7 £
CASH INFLOWS													
Debtor collections	56,519	88,760	88,760	88,760	88,760	88,760	88,760	88,760	88,760	88,760	88,760	88,760	1,032,876
Visitor Centre Sales	9,937	9,937	9,937	9,937	9,937	9,937	9,937	9,937	9,937	9,937	9,937	9,937	119,241
Café income	11,924	11,924	11,924	11,924	11,924	11,924	11,924	11,924	11,924	11,924	11,924	11,924	143,089
Renewables Income	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	32,001
Share capital	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank loan	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH INFLOWS	81,047	113,287	113,287	113,287	113,287	113,287	113,287	113,287	113,287	113,287	113,287	113,287	1,327,207
CASH OUTFLOW													
Supplier payments	28,296	30,761	30,761	30,761	30,761	30,761	30,761	30,761	30,761	30,761	30,761	30,761	366,662
Net payroll	9,166	9,166	9,166	9,166	9,166	9,166	9,166	9,166	9,166	9,166	9,166	9,166	109,987
Overheads	16,194	16,194	16,194	16,194	16,194	16,194	16,194	16,194	16,194	16,194	16,194	16,194	194,324
Funding costs	4,167	4,097	4,028	3,958	3,889	3,819	3,750	3,681	3,611	3,542	3,472	3,403	45,417
Capital repayments	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	200,000
Capex	5,129	0	0	0	0	0	0	0	0	0	0	0	5,129
Deal fees													0
VAT (Refund) / Payment	0	20,813	0	0	34,980	0	0	35,835	0	0	35,835	0	127,462
PAYE & NI payments	3,229	3,928	3,928	3,928	3,928	3,928	3,928	3,928	3,928	3,928	3,928	3,928	46,438
HMRC Duty	12,362	12,362	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	208,153
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	95,208	113,986	99,085	99,016	133,926	98,877	98,808	134,573	98,669	98,599	134,364	98,460	1,303,571
Net Cash inflow/ (Outflow)	-14,161	-699	14,202	14,271	-20,639	14,410	14,480	-21,286	14,619	14,688	-21,077	14,827	23,635
Opening Funding	-429,343	-443,504	-444,203	-430,001	-415,729	-436,368	-421,958	-407,478	-428,764	-414,145	-399,457	-420,535	-429,343
Closing Funding	-443,504	-444,203	-430,001	-415,729	-436,368	-421,958	-407,478	-428,764	-414,145	-399,457	-420,535	-405,708	-405,708

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	Month 85 £	Month 86 £	Month 87 £	Month 88 £	Month 89 £	Month 90 £	Month 91 £	Month 92 £	Month 93 £	Month 94 £	Month 95 £	Month 96 £	Year 8 £
CASH INFLOWS													
Debtor collections	88,760	126,032	126,032	126,032	126,032	126,032	126,032	126,032	126,032	126,032	126,032	126,032	1,475,109
Visitor Centre Sales	10,135	10,135	10,135	10,135	10,135	10,135	10,135	10,135	10,135	10,135	10,135	10,135	121,626
Café income	12,163	12,163	12,163	12,163	12,163	12,163	12,163	12,163	12,163	12,163	12,163	12,163	145,951
Renewables Income	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	32,641
Share capital	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank loan	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH INFLOWS	113,778	151,050	151,050	151,050	151,050	151,050	151,050	151,050	151,050	151,050	151,050	151,050	1,775,326
CASH OUTFLOW													
Supplier payments	30,761	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	397,192
Net payroll	9,342	9,342	9,342	9,342	9,342	9,342	9,342	9,342	9,342	9,342	9,342	9,342	112,102
Overheads	16,518	16,518	16,518	16,518	16,518	16,518	16,518	16,518	16,518	16,518	16,518	16,518	198,211
Funding costs	8,333	8,264	8,194	8,125	8,056	7,986	7,917	7,847	7,778	7,708	7,639	7,569	95,417
Capital repayments	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	200,000
Capex	3,804	0	0	0	0	0	0	0	0	0	0	0	3,804
Deal fees													
VAT (Refund) / Payment	0	35,835	0	0	52,698	0	0	53,332	0	0	53,332	0	195,196
PAYE & NI payments	3,928	4,004	4,004	4,004	4,004	4,004	4,004	4,004	4,004	4,004	4,004	4,004	47,968
HMRC Duty	18,343	18,343	24,324	24,324	24,324	24,324	24,324	24,324	24,324	24,324	24,324	24,324	279,930
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	107,695	142,283	112,361	112,291	164,919	112,152	112,083	165,345	111,944	111,874	165,137	111,736	1,529,820
Net Cash inflow/ (Outflow)	6,082	8,767	38,689	38,759	-13,869	38,898	38,967	-14,295	39,106	39,175	-14,087	39,314	245,506
Opening Funding	-405,708	-399,625	-390,859	-352,169	-313,411	-327,280	-288,382	-249,415	-263,711	-224,605	-185,429	-199,516	-405,708
Closing Funding	-399,625	-390,859	-352,169	-313,411	-327,280	-288,382	-249,415	-263,711	-224,605	-185,429	-199,516	-160,202	-160,202

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	Month 97 £	Month 98 £	Month 99 £	Month 100 £	Month 101 £	Month 102 £	Month 103 £	Month 104 £	Month 105 £	Month 106 £	Month 107 £	Month 108 £	Year 9 £
CASH INFLOWS													
Debtor collections	126,032	157,518	157,518	157,518	157,518	157,518	157,518	157,518	157,518	157,518	157,518	157,518	1,858,728
Visitor Centre Sales	10,338	10,338	10,338	10,338	10,338	10,338	10,338	10,338	10,338	10,338	10,338	10,338	124,058
Café income	12,406	12,406	12,406	12,406	12,406	12,406	12,406	12,406	12,406	12,406	12,406	12,406	148,870
Renewables Income	2,774	2,774	2,774	2,774	2,774	2,774	2,774	2,774	2,774	2,774	2,774	2,774	33,294
Share capital	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank loan	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH INFLOWS	151,550	183,036	183,036	183,036	183,036	183,036	183,036	183,036	183,036	183,036	183,036	183,036	2,164,949
CASH OUTFLOW													
Supplier payments	33,312	35,426	35,426	35,426	35,426	35,426	35,426	35,426	35,426	35,426	35,426	35,426	423,003
Net payroll	9,521	9,521	9,521	9,521	9,521	9,521	9,521	9,521	9,521	9,521	9,521	9,521	114,246
Overheads	16,848	16,848	16,848	16,848	16,848	16,848	16,848	16,848	16,848	16,848	16,848	16,848	202,175
Funding costs	7,500	7,431	7,361	7,292	7,222	7,153	7,083	7,014	6,944	6,875	6,806	6,736	85,417
Capital repayments	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	200,000
Capex	2,813	0	0	0	0	0	0	0	0	0	0	0	2,813
Deal fees													
VAT (Refund) / Payment	0	53,332	0	0	67,688	0	0	68,157	0	0	68,157	0	257,334
PAYE & NI payments	4,004	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	48,886
HMRC Duty	24,324	24,324	28,711	28,711	28,711	28,711	28,711	28,711	28,711	28,711	28,711	28,711	335,756
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	114,988	167,628	118,614	118,544	186,163	118,405	118,336	186,423	118,197	118,128	186,215	117,989	1,669,630
Net Cash inflow/ (Outflow)	36,562	15,408	64,423	64,492	-3,127	64,631	64,700	-3,387	64,839	64,909	-3,179	65,048	495,319
Opening Funding	-160,202	-123,640	-108,232	-43,809	20,683	17,556	82,187	146,887	143,500	208,340	273,248	270,070	-160,202
Closing Funding	-123,640	-108,232	-43,809	20,683	17,556	82,187	146,887	143,500	208,340	273,248	270,070	335,117	335,117

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	Month 109 £	Month 110 £	Month 111 £	Month 112 £	Month 113 £	Month 114 £	Month 115 £	Month 116 £	Month 117 £	Month 118 £	Month 119 £	Month 120 £	Year 10 £
CASH INFLOWS													
Debtor collections	157,518	192,675	192,675	192,675	192,675	192,675	192,675	192,675	192,675	192,675	192,675	192,675	2,276,942
Visitor Centre Sales	10,545	10,545	10,545	10,545	10,545	10,545	10,545	10,545	10,545	10,545	10,545	10,545	126,539
Café income	12,654	12,654	12,654	12,654	12,654	12,654	12,654	12,654	12,654	12,654	12,654	12,654	151,847
Renewables Income	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	33,960
Share capital	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank loan	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH INFLOWS	183,547	218,704	218,704	218,704	218,704	218,704	218,704	218,704	218,704	218,704	218,704	218,704	2,589,288
CASH OUTFLOW													
Supplier payments	35,426	37,612	37,612	37,612	37,612	37,612	37,612	37,612	37,612	37,612	37,612	37,612	449,161
Net payroll	9,702	9,702	9,702	9,702	9,702	9,702	9,702	9,702	9,702	9,702	9,702	9,702	116,419
Overheads	17,185	17,185	17,185	17,185	17,185	17,185	17,185	17,185	17,185	17,185	17,185	17,185	206,219
Funding costs	6,667	6,597	6,528	6,458	6,389	6,319	6,250	6,181	6,111	6,042	5,972	5,903	75,417
Capital repayments	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	200,000
Capex	1,781	0	0	0	0	0	0	0	0	0	0	0	1,781
Deal fees													0
VAT (Refund) / Payment	0	68,157	0	0	84,488	0	0	84,785	0	0	84,785	0	322,215
PAYE & NI payments	4,080	4,158	4,158	4,158	4,158	4,158	4,158	4,158	4,158	4,158	4,158	4,158	49,816
HMRC Duty	28,711	28,711	33,097	33,097	33,097	33,097	33,097	33,097	33,097	33,097	33,097	33,097	388,393
Corporation Tax Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CASH OUTFLOWS	120,218	188,788	124,948	124,879	209,297	124,740	124,670	209,386	124,531	124,462	209,177	124,323	1,809,420
Net Cash inflow/ (Outflow)	63,328	29,916	93,756	93,825	9,407	93,964	94,034	9,318	94,172	94,242	9,526	94,381	779,869
Opening Funding	335,117	398,445	428,361	522,117	615,942	625,349	719,313	813,346	822,664	916,837	1,011,079	1,020,605	335,117
Closing Funding	398,445	428,361	522,117	615,942	625,349	719,313	813,346	822,664	916,837	1,011,079	1,020,605	1,114,986	1,114,986