

Cash Flow Plan
Colonial Estates

4/23/2020
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CASH FLOW PLAN	Date:	01-2021	02-2021	03-2021	04-2021	05-2021	06-2021	07-2021
	Month:	1	2	3	4	5	6	7

CASH INFLOWS

Total Working Capital	500,000							
Development Loan Advance	668,500	750,514	622,493	630,901	1,299,033	1,293,656	632,228	
Net Cash Carried Forward	n/a	300,000	300,000	300,000	300,000	300,000	300,000	
Sales, Closed and Settled	0	0	0	0	0	0	0	
Rental Revenue	0	0	0	0	0	0	0	
TOTAL INFLOWS	1,168,500	1,050,514	922,493	930,901	1,599,033	1,593,656	932,228	

CASH OUTFLOWS

	Total							
Land & Improvements, Purchase Cost	280,000	280,000	0	0	0	0	0	0
Survey & Appraisal Fees	57,000	57,000	0	0	0	0	0	0
Feasibility Analysis	20,000	20,000	0	0	0	0	0	0
Environmental Survey, Remediation	24,500	24,500	0	0	0	0	0	0
Architectural & Engineering, Blueprints	105,000	75,000	15,000	15,000	0	0	0	0
Bonds	30,000	30,000	0	0	0	0	0	0
Legal, Title Work, Zoning	51,000	30,000	12,000	4,000	0	0	0	0
Permits	15,000	15,000	0	0	0	0	0	0
Land Taxes	120,000	70,000	0	0	0	0	0	0
Accounting & Auditing	13,000	0	0	0	0	0	0	0
Course-of-Construction Insurance	32,000	32,000	0	0	0	0	0	0
Advertising, Promotion & Signage	34,000	0	0	4,000	4,000	4,000	4,000	5,000
Consulting Fees	10,000	0	0	0	10,000	0	0	0
Development Fees	95,000	0	0	0	65,000	0	0	0
Project Management	240,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Road Construction	300,000	90,000	60,000	60,000	60,000	30,000	0	0
Storm and Sanitary Sewers	115,000	30,000	20,000	20,000	15,000	15,000	15,000	0
Landscaping	56,000	0	0	0	0	0	20,000	8,000
Utilities (Water, Electric, Gas)	50,000	0	4,000	4,000	4,000	4,000	4,000	4,000
Model Unit Decorating	7,000	0	0	0	0	5,000	2,000	0
Miscellaneous and Contingency	70,000	0	0	0	0	20,000	0	0
Unit Construction Costs	8,379,200	0	619,500	489,850	442,590	1,185,990	1,203,870	560,740
Real Estate Agents' Commissions	864,000	0	0	0	0	0	0	0
Transfer Tax	86,400	0	0	0	0	0	0	0
Closing Costs/Legal Expense	172,800	0	0	0	0	0	0	0
Development Loan Fee	95,000	95,000						
Development Loan Closing Costs	5,000	5,000						
Loan Interest	338,820	0	5,014	10,643	15,311	20,043	29,786	39,488
Loan Repayment, Principal	9,436,427	0	0	0	0	0	0	0
TOTAL OUTFLOWS	868,500	750,514	622,493	630,901	1,299,033	1,293,656	632,228	
NET CASH EOM BEFORE DISTRIBUTIONS	300,000	300,000	300,000	300,000	300,000	300,000	300,000	
DISTRIBUTIONS TO PARTNERS	0	0	0	0	0	0	0	
NET CASH, END OF MONTH (incl. reserved working cap.)	300,000	300,000	300,000	300,000	300,000	300,000	300,000	

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CASH FLOW PLAN	08-2021	09-2021	10-2021	11-2021	12-2021	01-2022	02-2022	03-2022	04-2022
	8	9	10	11	12	13	14	15	16

CASH INFLOWS

Total Working Capital									
Development Loan Advance	1,282,220	953,817	369,394	483,349	450,322	0	0	0	0
Net Cash Carried Forward	300,000	300,000	300,000	300,000	300,000	300,000	479,080	1,375,780	2,022,515
Sales, Closed and Settled	0	2,550,000	2,520,000	1,020,000	2,550,000	2,520,000	1,020,000	2,550,000	1,530,000
Rental Revenue	0	0	0	0	0	0	0	0	0
TOTAL INFLOWS	1,582,220	3,803,817	3,189,394	1,803,349	3,300,322	2,820,000	1,499,080	3,925,780	3,552,515

CASH OUTFLOWS

Land & Improvements, Purchase Cost	0	0	0	0	0	0	0	0	0
Survey & Appraisal Fees	0	0	0	0	0	0	0	0	0
Feasibility Analysis	0	0	0	0	0	0	0	0	0
Environmental Survey, Remediation	0	0	0	0	0	0	0	0	0
Architectural & Engineering, Blueprints	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Legal, Title Work, Zoning	0	0	0	0	0	0	5,000	0	0
Permits	0	0	0	0	0	0	0	0	0
Land Taxes	0	0	0	0	0	50,000	0	0	0
Accounting & Auditing	0	0	8,000	0	0	0	5,000	0	0
Course-of-Construction Insurance	0	0	0	0	0	0	0	0	0
Advertising, Promotion & Signage	5,000	4,000	4,000	0	0	0	0	0	0
Consulting Fees	0	0	0	0	0	0	0	0	0
Development Fees	0	0	0	0	0	0	30,000	0	0
Project Management	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Road Construction	0	0	0	0	0	0	0	0	0
Storm and Sanitary Sewers	0	0	0	0	0	0	0	0	0
Landscaping	8,000	8,000	8,000	4,000	0	0	0	0	0
Utilities (Water, Electric, Gas)	4,000	4,000	4,000	4,000	4,000	4,000	2,000	0	0
Model Unit Decorating	0	0	0	0	0	0	0	0	0
Miscellaneous and Contingency	20,000	0	10,000	20,000	0	0	0	0	0
Unit Construction Costs	1,185,990	1,085,720	489,850	495,600	619,500	0	0	0	0
Real Estate Agents' Commissions	0	127,500	126,000	51,000	127,500	126,000	51,000	127,500	76,500
Transfer Tax	0	12,750	12,600	5,100	12,750	12,600	5,100	12,750	7,650
Closing Costs/Legal Expense	0	25,500	25,200	10,200	25,500	25,200	10,200	25,500	15,300
Development Loan Fee									
Development Loan Closing Costs									
Loan Interest	44,230	53,847	44,744	31,449	28,572	15,693	0	0	0
Loan Repayment, Principal	0	2,167,500	2,142,000	867,000	2,167,500	2,092,427	0	0	0
TOTAL OUTFLOWS	1,282,220	3,503,817	2,889,394	1,503,349	3,000,322	2,340,920	123,300	180,750	114,450
NET CASH EOM BEFORE DISTRIBUTIONS	300,000	300,000	300,000	300,000	300,000	479,080	1,375,780	3,745,030	3,438,065
DISTRIBUTIONS TO PARTNERS	0	0	0	0	0	0	0	1,722,515	1,569,033
NET CASH, END OF MONTH	300,000	300,000	300,000	300,000	300,000	479,080	1,375,780	2,022,515	1,869,033

CASH FLOW PLAN	05-2022
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CASH INFLOWS

Total Working Capital	
Development Loan Advance	0
Net Cash Carried Forward	1,869,033
Sales, Closed and Settled	1,020,000
Rental Revenue	0
TOTAL INFLOWS	2,889,033

CASH OUTFLOWS

Land & Improvements, Purchase Cost	0
Survey & Appraisal Fees	0
Feasibility Analysis	0
Environmental Survey, Remediation	0
Architectural & Engineering, Blueprints	0
Bonds	0
Legal, Title Work, Zoning	0
Permits	0
Land Taxes	0
Accounting & Auditing	0
Course-of-Construction Insurance	0
Advertising, Promotion & Signage	0
Consulting Fees	0
Development Fees	0
Project Management	0
Road Construction	0
Storm and Sanitary Sewers	0
Landscaping	0
Utilities (Water, Electric, Gas)	0
Model Unit Decorating	0
Miscellaneous and Contingency	0
Unit Construction Costs	0
Real Estate Agents' Commissions	51,000
Transfer Tax	5,100
Closing Costs/Legal Expense	10,200
Development Loan Fee	
Development Loan Closing Costs	
Loan Interest	0
Loan Repayment, Principal	0
TOTAL OUTFLOWS	66,300
NET CASH EOM BEFORE DISTRIBUTIONS	2,822,733
DISTRIBUTIONS TO PARTNERS	2,822,733
NET CASH, END OF MONTH	0