

## Walnut Lane Cash Flow Analysis

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	2022	Jan-23	Feb-23	Mar-23
<b>Cash Flow From Operations</b>																
<i>Inflows</i>																
Rent Proceeds - Trailers	10,770	10,770	10,770	10,770	10,770	10,770	10,770	10,770	10,770	10,770	10,770	10,770	129,240	10,770	10,770	10,770
Rent Proceeds - Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contra-Rent - Vacancy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Outflows</i>																
Operating Expenses	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(12,924)	(1,077)	(1,077)	(1,077)
Capital Reserves	(323)	(323)	(323)	(323)	(323)	(323)	(323)	(323)	(323)	(323)	(323)	(323)	(3,877)	(323)	(323)	(323)
Management Fees	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(1,077)	(12,924)	(1,077)	(1,077)	(1,077)
<b>Cash Provided by Operations</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>99,515</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>
<b>Cash Flow From Development</b>																
Site and Utility Improvements	-	-	-	(547,023)	-	-	-	-	-	-	-	-	(547,023)	-	-	-
Construction	-	-	-	-	(320,000)	-	-	-	-	(1,120,000)	-	-	(1,440,000)	-	-	(160,000)
<b>Cash (Used) by Development</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(547,023)</b>	<b>(320,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,120,000)</b>	<b>-</b>	<b>-</b>	<b>(1,987,023)</b>	<b>-</b>	<b>-</b>	<b>(160,000)</b>
<b>Cash Flow From Financing</b>																
ARPA - NEU Funds	-	-	-	-	-	631,520	-	-	-	-	-	-	631,520	-	-	-
ARPA - Local Match	-	-	613,061	-	-	-	-	-	-	-	-	-	613,061	-	-	-
Land Acquisition Debt Service	-	-	-	-	-	-	-	-	-	-	(148,198)	-	(148,198)	-	-	-
Phase 1 Bond (Accrued Interest+Issuance)	(75,999)	-	-	-	-	-	-	-	-	-	-	-	(75,999)	-	-	-
Phase 2 and 3 Bond	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cash Provided (Used) From Financing</b>	<b>(75,999)</b>	<b>-</b>	<b>613,061</b>	<b>-</b>	<b>-</b>	<b>631,520</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(148,198)</b>	<b>-</b>	<b>1,020,384</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Change in Cash</b>	<b>(67,707)</b>	<b>8,293</b>	<b>621,354</b>	<b>(538,730)</b>	<b>(311,707)</b>	<b>639,813</b>	<b>8,293</b>	<b>8,293</b>	<b>8,293</b>	<b>(1,111,707)</b>	<b>(139,905)</b>	<b>8,293</b>	<b>(867,124)</b>	<b>8,293</b>	<b>8,293</b>	<b>(151,707)</b>
<b>Ending Cash Position</b>	<b>1,565,524</b>	<b>1,573,817</b>	<b>2,195,171</b>	<b>1,656,441</b>	<b>1,344,734</b>	<b>1,984,547</b>	<b>1,992,840</b>	<b>2,001,133</b>	<b>2,009,426</b>	<b>897,718</b>	<b>757,814</b>	<b>766,107</b>	<b>766,107</b>	<b>774,400</b>	<b>782,692</b>	<b>630,985</b>