WSSK
Projected Cash Flows- By Joseph Hedrick
4/10/2024

Key Assumptions	Year 1 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Members (Total)	4	4	4	4	6	6	6	6	6	7	7	7
Full Time Membership/130 hours (% renters at each rate level)	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Nights/Weekends Membership/87 hours (% renters at each rate level)	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Food Trucks Membership/65 Hours (% renters at each rate level)	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Monthly Pods (6 or 12 Month Lease)												
Use of Pods (monthly)	1	1	1	1	1	1	1	1	2	2	2	2
Hot Pod	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Cold Pod	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Use of social Lab (monthly)	16	16	16	16	16	16	32	32	32	32	32	32
Social Lab (hourly)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Use of Prep and Product Staging (Hours)	56	56	56	56	56	56	56	56	56	56	56	56
Use of Bottler (hours)	28	28	28	28	28	28	28	28	28	28	28	28
Use of Vaccuum Sealer (hours)	28	28	28	28	28	28	28	28	28	28	28	28
Storage Occupancy	20%	20%	20%	20%	25%	25%	25%	30%	30%	30%	30%	30%

Income	Rate	Units	Year 1 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Memership														
Full-Time Membership (130 hours)	$ 1,600		$ 3,200	$ 3,200	$ 3,200	$ 3,200	$ 4,800	$ 4,800	$ 4,800	$ 4,800	$ 4,800	$ 5,600	$ 5,600	$ 5,600
Nights/Weekend (87 hours)	$ 1,131		$ 1,357	$ 1,357	$ 1,357	$ 1,357	$ 2,036	$ 2,036	$ 2,036	$ 2,036	$ 2,036	$ 2,375	$ 2,375	$ 2,375
Food Trucks (65 hours)	$ 1,500		$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 2,100	$ 2,100	$ 2,100
Private Pods														
Hot Pods	$ 2,300.00	6	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 3,680	$ 3,680	$ 3,680	$ 3,680
Cold Pods	$ 2,300.00	2	$ 460	$ 460	$ 460	$ 460	$ 460	$ 460	$ 460	$ 460	$ 920	$ 920	$ 920	$ 920
Social Lab	$ 150.00	300	$ 2,400	$ 2,400	$ 2,400	$ 2,400	$ 2,400	$ 2,400	$ 4,800	$ 4,800	$ 4,800	$ 4,800	$ 4,800	$ 4,800
Equipment Rental														
Prep and product staging area rental	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bottler	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Vacuum sealer	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Storage Rental														
Dry storage	$ 35.00	50	$ 350	$ 350	$ 350	$ 350	$ 438	$ 438	$ 438	$ 525	$ 525	$ 525	$ 525	$ 525
Cold storage	$ 45.00	50	$ 450	$ 450	$ 450	$ 450	$ 563	$ 563	$ 563	$ 675	$ 675	$ 675	$ 675	$ 675
Freezer storage	$ 55.00	25	$ 275	$ 275	$ 275	$ 275	$ 344	$ 344	$ 344	$ 413	$ 413	$ 413	$ 413	$ 413
Total Income			**$ 11,532**	**$ 11,532**	**$ 11,532**	**$ 11,532**	**$ 14,680**	**$ 14,680**	**$ 17,080**	**$ 17,348**	**$ 19,648**	**$ 21,088**	**$ 21,088**	**$ 21,088**

Expenses	Year 1 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rent on gross leasable space	$ 6,816	$ 6,816	$ 6,816	$ 6,816	$ 6,816	$ 6,816	$ 6,816	$ 6,816	$ 6,816	$ 6,816	$ 6,816	$ 6,816
Utilities	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 8,750
Salaries and benefits	$ 16,833	$ 16,833	$ 16,833	$ 16,833	$ 16,833	$ 16,833	$ 16,833	$ 16,833	$ 16,833	$ 16,833	$ 16,833	$ 16,833
CAM, Insurance, and RE Taxes	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515
Cleaning	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935
Repairs/maintenance	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613
Misc (5% of expense total)	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079
Total Expenses	**$ 40,790**	**$ 40,790**	**$ 40,790**	**$ 40,790**	**$ 40,790**	**$ 40,790**	**$ 40,790**	**$ 40,790**	**$ 40,790**	**$ 40,790**	**$ 40,790**	**$ 42,540**
Net Income	**$(29,258)**	**$(29,258)**	**$(29,258)**	**$(29,258)**	**$(26,111)**	**$(26,111)**	**$(23,711)**	**$(23,442)**	**$(21,142)**	**$(19,703)**	**$(19,703)**	**$(21,453)**

Key Assumptions	Year 2 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Members (Total)	10	10	10	10	10	12	12	12	12	12	16	16
Full Time Membership/130 hours (% renters at each rate level)	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Nights/Weekends Membership/87 hours (% renters at each rate level)	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Food Trucks Membership/65 Hours (% renters at each rate level)	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Monthly Pods (6 or 12 Month Lease)												
Use of Pods (monthly)	2	2	2	3	3	3	3	3	3	3	3	4
Hot Pod	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Cold Pod	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Use of social Lab (monthly)	64	64	64	64	64	64	128	128	128	128	128	128
Social Lab (hourly)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Use of Prep and Product Staging (Hours)	56	56	56	56	56	56	56	56	56	56	56	56
Use of Bottler (hours)	33	33	33	33	33	33	33	33	33	33	33	33
Use of Vaccuum Sealer (hours)	33	33	33	33	33	33	33	33	33	33	33	33
Storage Occupancy	40%	40%	40%	40%	40%	40%	40%	50%	50%	50%	50%	50%

Income	Year 2 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Memership												
Full-Time Membership (130 hours)	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 9,600	$ 9,600	$ 9,600	$ 9,600	$ 9,600	######	######
Nights/Weekend (87 hours)	$ 3,393	$ 3,393	$ 3,393	$ 3,393	$ 3,393	$ 4,072	$ 4,072	$ 4,072	$ 4,072	$ 4,072	$ 5,429	$ 5,429
Food Trucks (65 hours)	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,600	$ 3,600	$ 3,600	$ 3,600	$ 3,600	$ 4,800	$ 4,800
Private Pods												
Hot Pods	$ 3,680	$ 3,680	$ 3,680	$ 5,520	$ 5,520	$ 5,520	$ 5,520	$ 5,520	$ 5,520	$ 5,520	$ 5,520	$ 7,360
Cold Pods	$ 920	$ 920	$ 920	$ 1,380	$ 1,380	$ 1,380	$ 1,380	$ 1,380	$ 1,380	$ 1,380	$ 1,380	$ 1,840
Social Lab	$ 9,600	$ 9,600	$ 9,600	$ 9,600	$ 9,600	$ 9,600	######	######	######	######	######	######
Equipment Rental												
Prep and product staging area rental	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bottler	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Vacuum sealer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Storage Rental												
Dry storage	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 875	$ 875	$ 875	$ 875	$ 875
Cold storage	$ 900	$ 900	$ 900	$ 900	$ 900	$ 900	$ 900	$ 1,125	$ 1,125	$ 1,125	$ 1,125	$ 1,125
Freezer storage	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 688	$ 688	$ 688	$ 688	$ 688
Total Income	######	######	######	######	######	######	######	######	######	######	######	######

Expenses	Year 2 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rent on gross leasable space	$ 7,019	$ 7,019	$ 7,019	$ 7,019	$ 7,019	$ 7,019	$ 7,019	$ 7,019	$ 7,019	$ 7,019	$ 7,019	$ 7,019
Utilities	$ 8,750	$ 8,750	######	######	######	######	######	######	######	######	######	######
Salaries and benefits	######	######	######	######	######	######	######	######	######	######	######	######
CAM, Insurance, and RE Taxes	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515
Cleaning	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935
Repairs/maintenance	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613
Misc (5% of expense total)	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079
Total Expenses	######	######	######	######	######	######	######	######	######	######	######	######
Net Income	######	######	######	######	######	**$(9,009)**	**$ 591**	**$ 1,128**	**$(1,649)**	**$(1,649)**	**$ 4,109**	**$ 9,185**

Key Assumptions	Year 3 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1 Year Stabilized
Members (Total)	16	16	16	18	18	18	20	20	20	20	24	24	
Full Time Membership/130 hours (% renters at each rate level)	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
Nights/Weekends Membership/87 hours (% renters at each rate level)	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	
Food Trucks Membership/65 Hours (% renters at each rate level)	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Monthly Pods (6 or 12 Month Lease)													
Use of Pods (monthly)	4	4	4	4	4	4	5	5	5	5	5	5	
Hot Pod	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	
Cold Pod	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Use of social Lab (monthly)	256	256	256	256	256	256	256	256	256	256	256	256	
Social Lab (hourly)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Use of Prep and Product Staging (Hours)	56	56	56	56	56	56	56	56	56	56	56	56	
Use of Bottler (hours)	45	45	45	45	45	45	45	45	45	45	45	45	
Use of Vaccuum Sealer (hours)	45	45	45	45	45	45	45	45	45	45	45	45	
Storage Occupancy	65%	65%	65%	65%	65%	65%	70%	70%	70%	80%	80%	80%	

Income	Year 3 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1 Year Stabilized
Memership													
Full-Time Membership (130 hours)	######	######	######	######	######	######	######	######	######	######	######	######	$ -
Nights/Weekend (87 hours)	$ 5,429	$ 5,429	$ 5,429	$ 6,107	$ 6,107	$ 6,107	$ 6,786	$ 6,786	$ 6,786	$ 6,786	$ 8,143	$ 8,143	$ -
Food Trucks (65 hours)	$ 4,800	$ 4,800	$ 4,800	$ 5,400	$ 5,400	$ 5,400	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 7,200	$ 7,200	$ -
Private Pods													
Hot Pods	$ 7,360	$ 7,360	$ 7,360	$ 7,360	$ 7,360	$ 7,360	$ 9,200	$ 9,200	$ 9,200	$ 9,200	$ 9,200	$ 9,200	$ -
Cold Pods	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 1,840	$ 2,300	$ 2,300	$ 2,300	$ 2,300	$ 2,300	$ 2,300	$ -
Social Lab	######	######	######	######	######	######	######	######	######	######	######	######	$ -
Equipment Rental													
Prep and product staging area rental	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bottler	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Vacuum sealer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Storage Rental													
Dry storage	$ 1,138	$ 1,138	$ 1,138	$ 1,138	$ 1,138	$ 1,138	$ 1,225	$ 1,225	$ 1,225	$ 1,400	$ 1,400	$ 1,400	$ -
Cold storage	$ 1,463	$ 1,463	$ 1,463	$ 1,463	$ 1,463	$ 1,463	$ 1,575	$ 1,575	$ 1,575	$ 1,800	$ 1,800	$ 1,800	$ -
Freezer storage	$ 894	$ 894	$ 894	$ 894	$ 894	$ 894	$ 963	$ 963	$ 963	$ 1,100	$ 1,100	$ 1,100	$ -
Total Income	######	######	######	######	######	######	######	######	######	######	######	######	**$ 961,189**

Expenses	Year 3 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1 Year Stabilized
Rent on gross leasable space	$ 7,229	$ 7,229	$ 7,229	$ 7,229	$ 7,229	$ 7,229	$ 7,229	$ 7,229	$ 7,229	$ 7,229	$ 7,229	$ 7,229	**$ 86,748**
Utilities	######	######	######	######	######	######	######	######	######	######	######	######	**$ 150,688**
Salaries and benefits	######	######	######	######	######	######	######	######	######	######	######	######	**$ 202,000**
CAM, Insurance, and RE Taxes	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	$ 4,515	**$ 54,180**
Cleaning	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	$ 1,935	**$ 23,220**
Repairs/maintenance	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	$ 1,613	**$ 19,350**
Misc (5% of expense total)	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	$ 2,079	**$ 24,943**
Total Expenses	######	######	######	######	######	######	######	######	######	######	######	######	**$ 561,129**
Net Income	######	######	######	######	######	######	######	######	######	######	######	######	**$ 400,060**