Cashflow forecasting

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Cashflowing in Pamwin Plus

- **Initial Cashflow**
  - Timetable /Project Timings
  - Manual new payments
  - Cashflow uploader
- **Posting Actuals**
  - Uploading balances or transactions
  - Auto Variations
  - Auto Reforecasting
- **Cashflow Management**
  - Update Timetable
  - Update Project Timings
  - Using delays

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Scenarios

- Appraisal
- Appraising with transaction posted
- When Approved
- Approved with transaction

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Appraisal

Linked to milestone in the past – stays in the past.

Locked item in the past – stays in the past.

Updating units sales dates – use the radio button on props

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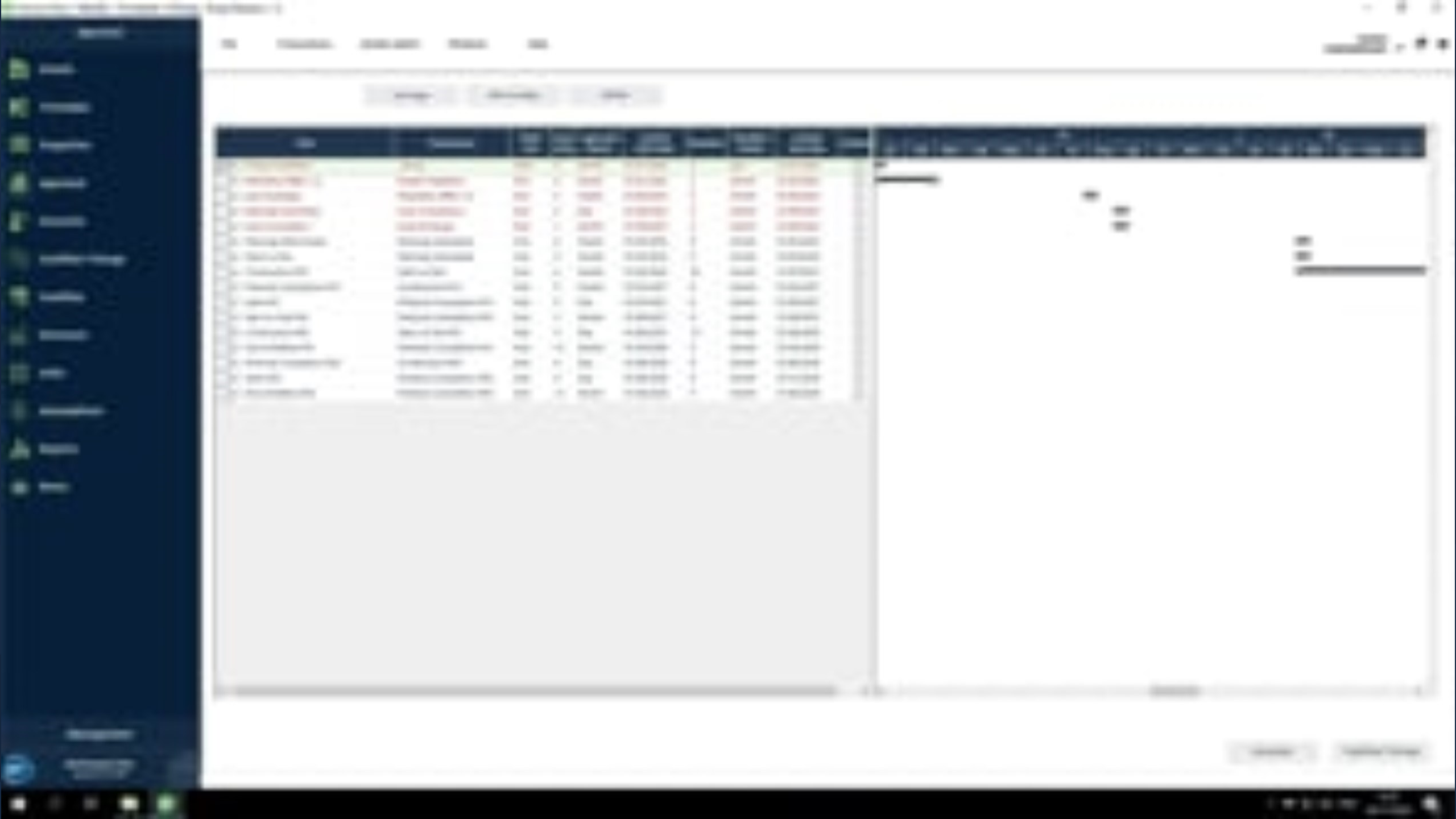

Appraisal with Transactions

Linked to milestone in the past – rolls foward

Locked item in the past – deletes rolls forward

Parameter setting – determines to which date it rolls forward

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Parnwin Plus : TEMORE - [Appraisal : SOKings : Kings Meadow : 1]

Appraisal

File Transactions System Admin Windows Help

System

Details
Timetable
Properties
Appraisal
Accounts
Cashflow Timings
Cashflow
Revenues
Units
Assumptions
Reports
Rents

Management

M3Parnwin Plus

Capital Costs

	Calculate	Factor	Original
Acquisition	as entered	0	£5,000,000
Valuable Works	per square metre	£0	£0
Non Valuable Works	per square metre	£2,000	£8,000,000
Contractor Design Fee	as entered	0	£0
Package Sum			£13,000,000
Works VAT		20	£0
On Costs	actual	0	£2,000,100
Interest			£1,142,733
Total Capital Costs			**£16,642,833**

Development Statistics

	Original
Cost as % value	93.94
Acquisition/unit	£100,000
Works/unit	£160,000
Total cost/unit	£326,857
Acquisition/m²	£1,250
Works/m²	£2,000
Total cost/m²	£4,111
Grant/unit	£50,000
First Tranche Sales %	40

Capital Receipts

Grant	per unit	£50,000	£2,500,000
RCGF	per unit	£0	£0
DPF	as entered	0	£0
Land Subsidy			£0
Other Public Subsidy			£0
Other Income 1			£0
Other Income 2			£0
Sales Amount			£7,000,000
Total Capital Receipts			**£9,500,000**
Finance Required before Cross Subsidy			£6,942,833
Cross Subsidy Income (Cost)			£0
Finance Required after Cross Subsidy			**£6,942,833**

Key Performance Indicators

Use Cost Calculator

Timetable

Properties Accounts

Approved with no transactions

Any forecasts in the past are rolls forward to todays date/parameter date.

Any forecasts in future are resmoothed over remaining time

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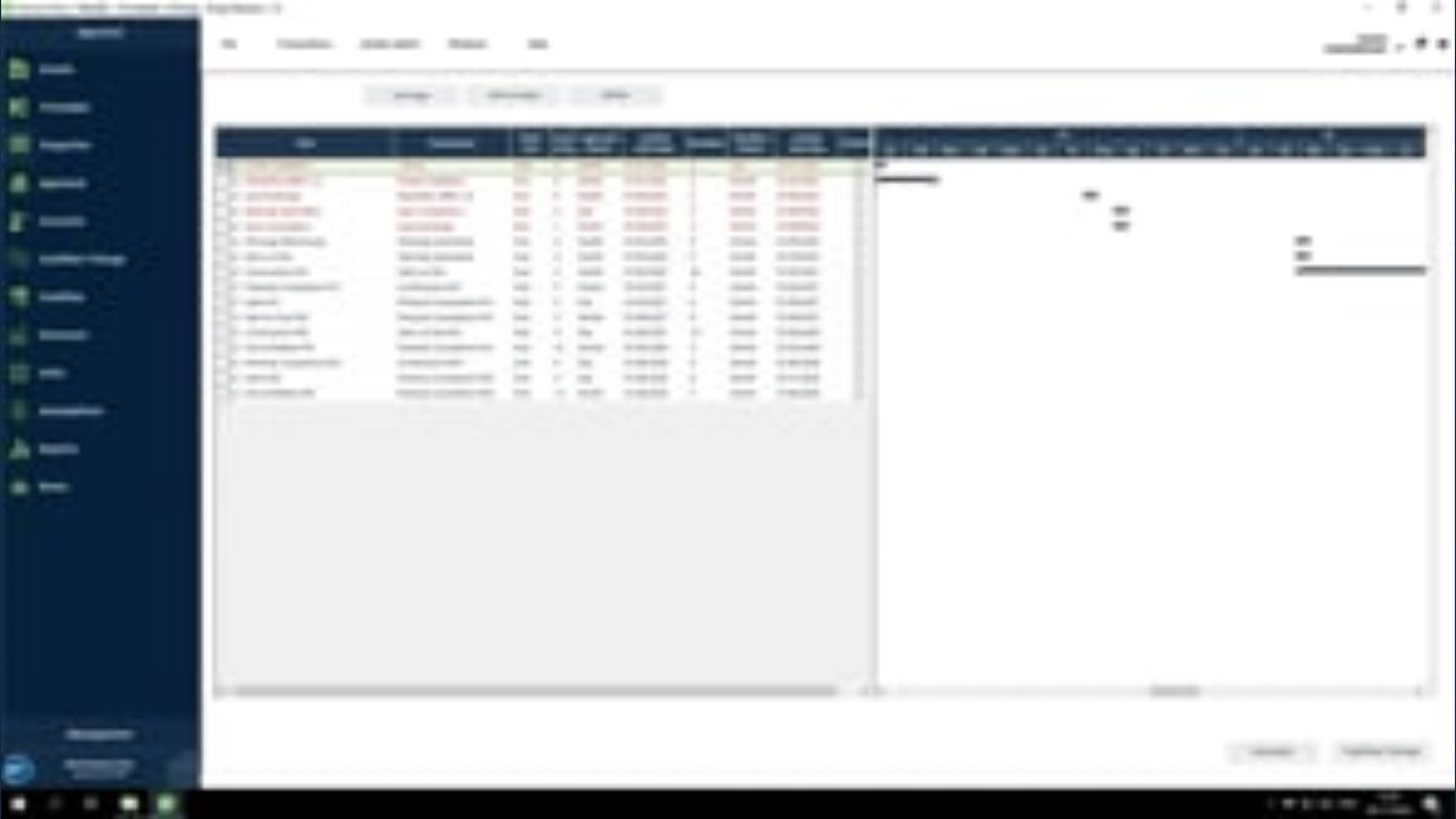

Approved with Transactions

- Transactions in Ledger Screen
- Transactions now ticked as “paid”
- Future cashflows are reforecast and smoothed over remaining time

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Approved with Transactions & Locked items

Locked in the past replaced with actual payment

Locked in the future – stays as is

New Params – for one forecast/locked item per month

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4.0.3.0

4.0.3.0

- **Parameters for**
  - Stopping cashflow rolling forward to next month
  - Ensuring only one item in the month
  - Selecting the date of reforecasting

- **Unapproved projects with transactions – budgets can still be editable in Accounts**

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Cashflow Tips

- **Use timetable dependencies (esp in 4)**
- **Project timings – profile by project method**
- **Create tasks that you** need i.e. Planning, Riba 1-**4, remove deferred**

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