



**AGRICULTURE PLANNED LAND
APPLICATION REVIEW (APLAR)**

Financial Tools

Example

The following Financial Tools consist of:

1. A Net Worth Statement
2. Capital Projects Planned document
3. Production projection, schedule and cost
4. Cash Flow sheets (for each year)

Financial information required for the Yukon APLAR program can be provided either on these sheets, or in another format, if the applicant prefers. If these tools are used, they can be completed electronically, or printed and completed. If you require assistance, you can be requested for manual completion.

Notes to Users:

These Financial Tools are provided as a guide only. They are to be used by applicants to the Yukon APLAR program only for the purpose of providing required information to support financial information to an application. All other use is forbidden.

It is believed that these Tools function as intended. By using these Tools, users agree to advise Yukon Agriculture Branch if there are errors in them in any way, so corrections can be made.

An example document has been produced as well to illustrate the use of these tools. Please refer to it, and comments provided on these sheets for additional information on the use of these tools.



Example Only




Instructions

for use of the

APLAR Financial Tools



General Comments:

- these Financial Tools were created for use by applicants to the Yukon APLAR program only, for the purpose of providing required supporting financial information to an application. All other use is forbidden.
- the purpose of providing these Financial Tools is to give the APLAR applicant a format for reporting the financial information required to support their APLAR application, and to provide further clarification about financial detail being requested. These sheets can be completed to do that, or the information can be provided in another format, if that is preferred by the applicant. If these tools are used, they can be completed electronically, or if the applicant prefers, they can be printed off and completed manually. The various pages selected for completion can be printed off when finalized, and inserted into the Business Plan prepared and presented. These tools are not designed to be integrated to each other, but rather are designed to provide a format for reporting the financial information requested in the Project Plan Outline in the Release Package.
- the cells on each page are color coded. White  cells are entry cells. Blue  cells are for headings, and yellow  cells are for calculated amounts, and both blue and yellow are protected.
- some cells have a red triangle in the corner. Hover the cursor over the cell to reveal the "help" note.

Net Worth Statement (Net Worth Summary, Assets 1, Assets 2 and Liabilities) sheets:

- these 4 pages are designed to work together to form a complete Net Worth Statement. If used, it is suggested they be included in the Business Plan as an attachment, and referred to as appropriate in the body of the Business Plan document.
- the purpose of the Net Worth Statement is to provide information on assets held, and the overall financial information as required in Section 7 (Financials) and of the APLAR Project Plan Outline. Payment information from this sheet can be carried over to the Annual Cash Flow sheets.

Capital Projects sheet:

- the purpose of this sheet is provide information on the specifics of the Project Plan, the components of the Plan, costs, and timing, as required in Section 6 (The Project) of the APLAR Project Plan Outline. Detail from this sheet can then be carried over to the Annual Cash Flow sheets.

Production sheets:

- these sheets are for illustration of expected production, along with incomes and expenses as required in Section 3 (Products/Services), pricing in Section 4 (Marketing) and operating projections in Section 7 (Financials). Again, detail from these sheets can be carried over to the Annual Cash Flow sheets. If more than 3 years of projections are required, the pages can be used multiple times to provide information on the number of years in the Plan.

Annual Cash Flow sheets:

- adequate cash flow through to the end of the Project is a financial requirement. These pages should be used to show all cash inflow and outflow projected including all expected sources of funds including cash on hand, cash from sale of assets, wages, production income and new borrowings, and all uses of funds (capital costs, living costs, operating costs, payments, etc.) for each time period (see Comments in Section 7.d of the Project Plan Outline).

Example only

Net Worth Statement

Statement Date	1-Jul-19
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Name(s) John Doe
Jane Doe

Current Assets:	
Cash in Bank - C/A	2,000
Cash in Bank - Saved	10,000
Cash Investments and Other	31,500
Accounts Receivable	4,950
Crops For Sale	6,500
Feed & Supplies	7,400
Market Livestock	14,400
Total Current Assets:	76,750

Intermediate Assets:	
Machinery & Equipment	142,500
Breeding Livestock	34,800
AgrilInvest	0
RRSPs	52,000
Pension	10,000
Other Intermediate Assets	31,200
Total Intermediate Assets:	270,500

Long Term Assets:	
Property Owned	580,000
Other Long Term Assets	229,000
Total Long Term Assets:	809,000
Total Term Assets:	1,079,500
Total Assets:	1,156,250

Current Debt:	
Operating Loan	15,620
Line of Credit	0
Credit Cards and Other	7,537
Accounts Payable	2,225
Arrears (Int. & Prin.)	0
Accrued Interest	942
Current Portion Term Debt	23,312
Total Current Debt:	49,636

Intermediate Debt:	
CredCo, Dodge pickup (920.83/mo)	31,363
Bank of Yukon, D6 Cat (3,000+int/yr)	9,000
	0
	0
	0
	0
Total Intermediate Debt:	40,363

Long Term Debt:	
Bank of Yukon, house mort. (1.810/mo)	263,216
	0
	0
	0
	0
Total Long Term Debt:	263,216
Total Term Debt:	303,579
Total Debt:	353,215
Net Worth or Equity:	803,035

Ratios

Current Ratio:	1.55
Debt to Equity Ratio:	0.44
Equity to Assets Ratio:	0.69
Solvency Ratio:	0.31
Working Capital:	27,114



Certification

I (we) certify that the herein provided Net Worth Statement is a true and accurate statement of my (our) financial affairs as at the date shown below.

Signed: _____

Date: _____

Example Only

Liabilities



Current Liabilities			
Loan/Creditor	Limit	Owed To	Amount
Operating Loan	20,000	Bank of Yukon	15,620
Line of Credit	25,000	Bank of Yukon	0
Credit Cards and Other		Purpose	
CardCo	20,000	operating	4,872
Card Company	18,200	appliances	2,665
Total Credit Cards and Other:			7,537
Accounts Payable	Limit	Purpose	Amount
Frank's Fuel	5,000	fuel	1,673
General Farm Supply	2,000	feed, parts, etc.	552
Total Accounts Payable:			2,225

Term Liabilities							Annual Payment Amount	Annual Principal Due
Creditor - Purpose	Post AnRt	Principal Outstand'g	Accrued Interest	Arrears Interest	Arrears Principal	Total Owing		
Intermediate Term								
CredCo, Dodge pickup (920.83/mo)	4.00	40,782	145			40,927	11,050	9,419
Bank of Yukon, D6 Cat (3,000+int/yr)	5.00	12,000	344			12,344	3,600	3,000
						0		
						0		
						0		
						0		
Totals:		52,782	489	0	0	53,271	14,650	12,419
Long Term								
Bank of Yukon, house mort. (1.810/mo)	3.95	274,109	453			274,562	21,720	10,893
						0		
						0		
						0		
						0		
Totals:		274,109	453	0	0	274,562	21,720	10,893

Example Only

Capital Projects Planned



Project	Description
1	driveway clear trees, grade driveway, install culvert and place gravel
2	power installation power company install power from road to building site
3	drill well ABC Drilling drill and case water well
4	build shop build 20'x40' shop, insulated with concrete floor, wired, gas heat
5	build house build 1500 sq ft house, with partially developed basement
6	sewage & pres syst. install sewage system from house with mound, install pressure system to house
7	clear land brush 20 acres of new land using own equipment, fuel and repair costs only
8	break and seed land break up land using own disc, float, seed to grass for pasture, fuel and repair costs only
9	fence new land install fence around 30 acres on new land using own equipment, fuel and repair costs only, and renting post pounder
10	

Dates/Costs anticipated (Dates are any dates throughout the life of the project)

1 Project	Total Cost	month/year	Sept, 2019	Oct, 2019	Nov, 2019	Dec, 2019					Totals
driveway	20,000	amount	5,000	5,000	2,000	8,000					20,000
2 Project	Total Cost	month/year	Dec, 2019								
power installation	25,000	amount	25,000								25,000
3 Project	Total Cost	month/year	Nov, 2019								
drill well	10,000	amount	10,000								10,000
4 Project	Total Cost	month/year	Oct, 2019	Nov, 2019	Dec, 2019	Jan, 2019					
build shop	20,000	amount	5,000	5,000	5,000	5,000					20,000
5 Project	Total Cost	month/year	Oct, 2019	Dec, 2019	Feb, 2019	Apr, 2019	June, 2019				
build house	300,000	amount	50,000	40,000	85,000	76,000	49,000				300,000
6 Project	Total Cost	month/year	Apr, 2020	May, 2020							
sewage & pres syst.	25,000	amount	10,000	15,000							25,000
7 Project	Total Cost	month/year	Dec, 2019								
clear land	2,000	amount	2,000								2,000
8 Project	Total Cost	month/year	May, 2020	July, 2020	Sept, 2020						
break and seed land	3,000	amount	1,000	1,000	1,000						3,000
9 Project	Total Cost	month/year	June, 2020	July, 2020							
fence new land	5,000	amount	4,000	1,000							5,000
10 Project	Total Cost	month/year									
	0	amount									0
Total Project Costs	410,000									Total Project Costs	410,000

Example Only Year 1

From: 1-Jul-2019

To: 31-Dec-2019



Annual Cash Flow

Inflow Item	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Present cash on hand	2,000												2,000
savings										10,000			10,000
investments										26,500			26,500
loan to mother								5,000					5,000
accounts receivable						4,950							4,950
crop sales										3,000	4,400		7,400
livestock sales									6,000	12,300			18,300
John's wages										2,500	2,500	2,500	7,500
Jane's wages						3,500	3,500	3,500	3,500	3,500	3,500	3,500	21,000
house rental						2,000	2,000	2,000	2,000	2,000	2,000	2,000	12,000
new project loan advances										50,000		80,000	130,000
													0
													0
Totals	2,000	0	0	0	0	0	10,450	10,500	11,500	109,800	12,400	88,000	244,650

Outflow Item	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
operating loan repayment										15,620			15,620
credit card payment										7,537			7,537
accounts payable payment										2,225			2,225
pickup payment						921	921	921	921	921	921	920	5,525
cat payment											3,600		3,600
mortgage payment						1,810	1,810	1,810	1,810	1,810	1,810	1,810	10,860
crop expenses						1,500	1,500	1,500	1,500	250	250	250	5,250
livestock expenses						300	300	300	500	700	200	150	2,150
living costs						4,000	4,000	4,000	4,000	4,000	4,000	4,000	24,000
rental house expense						500	500	500	500	500	500	500	3,000
driveway cost									5,000	5,000	2,000	8,000	20,000
power installation												25,000	25,000
drill well											10,000		10,000
build shop										5,000	5,000	5,000	15,000
build house										50,000		40,000	90,000
clear land												2,000	2,000
													0
													0
Totals	0	0	0	0	0	0	9,031	9,031	14,231	93,563	28,281	87,630	241,767

Cash Balance	2,000	2,000	2,000	2,000	2,000	2,000	3,419	4,888	2,157	18,394	2,513	2,883	2,883
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Notes: - enter amount of cash on hand into the top cell for January
 - transfer amounts from the other pages to this page as appropriate

Example Only

Year 2

From: 1-Jan-2020

To: 31-Dec-2020



Annual Cash Flow

Inflow Item	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Cash on hand end of Year 1	2,883												2,883
sell house in Whitehorse						300,000							300,000
crop sales										3,000	4,400		7,400
livestock sales									7,000	14,300			21,300
John's wages	2,500	2,500	2,500							2,500	2,500	2,500	15,000
Jane's wages	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
house rental	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
new project loan advances		100,000		100,000		20,000							220,000
													0
													0
													0
													0
													0
Totals	11,133	108,250	8,250	105,750	5,750	325,750	5,750	5,750	12,750	25,550	12,650	8,250	635,583

Outflow Item	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
pickup payment	921	921	921	921	921	920	921	921	921	921	921	920	11,050
cat payment											3,500		3,500
mortgage payment	1,810	1,810	1,810	1,810	1,810	265,000							274,050
payment on new project loan	400	400	850	850	1,200	1,200	2,120	2,120	2,120	2,120	2,120	2,120	17,620
crop expenses	250	250	250	250	1,100	1,500	1,500	1,500	1,500	250	250	250	8,850
livestock expenses	150	6,100	270	800	150	150	300	300	500	700	150	150	9,720
living costs	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
rental house expense	500	500	500	500	500	500	500	500	500	500	500	500	6,000
build shop	5,000												5,000
build house		85,000		76,000		49,000							210,000
sewage and pressure system				10,000	15,000								25,000
break and seed land					1,000		1,000		1,000				3,000
fence new land						4,000	1,000						5,000
													0
													0
													0
													0
													0
													0
Totals	13,031	98,981	8,601	95,131	25,681	326,270	11,341	9,341	10,541	8,491	11,441	7,940	626,790

Cash Balance	-1,898	7,371	7,020	17,639	-2,292	-2,812	-8,403	-11,994	-9,785	7,274	8,483	8,793	8,793
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Notes: - projected cash on hand at the end of Year 1 will automatically transfer to the opening month for this year.
 - transfer amounts from the other pages to this page as appropriate

Example Only Year 3

From: 1-Jan-2021

To: 31-Dec-2021



Annual Cash Flow

Inflow Item	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Cash on hand end of Year 2	8,793												8,793
crop sales									3,300	4,000			7,300
livestock sales				400					8,000	14,800			23,200
John's wages	2,500	2,500	2,500							2,500	2,500	2,500	15,000
Jane's wages	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
house rental	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
													0
													0
													0
													0
													0
													0
													0
Totals	17,293	8,500	8,500	6,400	6,000	6,000	6,000	6,000	17,300	27,300	8,500	8,500	126,293
Outflow Item	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
pickup payment	921	921	921	921	921	920	921	921	921	921	921	920	11,050
cat payment											3,400		3,400
payment on new loan	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	25,440
crop expenses	250	250	250	250	1,000	1,500	1,500	1,500	1,500	250	250	250	8,750
livestock expenses	150	6,100	270	2,400	150	150	300	300	300	500	150	150	10,920
living costs	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
daughter's wedding										10,000			10,000
rental house expense	500	500	500	500	500	500	500	500	500	500	500	500	6,000
													0
													0
													0
													0
													0
													0
													0
													0
													0
													0
Totals	7,941	13,891	8,061	10,191	8,691	9,190	9,341	9,341	9,341	18,291	11,341	7,940	123,560
Cash Balance	9,352	3,961	4,400	609	-2,082	-5,272	-8,613	-11,954	-3,995	5,014	2,173	2,733	2,733

Notes: - projected cash on hand at the end of Year 2 will automatically transfer to the opening month for this year.
 - transfer amounts from the other pages to this page as appropriate