

Lending report · Example business

Example business · Statements 1 Mar 2026 to 31 Aug 2026 (6.0 months) · Ref LL-EXAMPLE

Example only: a joinery business with made-up statements. Every figure is worked out exactly as it is for a real case.

INDICATIVE LENDING LIMIT · UNSECURED TERM LOAN

£53,000 – £133,000

Over 24 to 36 months

Cash advance / revenue-based finance£38,000 – £61,000

True turnover£44,616/mo · £535,386/yr

- Term loan capped at 10%-25% of yearly turnover (£535,386), the usual unsecured limit.
- Cash advance reduced by about £5,818: the estimated balance of advances already running (£970 a month x 6 months).

HOW WE GOT THERE

True monthly turnover£44,616

Monthly cash available£7,252/mo

Existing loan repayments-£1,470/mo

Room for new repayments£3,365 – £4,332/mo

Lenders usually want 1.25x to 1.5x cover on all debt and cap unsecured lending at 10% to 25% of yearly turnover. Rates assumed: 10% to 18%.

Loan log							
3 lenders found, 2 still being paid · £1,470 a month in live repayments · checked against 500 lender names							
LENDER	TYPE	STATUS	PAID	PER MONTH	REPAID IN PERIOD	MONEY IN FROM LENDER	SEEN
 YouLend	Cash advance / revenue-based finance	Live	Daily	£970	£5,824 131 payments	–	Mar 26 – Aug 26
 iwoca	Term loan	Live	Monthly	£500	£3,000 6 payments	£10,000 1 × · last 14 Jul	Mar 26 – Aug 26
 Shire Leasing	Asset finance / leasing	Ended	Monthly	£385	£1,155 3 payments	–	Mar 26 – May 26

Cash P&L		
What came in and went out of the bank, laid out like a profit and loss. Cash basis: amounts count in the month they were paid.		
CASH PROFIT BEFORE LOAN PAYMENTS	CASH PROFIT AFTER LOAN PAYMENTS	MONTHS IN PROFIT AFTER LOANS
£7,252/mo	£5,589/mo	5 of 6
	TOTAL	PER MONTH
Customer receipts	£267,693	£44,616
Trading income	£267,693	£44,616
Wages and salaries	-£70,800	-£11,800
Rent and premises	-£13,500	-£2,250
VAT	-£15,800	-£2,633
PAYE and NI	-£14,880	-£2,480
Other costs	-£109,203	-£18,201
Running costs	-£224,183	-£37,364
Cash profit before loan payments	£43,510	£7,252
Loan and advance repayments	-£9,979	-£1,663
Loan payments	-£9,979	-£1,663
Cash profit after loan payments	£33,531	£5,589

	TOTAL		PER MONTH			
New loans paid in	£10,000		£1,667			
From directors and shareholders	£8,000		£1,333			
To directors and shareholders	-£12,000		-£2,000			
Other money in and out	£6,000		£1,000			
Change in bank balance	£39,531		£6,589			
MONTH BY MONTH	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26
Customer receipts	£43,803	£55,213	£38,137	£43,269	£50,440	£36,831
Trading income	£43,803	£55,213	£38,137	£43,269	£50,440	£36,831
Wages and salaries	-£11,800	-£11,800	-£11,800	-£11,800	-£11,800	-£11,800
Rent and premises	-£2,250	-£2,250	-£2,250	-£2,250	-£2,250	-£2,250
VAT	-	-£7,900	-	-	-£7,900	-
PAYE and NI	-£2,480	-£2,480	-£2,480	-£2,480	-£2,480	-£2,480
Other costs	-£18,633	-£17,989	-£19,278	-£16,883	-£16,343	-£20,077
Running costs	-£35,163	-£42,419	-£35,808	-£33,413	-£40,773	-£36,607
Cash profit before loan payments	£8,640	£12,794	£2,329	£9,856	£9,667	£224
Loan and advance repayments	-£1,868	-£1,874	-£1,828	-£1,449	-£1,525	-£1,435
Loan payments	-£1,868	-£1,874	-£1,828	-£1,449	-£1,525	-£1,435
Cash profit after loan payments	£6,772	£10,920	£501	£8,407	£8,142	-£1,211
New loans paid in	-	-	-	-	£10,000	-
From directors and shareholders	-	-	£8,000	-	-	-
To directors and shareholders	-£2,000	-£2,000	-£2,000	-£2,000	-£2,000	-£2,000
Other money in and out	-£2,000	-£2,000	£6,000	-£2,000	£8,000	-£2,000
Change in bank balance	£4,772	£8,920	£6,501	£6,407	£16,142	-£3,211

Money out is shown as negative. The first and last months may be part months. Wages, rent, HMRC and loans are picked out by name; everything else paid out counts as other costs.

Things lenders will ask about

- 2 returned or unpaid payments.
- New borrowing in the last 90 days: iwoca (£10,000).

Director and shareholder money

Paid in by directors / shareholders	£8,000 (1)
Paid out to directors / shareholders	£12,000 (6)
Net	-£4,000

Matched against directors and people with significant control on Companies House. Money paid in may be a director's loan to the business; lenders often ask for it to be postponed. Dividends are left out.