

Your Business Planner
More than just numbers.



feel good about your money.



YOUR SHORTCUT TO 'YES'

Your Servus Business Planner


As a Servus member, you already have a different kind of relationship with your financial institution. That makes business banking here different too:

- *we keep financing decisions local and accountable*
 - *your character, track record and business plan matter*
 - *we'd rather lend support than make stipulations*
-

In short, we keep it personal because you take your business personally.

So instead of pressing you into a grid full of blanks in a yea-or-nay mathematical formula, let's take a few minutes to create a living profile of your business and financial scenario. Our experience with businesses of all types and sizes has taught us helpful questions to ask, and how your answers can help move the financing process along efficiently.

This is a concise way you can get a head start on a financing strategy for your business. Fill in this planner and we'll get to 'yes' faster, simpler, together.



YOUR BUSINESS PROFILE

- 1.1 You and Your Business**
- 1.2 Your Business Environment**
- 1.3 Marketing and Sales**
- 1.4 Your Operations**

REAL BUSINESS IS ABOUT REAL PEOPLE

- 2.1 Your Experience Counts**
- 2.2 Personal Financial Profile**
- 2.3 Descriptions of Assets, Liabilities and Income**

YOUR BUSINESS' FINANCIAL PROFILE

- 3.1 Business Financial Statement**
- 3.2 Business Income Statement**
- 3.2A Business Expense Calculation**
- 3.3 Cash Flow Forecast**

NEXT STEPS



YOUR BUSINESS PROFILE

1.0

Tell us what got you into business. A great idea, an open opportunity, the chance to make a difference, financial rewards for your family, the appeal of making your own decisions. Whatever your reasons, we know they run deep.

This section will help your Servus financial advisor or relationship manager understand your business, not just your numbers.

Let's start with a profile of your venture: the **whos, whats, whens, wheres and whys**. Tell us about your core idea, who you are, the people around you, the market you're after, the world as you see it. All of the following questions may not be applicable for all businesses. It'll help us come up with the right financing solutions to support what's important to you.

1.1 YOU AND YOUR BUSINESS

THE BASICS

REGISTERED BUSINESS NAME _____

BUSINESS OPERATING NAME _____

BUSINESS ADDRESS _____

MAILING ADDRESS _____

TELEPHONE _____ FACSIMILE _____

CELLULAR _____

EMAIL _____

WEBSITE _____

DATE ESTABLISHED _____ CURRENT OWNERSHIP SINCE _____

Form of Business (choose one)

Corporation	Sole Proprietorship	Co-operative	Incorporated Association
Partnership	Society	Other	

Industry Sector (choose one)

Retail	Service	
Manufacturing	Franchise	Other

Current Financial Institution(s)

OWNERSHIP

OWNER'S LEGAL NAME _____

BUSINESS LEGAL NAME _____

TITLE _____ % OWNERSHIP _____

Business Involvement _____ Full-time _____ Part-time _____

YOUR PROFESSIONAL SUPPORT

ACCOUNTING

NAME _____

ADDRESS _____

TELEPHONE _____ FACSIMILE _____

EMAIL _____

FISCAL YEAR END _____

Date of most recent formal accountant-prepared financial statements or corporate income tax return.

Latest interim statements (if applicable)

LAWYERS

NAME _____

ADDRESS _____

TELEPHONE _____ FACSIMILE _____

EMAIL _____

1.2 YOUR BUSINESS ENVIRONMENT

OVERVIEW: WHAT YOUR BUSINESS OFFERS

What is your product or service? How will it be made?

Where will you obtain raw materials?

How will the demand for your product or service evolve or change?

Will you rely on skilled or unskilled labour? If skilled, where and how is training and accreditation obtained?

What are the sources of your labour?

YOUR SUPPLIERS: WHO ARE YOU WORKING WITH?

Which industry associations have you joined?

1 NAME

ADDRESS

2 NAME

ADDRESS

3 NAME

ADDRESS

4 NAME

ADDRESS

Have you negotiated terms with these suppliers?

YOUR INDUSTRY: TELL US WHAT YOU SEE

Describe the total size of your industry.

Potential sales

How did you arrive at this total?

Number of customers.

Describe any trends that affect your industry (e.g. seasonal, government regulations)

Has the industry been growing, declining or steady in recent years?

What factors (global or local) have determined the above?

What is the long-term outlook for your industry?

How will this affect your business?

YOUR MARKET: DESCRIBE YOUR TARGETS

Describe your target market.

Estimate the size of this market (gross sales and units or services sold).

How will the demand for your product or service evolve or change?

Describe the type of people that are likely to purchase your product or service.

YOUR PRODUCTS AND SERVICES: HOW YOU'LL DO IT BETTER

What makes your product or service unique (i.e. your competitive advantage)?

What benefits will your customers gain by purchasing your product or service?

Describe the distribution methods (e.g. wholesalers, agents, etc.) that are typically used in your industry.

Describe any trends that affect your industry (e.g. seasonal, government regulations).

Provide a brief description of your skills, knowledge or experience in this industry.

YOUR COMPETITION: WHO ELSE IS OUT THERE?

Who are your direct competitors?

What are their strengths and weaknesses? Compare their service or product to yours.

What are your weaknesses?

How do you intend to deal with these weaknesses?

YOUR RISK: PLANNING FOR THE CHALLENGES

What risk do you face in producing your product or service?

Have you chosen a location?

1.3 MARKETING AND SALES

GETTING YOUR WORD OUT

How will you advertise or promote your product?

Identify the media you will use and the associated costs (choose those that apply).

Newspapers \$	Magazines \$	Other \$
Radio \$	Television \$	

YOUR REACH: HOW WILL YOU FIND AND KEEP YOUR CUSTOMERS?

How will you distribute your product or service?

How will customers pay for your product or service?

What terms are you prepared to offer your customers (i.e. net 30 days)?

What is your customer service policy (e.g. guarantees, warranties, layaway plans, return policies, etc.)?

YOUR PRICING: WHAT'S RIGHT FOR YOU?

What is your pricing strategy?

How did you arrive at this and why?

How is your competition priced?

1.4 YOUR OPERATIONS

FINANCING AT FIRST GLANCE

What is your pricing strategy?

How did you arrive at this and why?

Do you think there will be a need for large further expenditures in the near future?

SECTION 1.0 | YOUR BUSINESS PROFILE

What type of financing do you require?

<input type="checkbox"/> Operating line of credit/overdraft protection	<input type="checkbox"/> Equipment loan or lease
<input type="checkbox"/> Loan for real estate	<input type="checkbox"/> Credit card(s)
<input type="checkbox"/> Other	

YOUR LOCATION: WHERE AND HOW MUCH?

How much space will your business require?

Have you chosen a location?

Yes No

What will this space cost?

\$ _____

If you own the premises, what is its market value?

\$ _____

Terms?

Lease Month-to-Month

What are the advantages / disadvantages of the location that you have chosen?

Has an appraisal been completed on the property?

Yes No

By who and when?

Has an environmental inspection (e.g. Level I, II, III) been done on the property?

Yes (Please list the firm below.) No

ENGINEERING FIRM _____

ADDRESS _____

TELEPHONE _____ FACSIMILE _____

EMAIL _____

EMPLOYEES

Please list key employees that will be working with you.

1 NAME _____

JOB TITLE _____

RESPONSIBILITIES _____

QUALIFICATIONS _____

2 NAME _____

JOB TITLE _____

RESPONSIBILITIES _____

QUALIFICATIONS _____

3 NAME _____

JOB TITLE _____

RESPONSIBILITIES _____

QUALIFICATIONS _____

4 NAME _____

JOB TITLE _____

RESPONSIBILITIES _____

QUALIFICATIONS _____

5 NAME _____

JOB TITLE _____

RESPONSIBILITIES _____

QUALIFICATIONS _____

6 NAME _____

JOB TITLE _____

RESPONSIBILITIES _____

QUALIFICATIONS _____

Do you expect to hire anyone else in the near future?



REAL BUSINESS IS ABOUT REAL PEOPLE

2.0

Relationship is the difference when you're banking with Servus. It's more of a partnership, which makes it easier to build together when things are on the upswing, and keep things moving forward when challenges come along. This is why your personal track record, character and commitment count with us, not just the math.

This section will help us get to know the people behind the business. (And shed light on your financial strengths as well.)

2.1 YOUR EXPERIENCE COUNTS

Name

Education and Qualifications

Applicable Skills and/or Trades

Employment History

- 1
- 2
- 3
- 4

Personal Reference(s)

1	NAME	TITLE
	COMPANY	
	ADDRESS	
	TELEPHONE	
2	NAME	TITLE
	COMPANY	
	ADDRESS	
	TELEPHONE	
3	NAME	TITLE
	COMPANY	
	ADDRESS	
	TELEPHONE	

2.2 PERSONAL FINANCIAL PROFILE (Be sure include your spouse’s information as well.)

ASSETS	AMOUNT
Cash	\$
Account Balances	
RRSPs	
Home	
Other Real Estate	
Vehicles	
Other Assets (specify)	
Total Assets	\$

LIABILITIES	BALANCE	MINIMUM MONTHLY PAYMENT
Home Mortgage	\$	\$
Mortgage on Other Real Estate		
Personal Loans		
Personal Line of Credit		
Credit Cards		
Other (specify)		
Total Liabilities	\$	
Total Monthly Liabilities		\$
Net Worth (Total Assets - Total Liabilities)	\$	

2.3 DESCRIPTIONS OF ASSETS, LIABILITIES AND INCOME

Investment portfolio details

- 1 FINANCIAL INSTITUTION
HOLDINGS
- 2 FINANCIAL INSTITUTION
HOLDINGS
- 3 FINANCIAL INSTITUTION
HOLDINGS

Mortgage Details

FINANCIAL INSTITUTION

BALANCE OUTSTANDING

REPAYMENT TERMS

MATURITY DATE CURRENT

MARKET VALUE

ORIGINAL PURCHASE DATE AND PRICE

REGISTERED OWNERS

Personal Loans and Lines of Credit

FINANCIAL INSTITUTION

LIMIT (IF LOC)

BALANCE OUTSTANDING

REPAYMENT TERMS

SECURITY HELD

PURPOSE

Credit Cards and Outstanding Balances on Each

1 CARD

LIMIT

OUTSTANDING BALANCE

2 CARD

LIMIT

OUTSTANDING BALANCE

3 CARD

LIMIT

OUTSTANDING BALANCE

Have you co-signed or guaranteed any other liabilities?

Yes (Please describe below.)

No

Do you or your spouse receive income from any sources outside of the business?

Yes (Please describe from where and how much below.)

No

Have you ever declared personal bankruptcy?

Yes (Please provide details below.)

No

Are there any outstanding legal actions against you or your spouse?

Yes (Please provide details below.)

No

YOUR BUSINESS' FINANCIAL PROFILE

3.0

We would like to offer guidance on how to maintain a healthy financial picture for your business, including needs and opportunities for financing. By completing this section, you'll create a Business Balance Statement, a Business Income Statement and a Business Cash Flow Forecast.

If you already have financial plans for your operating business, we can start with those – just include your statements with this form. If you're just about to start a new business, you can go straight to the Cash Flow Forecast section for now and feel free to ask your Servus financial advisor if you have questions.

3.1 BUSINESS FINANCIAL STATEMENT

A BALANCE SHEET GIVES YOU THE FINANCIAL PICTURE OF YOUR BUSINESS AT ONE POINT IN TIME. IT IS AN INDICATION OF YOUR BUSINESS' ASSETS AND LIABILITIES, AS WELL AS SHAREHOLDER EQUITY – I.E. THE CAPITAL INVESTED INTO YOUR BUSINESS.

	YEAR 20 _____	YEAR 20 _____	YEAR 20 _____
ASSETS			
Current Assets			
Cash and Equivalent	\$	\$	\$
Accounts Receivable			
Inventory			
Prepaid Expenses			
Other Assets			
Total Current Assets	\$	\$	\$
Fixed Assets			
Land and Building	\$	\$	\$
Equipment			
Minus Depreciation			
Total Fixed Assets	\$	\$	\$
Intangible Assets			
Good Will	\$	\$	\$
Patents			
Other			
Total Intangible Assets	\$	\$	\$
Total Assets	\$	\$	\$

(continued)

	YEAR 20 _____	YEAR 20 _____	YEAR 20 _____
LIABILITIES & SHAREHOLDER EQUITY			
CURRENT LIABILITIES			
Short-Term Debt	\$	\$	\$
Accounts Payable			
Income Taxes Payable			
Long-Term Debt Due Within One Year			
Other			
Total Current Liabilities	\$	\$	\$
LONG-TERM LIABILITIES			
Long-Term Debt			
Other Liabilities			
Total Long-Term Liabilities	\$	\$	\$
Total Liabilities	\$	\$	\$
SHAREHOLDER EQUITY			
Cash Equity Contribution	\$	\$	\$
Authorized Stock/Share Capital			
Retained Earnings			
Total Shareholders' Equity	\$	\$	\$
Total Liabilities and Shareholder Equity	\$	\$	\$

3.2 BUSINESS INCOME STATEMENT

AN INCOME STATEMENT OUTLINES YOUR REVENUE, EXPENSES AND PROFITS OVER A DEFINED PERIOD. IF YOU ARE IN THE PROCESS OF BEGINNING YOUR BUSINESS, PLEASE ESTIMATE THESE ON A QUARTERLY BASIS. IF YOUR BUSINESS IS ALREADY ESTABLISHED, PLEASE ATTACH INCOME STATEMENTS FOR THE PREVIOUS THREE YEARS, OR ALTERNATIVELY, FILL IN THE STATEMENT BELOW FOR THE PAST THREE YEARS.

	Q1 OR	Q2 OR	Q3 OR	Q4 OR	ANNUAL TOTALS
	YEAR 20 ____	YEAR 20 ____	YEAR 20 ____	YEAR 20 ____	(IF APPLICABLE)
Sales	\$	\$	\$	\$	\$
Minus: Cost of Goods Sold					
Gross Profit Margin	\$	\$	\$	\$	\$
Minus: Selling expenses	\$	\$	\$	\$	\$
Minus: Office Expenses (See Section 3.2A)					
Minus: Payroll Expenses					
Minus: Interest Expenses					
Minus: General Expenses (See Section 3.2A)					
Total Operating Expenses	\$	\$	\$	\$	\$
Operating Profit	\$	\$	\$	\$	\$
Minus: Taxes Payable					
Minus: Owner's Salary/Dividends					
Minus: Depreciation					
Minus: Other					
Subtotal	\$	\$	\$	\$	\$
Net Income	\$	\$	\$	\$	\$

3.2A BUSINESS EXPENSE CALCULATION

USE THIS TABLE TO CALCULATE YOUR OFFICE AND GENERAL EXPENSES REFERRED TO ON THE PREVIOUS PAGE.

	Q1 OR	Q2 OR	Q3 OR	Q4 OR	ANNUAL TOTALS
	YEAR 20 ____	YEAR 20 ____	YEAR 20 ____	YEAR 20 ____	(IF APPLICABLE)
OFFICE EXPENSES					
Interest and Bank Charges	\$	\$	\$	\$	\$
Insurance					
Office Rent					
Telephone					
Utilities					
Maintenance					
Office Supplies					
Other					
Total Office	\$	\$	\$	\$	\$
GENERAL EXPENSES					
Accounting and Legal Fees	\$	\$	\$	\$	\$
Advertising and Promotion					
Bad Debts					
Depreciation and Amortization					
EI Expense					
CPP Expense					
WCB Expense					
Distribution Expenses					
Equipment Rentals					
Interest on Long Term Debt					
Materials					
Vehicle Expenses					
Wages					
Total General	\$	\$	\$	\$	\$

3.3 CASH FLOW FORECAST

A CASH FLOW FORECAST SHOWS YOUR ESTIMATED SOURCES OF BUSINESS REVENUE AND YOUR PROJECTED BUSINESS EXPENSES ON A MONTHLY BASIS OVER THE COURSE OF ONE YEAR. IF YOU ARE STARTING A NEW BUSINESS, PLEASE PROJECT THE FOLLOWING INFORMATION FOR THE NEXT 12 MONTHS.

	MONTH					
	1	2	3	4	5	6
CASH RECEIPTS						
From:	\$	\$	\$	\$	\$	\$
From:						
From:						
Sub-Total Cash From Sales	\$	\$	\$	\$	\$	\$
Minus: Current Month	\$	\$	\$	\$	\$	\$
Minus: Previous Month						
Loan Proceeds						
Cash Equity Contribution						
Other Cash Received						
Total Cash Receipts	\$	\$	\$	\$	\$	\$
CASH DISBURSEMENTS						
Inventory Purchase	\$	\$	\$	\$	\$	\$
Fixed Asset Purchase (e.g. Equipment Leases)						
Production Materials						
Rent/Utilities						
Salaries						
Insurance						
Marketing						
Bank Interest						
Principal Portion of Long-Term Debt						
Service Charges						
Taxes						
Other						
Total Cash Disbursements	\$	\$	\$	\$	\$	\$
NET CASH POSITION						
Monthly Surplus (or Deficit)	\$	\$	\$	\$	\$	\$
Cumulative Cash Flow (or Deficit) to Date	\$	\$	\$	\$	\$	\$

SECTION 3.0 | YOUR BUSINESS' FINANCIAL PROFILE

(continued)

	MONTH						
	7	8	9	10	11	12	TOTAL
CASH RECEIPTS							
From:	\$	\$	\$	\$	\$	\$	\$
From:							
From:							
Sub-Total Cash From Sales	\$	\$	\$	\$	\$	\$	\$
Minus: Current Month	\$	\$	\$	\$	\$	\$	\$
Minus: Previous Month							
Loan Proceeds							
Cash Equity Contribution							
Other Cash Received							
Total Cash Receipts	\$	\$	\$	\$	\$	\$	\$
CASH DISBURSEMENTS							
Inventory Purchase	\$	\$	\$	\$	\$	\$	\$
Fixed Asset Purchase (e.g. Equipment Leases)							
Production Materials							
Rent/Utilities							
Salaries							
Insurance							
Marketing							
Bank Interest							
Principal Portion of Long-Term Debt							
Service Charges							
Taxes							
Other							
Total Cash Disbursements	\$	\$	\$	\$	\$	\$	\$
NET CASH POSITION							
Monthly Surplus (or Deficit)	\$	\$	\$	\$	\$	\$	\$
Cumulative Cash Flow (or Deficit) to Date	\$	\$	\$	\$	\$	\$	\$

Where do you expect your business to be in one year?

Three years?

Five years?

NEXT STEPS

CONGRATULATIONS, YOU'VE JUST CREATED YOUR BUSINESS PLANNER

Good plans lead to good decisions. A business planner is a useful tool to help you explore your company's challenges and opportunities as well as identify your business goals.

The next step is to visit your local Servus branch. We'd like to meet with you in person to discuss your plans, and the needs of your business. This way you get to know us better, and together we'll explore how Servus can help you towards your financial goals.

Discover why business banking really is different at Servus Credit Union.

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