

Cash Flow - Property Development Reserve - Forward Financial Plan Updated as at August 2014													
Item	2011/12 Actual	2012/13 Actual	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate	2017/18 Estimate	2018/19 Estimate	2019/20 Estimate	2020/21 Estimate	2021/22 Estimate	2022/23 Estimate	2023/24 Estimate
<b>Opening Balance</b>	<b>303,500</b>	<b>4,438,100</b>	<b>4,613,900</b>	<b>3,777,600</b>	<b>2,184,100</b>	<b>2,052,200</b>	<b>2,054,200</b>	<b>2,032,800</b>	<b>1,619,200</b>	<b>1,654,300</b>	<b>1,691,300</b>	<b>1,838,300</b>	<b>1,898,800</b>
<b>Add: Cash Inflows</b>													
Interest Accrued	261,000	178,000	181,200	68,000	55,000	51,000	51,000	51,000	40,000	41,000	42,000	46,000	47,000
Internal Loans Repaid - Waste	288,500	0	0	0	0	0	0	0	0	0	0	0	0
Rental - Norfolk Homes	133,600	136,500	140,000	145,000	149,400	153,900	158,500	163,300	168,200	173,200	178,400	183,800	189,300
Rental - ARC (50%)	156,000	158,500	163,500	164,500	169,400	174,500	179,700	185,100	190,700	196,400	202,300	208,400	214,700
Sale - Alstonville Tennis Courts	0	0	0	0	1,500,000	0	0	0	0	0	0	0	0
Sale - Alstonville Plaza	0	0	0	180,000	0	0	0	0	0	0	0	0	0
Sale - ARC Residual (50%)	0	269,000	302,500	0	365,000	0	0	0	0	0	0	0	0
Sale - Balance Skennars Hd	0	0	400,700	0	0	0	0	0	0	0	0	0	0
Sale - Harvey Norman	4,246,000	0	0	0	0	0	0	0	0	0	0	0	0
Sale - Tintenbar Quarry	0	0	0	70,000	0	0	0	0	0	0	0	0	0
Sale - North Creek Road Residual	0	0	0	150,000	0	0	0	0	0	0	0	0	0
Sale - Land Adjoining BP (50%)	0	0	250,000	0	0	0	0	0	0	0	0	0	0
Sale - Russellton (Major Sales (Two))	0	0	0	0	1,500,000	0	0	0	0	0	0	0	0
Sales - Russellton (Standard Lots)	0	413,000	0	0	0	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Sales - Southern Cross (Standard Lots)	0	0	0	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Sales - WUEA (Standard Lots)	0	0	0	2,000,000	3,000,000	3,000,000	3,000,000	2,600,000	0	0	0	0	0
<b>Sub Total</b>	<b>5,085,100</b>	<b>1,155,000</b>	<b>1,437,900</b>	<b>3,027,500</b>	<b>6,988,800</b>	<b>3,779,400</b>	<b>3,789,200</b>	<b>3,399,400</b>	<b>798,900</b>	<b>810,600</b>	<b>822,700</b>	<b>838,200</b>	<b>851,000</b>
<b>Less: Cash Outlays</b>													
<b>Operating Expenditure</b>													
Internal Overheads - Russellton	60,000	80,000	66,000	32,000	33,000	34,000	35,000	36,100	37,200	38,300	39,400	40,600	41,800
Internal Overheads - Southern Cross	132,400	67,000	69,000	34,000	35,000	36,100	37,200	38,300	39,400	40,600	41,800	43,100	44,400
Internal Overheads - WUEA	0	0	75,000	37,000	38,100	39,200	40,400	41,600	42,800	44,100	45,400	46,800	48,200
Russellton - Operating Exps	35,400	30,000	8,500	14,500	25,100	25,900	26,700	27,500	28,300	29,100	30,000	30,900	31,800
Southern Cross - Operating Exps	65,600	66,000	59,200	216,000	178,000	80,500	83,000	85,000	88,000	91,000	94,000	97,000	100,000
WUEA - Operating Expenses	7,200	15,000	10,300	47,000	48,400	49,900	51,400	52,900	0	0	0	0	0
<b>Sub Total</b>	<b>300,600</b>	<b>258,000</b>	<b>288,000</b>	<b>380,500</b>	<b>357,600</b>	<b>265,600</b>	<b>273,700</b>	<b>281,400</b>	<b>235,700</b>	<b>243,100</b>	<b>250,600</b>	<b>258,400</b>	<b>266,200</b>
<b>Community Infrastructure</b>													
Animal Shelter	0	0	370,000	0	0	0	0	0	0	0	0	0	0
Ballina Surf Club	0	0	228,000	0	0	0	0	0	0	0	0	0	0
Wollongbar Sports Field	0	0	0	400,000	0	0	0	0	0	0	0	0	0
Community Infrastructure Dividend	0	0	0	0	2,300,000	300,000	1,700,000	3,300,000	300,000	300,000	200,000	300,000	300,000
<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>598,000</b>	<b>400,000</b>	<b>2,300,000</b>	<b>300,000</b>	<b>1,700,000</b>	<b>3,300,000</b>	<b>300,000</b>	<b>300,000</b>	<b>200,000</b>	<b>300,000</b>	<b>300,000</b>
<b>Property Development Projects</b>													
ARC Residual - Selling Costs	0	0	0	0	0	0	0	0	0	0	0	0	0
Bridge Club Sale Legals	42,000	0	0	0	0	0	0	0	0	0	0	0	0
Lennox Head Comm Centre Legals	0	0	165,800	0	0	0	0	0	0	0	0	0	0
North Creek Dredging	5,000	0	0	0	0	0	0	0	0	0	0	0	0
Russellton - Development	60,400	0	86,000	30,000	1,800,000	0	0	0	0	0	0	0	0
Southern Cross - Development	198,000	115,000	0	80,000	0	0	1,600,000	0	0	0	0	0	0
Southern Cross - Masterplan	63,000	110,000	51,500	0	0	0	0	0	0	0	0	0	0
Wigmore Arcade	0	0	219,200	1,820,000	0	0	0	0	0	0	0	0	0
WUEA - Development	0	48,000	256,700	1,343,000	2,300,000	3,000,000	0	0	0	0	0	0	0
WUEA - Stage Two Pre-planning	0	0	0	100,000	0	0	0	0	0	0	0	0	0
<b>Sub Total</b>	<b>368,400</b>	<b>273,000</b>	<b>779,200</b>	<b>3,373,000</b>	<b>4,100,000</b>	<b>3,000,000</b>	<b>1,600,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Dividends</b>													
General Fund	281,500	448,200	609,000	467,500	363,100	211,800	236,900	231,600	228,100	230,500	225,100	219,300	234,300
<b>Total Outlays</b>	<b>950,500</b>	<b>979,200</b>	<b>2,274,200</b>	<b>4,621,000</b>	<b>7,120,700</b>	<b>3,777,400</b>	<b>3,810,600</b>	<b>3,813,000</b>	<b>763,800</b>	<b>773,600</b>	<b>675,700</b>	<b>777,700</b>	<b>800,500</b>
<b>Closing Balance</b>	<b>4,438,100</b>	<b>4,613,900</b>	<b>3,777,600</b>	<b>2,184,100</b>	<b>2,052,200</b>	<b>2,054,200</b>	<b>2,032,800</b>	<b>1,619,200</b>	<b>1,654,300</b>	<b>1,691,300</b>	<b>1,838,300</b>	<b>1,898,800</b>	<b>1,949,300</b>

Cash Flow - Community Infrastructure Reserve - Forward Financial Plan													
Updated as at August 2014													
Item	2011/12 Actual	2012/13 Actual	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate	2017/18 Estimate	2018/19 Estimate	2019/20 Estimate	2020/21 Estimate	2021/22 Estimate	2022/23 Estimate	2023/24 Estimate
<b>Opening Balance</b>	<b>4,453,800</b>	<b>3,259,500</b>	<b>2,718,400</b>	<b>2,946,600</b>	<b>33,100</b>	<b>818,400</b>	<b>1,282,000</b>	<b>1,262,300</b>	<b>1,350,900</b>	<b>1,272,200</b>	<b>1,224,900</b>	<b>1,182,400</b>	<b>1,251,100</b>
<b>Add: Cash Inflows</b>													
Interest Accrued	355,000	121,000	17,900	0	1,000	20,000	32,000	32,000	34,000	32,000	31,000	30,000	31,000
Community Infrastructure Dividend	0	0	0	0	2,300,000	300,000	1,700,000	3,300,000	300,000	300,000	200,000	300,000	300,000
Int Loan Repaid - Flat Rock	41,000	41,300	0	0	0	0	0	0	0	0	0	0	0
Int Loan Repaid - Plant	33,500	33,800	0	0	0	0	0	0	0	0	0	0	0
Int Loan Repaid - Street Lighting	33,000	36,500	53,500	0	0	0	0	0	0	0	0	0	0
Insurance Claim - Lennox Head C.C.	0	0	0	550,000	0	0	0	0	0	0	0	0	0
Rate Revenue - Roundabouts (30%)	308,000	0	0	0	0	0	0	0	0	0	0	0	0
Rental - 89 Tamar St (100%)	641,000	656,000	760,200	621,000	659,100	678,500	678,500	698,900	698,900	719,900	719,900	741,500	741,500
Rental - ARC (50%)	156,000	158,500	163,500	164,500	169,400	174,500	179,700	185,100	190,700	196,400	202,300	208,400	214,700
Rental - Fawcett Pk (100%)	65,000	0	0	50,000	51,500	53,000	54,600	56,200	57,900	59,600	61,400	63,200	65,100
Fawcett Park Café - Insurance Claim	0	0	75,000	0	0	0	0	0	0	0	0	0	0
Sale - ARC Residual (50%)	0	250,000	262,500	0	365,000	0	0	0	0	0	0	0	0
Sale - Harvey Norman Sale (Part)	1,780,000	0	0	0	0	0	0	0	0	0	0	0	0
Sale - Land Adjoining BP (50%)	0	0	250,000	0	0	0	0	0	0	0	0	0	0
Sale - Southern Cross Sale	400,000	0	0	0	0	0	0	0	0	0	0	0	0
Section 94 - Recouped	447,200	631,300	845,200	103,000	106,000	109,200	112,200	115,400	118,400	121,600	125,600	129,800	133,800
<b>Sub Total</b>	<b>4,259,700</b>	<b>1,928,400</b>	<b>2,427,800</b>	<b>1,488,500</b>	<b>3,652,000</b>	<b>1,335,200</b>	<b>2,757,000</b>	<b>4,387,600</b>	<b>1,399,900</b>	<b>1,429,500</b>	<b>1,340,200</b>	<b>1,472,900</b>	<b>1,486,100</b>
<b>Less: Cash Outlays</b>													
<b>Operating Expenditure</b>													
Development Application Refund	27,000	0	0	0	0	0	0	0	0	0	0	0	0
Donations	0	5,000	0	0	0	0	0	0	0	0	0	0	0
Fawcett Park Café - Operating Expenses	0	33,000	17,700	0	0	0	0	0	0	0	0	0	0
Henderson Farm - Consents	0	2,000	0	0	0	0	0	0	0	0	0	0	0
Master Plan - Captain Cook Park	60,000	0	15,000	0	0	0	0	0	0	0	0	0	0
Master Plan - Kingsford Smith Park	0	0	18,000	0	0	0	0	0	0	0	0	0	0
Property Investigations	20,000	0	0	0	0	0	0	0	0	0	0	0	0
Sharpes Beach Masterplan	40,000	0	0	0	0	0	0	0	0	0	0	0	0
<b>Sub Total</b>	<b>147,000</b>	<b>40,000</b>	<b>50,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Infrastructure</b>													
Animal Shelter	280,000	0	0	0	0	0	0	0	0	0	0	0	0
Ballina Cenotaph	0	0	0	25,000	0	0	0	0	0	0	0	0	0
Ballina Gallery	0	0	55,000	0	0	0	0	0	0	0	0	0	0
Ballina Sports and Events Centre	34,000	26,000	18,000	350,000	0	0	0	0	0	0	0	0	0
Ballina Surf Club	746,000	1,682,000	995,000	400,000	0	0	0	0	0	0	0	0	0
Coastal Path / Walk	324,900	0	0	0	850,000	0	0	0	0	0	0	0	0
Fawcett Park Café - Mtce and Refurbishment	0	34,000	154,000	0	0	0	0	0	0	0	0	0	0
Lennox Head Rural Fire Shed	0	72,000	0	0	0	0	0	0	0	0	0	0	0
Lennox Head Community Centre	382,000	73,000	0	0	0	0	0	0	0	0	0	0	0
Loan Repayments Community Infrastructure	428,100	501,500	557,600	562,000	566,700	571,600	576,700	499,000	178,600	176,800	182,700	104,200	1,100
Main Street - Ballina	1,500,000	0	0	0	0	0	0	0	0	0	0	0	0
Marine Rescue Centre	0	21,000	100,000	879,000	0	0	0	0	0	0	0	0	0
Newrybar Hall	5,000	0	0	0	0	0	0	0	0	0	0	0	0
River Street - 139 Refurbishment	0	0	54,200	0	0	0	0	0	0	0	0	0	0
Shellys on the Beach - Land Purchase	0	0	56,600	260,000	0	0	0	0	0	0	0	0	0
Sports Fields - Skennars Head	21,000	20,000	0	0	0	0	0	0	0	0	0	0	0
Sports Fields - Wollongbar	1,573,000	0	0	1,684,000	0	0	0	0	0	0	0	0	0
Street Lighting	13,000	0	0	0	0	0	0	0	0	0	0	0	0
Swimming Pools	0	0	0	200,000	0	0	0	0	0	0	0	0	0
Tamar Street - 89 Refurbishment	0	0	138,500	42,000	0	0	0	0	0	0	0	0	0
Wardell Hall	0	0	20,000	0	0	0	0	0	0	0	0	0	0
Community Infrastructure - Property Dev	0	0	0	0	1,450,000	300,000	1,700,000	3,300,000	300,000	300,000	200,000	300,000	300,000
Community Infrastructure	0	0	0	0	0	0	500,000	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
<b>Sub Total</b>	<b>5,307,000</b>	<b>2,429,500</b>	<b>2,148,900</b>	<b>4,402,000</b>	<b>2,866,700</b>	<b>871,600</b>	<b>2,776,700</b>	<b>4,299,000</b>	<b>1,478,600</b>	<b>1,476,800</b>	<b>1,382,700</b>	<b>1,404,200</b>	<b>1,301,100</b>
<b>Total Outlays</b>	<b>5,454,000</b>	<b>2,469,500</b>	<b>2,199,600</b>	<b>4,402,000</b>	<b>2,866,700</b>	<b>871,600</b>	<b>2,776,700</b>	<b>4,299,000</b>	<b>1,478,600</b>	<b>1,476,800</b>	<b>1,382,700</b>	<b>1,404,200</b>	<b>1,301,100</b>
<b>Closing Balance</b>	<b>3,259,500</b>	<b>2,718,400</b>	<b>2,946,600</b>	<b>33,100</b>	<b>818,400</b>	<b>1,282,000</b>	<b>1,262,300</b>	<b>1,350,900</b>	<b>1,272,200</b>	<b>1,224,900</b>	<b>1,182,400</b>	<b>1,251,100</b>	<b>1,436,100</b>

