

BALLINA SHIRE COUNCIL

SEPARATE ATTACHMENT

TO ITEM 4.3 (OPTION TWO)

Sewer Charges - Pricing Options - 2011/12

Finance Committee Meeting 17/3/11

Sewer - Cash Movements and Balances - Ten Year Forward Plan - Option Two											
ESTIMATE 2010/11	DESCRIPTION	ESTIMATES									
		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
10,104,100	Operating Revenues	11,027,700	11,899,200	12,913,500	14,170,300	15,623,500	16,240,500	16,911,900	17,609,600	18,350,400	19,046,100
7,694,600	Less Operating Expenses	7,963,800	11,841,600	12,612,700	12,816,700	13,128,600	13,365,800	13,658,200	13,784,500	13,909,800	14,027,300
2,409,500	Operating Result before Depreciation	3,063,900	57,600	300,800	1,353,600	2,494,900	2,874,700	3,253,700	3,825,100	4,440,600	5,018,800
	Add Developer Contributions - Operating Revenue										
300,000	Section 64 Interest Earned on Contributions	80,000	17,000	4,000	0	1,000	5,000	40,000	85,000	134,000	135,000
2,709,500	Operating Result Before Depreciation	3,143,900	74,600	304,800	1,353,600	2,495,900	2,879,700	3,293,700	3,910,100	4,574,600	5,153,800
	Add Capital Grants and Contributions										
0	Capital Grants and Contributions	0	200,000	206,000	212,000	218,000	225,000	232,000	239,000	246,000	253,000
736,000	Section 64 Contributions Collected	736,000	837,200	864,800	892,400	920,000	947,600	975,200	1,002,800	1,030,400	1,058,000
	Add Non-operating Funds Employed										
4,000,000	Loan Funds Used	45,000,000	7,000,000	0	1,200,000	1,300,000	2,000,000	0	0	0	0
4,650,200	Section 64 Conts - Applied to Capital	1,865,000	1,077,000	933,000	883,000	849,000	377,000	265,000	273,000	1,141,000	1,175,000
	Subtract Funds Deployed for Non-operating Purposes										
14,847,800	Capital Works	53,016,000	10,093,000	1,063,000	2,195,000	3,179,000	3,164,000	1,200,000	1,336,000	3,873,000	5,389,000
1,185,000	Loan Repayments - Principal	1,072,000	2,062,000	2,301,000	2,407,000	2,545,000	2,699,000	2,879,000	3,033,000	3,195,000	2,386,000
20,000	Dividends	20,000	20,600	21,200	21,800	22,500	23,200	23,900	24,600	25,300	26,100
300,000	Interest on Section 64 Conts Transferred to Reserve	80,000	17,000	4,000	0	1,000	5,000	40,000	85,000	134,000	135,000
(4,557,100)	Sewer Reserves - Cash Result - Surplus / (Deficit)	(3,523,100)	(3,020,800)	(1,084,600)	(82,800)	34,400	533,100	583,000	861,300	(369,300)	(431,300)
	Equity Closing Balances										
7,720,700	Sewer Reserves	4,197,600	1,176,800	92,200	9,400	43,800	576,900	1,159,900	2,021,200	1,651,900	1,220,600
1,340,300	Developer Contributions - Section 64	291,300	68,500	4,300	13,700	85,700	661,300	1,411,500	2,226,300	2,249,700	2,267,700
9,061,000	Total	4,488,900	1,245,300	96,500	23,100	129,500	1,238,200	2,571,400	4,247,500	3,901,600	3,488,300

Sewer - Assumptions and Outcomes - Ten Year Forward Plan

Description	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Indexation Factors											
Consumer Price Index (%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Sewer Maintenance Expenses	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Sewerage Annual Charge (%)	15.00%	9.50%	9.50%	9.50%	9.50%	9.50%	3.00%	3.00%	3.00%	3.00%	3.00%
Sewerage Usage Charge - Business (%)	15.00%	9.50%	9.50%	9.50%	9.50%	9.50%	3.00%	3.00%	3.00%	3.00%	3.00%
Section 64 Contributions	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest on Investments	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Electricity Charges	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest on Loans	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Major Sewer Charges											
a) Annual Charge - Residential Connected											
Annual Charge	550	602	659	722	791	866	892	919	946	975	1,004
No of Residential Services - Connected	13,825	13,963	14,103	14,244	14,386	14,530	14,675	14,822	14,970	15,120	15,271
% Growth in Residential Services	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Total Revenue - Residential Connected	7,603,600	8,409,200	9,300,200	10,285,500	11,375,300	12,580,500	13,087,500	13,614,900	14,163,600	14,734,400	15,328,100
b) Annual Charge - Non-residential - Connected											
Annual Charge	415	454	498	545	597	653	673	693	714	735	757
No of Non-residential Services - Connected	2,349	2,373	2,397	2,421	2,445	2,469	2,494	2,519	2,544	2,570	2,595
% Growth in Non-residential Services	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Total Revenue - Res - Not Connected	975,000	1,078,000	1,193,000	1,319,000	1,459,000	1,613,000	1,678,000	1,746,000	1,816,000	1,889,000	1,966,000
c) Annual Charge - Not Connected											
Annual Charge	415	415	415	415	415	415	415	415	415	415	415
No of Residential Services - Not Connected	0	0	0	0	0	0	0	0	0	0	0
% Growth in Not Connected Services	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Revenue - Not Connected	0	0	0	0	0	0	0	0	0	0	0
d) Usage Charge - Non-residential											
Usage Charge - Non-residential Per Kilolitre	1.40	1.53	1.68	1.84	2.01	2.20	2.27	2.34	2.41	2.48	2.55
Estimated Water Usage	457,000	457,000	457,000	457,000	457,000	457,000	457,000	457,000	457,000	457,000	457,000
% Growth in Non-residential Water Usage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Annual Revenue - Business Usage	640,000	701,000	767,000	840,000	920,000	1,007,000	1,037,000	1,069,000	1,101,000	1,134,000	1,168,000
Developer Contributions											
Average Section 64 Charge Per Lot	8,000	8,000	9,100	9,400	9,700	10,000	10,300	10,600	10,900	11,200	11,500
Number Collected Per Annum	92	92	92	92	92	92	92	92	92	92	92
% Increase in Amount of Contribution	0.00%	10.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
% Growth in Contributions Collected P.A.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Revenue - Section 64 Contributions	736,000	736,000	837,200	864,800	892,400	920,000	947,600	975,200	1,002,800	1,030,400	1,058,000
Rous Contribution			200,000	206,000	212,000	218,000	225,000	232,000	239,000	246,000	253,000
Reserve Closing Balances											
Sewer Reserves	7,720,700	4,197,600	1,176,800	92,200	9,400	43,800	576,900	1,159,900	2,021,200	1,651,900	1,220,600
Developer Contributions - Section 64	1,340,300	291,300	68,500	4,300	13,700	85,700	661,300	1,411,500	2,226,300	2,249,700	2,267,700
Total Reserves Held as at 30 June	9,061,000	4,488,900	1,245,300	96,500	23,100	129,500	1,238,200	2,571,400	4,247,500	3,901,600	3,488,300

Sewer - Operating Revenues and Expenses - Ten Year Forward Plan															
ACTUAL 2008/09	ACTUAL 2009/10	ESTIMATE 2010/11	ACTUAL TO 20/2	DESCRIPTION	ESTIMATES										
					2011/12	%	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
OPERATING REVENUES															
5,702,404	6,449,684	7,343,600	7,361,700	Annual Charges	8,114,200	10	8,997,200	9,973,500	11,054,300	12,250,500	12,748,500	13,264,900	13,802,600	14,362,400	14,945,100
1,440,296	1,494,302	1,745,900	905,600	User Charges	1,913,500	10	2,098,000	2,301,000	2,525,000	2,770,000	2,870,000	2,975,000	3,082,000	3,193,000	3,309,000
147,397	148,632	157,600	148,500	Operating Grants	162,500	3	167,000	172,000	177,000	182,000	187,000	193,000	199,000	205,000	211,000
52,863	80,095	74,200	51,600	Regulatory Fees and Fines	82,000	11	84,000	86,000	89,000	92,000	95,000	98,000	101,000	104,000	107,000
217,987	285,384	268,600	168,700	Other Revenues	276,500	3	285,000	294,000	303,000	312,000	321,000	330,000	339,000	349,000	359,000
1,019,492	4,168,858	814,200	502,000	Interest	559,000	(31)	285,000	91,000	22,000	18,000	24,000	91,000	171,000	271,000	250,000
8,580,439	12,626,955	10,404,100	9,138,100	Total Operating Revenues	11,107,700	7	11,916,200	12,917,500	14,170,300	15,624,500	16,245,500	16,951,900	17,694,600	18,484,400	19,181,100
OPERATING EXPENSES															
Direct Expenses															
435,869	591,675	569,100	362,900	Engineering Management	581,000	2	598,000	615,000	632,000	650,000	668,000	687,000	707,000	728,000	749,000
482,993	443,467	478,200	324,400	Administration and Customer Service	532,500	11	548,000	565,000	582,000	599,000	616,000	634,000	652,000	671,000	690,000
342,796	339,887	325,600	181,900	Engineering and Technical Costs	300,000	(8)	310,000	320,000	330,000	340,000	350,000	361,000	372,000	383,000	395,000
550,864	643,313	718,500	498,000	Energy Costs	801,300	12	881,600	969,700	1,066,700	1,173,600	1,208,800	1,245,200	1,282,500	1,320,800	1,360,300
1,283,047	1,916,270	1,778,000	813,000	Pumping Stations	1,610,000	(9)	1,657,000	1,705,000	1,754,000	1,805,000	1,857,000	1,911,000	1,967,000	2,025,000	2,084,000
1,761,094	1,365,678	1,927,000	1,132,700	Reuse Water Facilities	1,977,000	3	2,037,000	2,098,000	2,160,000	2,225,000	2,291,000	2,358,000	2,430,000	2,504,000	2,579,000
808,466	821,505	640,000	376,000	Mains Maintenance and Operations	660,000	3	680,000	700,000	721,000	743,000	765,000	788,000	812,000	836,000	861,000
148,909	134,632	209,800	99,600	Plans and Investigations	65,000	(69)	67,000	69,000	71,000	73,000	75,000	77,000	79,000	81,000	83,000
12,079	12,951	10,600	12,000	Donations and Legals	12,000	13	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
2,000	24,396	105,100	45,800	Conservation Promotion	100,000	(5)	103,000	106,000	109,000	112,000	115,000	119,000	123,000	127,000	131,000
10,537	32,551	51,000	14,800	Telemetry Operations	62,000	22	64,000	66,000	68,000	70,000	72,000	74,000	76,000	78,000	80,000
138,185	189,538	204,200	141,900	Other Operating Costs	222,000	9	228,000	234,000	240,000	246,000	252,000	258,000	265,000	272,000	279,000
Indirect Expenses - Overheads															
1,017,996	1,161,000	1,238,000	825,000	Overheads Distributed	1,302,000	5	1,341,000	1,381,000	1,422,000	1,465,000	1,509,000	1,554,000	1,601,000	1,649,000	1,698,000
Debt Servicing															
21,000	21,000	8,600	8,200	Interest on Loans	320,000	3,621	3,913,000	4,387,000	4,281,000	4,265,000	4,243,000	4,267,000	4,113,000	3,951,000	3,775,000
Indirect Expenses - Overheads															
6,579,966	7,106,188	7,694,600	4,473,300	Total Operating Expenses	7,963,800	3	11,841,600	12,612,700	12,816,700	13,128,600	13,365,800	13,658,200	13,784,500	13,909,800	14,027,300
2,000,473	5,520,767	2,709,500	4,664,800	Cash Result on Operations - Surplus	3,143,900	16	74,600	304,800	1,353,600	2,495,900	2,879,700	3,293,700	3,910,100	4,574,600	5,153,800

Sewer - Management															
ACTUAL 2008/09	ACTUAL 2009/10	ESTIMATE 2010/11	ACTUAL TO 20/2	BUDGET ITEMS	ESTIMATED										
					2011/12		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
				OPERATING REVENUES											
				Annual Charges											
(120,471)	(122,208)	(128,800)	(121,600)	Abandoned Pensioners - Council	(132,500)	3	(136,000)	(140,000)	(144,000)	(148,000)	(152,000)	(157,000)	(162,000)	(167,000)	(172,000)
(147,493)	(148,632)	(157,600)	(148,700)	Abandoned Pensioners - State	(162,500)	3	(167,000)	(172,000)	(177,000)	(182,000)	(187,000)	(193,000)	(199,000)	(205,000)	(211,000)
5,970,368	6,720,524	7,630,000	7,632,000	Service Availability Charge - Residential	8,409,200	10	9,300,200	10,285,500	11,375,300	12,580,500	13,087,500	13,614,900	14,163,600	14,734,400	15,328,100
748,680	685,544	975,000	495,500	Service Availability Charge - Non-res	1,078,000	11	1,193,000	1,319,000	1,459,000	1,613,000	1,678,000	1,746,000	1,816,000	1,889,000	1,966,000
				Interest											
358,518	3,774,044	500,000	502,000	Interest on Investments	463,000	(7)	252,000	71,000	6,000	1,000	3,000	35,000	70,000	121,000	99,000
15,298	10,399	14,200	0	Interest on Overdue Charges	16,000	13	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
645,676	384,415	300,000	0	Interest on Sec 64 Contributions	80,000	(73)	17,000	4,000	0	1,000	5,000	40,000	85,000	134,000	135,000
				Grants & Subsidies											
147,397	148,632	157,600	148,500	Grant Pensioner Rate Subsidy Sewer	162,500	3	167,000	172,000	177,000	182,000	187,000	193,000	199,000	205,000	211,000
7,617,973	11,452,718	9,290,400	8,507,700	Total Operating Revenues	9,913,700	7	10,642,200	11,555,500	12,712,300	14,063,500	14,637,500	15,294,900	15,988,600	16,727,400	17,372,100
				OPERATING EXPENSES											
				Engineering Management											
398,773	540,976	500,800	334,900	Salaries and Oncosts Management	510,000	2	525,000	541,000	557,000	574,000	591,000	609,000	627,000	646,000	665,000
0	9,554	11,600	0	Annual Leave	12,000	3	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
0	3,233	2,900	0	Other Leave	3,000	3	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
0	5,051	5,800	0	Sick Leave	6,000	3	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
0	1,556	3,900	0	Long Service Leave	4,000	3	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
9,100	3,309	2,100	0	Sewer Conferences & Seminars	2,500	19	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
27,996	27,996	42,000	28,000	Motor Vehicles	43,500	4	45,000	46,000	47,000	48,000	49,000	50,000	52,000	54,000	56,000
				Administration and Customer Service Costs											
50,821	1,379	3,100	0	Injured Workers Rehabilitation	3,000	(3)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
85,814	68,040	68,300	46,800	Annual Leave	70,500	3	73,000	75,000	77,000	79,000	81,000	83,000	85,000	88,000	91,000
23,966	26,724	31,600	30,900	Other Leave	32,500	3	33,000	34,000	35,000	36,000	37,000	38,000	39,000	40,000	41,000
30,529	30,048	52,600	17,000	Sick Leave	54,000	3	56,000	58,000	60,000	62,000	64,000	66,000	68,000	70,000	72,000
45,783	28,364	36,800	3,800	Long Service Leave	38,000	3	39,000	40,000	41,000	42,000	43,000	44,000	45,000	46,000	47,000
0	1,628	4,800	0	Directorate Subscriptions	5,000	4	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
71,469	72,203	72,000	72,500	Insurance	74,000	3	76,000	78,000	80,000	82,000	84,000	87,000	90,000	93,000	96,000
11,312	11,950	17,900	7,500	Telephone Service & Equipment	18,500	3	19,000	20,000	21,000	22,000	23,000	24,000	25,000	26,000	27,000
34,598	45,219	30,900	44,400	Rates	50,000	62	52,000	54,000	56,000	58,000	60,000	62,000	64,000	66,000	68,000
91,773	107,544	98,900	63,900	Payroll Tax	115,000	16	118,000	122,000	126,000	130,000	134,000	138,000	142,000	146,000	150,000
854	7,596	600	0	Trade Waste Testing	1,000	67	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
0	0	10,000	9,500	Community Connect	15,000	50	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
30,847	41,355	30,000	24,700	Postage, Printing and Sundries	34,000	13	35,000	36,000	37,000	38,000	39,000	40,000	41,000	42,000	43,000
1,314	1,176	15,600	0	Trade Waste Tracking	19,000	22	20,000	21,000	22,000	23,000	24,000	25,000	26,000	27,000	28,000
909	241	5,100	3,400	Trade Waste General	3,000	(41)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
3,004	0	0	0	Sewer Bad Debts	0	0	0	0	0	0	0	0	0	0	0
				Engineering & Technical Costs											
109,500	76,704	89,000	0	Contributions (Internal)	50,000	(44)	52,000	54,000	56,000	58,000	60,000	62,000	64,000	66,000	68,000
0	0	1,600	0	Septic Waste Disposal	0	(100)	0	0	0	0	0	0	0	0	0
233,296	263,183	235,000	181,900	Effluent Waste Water Testing	250,000	6	258,000	266,000	274,000	282,000	290,000	299,000	308,000	317,000	327,000
				Miscellaneous Expenses											
12,079	12,951	9,600	11,200	Donations	11,000	15	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
0	0	1,000	800	Legal Costs	1,000	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
0	19,967	103,000	45,500	Education - Salaries and Oncosts	75,000	(27)	77,000	79,000	81,000	83,000	85,000	88,000	91,000	94,000	97,000
2,000	4,429	2,100	300	Education - Promotional Activities	25,000	1,090	26,000	27,000	28,000	29,000	30,000	31,000	32,000	33,000	34,000
				Preparation of Plans and Investigations											
68,444	27,628	53,200	0	Sewer Strategies	0	(100)	0	0	0	0	0	0	0	0	0
382	15,000	100,000	64,700	Sewer Revise Section 64 Plan	10,000	(90)	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
0	0	5,000	0	Sewerage Capability Analysis	0	(100)	0	0	0	0	0	0	0	0	0
19,648	57,200	1,000	1,000	Sewerage Infiltration/Inflow Investigation	0	(100)	0	0	0	0	0	0	0	0	0
0	0	5,000	0	Sewerage Modelling	0	(100)	0	0	0	0	0	0	0	0	0
0	0	5,000	0	Sewerage Intergrated Mgmt System	0	(100)	0	0	0	0	0	0	0	0	0
60,435	34,804	20,600	20,000	Sewer GIS Software Modelling	35,000	70	36,000	37,000	38,000	39,000	40,000	41,000	42,000	43,000	44,000
0	0	20,000	13,900	Alstonville Reclaimed Water Investigat	20,000	0	21,000	22,000	23,000	24,000	25,000	26,000	27,000	28,000	29,000
				Indirect Expenses - Overheads and Loans											
1,017,996	1,161,000	1,238,000	825,000	Overheads to Sewer	1,302,000	5	1,341,000	1,381,000	1,422,000	1,465,000	1,509,000	1,554,000	1,601,000	1,649,000	1,698,000
21,000	21,000	8,600	8,200	Interest on Loans	320,000	3,621	3,913,000	4,387,000	4,281,000	4,265,000	4,243,000	4,267,000	4,113,000	3,951,000	3,775,000
2,463,642	2,729,008	2,945,000	1,859,800	Total Operating Expenses	3,212,500	9	6,892,000	7,455,000	7,439,000	7,516,000	7,588,000	7,711,000	7,659,000	7,602,000	7,533,000
5,154,331	8,723,710	6,345,400	6,647,900	Cash Result - Surplus / (Deficit)	6,701,200	6	3,750,200	4,100,500	5,273,300	6,547,500	7,049,500	7,583,900	8,329,600	9,125,400	9,839,100

Sewer - Operations															
ACTUAL 2008/09	ACTUAL 2009/10	ESTIMATE 2010/11	ACTUAL TO 20/2	BUDGET ITEMS	ESTIMATED										
					2011/12		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
OPERATING REVENUES															
User Charges															
536,087	648,149	640,000	313,000	Sewer Charges - Usage Non Resid	701,000	10	767,000	840,000	920,000	1,007,000	1,037,000	1,069,000	1,101,000	1,134,000	1,168,000
107,380	113,444	103,000	50,600	Trade Waste - Fixed and Volumetric	106,000	3	109,000	112,000	115,000	118,000	122,000	126,000	130,000	134,000	138,000
2,273	0	2,100	100	Sewer Repairs Charge Owner	2,000	(5)	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
45,876	47,165	25,800	46,400	Septic Waste Disposal Charge	26,500	3	27,000	28,000	29,000	30,000	31,000	32,000	33,000	34,000	35,000
							0	0	0	0	0	0	0	0	0
							0	0	0	0	0	0	0	0	0
							0	0	0	0	0	0	0	0	0
							0	0	0	0	0	0	0	0	0
51,589	79,275	72,100	50,500	Regulatory Fees											
				Drainage Plans	80,000	11	82,000	84,000	87,000	90,000	93,000	96,000	99,000	102,000	105,000
1,274	820	2,100	1,100	Trade Waste Application Fees	2,000	(5)	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
							0	0	0	0	0	0	0	0	0
							0	0	0	0	0	0	0	0	0
							0	0	0	0	0	0	0	0	0
47,320	49,031	57,700	29,200	Other Revenues											
				Residential Rents (3 x Dwellings)	59,500	3	61,000	63,000	65,000	67,000	69,000	71,000	73,000	75,000	77,000
21,000	29,007	35,800	19,500	Turf Farm Rental	36,500	2	38,000	39,000	40,000	41,000	42,000	43,000	44,000	45,000	46,000
149,667	207,346	175,100	120,000	Plant Charged to Works	180,500	3	186,000	192,000	198,000	204,000	210,000	216,000	222,000	229,000	236,000
962,466	1,174,237	1,113,700	630,400	Total Operating Revenues	1,194,000	7	1,274,000	1,362,000	1,458,000	1,561,000	1,608,000	1,657,000	1,706,000	1,757,000	1,809,000
OPERATING EXPENSES															
Energy Costs															
74,795	91,899	120,100	71,000	Ballina RWF	132,100	10	145,300	159,800	175,800	193,400	199,200	205,200	211,400	217,700	224,200
166,588	186,962	225,100	168,900	Lennox Head RWF	247,600	10	272,400	299,600	329,600	362,600	373,500	384,700	396,200	408,100	420,300
45,852	52,501	63,300	40,400	Alstonville RWF	69,600	10	76,600	84,300	92,700	102,000	105,100	108,300	111,500	114,800	118,200
10,432	16,172	12,400	10,000	Wardell RWF	15,000	21	16,500	18,200	20,000	22,000	22,700	23,400	24,100	24,800	25,500
161,920	185,334	206,900	138,700	Ballina SPS	227,600	10	250,400	275,400	302,900	333,200	343,200	353,500	364,100	375,000	386,300
65,603	77,635	63,900	46,900	Lennox Head SPS	80,000	25	88,000	96,800	106,500	117,200	120,700	124,300	128,000	131,800	135,800
11,516	17,336	13,400	13,500	Alstonville SPS	14,700	10	16,200	17,800	19,600	21,600	22,200	22,900	23,600	24,300	25,000
14,158	15,474	13,400	8,600	Wardell SPS	14,700	10	16,200	17,800	19,600	21,600	22,200	22,900	23,600	24,300	25,000
Sewage Pump Station Operations & Maintenance															
0	64,952	20,000	4,200	SPS Meter Reading Ball/West Ball	10,000	(50)	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
0	61,434	8,000	1,400	SPS Meter Reading East Ball/Lnx Hd	4,000	(50)	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
0	4,608	2,000	500	SPS Meter Reading Wardell	1,000	(50)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
0	14,465	20,000	6,900	SPS Meter Reading Astonville / Woll	15,000	(25)	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
247,300	237,786	120,000	68,000	SPS Clean & Lime Ball/West Ball	125,000	4	129,000	133,000	137,000	141,000	145,000	149,000	153,000	158,000	163,000
114,077	187,449	116,000	81,000	SPS Clean & Lime East Ball/Lnx Hd	130,000	12	134,000	138,000	142,000	146,000	150,000	155,000	160,000	165,000	170,000
15,487	33,434	20,000	1,000	SPS Clean & Lime Wardell	10,000	(50)	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
34,417	62,003	35,000	5,900	SPS Clean & Lime A/ville/W/bar	15,000	(57)	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
871,766	1,250,139	1,437,000	644,100	Pump Station Maintenance	1,300,000	(10)	1,339,000	1,379,000	1,420,000	1,463,000	1,507,000	1,552,000	1,599,000	1,647,000	1,696,000
Reuse Water Facilities Operations & Maintenance															
898,934	448,877	815,000	395,100	Ballina RWF - Operations	800,000	(2)	824,000	849,000	874,000	900,000	927,000	955,000	984,000	1,014,000	1,044,000
510,716	203,210	300,000	209,900	Lennox Head RWF - Operations	320,000	7	330,000	340,000	350,000	361,000	372,000	383,000	394,000	406,000	418,000
268,865	328,793	270,000	205,200	Alstonville RWF - Operations	300,000	11	309,000	318,000	328,000	338,000	348,000	358,000	369,000	380,000	391,000
82,579	103,672	102,000	59,200	Wardell RWF Operations	100,000	(2)	103,000	106,000	109,000	112,000	115,000	118,000	122,000	126,000	130,000
0	91,824	90,000	60,800	Biosolids Management	100,000	11	103,000	106,000	109,000	112,000	115,000	118,000	122,000	126,000	130,000
0	189,302	350,000	202,500	Treatment Plant Repairs	357,000	2	368,000	379,000	390,000	402,000	414,000	426,000	439,000	452,000	466,000
Maintenance & Repair - Mains															
808,466	821,505	640,000	376,000	Sewer Mains Operations & Maint	660,000	3	680,000	700,000	721,000	743,000	765,000	788,000	812,000	836,000	861,000
Telemetry Operations															
10,537	32,551	51,000	14,800	Telemetry Maintenance & Operational	62,000	22	64,000	66,000	68,000	70,000	72,000	74,000	76,000	78,000	80,000
Other Operating Costs															
24,653	55,202	56,000	44,400	Reuse Pipes M & R	60,000	7	62,000	64,000	66,000	68,000	70,000	72,000	74,000	76,000	78,000
93,696	92,728	100,000	60,900	Plant Repairs	100,000	0	103,000	106,000	109,000	112,000	115,000	118,000	122,000	126,000	130,000
	7,144	7,000	4,200	Plant Leasing	7,000	0	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
7,867	24,786	26,000	21,900	Ballina Lennox Irrigation Maintenance	40,000	54	41,000	42,000	43,000	44,000	45,000	46,000	47,000	48,000	49,000
11,949	9,678	15,200	10,500	Residential Properties Maintenance	15,000	(1)	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
4,552,193	4,968,855	5,318,700	2,976,400	Total Operating Expenses	5,332,300	0	5,547,600	5,772,700	6,009,700	6,262,600	6,445,800	6,634,200	6,832,500	7,035,800	7,243,300
(3,589,727)	(3,794,618)	(4,205,000)	(2,346,000)	Cash Result - Surplus / (Deficit)	(4,138,300)	(2)	(4,273,600)	(4,410,700)	(4,551,700)	(4,701,600)	(4,837,800)	(4,977,200)	(5,126,500)	(5,278,800)	(5,434,300)

Sewer - Capital

Asset Description													Capital Funding - 2010/11			Capital Funding - 2011/12			Capital Funding - 2012/13			Capital Funding - 2013/14			Capital Funding - 2014/15			Capital Funding - 2015/16			
	Expended	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	
Wastewater Management Strategy																															
Land Acquisition Feasibility & Investigations			50,000												0	50,000	0				0								0		
Technical Design															0	0	0				0								0		
Wastewater Strategy - Technical Consultancies																															
Recycled Water Distr Sys - Detailed Design		200,000	500,000										150,000		50,000	500,000		0			0							0			
Recycled Water Environmental Assessments			50,000										0		0	50,000		0			0							0			
Technical Consultancies - Project Mgmt		10,000	25,000										10,000		0	25,000		0			0							0			
Ballina Wastewater Treatment Plant																															
Ballina Upgrade - Project Management	550,300	1,140,000	600,000	600,000									1,140,000		0	600,000		0	600,000		0										
Ballina - Upgrade Contract																															
Ballina - Concept Design Finalisation		214,000													214,000		0				0				0				0		
Ballina - Detailed Design		240,000	2,000,000												240,000	2,000,000		0			0			0				0			
Ballina - Other	45,000	3,529,000	3,529,000												3,529,000	3,529,000		0			0			0				0			
Ballina - Civil Const			9,982,000												0	9,982,000		0			0			0				0			
Ballina - Mech Const			8,969,000												0	8,969,000		0			0			0				0			
Ballina - Elect Const			3,843,000												0	3,843,000		0			0			0				0			
Ballina - Telemetry			12,000												0	12,000		0			0			0				0			
Ballina - Commissioning				1,460,000											0	0		0	1,460,000		0			0				0			
Ballina - Demolition of Existing Facility				385,000											0	0		0	385,000		0			0				0			
Ballina - Construction of Sludge Storage			2,100,000												0	2,100,000		0			0			0				0			
Ballina - Post Completion Works				230,000											0	0		0			230,000			0				0			
Lennox Head Wastewater Treatment Plant																															
Lennox Head - Project Management	59,200	100,000	20,000												100,000	0		20,000		0								0			
Lennox Head - Optimisation Upgrade Contract	2,812,900	3,776,000	800,000												3,776,000	0		800,000		0								0			
Lennox Head - Upgrade Contract																															
Concept Design Finalisation		170,000													170,000		0				0			0				0			
Detailed Design		100,000	675,000												92,000	8,000		675,000		0			0				0				
Capacity Upgrade - Other		293,000	293,000												293,000		0	293,000		0			0				0				
Capacity Upgrade - Civil Const			2,490,000												0	2,490,000		0			0			0			0				
Capacity Upgrade - Mech Const			2,460,000												0	2,460,000		0			0			0			0				
Capacity Upgrade - Elect Const			1,115,000												0	1,115,000		0			0			0			0				
Capacity Upgrade - Telemetry			3,000												0	3,000		0			0			0			0				
Capacity Upgrade - Commissioning				395,000											0	0		395,000		0			0			0		0			
Post Completion Works				97,000											0	0		97,000		0			0			0		0			
Catchment Diversion Works																															
Ballina - Diversion Ancillary Works			120,000	380,000											0	120,000		0	380,000		0						0				
Ballina - Catchment Diversion Works			1,500,000	1,000,000											0	1,500,000		0	250,000		750,000		0				0				
Urban Dual Reticulation (UDR) Program																															
UDR - Project Management			300,000	300,000											0	300,000		0	300,000		0						0				
Land Acquisition - Ballina Heights		1,100,000													1,100,000	0		0		0							0				
Construct Dual Retic Res - Ballina Heights			1,000,000	2,000,000											0	1,000,000		0	2,000,000		0						0				
Land Acquisition - Ross Lane						1,100,000									0	0		0			0			1,100,000				0			
Construct Dual Retic Res - Ross Lane							1,300,000	2,000,000							0	0		0			0						0		1,300,000		
Construct Dual Retic Res - Kings Court			600,000	500,000											0	600,000		0	500,000		0						0				
Distribution Systems Ballina / Lennox			1,300,000	1,400,000											0	1,300,000		0	1,400,000		0						0				
Recycled Water Implementation - Open Space																															
Open Space Irrigation - Design Systems		0	20,000	21,000	22,000	23,000	24,000	25,000	26,000	27,000	28,000	29,000			0	20,000		0	21,000		0					22,000	23,000		24,000		
Open Space Irrigation - Installations	513,100	974,500	200,000	206,000	212,000	218,000	225,000	232,000	239,000	246,000	253,000	261,000			974,500	200,000		0	206,000		212,000				218,000		225,000				
Recycled Water Implementation - Vegetation Regeneration																															
Vegetation Regeneration - Feasibility										100,000					0	0		0			0						0				
Vegetation Regeneration - Land Acquisition											2,600,000	2,678,000			0	0		0			0					0					
Vegetation Regeneration - Irrigation Systems												700,000			0	0		0			0					0					
Vegetation Regeneration - Trunk Mains												700,000			0	0		0			0					0					
Sewer Capital Works Carried Forward																															

Sewer - Capital (continued)

Asset Description													Capital Funding - 2010/11			Capital Funding - 2011/12			Capital Funding - 2012/13			Capital Funding - 2013/14			Capital Funding - 2014/15			Capital Funding - 2015/16			
	Expended	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	
Cumalun (Ballina Heights/Ross Lane)																															
Cumalun Pump Station - Upgrade Pumps							150,000						0		0			0			0			0			0	150,000		0	
Existing Cumalun Pump Station - New							200,000						0		0			0			0			0			0	200,000		0	
Pacific Pines/Skennars Ridge																															
SP3001 - Upgrade Pumps - Byron Street			450,000										0		450,000			0			0			0			0			0	
SP3001 - Parallel Rising Main - Byron Street			270,000										0		270,000			0			0			0			0			0	
SP3002 - Emerg Storage - Rutherford St			85,000										0		85,000			0			0			0			0			0	
SP3101 - Emerg Storage - Skennars Hd Rd			105,000									0		105,000			0			0			0			0				0	
SP3101 - Upgrade Pumps - Skeannars Hd Rd			115,000									0		115,000			0			0			0			0				0	
SP3106 to SP3107 - Gravity Main - Seamist	72,900	75,000										75,000		0			0			0			0			0				0	
SP3107 - Upgrade Pumps - Seamist	98,200	507,000										507,000		0			0			0			0			0				0	
SP3107 - Emergency Storage - Seamist	38,200	227,500										227,500		0			0			0			0			0				0	
SP3110 - Parallel Gravity Main - Hutley Dr	2,500	100,000	300,000									100,000		0			300,000			0			0			0				0	
Rising Main - Skennars Ridge Sthn		116,200										116,200		0			0			0			0			0				0	
Gravity Main - Pacific Pines			160,000											160,000			0			0			0			0				0	
Skennars Head																															
Stewart Land - New Pump Station							150,000						0		0			0			0			0			0			150,000	
Stewart Land - New Gravity Main							100,000						0		0			0			0			0			100,000			0	
Stewart Land - New Rising Main							150,000						0		0			0			0			0			150,000			0	
Angels Beach / East Ballina																															
SP2301 - Upgrade Pumps - Angels Bch Dr			120,000										0		120,000			0			0			0			0			0	
SP2306 - Emergency Storage - Serpentine			50,000										0		50,000			0			0			0			0			0	
SP2309 - Emergency Storage - Anderson St			75,000										0		75,000			0			0			0			0			0	
SP2309 - Upgrade Pumps - Anderson St			75,000										0		75,000			0			0			0			0			0	
Ballina Island/West Ballina																															
SP2001 - Polyurea Lining Pump - Swift St			30,000										0		30,000			0			0			0			0			0	
SP2001 - Upgrade Pump Motors - Swift St				175,000									0		0			175,000			0			0			0			0	
SP2001 - Rising Main - Rehab - Swift St			350,000										0		350,000			0			0			0			0			0	
SP2013 - Upgrade Pumps - Skinner St			75,000										0		75,000			0			0			0			0			0	
North Ballina																															
Nth Ballina Develop - New Pump Station													0		0			0			0			0			0			0	
Diversion of SP2101 to Ballina			260,000										0	260,000			0			0			0			0				0	
Diversion of Nth Ball PS to Ballina			175,000										0		175,000			0			0			0			0			0	
New Rising Main Nth Ballina to Ballina			690,000										0		690,000			0			0			0			0			0	
Diversion of Ballina Heights to Ballina			525,000										0		525,000			0			0			0			0			0	
SP2202 - Upgrade Pumps - Racecourse Rd	32,300	46,500											46,500		0		0			0			0			0				0	
SP2205 - Upgrade Pumps - Piper Drive	32,300	46,500											46,500		0		0			0			0			0				0	
SP2206 - Upgrade Pumps - Dehavilland Cr	32,300	45,200											45,200		0		0			0			0			0				0	
SP2207 - Upgrade Pumps - Sthn Cross Dr	48,400	69,700											69,700		0		0			0			0			0				0	
SP2210 - Upgrade Pumps - Whiting Way	64,700	93,000											93,000		0		0			0			0			0				0	
River Oakes - Pump Station	328,600	350,000											350,000		0		0			0			0			0				0	
River Oakes - Gravity Main	88,200	88,200											88,200		0		0			0			0			0				0	
River Oakes - Rising Main	53,700	58,000											58,000		0		0			0			0			0				0	
Sewer Capital Works Carried Forward																															

Sewer - Capital (continued)																														
Asset Description	Expended	Capital Funding - 2010/11											Capital Funding - 2011/12			Capital Funding - 2012/13			Capital Funding - 2013/14			Capital Funding - 2014/15			Capital Funding - 2015/16					
		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves	Sect 64	Loans	Reserves			
Alstonville/Wollongbar																														
SP4002 - Upgrade Pump Station - Coral St	20,100	29,000											29,000			0											0			
SP4004 Emergency Storage - Granada Place			85,000										0			85,000											0			
SP4106 Upgrade Pumps - Kays Lane			30,000										0			30,000											0			
SP4106 Upgrade Rising Main - Kays Lane			25,000										0			25,000											0			
Wollongbar Expansion Area - Stage 1																														
Gravity Trunk Main A			35,000										0			35,000											0			
Gravity Trunk Main A1			55,000										0			55,000											0			
Gravity Trunk Main A2	24,000	93,000											93,000			0											0			
Gravity Trunk Main B			30,000										0			30,000											0			
Gravity Trunk Main B1			190,000										0			190,000											0			
Gravity Trunk Main B2			20,000										0			20,000											0			
Gravity Trunk Main B3			40,000										0			40,000											0			
Gravity Trunk Main B4			15,000										0			15,000											0			
Gravity Trunk Main B5			20,000										0			20,000											0			
Gravity Trunk Main B7			45,000										0			45,000											0			
Gravity Trunk Main B11			75,000										0			75,000											0			
Gravity Trunk Main B12			45,000										0			45,000											0			
Gravity Trunk Main B13			25,000										0			25,000											0			
Gravity Trunk Main Ramses Street	2,400	25,000	100,000										25,000			100,000											0			
NHS1 Pump Station	5,400	15,000	660,000										15,000			660,000											0			
NHS2 Pump Station			480,000										0			480,000											0			
Preliminaries	45,600	46,000	15,000										46,000			15,000											0			
Underbores	96,000	100,000											100,000			0											0			
Contingency			280,000										0			280,000											0			
Pumping Stations																														
SP2312 - Pump Capacity Upgrade			45,000										0			45,000											0			
SP2313 - Storage Capacity Upgrade			35,000										0			35,000											0			
SP4003 - Storage Capacity Upgrade			35,000										0			35,000											0			
SP2002 - Pump Capacity Upgrade	31,300	45,000											45,000			0											0			
SP2012 - Pump Capacity Upgrade	27,800	40,000											40,000			0											0			
SP2009 - Pump Capacity Upgrade	34,800	50,000											50,000			0											0			
SP4001 - Storage & Pump Upgrade			80,000										0			80,000											0			
SP2311 - Storage Capacity Upgrade			35,000										0			35,000											0			
SP2108 - Storage Capacity Upgrade				40,000									0			0				40,000							0			
SP2105 - Pump Upgrade				50,000									0			0				50,000							0			
SP3102 - Upgrade Pumps				25,000									0			0				25,000							0			
SP3103 - Storage Capacity Upgrade				25,000									0			0				25,000							0			
Sewer Mains - Renewals																														
Sewer Mains - Miscellaneous Renewals	0	200,000	200,000	500,000	515,000	530,000	546,000	562,000	579,000	596,000	614,000	632,000		32,000	168,000		189,000	11,000		83,000	417,000	515,000		430,000	100,000		546,000			
Inflow & Infiltration Program - Renewals	0	300,000	1,700,000	200,000	206,000	212,000	218,000	225,000	232,000	239,000	246,000	253,000			300,000		1,700,000	0		200,000	206,000		0	212,000			218,000			
Inflow & Infiltration Program - Project Mgmt	14,000	20,000	50,000												20,000		50,000			0							0			
Plant and Equipment																														
Telemetry Installation	69,800	120,000	50,000	52,000	54,000	56,000	58,000	60,000	62,000	64,000	66,000	68,000		120,000		50,000			52,000				54,000			56,000	58,000			
Plant Replacement Sewer	18,200	75,500	50,000	52,000	54,000	56,000	58,000	60,000	62,000	64,000	66,000	68,000		75,500		50,000			52,000			54,000			56,000	58,000				
Other Miscellaneous Works																														
Backlog	7,400	20,000	0	0	0	0	0	0	0	0	0	0		20,000		0			0			0				0	0			
Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0		0		0			0			0				0	0			
Total Capital Works	5,269,600	14,847,800	53,016,000	10,093,000	1,063,000	2,195,000	3,179,000	3,164,000	1,200,000	1,336,000	3,873,000	5,389,000	2,325,700	4,000,000	8,522,100	1,865,000	45,000,000	6,151,000	1,077,000	7,000,000	2,016,000	933,000	0	130,000	883,000	1,200,000	112,000	849,000	1,300,000	1,030,000

Sewer - Loan Principal and Interest Repayments - Ten Year Forward Plan															
Year	Term	Rate	Amount	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Totals
Pre-Existing Loan	N/A	N/A	N/A	208,600	0	0	0	0	0	0	0	0	0	0	0
2009/10 (1)	10	0%	7,500,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	0	7,500,000
2009/10 (2)	10	0%	2,350,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	0	2,350,000
2010/11	20	8%	4,000,000	407,000	407,000	407,000	407,000	407,000	407,000	407,000	407,000	407,000	407,000	407,000	8,140,000
2011/12	20	8%	45,000,000		4,583,000	4,583,000	4,583,000	4,583,000	4,583,000	4,583,000	4,583,000	4,583,000	4,583,000	4,583,000	91,660,000
2012/13	20	8%	7,000,000			713,000	713,000	713,000	713,000	713,000	713,000	713,000	713,000	713,000	14,260,000
2013/14	20	8%	0				0	0	0	0	0	0	0	0	0
2014/15	20	8%	1,200,000					122,000	122,000	122,000	122,000	122,000	122,000	122,000	2,440,000
2015/16	20	8%	1,300,000						132,000	132,000	132,000	132,000	132,000	132,000	2,640,000
2016/17	20	8%	2,000,000							204,000	204,000	204,000	204,000	204,000	4,080,000
2017/18	20	8%	0								0	0	0	0	0
2018/19	20	8%	0									0	0	0	0
2019/20	20	8%	0										0	0	0
2020/21	20	8%	0											0	0
Total			70,350,000	1,193,600	1,392,000	5,975,000	6,688,000	6,688,000	6,810,000	6,942,000	7,146,000	7,146,000	7,146,000	6,161,000	133,070,000

Sewer - Loan Repayment Schedule - Ten Year Forward Plan															
Loan	Term	Rate	Details	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Totals
Pre-Existing Loan	N/A	N/A	N/A	200,000											200,000
			Principal	8,600											8,600
			Interest	0											0
			O/S Princ												
2009/10 (1)	10	0%	7,500,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	0	7,500,000
			Principal	0	0	0	0	0	0	0	0	0	0	0	0
			Interest	6,750,000	6,000,000	5,250,000	4,500,000	3,750,000	3,000,000	2,250,000	1,500,000	750,000	0	0	7,500,000
			O/S Princ												
2009/10 (2)	10	0%	2,350,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	0	2,350,000
			Principal	0	0	0	0	0	0	0	0	0	0	0	0
			Interest	2,115,000	1,880,000	1,645,000	1,410,000	1,175,000	940,000	705,000	470,000	235,000	0	0	2,350,000
			O/S Princ												
2010/11	20	8%	4,000,000		87,000	94,000	101,000	110,000	118,000	128,000	138,000	149,000	161,000	174,000	1,260,000
			Principal		320,000	313,000	306,000	297,000	289,000	279,000	269,000	258,000	246,000	233,000	2,810,000
			Interest	4,000,000	3,913,000	3,819,000	3,718,000	3,608,000	3,490,000	3,362,000	3,224,000	3,075,000	2,914,000	2,740,000	4,070,000
			O/S Princ												
2011/12	20	8%	45,000,000			983,000	1,062,000	1,147,000	1,238,000	1,337,000	1,444,000	1,560,000	1,685,000	1,819,000	12,275,000
			Principal			3,600,000	3,521,000	3,436,000	3,345,000	3,246,000	3,139,000	3,023,000	2,898,000	2,764,000	28,972,000
			Interest	45,000,000	45,000,000	44,017,000	42,955,000	41,808,000	40,570,000	39,233,000	37,789,000	36,229,000	34,544,000	32,725,000	41,247,000
			O/S Princ												
2012/13	20	8%	7,000,000				153,000	165,000	178,000	193,000	208,000	225,000	243,000	262,000	1,627,000
			Principal				560,000	548,000	535,000	520,000	505,000	488,000	470,000	451,000	4,077,000
			Interest	7,000,000	7,000,000	7,000,000	6,847,000	6,682,000	6,504,000	6,311,000	6,103,000	5,878,000	5,635,000	5,373,000	5,704,000
			O/S Princ												
2013/14	20	8%	0												0
			Principal												0
			Interest												0
			O/S Princ												0
2014/15	20	8%	1,200,000						26,000	28,000	30,000	33,000	35,000	38,000	190,000
			Principal						96,000	94,000	92,000	89,000	87,000	84,000	542,000
			Interest	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,174,000	1,146,000	1,116,000	1,083,000	1,048,000	1,010,000	732,000
			O/S Princ												
2015/16	20	8%	1,300,000							28,000	30,000	33,000	35,000	38,000	164,000
			Principal							104,000	102,000	99,000	97,000	94,000	496,000
			Interest	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,272,000	1,242,000	1,209,000	1,174,000	1,136,000	660,000
			O/S Princ												
2016/17	20	8%	2,000,000								44,000	48,000	51,000	55,000	198,000
			Principal								160,000	156,000	153,000	149,000	618,000
			Interest	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	1,956,000	1,908,000	1,857,000	1,802,000	816,000
			O/S Princ												
2017/18	20	8%	0												0
			Principal												0
			Interest												0
			O/S Princ												0
2018/19	20	8%	0												0
			Principal												0
			Interest												0
			O/S Princ												0
2019/20	20	8%	0												0
			Principal												0
			Interest												0
			O/S Princ												0
2020/21	20	8%	0												0
			Principal												0
			Interest												0
			O/S Princ												0
Totals															
Principal Paid				1,185,000	1,072,000	2,062,000	2,301,000	2,407,000	2,545,000	2,699,000	2,879,000	3,033,000	3,195,000	2,386,000	25,764,000
Interest Paid				8,600	320,000	3,913,000	4,387,000	4,281,000	4,265,000	4,243,000	4,267,000	4,113,000	3,951,000	3,775,000	37,523,600
Balances				69,365,000	68,293,000	66,231,000	63,930,000	61,523,000	58,978,000	56,279,000	53,400,000	50,367,000	47,172,000	44,786,000	