

Appendix 3 – PWLB Financial Assessment

Prevailing PWLB Rate of 1.95%

Smart Places - Gigabit Fibre

Finances - Prevailing PWLB Rate (1.95%)

10 year detailed summary	Investment Total 5,870,000	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 1-10	Years 11-20	Years 21-30	Years 31-40	Years 41-50	Years 51-60	Total	Years 1-54
Savings	-	-	(525)	(2,100)	(142,725)	(154,400)	(156,500)	(156,500)	(156,500)	(156,500)	(156,500)	(1,082,250)	(1,565,000)	(1,565,000)	(1,565,000)	(1,565,000)	(1,565,000)	(8,907,250)	(7,968,250)
Operational Expenditure	-	-	58,734	58,734	58,734	58,734	58,734	58,734	58,734	58,734	58,734	528,606	587,340	587,340	587,340	587,340	587,340	3,465,306	3,112,902
Net savings before borrowing costs	-	-	58,209	56,634	(83,991)	(95,666)	(97,766)	(97,766)	(97,766)	(97,766)	(97,766)	(553,644)	(977,660)	(977,660)	(977,660)	(977,660)	(977,660)	(5,441,944)	(4,855,348)
Interest on borrowing	-	3,900	40,708	77,074	112,988	111,587	110,158	108,702	107,217	105,703	104,160	882,196	949,799	758,360	526,137	244,444	11,275	3,372,210	3,372,210
Repayment of debt principle	-	-	2,398	25,105	48,255	71,856	73,258	74,686	76,143	77,627	79,141	528,470	881,454	1,009,232	1,297,013	1,573,319	520,512	5,870,000	5,870,000
(Surplus) / Deficit	-	3,900	101,315	158,813	77,252	87,777	85,650	85,622	85,593	85,564	85,535	857,021	853,594	849,932	845,490	840,102	(445,873)	3,800,266	4,386,862
Cumulative (Surplus) / Deficit	-	3,900	105,215	264,028	341,280	429,057	514,707	600,328	685,922	771,486	857,021	857,021	1,710,615	2,560,547	3,406,037	4,246,139	3,800,266	3,800,266	
Future Fund support		(860)	(34,485)	(81,855)	(132,662)	(139,823)	(168,469)	(168,469)	(168,469)	(168,469)	(168,469)	(1,232,031)	(1,684,690)	(1,684,690)	(1,684,690)	(1,684,690)	(1,684,690)	(5,135,481)	(8,644,667)
Net MTFP (surplus) / pressure		3,040	66,830	76,957	(55,410)	(52,046)	(82,819)	(82,847)	(82,876)	(82,905)	(82,934)	(375,010)	(831,096)	(834,758)	(839,200)	(844,588)	(2,130,563)	(1,335,215)	(4,257,805)
Net Cumulative MTFP (surplus) / pressure		3,040	69,870	146,828	91,418	39,371	(43,448)	(126,295)	(209,171)	(292,076)	(375,010)	(375,010)	(1,206,106)	(2,040,864)	(2,880,064)	(3,724,651)	(5,855,215)	(5,855,215)	-
Asset valuation (inflation method)		5,870,000	6,016,750	6,167,169	6,321,348	6,479,382	6,641,366	6,807,400	6,977,585	7,152,025	7,330,826	7,330,826	9,384,077	12,012,411	15,376,902	19,683,735	25,196,845	19,683,735	

Invest to Save – Low Risk Rate of 3%

Smart Places - Gigabit Fibre

Finances - Invest to Save - Low Risk Rate

10 year detailed summary	Investment Total 5,870,000	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 1-10	Years 11-20	Years 21-30	Years 31-40	Years 41-50	Years 51-60	Total	Years 1-54
Savings	-	-	(525)	(2,100)	(142,725)	(154,400)	(156,500)	(156,500)	(156,500)	(156,500)	(156,500)	(1,082,250)	(1,565,000)	(1,565,000)	(1,565,000)	(1,565,000)	(1,565,000)	(8,907,250)	(7,968,250)
Operational Expenditure	-	-	58,734	58,734	58,734	58,734	58,734	58,734	58,734	58,734	58,734	528,606	587,340	587,340	587,340	587,340	587,340	3,465,306	3,112,902
Net savings before borrowing costs	-	-	58,209	56,634	(83,991)	(95,666)	(97,766)	(97,766)	(97,766)	(97,766)	(97,766)	(553,644)	(977,660)	(977,660)	(977,660)	(977,660)	(977,660)	(5,441,944)	(4,855,348)
Interest on borrowing	-	6,000	62,647	118,789	174,412	172,801	171,140	169,430	167,669	165,855	163,986	1,372,731	1,523,887	1,263,365	913,244	442,711	21,085	5,537,023	5,537,023
Repayment of debt principle	-	-	1,773	18,562	35,895	53,728	55,340	57,000	58,710	60,471	62,285	403,785	735,454	988,388	1,328,311	1,785,139	628,922	5,870,000	5,870,000
(Surplus) / Deficit	-	6,000	122,629	194,065	126,317	130,863	128,714	128,664	128,613	128,560	128,506	1,222,872	1,281,681	1,274,093	1,263,895	1,250,190	(327,653)	5,965,079	6,551,675
Cumulative (Surplus) / Deficit	-	6,000	128,629	322,634	448,951	579,814	708,528	837,193	965,806	1,094,366	1,222,872	1,222,872	2,504,553	3,778,646	5,042,541	6,292,731	5,965,079	6,292,731	
Future Fund support		(860)	(34,485)	(81,855)	(132,662)	(139,823)	(168,469)	(168,469)	(168,469)	(168,469)	(168,469)	(1,232,031)	(1,684,690)	(1,684,690)	(1,684,690)	(1,684,690)	(1,684,690)	(5,135,481)	(8,644,667)
Net MTFP (surplus) / pressure		5,140	88,144	112,150	(6,345)	(8,961)	(39,755)	(39,805)	(39,856)	(39,909)	(39,963)	(9,159)	(403,009)	(410,597)	(420,795)	(434,500)	(2,012,343)	829,598	(2,092,992)
Net Cumulative MTFP (surplus) / pressure		5,140	93,284	205,434	199,089	190,128	150,373	110,569	70,713	30,804	(9,159)	(9,159)	(412,168)	(822,765)	(1,243,560)	(1,678,060)	(3,690,402)	(1,678,060)	-
Asset valuation (inflation method)		5,870,000	6,016,750	6,167,169	6,321,348	6,479,382	6,641,366	6,807,400	6,977,585	7,152,025	7,330,826	7,330,826	9,384,077	12,012,411	15,376,902	19,683,735	25,196,845	19,683,735	

