

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 | 18,582 | 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 | |

