

33 Benett Street, Spencerville

Value of Well	\$10,000			
Value of Pumping Equipment	\$20,000	Estimated		
Value of Water Treatment Equipment	\$20,000	Total Value in	35 year	Inflation
		2022	Amortization	Factor
Total Value of Water/Sewage System	<u>\$50,000</u>	<u>\$40,714</u>	<u>\$1,429</u>	<u>2%</u>

Statement of Cash Flow

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Revenue from Property Taxes	\$25,405	\$25,885	\$26,374	\$26,873	\$27,382	\$27,901	\$28,430	\$28,970	\$29,521	\$30,083
Operating Costs	\$23,977	\$24,456	\$24,945	\$25,444	\$25,953	\$26,472	\$27,002	\$27,542	\$28,093	\$28,655
Capital Upgrades										
Contribution to Reserve (portion for water)	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429
Capital Reserve (portion for water)	\$9,286	\$10,714	\$12,143	\$13,571	\$15,000	\$16,429	\$17,857	\$19,286	\$20,714	\$22,143

Statement of Financial Position

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Financial Assets - Cash/Reserves	\$9,286	\$10,714	\$12,143	\$13,571	\$15,000	\$16,429	\$17,857	\$19,286	\$20,714	\$22,143
Non Financial Assets - Tangible Capital	\$40,714	\$39,286	\$37,857	\$36,429	\$35,000	\$33,571	\$32,143	\$30,714	\$29,286	\$27,857
Total Assets	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Statement of Operations

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Revenue	\$25,405	\$25,885	\$26,374	\$26,873	\$27,382	\$27,901	\$28,430	\$28,970	\$29,521	\$30,083
Expenses										
Operating Costs	\$23,977	\$24,456	\$24,945	\$25,444	\$25,953	\$26,472	\$27,002	\$27,542	\$28,093	\$28,655
Amortization	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429	\$1,429
Total Expenses	\$25,405	\$25,885	\$26,374	\$26,873	\$27,382	\$27,901	\$28,430	\$28,970	\$29,521	\$30,083

3 Miller Drive, Mallorytown

Value of Well	\$10,000			
Value of Pumping Equipment	\$20,000	Estimated		
Value of Water Treatment Equipment	\$20,000	Total Value in	35 year	Inflation
Value of Septic System	\$130,000	2022	Amortization	
Total Value of Water/Sewage System	<u>\$180,000</u>	<u>\$123,686</u>	<u>\$5,143</u>	<u>2%</u>

Statement of Cash Flow

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Revenue from Property Taxes	\$22,535	\$22,883	\$23,238	\$23,600	\$23,969	\$24,345	\$24,729	\$25,121	\$25,521	\$25,928
Operating Costs	\$17,392	\$17,740	\$18,095	\$18,457	\$18,826	\$19,202	\$19,587	\$19,978	\$20,378	\$20,785
Capital Upgrades										
Contribution to Reserve (portion for water)	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143
Capital Reserve (portion for water)	\$56,429	\$61,571	\$66,714	\$71,857	\$77,000	\$82,143	\$87,286	\$92,429	\$97,571	\$102,714

Statement of Financial Position

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030
Financial Assets - Cash/Reserves	\$56,429	\$61,571	\$66,714	\$71,857	\$77,000	\$82,143	\$87,286	\$92,429	\$97,571	\$102,714
Non Financial Assets - Tangible Capital	\$123,686	\$118,543	\$113,400	\$108,257	\$103,114	\$97,971	\$92,829	\$87,686	\$82,543	\$77,400
Total Assets	\$180,114	\$180,114	\$180,114	\$180,114	\$180,114	\$180,114	\$180,114	\$180,114	\$180,114	\$180,114

Statement of Operations

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030
Revenue	\$22,535	\$22,883	\$23,238	\$23,600	\$23,969	\$24,345	\$24,729	\$25,121	\$25,521	\$25,928
Expenses										
Operating Costs	\$17,392	\$17,740	\$18,095	\$18,457	\$18,826	\$19,202	\$19,587	\$19,978	\$20,378	\$20,785
Amortization	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143	\$5,143
Total Expenses	\$22,535	\$22,883	\$23,238	\$23,600	\$23,969	\$24,345	\$24,729	\$25,121	\$25,521	\$25,928