

3 Miller Drive, Mallorytown

	Estimated Value			35 year Amortization	Inflation
	2012	2020	2025		
Value of Well	\$10,000	\$10,000	\$10,000		
Value of Pumping Equipment	\$20,000	\$20,000	\$20,000		
Value of Water Treatment Equipment	\$16,000	\$25,000	\$25,000		
Value of Septic System	\$130,000	\$130,000	\$165,000		
Total Value of Water/Sewage System	\$176,000	\$185,000	\$220,000	\$5,285.71	2.6%

Statement of Cash Flow

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Revenue from Property Taxes	\$15,786	\$16,054	\$16,329	\$16,611	\$16,900	\$17,197	\$17,501	\$17,813	\$18,133	\$18,461
Operating Costs	\$10,500	\$10,768	\$11,043	\$11,325	\$11,614	\$11,911	\$12,215	\$12,527	\$12,847	\$13,175
Capital Upgrades						\$35,000				
Contribution to Reserve (portion for water)	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286
Capital Reserve (portion for water)	\$67,914	\$73,200	\$78,486	\$83,771	\$89,057	\$94,343	\$99,629	\$104,914	\$110,200	\$115,486

Statement of Financial Position

Year	2025	2026	2027	2028	2029	2030	2030	2031	2032	2034
Financial Assets - Cash/Reserves	\$67,914	\$73,200	\$78,486	\$83,771	\$89,057	\$94,343	\$99,629	\$104,914	\$110,200	\$115,486
Non Financial Assets - Tangible Capital	\$108,086	\$102,800	\$97,514	\$92,229	\$86,943	\$81,657	\$76,371	\$71,086	\$65,800	\$60,514
Total Assets	\$176,000	\$176,000	\$176,000	\$176,000	\$176,000	\$176,000	\$176,000	\$176,000	\$176,000	\$176,000

Statement of Operations

Year	2025	2026	2027	2028	2029	2030	2030	2031	2032	2034
Revenue	\$15,786	\$16,054	\$16,329	\$16,611	\$16,900	\$17,197	\$17,501	\$17,813	\$18,133	\$18,461
Expenses										
Operating Costs	\$10,500	\$10,768	\$11,043	\$11,325	\$11,614	\$11,911	\$12,215	\$12,527	\$12,847	\$13,175
Amortization	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286	\$5,286
Total Expenses	\$15,786	\$16,054	\$16,329	\$16,611	\$16,900	\$17,197	\$17,501	\$17,813	\$18,133	\$18,461

33 Benett Street, Spencerville

	2012	2020	2025		
Value of Well	\$10,000	\$10,000	\$10,000		
Value of Pumping Equipment	\$20,000	\$20,000	\$20,000		
Value of Water Treatment Equipment	\$16,000	\$15,000	\$15,000	35 year	Inflation
	\$0			Amortization	
Total Value of Water/Sewage System	<u>\$46,000</u>	<u>\$45,000</u>	<u>\$45,000</u>	<u>\$1,286</u>	<u>2.6%</u>

Statement of Cash Flow

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Revenue from Property Taxes	\$13,786	\$14,105	\$14,432	\$14,768	\$15,112	\$15,465	\$15,828	\$16,199	\$16,580	\$16,970
Operating Costs	\$12,500	\$12,819	\$13,147	\$13,482	\$13,827	\$14,180	\$14,542	\$14,913	\$15,294	\$15,685
Capital Upgrades						\$35,000				
Contribution to Reserve (portion for water)	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286
Capital Reserve (portion for water)	\$7,914	\$9,200	\$10,486	\$11,771	\$13,057	-\$20,657	-\$19,371	-\$18,086	-\$16,800	-\$15,514

Statement of Financial Position

Year	2025	2026	2027	2028	2029	2030	2030	2031	2032	2034
Financial Assets - Cash/Reserves	\$7,914	\$9,200	\$10,486	\$11,771	\$13,057	-\$20,657	-\$19,371	-\$18,086	-\$16,800	-\$15,514
Non Financial Assets - Tangible Capital	\$38,086	\$36,800	\$35,514	\$34,229	\$32,943	\$66,657	\$65,371	\$64,086	\$62,800	\$61,514
Total Assets	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000

Statement of Operations

Year	2025	2026	2027	2028	2029	2030	2030	2031	2032	2034
Revenue	\$13,786	\$14,105	\$14,432	\$14,768	\$15,112	\$15,465	\$15,828	\$16,199	\$16,580	\$16,970
Expenses										
Operating Costs	\$12,500	\$12,819	\$13,147	\$13,482	\$13,827	\$14,180	\$14,542	\$14,913	\$15,294	\$15,685
Amortization	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286	\$1,286
Total Expenses	\$13,786	\$14,105	\$14,432	\$14,768	\$15,112	\$15,465	\$15,828	\$16,199	\$16,580	\$16,970