

DETAILED ANALYSIS OF COSTS AND INCOMES ASSOCIATED WITH TORQUAY INNER HARBOUR PONTOON SCHEME

	Note	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	TOTALS
		£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Annual Operating Costs:																											
Repairs & Maintenance																											
Annual	1.	2,000	2,100	2,200	2,300	2,400	2,500	2,600	2,700	2,800	2,900	3,000	3,100	3,200	3,300	3,400	3,500	3,600	3,700	3,800	3,900	4,000	4,100	4,200	4,300	4,400	80,000
Every 3rd Year	1.						2,500			2,800			3,100			3,400			3,700			4,000			4,300		23,800
Every 9th Year	1.									3,800									4,700								8,500
Every 10th Year but set aside to fund.	1a.	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	92,080
Rates	1.	4,539	4,700	4,800	4,900	5,000	5,100	5,200	5,300	5,400	5,500	5,600	5,700	5,800	5,900	6,000	6,200	6,400	6,600	6,800	7,000	7,200	7,400	7,600	7,800	8,000	150,439
Other Operating costs	2.	4,750	4,900	5,000	5,100	5,200	5,300	5,400	5,500	5,600	5,700	5,800	5,900	6,000	6,200	6,400	6,600	6,800	7,000	7,200	7,400	7,600	7,800	8,000	8,200	8,400	157,750
		14,409	14,820	15,120	15,420	15,720	16,520	16,620	16,620	23,520	18,100	18,400	21,800	19,000	19,400	23,200	20,300	20,800	29,700	21,800	22,300	26,800	23,300	23,800	28,600	24,800	512,569
Annual income:																											
Mooring Fees	3.	(121,041)	(124,067)	(127,200)	(130,400)	(133,700)	(137,000)	(140,400)	(143,900)	(147,500)	(151,200)	(155,000)	(158,900)	(162,900)	(167,000)	(171,200)	(175,500)	(179,900)	(184,400)	(189,000)	(193,700)	(198,500)	(203,500)	(208,600)	(213,800)	(219,100)	(4,137,408)
Net Annual Operating Surplus:		(106,632)	(109,247)	(112,080)	(114,980)	(117,980)	(118,480)	(124,080)	(127,280)	(123,980)	(133,100)	(136,600)	(137,100)	(143,900)	(147,600)	(148,000)	(155,200)	(159,100)	(154,700)	(167,200)	(171,400)	(171,700)	(180,200)	(184,800)	(185,200)	(194,300)	(3,624,839)
Principal repayment on Loan of £800k	4.	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	54,285	1,357,125
Net annual (Surplus)/Deficit		(52,347)	(54,962)	(57,795)	(60,695)	(63,695)	(64,195)	(69,795)	(72,995)	(69,695)	(78,815)	(82,315)	(82,815)	(89,615)	(93,315)	(93,715)	(100,915)	(104,815)	(100,415)	(112,915)	(117,115)	(117,415)	(125,915)	(130,515)	(130,915)	(140,015)	(2,267,714)
Cumulative (Surplus)/Deficit		(52,347)	(107,309)	(165,104)	(225,799)	(289,494)	(353,689)	(423,484)	(496,479)	(566,174)	(644,989)	(727,304)	(810,119)	(899,734)	(993,049)	(1,086,764)	(1,187,679)	(1,292,494)	(1,392,909)	(1,505,824)	(1,622,939)	(1,740,354)	(1,866,269)	(1,996,784)	(2,127,699)	(2,267,714)	-
Less: existing mooring mtce. costs	5.	(1,300)	(1,330)	(1,360)	(1,380)	(1,420)	(1,460)	(1,500)	(1,540)	(1,580)	(1,620)	(1,660)	(1,700)	(1,740)	(1,780)	(1,820)	(1,870)	(1,920)	(1,970)	(2,020)	(2,070)	(2,120)	(2,170)	(2,220)	(2,280)	(2,340)	(44,180)
Less: loss of existing trot mooring inc.	5.	47,229	48,400	49,600	50,800	52,100	53,400	54,700	56,100	57,500	58,900	60,400	61,900	63,400	65,000	66,600	68,300	70,000	71,800	73,600	75,400	77,300	79,200	81,200	83,200	85,300	1,611,329
Net annual (Surplus)/Deficit		(6,418)	(7,892)	(9,555)	(11,285)	(13,015)	(12,255)	(16,595)	(18,435)	(13,775)	(21,535)	(23,575)	(22,615)	(27,955)	(30,095)	(28,935)	(34,485)	(36,735)	(30,585)	(41,335)	(43,785)	(42,235)	(48,885)	(51,535)	(49,995)	(57,055)	(700,565)
Cumulative (Surplus)/Deficit		(6,418)	(14,310)	(23,865)	(35,150)	(48,165)	(60,420)	(77,015)	(95,450)	(109,225)	(130,760)	(154,335)	(176,950)	(204,905)	(235,000)	(263,935)	(298,420)	(335,155)	(365,740)	(407,075)	(450,860)	(493,095)	(541,980)	(593,515)	(643,510)	(700,565)	-

- Notes:
- Inflation of 2.5 % per annum added to operating expenditure heads.
 - Although these costs are incurred every 10 years, the assessment assumes an annual set aside to meet this expenditure by year 10, thus smoothing the cost.
 - Cost of Training, Cleaning, Electricity, Consumables, P & S and Communication.
 - Assumes 70% capacity year 1 and that charges are increased in line with inflation each year (2.5% in this assessment).
 - Based on equal annual repayments of principal and interest over 25 years.
 - Existing income & expenditure of current trot moorings that will be forgone.