

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 £	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	59,000
Every 3rd Year	1.						2,500			2,800			3,100			3,400			3,700			15,500
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	72,080
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	112,439
Other Operating costs	2.	4,570	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	112,470
		14,229	14,620	14,920	15,220	15,520	15,820	16,120	16,420	16,720	17,020	17,320	17,620	17,920	18,220	18,520	18,820	19,120	19,420	19,720	20,020	379,989
Annual income:																						
Mooring Fees	3.	(131,950)	(135,200)	(138,600)	(142,100)	(145,700)	(149,300)	(153,000)	(156,800)	(160,700)	(164,700)	(168,800)	(173,000)	(177,300)	(181,700)	(186,200)	(190,900)	(195,700)	(200,600)	(205,600)	(210,700)	(3,368,550)
Net Annual Operating Surplus:		(117,721)	(120,580)	(123,680)	(126,880)	(130,180)	(133,480)	(136,880)	(140,380)	(137,380)	(146,800)	(150,600)	(151,400)	(158,500)	(162,600)	(163,400)	(171,000)	(175,300)	(171,300)	(184,200)	(188,800)	(2,988,561)
Principal repayment on Loan of £800k.	4.	61,821	61,821	61,821	61,821	61,821	61,821	61,821	61,821	61,821	61,821	61,821	61,821	61,821	61,821	62,321	62,821	63,321	63,821	64,321	64,821	1,246,920
Net annual (Surplus)/Deficit		(55,900)	(58,759)	(61,859)	(65,059)	(68,359)	(69,159)	(75,059)	(78,559)	(75,559)	(84,979)	(88,779)	(89,579)	(96,679)	(100,779)	(101,079)	(108,179)	(111,979)	(107,479)	(119,879)	(123,979)	(1,741,641)
Cumulative (Surplus)/Deficit		(55,900)	(114,659)	(176,518)	(241,577)	(309,936)	(379,095)	(454,154)	(532,713)	(608,272)	(693,251)	(782,030)	(871,609)	(968,288)	(1,069,067)	(1,170,146)	(1,278,325)	(1,390,304)	(1,497,783)	(1,617,662)	(1,741,641)	-
Less: existing mooring mtce. costs	5.	(1,300)	(1,330)	(1,360)	(1,390)	(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)	(33,050)
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	1,205,129
Net annual (Surplus)/Deficit		(9,971)	(11,689)	(13,619)	(15,649)	(17,679)	(17,219)	(21,859)	(23,999)	(19,639)	(27,699)	(30,039)	(29,379)	(35,019)	(37,559)	(36,299)	(41,749)	(43,899)	(37,649)	(48,299)	(50,649)	(569,562)
Cumulative (Surplus)/Deficit		(9,971)	(21,660)	(35,279)	(50,928)	(68,607)	(85,826)	(107,685)	(131,684)	(151,323)	(179,022)	(209,061)	(238,440)	(273,459)	(311,018)	(347,317)	(389,066)	(432,965)	(470,614)	(518,913)	(569,562)	-

- 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 80% 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 20 years.
 - Existing income & expenditure of current trot moorings that will be forgone.