

Willard refinance with 0.5% principal payments for the first 3 years. Cash Flow Model (2016 dollars)

WQB Loan Terms

11/2014 Balance =	11,070,000
Refinance Amount =	10,740,000
DWQ Loan Origination =	-
Refinance Bond Amount =	10,740,000
Loan Term:	30
Interest Rate:	0.0%
Average Annual Payment:	\$ 358,000

Annual Sewer Expenses (Estimated)

Refinanced Bond Amount	\$ 10,740,000
Estimated O&M Cost:	\$ 182,772
Annual O&M Cost Increase:	1.80%
Existing Debt Service:	\$ -
Incremental Increase Year 1 - 10 =	20.0% / ERU
Incremental Increase Year 11 - 20 =	70.5% / ERU
Incremental Increase Year 20 - 30 =	80.0% / ERU

Sewer Revenue Sources (Projected)

Beginning Cash:	\$ -
Initial Customers (ERU):	677
Projected Growth Rate:	2.70%
Willard Impact Fee:	\$ 7,200
2013 MAGI:	\$ 53,249
Existing Monthly User Charge 1.34%:	\$ 59.50
Monthly User Charge 1.4% MAGI:	\$ 62.12

Sewer Revenue Projections

Year	Growth Rate (%)	Annual Growth (ERU)	Total Users (ERU)	User Charge Revenue	Impact Fee Revenue	Total Revenue	Base WQB Loan Repayment	Additional WQB Loan Repayment	Amortized WQB Loan Repayment	Early Repayment Provision	Amortized w/ Early Repayment	WQB Loan Reserves	Current Principal	Remaining Principal	Existing Sewer Debt Service	O&M Expenses	Total Expenses	Beginning Cash	Ending Cash Flow	Net Revenue	Debt Service Ratio	
2016	0.0%	0	677	483,021	-	483,021	53,000	-	53,000	-	53,000	53,700	10,740,000	10,687,000	-	182,772	289,472	0	193,549	193,549	5.67	
2017	0.0%	0	677	483,021	-	483,021	53,000	-	53,000	-	53,000	53,700	10,687,000	10,634,000	-	207,082	313,782	193,549	362,788	169,239	5.21	
2018	0.0%	0	677	483,021	-	483,021	53,000	-	53,000	-	53,000	53,700	10,634,000	10,581,000	-	210,810	317,510	362,788	528,299	165,511	5.14	
2019	2.7%	18	695	495,873	129,600	625,473	270,000	-	270,000	-	270,000	53,700	10,581,000	10,311,000	-	214,604	538,304	528,299	615,468	87,169	1.52	
2020	2.7%	19	714	509,439	136,800	646,239	270,000	3,000	273,000	-	273,000	53,700	10,311,000	10,041,000	-	218,467	542,167	615,468	719,539	104,072	1.57	
2021	2.7%	19	733	523,005	136,800	659,805	270,000	5,000	275,000	-	275,000	53,700	10,041,000	9,771,000	-	222,400	546,100	719,539	833,245	113,705	1.59	
2022	2.7%	20	753	537,285	144,000	681,285	270,000	8,000	278,000	-	278,000	53,700	9,771,000	9,501,000	-	226,403	550,103	833,245	964,427	131,182	1.64	
2023	2.7%	20	773	551,565	144,000	695,565	270,000	11,000	281,000	-	281,000	53,700	9,501,000	9,231,000	-	230,478	554,178	964,427	1,105,813	141,387	1.66	
2024	2.7%	21	794	566,559	151,200	717,759	270,000	14,000	284,000	-	284,000	53,700	9,231,000	8,961,000	-	234,627	558,327	1,105,813	1,265,246	159,432	1.70	
2025	2.7%	21	815	581,553	151,200	732,753	270,000	17,000	287,000	1,030	288,030	53,700	8,961,000	8,691,000	-	238,850	562,550	1,265,246	1,435,449	170,203	1.72	
2026	2.7%	22	837	597,261	158,400	755,661	270,000	28,000	298,000	2,592	300,592	8,691,000	8,421,000	-	243,149	573,149	1,435,449	1,677,960	242,512	1.72		
2027	2.7%	23	860	613,683	165,600	779,283	270,000	40,000	310,000	4,225	314,225	8,421,000	8,151,000	-	247,526	577,526	1,677,960	1,939,717	261,757	1.72		
2028	2.7%	23	883	630,105	165,600	795,705	270,000	51,000	321,000	5,858	326,858	8,151,000	7,881,000	-	251,982	581,982	1,939,717	2,213,441	273,723	1.69		
2029	2.7%	24	907	647,241	172,800	820,041	270,000	63,000	333,000	7,562	340,562	7,881,000	7,611,000	-	256,517	586,517	2,213,441	2,506,964	293,524	1.69		
2030	2.7%	24	931	664,377	172,800	837,177	270,000	75,000	345,000	9,266	354,266	7,611,000	7,341,000	-	261,135	591,135	2,506,964	2,813,007	306,042	1.67		
2031	2.7%	25	956	682,227	180,000	862,227	270,000	88,000	358,000	11,041	369,041	7,341,000	7,071,000	-	265,835	595,835	2,813,007	3,139,399	326,392	1.67		
2032	2.7%	26	982	700,791	187,200	887,991	270,000	101,000	371,000	12,887	383,887	7,071,000	6,801,000	-	270,620	600,620	3,139,399	3,486,770	347,371	1.66		
2033	2.7%	27	1,009	720,069	194,400	914,469	270,000	115,000	385,000	14,804	399,804	6,801,000	6,531,000	-	275,491	605,491	3,486,770	3,855,748	368,978	1.66		
2034	2.7%	27	1,036	739,347	194,400	933,747	270,000	128,000	398,000	16,721	414,721	6,531,000	6,261,000	-	280,450	610,450	3,855,748	4,239,045	383,297	1.64		
2035	2.7%	28	1,064	759,339	201,600	960,939	270,000	142,000	412,000	18,709	430,709	6,261,000	5,991,000	-	285,498	615,498	4,239,045	4,644,486	405,441	1.64		
2036	2.7%	29	1,093	780,045	208,800	988,845	270,000	159,000	429,000	20,768	449,768	5,991,000	5,721,000	-	290,637	620,637	4,644,486	5,072,694	428,208	1.63		
2037	2.7%	29	1,122	800,751	208,800	1,009,551	270,000	175,000	445,000	22,827	467,827	5,721,000	5,451,000	-	295,869	625,869	5,072,694	5,516,376	443,682	1.60		
2038	2.7%	30	1,152	822,171	216,000	1,038,171	270,000	192,000	462,000	24,957	486,957	5,451,000	5,181,000	-	301,194	631,194	5,516,376	5,983,353	466,977	1.60		
2039	2.7%	31	1,183	844,305	223,200	1,067,505	270,000	210,000	480,000	27,158	507,158	5,181,000	4,911,000	-	306,616	636,616	5,983,353	6,474,242	490,889	1.59		
2040	2.7%	32	1,215	867,153	230,400	1,097,553	270,000	228,000	498,000	29,430	527,430	4,911,000	4,641,000	-	312,135	642,135	6,474,242	6,989,661	515,418	1.58		
2041	2.7%	33	1,248	890,715	237,600	1,128,315	270,000	247,000	517,000	31,773	548,773	4,641,000	4,371,000	-	317,753	647,753	6,989,661	7,530,223	540,562	1.57		
2042	2.7%	34	1,282	914,991	244,800	1,159,791	270,000	267,000	537,000	34,187	571,187	4,371,000	4,101,000	-	323,473	653,473	7,530,223	8,096,541	566,318	1.56		
2043	2.7%	35	1,317	939,981	252,000	1,191,981	270,000	287,000	557,000	36,672	593,672	4,101,000	3,831,000	-	329,295	659,295	8,096,541	8,609,227	592,686	1.55		
2044	2.7%	36	1,353	965,685	259,200	1,224,885	270,000	307,000	577,000	39,228	616,228	3,831,000	3,561,000	-	335,223	665,223	8,609,227	9,138,889	619,662	1.54		
2045	2.7%	37	1,390	992,103	266,400	1,258,503	270,000	330,000	600,000	41,855	638,155	3,561,000	3,291,000	-	341,257	671,257	9,138,889	9,956,136	647,246	1.53		
							7,449,000	3,291,000	10,740,000	413,540	10,740,000											
							Total Principal Payment =		10,740,000													

When ERUs exceed 800 , Willard must pay an additional \$ 71.00 per ERU