

**CCO: Wellington Waterfront Project  
Ten Year Cash Flow-Appendix 2**

<b>CASH FUNDS SCHEDULE</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
<b>Public Space Fund</b>											
Borrowing	8,800	12,400	14,500	16,200	4,200	2,400	1,400	2,600	6,350	8,450	10,550
<b>Loan Financing - Balance</b>											
<b>Receipts</b>											
WCC Equity Contribution / Loan Financing		3,600	2,100	1,700	(12,000)	(1,800)	(1,000)	1,200	3,750	2,100	2,100
<b>Total Receipts</b>		3,600	2,100	1,700	(12,000)	(1,800)	(1,000)	1,200	3,750	2,100	2,100
<b>Payments</b>											
Public Space Improvements		4,079	4,720	100	8,000	4,035	0	0	2,035	0	0
<b>Total Payments</b>		4,079	4,720	100	8,000	4,035	0	0	2,035	0	0
<b>Net Transactions for Period</b>		(479)	(2,620)	1,600	(20,000)	(5,835)	(1,000)	1,200	1,715	2,100	2,100
<b>Brought Forward Balance</b>											
<b>Net Transactions for Period</b>		(479)	(2,620)	1,600	(20,000)	(5,835)	(1,000)	1,200	1,715	2,100	2,100
<b>Commercial Development Fund</b>											
<b>Receipts</b>											
Proceeds from Commercial Developments		1,450	4,000	0	20,875	6,980	2,600	0	0	0	0
<b>Total Receipts</b>		1,450	4,000	0	20,875	6,980	2,600	0	0	0	0
<b>Net Transactions for Period</b>		1,450	4,000	0	20,875	6,980	2,600	0	0	0	0
<b>Operations Fund</b>											
<b>Receipts</b>											
WCC Equity Contribution - WWL Fee		1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Receipts from customers											
Lease/rental		2,365	2,215	2,044	2,106	2,058	1,846	1,902	1,959	2,018	2,078
Carpark/Motorhome		1,455	1,376	835	860	886	913	940	968	997	1,027
Recoveries		433	372	346	357	367	379	390	402	414	426
Interest Received		24	24	24	24	24	24	24	24	24	24
<b>Total Receipts</b>		5,477	5,187	4,450	4,547	4,535	4,362	4,456	4,553	4,652	4,755
<b>Payments</b>											
Operating Expenses before Int, Tax, Depc'n											
Property costs		2,891	2,741	2,800	2,884	2,971	3,060	3,152	3,246	3,345	3,444
Community relations		61	61	61	63	64	66	68	70	73	75
Overheads (including mm fee)		1,410	1,416	1,422	1,465	1,509	1,554	1,601	1,649	1,698	1,749
Planning costs - projects		288	350	200	0	0	0	0	0	0	0
Insurance		797	821	845	871	897	924	951	980	1,009	1,040
Operating Expenses before Int, Tax, Depc'n		5,445	5,388	5,329	5,283	5,441	5,604	5,772	5,946	6,125	6,308
Working Capital Adjustments - Payables		400	0	0	0	0	0	0	0	0	0
Loan payments / interest		677	865	1,013	263	150	88	163	397	528	659
<b>Total Payments</b>		6,522	6,252	6,341	5,545	5,591	5,692	5,935	6,342	6,653	6,967
<b>Net Transactions for Period</b>		(1,045)	(1,066)	(1,891)	(998)	(1,056)	(1,330)	(1,479)	(1,790)	(2,001)	(2,212)
<b>Net Transactions for Period</b>		(1,045)	(1,066)	(1,891)	(998)	(1,056)	(1,330)	(1,479)	(1,790)	(2,001)	(2,212)
<b>Net Cash at end of Period</b>	225	151	465	173	50	139	409	130	55	154	42

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CASH FUNDS SCHEDULE	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
<b>Proceeds from Commercial Developments</b>											
Shed 11											
Shed 3											
Shed 5											
Shed 13											
Shed 6											
Sites 8 & 9											
Site 10											
Overseas Passenger Terminal											
Naming - TSB Bank Arena											
Chaffers Marina berth sales											
	-	1,450	4,000	-	20,875	6,980	2,600	-	-	-	-
<b>Public Space Payments</b>											
Taranaki St Wharf		2,345	-	-							
OPT Outdoor Space		-	-	-	3,000						
Transition Site - Temporary Building		-	-	-							
Wharewaka		309	-	-							
TSW traffic control measures		100	-	-							
Kumutoto Toilet		375	-	-							
Kumutoto PS - Sites 8 & 9						2,000					
Queens Wharf - Square / Promenade		-	-	-							
FKP		-	-	-	5,000						
Shed 11 sale / canopy		100	100								
Chaffers Marina - maintenance		250	-	-							
Chaffers marina - relocation		500	-	-							
Wharf maintenance		-	4,520	-		2,035			2,035		
All Other		100	100	100							
		4,079	4,720	100	8,000	4,035	-	-	2,035	-	-
<b>TOTAL CAPEX</b>		4,079	4,720	100	8,000	4,035	-	-	2,035	-	-