

APPENDIX 5 FINANCIAL PROJECTIONS

PROJECTION ONE - 20% SYNOD FEE TAKEN OUT, BASE PROJECTION OF 50% LOAN:50% RUCF (SCENARIO 1)

PROJECTED BUDGET	CURRENT	FUTURE AFTER HUB START UP				
	2018	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
INCOME						
Offerings	\$ 211,000	\$ 225,220	\$ 239,724	\$ 254,519	\$ 269,609	\$ 285,001
Donations	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Mission Giving External	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236	\$ 16,561
Fundraising	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
RUCF	\$ 62,250	\$ 63,495	\$ 64,765	\$ 66,060	\$ 67,381	\$ 68,729
Interest	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Grants	\$ 400	\$ 408	\$ 416	\$ 424	\$ 433	\$ 442
Hire of Current Premises (before Hub Project)						
UC Communities	\$ 43,000	\$ -	\$ -	\$ -	\$ -	\$ -
Venue Hire (current facilities)	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500
Dept of Communities	\$ 18,000	\$ 18,000	\$ 18,540	\$ 19,096	\$ 19,669	\$ 20,259
Developing Lives	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
Amity Place	\$ 4,500	\$ 4,500	\$ 4,635	\$ 4,774	\$ 4,917	\$ 5,065
Stage 1 A,B,C Hire of Premises (after Hub Project)						
1B E04, 09, 10, 11, 12 UC Communities	\$ 69,300	\$ 71,379	\$ 73,520	\$ 75,726	\$ 77,998	\$ 77,998
1 B E07, 08 small meeting rooms	\$ 6,250	\$ 6,438	\$ 6,631	\$ 6,830	\$ 7,034	\$ 7,034
1 A SG03, SG08 ROPE meeting rooms	\$ 24,804	\$ 25,548	\$ 25,548	\$ 26,315	\$ 26,315	\$ 26,315
1 SG02 small meeting room	\$ 5,000	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100
1 S106 unknown tenancy	\$ -	\$ -	\$ 46,110	\$ 47,493	\$ 47,493	\$ 47,493
1 S107 small office	\$ -	\$ -	\$ 3,850	\$ 3,966	\$ 3,966	\$ 3,966
1 S101 small office	\$ -	\$ -	\$ 12,350	\$ 12,721	\$ 12,721	\$ 12,721
1 S102 small office	\$ -	\$ -	\$ 9,750	\$ 10,043	\$ 10,043	\$ 10,043
1 S103 small office	\$ -	\$ -	\$ 4,875	\$ 5,021	\$ 5,021	\$ 5,021
1 S104 small office	\$ -	\$ -	\$ 13,325	\$ 13,725	\$ 13,725	\$ 13,725
1 S105 small office	\$ -	\$ -	\$ 12,350	\$ 12,721	\$ 12,721	\$ 12,721
1 SG11 large meeting room	\$ 20,625	\$ 21,038	\$ 21,669	\$ 22,319	\$ 22,988	\$ 22,988
Food Bank						
Op Shop						
Café ROPE want \$1300/month	\$ 15,566	\$ 16,033	\$ 16,514	\$ 17,009	\$ 17,520	\$ 17,520
1 FB01 tenancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1 FB02 tenancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stage 2 Hire of Premises (after Hub Project)						
2 W02, W03, W04, W05 sessional rooms						
2 W01 Hall sessional hire						
Rent sub-total	\$ 483,088	\$ 503,964	\$ 627,251	\$ 652,228	\$ 673,825	\$ 673,825
Staff outgoings recovery	\$ 67,500	\$ 68,850	\$ 70,227	\$ 71,632	\$ 73,064	\$ 73,064
Lease outgoings cost recovery	\$ 27,508	\$ 28,278	\$ 29,070	\$ 29,885	\$ 30,723	\$ 30,723
Ministries Income	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Playgroup Fees	\$ 9,000	\$ 9,180	\$ 9,364	\$ 9,551	\$ 9,742	\$ 9,937
Children & Families	\$ 8,500	\$ 8,670	\$ 8,843	\$ 9,020	\$ 9,201	\$ 9,385
Seniors/Pastoral Care	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Catering	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520
Use of RUCF Income	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Donations to Hub / Mutual Transfer process	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Subtotal	\$ 680,126	\$ 703,663	\$ 804,670	\$ 832,429	\$ 841,870	\$ 841,870
Less Mission and Service Fund 20% (Offerings, Interest, Hire of Premises)	\$ 142,070	\$ 149,154	\$ 176,778	\$ 184,800	\$ 192,207	\$ 192,207
Total income	\$ 400,150	\$ 538,056	\$ 554,509	\$ 627,892	\$ 647,628	\$ 649,663

ASSUMPTIONS
<p>2018 budget is the base and is assumed unchanged at Year 1, blue is new data Items in maroon are not included in the first phase of construction 2% annual growth, plus assumed another 10 members/year (on average) across 5 years, donating \$10,000/annum 2% annual growth 2% annual growth 2% annual growth 2% annual growth 2% annual growth 2% annual growth 2% annual growth</p> <p>move to new lease shown below based on existing charges, static as may be leakage to new meeting spaces based on existing rent assumed moves to new tenancy based on existing rent</p> <p>231 square metres 3% lease growth/annum 2 small meeting rooms, unallocated, assumed casual sessional hire and may be available for UC casual use 2 meeting rooms, 39 metres x 2 small meeting room 11 square metres 145 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values 11 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values 38 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values 30 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values 15 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values 41 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values 38 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values 89 square meetings, 2% growth per annum not included in Stage 1 costings not included in Stage 1 costings based on current ROPE request of \$1300 / month 44 square metres, 3% annual lease growth, 100% vacant year 1-3, leased onwards at Year 4 values 44 square metres, 3% annual lease growth, 100% vacant year 1-3, leased onwards at Year 4 values</p> <p>not included in Stage 1 projections left blank as covered in current venue hire</p> <p>refer to staffing 50% of utilities recovered, 10% of property expenses 2% annual growth 2% annual growth 2% annual growth 2% annual growth Contribution across Years 1-5 (not in Scenario 2 & 3 in years 1-5)</p> <p>this budget is severely impacted by Synod 20% on all rent (outgoings are excluded as they are cost recovery)</p>

EXPENDITURE						
Mission & Service Fund	\$ 55,596		\$ -	\$ -	\$ -	\$ -
Mission & Discipleship [External]	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236	\$ 16,561
Mission & Discipleship [Internal]	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330	\$ 4,416
Worship Team	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	\$ 3,312
Pastoral Care Team	\$ 1,500	\$ 1,530	\$ 1,561	\$ 1,592	\$ 1,624	\$ 1,656
Office/Admin Expenses	\$ 12,000	\$ 22,240	\$ 22,685	\$ 23,138	\$ 23,601	\$ 24,073
Property & Equipment Expenses	\$ 27,000	\$ 27,540	\$ 28,091	\$ 28,653	\$ 29,226	\$ 29,810
Utilities	\$ 22,000	\$ 44,000	\$ 45,320	\$ 46,680	\$ 48,080	\$ 49,522
Provision for Asset Maintenance & Replacement	\$ 10,000	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236
Longer term Asset Maintenance Fund (additional to above)			\$ 4,000	\$ 4,000	\$ 5,000	\$ 5,000
Additional Insurance		\$ 7,500	\$ 7,725	\$ 7,880	\$ 8,037	\$ 8,198
Marketing & Promotion		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Catering Expenses	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330	\$ 4,416
Stipends etc	\$ 81,000	\$ 82,620	\$ 84,272	\$ 85,958	\$ 87,677	\$ 89,431
Wages	\$ 151,000	\$ 154,020	\$ 157,100	\$ 160,242	\$ 163,447	\$ 166,716
Current staffing		\$ 135,000	\$ 137,700	\$ 140,454	\$ 143,263	\$ 146,128
New staffing		\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330
Playgroup Expenses	\$ 4,500	\$ 4,590	\$ 4,682	\$ 4,775	\$ 4,871	\$ 4,968
Youth & Children Expenses	\$ 2,500	\$ 5,050	\$ 5,151	\$ 5,254	\$ 5,359	\$ 5,466
Sundry Operating Expenses	\$ 2,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330	\$ 4,416
Long Service Leave Provision		\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000
Loan servicing		\$ 5,000	\$ 4,000	\$ 2,000	\$ 2,000	\$ 2,000
Legal fees (leases)						
Total Expenditure	\$ 399,096	\$ 663,770	\$ 677,960	\$ 687,313	\$ 699,906	\$ 711,745
Net Operating Surplus	\$ 1,054	\$ (125,714)	\$ (123,452)	\$ (59,421)	\$ (52,278)	\$ (62,081)

accounted for in income Mission and Service Fund
2% annual growth
2% annual growth
2% annual growth
2% annual growth
increased by \$10,000 Year 1, 2% annual growth
current costs cover all property expenses, 2% annual growth
increase by 100%, 3% per annum growth
increase by 50%, 2% per annum growth
\$5,000/annum, target \$50,000 after 10 years, note already increase in annual maintenance
increase by 100% from current budget, 3% per annum growth
modest to reflect less about advertising, more about positioning, awareness, partnerships, needs 12 month plan
these will be variable, net return unlikely to change, café separate
2% annual growth
2% annual growth
site receptionist (will include cost recovery of 50%) plus Site Manager
2% annual growth
2% annual growth
2% annual growth, 100% after stage 1 increase
2% annual growth
6% high range, \$2M year 1
estimate, reduce as fewer new leases

INPUTS	Value
Operating income annual growth	2%
Operating expenditure annual growth	2%
Lease / sessional hire annual growth	3%
1B E04, 09, 10, 11, 12 UC Communities per square metre lease	\$ 300
1B E04, 09, 10, 11, 12 + 2 meeting rooms UC Communities spaced size	231
1 B E07, 08 small meeting rooms average per day rate	\$ 125
1 B E07, 08 s 250 days/year	20%
1 A SG03, SG08 ROPE per square metre lease	\$ 318
1 A SG03, SG08 ROPE space size (2 rooms)	78
E 01, Ext 02 ROPE Café per square metre lease Based on their stated limit	\$ 362
E 01, Ext 02 ROPE Café space size	43
1 SG11 large meeting room average per day rate	275
1 SG11 large 250 days/year	30%
1 SG02 small meeting room average day rate	\$ 100
1 SG02 smal 250 days/year	20%
1 S107 small office per square metre lease	\$ 350
1 S107 small office space size	11
1 S106 unknown tenancy per square metre lease	\$ 318
1 S106 unknown tenancy space size	145
1 S101 small office per square metre lease	\$ 325
1 S101 small office space size	38
1 S102 small office per square metre lease	\$ 325
1 S102 small office space size	30
1 S103 small office per square metre lease	\$ 325
1 S103 small office space size	15
1 S104 small office per square metre lease	\$ 325
1 S104 small office space size	41
1 S105 small office square metre lease	\$ 325
1 S105 small office space size	38
1 FB01 tenancy per square metre lease	\$ 275
1 FB01 tenancy per square space size	44
1 FB02 tenancy per square metre lease	\$ 275
1 FB02 tenancy space size	44
2 W02, W03, W04, W05 small sessional rooms average per day rate	\$ 125
2 W02, W03, 250 days/year	30%
New meeting rooms hire growth annum	2%
Loan servicing, interest only	6%
Utilities annual growth	3%
Asset maintenance annum	2%
Construction Costs as per QS Summary (Stage1 1A, 1B, Stage 2 Hall) capped at \$3.5M	\$ 4,000,000
Loan amount Year 1 (Stage 1 1A, 1B + Stage 2 Hall) 50% of capital cost	\$ 2,000,000
Capital from Trust	\$ 2,000,000
Changing these values will model different options for funding and operations	

50:50 SCENARIO: BASE PROJECTION LOAN 50%:RUCF 50%					
Year	1	2	3	4	5
Income	\$ 538,056	\$ 554,509	\$ 627,892	\$ 647,628	\$ 649,663
Expenditure	\$ 663,770	\$ 677,960	\$ 687,313	\$ 699,906	\$ 711,745
Surplus/Deficit	\$ (125,714)	\$ (123,452)	\$ (59,421)	\$ (52,278)	\$ (62,081)

20% M&S FEE
NOT FEASIBLE

PROJECTION TWO - NO 20% M&S FEE TAKEN OUT FOR HIRE OF PREMISES, BASE PROJECTION OF 50% LOAN:50% RUCF (SCENARIO 1)

PROJECTED BUDGET	CURRENT	FUTURE AFTER HUB START UP				
	2018	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
INCOME						
Offerings	\$ 211,000	\$ 225,220	\$ 239,724	\$ 254,519	\$ 269,609	\$ 285,001
Donations	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Mission Giving External	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236	\$ 16,561
Fundraising	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
RUCF	\$ 62,250	\$ 63,495	\$ 64,765	\$ 66,060	\$ 67,381	\$ 68,729
Interest	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Grants	\$ 400	\$ 408	\$ 416	\$ 424	\$ 433	\$ 442
Hire of Current Premises (before Hub Project)						
UC Communities	\$ 43,000	\$ -	\$ -	\$ -	\$ -	\$ -
Venue Hire (current facilities)	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500
Dept of Communities	\$ 18,000	\$ 18,000	\$ 18,540	\$ 19,096	\$ 19,669	\$ 20,259
Developing Lives	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
Amity Place	\$ 4,500	\$ 4,500	\$ 4,635	\$ 4,774	\$ 4,917	\$ 5,065
Stage 1 A,B,C Hire of Premises (after Hub Project)						
1B E04, 09, 10, 11, 12 UC Communities		\$ 69,300	\$ 71,379	\$ 73,520	\$ 75,726	\$ 77,998
1 B E07, 08 small meeting rooms		\$ 6,250	\$ 6,438	\$ 6,631	\$ 6,830	\$ 7,034
1 A SG03, SG08 ROPE meeting rooms		\$ 24,804	\$ 25,548	\$ 25,548	\$ 26,315	\$ 26,315
1 SG02 small meeting room		\$ 5,000	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100
1 S106 unknown tenancy		\$ -	\$ -	\$ 46,110	\$ 47,493	\$ 47,493
1 S107 small office		\$ -	\$ -	\$ 3,850	\$ 3,966	\$ 3,966
1 S101 small office		\$ -	\$ -	\$ 12,350	\$ 12,721	\$ 12,721
1 S102 small office		\$ -	\$ -	\$ 9,750	\$ 10,043	\$ 10,043
1 S103 small office		\$ -	\$ -	\$ 4,875	\$ 5,021	\$ 5,021
1 S104 small office		\$ -	\$ -	\$ 13,325	\$ 13,725	\$ 13,725
1 S105 small office		\$ -	\$ -	\$ 12,350	\$ 12,721	\$ 12,721
1 SG11 large meeting room		\$ 20,825	\$ 21,038	\$ 21,669	\$ 22,319	\$ 22,988
Food Bank						
Op Shop						
Café ROPE want \$1300/month		\$ 15,566	\$ 16,033	\$ 16,514	\$ 17,009	\$ 17,520
1 FB01 tenancy		\$ -	\$ -	\$ -	\$ -	\$ -
1 FB02 tenancy		\$ -	\$ -	\$ -	\$ -	\$ -
Stage 2 Hire of Premises (after Hub Project)						
2 W02, W03, W04, W05 sessional rooms						
2 W01 Hall sessional hire						
Rent sub-total		\$ 483,088	\$ 503,964	\$ 627,251	\$ 652,228	\$ 673,825
Staff outgoings recovery		\$ 67,500	\$ 68,850	\$ 70,227	\$ 71,632	\$ 73,064
Lease outgoings cost recovery		\$ 27,508	\$ 28,278	\$ 29,070	\$ 29,885	\$ 30,723
Ministries Income	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Playgroup Fees	\$ 9,000	\$ 9,180	\$ 9,364	\$ 9,551	\$ 9,742	\$ 9,937
Children & Families	\$ 8,500	\$ 8,670	\$ 8,843	\$ 9,020	\$ 9,201	\$ 9,385
Seniors/Pastoral Care	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Catering	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520
Use of RUCF Income	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -
Donations to Hub / Mutual Transfer process	\$ 50,000	\$ 50,000	\$ 50,000	\$ 25,000	\$ 25,000	\$ 10,000
Subtotal	\$ 680,126	\$ 703,663	\$ 779,670	\$ 807,429	\$ 816,870	\$ 816,870
Less Mission and Service Fund 20% (Offerings, Interest only)	\$ 45,452	\$ 48,361	\$ 51,328	\$ 54,355	\$ 57,442	\$ 57,442
Total Income	\$ 400,150	\$ 634,674	\$ 655,302	\$ 728,342	\$ 753,074	\$ 759,428

ASSUMPTIONS
2018 budget is base and is assumed unchanged at Year 1, blue is new data
Items in maroon are not included in the first phase of construction
2% annual growth, plus assumed another 10 members/year (on average) across 5 years, donating \$10,000/annum
2% annual growth
2% annual growth
2% annual growth
2% annual growth
2% annual growth
2% annual growth
move to new lease shown below
based on existing charges, static as may be leakage to new meeting spaces
based on existing rent
assumed moves to new tenancy
based on existing rent
231 square metres 3% lease growth/annum
2 small meeting rooms, unallocated, assumed casual sessional hire and may be available for UC casual use
2 meeting rooms, 39 metres x 2
small meeting room 11 square metres
145 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values
11 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values
38 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values
30 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values
15 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values
41 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values
38 square metres, 3% annual lease growth, vacant year 1,2, leased year 3 onwards at Y3 values
89 square meetings, 2% growth per annum
not included in Stage 1 costings
not included in Stage 1 costings
based on current ROPE request of \$1300 / month
44 square metres, 3% annual lease growth, 100% vacant year 1-3, leased onwards at Year 4 values
44 square metres, 3% annual lease growth, 100% vacant year 1-3, leased onwards at Year 4 values
not included in Stage 1 projections
left blank as covered in current venue hire
refer to staffing
50% of utilities recovered, 10% of property expenses
2% annual growth
2% annual growth
2% annual growth
2% annual growth
2% annual growth
Contribution in Year 1 & 2 only (not included across years 1-5 for Scenario 2 & 3)

EXPENDITURE						
Mission & Service Fund	\$ 55,596	\$ -	\$ -	\$ -	\$ -	\$ -
Mission & Discipleship [External]	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236	\$ 16,561
Mission & Discipleship [Internal]	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330	\$ 4,416
Worship Team	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	\$ 3,312
Pastoral Care Team	\$ 1,500	\$ 1,530	\$ 1,561	\$ 1,592	\$ 1,624	\$ 1,656
Office/Admin Expenses	\$ 12,000	\$ 22,240	\$ 22,685	\$ 23,138	\$ 23,601	\$ 24,073
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Utilities	\$ 22,000	\$ 44,000	\$ 45,320	\$ 46,680	\$ 48,080	\$ 49,522
Provision for Asset Maintenance & Replacement	\$ 10,000	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236
Longer term Asset Maintenance Fund (additional to above)			\$ 4,000	\$ 4,000	\$ 5,000	\$ 5,000
Additional Insurance		\$ 5,000	\$ 5,150	\$ 5,253	\$ 5,358	\$ 5,465
Marketing & Promotion		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Catering Expenses	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330	\$ 4,416
Stipends etc	\$ 81,000	\$ 82,620	\$ 84,272	\$ 85,958	\$ 87,677	\$ 89,431
Wages	\$ 151,000	\$ 154,020	\$ 157,100	\$ 160,242	\$ 163,447	\$ 166,716
Current staffing		\$ 135,000	\$ 137,700	\$ 140,454	\$ 143,263	\$ 146,128
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Youth & Children Expenses	\$ 4,500	\$ 4,590	\$ 4,682	\$ 4,775	\$ 4,871	\$ 4,968
Sundry Operating Expenses	\$ 2,500	\$ 5,050	\$ 5,151	\$ 5,254	\$ 5,359	\$ 5,466
Long Service Leave Provision	\$ 2,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330	\$ 4,416
Loan servicing		\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000
Legal fees (leases)		\$ 5,000	\$ 4,000	\$ 2,000	\$ 2,000	\$ 2,000
Total Expenditure	\$ 399,096	\$ 661,270	\$ 675,385	\$ 684,686	\$ 697,227	\$ 709,012
Net Operating Surplus	\$ 1,054	\$ (26,596)	\$ (20,084)	\$ 43,656	\$ 55,847	\$ 50,416

accounted for in income Mission and Service Fund
2% annual growth
2% annual growth
2% annual growth
2% annual growth
increased by \$10,000 Year 1, 2% annual growth
current costs cover all property expenses, 2% annual growth
increase by 100%, 3% per annum growth
increase by 50%, 2% per annum growth
\$5,000/annum, target \$50,000 after 10 years, note already increase in annual maintenance
increase by 100%, 3% per annum growth
modest to reflect less about advertising, more about positioning, awareness, partnerships, needs 12 month plan
these will be variable, net return unlikely to change, café separate
2% annual growth
2% annual growth
site receptionist (will include cost recovery of 50%) plus Site Manager
2% annual growth
2% annual growth
2% annual growth, 100% after stage 1 increase
2% annual growth
6% high range, \$2M year 1
estimate, reduce as fewer new leases

INPUTS	Value
Operating income annual growth	2%
Operating expenditure annual growth	2%
Lease / sessional hire annual growth	3%
1B E04, 09, 10, 11, 12 UC Communities per square metre lease	\$ 300
1B E04, 09, 10, 11, 12 + 2 meeting rooms UC Communities spaced size	231
1 B E07, 08 small meeting rooms average per day rate	\$ 125
1 B E07, 08 s 250 days/year	20%
1 A SG03, SG08 ROPE per square metre lease	\$ 318
1 A SG03, SG08 ROPE space size (2 rooms)	78
E 01, Ext 02 ROPE Café per square metre lease Based on their stated limit	\$ 362
E 01, Ext 02 ROPE Café space size	43
1 SG11 large meeting room average per day rate	275
1 SG11 large 250 days/year	30%
1 SG02 small meeting room average day rate	\$ 100
1 SG02 smal 250 days/year	20%
1 S107 small office per square metre lease	\$ 350
1 S107 small office space size	11
1 S106 unknown tenancy per square metre lease	\$ 318
1 S106 unknown tenancy space size	145
1 S101 small office per square metre lease	\$ 325
1 S101 small office space size	38
1 S102 small office per square metre lease	\$ 325
1 S102 small office space size	30
1 S103 small office per square metre lease	\$ 325
1 S103 small office space size	15
1 S104 small office per square metre lease	\$ 325
1 S104 small office space size	41
1 S105 small office square metre lease	\$ 325
1 S105 small office space size	38
1 FB01 tenancy per square metre lease	\$ 275
1 FB01 tenancy per square space size	44
1 FB02 tenancy per square metre lease	\$ 275
1 FB02 tenancy space size	44
2 W02, W03, W04, W05 small sessional rooms average per day rate	\$ 125
2 W02, W03, 250 days/year	30%
New meeting rooms hire growth annum	2%
Loan servicing, interest only	6%
Utilities annual growth	3%
Asset maintenance annum	2%
Construction Costs as per QS Summary (Stage1 1A, 1B, Stage 2 Hall) capped at \$3.8	\$ 4,000,000
Loan amount Year 1 (Stage 1 1A, 1B + Stage 2 Hall) 50% of construction cost	\$ 2,000,000
Capital from Trust	\$ 2,000,000

50:50 SCENARIO: BASE PROJECTION LOAN 50%:RUCF 50%					
Year	1	2	3	4	5
Income	\$ 634,674	\$ 655,302	\$ 728,342	\$ 753,074	\$ 759,428
Expenditure	\$ 661,270	\$ 675,385	\$ 684,686	\$ 697,227	\$ 709,012
Surplus/Deficit	\$ (26,596)	\$ (20,084)	\$ 43,656	\$ 55,847	\$ 50,416

NO 20% SYNOD FEE ON HIRE OF PREMISES
FEASIBLE WITH SMALL SHORT TERM DEFICIT

Changing these values will model different options for funding and operations