

Attachment 1 - Cashflow for Stadium Development

5.4

	A	B	C	D	E	F	G	H	I
1									
2	Interest Rate up to \$40 million	9%							
3	Interest Rate over \$40 million	7%							
4		Cash Out							
5	2007/08								
		Design/	DCC Incurred	Operating	Site				
		Construction	Capital Costs	Costs	Acquisition	Trust Costs	Total	Cumulative	
6	Jul						0	0	
7	Aug						0	0	
8	Sep	201,281				120,000	321,281	321,281	
9	Oct	1,119,231				40,000	1,159,231	1,480,512	
10	Nov	110,068				40,000	150,068	1,630,580	
11	Dec	1,655,974			46,205	40,000	1,742,179	3,372,759	
12	Jan					40,000	40,000	3,412,759	
13	Feb	802,475	40,316		9,867	40,000	892,658	4,305,417	
14	Mar	662,927	5,107			40,000	708,034	5,013,451	
15	Apr	621,468	20,306			40,000	681,774	5,695,225	
16	May	1,105,752	67,239		75,772	40,000	1,288,763	6,983,988	
17	Jun	1,213,713	(13,740)		31,465,000	40,000	32,704,973	39,688,961	
18									
19		7,492,889	119,228	0	31,596,844	480,000	39,688,961		
20									
21	2008/09								
22	Jul	20,779	5,791		6,762	60,000	93,332	39,782,293	
23	Aug				85,924	60,000	145,924	39,928,217	
24	Sep	295,098	17,757		2,611	60,000	375,466	40,303,683	
25	Oct	607,363	12,213		7,698	80,000	707,274	41,010,957	
26	Nov	1,205,633	62,591		4,510	80,000	1,352,734	42,363,691	
27	Dec	2,987,186	108,007	129,799	3,369,234	80,000	6,674,226	49,037,917	
28	Jan	993,025	(180,000)	2,490	525,000	80,000	1,420,515	50,458,432	
29	Feb	1,111,025		2,490		80,000	1,193,515	51,651,946	
30	Mar	1,278,225		2,490		80,000	1,360,715	53,012,661	
31	Apr	3,751,203		2,490		80,000	3,833,693	56,846,354	
32	May	2,171,223		10,612		80,000	2,261,835	59,108,188	
33	Jun	3,513,014		10,612		80,000	3,603,626	62,711,814	
34									
35		17,933,774	26,359	160,981	4,001,739	900,000	23,022,853		
36									
37	2009/10								
38	Jul	4,603,000		5,167		80,000	4,688,167	67,399,981	
39	Aug	4,603,000		5,167		80,000	4,688,167	72,088,147	
40	Sep	4,603,000		5,167		80,000	4,688,167	76,776,314	
41	Oct	4,603,000		5,167		80,000	4,688,167	81,464,481	
42	Nov	4,603,000		5,167		80,000	4,688,167	86,152,647	
43	Dec	3,228,000		5,167		80,000	3,313,167	89,465,814	
44	Jan	3,728,000		5,167		80,000	3,813,167	93,278,981	
45	Feb	8,978,000		5,167		80,000	9,063,167	102,342,147	
46	Mar	8,978,000		5,167		80,000	9,063,167	111,405,314	
47	Apr	8,978,000		5,167		80,000	9,063,167	120,468,481	
48	May	8,978,000		5,167		80,000	9,063,167	129,531,647	
49	Jun	8,978,000		5,167		80,000	9,063,167	138,594,814	
50									
51		74,861,000	0	62,000	0	960,000	75,883,000		
52									
53	2010/11								
54	Jul	8,978,000		5,167		80,000	9,063,167	147,657,981	
55	Aug	8,920,000		5,167		80,000	9,005,167	156,663,147	
56	Sep	8,920,000		5,167		80,000	9,005,167	165,668,314	
57	Oct	3,920,000		5,167		80,000	4,005,167	169,673,481	
58	Nov	3,920,000		5,167		80,000	4,005,167	173,678,647	
59	Dec	3,920,000		5,167		80,000	4,005,167	177,683,814	
60	Jan	3,920,000		5,167		80,000	4,005,167	181,688,981	
61	Feb	3,920,000		5,167		80,000	4,005,167	185,694,147	
62	Mar	3,920,000		5,167		80,000	4,005,167	189,699,314	
63	Apr	3,920,000		5,167		70,000	3,995,167	193,694,481	
64	May	3,920,000		5,167		60,000	3,985,167	197,679,647	
65	Jun	3,170,000		5,167		60,000	3,235,167	200,914,814	
66									
67		61,348,000	0	62,000	0	910,000	62,320,000		
68									
69	2011/12								
70	Jul - Dec	3,297,351					3,297,351	204,212,165	
71									
72		3,297,351	0	0	0	0	3,297,351		
73									
74	2012/13								
75									
76	Oct	466,986					466,986	204,679,151	
77									
78		466,986	0	0	0	0	466,986		
79									
80	Totals	165,400,000	145,587	284,981	35,598,583	3,250,000	204,679,151		
81									
82									
83									
84									
85	Summary								
86									
87	2007/08	7,492,889	119,228	0	31,596,844	480,000	39,688,961	39,688,961	
88	2008/09	17,933,774	26,359	160,981	4,001,739	900,000	23,022,853	62,711,814	
89	2009/10	74,861,000	0	62,000	0	960,000	75,883,000	138,594,814	
90	2010/11	61,348,000	0	62,000	0	910,000	62,320,000	200,914,814	
91	2011/12	3,297,351	0	0	0	0	3,297,351	204,212,165	
92	2012/13	466,986	0	0	0	0	466,986	204,679,151	
93									
94		165,400,000	145,587	284,981	35,598,583	3,250,000	204,679,151		
95	Summary of Construction Cost								
96	Construction Cost						204,679,151		
97	Less Land and Rental Recoveries						6,682,104		
98									
99	Development Cost						197,997,047		
100									
101									
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Attachment 1 - Cashflow for Stadium Development

S.S

	A	J	K	L	M	N	O	P	Q
1									
2	Interest Rate up to \$40 million								
3	Interest Rate over \$40 million								
4		Cash In							
5	2007/08								
		ORC	Rental and Recoveries	Proceeds from Land Sales	Community Trust	University	Private Sector Funding	Cum Other Funding	
6	Jul							0	
7	Aug							0	
8	Sep							0	
9	Oct							0	
10	Nov							0	
11	Dec							0	
12	Jan							0	
13	Feb							0	
14	Mar							0	
15	Apr							0	
16	May							0	
17	Jun					490,239		490,239	
18									
19		0	0	0	0	490,239	0		
20									
21	2008/09								
22	Jul					623,461	0	1,113,700	
23	Aug						0	1,113,700	
24	Sep						0	1,113,700	
25	Oct					4,224,850	0	5,338,550	
26	Nov						0	5,338,550	
27	Dec		265,331				0	5,603,881	
28	Jan		48,307				0	5,652,188	
29	Feb		98,304				0	5,750,492	
30	Mar		50,000	65,000			0	5,865,492	
31	Apr		50,000	3,228,612			0	9,144,104	
32	May						0	9,144,104	
33	Jun				1,750,000		0	10,894,104	
34									
35		0	511,942	3,293,612	1,750,000	4,848,311	0		
36									
37	2009/10								
38	Jul	10,000,000				1,000,000	596,250	22,490,354	
39	Aug						0	22,490,354	
40	Sep						0	22,490,354	
41	Oct					263,806	0	22,754,160	
42	Nov					1,000,000	0	23,754,160	
43	Dec						0	23,754,160	
44	Jan						0	23,754,160	
45	Feb				1,750,000		0	25,504,160	
46	Mar			800,000		1,000,000	0	27,304,160	
47	Apr						0	27,304,160	
48	May						0	27,304,160	
49	Jun						0	27,304,160	
50									
51		10,000,000	0	800,000	1,750,000	3,263,806	596,250		
52									
53	2010/11								
54	Jul	17,500,000		2,076,550		1,000,000	596,250	48,476,960	
55	Aug						0	48,476,960	
56	Sep						0	48,476,960	
57	Oct				1,750,000		0	50,226,960	
58	Nov					397,644	0	50,624,604	
59	Dec						0	50,624,604	
60	Jan						0	50,624,604	
61	Feb						0	50,624,604	
62	Mar						0	50,624,604	
63	Apr						0	50,624,604	
64	May						0	50,624,604	
65	Jun				1,750,000		0	52,374,604	
66									
67		17,500,000	0	2,076,550	3,500,000	1,397,644	596,250		
68									
69									
70	Jul - Dec	10,000,000						62,374,604	
71									
72		10,000,000	0	0	0	0	0		
73									
74									
75									
76	Oct							62,374,604	
77									
78		0	0	0	0	0	0		
79									
80	Totals	37,500,000	511,942	6,170,162	7,000,000	10,000,000	1,192,500		
81									
82									
83									
84	Summary								
85	2007/08	0	0	0	0	490,239	0	490,239	
86	2008/09	0	511,942	3,293,612	1,750,000	4,848,311	0	10,894,104	
87	2009/10	10,000,000	0	800,000	1,750,000	3,263,806	596,250	27,304,160	
88	2010/11	17,500,000	0	2,076,550	3,500,000	1,397,644	596,250	52,374,604	
89	2011/12	10,000,000	0	0	0	0	0	62,374,604	
90	2012/13	0	0	0	0	0	0	62,374,604	
91									
92									
93									
94									
95		37,500,000	511,942	6,170,162	7,000,000	10,000,000	1,192,500	62,374,604	
96	Summary of Construction Cost								
97	Construction Cost								
98	Less Land and Rental Recoveries								
99									
100	Development Cost								
101									
102									
103									
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Attachment 1 - Cashflow for Stadium Development

S-6

	A	R	S	T	U	V	W	X	Y	Z
1										
2	Interest Rate up to \$40 million									
3	Interest Rate over \$40 million									
4		Financing								
5	2007/08							Interest to be Capitalised Cum	Check Total Interest	Average Balance
6	Jul	Bank Balance	Bank Balance	Interest Expense	Interest Paid	Interest to be Capitalised				
7	Aug	0	0							
8	Sep	0	0							
9	Oct	(321,281)	(321,281)							
10	Nov	(1,480,512)	(1,480,512)							
11	Dec	(1,630,580)	(1,630,580)							
12	Jan	(3,372,759)	(3,372,759)							
13	Feb	(3,412,759)	(3,412,759)							
14	Mar	(4,305,417)	(4,305,417)							
15	Apr	(5,013,451)	(5,013,451)		31					
16	May	(5,695,225)	(5,695,225)		30					
17	Jun	(6,983,988)	(6,983,988)	20,124	31	20,124				
18		(39,198,722)	(39,198,722)	93,651	30	93,651				
19				113,775		113,775	0			
20										
21	2008/09									
22	Jul	(38,668,593)	(38,668,593)	105,715	31	105,715	0	0	(38,668,593)	
23	Aug	(38,814,517)	(38,814,517)		31	0	0	0	(38,814,517)	
24	Sep	(39,189,983)	(39,189,983)		30	0	0	0	(39,002,250)	
25	Oct	(35,672,407)	(35,672,407)	329,990	31	329,990	0	0	(37,431,195)	
26	Nov	(37,025,141)	(37,025,141)		30	0	0	0	(37,025,141)	
27	Dec	(43,434,036)	(43,434,036)	678,509	31	678,509	0	0	(40,229,589)	
28	Jan	(44,806,244)	(44,806,244)	330,000	31	330,000	0	0	(44,120,140)	
29	Feb	(45,901,454)	(45,901,454)	305,000	28	305,000	0	0	(45,353,849)	
30	Mar	(47,147,169)	(47,147,169)	345,000	31	345,000	0	0	(46,524,312)	
31	Apr	(47,702,250)	(47,702,250)	339,000	30	339,000	0	0	(47,424,709)	
32	May	(49,964,084)	(49,964,084)	358,000	31	358,000	0	0	(48,833,167)	
33	Jun	(51,817,710)	(51,967,924)	359,000	30	208,786	150,214	150,214	0	(50,966,004)
34				3,150,214	365	3,000,000	150,214			
35						0				
36										
37	2009/10									
38	Jul	(44,909,627)	(45,059,841)	356,000	31	356,000	150,214	0	(48,513,882)	
39	Aug	(49,597,793)	(49,748,007)	350,000	31	350,000	150,214	0	(47,403,924)	
40	Sep	(54,285,960)	(54,436,174)	365,000	30	365,000	150,214	0	(52,092,291)	
41	Oct	(58,710,321)	(58,860,535)	405,000	31	405,000	150,214	0	(56,648,354)	
42	Nov	(62,398,487)	(62,548,701)	415,000	30	415,000	150,214	0	(60,704,618)	
43	Dec	(65,711,654)	(65,861,868)	450,000	31	450,000	150,214	0	(64,205,285)	
44	Jan	(69,524,821)	(69,675,035)	471,000	31	471,000	150,214	0	(67,768,451)	
45	Feb	(76,837,987)	(76,988,201)	455,000	28	455,000	150,214	0	(73,331,618)	
46	Mar	(84,101,154)	(84,251,368)	547,000	31	547,000	150,214	0	(80,619,785)	
47	Apr	(93,164,321)	(93,314,535)	577,000	30	577,000	150,214	0	(88,782,951)	
48	May	(102,227,487)	(102,418,701)	650,000	31	609,000	41,000	191,214	0	(97,866,618)
49	Jun	(111,290,654)	(112,164,868)	683,000	30		683,000	874,214	0	(107,291,785)
50				5,724,000		5,000,000	724,000			
51						0				
52										
53	2010/11									
54	Jul	(99,181,021)	(100,338,635)	700,000	31	416,600	283,400	1,157,614	0	(106,251,751)
55	Aug	(108,186,187)	(109,619,201)	692,000	31	416,600	275,400	1,433,014	0	(104,978,918)
56	Sep	(117,191,354)	(118,930,768)	723,000	30	416,600	306,400	1,739,414	0	(114,274,985)
57	Oct	(119,446,521)	(121,552,335)	783,000	31	416,600	366,400	2,105,814	0	(120,241,551)
58	Nov	(123,054,043)	(125,520,257)	777,000	30	416,600	360,400	2,466,214	0	(123,536,296)
59	Dec	(127,059,210)	(129,935,824)	827,000	31	416,600	410,400	2,876,614	0	(127,728,041)
60	Jan	(131,064,377)	(134,378,391)	854,000	31	416,600	437,400	3,314,014	0	(132,157,107)
61	Feb	(135,069,543)	(138,761,957)	795,000	28	416,600	378,400	3,692,414	0	(136,570,174)
62	Mar	(139,074,710)	(143,256,524)	906,000	31	416,600	489,400	4,181,814	0	(141,009,241)
63	Apr	(143,069,877)	(147,738,091)	903,000	30	416,600	486,400	4,668,214	0	(145,497,307)
64	May	(147,055,043)	(152,266,657)	960,000	31	416,600	543,400	5,211,614	0	(150,002,374)
65	Jun	(148,540,210)	(154,282,424)	948,000	30	417,400	530,600	5,742,214	0	(153,274,541)
66				9,868,000		5,000,000	4,868,000			
67										
68										
69	2011/12									
70	Jul - Dec	(141,837,561)	(147,579,775)					5,742,214		
71										
72				0		0	0			
73										
74										
75	2012/13									
76	Oct	(142,304,547)	(148,046,761)					5,742,214		
77										
78										
79										
80										
81										
82										
83										
84										
85										
86										
87										
88										
89										
90	Totals									
91										
92										
93										
94	Summary									
95	2007/08	(39,198,722)	(39,198,722)	113,775		113,775	0			
96	2008/09	(51,817,710)	(51,967,924)	3,150,214		3,000,000	150,214			
97	2009/10	(111,290,654)	(112,164,868)	5,724,000		5,000,000	724,000			
98	2010/11	(148,540,210)	(154,282,424)	9,868,000		5,000,000	4,868,000			
99	2011/12	(141,837,561)	(147,579,775)	0		0	0			
100	2012/13	(142,304,547)	(148,046,761)	0		0	0			
101										
102										
103				18,855,989		13,113,775	5,742,214			
104										
105	Summary of Construction Cost									
106	Construction Cost									
107	Less Land and Rental Recoveries									
108										
109	Development Cost									
110										