Chatham Wastewater Capital Plan & Projected Capital Amortization & O&M Annual costs - Phase 1 only

Current as of February 27, 2010

Total Payments - Per Parcel

with Annual O&M Cost of	$ 400	Annual Inflation Rate of	3%		Capital Costs Only - No Annual O&M Cost				
	Monthly	Yearly	50 years	All Parcels		Monthly	Yearly	50 years	All Parcels
Sewered	$ 185	$ 2,222	$ 111,125	$ 685,000,000	Sewered	$ 108	$ 1,293	$ 64,652	$ 465,000,000
Unsewered	$ 95	$ 1,134	$ 56,702		Unsewered	$ 95	$ 1,134	$ 56,702	

ASSUMPTIONS & ANALYSIS BASIS

					$ 6,500	house connection cost	
Number of Parcels in Town	7,537	30	Year Amortization Period	Bond Interest Rate	2.83%	20 yrs	2%
Currently on sewer	357		Annual Amortization Rate Used in Analysis		0.04990	0.06116	Amort factor
No future development	541					$ 398	Annual payment
Phase 1 properties	4,386	WWTF&Piping 2rs	$	52,000,000		$ 400	Annual O&M
Phase 2 properties	2,253	Credit - grant/low bids	$	27,000,000		$ 798	Total Annual
			$			$ 66	Total Monthly
Total Sewered	4,743						
Total unsewered	2,794					1.03	Annual Inflation

	Project Costs				Capital Costs		All Proposed Sewered Parcels			Non-sewered Parcels		Cum Payments			
							Annual Costs					Sewered Parcels			
Year	Annual without Inflation	Annual with Inflation	Cumulative with inflation	Cum Outstanding Bonds being Amort	Per Sewered user	Per All Parcels	Total	O&M Only	Monthly cost	Annual Costs	Monthly cost	With O&M	Without O&M	Non-Sewered Parcels	Project Annual Debt Srevice
Credit	$ 27,000,000														
1	$ 12,500,000	$ 12,875,000	$ 12,875,000	$ 12,875,000		$ 1,708	$ 895	$ 412	$ 75	$ 85	$ 7	$ 895	$ 483	$ 85	$ 642,521
2	$ 12,500,000	$ 13,261,250	$ 26,136,250	$ 26,136,250		$ 3,468	$ 995	$ 424	$ 83	$ 173	$ 14	$ 1,890	$ 1,053	$ 258	$ 1,304,317
3	$ 12,000,000	$ 13,112,724	$ 39,248,974	$ 39,248,974		$ 5,208	$ 1,094	$ 437	$ 91	$ 260	$ 22	$ 2,984	$ 1,711	$ 518	$ 1,958,702
4	$ 12,000,000	$ 13,506,106	$ 52,755,080	$ 52,755,080		$ 6,999	$ 1,197	$ 450	$ 100	$ 349	$ 29	$ 4,181	$ 2,458	$ 867	$ 2,632,718
5	$ 12,000,000	$ 13,911,289	$ 66,666,369	$ 66,666,369		$ 8,845	$ 1,303	$ 464	$ 109	$ 441	$ 37	$ 5,484	$ 3,296	$ 1,309	$ 3,326,954
6	$ 12,000,000	$ 14,328,628	$ 80,994,996	$ 80,994,996		$ 10,746	$ 1,411	$ 478	$ 118	$ 536	$ 45	$ 6,895	$ 4,230	$ 1,845	$ 4,042,018
7	$ 12,000,000	$ 14,758,486	$ 95,753,483	$ 95,753,483		$ 12,704	$ 1,523	$ 492	$ 127	$ 634	$ 53	$ 8,419	$ 5,262	$ 2,479	$ 4,778,533
8	$ 12,000,000	$ 15,201,241	$ 110,954,724	$ 110,954,724		$ 14,721	$ 1,639	$ 507	$ 137	$ 735	$ 61	$ 10,058	$ 6,394	$ 3,214	$ 5,537,144
9	$ 12,000,000	$ 15,657,278	$ 126,612,002	$ 126,612,002		$ 16,799	$ 1,758	$ 522	$ 146	$ 838	$ 70	$ 11,815	$ 7,630	$ 4,052	$ 6,318,513
10	$ 12,000,000	$ 16,126,997	$ 142,738,998	$ 142,738,998		$ 18,938	$ 1,880	$ 538	$ 157	$ 945	$ 79	$ 13,696	$ 8,972	$ 4,997	$ 7,123,324
11	$ 12,000,000	$ 16,610,806	$ 159,349,805	$ 159,349,805		$ 21,142	$ 2,006	$ 554	$ 167	$ 1,055	$ 88	$ 15,702	$ 10,425	$ 6,052	$ 7,952,278
12	$ 12,000,000	$ 17,109,131	$ 176,458,935	$ 176,458,935		$ 23,412	$ 2,136	$ 570	$ 178	$ 1,168	$ 97	$ 17,838	$ 11,991	$ 7,221	$ 8,806,101
13	$ 12,000,000	$ 17,622,405	$ 194,081,340	$ 194,081,340		$ 25,750	$ 2,270	$ 587	$ 189	$ 1,285	$ 107	$ 20,108	$ 13,674	$ 8,506	$ 9,685,539
14	$ 12,000,000	$ 18,151,077	$ 212,232,417	$ 212,232,417		$ 28,159	$ 2,408	$ 605	$ 201	$ 1,405	$ 117	$ 22,516	$ 15,476	$ 9,911	$ 10,591,360
15	$ 12,000,000	$ 18,695,609	$ 230,928,026	$ 230,928,026		$ 30,639	$ 2,550	$ 623	$ 212	$ 1,529	$ 127	$ 25,066	$ 17,403	$ 11,440	$ 11,524,356
16	$ 6,400,000	$ 10,270,121	$ 241,198,147	$ 241,198,147		$ 32,002	$ 2,636	$ 642	$ 220	$ 1,597	$ 133	$ 27,702	$ 19,397	$ 13,037	$ 12,036,882
17	$ 6,400,000	$ 10,578,225	$ 251,776,372	$ 251,776,372		$ 33,405	$ 2,726	$ 661	$ 227	$ 1,667	$ 139	$ 30,428	$ 21,462	$ 14,704	$ 12,564,783
18	$ 6,400,000	$ 10,895,572	$ 262,671,943	$ 262,671,943		$ 34,851	$ 2,818	$ 681	$ 235	$ 1,739	$ 145	$ 33,246	$ 23,599	$ 16,443	$ 13,108,522
19	$ 6,400,000	$ 11,222,439	$ 273,894,382	$ 273,894,382		$ 36,340	$ 2,912	$ 701	$ 243	$ 1,814	$ 151	$ 36,158	$ 25,810	$ 18,257	$ 13,668,572
20	$ 6,400,000	$ 11,559,112	$ 285,453,494	$ 285,453,494	$ 65,083	$ 37,874	$ 3,010	$ 722	$ 251	$ 1,890	$ 158	$ 39,168	$ 28,097	$ 20,147	$ 14,245,424
21	Total			$ 285,453,494		$ 37,874	$ 2,634	$ 744	$ 220	$ 1,890	$ 158	$ 41,802	$ 29,988	$ 22,037	$ 14,245,424
22	$ 240,000,000			$ 285,453,494		$ 37,874	$ 2,657	$ 766	$ 221	$ 1,890	$ 158	$ 44,459	$ 31,878	$ 23,927	$ 14,245,424
23				$ 285,453,494		$ 37,874	$ 2,680	$ 789	$ 223	$ 1,890	$ 158	$ 47,138	$ 33,768	$ 25,817	$ 14,245,424
24				$ 285,453,494		$ 37,874	$ 2,703	$ 813	$ 225	$ 1,890	$ 158	$ 49,841	$ 35,658	$ 27,707	$ 14,245,424
25				$ 285,453,494		$ 37,874	$ 2,728	$ 838	$ 227	$ 1,890	$ 158	$ 52,569	$ 37,548	$ 29,597	$ 14,245,424
26				$ 285,453,494		$ 37,874	$ 2,753	$ 863	$ 229	$ 1,890	$ 158	$ 55,322	$ 39,438	$ 31,487	$ 14,245,424
27				$ 285,453,494		$ 37,874	$ 2,779	$ 889	$ 232	$ 1,890	$ 158	$ 58,100	$ 41,328	$ 33,378	$ 14,245,424
28				$ 285,453,494		$ 37,874	$ 2,805	$ 915	$ 234	$ 1,890	$ 158	$ 60,906	$ 43,218	$ 35,268	$ 14,245,424
29				$ 285,453,494		$ 37,874	$ 2,833	$ 943	$ 236	$ 1,890	$ 158	$ 63,738	$ 45,108	$ 37,158	$ 14,245,424
30				$ 285,453,494		$ 37,874	$ 2,861	$ 971	$ 238	$ 1,890	$ 158	$ 66,599	$ 46,998	$ 39,048	$ 14,245,424
31				$ 272,578,494		$ 36,165	$ 2,805	$ 1,000	$ 234	$ 1,805	$ 150	$ 69,404	$ 48,803	$ 40,853	$ 13,602,903
32				$ 259,317,244		$ 34,406	$ 2,747	$ 1,030	$ 229	$ 1,717	$ 143	$ 72,151	$ 50,520	$ 42,570	$ 12,941,107
33				$ 246,204,520		$ 32,666	$ 2,691	$ 1,061	$ 224	$ 1,630	$ 136	$ 74,842	$ 52,150	$ 44,200	$ 12,286,722
34				$ 232,698,414		$ 30,874	$ 2,634	$ 1,093	$ 219	$ 1,541	$ 128	$ 77,476	$ 53,691	$ 45,741	$ 11,612,706
35				$ 218,787,125		$ 29,028	$ 2,574	$ 1,126	$ 215	$ 1,449	$ 121	$ 80,050	$ 55,140	$ 47,189	$ 10,918,470
36				$ 204,458,498		$ 27,127	$ 2,513	$ 1,159	$ 209	$ 1,354	$ 113	$ 82,563	$ 56,493	$ 48,543	$ 10,203,407
37				$ 189,700,011		$ 25,169	$ 2,450	$ 1,194	$ 204	$ 1,256	$ 105	$ 85,013	$ 57,749	$ 49,799	$ 9,466,891
38				$ 174,498,770		$ 23,152	$ 2,385	$ 1,230	$ 199	$ 1,155	$ 96	$ 87,398	$ 58,905	$ 50,954	$ 8,708,280
39				$ 158,841,492		$ 21,075	$ 2,319	$ 1,267	$ 193	$ 1,052	$ 88	$ 89,717	$ 59,957	$ 52,006	$ 7,926,911
40				$ 142,714,496		$ 18,935	$ 2,250	$ 1,305	$ 187	$ 945	$ 79	$ 91,967	$ 60,901	$ 52,951	$ 7,122,101
41				$ 126,103,689		$ 16,731	$ 2,179	$ 1,344	$ 182	$ 835	$ 70	$ 94,146	$ 61,736	$ 53,786	$ 6,293,146
42				$ 108,994,559		$ 14,461	$ 2,106	$ 1,384	$ 175	$ 722	$ 60	$ 96,252	$ 62,458	$ 54,508	$ 5,439,323
43				$ 91,372,154		$ 12,123	$ 2,031	$ 1,426	$ 169	$ 605	$ 50	$ 98,282	$ 63,063	$ 55,113	$ 4,559,885
44				$ 73,221,077		$ 9,715	$ 1,953	$ 1,469	$ 163	$ 485	$ 40	$ 100,236	$ 63,548	$ 55,598	$ 3,654,064
45				$ 54,525,468		$ 7,234	$ 1,874	$ 1,513	$ 156	$ 361	$ 30	$ 102,110	$ 63,909	$ 55,959	$ 2,721,068
46				$ 44,255,347		$ 5,872	$ 1,851	$ 1,558	$ 154	$ 293	$ 24	$ 103,961	$ 64,202	$ 56,252	$ 2,208,543
47				$ 33,677,122		$ 4,468	$ 1,828	$ 1,605	$ 152	$ 223	$ 19	$ 105,788	$ 64,425	$ 56,475	$ 1,680,641
48				$ 22,781,551		$ 3,023	$ 1,804	$ 1,653	$ 150	$ 151	$ 13	$ 107,592	$ 64,576	$ 56,625	$ 1,136,903
49				$ 11,559,112		$ 1,534	$ 1,779	$ 1,702	$ 148	$ 77	$ 6	$ 109,371	$ 64,652	$ 56,702	$ 576,852
50				$ (0)		$ (0)	$ 1,754	$ 1,754	$ 146	$ (0)	$ (0)	$ 111,125	$ 64,652	$ 56,702	$ (0)

CHATHAM PROPERTY OWNER COST ANALYSIS

		Per 4386 Sewered Properties			Per 3151 Properties not Sewered Ph. 1		
	Assessed Valuation	20 year cost	Average 20 year yearly cost	50 year cost	20 year cost	Average 20 year yearly cost	50 year cost
	$ 250,000	$ 11,657	$ 583	$ 33,073	$ 5,996	$ 300	$ 16,876
	$ 500,000	$ 23,314	$ 1,166	$ 66,146	$ 11,992	$ 600	$ 33,751
	$ 600,000	$ 27,977	$ 1,399	$ 79,375	$ 14,391	$ 720	$ 40,501
Average	$ 840,000	$ 39,168	$ 1,958	$ 111,125	$ 20,147	$ 1,007	$ 56,702
	$ 1,000,000	$ 46,629	$ 2,331	$ 132,292	$ 23,985	$ 1,199	$ 67,502
	$ 2,000,000	$ 93,257	$ 4,663	$ 264,583	$ 47,969	$ 2,398	$ 135,005
	$ 3,000,000	$ 139,886	$ 6,994	$ 396,875	$ 71,954	$ 3,598	$ 202,507
	$ 4,000,000	$ 186,514	$ 9,326	$ 529,167	$ 95,938	$ 4,797	$ 270,010