

ENVIRONMENTAL ASSESSMENT DOCUMENT

A. Project Identification:

Applicant: Village of Cody **Project No.** C317388

Village: Cody **County:** Cherry **State:** Nebraska

Total Project Amount: \$1,100,000

CWSRF Loan: \$750,000

Potential Principal Forgiveness: \$100,000

Potential Small Town Grant: \$250,000

B. Community Description:

Location: Cody is located in northern Cherry County along Highway 20, approximately forty miles west of Valentine, Nebraska.

Population, Present and Projected, and Design Year: The 2010 census population of Cody is 154. The projected population for the design year of 2040 is 154 people.

Current Methods of Waste Treatment: The existing facility is a two-cell lagoon. The collection system consists of approximately 12,756 linear feet of 6-inch vitrified clay pipe (VCP) sewer main with 32 manholes and 9 cleanouts. The Village also has a main lift station in very poor condition. The wastewater is pumped from the duplex lift station through 3,000 linear feet of 4-inch diameter cast iron pipe to the two-celled lagoon located east of the Village north of Highway 20. The collection system and lagoon were originally constructed in 1971.

C. Project Description:

Purpose: The project will rehabilitate the existing lift station, update flow measurements, and then confirm the need for lagoon expansion or evaluate an alternate wastewater treatment system. The two-cell lagoon system was designed as a complete retention lagoon with $\frac{1}{4}$ inch per day seepage, but only one cell is normally used. Seepage appears to be excessive.

Type: The expanded three-cell complete retention lagoon system will have a total water surface area of ten acres. The surface areas of the two primary cells will remain 1.15 and 1.18 acres, and the surface area of the new third cell is 7.7 acres. Under this option the existing lagoons would be lined with a zero percolation, synthetic liner. The lagoons would no longer percolate into the ground and will then be undersized for complete retention. Therefore the third lagoon cell will be needed.

Design Factors:

<u>Parameter</u>	<u>Design Loading</u>
Average Flow	18,000 gal/day
BOD	30 lbs/day
Suspended Solids	32 lbs/day

For the lagoon sizing factors, design seepage was estimated at zero with net evaporation over rainfall of 24 inches per year.

Reserve Capacity: The population of Cody has generally been stable since 1980. The 2010 population was 154. A population of 154 is used for the design year 2040.

Receiving Stream: Cody has no receiving stream. The Village lies in a non-draining area of the Sandhills.

D. Alternatives Considered:

Types: The following alternatives were considered;

1. Lift station improvements
2. Complete retention lagoon with earthen bentonite amended liner
3. Complete retention lagoon with synthetic liner
4. Land application (irrigation) lagoon, synthetic liner
5. Rapid infiltration beds with synthetic lagoon liner

Reasons for Selection of Proposed Alternative: The Village will proceed with the lift station improvements due to immediate need. The complete retention lagoon with synthetic liner is then being considered as the only treatment option left. However the Village desires to update flow measurements first. An alternate wastewater system could also be evaluated. No suitable soils were found in the area for a bentonite amended lagoon liner. The Village does not favor land application (irrigation) due to management and operational issues. Rapid infiltration appears infeasible due to pretreatment requirements unlikely to be met by a lagoon system. The total nitrogen must be 10 mg/l or less entering ground water.

E. Environmental Impact Summary:

1. Primary

- a. **Construction:** No significant impact is expected. Temporary impacts that may be caused by construction include dust and a limited potential for soil erosion and fuel and oil spills. No burning, blasting, herbicides or defoliants will be permitted in clearing the site. There are no known threatened or endangered species at the site. The Nebraska State Historical Society stated that if federal funding is involved, then the lagoon area needs to be surveyed

for archaeological remains and a report submitted to their office for review, prior to any ground disturbance. Also it will be important to stay clear of the Cowboy Trail linear feature. The project will comply with their recommendations.

- b. Environmental:** Any negative impact due to disturbing the existing landform will be temporary. No wastewater bypasses are expected during construction. Positive impact should be gained in that the area groundwater will be protected.

Other federal and state agency review produced the following comments. The United States Army Corps of Engineers commented that based on the information provided, the project will not involve a regulated discharge of dredged or fill material under Section 404 of the Clean Water Act. The U.S. Fish and Wildlife Service believes at this time it appears unlikely that the proposed project would have significant environmental impacts on the resources under their authority. The Nebraska Dept. of Natural Resources reviewed the project for potential impacts to surface water rights, registered ground water wells, and floodplain management. This review identified no comments.

The NDEQ Ground Water section advised the lagoons are not in the Village wellhead protection area. The depth to groundwater is estimated to be about 25 feet plus or minus 10 feet from the ground surface in the area of the lagoons. Based on the near surface sands to silty sands over Ogallala Formation sediments described in the area well logs and depth to groundwater, any leakage from the existing lagoons is likely to reach and impact local groundwater.

- c. Financial:** The current household sewer user charge is \$7.50 per month. It is scheduled to increase to \$15 per month with the May 1, 2015, billing. A CWSRF loan of \$750,000 will finance this project. The Village is eligible for loan forgiveness of \$100,000 and a small town grant of \$250,000. Actual forgiveness and grant will depend on availability of funds. Total project cost is \$1,100,000 for the lift station and complete retention lagoon, synthetic liner option. The CWSRF loan will have an effective interest rate of 2.50% for a 20-year term. The estimated sewer rates to support this project are \$48.80/month/user. The Village of Cody has an estimated 96 sewer user accounts.

In support of the small town grant, the resulting debt service is estimated at \$41.30/month which is more than the required \$15/month. The monthly household benefit of the \$250,000 grant is estimated as \$13.76/month which is more than the required \$2/month.

2. Secondary

- a. **Population Impacts:** No impact is expected on the population density but the project would serve the existing population and the 20-year design population.
- b. **Land Use and Trends:** About ten acres of existing agricultural land will be needed for the new lagoon.
- c. **Environmental:** No significant increases in noise levels or odors are expected.
- d. **Environmental Justice:** This project has been planned to ensure that no segment of the community's population suffers disproportionately from human health or environmental effects.

3. Mitigation measures necessary to eliminate adverse environmental effect:

A survey for archaeological resources will be performed as recommended by the Nebraska State Historical Society. The new lagoon system will be sealed to meet State requirements of no more than 1/8 inch per day seepage. Estimated actual seepage will be zero due to the synthetic liner. At least four feet separation from the bottom of the lagoon liner and the top of high seasonal ground water will be maintained as required by NDEQ regulations. A construction storm water runoff permit and related erosion control provisions will be required by NDEQ for this project since more than one acre of land will be disturbed. If construction occurs during the primary nesting season of April 1 to July 15 then a field survey by a qualified biologist may be required if construction would result in the taking of nesting migratory birds with the results submitted to USFWS prior to construction. A requirement to comply with the Migratory Bird Treaty Act will be included in the project specifications.

4. **Irreversible and irretrievable commitment of resources:** Resource commitment will be minor in construction materials and energy use due to the construction of the new lagoon.

F. Measure Taken to Insure Environmental Soundness:

1. **Public Involvement:** A public hearing was held on March 10, 2015, having 34 days advertised legal notice. Discussion was held on the project.
2. **Public Opposition or Opinions:** None
3. **Coordination and Documentation with Other Agencies and Special Interest Groups**
 - a. **Facilities Plan dated:** May 2007, by Tagge Engineering Consultants, Holdrege, NE
 - b. **Amendment to Facility Plan dated:** November 2014.

Prepared by: Olsson Associates, Holdrege, NE

c. Federal:

1. U.S. Fish & Wildlife Service,
2. United States Army Corps of Engineers.

d. State:

1. Nebraska Department of Natural Resources,
2. Nebraska State Historical Society,
3. Nebraska DEQ, Ground Water Section.

e. Local:

1. None.

f. Consulting Engineers: Olsson Associates, Holdrege

g. Public Groups:

1. Village of Cody residents

G. Positive Environmental Effects to be Realized from the Proposed Project: The expanded lagoons will be constructed to satisfy current design standards. The area groundwater will be protected by sealing the lagoons.

H. Reasons for Concluding there will be no Significant Impacts: Review of the facility plan and supporting documents indicates that the proposed project will result in positive environmental effects and benefits. An archaeological survey will be completed of the lagoon area. No threatened or endangered species will be affected. Impacts to wildlife habitat will be minimal. Nesting migratory birds will be protected. No significant increases in noise levels or odors are expected. No potential recreation and open space opportunities exist. The project is not in the floodplain. Some change in land use will occur, as ten acres of agricultural land will be taken out of production. There should be no adverse impact on ground water or community growth patterns.

Susan Hoppel, P.E.
Reviewing NDEQ Engineer

4-7-15
Date

FINDING OF NO SIGNIFICANT IMPACT DISTRIBUTION LIST

Cody, NEBRASKA

DEPARTMENT OF ENVIRONMENTAL QUALITY
Office of Public Affairs
P.O. Box 98922
Lincoln, NE 68509-8922

DEPARTMENT OF HEALTH AND HUMAN
SERVICES - REGULATION AND LICENSURE
Steve McNulty
P.O. Box 95026
Lincoln, NE 68509-5026

DEPARTMENT OF NATURAL RESOURCES
Mitch Paine
P.O. Box 94676
Lincoln, NE 68509-4676

NEBRASKA GAME & PARKS COMMISSION
Craig Wacker / Carey Grell
P.O. Box 30370
Lincoln, NE 68503-0370

DIRECTOR, NEBRASKA STATE
HISTORICAL SOCIETY
P.O. Box 82554
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STATE OFFICE OF POLICY RESEARCH
Policy Advisor
Rm. 1319, State Capitol
P.O. Box 94601
Lincoln, NE 68509-4601

DEPARTMENT OF ECONOMIC DEVELOPMENT
Carol Malcolm/Steve Charleston
P.O. Box 94666
Lincoln, NE 68509

DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
Eliza Hines
9325 South Alda Road
Wood River, NE 68883

NATIONAL PARK SERVICE
Nick Chevance
Environmental Coordinator
Midwest Regional Office
601 Riverfront Drive
Omaha, NE 68102-4226

USDA RURAL DEVELOPMENT
Ken Shaw
Room 308, Federal Building
100 Centennial Mall North
Lincoln, NE 68508

ENVIRONMENTAL PROTECTION AGENCY
Christopher Simmons
11201 Renner Blvd
Lenexa, KS 66219

STATE CONSERVATIONIST
Natural Resources Conservation Service
Federal Building, Room 345
100 Centennial Mall North
Lincoln, NE 68508

DEPARTMENT OF THE ARMY
John Moeschel
State Program Manager
U.S. Army Corps of Engineers
Nebraska State Office, Suite 1
8901 South 154th Street
Omaha, NE 68138-3621

APPLICANT
Village of Cody
P.O. Box 118
Cody, NE 69211

CONSULTING ENGINEER
Jake J. Deaver, P.E.
Olsson Associates
P.O. Box 885
Holdrege, NE 68949

LOCAL NEWSPAPER
(Public Information Only, Not for Public Notice)
Valentine Midland News
P.O. Box 448
Valentine, NE 69201

LOCAL NATURAL RESOURCE DISTRICT
Middle Niobrara NRD
526 E. 1st St.
Valentine, NE 69201

OTHER INTERESTED PARTIES
Tom Cooper
Security First Bank
P.O. Box 480
Valentine, NE 69201

DWG: F:\Projects\013-1715_PBIN\Conceptual_Plans\Location Map.dwg
DATE: Nov 21, 2013 4:10pm
XREFS:
USER: jdeaver



PROJECT: 2013-1715
DRAWN BY: JJD
DATE: 11.21.2013

LIFT STATION IMPROVEMENTS CODY, NEBRASKA



FIGURE
F-1



PROJECT: 2013-1715
 DRAWN BY: JJD
 DATE: 1.20.2015

LIFT STATION AND WASTEWATER LAGOON IMPROVEMENTS PROJECT LOCATION MAP
 VILLAGE OF CODY, NEBRASKA



FIGURE
 F-1

Cody Grant Worksheet

CWSRF Project No. C317388

Susan Hoppel, P.E.
4-1-15

Cody will receive CWSRF funding in May 2015. In support of the small town grant the following information is recorded.

Cody's project costs and potential forgiveness and grant amounts are:

Total project cost \$1,100,000
Principal loan to be repaid \$750,000
Forgiveness \$100,000
Small town grant (STG) \$250,000
Term of loan 20 years
Interest rate 1.5%
Population 154
MHI \$44,688 (Forgiveness plus grant may not exceed 32.57%)
Number of homes 96 (actual)

No STG - Average annual repayment including admin fees for principal loan of 1,000,000 for 20 years is

$$\frac{1,268,677}{20} = 63,434$$

No STG - Average debt service for 20 years per household as a result of the loan is

$$\frac{63,434}{96 \times 12} = 55.06$$

With STG - Average annual repayment including admin fees for principal loan of 750,000 for 20 years is

$$\frac{951,508}{20} = 47,575$$

With STG - Average debt service for 20 years per household as a result of the loan is

$$\frac{47,575}{96 \times 12} = 41.30$$

The monthly benefit per home of providing the small town grant is $55.06 - 41.30 = 13.76$

ATTACHMENT A
TO THE LOAN CONTRACT BETWEEN NDEQ AND
THE COMMUNITY OF
CODY
PROJECT NUMBER 7388
LOAN AMORTIZATION SCHEDULE (PROJECTED)

PROJECT TOTAL = 1,100,000.00
PRINCIPAL = 1,000,000.00
INTEREST RATE = 1.50
CWSRF LOAN FORGIVENESS = 100,000.00
TERM YEARS = 20
FEE RATE = 1.00

DATE OF PAYMENT	TOTAL PAYMENT	= FEE PAYMENT	+ PAYMENT	LOAN PAYMENT	LOAN PAYMENT	INTEREST PAYMENT	PRINCIPAL PAYMENT	BEGINNING BALANCE	PRINCIPAL PAYMENT	ENDING BALANCE
15-Jun-2016	34,030.16 =	5,000.00 +	29,030.16 =	29,030.16 =	29,030.16 =	7,500.00 +	21,530.16 =	1,000,000.00 -	21,530.16 =	978,469.84 -
15-Dec-2016	33,922.51 =	4,892.35 +	29,030.16 =	29,030.16 =	29,030.16 =	7,338.52 +	21,691.64 =	978,469.84 -	21,691.64 =	956,778.20 -
15-Jun-2017	33,814.05 =	4,783.89 +	29,030.16 =	29,030.16 =	29,030.16 =	7,175.84 +	21,854.32 =	956,778.20 -	21,854.32 =	934,923.88 -
15-Dec-2017	33,704.78 =	4,674.62 +	29,030.16 =	29,030.16 =	29,030.16 =	7,011.93 +	22,018.23 =	934,923.88 -	22,018.23 =	912,905.65 -
15-Jun-2018	33,594.69 =	4,564.53 +	29,030.16 =	29,030.16 =	29,030.16 =	6,846.79 +	22,183.37 =	912,905.65 -	22,183.37 =	890,722.28 -
15-Dec-2018	33,483.77 =	4,453.61 +	29,030.16 =	29,030.16 =	29,030.16 =	6,680.42 +	22,349.74 =	890,722.28 -	22,349.74 =	868,372.54 -
15-Jun-2019	33,372.02 =	4,341.86 +	29,030.16 =	29,030.16 =	29,030.16 =	6,512.79 +	22,517.37 =	868,372.54 -	22,517.37 =	845,855.17 -
15-Dec-2019	33,259.44 =	4,229.28 +	29,030.16 =	29,030.16 =	29,030.16 =	6,343.91 +	22,686.25 =	845,855.17 -	22,686.25 =	823,168.92 -
15-Jun-2020	33,146.00 =	4,115.84 +	29,030.16 =	29,030.16 =	29,030.16 =	6,173.77 +	22,856.39 =	823,168.92 -	22,856.39 =	800,312.53 -
15-Dec-2020	33,031.72 =	4,001.56 +	29,030.16 =	29,030.16 =	29,030.16 =	6,002.34 +	23,027.82 =	800,312.53 -	23,027.82 =	777,284.71 -
15-Jun-2021	32,916.58 =	3,886.42 +	29,030.16 =	29,030.16 =	29,030.16 =	5,829.64 +	23,200.52 =	777,284.71 -	23,200.52 =	754,084.19 -
15-Dec-2021	32,800.58 =	3,770.42 +	29,030.16 =	29,030.16 =	29,030.16 =	5,655.82 +	23,374.53 =	754,084.19 -	23,374.53 =	730,709.66 -
15-Jun-2022	32,683.71 =	3,653.55 +	29,030.16 =	29,030.16 =	29,030.16 =	5,480.32 +	23,549.84 =	730,709.66 -	23,549.84 =	707,159.82 -
15-Dec-2022	32,565.96 =	3,535.80 +	29,030.16 =	29,030.16 =	29,030.16 =	5,303.70 +	23,726.46 =	707,159.82 -	23,726.46 =	683,433.36 -
15-Jun-2023	32,447.33 =	3,417.17 +	29,030.16 =	29,030.16 =	29,030.16 =	5,125.75 +	23,904.41 =	683,433.36 -	23,904.41 =	659,528.95 -
15-Dec-2023	32,327.80 =	3,297.64 +	29,030.16 =	29,030.16 =	29,030.16 =	4,946.47 +	24,083.69 =	659,528.95 -	24,083.69 =	635,445.26 -
15-Jun-2024	32,207.39 =	3,177.23 +	29,030.16 =	29,030.16 =	29,030.16 =	4,765.84 +	24,264.32 =	635,445.26 -	24,264.32 =	611,180.94 -
15-Dec-2024	32,086.06 =	3,055.90 +	29,030.16 =	29,030.16 =	29,030.16 =	4,583.86 +	24,446.30 =	611,180.94 -	24,446.30 =	586,734.64 -
15-Jun-2025	31,963.83 =	2,933.67 +	29,030.16 =	29,030.16 =	29,030.16 =	4,400.51 +	24,629.65 =	586,734.64 -	24,629.65 =	562,104.99 -
15-Dec-2025	31,840.68 =	2,810.52 +	29,030.16 =	29,030.16 =	29,030.16 =	4,215.79 +	24,814.37 =	562,104.99 -	24,814.37 =	537,290.62 -
15-Jun-2026	31,716.61 =	2,686.45 +	29,030.16 =	29,030.16 =	29,030.16 =	4,029.68 +	25,000.48 =	537,290.62 -	25,000.48 =	512,290.14 -
15-Dec-2026	31,591.61 =	2,561.45 +	29,030.16 =	29,030.16 =	29,030.16 =	3,842.18 +	25,187.98 =	512,290.14 -	25,187.98 =	487,102.16 -
15-Jun-2027	31,465.67 =	2,435.51 +	29,030.16 =	29,030.16 =	29,030.16 =	3,653.27 +	25,376.89 =	487,102.16 -	25,376.89 =	461,725.27 -
15-Dec-2027	31,338.79 =	2,308.63 +	29,030.16 =	29,030.16 =	29,030.16 =	3,462.94 +	25,567.22 =	461,725.27 -	25,567.22 =	436,158.05 -
15-Jun-2028	31,210.95 =	2,180.79 +	29,030.16 =	29,030.16 =	29,030.16 =	3,271.19 +	25,758.97 =	436,158.05 -	25,758.97 =	410,399.08 -
15-Dec-2028	31,082.16 =	2,052.00 +	29,030.16 =	29,030.16 =	29,030.16 =	3,077.99 +	25,952.17 =	410,399.08 -	25,952.17 =	384,446.91 -
15-Jun-2029	30,952.39 =	1,922.23 +	29,030.16 =	29,030.16 =	29,030.16 =	2,883.35 +	26,146.81 =	384,446.91 -	26,146.81 =	358,300.10 -
15-Dec-2029	30,821.66 =	1,791.50 +	29,030.16 =	29,030.16 =	29,030.16 =	2,687.25 +	26,342.91 =	358,300.10 -	26,342.91 =	331,957.19 -
15-Jun-2030	30,689.95 =	1,659.79 +	29,030.16 =	29,030.16 =	29,030.16 =	2,489.68 +	26,540.48 =	331,957.19 -	26,540.48 =	305,416.71 -
15-Dec-2030	30,557.24 =	1,527.08 +	29,030.16 =	29,030.16 =	29,030.16 =	2,290.63 +	26,739.53 =	305,416.71 -	26,739.53 =	278,677.18 -
15-Jun-2031	30,423.55 =	1,393.39 +	29,030.16 =	29,030.16 =	29,030.16 =	2,090.08 +	26,940.08 =	278,677.18 -	26,940.08 =	251,737.10 -
15-Dec-2031	30,288.85 =	1,258.69 +	29,030.16 =	29,030.16 =	29,030.16 =	1,888.03 +	27,142.13 =	251,737.10 -	27,142.13 =	224,594.97 -
15-Jun-2032	30,153.13 =	1,122.97 +	29,030.16 =	29,030.16 =	29,030.16 =	1,684.46 +	27,345.70 =	224,594.97 -	27,345.70 =	197,249.27 -
15-Dec-2032	30,016.41 =	986.25 +	29,030.16 =	29,030.16 =	29,030.16 =	1,479.74 +	27,550.79 =	197,249.27 -	27,550.79 =	169,698.48 -
15-Jun-2033	29,878.65 =	848.49 +	29,030.16 =	29,030.16 =	29,030.16 =	1,272.77 +	27,757.42 =	169,698.48 -	27,757.42 =	141,941.06 -
15-Dec-2033	29,739.87 =	709.71 +	29,030.16 =	29,030.16 =	29,030.16 =	1,064.56 +	27,965.60 =	141,941.06 -	27,965.60 =	113,975.46 -
15-Jun-2034	29,600.04 =	569.88 +	29,030.16 =	29,030.16 =	29,030.16 =	854.82 +	28,175.34 =	113,975.46 -	28,175.34 =	85,800.12 -
15-Dec-2034	29,459.16 =	429.00 +	29,030.16 =	29,030.16 =	29,030.16 =	643.60 +	28,386.66 =	85,800.12 -	28,386.66 =	57,413.46 -
15-Jun-2035	29,317.23 =	287.07 +	29,030.16 =	29,030.16 =	29,030.16 =	430.50 +	28,599.56 =	57,413.46 -	28,599.56 =	28,813.90 -
15-Dec-2035	29,174.07 =	144.07 +	29,030.00 =	29,030.00 =	29,030.00 =	216.10 +	28,813.90 =	28,813.90 -	28,813.90 =	0.00 -
TOTALS	1,268,677.05	107,470.81	1,161,206.24	1,161,206.24	1,161,206.24	161,206.24	1,000,000.00	1,000,000.00	1,000,000.00	0.00

ATTACHMENT A
TO THE LOAN CONTRACT BETWEEN NDEQ AND
THE COMMUNITY OF
CODY
PROJECT NUMBER 7388
LOAN AMORTIZATION SCHEDULE (PROJECTED)

PROJECT TOTAL = 1,100,000.00
 PRINCIPAL = 750,000.00
 INTEREST RATE = 1.50
 CWSRF LOAN FORGIVENESS = 100,000.00
 CWSRF SMALL TOWN GRANT = 250,000.00

TERM YEARS = 20
 FEE RATE = 1.00

01-Apr-2015

DATE OF PAYMENT	TOTAL PAYMENT	= FEE PAYMENT	+ PAYMENT	LOAN PAYMENT	= INTEREST PAYMENT	+ PRINCIPAL PAYMENT	BEGINNING BALANCE	- PRINCIPAL PAYMENT	ENDING BALANCE
15-Jun-2016	25,522.62	=	3,750.00	+ 21,772.62	=	21,772.62	750,000.00	- 16,147.62	733,852.38
15-Dec-2016	25,441.88	=	3,669.26	+ 21,772.62	=	21,772.62	733,852.38	- 16,268.73	717,583.65
15-Jun-2017	25,360.54	=	3,587.92	+ 21,772.62	=	21,772.62	717,583.65	- 16,390.74	701,192.91
15-Dec-2017	25,278.58	=	3,505.96	+ 21,772.62	=	21,772.62	701,192.91	- 16,513.67	684,679.24
15-Jun-2018	25,196.02	=	3,423.40	+ 21,772.62	=	21,772.62	684,679.24	- 16,637.53	668,041.71
15-Dec-2018	25,112.83	=	3,340.21	+ 21,772.62	=	21,772.62	668,041.71	- 16,762.31	651,279.40
15-Jun-2019	25,029.02	=	3,256.40	+ 21,772.62	=	21,772.62	651,279.40	- 16,888.02	634,391.38
15-Dec-2019	24,944.58	=	3,171.96	+ 21,772.62	=	21,772.62	634,391.38	- 17,014.68	617,376.70
15-Jun-2020	24,859.50	=	3,086.88	+ 21,772.62	=	21,772.62	617,376.70	- 17,142.29	600,234.41
15-Dec-2020	24,773.79	=	3,001.17	+ 21,772.62	=	21,772.62	600,234.41	- 17,270.86	582,963.55
15-Jun-2021	24,687.44	=	2,914.82	+ 21,772.62	=	21,772.62	582,963.55	- 17,400.39	565,563.16
15-Dec-2021	24,600.44	=	2,827.82	+ 21,772.62	=	21,772.62	565,563.16	- 17,530.90	548,032.26
15-Jun-2022	24,424.47	=	2,740.16	+ 21,772.62	=	21,772.62	548,032.26	- 17,662.38	530,369.88
15-Dec-2022	24,335.50	=	2,651.85	+ 21,772.62	=	21,772.62	530,369.88	- 17,794.85	512,575.03
15-Jun-2023	24,245.85	=	2,562.88	+ 21,772.62	=	21,772.62	512,575.03	- 17,928.31	494,646.72
15-Dec-2023	24,155.54	=	2,473.23	+ 21,772.62	=	21,772.62	494,646.72	- 18,062.77	476,583.95
15-Jun-2024	24,064.55	=	2,382.92	+ 21,772.62	=	21,772.62	476,583.95	- 18,198.24	458,385.71
15-Dec-2024	23,972.87	=	2,291.93	+ 21,772.62	=	21,772.62	458,385.71	- 18,334.73	440,050.98
15-Jun-2025	23,880.51	=	2,200.25	+ 21,772.62	=	21,772.62	440,050.98	- 18,472.24	421,578.74
15-Dec-2025	23,787.46	=	2,104.84	+ 21,772.62	=	21,772.62	421,578.74	- 18,610.78	402,967.96
15-Jun-2026	23,693.71	=	1,991.09	+ 21,772.62	=	21,772.62	402,967.96	- 18,750.36	384,217.60
15-Dec-2026	23,599.25	=	1,826.63	+ 21,772.62	=	21,772.62	384,217.60	- 18,890.99	365,326.61
15-Jun-2027	23,504.09	=	1,731.47	+ 21,772.62	=	21,772.62	365,326.61	- 19,032.67	346,293.94
15-Dec-2027	23,408.21	=	1,635.59	+ 21,772.62	=	21,772.62	346,293.94	- 19,175.42	327,118.52
15-Jun-2028	23,314.30	=	1,539.00	+ 21,772.62	=	21,772.62	327,118.52	- 19,319.23	307,799.29
15-Dec-2028	23,214.30	=	1,441.68	+ 21,772.62	=	21,772.62	307,799.29	- 19,464.13	288,335.16
15-Jun-2029	23,116.25	=	1,343.63	+ 21,772.62	=	21,772.62	288,335.16	- 19,610.11	268,725.05
15-Dec-2029	23,017.46	=	1,244.84	+ 21,772.62	=	21,772.62	268,725.05	- 19,757.18	248,967.87
15-Jun-2030	22,917.93	=	1,145.31	+ 21,772.62	=	21,772.62	248,967.87	- 19,905.36	229,062.51
15-Dec-2030	22,817.66	=	1,045.04	+ 21,772.62	=	21,772.62	229,062.51	- 20,054.65	209,007.86
15-Jun-2031	22,716.63	=	944.01	+ 21,772.62	=	21,772.62	209,007.86	- 20,205.06	188,802.80
15-Dec-2031	22,614.85	=	842.23	+ 21,772.62	=	21,772.62	188,802.80	- 20,356.60	168,446.20
15-Jun-2032	22,512.30	=	739.68	+ 21,772.62	=	21,772.62	168,446.20	- 20,509.27	147,936.93
15-Dec-2032	22,408.99	=	636.37	+ 21,772.62	=	21,772.62	147,936.93	- 20,663.09	127,273.84
15-Jun-2033	22,304.90	=	532.28	+ 21,772.62	=	21,772.62	127,273.84	- 20,818.07	106,455.77
15-Dec-2033	22,200.03	=	427.41	+ 21,772.62	=	21,772.62	106,455.77	- 20,974.20	85,481.57
15-Jun-2034	22,094.37	=	321.75	+ 21,772.62	=	21,772.62	85,481.57	- 21,131.51	64,350.06
15-Dec-2034	21,987.92	=	215.30	+ 21,772.62	=	21,772.62	64,350.06	- 21,289.99	43,060.07
15-Jun-2035	21,880.53	=	108.05	+ 21,772.48	=	21,772.48	43,060.07	- 21,449.67	21,610.40
15-Dec-2035	21,772.48	=	0.00	+ 21,772.48	=	21,772.48	21,610.40	- 21,610.40	0.00
TOTALS	951,507.77	=	80,603.11	+ 870,904.66	=	870,904.66	120,904.66	- 750,000.00	750,000.00