

## SAMSTÆÐA - 10 ára aðlögunaráætlun

## Rekstrarreikningur

|   | Áætlun<br>2013 | Áætlun<br>2014 | Áætlun<br>2015 | Áætlun<br>2016 | Áætlun<br>2017 | Áætlun<br>2018 | Áætlun<br>2019 | Áætlun<br>2020 | Áætlun<br>2021 | Áætlun<br>2022 | Áætlun<br>2023 |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>Rekstrartekjur</b>                                 |                |                |                |                |                |                |                |                |                |                |                |
| Skatttekjur.....                                      | 9.892.804      | 10.492.244     | 11.008.697     | 11.504.836     | 11.849.982     | 12.489.881     | 13.164.334     | 13.875.208     | 14.624.469     | 15.414.191     | 16.246.557     |
| Fasteignagjöld.....                                   | 2.282.590      | 2.353.350      | 2.462.828      | 2.574.887      | 2.652.133      | 2.718.437      | 2.786.398      | 2.856.058      | 3.013.141      | 3.088.469      | 3.165.681      |
| Framlag jöfnunarsjóðs.....                            | 1.368.000      | 1.358.000      | 1.358.000      | 1.358.000      | 1.398.740      | 1.433.709      | 1.469.551      | 1.506.290      | 1.589.136      | 1.628.864      | 1.669.586      |
| Aðrar tekjur.....                                     | 3.808.386      | 4.038.571      | 4.237.615      | 4.433.979      | 4.566.998      | 4.681.173      | 4.798.203      | 4.918.158      | 5.188.657      | 5.318.373      | 5.451.332      |
|   | 17.351.780     | 18.242.165     | 19.067.140     | 19.871.702     | 20.467.853     | 21.323.199     | 22.218.486     | 23.155.713     | 24.415.403     | 25.449.897     | 26.533.156     |
| <b>Rekstrargjöld</b>                                  |                |                |                |                |                |                |                |                |                |                |                |
| Laun og launatengd gjöld.....                         | 8.052.459      | 8.526.122      | 8.934.579      | 9.326.994      | 9.606.804      | 10.125.571     | 10.672.352     | 11.248.659     | 11.856.087     | 12.496.315     | 13.171.116     |
| Annar rekstrarkostnaður.....                          | 6.005.302      | 6.278.336      | 6.511.328      | 6.742.504      | 6.944.779      | 7.118.399      | 7.296.359      | 7.478.768      | 7.890.100      | 8.087.352      | 8.289.536      |
|   | 14.057.760     | 14.804.458     | 15.445.907     | 16.069.498     | 16.551.583     | 17.243.970     | 17.968.710     | 18.727.426     | 19.746.186     | 20.583.667     | 21.460.652     |
| <b>Rekstrarniðurstaða fyrir fjármagnsliði (EBITA)</b> | 3.294.019      | 3.437.707      | 3.621.233      | 3.802.204      | 3.916.271      | 4.079.229      | 4.249.775      | 4.428.287      | 4.669.216      | 4.866.230      | 5.072.504      |
| Breyting lífeyrisskuldbindingar.....                  | 353.000        | 373.827        | 391.771        | 409.009        | 421.279        | 444.028        | 468.005        | 493.278        | 519.915        | 547.990        | 577.582        |
| Afskriftir.....                                       | 850.500        | 850.500        | 850.500        | 850.500        | 850.500        | 850.500        | 850.500        | 850.500        | 850.500        | 850.500        | 850.500        |
|   | 1.203.500      | 1.224.327      | 1.242.271      | 1.259.509      | 1.271.779      | 1.294.528      | 1.318.505      | 1.343.778      | 1.370.415      | 1.398.490      | 1.428.082      |
| <b>Rekstrarniðurstaða fyrir fjármagnsliði (EBIT)</b>  | 2.090.519      | 2.213.380      | 2.378.963      | 2.542.696      | 2.644.492      | 2.784.702      | 2.931.270      | 3.084.509      | 3.298.802      | 3.467.740      | 3.644.422      |
| <b>Fjármunatekjur og fjármagnsgjöld</b>               |                |                |                |                |                |                |                |                |                |                |                |
| Vaxtagjöld.....                                       | 1.173.177      | 1.114.102      | 1.061.628      | 1.035.527      | 1.027.202      | 966.709        | 906.657        | 837.141        | 763.388        | 694.838        | 623.854        |
| Verðbætur.....  | 645.228        | 487.356        | 396.695        | 542.246        | 560.796        | 528.187        | 496.904        | 459.251        | 424.312        | 390.392        | 354.479        |
|   | 1.818.406      | 1.601.458      | 1.458.323      | 1.577.773      | 1.587.997      | 1.494.896      | 1.403.561      | 1.296.392      | 1.187.699      | 1.085.230      | 978.333        |
| <b>Afkoma ársins .....</b>                            | 272.113        | 611.922        | 920.640        | 964.923        | 1.056.494      | 1.289.805      | 1.527.709      | 1.788.117      | 2.111.102      | 2.382.510      | 2.666.089      |
| <b>Jafnvægisregla</b>                                 |                | 884.036        | 1.804.675      | 2.497.485      | 2.942.057      | 3.311.223      | 3.874.009      | 4.605.631      | 5.426.928      | 6.281.728      | 7.159.701      |

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## Efnahagsreikningur

## Eignir

|  | Áætlun<br>2013    | Áætlun<br>2014    | Áætlun<br>2015    | Áætlun<br>2016    | Áætlun<br>2017    | Áætlun<br>2018    | Áætlun<br>2019    | Áætlun<br>2020    | Áætlun<br>2021    | Áætlun<br>2022    | Áætlun<br>2023    |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Fastafjármunir</b>                        |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Varanlegir rekstrarfjármunir:                |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Fasteignir, lóðir og lendur.....             | 32.437.443        | 32.111.843        | 31.786.243        | 31.460.643        | 31.318.043        | 31.175.443        | 31.032.843        | 30.890.243        | 30.747.643        | 30.605.043        | 30.462.443        |
| Íþróttavellir, gatnakerfi og veitukerfi..... | 8.804.407         | 8.630.607         | 8.456.807         | 8.383.007         | 8.126.207         | 8.239.407         | 7.982.607         | 7.725.807         | 7.469.007         | 7.212.207         | 6.955.407         |
| Áhöld og tæki .....                          | 350.099           | 319.999           | 289.899           | 259.799           | 229.699           | 199.599           | 169.499           | 139.399           | 109.299           | 79.199            | 49.099            |
| Leigugeignir .....                           | 665.880           | 614.880           | 563.880           | 512.880           | 461.880           | 410.880           | 359.880           | 308.880           | 257.880           | 206.880           | 155.880           |
| Áhættufjármunir og langtímakröfur            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Eignarhlutir í öðrum eignum .....            | 917.689           | 917.689           | 917.689           | 917.689           | 917.689           | 917.689           | 917.689           | 917.689           | 917.689           | 917.689           | 917.689           |
| Langtímakröfur á eigin fyrirtæki .....       |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Skuldabréfaeign.....                         | 297.408           | 284.581           | 273.081           | 261.581           | 256.422           |                   |                   |                   |                   |                   |                   |
| Næsta árs afborgun.....                      | ( 6.620)          | ( 5.159)          | ( 5.159)          | ( 5.159)          | ( 256.422)        |                   |                   |                   |                   |                   |                   |
| <b>Fastafjármunir</b>                        | <b>43.466.306</b> | <b>42.874.440</b> | <b>42.282.440</b> | <b>41.790.440</b> | <b>41.053.518</b> | <b>40.943.018</b> | <b>40.462.518</b> | <b>39.982.018</b> | <b>39.501.518</b> | <b>39.021.018</b> | <b>38.540.518</b> |
| <b>Veltufjármunir</b>                        |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Skammtímakröfur:                             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Óinnheimtar skatttekjur.....                 | 1.647.300         | 1.730.804         | 1.803.968         | 1.874.255         | 2.252.621         | 2.357.620         | 2.467.873         | 2.583.654         | 2.723.789         | 2.851.966         | 2.986.592         |
| Næsta árs afborganir langtímakrafna.....     | 6.620             | 5.159             | 5.159             | 5.159             | 256.422           |                   |                   |                   |                   |                   |                   |
| Viðskiptakröfur á eigin fyrirtæki.....       |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Aðrar kröfur.....                            | 550.817           | 567.893           | 582.658           | 597.224           | 608.933           | 624.156           | 639.760           | 655.754           | 691.821           | 709.116           | 726.844           |
| Handbært fé:                                 |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Sjóður og bankainnstæður.....                | 182.210           | 292.432           |                   | 81.231            |                   |                   |                   | 316.799           | 756.217           | 1.953.142         | 3.414.060         |
| <b>Veltufjármunir</b>                        | <b>2.386.947</b>  | <b>2.596.287</b>  | <b>2.391.785</b>  | <b>2.557.869</b>  | <b>3.117.976</b>  | <b>2.981.777</b>  | <b>3.107.634</b>  | <b>3.556.207</b>  | <b>4.171.827</b>  | <b>5.514.224</b>  | <b>7.127.496</b>  |
| <b>Eignir samtals</b>                        | <b>45.853.253</b> | <b>45.470.727</b> | <b>44.674.225</b> | <b>44.348.309</b> | <b>44.171.494</b> | <b>43.924.794</b> | <b>43.570.151</b> | <b>43.538.225</b> | <b>43.673.345</b> | <b>44.535.242</b> | <b>45.668.014</b> |

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31. desember

| Skuldir og eigið fé                          | Áætlun<br>2013    | Áætlun<br>2014    | Áætlun<br>2015    | Áætlun<br>2016    | Áætlun<br>2017    | Áætlun<br>2018    | Áætlun<br>2019    | Áætlun<br>2020    | Áætlun<br>2021    | Áætlun<br>2022    | Áætlun<br>2023    |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Eigið fé</b>                              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Eigið fé .....                               | 6.460.771         | 6.732.884         | 7.344.806         | 8.265.446         | 9.230.369         | 10.286.863        | 11.576.669        | 13.104.378        | 14.892.495        | 17.003.597        | 19.386.106        |
| Hagnaður ( tap)ársins 2011.....              | 272.113           | 611.922           | 920.640           | 964.923           | 1.056.494         | 1.289.805         | 1.527.709         | 1.788.117         | 2.111.102         | 2.382.510         | 2.666.089         |
| <b>Eigið fé samtals</b>                      | <b>6.732.884</b>  | <b>7.344.806</b>  | <b>8.265.446</b>  | <b>9.230.369</b>  | <b>10.286.863</b> | <b>11.576.669</b> | <b>13.104.378</b> | <b>14.892.495</b> | <b>17.003.597</b> | <b>19.386.106</b> | <b>22.052.195</b> |
| <b>Skuldbindingar</b>                        |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Lífeyrisskuldbinding.....                    | 8.130.769         | 8.296.596         | 8.480.367         | 8.681.375         | 8.894.654         | 9.130.682         | 9.390.688         | 9.575.965         | 9.787.880         | 10.027.870        | 10.297.452        |
| Næsta árs afborganir.....                    | ( 208.000)        | ( 208.000)        | ( 208.000)        | ( 208.000)        | ( 208.000)        | ( 208.000)        | ( 308.000)        | ( 308.000)        | ( 308.000)        | ( 308.000)        | ( 308.000)        |
| Skattskuldbinding                            | 33.812            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Aðrar skuldbindingar.....                    | 105.035           | 98.155            | 91.275            | 84.395            | 77.515            | 70.635            | 63.755            | 56.875            | 49.995            | 43.115            | 36.235            |
| Næsta árs afborganir.....                    | ( 6.880)          | ( 6.880)          | ( 6.880)          | ( 6.880)          | ( 6.880)          | ( 6.880)          | ( 6.880)          | ( 6.880)          | ( 6.880)          | ( 6.880)          | ( 6.880)          |
| <b>Langtímaskuldir</b>                       | <b>8.054.736</b>  | <b>8.179.871</b>  | <b>8.356.762</b>  | <b>8.550.891</b>  | <b>8.757.290</b>  | <b>8.986.437</b>  | <b>9.139.563</b>  | <b>9.317.961</b>  | <b>9.522.995</b>  | <b>9.756.105</b>  | <b>10.018.807</b> |
| <b>Langtímaskuldir</b>                       |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Skuldir við lánastofnanir.....               | 27.174.543        | 26.087.035        | 23.528.937        | 22.335.704        | 21.207.668        | 19.502.070        | 17.760.335        | 16.005.127        | 14.332.738        | 12.644.201        | 10.913.450        |
| Næsta árs afb. langtímaskulda og skuldb..... | ( 1.484.864)      | ( 11.564.794)     | ( 1.735.479)      | ( 1.688.831)      | ( 1.705.598)      | ( 1.741.736)      | ( 1.755.208)      | ( 1.672.389)      | ( 1.688.537)      | ( 1.730.750)      | ( 1.730.750)      |
| Skuldir vegna leigu                          | 1.825.958         | 1.722.011         | 1.609.151         | 1.486.733         | 1.364.452         | 1.239.114         | 1.110.642         | 978.958           | 853.620           | 718.644           | 580.294           |
| Næsta árs afborganir skuldb.....             | ( 103.947)        | ( 112.860)        | ( 122.418)        | ( 122.281)        | ( 125.338)        | ( 128.472)        | ( 131.684)        | ( 125.338)        | ( 134.976)        | ( 138.350)        | ( 141.809)        |
| <b>Langtímaskuldir</b>                       | <b>27.411.691</b> | <b>16.131.393</b> | <b>23.280.191</b> | <b>22.011.325</b> | <b>20.741.184</b> | <b>18.870.976</b> | <b>16.984.085</b> | <b>15.186.357</b> | <b>13.362.844</b> | <b>11.493.744</b> | <b>9.621.184</b>  |
| <b>Skammtímaskuldir</b>                      |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Skuldir við lánastofnanir.....               |                   |                   | 720.605           | 492.919           | 547.252           | 537.528           | 193.744           |                   |                   |                   |                   |
| Viðskiptaskuldir og ógreiddur kostnaður..... | 1.850.250         | 1.922.122         | 1.978.443         | 2.036.813         | 1.793.088         | 1.868.097         | 1.946.610         | 2.028.805         | 1.645.516         | 1.715.306         | 1.788.388         |
| Næsta árs afb. langtímaskulda og skuldb..... | 1.588.811         | 11.677.653        | 1.857.897         | 1.811.113         | 1.830.936         | 1.870.208         | 1.886.891         | 1.797.728         | 1.823.513         | 1.869.101         | 1.872.559         |
| Næsta árs afborganir skuldbindingar.....     | 6.880             | 6.880             | 6.880             | 6.880             | 6.880             | 6.880             | 6.880             | 6.880             | 6.880             | 6.880             | 6.880             |
| Næsta árs afborganir skuldbindingar.....     | 208.000           | 208.000           | 208.000           | 208.000           | 208.000           | 208.000           | 308.000           | 308.000           | 308.000           | 308.000           | 308.000           |
| <b>Skammtímaskuldir</b>                      | <b>3.653.942</b>  | <b>13.814.656</b> | <b>4.771.825</b>  | <b>4.555.724</b>  | <b>4.386.157</b>  | <b>4.490.712</b>  | <b>4.342.126</b>  | <b>4.141.412</b>  | <b>3.783.908</b>  | <b>3.899.286</b>  | <b>3.975.827</b>  |
| <b>Skuldir samtals</b>                       | <b>39.120.369</b> | <b>38.125.920</b> | <b>36.408.779</b> | <b>35.117.939</b> | <b>33.884.630</b> | <b>32.348.126</b> | <b>30.465.774</b> | <b>28.645.730</b> | <b>26.669.748</b> | <b>25.149.136</b> | <b>23.615.819</b> |
| <b>Skuldir og eigið fé samtals</b>           | <b>45.853.253</b> | <b>45.470.727</b> | <b>44.674.225</b> | <b>44.348.309</b> | <b>44.171.494</b> | <b>43.924.794</b> | <b>43.570.151</b> | <b>43.538.225</b> | <b>43.673.345</b> | <b>44.535.242</b> | <b>45.668.014</b> |
| <b>Skuldahlutfall.....</b>                   | <b>225,45%</b>    | <b>209,00%</b>    | <b>190,95%</b>    | <b>176,72%</b>    | <b>165,55%</b>    | <b>151,70%</b>    | <b>137,12%</b>    | <b>123,71%</b>    | <b>109,23%</b>    | <b>98,82%</b>     | <b>89,00%</b>     |

## SAMSTÆÐA - 10 ára aðlögunaráætlun

## Lykiltölur í sjóðstreymi

| Handbært fé frá rekstri                     | Áætlun<br>2013      | Áætlun<br>2014      | Áætlun<br>2015      | Áætlun<br>2016      | Áætlun<br>2017      | Áætlun<br>2018      | Áætlun<br>2019      | Áætlun<br>2020      | Áætlun<br>2021      | Áætlun<br>2022      | Áætlun<br>2023      |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Afkoma ársins                               | 272.113             | 611.922             | 920.640             | 964.923             | 1.056.494           | 1.289.805           | 1.527.709           | 1.788.117           | 2.111.102           | 2.382.510           | 2.666.089           |
| Reiknaðar afskriftir.....                   | 850.500             | 850.500             | 850.500             | 850.500             | 850.500             | 850.500             | 850.500             | 850.500             | 850.500             | 850.500             | 850.500             |
| Br. á skuldbindingu vegna einkafr.          | ( 6.880)            | ( 6.880)            | ( 6.880)            | ( 6.880)            | ( 6.880)            | ( 6.880)            | ( 6.880)            | ( 6.880)            | ( 6.880)            | ( 6.880)            | ( 6.880)            |
| Verðbætur og gengismunur.....               | 645.228             | 487.356             | 396.695             | 542.246             | 560.796             | 528.187             | 496.904             | 459.251             | 424.312             | 390.392             | 354.479             |
| Breyting skuldbindingar.....                | 353.000             | 373.827             | 391.771             | 409.009             | 421.279             | 444.028             | 468.005             | 493.278             | 519.915             | 547.990             | 577.582             |
| <b>Veltufé frá rekstri</b>                  | <b>2.113.962</b>    | <b>2.316.725</b>    | <b>2.552.726</b>    | <b>2.759.798</b>    | <b>2.882.189</b>    | <b>3.105.641</b>    | <b>3.336.239</b>    | <b>3.584.266</b>    | <b>3.898.948</b>    | <b>4.164.511</b>    | <b>4.441.770</b>    |
| <b>Fjárfestingarhreyfingar</b>              |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Fjárfesting í varanlegum rekstrarfjármunum  | ( 260.000)          | ( 370.000)          | ( 370.000)          | ( 370.000)          | ( 370.000)          | ( 370.000)          | ( 370.000)          | ( 370.000)          | ( 370.000)          | ( 370.000)          | ( 370.000)          |
| Lóðir til úthlutunar, lækkun                | 100.000             | 100.000             | 100.000             | 100.000             |                     |                     |                     |                     |                     |                     |                     |
| Langtímakröfur , breyting.....              | 21.875              | 6.620               | 5.159               | 5.159               | 5.159               | 256.422             |                     |                     |                     |                     |                     |
| <b>Fjárfestingarhreyfingar</b>              | <b>( 138.125)</b>   | <b>( 263.380)</b>   | <b>( 264.841)</b>   | <b>( 264.841)</b>   | <b>( 364.841)</b>   | <b>( 113.578)</b>   | <b>( 370.000)</b>   | <b>( 370.000)</b>   | <b>( 370.000)</b>   | <b>( 370.000)</b>   | <b>( 370.000)</b>   |
| <b>Fjármögnunarhreyfingar</b>               |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Tekin ný langtímalán.....                   |                     |                     | 8.800.000           |                     |                     |                     |                     |                     |                     |                     |                     |
| Afborganir langtímalána og uppgr. lána..... | ( 1.626.922)        | ( 1.484.864)        | ( 11.669.091)       | ( 1.835.479)        | ( 1.688.831)        | ( 1.705.598)        | ( 1.741.736)        | ( 1.755.208)        | ( 1.672.389)        | ( 1.688.537)        | ( 1.730.750)        |
| Afborganir leigusamningar.....              | ( 103.947)          | ( 103.947)          | ( 112.860)          | ( 122.418)          | ( 122.281)          | ( 125.338)          | ( 128.472)          | ( 131.684)          | ( 125.338)          | ( 134.976)          | ( 138.350)          |
| Framlög.....                                | ( 208.000)          | ( 208.000)          | ( 208.000)          | ( 208.000)          | ( 208.000)          | ( 208.000)          | ( 208.000)          | ( 308.000)          | ( 308.000)          | ( 308.000)          | ( 308.000)          |
| Skammtímalán, breyting.....                 | 23.466              |                     | 70.805              | ( 227.686)          |                     |                     |                     |                     |                     |                     |                     |
| <b>Fjármögnunarhreyfingar</b>               | <b>( 1.915.404)</b> | <b>( 1.796.811)</b> | <b>( 3.119.146)</b> | <b>( 2.393.583)</b> | <b>( 2.019.113)</b> | <b>( 2.038.936)</b> | <b>( 2.078.208)</b> | <b>( 2.194.891)</b> | <b>( 2.105.728)</b> | <b>( 2.131.513)</b> | <b>( 2.177.101)</b> |