

Financial Projections - 2025-2035
Ottawa Community Land Trust
2025 Housing Forever Bonds

Ottawa Community Land Trust		Current Year	Next Year	Future Projection								
Model of Financial Projections		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
Profit and Loss Statement (Income Statement)												
Revenues												
Rentals (Site #1, #2 and #5 onwards)		204,341	222,718	652,474	1,474,326	2,197,584	2,799,808	3,256,244	3,539,601	3,730,066	3,928,267	4,134,820
Grants and donations		490,379	374,654	364,654	329,654	229,654	99,654	29,654	29,654	29,654	29,654	29,654
Other income		117,825	362,098	302,516	265,346	226,984	183,509	132,665	80,061	88,478	100,654	131,455
Rental Revenue (Site #3 and #4)		-	461,283	951,162	1,008,361	1,067,172	1,127,835	1,190,584	1,255,644	1,323,238	1,393,583	1,466,899
Total Revenues		\$ 812,545	\$ 1,420,752	\$ 2,270,806	\$ 3,077,687	\$ 3,721,394	\$ 4,210,807	\$ 4,609,148	\$ 4,904,960	\$ 5,171,436	\$ 5,452,158	\$ 5,762,828
Expenses												
Operating Expenses		98,918	278,293	604,483	896,197	1,142,785	1,337,484	1,472,935	1,541,137	1,573,581	1,606,727	1,640,596
Overhead Expenses		324,716	353,730	371,005	388,829	407,218	426,186	445,751	465,928	486,733	508,184	530,299
Interest												
Interest - Series A-D		40,813	285,688	326,500	323,750	307,250	291,375	212,625	174,563	24,938	-	-
Interest - Series E-H		-	-	-	-	-	-	-	-	-	-	-
Interest - Series I-L		-	-	-	-	-	-	-	-	-	-	-
Interest - Series M-P		-	-	-	-	-	-	-	-	-	-	-
Interest on new debt												
Other Interest (Mortgages/Loans)		228,271	170,187	318,272	546,468	728,179	872,206	974,643	1,020,714	1,045,173	1,044,058	1,030,950
Bond Offering Development Expenses		2,671	8,014	10,686	10,286	9,486	8,036	5,936	3,664	1,221		
Investment Management Expenses			18,150	24,200	23,716	22,748	20,147	15,912	10,346	3,449		
Non-Cash Expenditures												
Amortization of existing capital assets		99,844	98,238	95,439	92,739	90,172	87,714	85,326	83,007	80,753	78,564	76,480
Amortization of new capital assets		-	195,493	508,067	787,224	1,005,093	1,157,234	1,238,827	1,244,673	1,211,826	1,179,971	1,149,024
Other Expenses		15,000	7,260	6,973	6,685	5,339	3,993	1,997	-	-	-	-
Total Expenses		\$ 810,233	\$ 1,415,053	\$ 2,265,624	\$ 3,075,893	\$ 3,718,270	\$ 4,204,374	\$ 4,453,951	\$ 4,544,030	\$ 4,427,673	\$ 4,417,504	\$ 4,427,348
Net Profit		\$ 2,312	\$ 5,699	\$ 5,181	\$ 1,794	\$ 3,124	\$ 6,433	\$ 155,196	\$ 360,930	\$ 743,763	\$ 1,034,654	\$ 1,335,480

Cashflow Statement												
Opening Cash Balance		1,855,909	5,505,862	875,096	322,283	491,325	553,589	914,209	953,067	2,138,399	1,586,452	3,235,401
Net Profit for the Year		2,312	5,699	5,181	1,794	3,124	6,433	155,196	360,930	743,763	1,034,654	1,335,480
Add back non-cash expenses from Income Statement		99,844	293,732	603,506	879,963	1,095,265	1,244,948	1,324,154	1,327,679	1,292,579	1,258,535	1,225,504
Mortgage/Loan Principal Payments		(1,406,002)	2,365,444	10,003,150	9,121,898	6,842,112	6,118,976	3,150,487	2,465,773	434,578	(546,186)	(559,294)
Bond cash received/repaid												
Principal - Series A-D		5,000,000	5,000,000	-	(400,000)	(400,000)	(1,750,000)	(1,750,000)	(2,850,000)	(2,850,000)	-	-
Principal - Series E-H		-	-	-	-	-	-	-	-	-	-	-
Principal - Series I-L		-	-	-	-	-	-	-	-	-	-	-
Principal - Series M-P		-	-	-	-	-	-	-	-	-	-	-
Loans/Mortgages Received												
Project/Capital Asset Purchase		(87,014)	(12,429,078)	(11,186,650)	(9,420,862)	(7,447,987)	(5,246,611)	(2,801,605)	(94,112)	(98,055)	(98,055)	(101,032)
Interest Paid adjustment to Interest Expense												
Series A-D		40,813	133,438	22,000	(13,750)	(30,250)	(13,125)	(39,375)	(24,938)	(74,813)	-	-
Series E-H		-	-	-	-	-	-	-	-	-	-	-
Series I-L		-	-	-	-	-	-	-	-	-	-	-
Series M-P		-	-	-	-	-	-	-	-	-	-	-
Closing Cash Balance		\$ 5,505,862	\$ 875,096	\$ 322,283	\$ 491,325	\$ 553,589	\$ 914,209	\$ 953,067	\$ 2,138,399	\$ 1,586,452	\$ 3,235,401	\$ 5,136,058

Balance Sheet

Assets												
Cash Balance		5,505,862	875,096	322,283	491,325	553,589	914,209	953,067	2,138,399	1,586,452	3,235,401	5,136,058
Current Assets		29,232	29,232	29,232	29,232	29,232	29,232	29,232	29,232	29,232	29,232	29,232
Capital Assets - Existing		3,359,947	3,261,709	3,166,270	3,073,531	2,983,359	2,895,645	2,810,319	2,727,312	2,646,559	2,567,995	2,491,515
Capital Assets - New		87,014	12,320,598	22,999,182	31,632,820	38,075,714	42,165,092	43,727,869	42,577,309	41,463,537	40,381,621	39,333,629
Other Assets												
Total Assets		\$ 8,982,054	\$16,486,635	\$ 26,516,967	\$35,226,908	\$41,641,894	\$46,004,178	\$47,520,486	\$47,472,252	\$45,725,780	\$46,214,248	\$46,990,434
Liabilities												
Current Liabilities		88,815	88,815	88,815	88,815	88,815	88,815	88,815	88,815	88,815	88,815	88,815
Mortgage/Loan Financing		2,942,226	5,307,670	15,310,820	24,432,718	31,274,830	37,393,806	40,544,293	43,010,066	43,444,644	42,898,458	42,339,164
Other Liabilities												
Bonds Payable - Series A-D		5,000,000	10,000,000	10,000,000	9,600,000	9,200,000	7,450,000	5,700,000	2,850,000	-	-	-
Bonds Payable - Series E-H		-	-	-	-	-	-	-	-	-	-	-
Bonds Payable - Series I-L		-	-	-	-	-	-	-	-	-	-	-
Bonds Payable - Series M-P		-	-	-	-	-	-	-	-	-	-	-
Interest Payable		\$ 40,813	\$ 174,250	\$ 196,250	\$ 182,500	\$ 152,250	\$ 139,125	\$ 99,750	\$ 74,813	\$ -	\$ -	\$ -
New Mortgage/Loan Financing												
Total Liabilities		\$ 8,071,854	\$15,570,735	\$ 25,595,885	\$34,304,033	\$40,715,895	\$45,071,746	\$46,432,858	\$46,023,693	\$43,533,459	\$42,987,273	\$42,427,979
Equity												
Equity		\$ 910,201	\$ 915,900	\$ 921,081	\$ 922,875	\$ 925,999	\$ 932,432	\$ 1,087,628	\$ 1,448,558	\$ 2,192,321	\$ 3,226,975	\$ 4,562,455
Liabilities + Equity		\$ 8,982,054	\$16,486,635	\$ 26,516,967	\$35,226,908	\$41,641,894	\$46,004,178	\$47,520,486	\$47,472,252	\$45,725,780	\$46,214,248	\$46,990,434