

Financial Projections: 2025-2040

Centretown Citizens Ottawa Corporation

2025 Housing Forever Bonds

Centretown Citizens Ottawa Corporation															
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	2036-2037	2037-2038	2038-2039	2039-2040
Profit and Loss Statement (Income Statement)															
Revenues															
GIC interest															
Parking		5,625	23,175	23,870	24,586	25,324	26,084	26,866	27,672	28,502	29,357	30,238	31,145	32,080	33,042
Laundry		3,078	12,681	13,062	13,454	13,857	14,273	14,701	15,142	15,596	16,064	16,546	17,043	17,554	18,081
Projected rental unit revenue	-	327,514	1,355,906	1,355,906	1,403,363	1,452,481	1,503,318	1,555,934	1,610,391	1,666,755	1,725,092	1,785,470	1,847,961	1,912,640	1,979,582
Total Revenues	\$ -	\$ 336,217	\$ 1,391,763	\$ 1,392,838	\$ 1,441,403	\$ 1,491,662	\$ 1,543,674	\$ 1,597,501	\$ 1,653,206	\$ 1,710,854	\$ 1,770,513	\$ 1,832,254	\$ 1,896,149	\$ 1,962,273	\$ 2,030,705
Expenses															
Operating Expenses	-	94,070	390,715	398,238	413,811	430,143	447,284	465,287	484,211	504,118	525,076	547,160	570,450	595,034	621,006
Overhead Expenses	-	35,981	146,804	149,740	152,734	155,789	158,905	162,083	165,325	168,631	172,004	175,444	178,953	182,532	186,182
Interest															
Interest - Series A-D	-	244,375	488,750	488,750	468,125	447,500	372,500	297,500	148,750	-	-	-	-	-	-
Interest - Series E-H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest - Series I-L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest - Series M-P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on new debt															
Other Interest (Mortgage/Financing)		46,848	186,908	185,585	199,499	182,665	181,181	179,639	308,899	305,630	327,256	298,386	294,689	290,841	286,836
Bond Offering Development Expenses															
Investment Management Expenses		30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000				
Non-Cash Expenditures															
Amortization of existing capital assets															
Amortization of new capital assets	-														
Other Expenses	-	25,244	104,424	104,686	108,258	111,953	115,776	119,730	123,820	128,050	132,427	136,954	141,637	146,481	151,493
Total Expenses	\$ -	\$ 476,519	\$ 1,347,600	\$ 1,356,999	\$ 1,372,428	\$ 1,358,051	\$ 1,305,645	\$ 1,254,239	\$ 1,261,004	\$ 1,136,430	\$ 1,186,763	\$ 1,157,944	\$ 1,185,729	\$ 1,214,888	\$ 1,245,517
Net Profit	\$ -	\$ (140,302)	\$ 44,162	\$ 35,840	\$ 68,975	\$ 133,611	\$ 238,029	\$ 343,262	\$ 392,201	\$ 574,424	\$ 583,750	\$ 674,310	\$ 710,420	\$ 747,385	\$ 785,188

Cashflow Statement	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040
Opening Cash Balance	3,500,000	3,000,000	6,345,526	6,146,267	5,237,362	4,362,667	4,957,363	1,329,993	2,631,315	2,053,519	2,544,440	3,033,885	3,617,447	4,233,423	4,882,516
Net Profit for the Year	-	(140,302)	44,162	35,840	68,975	133,611	238,029	343,262	392,201	574,424	583,750	674,310	710,420	747,385	785,188
Add back non-cash expenses from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage/Loan Principal Repayments	-	4,991,453	(34,672)	(35,995)	(40,545)	(38,915)	(40,399)	(41,941)	7,678,753	(83,503)	(94,305)	(90,747)	(94,445)	(98,292)	(102,297)
Bond cash received/repaid															
Principal - Series A-D	-	15,000,000	-	-	(1,500,000)	-	(5,000,000)	-	(8,500,000)	-	-	-	-	-	-
Principal - Series E-H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal - Series I-L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal - Series M-P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Funding Received > Pre-dev costs paid as LT funding secured			1,000,000		1,250,000	500,000	1,250,000	1,000,000							
Project/Capital Asset Purchase	(500,000)	(16,750,000)	(1,250,000)	(950,000)	(550,000)	-	-	-	-	-	-	-	-	-	-
Interest Paid adjustment to Interest															
Series A-D	-	244,375	41,250	41,250	(103,125)	-	(75,000)	-	(148,750)	-	-	-	-	-	-
Series E-H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Series I-L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Series M-P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Cash Balance	\$ 3,000,000	\$ 6,345,526	\$ 6,146,267	\$ 5,237,362	\$ 4,362,667	\$ 4,957,363	\$ 1,329,993	\$ 2,631,315	\$ 2,053,519	\$ 2,544,440	\$ 3,033,885	\$ 3,617,447	\$ 4,233,423	\$ 4,882,516	\$ 5,565,406

Balance Sheet	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040
Assets															
Cash Balance	125,000	2,970,526	2,771,267	1,862,362	987,667	1,582,363	1,254,993	1,556,315	(81,481)	(90,560)	(101,115)	242,447	858,423	1,507,516	2,190,406
Current Assets	2,875,000	3,375,000	3,375,000	3,375,000	3,375,000	3,375,000	75,000	1,075,000	2,135,000	2,635,000	3,135,000	3,375,000	3,375,000	3,375,000	3,375,000
Capital Assets - Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Assets - New	500,000	17,250,000	17,500,000	18,450,000	17,750,000	17,250,000	16,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Other Assets															
Total Assets	\$ 3,500,000	\$ 23,595,526	\$ 23,646,267	\$ 23,687,362	\$ 22,112,667	\$ 22,207,363	\$ 17,329,993	\$ 17,631,315	\$ 17,053,519	\$ 17,544,440	\$ 18,033,885	\$ 18,617,447	\$ 19,233,423	\$ 19,882,516	\$ 20,565,406
Liabilities															
Current Liabilities															
Mortgage/Loan Financing	-	4,991,453	4,956,782	4,920,787	4,880,242	4,841,327	4,800,928	4,758,987	12,437,740	12,354,237	12,259,932	12,169,184	12,074,740	11,976,447	11,874,150
Other Liabilities															
Bonds Payable - Series A-D	-	15,000,000	15,000,000	15,000,000	13,500,000	13,500,000	8,500,000	8,500,000	-	-	-	-	-	-	-
Bonds Payable - Series E-H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable - Series I-L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable - Series M-P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Payable	\$ -	\$ 244,375	\$ 285,625	\$ 326,875	\$ 223,750	\$ 223,750	\$ 148,750	\$ 148,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Mortgage/Loan Financing															
Total Liabilities	\$ -	\$ 20,235,828	\$ 20,242,407	\$ 20,247,662	\$ 18,603,992	\$ 18,565,077	\$ 13,449,678	\$ 13,407,737	\$ 12,437,740	\$ 12,354,237	\$ 12,259,932	\$ 12,169,184	\$ 12,074,740	\$ 11,976,447	\$ 11,874,150
Equity	\$ 3,500,000	\$ 3,359,698	\$ 3,403,860	\$ 3,439,700	\$ 3,508,675	\$ 3,642,286	\$ 3,880,315	\$ 4,223,577	\$ 4,615,779	\$ 5,190,203	\$ 5,773,953	\$ 6,448,263	\$ 7,158,683	\$ 7,906,069	\$ 8,691,256
Liabilities + Equity	\$ 3,500,000	\$ 23,595,526	\$ 23,646,267	\$ 23,687,362	\$ 22,112,667	\$ 22,207,363	\$ 17,329,993	\$ 17,631,315	\$ 17,053,519	\$ 17,544,440	\$ 18,033,885	\$ 18,617,447	\$ 19,233,423	\$ 19,882,516	\$ 20,565,406