

FINANCIAL MODEL

Cashflow Statement

	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035
Cashflow Statement											
Opening Cash Balance	465,218	3,579,358	2,097,050	3,802,643	4,988,888	1,371,992	962,999	90,123	1,734,310	5,865,227	10,270,551
Net Profit for the Year	477,321	6,015,188	5,369,326	3,218,068	1,087,042	1,701,092	2,383,942	2,815,254	3,291,841	3,603,007	3,925,145
Add back non-cash expenses from Income Statement	215,049	500,582	894,947	1,259,582	1,508,797	1,519,803	1,519,803	1,519,803	1,519,803	1,519,803	1,519,803
Mortgage/Loan Principal Repayments	1,092,316	11,031,680	15,595,101	13,491,496	1,749,286	(577,389)	(696,620)	(645,871)	(680,727)	(717,487)	(756,256)
Bond cash received/repaid											
Principal - Series A-D	10,000,000	-	-	-	(1,000,000)	(3,000,000)	(4,000,000)	(2,000,000)	-	-	-
Principal - Series E-H	-	-	-	-	-	-	-	-	-	-	-
Principal - Series I-L	-	-	-	-	-	-	-	-	-	-	-
Principal - Series M-P	-	-	-	-	-	-	-	-	-	-	-
Project/Capital Asset Purchase	(8,863,045)	(19,029,759)	(20,153,781)	(16,782,902)	(6,947,021)	-	-	-	-	-	-
Interest Paid adjustment to Interest Expense											
Series A-D	192,500	-	-	-	(15,000)	(52,500)	(80,000)	(45,000)	-	-	-
Series E-H	-	-	-	-	-	-	-	-	-	-	-
Series I-L	-	-	-	-	-	-	-	-	-	-	-
Series M-P	-	-	-	-	-	-	-	-	-	-	-
Closing Cash Balance	\$ 3,579,358	\$ 2,097,050	\$ 3,802,643	\$ 4,988,888	\$ 1,371,992	\$ 962,999	\$ 90,123	\$ 1,734,310	\$ 5,865,227	\$ 10,270,551	\$ 14,959,243

Profit & Loss Statement

	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035
Profit and Loss Statement (Income Statement)											
Revenues											
Admin Income	1,378,968	1,893,384	1,979,895	2,070,567	2,165,607	2,382,168	2,548,920	2,676,366	2,810,184	2,894,489	2,981,324
Retail Sales	692,008	1,464,750	1,537,988	1,614,887	1,695,631	1,865,194	1,995,758	2,095,546	2,200,323	2,266,333	2,334,323
Grants & Gifts	1,756,513	5,889,576	6,244,635	5,288,943	3,147,587	3,210,539	3,274,750	3,340,245	3,407,050	3,475,191	3,544,694
Fundraising & Other Donations	734,133	1,639,208	1,718,429	1,436,081	1,017,216	1,037,561	1,058,312	1,079,478	1,101,068	1,123,089	1,145,551
Rents	1,389,621	1,894,631	1,973,688	2,262,384	3,707,031	4,033,826	4,316,194	4,532,004	4,758,604	4,901,362	5,048,403
Total Revenues	\$ 5,951,244	\$ 12,781,549	\$ 13,454,634	\$ 12,672,862	\$ 11,733,073	\$ 12,529,288	\$ 13,193,933	\$ 13,723,638	\$ 14,277,228	\$ 14,660,464	\$ 15,054,295
Expenses											
Operating Expenses	3,068,869	3,645,474	3,799,705	3,994,855	4,519,430	4,745,401	4,911,490	5,034,278	5,160,135	5,237,537	5,316,100
Overhead Expenses	1,524,599	1,555,868	1,586,986	1,618,726	1,651,100	1,733,655	1,794,333	1,839,191	1,885,171	1,913,449	1,942,150
Interest - Series A-D	192,500	385,000	385,000	385,000	370,000	302,500	170,000	45,000	-	-	-
Series A	15,000	30,000	30,000	30,000	15,000	-	-	-	-	-	-
Series B	52,500	105,000	105,000	105,000	105,000	52,500	-	-	-	-	-
Series C	80,000	160,000	160,000	160,000	160,000	160,000	80,000	-	-	-	-
Series D	45,000	90,000	90,000	90,000	90,000	90,000	90,000	45,000	-	-	-
Interest - Series E-H	-	-	-	-	-	-	-	-	-	-	-
Interest - Series I-L	-	-	-	-	-	-	-	-	-	-	-
Interest - Series M-P	-	-	-	-	-	-	-	-	-	-	-
Other Interest (Mortgage/Financing)	225,670	486,004	1,221,773	1,996,197	2,392,663	2,313,598	2,194,367	2,245,116	2,210,260	2,173,500	2,134,731
Bond Offering Development Expenses	95,000										
Investment Management Expenses		20,100	20,100	20,100	20,100	20,100	20,100	20,100			
Non-Cash Expenditures											
Amortization of existing capital assets	142,162	132,726	125,985	124,101	103,536	91,539	91,539	91,539	91,539	91,539	91,539
Amortization of new capital assets	72,887	367,856	768,961	1,135,481	1,405,261	1,428,265	1,428,265	1,428,265	1,428,265	1,428,265	1,428,265
Other Expenses	152,236	173,332	176,799	180,334	183,941	193,138	199,898	204,896	210,018	213,168	216,366
Total Expenses	\$ 5,473,923	\$ 6,766,361	\$ 8,085,308	\$ 9,454,794	\$ 10,646,030	\$ 10,828,196	\$ 10,809,992	\$ 10,908,384	\$ 10,985,387	\$ 11,057,457	\$ 11,129,150
Net Profit	\$ 477,321	\$ 6,015,188	\$ 5,369,326	\$ 3,218,068	\$ 1,087,042	\$ 1,701,092	\$ 2,383,942	\$ 2,815,254	\$ 3,291,841	\$ 3,603,007	\$ 3,925,145

Balance Sheet

	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035
Balance Sheet											
Assets											
Cash Balance	3,579,358	2,097,050	3,802,643	4,988,888	1,371,992	962,999	90,123	1,734,310	5,865,227	10,270,551	14,959,243
Current Assets	201,266	201,266	201,266	201,266	201,266	201,266	201,266	201,266	201,266	201,266	201,266
Capital Assets - Existing	10,455,065	10,322,339	10,196,353	10,072,253	9,968,717	9,877,178	9,785,640	9,694,101	9,602,563	9,511,024	9,419,486
Capital Assets - New	8,790,158	27,452,060	46,836,880	62,484,300	68,026,060	66,597,795	65,169,531	63,741,266	62,313,001	60,884,736	59,456,471
Other Assets	6,766	6,766	6,766	6,766	6,766	6,766	6,766	6,766	6,766	6,766	6,766
Total Assets	\$ 23,032,614	\$ 40,079,482	\$ 61,043,909	\$ 77,753,473	\$ 79,574,802	\$ 77,646,005	\$ 75,253,326	\$ 75,377,709	\$ 77,988,823	\$ 80,874,343	\$ 84,043,232
Liabilities											
Current Liabilities	1,367,899	1,367,899	1,367,899	1,367,899	1,367,899	1,367,899	1,367,899	1,367,899	1,367,899	1,367,899	1,367,899
Mortgage/Loan Financing	5,465,174	16,496,854	32,091,955	45,583,451	47,332,738	46,755,349	46,058,728	45,412,858	44,732,131	44,014,644	43,258,388
Other Liabilities	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable - Series A-D	10,000,000	10,000,000	10,000,000	10,000,000	9,000,000	6,000,000	2,000,000	-	-	-	-
Bonds Payable - Series E-H	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable - Series I-L	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable - Series M-P	-	-	-	-	-	-	-	-	-	-	-
Interest Payable	\$ 192,500	\$ 192,500	\$ 192,500	\$ 192,500	\$ 177,500	\$ 125,000	\$ 45,000	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 17,025,573	\$ 28,057,253	\$ 43,652,354	\$ 57,143,850	\$ 57,878,137	\$ 54,248,248	\$ 49,471,627	\$ 46,780,757	\$ 46,100,030	\$ 45,382,543	\$ 44,626,287
Equity	\$ 6,007,041	\$ 12,022,229	\$ 17,391,554	\$ 20,609,623	\$ 21,696,665	\$ 23,397,757	\$ 25,781,698	\$ 28,596,952	\$ 31,888,793	\$ 35,491,800	\$ 39,416,945
Liabilities + Equity	\$ 23,032,614	\$ 40,079,482	\$ 61,043,909	\$ 77,753,473	\$ 79,574,802	\$ 77,646,005	\$ 75,253,326	\$ 75,377,709	\$ 77,988,823	\$ 80,874,343	\$ 84,043,232