Proponent Name

USE AT YOUR OWN RISK

Suggestion: Begin by filling in orange highlighted cells.

		Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
			2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Budget Items	**Description / Notes**	**Inflation**																				
Revenue																						
x Units @ $xxx	Affordable Rents @ x% CMHC	2%		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4 Units @ $500 or 80% AMR	Income Rent Calculation Rents	2%	$24,000	$24,480	$24,970	$25,469	$25,978	$26,498	$27,028	$27,568	$28,120	$28,682	$29,256	$29,841	$30,438	$31,047	$31,667	$32,301	$32,947	$33,606	$34,278	$34,963
x Units @ $xxx	Other Rents	2%		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
x Units @ $xxx	Other Rents	2%		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
x Units @ $xxx	Other Rents	2%		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
x Units @ $xxx	Other Rents	2%		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subsidy	Non-Rental Revenue	3.00%		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Less: Vacancy Allowance		5%	$1,200	$1,260	$1,323	$1,389	$1,459	$1,532	$1,608	$1,689	$1,773	$1,862	$1,955	$2,052	$2,155	$2,263	$2,376	$2,495	$2,619	$2,750	$2,888	$3,032
Total Cash Inflows			**$22,800**	**$23,220**	**$23,647**	**$24,080**	**$24,520**	**$24,966**	**$25,420**	**$25,880**	**$26,347**	**$26,821**	**$27,301**	**$27,789**	**$28,283**	**$28,784**	**$29,292**	**$29,806**	**$30,327**	**$30,855**	**$31,390**	**$31,931**
Expenses																						
Utilities		2%	$9,600	$9,792	$9,988	$10,188	$10,391	$10,599	$10,811	$11,027	$11,248	$11,473	$11,702	$11,936	$12,175	$12,419	$12,667	$12,920	$13,179	$13,442	$13,711	$13,985
Insurance		2%	$2,500	$2,550	$2,601	$2,653	$2,706	$2,760	$2,815	$2,872	$2,929	$2,988	$3,047	$3,108	$3,171	$3,234	$3,299	$3,365	$3,432	$3,501	$3,571	$3,642
Maintenance/Repairs		2%	$2,500	$2,550	$2,601	$2,653	$2,706	$2,760	$2,815	$2,872	$2,929	$2,988	$3,047	$3,108	$3,171	$3,234	$3,299	$3,365	$3,432	$3,501	$3,571	$3,642
Other		2%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other	Legal/Audit/Bookkeeping	2%	$2,500	$2,550	$2,601	$2,653	$2,706	$2,760	$2,815	$2,872	$2,929	$2,988	$3,047	$3,108	$3,171	$3,234	$3,299	$3,365	$3,432	$3,501	$3,571	$3,642
Other		2%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Property Manager		2%	$2,000	$2,040	$2,081	$2,122	$2,165	$2,208	$2,252	$2,297	$2,343	$2,390	$2,438	$2,487	$2,536	$2,587	$2,639	$2,692	$2,746	$2,800	$2,856	$2,914
Property Taxes		2%	$2,000	$2,040	$2,081	$2,122	$2,165	$2,208	$2,252	$2,297	$2,343	$2,390	$2,438	$2,487	$2,536	$2,587	$2,639	$2,692	$2,746	$2,800	$2,856	$2,914
Total Cash Outflows			**$21,100**	**$21,522**	**$21,952**	**$22,391**	**$22,839**	**$23,296**	**$23,762**	**$24,237**	**$24,722**	**$25,216**	**$25,721**	**$26,235**	**$26,760**	**$27,295**	**$27,841**	**$28,398**	**$28,966**	**$29,545**	**$30,136**	**$30,739**
Cash provided (used)			$ 1,700	$ 1,698	$ 1,694	$ 1,688	$ 1,680	$ 1,670	$ 1,658	$ 1,643	$ 1,625	$ 1,604	$ 1,580	$ 1,553	$ 1,523	$ 1,489	$ 1,451	$ 1,408	$ 1,362	$ 1,310	$ 1,254	$ 1,192
Surplus to Reserve (until level equal to 10% of original capital cost)			$ 1,700	$ 1,698	$ 1,694	$ 1,688	$ 1,680	$ 1,670	$ 1,658	$ 1,643	$ 1,625	$ 1,604	$ 1,580	$ 1,553	$ 1,523	$ 1,489	$ 1,451	$ 1,408	$ 1,362	$ 1,310	$ 1,254	$ 1,192
Net cash provided (used)			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -