

	Year 1 2026/2027	Year 2 2027/2028	Year 3 2028/2029	Year 4 2029/2030	Year 5 2030/2031	Year 6 2031/2032	Year 7 2032/2033	Year 8 2033/2034	Year 9 2034/2035	Year 10 2035/2036	Totals Years 11-30
Revenue											
Contribution Income	1,522,000	1,582,880	1,646,195	1,712,043	1,780,525	1,851,746	1,925,816	2,002,848	2,082,962	2,166,281	53,725,418
United School Lease	330,005	334,955	339,979	345,079	350,255	355,509	0	0	0	0	0
Bldg Use/Miscellaneous Income	96,000	96,000	96,000	96,000	96,000	96,000	31,000	31,000	31,000	31,000	620,000
Preschool Tuition Income	1,241,368	1,303,436	1,368,608	1,437,038	1,508,890	1,554,157	1,600,782	1,648,805	1,698,269	1,749,217	43,351,409
Total Revenue	3,189,373	3,317,271	3,450,782	3,590,160	3,735,670	3,857,412	3,557,597	3,682,653	3,812,231	3,946,498	97,696,827
Total Expenses (2% annual increase)	2,743,500	2,798,370	2,854,337	2,911,424	2,969,653	3,029,046	3,039,627	3,100,419	3,162,428	3,225,676	79,942,953
Net Income Before Cash Adjustments	445,873	518,901	596,445	678,736	766,018	828,366	517,971	582,234	649,804	720,822	17,753,874
Current Mortgage P&I	(132,384)	(132,384)	(132,384)	(132,384)	(132,384)	(132,384)	(132,384)	(132,384)	(132,384)	(66,192)	0
Allocated to Capital Reserve	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(1,000,000)
New \$3M Loan	(228,000)	(228,000)	(228,000)	(228,000)	(228,000)	(228,000)	(228,000)	(228,000)	(228,000)	(228,000)	(4,560,000)
Retained Earnings:	-	(100,000)	(100,000)	(200,000)	(300,000)	(300,000)				-	-
Net Change in Cash:	35,489	8,517	86,061	68,352	55,634	117,982	107,587	171,850	239,420	376,630	12,193,874

Notes:

4% annual contribution increase consistent with 5 year historical trend; cautionary decreases to: 3% yrs 11-14; 2% yrs 15-19; 1% yrs 20-30

Tuition increase: 5% yrs 1-5; 3% yrs 6-10; 2% yrs 11-30

Increased all expenses 2% annually

Decreased facilities and equip \$50K per year in Year 7 if no tenant in Bldgs B and C

Retained earnings in yrs 2 thru 6 total \$1,000,000

Current mortgage paid off in Year 10

Risks

- Contribution revenue falls short of 4% projection
- Current mortgage increase due to change from fixed to variable interest in 2031
- Aging population of regular givers (adjusted annual contribution increases accordingly)

Opportunities

- Capital Campaign to pay down debt before lease term ends ~yr 5/6
- Longer term lease with United School (currently being negotiated)
- Lease to another charter/private school if United School vacates

Project Cost	6,000,000
Building Fund	(1,000,000)
Cash on Hand	(500,000)
Next Gen	(2,200,000)
New Debt	2,300,000