



Davidson Creek Housing Co-Operative
156 Darlington Drive, Sherwood Park, AB

Table 3: 30-Year Cash Flow and Projected Expenditures with Calculated Increase to Annual Contribution

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Note: 2024 refers to the Corporation's fiscal year starting October 1, 2023 and ending September 30, 2024.

CRF No.	Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	
4.1	Structural Components																														
4.1.1	Foundations & Structure (**)	\$1,040						\$1,040					\$1,040																		
4.1.3	Precast Concrete Slabs (**)																														
4.1.4	Wood Framed Balconies (**)		\$42,000																												
4.2	Building Exterior Components																														
4.2.1	Shingle Roofing - Townhouses (**)					\$69,750	\$69,750	\$69,750	\$69,750		\$29,820																				
4.2.1.1	Vinyl Siding					\$177,370	\$177,370	\$177,370	\$177,370																						
4.2.1.5	Windows - Townhouses (**)					\$2,390	\$2,390	\$2,390	\$2,390																						
4.2.1.8	Soffit, Fascia, Eaves/Troughs & Downspouts, Belly Band Trim					\$47,500	\$47,500	\$47,500	\$47,500								\$101,130	\$101,130	\$101,130	\$101,130											
4.2.2	Exterior Doors - Townhouse Units (including Storm Doors) (**)							\$25,730	\$25,730		\$25,730																				
4.2.2.4	Patio Doors - Townhouses (**)					\$7,500	\$7,500	\$7,500	\$7,500																						
4.2.2.5	Exterior Handrails - Precast Slabs (**)					\$5,070	\$5,070	\$5,070	\$5,070																						
4.2.2.8	Exterior Painting					\$5,940	\$5,940	\$5,940	\$5,940								\$5,940	\$5,940	\$5,940	\$5,940											
4.2.2.8.1	Sidewalk/Cladding (**)					\$2,970	\$2,970	\$2,970	\$2,970								\$2,970	\$2,970	\$2,970	\$2,970											
4.3	Building Interior Components																														
4.3.1	Kitchen Upgrades	\$68,373	\$120,000	\$120,000																											
4.3.1.4	Bathroom Upgrades	\$55,942	\$102,000	\$102,000																											
4.3.1.12	Carpets & Flooring - Townhouses - Annual	\$99,000	\$99,000	\$99,000													\$99,000	\$99,000	\$99,000	\$99,000											
4.3.2.1	Appliances - Stoves - Annual	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	\$1,420	
4.3.2.3	Appliances - Refrigerators - Annual	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	\$2,390	
4.3.2.4	Appliances - Dishwashers	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	
4.3.2.5	Appliances - Washing Machines	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	
4.3.2.6	Appliances - Dryer	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	
4.3.3	Small Capital Costs - Townhouses	\$64,570	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	
4.4	Mechanical & Plumbing Systems																														
4.4.4	Furnaces - Townhouses (**)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
4.4.20	Hot Water Heaters - Townhouses - Annual							\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	\$19,880	
4.4.24	Plumbing Piping & Related - Townhouses																\$22,090	\$22,090	\$22,090	\$22,090	\$22,090	\$22,090	\$22,090	\$22,090	\$22,090	\$22,090	\$22,090	\$22,090	\$22,090	\$22,090	
4.5	Electrical Systems																														
4.5.3	Power & Distribution - Townhouses							\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	
4.6	Site Components																														
4.6.1	Asphalt Paving (**)							\$100,000	\$100,000																						
4.6.4	Concrete Components							\$2,500	\$2,500	\$67,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	
4.6.1.1	Concrete Components - Patio/Backyard Steps										\$55,000																				
4.6.1.7	Wood Fencing		\$90,800	\$90,800	\$90,800																										
4.6.30	Playground Equipment							\$50,000														\$50,000									
4.7	Organizational Elements																														
4.7.1	BCA & RP Update							\$15,000									\$15,000														
4.8	Miscellaneous Capital Components																														
4.8.1	Miscellaneous Capital Allowance	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	\$6,110	
4.10.11	Landscaping																														
4.10.12	Site Signage																														
4.10.13	Site Storage Sheds																														
4.10.16	Garbage Bin Enclosures																														
4.10.19	Site Services																														
4.10.21	Accessibility Upgrades																														
LINE A	EXPENDITURE - PRESENT DAY VALUE	\$221,618	\$83,276	\$517,306	\$506,456	\$440,223	\$405,453	\$536,603	\$618,263	\$367,163	\$202,163	\$493,373	\$174,593	\$44,583	\$44,583	\$50,523	\$158,523	\$335,233	\$175,743	\$222,773	\$172,773	\$136,311	\$124,351	\$266,221	\$224,221	\$42,561	\$57,561	\$55,481	\$138,361	\$49,291	\$160,076
LINE B	EXPENDITURE - INFLATION RATE	2.500000%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
LINE C	COMPOUND INFLATION RATE	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%	1.020000%
LINE D	EXPENDITURE - FUTURE COST VALUE	\$221,618	\$86,358	\$544,125	\$546,398	\$486,924	\$448,733	\$622,295	\$734,820	\$447,352	\$252,474	\$598,636	\$209,081	\$58,899	\$58,899	\$67,458	\$209,081	\$429,589	\$229,589	\$297,450	\$226,204	\$173,361	\$160,858	\$336,643	\$289,643	\$56,949	\$76,949	\$76,444	\$194,949	\$66,949	\$227,581
LINE E	PROFESSIONAL FEES INCL GST (** & **)	\$11,081	\$4,515	\$27,574	\$27,574	\$23,664	\$21,614	\$29,664	\$34,664	\$21,614	\$12,664	\$30,664	\$11,664	\$3,664	\$3,664	\$4,664	\$14,664	\$29,664	\$16,664	\$21,664	\$17,664	\$13,664	\$12,664	\$26,664	\$22,664	\$4,664	\$6,664	\$6,664	\$16,664	\$5,664	\$19,664
LINE F	PROFESSIONAL FEES EXCL GST (** & **)	\$9,972	\$3,999	\$24,810	\$24,810	\$21,198	\$19,740	\$27,198	\$32,198	\$20,050	\$11,000	\$27,000	\$10,000	\$3,000	\$3,000	\$3,999	\$13,000	\$26,000	\$15,000	\$19,700	\$16,000	\$12,000	\$11,000								