

CAPITAL REGION HOUSING CORPORATION
2026 DEVELOPMENT SERVICES BUDGET

APPENDIX B

	2025 Board Approved	2025 Estimated Actuals	2025 Budget \$ Variance	2025 Budget % Variance	2026 CRHC Proposed	2026 Budget \$ Change	2026 Budget % Change	2027 Forecast \$ Estimate	2028 Forecast \$ Estimate	2029 Forecast \$ Estimate	2030 Forecast \$ Estimate		
REVENUE													
Project Management Fees	1,872,000	1,799,992	(1)	(72,008)	-4%	1,959,833	(5)	87,833	5%	1,330,500	1,330,500	930,498	173,335
Other Revenue	-	-	-	-	100%	-	-	-	0%	-	-	-	-
Transfer from Routine Replacement Reserve	70,980	70,980	-	-	0%	73,319	2,339	2,339	3%	74,786	76,281	77,807	79,363
Transfer from Corporate Stabilization Reserve	-	-	-	-	0%	-	-	-	0%	-	-	-	-
TOTAL REVENUE	1,942,980	1,870,972	(72,008)	-4%	2,033,152	90,172	5%	1,405,286	1,406,781	1,008,305	252,698		
EXPENDITURES													
Salaries & Benefits	1,418,584	962,259	(2)	456,325	32%	1,549,619	(6)	131,035	9%	1,594,468	1,640,592	1,339,597	667,140
CRD allocations	297,690	315,263	(3)	(17,573)	-6%	343,870	(7)	46,180	16%	308,945	318,160	321,290	327,610
CRHC Admin allocation	45,779	45,779	-	-	0%	-	(8)	(45,779)	-100%	-	-	-	-
Travel - local	3,000	704	-	2,296	77%	5,000	-	2,000	67%	5,100	5,200	5,300	5,410
Telephone	4,000	2,790	-	1,210	30%	5,419	-	1,419	35%	5,530	5,640	5,750	5,870
Miscellaneous Expense	29,770	24,311	-	5,459	18%	60,749	(9)	30,979	104%	61,970	63,190	64,460	65,750
Capital Equipment	50,000	66,094	(4)	(16,094)	-32%	0	(10)	(50,000)	-100%	-	-	-	-
Consultants	10,000	1,920	-	8,080	81%	10,000	-	-	0%	10,180	10,384	10,591	10,803
Transfer to Corporation Stabilization Reserve	-	-	-	-	0%	-	-	-	0%	-	-	-	-
TOTAL EXPENDITURES	1,858,822	1,419,119	439,704	200%	1,974,657	115,835	6%	0	1,986,193	2,043,166	1,746,988	1,082,583	
TOTAL DEVELOPMENT SERVICES Surplus/(Deficit)	84,158	451,853	367,696		58,496	(25,662)		(580,908)	(636,385)	(738,683)	(829,885)		
AUTHORIZED POSITIONS:													
Salaried	2.0				2.0			2.0	2.0	2.0	2.0		
Term	9.0				9.0			9.0	9.0	7.0	2.0		
Development Services Stabilization Reserve													
Opening balance		356,706			808,559			867,054	286,147	(350,238)	(1,088,921)		
Estimated operating surplus/(deficit)		451,853			58,496			(580,908)	(636,385)	(738,683)	(829,885)		
Ending balance		808,559			867,054			286,147	(350,238)	(1,088,921)	(1,918,806)		

(1) 2025 PM Fees variance due to delay in Cedar Hill project and start of new redevelopment projects.
(2) 2025 Salaries & Benefits variance due to staff vacancies.
(3) 2025 CRD Allocations variance due to higher costs for building occupancy.
(4) 2025 Capital Equipment variance due to purchase of equipment for new staff.
(5) 2026 PM fee increase to align with Development Services team expenses.

(6) 2026 Salary budget increase due to anticipated rate changes.
(7) 2026 CRD Allocation increase due to increased staffing.
(8) 2026 CRHC Admin allocation variance due to Rent up clerk position ended in 2025.
(9) 2026 Miscellaneous Expense increase due to higher software licence fees costs.
(10) 2026 Capital Equipment reduced as no new staff planned.

Notes: