

CAPITAL REGION HOUSING CORPORATION

APPENDIX E

2026 UMBRELLA AGREEMENT OPERATING BUDGET SUMMARY

- 36 Properties: 1,012 units mixed income family/seniors housing

	2025 Board Approved	2025 Estimated Actuals	2025 Budget \$ Variance	2025 Budget % Variance	2026 CRHC Proposed	2026 Budget \$ Change	2026 Budget % Change	2027 Projected	2028 Projected	2029 Projected	2030 Projected
Revenue											
BCHMC Subsidy	2,107,277	2,060,287	(46,990)	-2%	1,942,448	(164,829)	-8%	1,645,054	1,243,710	1,091,757	904,125
Tenant Rent Contribution	11,216,623	12,189,265	972,642	9%	11,511,939	295,315	3%	10,895,163	11,113,066	11,335,327	11,562,034
Misc Revenue - parking, laundry, etc..	55,914	353,425 (1)	297,511	532%	62,684	6,770	12%	58,744	59,331	59,925	60,524
Total Revenue	13,379,814	14,602,977	1,223,163	9%	13,517,071	137,256	1%	12,598,961	12,416,107	12,487,009	12,526,683
Expenditures											
Audit	19,600	19,600	0	0%	22,460	2,860	15%	21,257	21,682	22,115	22,558
Caretaker	1,402,926	1,026,864 (2)	376,062	27%	1,477,926	75,000	5%	1,539,438	1,325,186	1,208,626	1,052,769
Garbage	320,346	337,742 (3)	(17,396)	-5%	324,173	3,827	1%	306,804	312,940	319,199	325,583
Gas	150,470	91,792 (4)	58,678	39%	155,661	5,191	3%	147,321	150,268	153,273	156,339
Hydro	306,120	279,187	26,933	9%	352,324 (7)	46,204	15%	333,448	340,117	346,919	353,857
Insurance Premium	876,086	856,594	19,492	2%	790,892 (8)	(85,194)	-10%	748,519	763,489	778,759	794,334
Insurance Deductible	-	0	0	0%	49,007	49,007	100%	45,472	45,472	45,472	45,472
Landscape Maintenance	326,979	312,300	14,679.00	4%	306,553	(20,426)	-6%	290,129	295,931	301,850	307,887
Land Lease	63,000	63,000	-	0%	0 (9)	(63,000)	-100%	-	-	-	-
Leblond Strata	22,033	22,033	0	0%	22,033	-	0%	22,474	22,923	23,382	23,849
Maintenance	1,001,785	1,580,891 (5)	(579,106)	-58%	1,323,180 (10)	321,395	32%	1,252,288	1,277,334	1,302,881	1,328,938
Management Fee	2,245,718	2,245,719	-	0%	2,426,611	180,893	8%	2,510,549	2,174,277	2,061,820	1,876,154
Mortgage Payments	3,011,605	3,123,047	(111,442)	-4%	2,698,658 (11)	(312,947)	-10%	2,437,729	1,978,933	1,773,599	1,480,257
Property Taxes	3,160	3,980	(820)	-26%	2,950	(210)	-7%	2,792	2,848	2,905	2,963
Transfer to Replacement Reserve	2,289,208	2,289,208	-	0%	1,746,800 (12)	(542,408)	-24%	1,690,200	1,690,200	1,690,200	1,629,000
Water	1,261,010	967,999 (6)	293,011	23%	1,246,875	(14,135)	-1%	1,191,640	1,227,390	1,472,868	1,767,441
Total Expenditures	13,300,046	13,219,957	80,090	1%	12,946,104	-353,942	-3%	12,540,060	11,628,989	11,503,867	11,167,401
Total Umbrella Agreement Surplus/(Deficit)	79,768	1,383,020	1,303,253		570,967	491,198		58,901	787,118	983,142	1,359,282
Beginning Balance UOA Stabilization Reserve		3,490,844			4,873,864			5,444,831	5,503,732	6,290,850	7,273,992
Operating Surplus/(Deficit)		1,383,020			570,967			58,901	787,118	983,142	1,359,282
Ending Balance UOA Stabilization Reserve		4,873,864			5,444,831			5,503,732	6,290,850	7,273,992	8,633,274
Number of units in operation in portfolio	1,062				1,012			939	939	939	939

Notes (for variances +/- 10% and \$10,000)

- (1) 2025 Misc. Revenue variance is primarily due to the insurance reimbursement.
(2) 2025 Caretaker variance due to staff vacancies.
(3) 2025 Garbage variance due to increase contracted rates.
(4) 2025 Gas variance due to decreased usage.
(5) 2025 Maintenance variance due to damage (not covered by insurance) and higher costs.
(6) 2025 Water variance due to lower usage.

- (7) 2026 Hydro increases primarily due to Carey Lane.
(8) 2026 Insurance decreases due to loss of Oakwinds (Dec. 2025) and Swanlea (June 2026).
(9) 2026 Land Lease decreases as Willowdene loan payments matured.
(10) 2026 Maintenance fee increase due to building needs.
(11) 2026 Mortgage decreases due to six (6) mortgages matured in 2025 and one (1) maturing in 2026.
(12) 2026 Transfer to Replacement Reserve decrease due to budgetary constraints.