

CAPITAL REGION HOUSING CORPORATION
2026 CHF AGREEMENT BUDGET SUMMARY

APPENDIX G

- 3 Properties: 260 units - Mixed Income 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													
Tenant Rent Contribution	1,596,830	992,069	(1)	(604,761)	-38%	3,101,018	(2)	1,504,188	94%	3,163,038	4,304,627	7,128,155	11,340,014
Misc Revenue - parking	34,200	15,467	(1)	(18,733)	-55%	116,800	(2)	82,600	242%	117,968	119,148	120,339	121,543
BC Housing Subsidy	2,529,068	648,216	(1)	(1,880,852)	-74%	2,613,230		84,162	3%	2,772,526	4,193,936	8,492,333	13,310,341
Total Revenue	4,160,098	1,655,752		(2,504,346)	-60%	5,831,047		1,670,950	40%	6,053,532	8,617,711	15,740,828	24,771,898
Expenditures													
Audit/Legal	2,340	1,329		1,011	43%	5,820		3,480	149%	5,936	8,617	15,726	27,404
Caretaker	157,305	125,273	(1)	32,033	20%	406,499	(2)	249,194	158%	426,255	522,171	852,087	1,268,031
Garbage	53,219	16,223	(1)	36,997	70%	45,407		(7,812)	-15%	46,315	67,228	122,690	213,802
Gas	19,560	9,027	(1)	10,533	54%	13,924		(5,636)	-29%	14,203	20,616	37,623	65,564
Landscape Maintenance	20,527	5,700	(1)	14,827	72%	29,599		9,072	44%	30,191	43,823	79,976	139,369
Hydro	45,077	25,806	(1)	19,271	43%	86,900	(2)	41,823	93%	88,638	128,661	234,803	409,174
Insurance Premium	144,521	130,427		14,093	10%	289,641	(2)	145,120	100%	295,434	428,834	782,610	1,363,798
Insurance Deductible	-	-		-	0%	12,591		12,591	100%	12,591	17,918	32,058	54,770
Maintenance	314,458	86,092	(1)	228,366	73%	323,987		9,529	3%	330,467	479,685	875,412	1,525,519
Management Fee	397,261	336,347	(1)	60,914	15%	643,087	(2)	245,827	62%	695,147	856,744	1,453,594	2,259,777
Mortgage Payments	2,773,768	1,276,264	(1)	1,497,504	54%	3,772,104	(2)	998,337	36%	3,772,104	5,607,658	10,570,011	16,195,531
Transfer to Replacement Reserve	156,384	133,632	(1)	22,752	15%	93,128	(2)	(63,256)	-40%	224,640	272,160	382,752	718,632
Water	75,677	48,568	(1)	27,109	36%	108,360	(2)	32,683	43%	111,611	163,596	301,485	530,527
Total Expenditures	4,160,097	2,194,686		1,965,411	47%	5,831,047		1,670,952	40%	6,053,532	8,617,711	15,740,828	24,771,898
Total Surplus/(Deficit)	-	(538,934)		(538,936)		-	-	-	-	-	-	-	-
Number of units in operation in portfolio	260				260			260	370	662	1,131		
Beginning Balance CHF Stabilization Reserve		(20,134)			(559,068)			(559,068)	(559,068)	(559,068)	(559,068)		
Operating Surplus/(Deficit)		(538,934)			-			-	-	-	-		
Ending Balance CHF Stabilization Reserve		(559,068)			(559,068)			(559,068)	(559,068)	(559,068)	(559,068)		

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

(1) 2025 Variances mainly due to Caledonia opening 4 months later than budgeted.

(2) 2026 Various budget increases due to annualization of operations of 158 new units at Caledonia.