

CAPITAL REGION HOUSING CORPORATION
2026 NO OPERATING AGREEMENT BUDGET SUMMARY

APPENDIX H

- 4 Properties: 82 units affordable rental 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	1,834,311	1,479,850	(1)	(354,462)	-19%	1,316,818	(6)	(517,493)	-28%	1,343,154	1,370,017	1,397,418	1,425,366
Misc Revenue - parking and laundry	5,500	7,112		1,612	29%	2,960		(2,540)	-46%	2,990	3,019	3,050	3,080
Total Revenue	1,839,811	1,486,962	(352,849)	-19%	1,319,778	(520,033)	-28%	1,346,144	1,373,037	1,400,467	1,428,446		
Expenditures													
Audit/Legal	2,430	2,430		0	0%	1,830		(600)	-25%	1,867	1,904	1,942	1,981
Caretaker	174,375	107,884	(2)	66,491	38%	120,587	(6)	(53,788)	-31%	134,434	115,724	105,546	91,935
Garbage	42,668	46,215		(3,547)	-8%	30,669	(6)	(11,999)	-28%	31,282	31,908	32,546	33,197
Landscape Maintenance	49,449	48,900		549	1%	32,349	(6)	(17,100)	-35%	32,996	33,656	34,329	35,016
Hydro	9,580	4,160		5,420	57%	7,720		(1,860)	-19%	7,874	8,032	8,193	8,356
Insurance Premium	132,741	147,796	(3)	(15,055)	-11%	106,446	(6)	(26,295)	-20%	108,575	110,747	112,962	115,221
Insurance Deductible	-	-		-	0%	3,971		3,971	100%	3,971	3,971	3,971	3,971
Maintenance	125,294	147,868	(4)	(22,574)	-18%	107,591	(6)	(17,703)	-14%	109,743	111,938	114,176	116,460
Management Fee	279,128	277,200		1,928.00	1%	197,993	(6)	(81,135)	-29%	219,239	189,873	180,052	163,839
Mortgage Payments	520,393	520,392		1	0%	520,393		0	0%	520,393	520,393	520,393	520,393
Property Taxes	1,510	1,939		(429)	-28%	1,100		(410)	-27%	1,122	1,144	1,167	1,191
Transfer to Replacement Reserve	285,120	285,120		-	0%	147,600	(6)	(137,520)	-48%	147,600	147,600	147,600	147,600
Water	160,670	126,620	(5)	34,050	21%	129,670	(6)	(31,000)	-19%	133,560	137,567	141,694	145,945
Total Expenditures	1,783,359	1,716,525	66,834	4%	1,407,920	(375,439)	-21%	1,452,657	1,414,457	1,404,571	1,385,104		
Total No Agreement Surplus/(Deficit)	56,452	(229,563)	(286,015)		(88,142)	(144,594)		(106,513)	(41,420)	(4,104)	43,342		
Beginning Balance NOA Stabilization Reserve		1,168,478			938,915			850,774	744,262	702,843	698,740		
Operating Surplus/(Deficit)		(229,563)			(88,142)			(106,513)	(41,420)	(4,104)	43,342		
End Balance NOA Stabilization Reserve		938,915			850,774			744,262	702,843	698,740	742,085		
Number of units in operation in portfolio	132				82			82	82	82	82		

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

(1) 2025 Tenant Rent Contribution variance due to loss of units from Village on the Green and Campus View.

(2) 2025 Caretaker variance due to staff vacancies.

(3) 2025 Insurance Premiums variance due to higher premiums.

(4) 2025 Maintenance variance due to higher costs

(5) 2025 Water variance due to lower usage.

(6) 2026 Variance items reduced due to the loss of Village on the Green and Campus View from this portfolio