## CAPITAL REGION HOUSING CORPORATION 2026 NO OPERATING AGREEMENT BUDGET SUMMARY

- 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		(2)	66,491	38%		(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%		(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)

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

<sup>(2) 2025</sup> Caretaker variance due to staff vacancies.

<sup>(3) 2025</sup> Insurance Premiums variance due to higher premiums.

<sup>(4) 2025</sup> Maintenance variance due to higher costs

<sup>(5) 2025</sup> Water variance due to lower usage.

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