

CAPITAL REGION HOUSING CORPORATION

APPENDIX I

2026 IHI AGREEMENT BUDGET SUMMARY - Westview

- 1 Property: 73 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	908,661	939,333	30,672	3%	935,978	27,317	3%	954,698	973,792	993,268	1,013,133
Misc Revenue - parking	22,180	31,641	9,461	43%	27,910	5,730	26%	28,189	28,471	28,756	29,043
Total Revenue	930,841	970,975	40,134	4%	963,888	33,047	4%	982,887	1,002,263	1,022,023	1,042,176
Expenditures											
Audit/Legal	1,350	137	1,213	90%	1,630	280	21%	1,663	1,696	1,730	1,764
Caretaker	96,435	62,394 (1)	34,041	35%	107,352 (4)	10,917	11%	119,679	103,023	93,961	81,845
Garbage	15,907	17,808	(1,901)	-12%	17,520	1,613	10%	17,870	18,228	18,592	18,964
Gas	15,560	9,563	5,997	39%	16,097	537	3%	16,419	16,747	17,082	17,424
Landscape Maintenance	8,652	8,400	252	3%	8,652	0	0%	8,825	9,002	9,182	9,365
Hydro	16,180	11,242	4,938	31%	16,790	610	4%	17,126	17,468	17,818	18,174
Insurance Premium	54,054	58,093	(4,039)	-7%	61,613 (5)	7,559	14%	62,845	64,102	65,384	66,692
Insurance Deductible	-	-	-	0%	3,535	3,535		3,535	3,535	3,535	3,535
Maintenance	50,013	98,314 (2)	(48,301)	-97%	68,986 (6)	18,973	38%	70,366	71,773	73,208	74,673
Management Fee	154,367	154,368	(1)	0%	176,261 (7)	21,894	14%	195,176	169,033	160,291	145,856
Mortgage Payments	280,401	280,400	1	0%	280,401	-	0%	280,401	280,401	280,401	280,401
Transfer to Replacement Reserve	63,072	63,072	-	0%	63,072	-	0%	63,072	63,072	63,072	63,072
Water	36,310	50,338 (3)	(14,028)	-39%	40,010	3,700	10%	41,210	42,447	43,720	45,032
Total Expenditures	792,301	814,128	(21,827)	-3%	861,919	69,618	9%	898,187	860,527	847,976	826,797
Total Surplus/(Deficit)	138,540	156,846	18,306		101,970	(36,570)		84,700	141,736	174,047	215,380
Beginning Balance IHI Stabilization Reserve		629,186			786,032			888,002	972,702	1,114,438	1,288,486
Operating Surplus/(Deficit)		156,846			101,970			84,700	141,736	174,047	215,380
End Balance IHI Stabilization Reserve		786,032			888,002			972,702	1,114,438	1,288,486	1,503,865
Number of units in operation in portfolio	73				73			73	73	73	73

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

- (1) 2025 Caretaker variance due to staff vacancies.
 (2) 2025 Maintenance variance due to higher costs.
 (3) 2025 Water variance due to higher usage and rates.

- (4) 2026 Caretaker increase due to cost allocation model (PUPM).
 (5) 2026 Insurance premiums increase due to new rates.
 (6) 2026 Maintenance fee increase due to building needs.
 (7) 2026 Management Fee increase to support increased office costs and support.