

NCHC Expenditure vs Budget Variance Report as at June 30, 2026

	YTD Actual	YTD Budget	Variance	Variance Explanation
Taxation	2,307,544	2,307,546	(2)	
Grants & Subsidies	151,988	-	151,988	COCHI funding 12 Meade/OPHI funding 2 Francis
Interest Revenue	5,538	6,000	(462)	
Social Housing Revenue	1,187,415	1,059,858	127,557	Rent up 9.8% over 2025
Other Revenue	17,509	10,998	6,511	
Total Revenue	3,669,994	3,384,402	285,592	
Travel & Training	1,118	3,498	(2,380)	
Materials & Supplies	12,289	8,736	3,553	
Insurance	53,267	86,286	(33,019)	Premiums down 6.6%
Information Technology	10,499	6,888	3,611	
External Services	144,216	45,252	98,964	\$120.2K 8 King fire (\$32K) 8 King
Utilities & Fuel	441,312	527,196	(85,884)	Other properties (\$12.3K) Hydro, (\$58.4K) gas, \$16.6K water/sewer
Rent & Property Tax	339,607	318,834	20,773	Projected \$170K surplus
Repairs & Maintenance			-	
Building/Land	124,425	53,418	71,007	YTD variance \$297.5K
Plumbing	32,696	14,118	18,578	
Paint & Drywall	28,040	22,350	5,690	Unit renos \$208K *partially funded*
Roofs			-	Winter Maintenance \$107.7K
Moveouts	944	11,730	(10,786)	123 King \$60K renos & security
Security	123,046	56,412	66,634	112 Front \$12.9K elevator & fire panel
Winter Maintenance	228,720	120,990	107,730	maintenance
Cleaning Contracts	79,335	74,334	5,001	299 Elgin \$9K accessibility
Landscaping	22,672	33,063	(10,391)	
Waste Disposal	58,266	44,712	13,554	
Electrical	46,399	26,496	19,903	
Other R&M	10,622		10,622	
TCAs under Threshold	98,456	387,504	(289,048)	Offset with overages in building improvements/security
Internal Chargebacks	1,351,245	1,351,248	(3)	
Financial Services	118,430	119,090	-	
SS Program Expenses	162,647	6,000	156,647	12 Meade & 2 Francis OPHI/COCHI projects
Total Expenditures	3,488,251	3,318,155	170,096	
TCAs over Threshold	150,414		150,414	\$136.4K 129 Kent, \$3K 76 Molson
Transfers to Reserves	75,000	75,000	-	
Total Investments	225,414	75,000	150,414	
Transfer from Reserve	(68,750)	(112,500)	43,750	Timing correction
Total Financing	(68,750)	(112,500)	43,750	
Surplus/(Deficit)	25,080	103,747	(78,667)	

NCHC Rent Revenue January - June

Property	2025	2026	Increase/ (Decrease) YTD
111 Front Street	114,632	121,789	6.2%
112 Front Street	51,750	50,584	-2.3%
12A Meade Street	73,107	63,862	-12.6%
12 Meade Street	32,248	32,096	-0.5%
123 King Street	87,713	86,648	-1.2%
152 Cockburn Street	16,000	16,000	0.0%
2 Francis Street	51,197	47,455	-7.3%
24 Queen Street	73,194	76,474	4.5%
299 Elgin Street	118,201	207,466	75.5%
330 King Street East	146,119	179,121	22.6%
41 Wellington Street	45,794	38,172	-16.6%
43 Wellington Street	27,390	28,838	5.3%
45 Wellington Street	93,053	104,393	12.2%
6 Percy Street	67,795	94,660	39.6%
7 Scriven Blvd	37,070	40,795	10.0%
8 King Street	52,456	6,572	-87.5%
129 Kent Street	-	-	
76 Molson Street	-	-	
	1,087,719	1,194,925	9.9%

NCHC Insurance January - June

Property	2025	2026	Increase/ (Decrease) YTD
111 Front Street	4,555	4,554	0.0%
112 Front Street	3,345	3,352	0.2%
12A Meade Street	3,142	3,153	0.3%
12 Meade Street	1,394	1,397	0.2%
123 King Street	5,814	1,185	-79.6%
152 Cockburn Street	1,106	1,132	2.4%
2 Francis Street	4,054	4,072	0.4%
24 Queen Street	2,675	2,678	0.1%
299 Elgin Street	1,771	1,749	-1.3%
330 King Street East	9,774	9,791	0.2%
41 Wellington Street	2,949	2,986	1.3%
43 Wellington Street	1,607	1,612	0.3%
45 Wellington Street	3,683	3,692	0.2%
6 Percy Street	5,432	5,443	0.2%
7 Scriven Blvd	2,553	2,577	1.0%
8 King Street	2,730	2,735	0.2%
129 Kent Street	435	421	-3.3%
76 Molson Street	-	739	-
	57,021	53,267	-6.6%