

HIRRA Property Management: 2024- 2029 Budget - Draft Aug 23

| NOTES | Operating Revenue                        | 2022             | 2023             |                  | 2024             |                  | 2025             | 2026             |
|-------|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|       |  | Actual           | Budget           | Actual           | Budget           | Actual to Jul 31 | Projected        | Budget           |
| 1     | Rent - Savoie Centre, First Credit Union | \$ 16,200        | \$ 15,600        | \$ 15,600        | \$ 15,600        | \$ 9,100         | \$ 15,600        | \$ 15,600        |
|       | Rent - Savoie Centre, CEAS               | \$ 1,000         | \$ 1,000         | \$ 1,000         | \$ 1,000         | \$ 1,000         | \$ 1,000         | \$ 1,000         |
| 2     | Rent - R.C.M.P. Detachment               | \$ 12,000        | \$ 12,000        | \$ 12,000        | \$ 12,000        | \$ 7,000         | \$ 12,000        | \$ 12,500        |
| 3     | Rent - Hornby Island Arts Council        | \$ 300           | \$ 300           | \$ 300           | \$ 300           | \$ 500           | \$ 500           | \$ 500           |
|       | Property Tax Recovery                    | \$ 2,763         | \$ 3,200         | \$ 2,819         | \$ 3,200         | \$ 3,086         | \$ 3,086         | \$ 3,329         |
|       | <b>Total Revenue</b>                     | <b>\$ 32,263</b> | <b>\$ 32,100</b> | <b>\$ 31,719</b> | <b>\$ 32,100</b> | <b>\$ 20,686</b> | <b>\$ 32,186</b> | <b>\$ 32,929</b> |
|       | Allocation to Core Services              | \$ 1,169         | \$ 3,835         | \$ 3,835         | \$ 5,823         | \$ 3,397         | \$ 5,823         | \$ 1,756         |
|       | <b>Net Revenue</b>                       | <b>\$ 31,094</b> | <b>\$ 28,265</b> | <b>\$ 27,883</b> | <b>\$ 26,277</b> | <b>\$ 17,289</b> | <b>\$ 30,643</b> | <b>\$ 31,174</b> |

**Expenses**

|   |                                     |                  |                  |                  |                  |                  |                  |                  |                  |
|---|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 4 | Amortization                        |                  |                  |                  | \$ -             | \$ -             | \$ 3,016         | \$ 3,016         | \$ 3,016         |
|   | WCB                                 | \$ 35            |                  | \$ 24            |                  | \$ 48            | \$ 60            | \$ 60            | \$ 61            |
|   | Insurance                           | \$ 4,673         | \$ 5,000         | \$ 6,272         |                  | \$ 5,337         | \$ 5,337         | \$ 6,700         | \$ 7,102         |
|   | Insurance / WCB                     | \$ 4,708         | \$ 5,000         | \$ 6,296         | \$ 6,650         | \$ 5,385         | \$ 5,397         | \$ 6,760         | \$ 7,166         |
|   | Maintenance - Savoie Center         | \$ 6,128         | \$ 5,000         | \$ 2,285         | \$ 5,000         | \$ 8,005         | \$ 9,000         | \$ 8,000         | \$ 15,000        |
|   | Maintenance - Shared Lands          | \$ -             | \$ 5,000         | \$ -             | \$ 5,000         | \$ -             |                  | \$ 2,000         | \$ 2,040         |
| 5 | Building/grounds maintenance        | \$ 6,128         | \$ 10,000        | \$ 2,285         | \$ 10,000        | \$ 8,005         | \$ 9,000         | \$ 10,000        | \$ 17,040        |
|   | Utilities \ Monitoring              | \$ 147           | \$ 800           | \$ 1,357         | \$ 800           | \$ 168           | \$ 400           | \$ 400           | \$ 408           |
|   | Miscellaneous                       | \$ 1,708         | \$ 100           | \$ 25            | \$ 100           | \$ 317           | \$ 325           | \$ 100           | \$ 100           |
| 6 | Misc / Monitoring (incl Water Test) | \$ 1,855         | \$ 900           | \$ 1,382         | \$ 900           | \$ 485           | \$ 725           | \$ 500           | \$ 508           |
|   | Property Tax                        | \$ 2,769         | \$ 3,200         | \$ 2,819         | \$ 3,200         | \$ 3,086         | \$ 3,086         | \$ 3,264         | \$ 3,329         |
|   | <b>Total Expenses</b>               | <b>\$ 15,460</b> | <b>\$ 19,100</b> | <b>\$ 12,782</b> | <b>\$ 20,750</b> | <b>\$ 16,961</b> | <b>\$ 21,224</b> | <b>\$ 23,540</b> | <b>\$ 31,059</b> |
| 7 | <b>Surplus to Capital Reserves</b>  | <b>\$ 15,634</b> | <b>\$ 9,165</b>  | <b>\$ 15,101</b> | <b>\$ 5,527</b>  | <b>\$ 328</b>    | <b>\$ 5,139</b>  | <b>\$ 7,103</b>  | <b>\$ 115</b>    |

**Notes:**

- 1) Twenty year lease expires October 30, 2031.
- 2) Five year lease expires May 30, 2025.
- 3) Twenty year sublease expires December 31, 2038. Rate reviewed and increased 2024.
- 4) Due to adjustments in process to recognize capitalization of expenses there will be an amortization of capital assets expense applied in 2024 and moving forward
- 5) 2022: Drainage and security improvements; 2024 garden gate and driveway. 2025: new heat pump
- 6) 2022: building valuation, Transparency Registry; 2023 and 2028: Full chemical analysis water test required by VIHA every five years
- 7) As of December 2023 year-end, our accumulated reserve fund for infrastructure maintenance and replacement is \$202,473.