

Operating budget summary



The proposed 2024 Old Grace Housing Co-operative operating budget:

- Increases housing charges on 1- and 2-bedroom units by 2.4 percent and on 3- and 4-bedroom units by 3 percent.
- runs a small surplus.
- meets our obligations to our lenders.
- Increases our contribution to the replacement reserve at a rate that is above inflation.



Two changes to what has been presented.

Change 1.

Reduce the Xplornet revenue line from \$17,740 to \$16,320. (Xplornet revenue should match the Xplornet cost since we rebate any surplus to the users.)

Change 2

Reduce the consulting line of \$6000 by \$1420. This would leave us with a consulting budget of \$4580. In 2022 we used this line for the BCA and in 2023 for the Asset Management Plan. We have no major consulting projects planned for 2024.

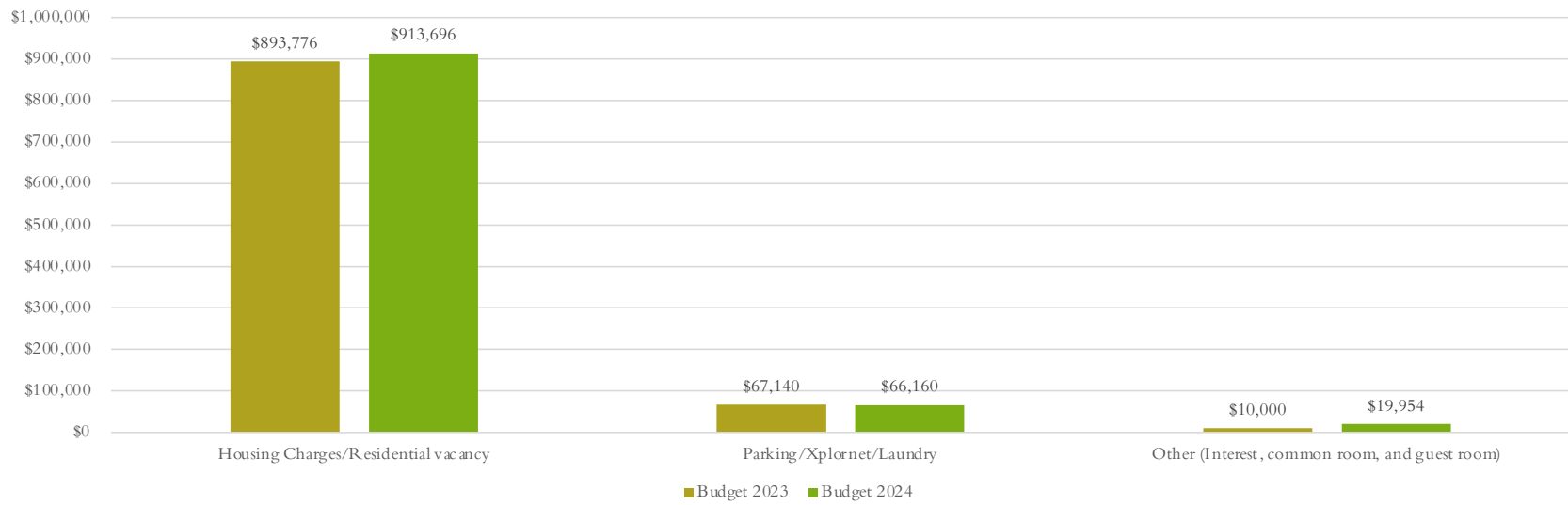
These two changes would result in no overall change to our net income, transfer to reserve, or retained earnings.

Revenue



	Budget 2023	Budget 2024
Housing Charges/Residential vacancy	\$893,776	\$913,696
Parking/Xplornet/Laundry	\$67,140	\$66,160
Other (Interest, common room, guest room)	\$10,000	\$19,954
Total for Income	\$970,916	\$999,810

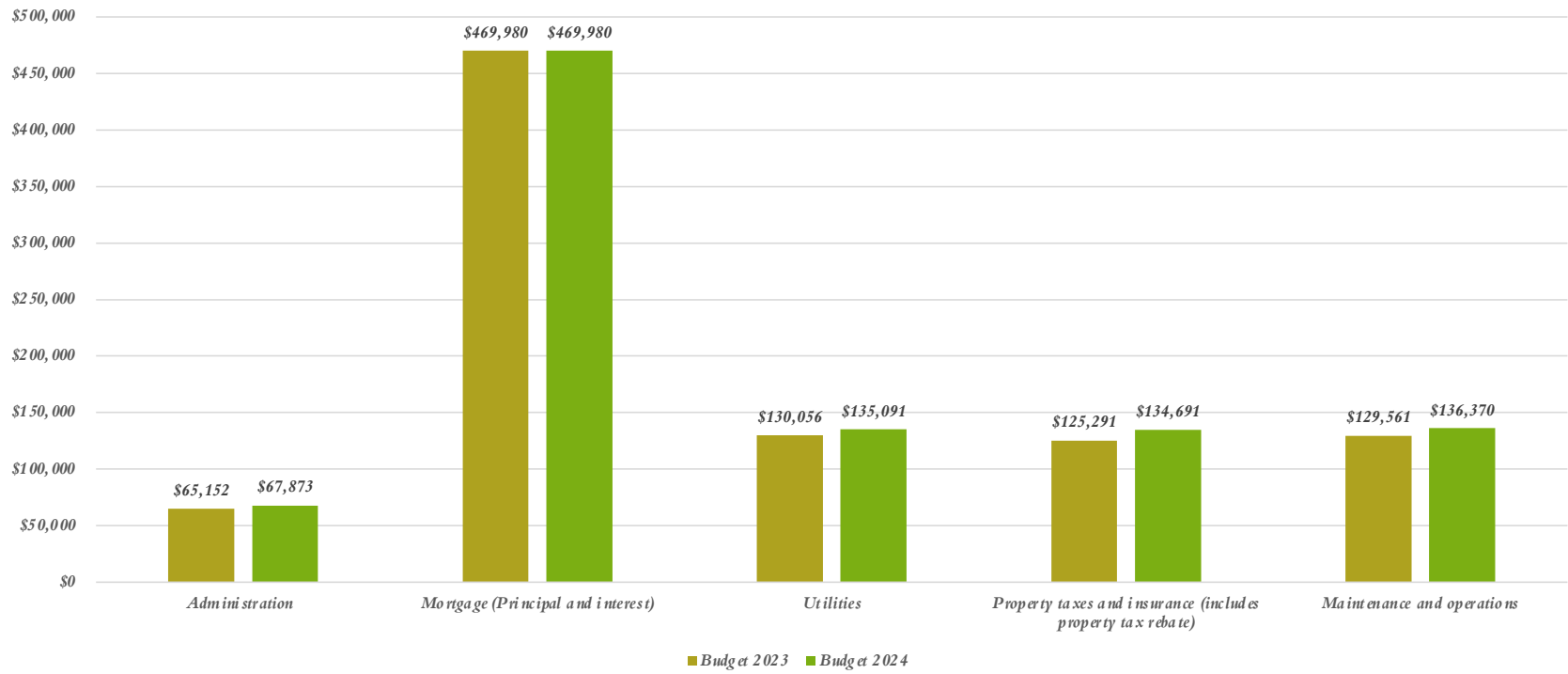
Revenue



Expenses



	Budget 2023	Budget 2024
Administration (Excluding mortgage property tax rebate)	\$65,152	\$67,873
Mortgage (Principal and interest)	\$469,980	\$469,980
Utilities	\$130,056	\$135,091
Property taxes and insurance (includes property tax rebate)	\$125,291	\$134,691
Maintenance and operations	\$129,560	\$136,370
Total Expenses	\$920,039	\$944,006



Extreme weather risk changing Canada's insurance industry, raising costs

MIA RABSON

OTTAWA

THE CANADIAN PRESS

PUBLISHED AUGUST 4, 2023

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MARCH 23, 2023 | 3 MIN READ

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BY THOMAS FRANK & E&E NEWS

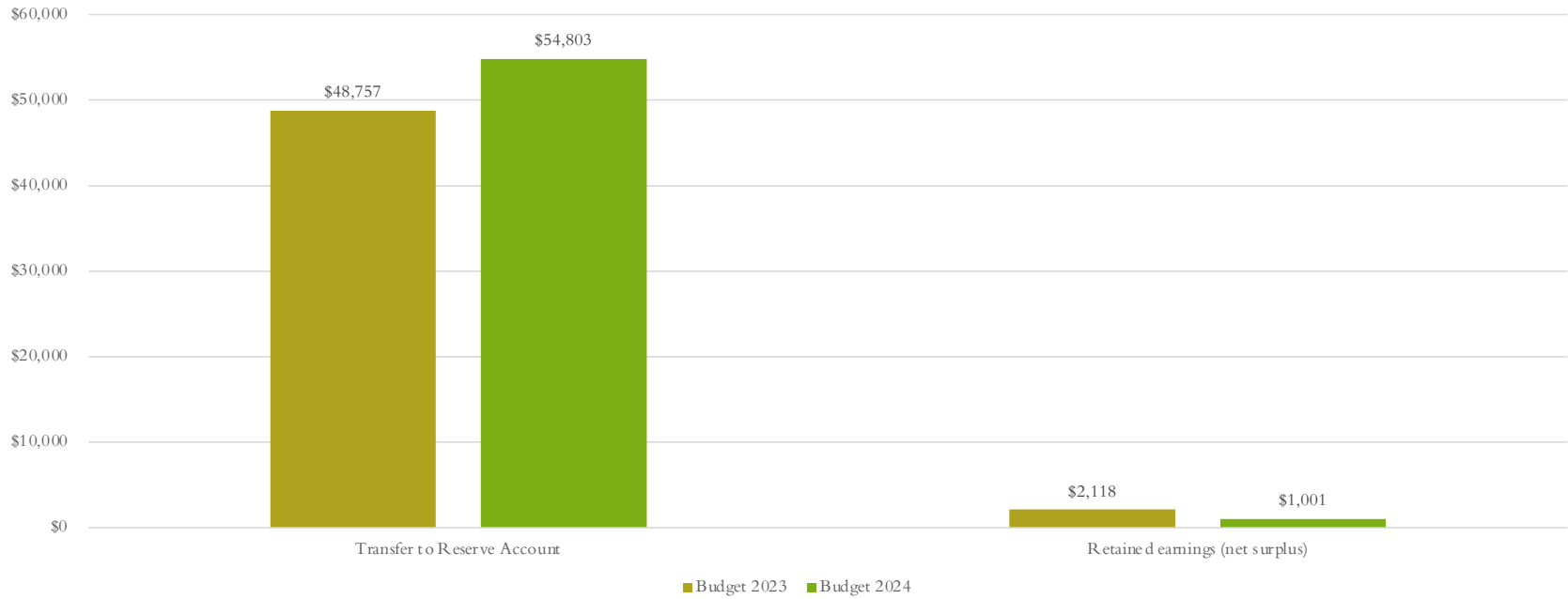


In an aerial view, damaged buildings are seen as Hurricane Ian passed through the area on September 29, 2022 in Fort Myers Beach, Florida. Insurance experts say climate change is roiling the industry. Credit: [Joe Raedle/Getty Images](#)



	Budget 2023	Budget 2024
Total for Income	\$970,916	\$999,810
Total Expenses	\$920,039	\$944,006
Net Income	\$50,877	\$55,804
Transfer to Reserve Account	\$48,757	\$54,803
Retained earnings (net surplus)	\$2,118	\$1,001

Transfers and retained earnings



	2023	2024
Income from Operating		\$54,803.00
RR Interest earned		
Total Reserve Fund Income	\$-	\$54,803.00
Reserve Funds Expenses		
Replacement Reserve Expenses Based on Capital Plan		\$42,265.00
Total Reserve Fund Expense Based on Capital Plan	\$-	\$42,265.00
Net Surplus	\$-	\$12,538.00

Replacement reserve



Old Grace Housing Co-operative
TABLE 1A – Short and Medium-term Capital Replacement plan 2023 to 2035

	Year of Replacement
	Deferred or advanced

NOTE: Figures in the body of this table are in current value dollars and exclude HST. They also do not include contingency and project management fees. The totals at the top of the table include these amounts with an escalation to future dollars (see note page 6).

		Total Base Cost	59,500	29,500	46,500	29,500	73,000	59,500	34,500	32,000	46,500	80,500	67,000	61,500	54,500
		Contingency, Fees, GST/HST	20,468	10,148	15,996	10,148	25,112	20,468	11,868	11,008	15,996	27,692	23,048	21,156	18,748
		Cost Escalation Factor	1.0400	1.0660	1.0873	1.1091	1.1312	1.1539	1.1770	1.2005	1.2245	1.2490	1.2740	1.2994	1.3254
		Annual Spending	83,167	42,265	67,953	43,972	110,989	92,273	54,573	51,631	76,526	135,131	114,718	107,407	97,086
No.	Component	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
	BCA and AMP updates	0	0	12,000	0	0	12,000	0	0	12,000	0	0	12,000	0	
5.1	SITE COMPONENTS														
1	Site Paving – Asphalt Replacement														
2	Parking Lot Fencing														
3	Exercise Equipment					2,500			2,500			2,500			
4	Utilities – Underground Piping					10,000					10,000				
5.2	STRUCTURAL FRAME AND BUILDING ENVELOPE														
5	Foundation – Structural Contingency	10,000					10,000					10,000			
5.2.3	Exterior Walls														
6	Hardee Board and EIFS	5,000		5,000		5,000		5,000		5,000		5,000		5,000	
7	Apartment: Windows														
8	Townhouses: Windows														
9	Apartment: Main Entrance Door														
10	Townhouses: Exterior Doors														
11	Apartment: Balcony Doors														
5.2.4	Roofing														
12	Apartment: Shingles														
13	Apartment: Flat Roof														
14	Townhouses: Shingles														

<i>Bedrooms</i>	<i>Current Monthly Housing Charges</i>	<i>2024 Housing Charges, Starting March 1, 2024</i>	<i>Manitoba Housing Affordable Ceiling</i>	<i>% difference between 2024 charge and ceiling</i>
<i>1</i>	\$944	\$967.00	\$1,008	4.2
<i>2</i>	\$1,196	\$1,225.00	\$1,259	2.8
<i>2 Small two-bedroom</i>	\$1,061	\$1,086.00	\$1,259	15.9
<i>3</i>	\$1,267	\$1,305.00	\$1,324	1.4
<i>4</i>	\$1,440	\$1,483.00	\$1,506	1.6

<i>USE</i>	<i>CURRENT CHARGE PER HALF DAY</i>	<i>PROPOSED CHARGE FOR JANUARY 1, 2024</i>
<i>Member use</i>	\$50	\$55
<i>External use</i>	\$100	\$110

Common Room Rental

