



Approved at
Annual General Meeting
March 24, 2015

Capital Region Housing Corporation
Audited Financial Statements
December 31, 2014

TABLE OF CONTENTS

Auditors' Report1

Statements

Statement of Financial Position2
Statement of Operations3
Statement of Changes in Net Assets and Remeasurement Gains/Losses4
Statement of Cash Flows5

Notes to Financial Statements6

Schedules

1 Changes in Replacement Reserve Fund15
2 Changes in Portfolio Stabilization Reserves16
3 Capital Assets17
4 Capital Fund - Mortgages Payable18
5 Operating Fund - Rental Operations19



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INDEPENDENT AUDITORS' REPORT

To the Shareholder of the Capital Region Housing Corporation

We have audited the accompanying financial statements of the Capital Region Housing Corporation, which comprise the statement of financial position as at December 31, 2014, the statements of operations, changes in net assets and remeasurement gains and losses and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Capital Region Housing Corporation as at December 31, 2014, and its results of operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Other Matter

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The supplementary information included in the Schedules is presented for purposes of additional analysis and is not a required part of the financial statements. Such supplementary information has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole.

Chartered Accountants
March 24, 2015
Victoria, Canada

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CAPITAL REGION HOUSING CORPORATION

Statement of Financial Position

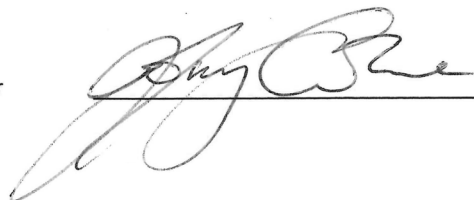
December 31, 2014, with comparative information for 2013

	December 31, 2014	December 31, 2013
Assets		
Current assets:		
Cash and cash equivalents (note 2)	\$ 2,640,264	\$ 2,360,307
Accounts receivable	71,280	66,125
Due from Capital Regional District	-	841
Inventory and prepaid expenses	296,275	235,219
	3,007,819	2,662,492
Cash and cash equivalents restricted for replacement reserve (note 2)	6,582,679	7,016,180
Investments (note 3)	3,020,587	3,066,950
Restricted cash held by BCHMC	315,630	376,416
Capital assets (Schedule 3, note 4)	68,328,496	72,275,712
	\$ 81,255,211	\$ 85,397,750
Liabilities and Net Assets		
Current liabilities:		
Accounts payable and accrued liabilities	\$ 495,511	\$ 532,321
Accrued mortgage interest	224,915	244,114
Due to Capital Regional District	1,998	-
Deferred revenue	553,410	564,441
Security deposits	502,204	507,910
Mortgages payable principal current portion (Schedule 4)	4,121,551	4,075,313
Mortgages payable principal renewal portion (Schedule 4)	5,329,845	12,093,332
	11,229,434	18,017,431
Mortgages payable (Schedule 4, note 5)	56,259,984	53,838,406
Capital Stock (note 6)	1	1
Net assets:		
Invested in capital assets (note 7)	4,252,877	3,965,209
Externally restricted:		
Replacement reserve fund (Schedule 1)	6,582,679	7,016,180
CMHC/BCHMC/Homes BC operating agreements	(3,948)	(3,948)
Portfolio stabilization reserve - umbrella agreement (Schedule 2)	1,531,598	1,143,207
Portfolio stabilization reserve - ILBC2 agreement (Schedule 2)	(5,631)	(49,532)
Family self sufficiency program	-	3,800
Internally restricted:		
Portfolio stabilization reserve - no operating agreement (Schedule 2)	80,953	97,213
Guest suites surplus	24,089	23,138
Vehicle replacement reserve	80,731	77,571
Equipment replacement reserve	66,230	69,170
Unrestricted:		
Corporation stabilization reserve	1,132,644	1,127,525
	13,742,222	13,469,533
Accumulated remeasurement gains	23,570	72,379
	13,765,792	13,541,912
Commitments and contingencies (note 8)		
	\$ 81,255,211	\$ 85,397,750

See accompanying notes to financial statements.

On behalf of the Board:

 Director

 Director

CAPITAL REGION HOUSING CORPORATION

Statement of Operations

Year ended December 31, 2014 with comparative information for 2013

	Operating Funds		Restricted Funds		Total 2014	Total 2013
	Corporation	Rental Housing	Capital Fund	Replacement Reserve Fund		
Revenues:						
Tenant rent contributions	\$ -	\$ 10,169,969	\$ -	\$ -	\$ 10,169,969	\$ 9,842,907
BCHMC rent subsidy assistance	-	297,174	-	-	297,174	244,084
BCHMC umbrella operating agreement funding	-	3,459,528	-	-	3,459,528	3,490,134
Rental management fees	911,617	-	-	-	911,617	894,879
Rental management fees - other	85,718	-	-	-	85,718	85,542
Investment income	98,304	-	27,523	262,035	387,862	305,165
Guest suites, net	950	-	-	-	950	1,503
Miscellaneous	4,773	57,348	-	-	62,121	62,146
	1,101,362	13,984,019	27,523	262,035	15,374,939	14,926,360
Expenses:						
Administration and property management	1,100,764	-	-	-	1,100,764	1,070,546
Amortization - office equipment and vehicles	-	-	9,640	-	9,640	10,453
Amortization - buildings and equipment	-	-	5,292,267	-	5,292,267	5,403,610
Amortization - land leases	-	-	226,350	-	226,350	226,350
Property taxes	-	1,263,280	-	-	1,263,280	1,200,844
Insurance	-	280,250	-	-	280,250	260,310
Maintenance	-	581,339	-	-	581,339	576,371
Caretakers/ groundsmen	-	1,294,642	-	-	1,294,642	1,229,978
Hydro	-	238,596	-	-	238,596	241,998
Land and Improvement leases	-	294,000	-	-	294,000	294,000
Water	-	632,898	-	-	632,898	577,061
Oil and gas	-	123,461	-	-	123,461	134,715
Garbage	-	187,978	-	-	187,978	151,212
Rental management fee	-	911,142	-	-	911,142	894,467
Audit and legal	-	31,272	-	-	31,272	30,418
Miscellaneous	-	13,324	-	-	13,324	10,879
Hospitality services (Parry)	-	285,107	-	-	285,107	273,862
Interest on long term debt	-	2,383,354	-	-	2,383,354	2,553,942
	1,100,764	8,520,643	5,528,257	-	15,149,664	15,141,016
Excess (deficiency) of revenues over expenses before:	598	5,463,376	(5,500,734)	262,035	225,275	(214,656)
Recovery BCHMC/Homes BC 2011/2012 deficit	-	23,970	-	-	23,970	52,681
Recovery BCHMC 2012/2013 ILBC2 subsidy underpayment	-	23,444	-	-	23,444	13,548
Excess (deficiency) of revenues over expenses	\$ 598	\$ 5,510,790	\$ (5,500,734)	\$ 262,035	\$ 272,689	\$ (148,427)

See accompanying notes to financial statements.

CAPITAL REGION HOUSING CORPORATION

Statement of Changes in Net Assets and Remeasurement Gains/Losses
 Year ended December 31, 2014, with comparative information for 2013

	Operating Funds		Restricted Funds			Total 2014	Total 2013
	Corporation (Schedule 5)	Rental Housing	Capital Fund	Replacement Reserve Fund (Schedule 1)	Remeasurement Gains/Losses		
Net assets, beginning of year	\$ 1,301,204	\$ 1,186,940	\$ 3,965,209	\$ 7,016,180	\$ 72,379	\$ 13,541,912	\$ 13,764,834
Excess (deficiency) of revenues over expenses	598	5,510,790	(5,500,734)	262,035	-	272,689	(148,427)
Interfund transfers:							
Mortgage principal repayments	-	(4,207,361)	4,207,361	-	-	-	-
Replacement reserve transfers	-	(885,505)	-	885,505	-	-	-
Replacement reserve expenditures	-	-	1,581,041	(1,581,041)	-	-	-
Family self sufficiency program transfers	1,892	(1,892)	-	-	-	-	-
	1,892	(5,094,758)	5,788,402	(695,536)	-	-	-
Unrealized losses on investments	-	-	-	-	(48,809)	(48,809)	(107,163)
Realized losses on investments, reported in operations	-	-	-	-	-	-	32,668
	-	-	-	-	(48,809)	(48,809)	(74,495)
Net assets, end of year	\$ 1,303,694	\$ 1,602,972	\$ 4,252,877	\$ 6,582,679	\$ 23,570	\$ 13,765,792	\$ 13,541,912

See accompanying notes to financial statements

CAPITAL REGION HOUSING CORPORATION

Statement of Cash Flows

Years ended December 31, 2014, with comparative information for 2013

	Total 2014	Total 2013
Cash provided by (used in):		
Operating activities:		
Excess (deficiency) of revenues over expenses	\$ 272,689	\$ (148,427)
Items not involving cash:		
Amortization	5,528,257	5,640,413
Changes in non-cash assets and liabilities:		
Decrease (increase) in accounts receivable	(5,155)	180,945
Increase in inventory and prepaid expenses	(61,056)	(60,668)
Decrease in accounts payable and accrued liabilities	(36,810)	(485,660)
Decrease in accrued mortgage interest	(19,199)	(11,223)
Increase (decrease) in deferred revenue	(11,031)	59,710
Increase (decrease) in security deposits	(5,706)	7,609
Increase (decrease) due from Capital Regional District	2,839	(256)
	5,664,828	5,182,443
Investing activities:		
Decrease in restricted cash and cash equivalents	494,287	2,670,634
Decrease (increase) in investments	(2,446)	1,298,932
	491,841	3,969,566
Capital activities:		
Acquisition of capital assets	(1,581,041)	(3,715,628)
	(1,581,041)	(3,715,628)
Financing activities:		
Repayment of long-term debt	(4,295,671)	(4,064,006)
	(4,295,671)	(4,064,006)
Net change in cash and cash equivalents	279,957	1,372,375
Cash and cash equivalents, beginning of year	2,360,307	987,932
Cash and cash equivalents, end of year	\$ 2,640,264	\$ 2,360,307

See accompanying notes to financial statements.

CAPITAL REGION HOUSING CORPORATION
Notes to Financial Statements

Year ended December 31, 2014

General

The Capital Region Housing Corporation (the “Corporation”) is incorporated under the laws of British Columbia and its principal activity is the provision of rental accommodation. As a wholly owned subsidiary of the Capital Regional District, the Corporation is exempt from taxation under the Income Tax Act and is regarded as a municipality for GST purposes.

1. Significant accounting policies

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards including the 4200 standards for government not-for-profit organizations.

a) Revenue Recognition

The Corporation follows the restricted fund balance method of accounting for contributions. Unrestricted contributions are recognized as revenue of the Operating Fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Restricted contributions related to general operations are recognized as revenue of the Operating Fund in the year to which the funding relates. All other restricted contributions are recognized as revenue of the appropriate restricted fund in the year received or receivable.

b) Fund Accounting

i. Operating Funds

The Operating Funds reflect the Corporation’s assets, liabilities and transactions relating to the ongoing rental and non-rental operations (“Corporation”). In accordance with the agreements with British Columbia Housing Management Commission (BCHMC), a Portfolio Stabilization Reserve has been established for each portfolio’s accumulated operating surplus. The Corporation has also established a reserve for the No Operating Agreement portfolio. These reserves are used in the event that annual rental revenues and government subsidies are inadequate to meet the portfolio’s mortgage payments and operating costs. The Corporation can also contribute funds from these reserves to the Replacement Reserve Fund, if required. At the discretion of the Board, the unrestricted Corporate Stabilization Reserve provides funding for administration and special projects.

ii. Capital Fund

The Capital Fund reflects the Corporation’s investment in capital assets and related financial activities.

CAPITAL REGION HOUSING CORPORATION
Notes to Financial Statements (continued)

Year ended December 31, 2014

iii. Replacement Reserve Fund

In accordance with the agreements with BCHMC, a Replacement Reserve Fund has been established for each building to pay for the replacement of worn-out capital equipment and other approved items. The Replacement Reserves are funded by an annual transfer from the Rental Operating Fund. Capital expenditures made from the reserve are transferred to the Capital Fund.

c) Capital Assets

Land, buildings, equipment and vehicles are stated at cost. Amortization over their estimated useful lives is provided on the straight-line basis at the following rates:

Asset	Rate
Land leases – BCHMC projects	60 years
Land lease – CMHC project	41 years
Land lease – Rotary House	29 years
Buildings	35 years
Equipment	10 years
Vehicles	5 years

All transfers from the Replacement Reserve Fund and office equipment are stated at cost and amortization is provided on the declining balance basis at 20% per annum.

d) Debt Retirement

Payment of principal on long-term debt is funded by a transfer from the Rental Housing Operating Fund to the Capital Fund.

e) Operating Agreements

i. Umbrella

Effective April 1, 2012, the Corporation signed a thirty-three month Interim Umbrella Operating Agreement (the “Umbrella Agreement”) with BCHMC to consolidate three operating agreements, with a total of 42 buildings (1,209 units), into one agreement with the intent to reduce administrative duplication, allow the Corporation more flexibility to determine priorities for the portfolio maintenance and management and create a stable and predictable funding stream for the Corporation. In addition, the parties agreed to work together to develop a long-range capital planning tool to enable the Corporation and BCHMC to determine the capital replacement needs of the portfolio for the next thirty years and to negotiate on the transfer of the land ownership of the BCHMC projects from the Provincial Rental Housing Corporation to the Corporation. The final agreement was signed on December 2, 2014 (effective: January 1, 2015) for a five year term ending 2019.

CAPITAL REGION HOUSING CORPORATION
Notes to Financial Statements (continued)

Year ended December 31, 2014

Except as modified by the Umbrella Agreement, all provisions of the original three operating agreements with CMHC, BCHMC and Homes BC will continue to apply to each project in the portfolio.

a). CMHC

Prior to April 1, 2012 the Corporation had entered into agreements with CMHC pursuant to Section 95 (formerly Section 56.1) of the National Housing Act whereby CMHC will provide mortgage assistance grants to the Corporation that reduce interest costs to not less than 2% on all mortgages payable. As of January 1, 2005 when a mortgage loan is renewed the mortgage assistance grants shall increase or decrease by the same dollar amount as the monthly loan payment of principal and interest changes.

b). BCHMC

Prior to April 1, 2012 the Corporation had entered into agreements with BCHMC whereby BCHMC, on behalf of the Provincial and Federal governments, will provide rent subsidy assistance equal to the BCHMC approved difference between tenant rent contributions and BCHMC defined economic rents.

c). Homes BC Program

Prior to April 1, 2012 the Corporation had entered into agreements with BCHMC under the unilaterally funded Homes BC Program. The Provincial Government agrees to provide rent subsidy assistance for Rent Geared to Income (RGI) units (approximately 60% of total units) based on the difference between the tenant rent contribution and the approved economic rents. The Province also agrees to provide Repayable Assistance equal to the difference between the economic and the approved low-end of market rents for the remaining units.

ii. Independent Living BC II Program

The Corporation has entered into an agreement with BCHMC under the unilaterally funded Independent Living BC II Program. The Provincial Government agrees to provide subsidy assistance for shelter and defined hospitality costs based on the difference between seventy percent (70%) of the residents' net income and the approved operating budget.

iii. CRHC No Operating Agreement

This category includes buildings that receive no mortgage assistance or rent subsidy assistance. Tenant rent contributions are determined by the Corporation.

f) Allocation of Investment Income

Funds available for investment are pooled and interest revenue is allocated to restricted funds at the rate of average prime plus 1% (2013: average prime minus .35%).

CAPITAL REGION HOUSING CORPORATION
Notes to Financial Statements (continued)

Year ended December 31, 2014

g) Financial Instruments

Financial instruments are recorded at fair value on initial recognition. Derivative instruments, bonds and equity instruments that are quoted in an active market are subsequently reported at fair value. All other financial instruments are subsequently recorded at cost or amortized cost unless management has elected to carry the instruments at fair value. The Corporation has not elected to carry any other such financial instruments at fair value.

Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses until they are realized, when they are transferred to the statement of operations.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of operations and any unrealized gain is adjusted through the statement of remeasurement gains and losses.

When the asset is sold, the unrealized gains and losses previously recognized in the statement of remeasurement gains and losses are reversed and recognized in the statement of operations.

Long-term debt is recorded at cost.

h) Use of Estimates

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Significant items subject to such estimates and assumptions include amortization of capital assets. Actual results could differ from those estimates.

2. Cash and Cash Equivalents

Cash and cash equivalents have a maturity of three months or less at acquisition and are held for the purpose of meeting short-term cash commitments. Included in cash and cash equivalents are investments in the Municipal Finance Authority of British Columbia (MFA) Bond, Intermediate and Money Market Funds.

CAPITAL REGION HOUSING CORPORATION
Notes to Financial Statements (continued)

Year ended December 31, 2014

3. Investments

	Valuation	2014	2013
Chartered banks - Bonds	Fair Value	\$ 2,020,587	\$ 2,066,950
Chartered banks - Term Deposits	Cost	1,000,000	1,000,000
		\$ 3,020,587	\$3,066,950

4. Capital Assets

December 31, 2014	Cost	Accumulated Amortization	Net Book Value
Land	\$ 9,496,053	\$ -	\$ 9,496,053
Land under lease	12,601,318	4,609,525	7,991,793
Buildings	104,559,295	61,869,344	42,689,951
Equipment and other	25,891,117	17,740,418	8,150,699
	\$152,547,783	\$84,219,287	\$68,328,496

December 31, 2013	Cost	Accumulated Amortization	Net Book Value
Land	\$ 9,496,053	\$ -	\$ 9,496,053
Land under lease	12,601,318	4,383,176	8,218,142
Buildings	104,559,295	58,609,072	45,950,223
Equipment and other	24,310,076	15,698,782	8,611,294
	\$150,966,742	\$78,691,030	\$72,275,712

5. Mortgages Payable

Pursuant to Section 5 of the National Housing Act, CMHC has undertaken to insure all mortgages payable by the Corporation except the mortgages on Village on the Green and Vergo. As additional security, the mortgagors hold chattel mortgages and assignments of rent.

6. Capital Stock

Authorized capital: 2,000 shares with par value of \$1 each
 Issued capital: 1 share of \$1 par value, owned by the Capital Regional District.

CAPITAL REGION HOUSING CORPORATION
Notes to Financial Statements (continued)

Year ended December 31, 2014

7. Invested in Capital Assets

Investment in capital assets is calculated as follows:

	December 31, 2014	December 31, 2013
Capital assets	\$68,328,496	\$72,275,712
Accounts receivable	420	420
Interfund due (to)/from	1,322,433	1,343,879
Restricted cash	315,630	376,416
Accounts payable and accrued liabilities	(2,722)	(24,167)
Mortgages payable	(65,711,380)	(70,007,051)
	\$ 4,252,877	\$3,965,209

8. Commitments and Contingencies

a) Related Party Transactions

The Corporation is a wholly owned subsidiary of the Capital Regional District (CRD). The Corporation committed to a sixty year lease for certain land from the CRD at the agreed upon price of \$525,000 which was recognized as a 1997 acquisition in the Capital Fund. In 2011, the CRD contributed the Mt. View Heights affordable family housing parcel at a fair market value of \$1,123,850 to the Corporation for the Vergo townhouse development.

On February 27, 2015 the CRD purchased 22 properties from the Provincial Rental Housing Corporation (PRHC) for \$9,301,740. These lands had been originally leased to the Capital Region Housing Corporation for sixty year periods. This acquisition will enable the CRD to effectively own the majority of its assets and gain more control over the management, operation and long-term sustainability of its social housing properties.

During 2014, the Corporation purchased, at cost, \$130,340 (2013: \$127,670) of administrative support services and \$45,022 (2013: \$42,305) of computer support services from the CRD.

b) Sublease of Kings Place Housing Development

The Corporation entered into agreement with the Cridge Housing Society and the Provincial Rental Housing Corporation to sublease the land and improvements at 1070 Kings Road, Victoria for a term of thirty years commencing August 1, 1997. The Homes BC Program Operating Agreement was assigned to the Corporation from the Cridge Housing Society with the approval of the BCHMC. Current annual lease payments amount to \$231,000 and are based on the annual mortgage payments.

CAPITAL REGION HOUSING CORPORATION
Notes to Financial Statements (continued)

Year ended December 31, 2014

c) Building Envelope Remediation (BER)

Prior to the signing of the Umbrella Agreement in 2012, BCHMC provided funding for building envelope failure remediation for BCHMC and Homes BC buildings. BCHMC may require repayment of certain BER subsidies. Repayment would be funded by second mortgages.

Funding for future BER for all buildings except No Operating Agreement buildings, Village on the Green and Vergo, is subject to future negotiations with BCHMC.

d) Homes BC Program Repayable Assistance

Under the final Umbrella Agreement the Homes BC program repayable assistance will no longer apply as of April 1, 2012. Any outstanding repayable assistance balances owed by the Corporation to BCHMC will be forgiven at a rate of 1/5 each year commencing January 1, 2015. Total repayable assistance at December 31, 2014 is \$2,374,832 (2013: \$2,374,832).

9. Pension Liability

The Corporation and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trustee pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 182,000 active members and approximately 75,000 retired members. Active members include approximately 25 contributors from the Corporation.

Every three years an actuarial valuation is performed to assess the financial position of the Plan and the adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the Plan. The actuary's calculated contribution rate is based on the entry-age method. This method produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the Plan. This rate is then adjusted for the amortization of any funding surplus or deficit.

Based on the Municipal 2012 actuarial valuation, the actuary determined that an increase in contribution rates was necessary for the Plan to maintain its proper funding. Effective July 1, 2014, member and employer basic contribution rates will each increase by 0.7 percent of salaries.

The latest actuarial valuation as at December 31, 2012 indicated a \$1,370 million deficit for basic pension benefits on a going concern basis.

The Corporation paid \$136,696 for employer contributions to the Plan in fiscal 2014 (2013: \$125,850). The next valuation will be as at December 31, 2015, with results available in 2016.

CAPITAL REGION HOUSING CORPORATION
Notes to Financial Statements (continued)

Year ended December 31, 2014

If an employer withdraws from the Plan, the Plan's administrative agent may request an actuarial valuation of the Plan to be performed, as of the withdrawal date. If a valuation is performed and the actuary determines that contribution rates to the Plan would have to increase for the remaining employers as a result of the entity's termination, the employer must pay to the Plan the amount necessary for the contribution rates to stay the same. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the Plan.

10. Financial risks and concentration of credit risk

a) Credit risk

Credit risk refers to the risk that a counter party may default on its contractual obligations resulting in a financial loss. The Corporation is exposed to credit risk with respect to the accounts receivable, cash, cash equivalents and investments.

The Corporation assesses, on a continuous basis, accounts receivable and provides for any amounts that are not collectible in the allowance for doubtful accounts. The maximum exposure to credit risk of the Corporation at December 31, 2014 is the carrying value of these assets.

The carrying amount of accounts receivable is valued with consideration for an allowance for doubtful accounts. The amount of any related impairment loss is recognized in the income statement. Subsequent recoveries of impairment losses related to accounts receivable are credited to the income statement. The balance of the allowance for doubtful accounts at December 31, 2014 is \$0.

The maximum exposure to investment credit risk is the carrying value of the assets.

There have been no significant changes to the credit risk exposure from 2013.

b) Liquidity risk:

Liquidity risk is the risk that the Corporation will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Corporation manages its liquidity risk by monitoring its operating requirements. The Corporation prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations.

Accounts payable and accrued liabilities are generally due within 30 days of receipt of an invoice. The contractual maturities of mortgages payable are disclosed in schedule 4.

There have been no significant changes to the liquidity risk exposure from 2013.

CAPITAL REGION HOUSING CORPORATION
Notes to Financial Statements (continued)

Year ended December 31, 2014

c) Market risk:

Market risk is the risk that changes in market prices, such as foreign exchange rates or interest rates will affect the Corporation's income or the value of its holdings of financial instruments. The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing return on investment.

i. Foreign exchange risk:

The Corporation does not enter into foreign exchange transactions and therefore is not exposed to foreign exchange risk. There have been no significant changes to foreign exchange risk exposure from 2013.

ii. Interest rate risk:

Interest rate risk is the risk that the fair value of future cash flows or a financial instrument will fluctuate because of changes in the market interest rates.

The Corporation's investments, including bonds and term deposits, are disclosed in note 3 and changes in market interest rates directly impact the fair value of the investments.

The fair value of mortgages payable at December 31, 2014 is \$58,925,623 compared to a carrying value of \$65,711,380. Fair value of mortgages payable has been calculated using the future cash flows (principal and interest) of the actual debt instruments, discounted at the estimated current market rates available to the Corporation for the same or similar debt instruments.

The Corporation's mortgage interest rates are fixed rate mortgages and are subject to interest rate risk upon renewal. The interest rate risk is mitigated by the subsidy assistance received from BCHMC and CMHC which is based on mortgage principal and interest payments. There has been no change to the interest rate risk exposure from 2013.

CAPITAL REGION HOUSING CORPORATION

SCHEDULE 1

Changes in Replacement Reserve Fund

Year ended December 31, 2014

	Balance at December 31 2013	Contribution from Rental Operating Fund	Interest	Transfer to Capital Fund	Balance at December 31 2014
<u>Umbrella Agreement</u>					
Portage Place	\$ 354,938	\$ 28,000	\$ 12,271	\$ (20,302)	\$ 374,907
Campus View Court	119,060	20,400	3,914	(18,135)	125,239
Royal Oak Square	539,414	47,000	18,402	(44,762)	560,054
Oakwinds	765,067	68,000	26,473	(42,567)	816,973
James Yates Gardens	180,132	13,400	5,904	(28,533)	170,903
Pinehurst	401,397	37,800	13,463	(46,295)	406,365
The Brambles	185,273	26,300	6,095	(28,056)	189,612
The Terraces	548,819	25,000	18,984	(30,869)	561,934
Michigan Square	261,723	51,000	8,484	(46,721)	274,486
Olympic View	532,357	71,000	16,792	(121,155)	498,994
Swanlea	153,852	16,000	5,076	(22,458)	152,470
Firgrove	52,900	37,300	-	(58,626)	31,574
Beechwood Park	(623,718)	38,000	-	(85,670)	(671,388)
Grey Oak Square	184,245	27,000	6,116	(24,807)	192,554
Willowdene	(215,878)	-	-	(14,601)	(230,479)
Rosewood	207,135	-	5,868	(84,563)	128,440
Gladstone	16,637	27,720	337	(14,311)	30,383
Camosun Place	55,916	13,978	1,929	(3,445)	68,378
Parkview	131,857	46,936	3,991	(39,464)	143,320
Carey Lane	31,082	44,592	728	(21,236)	55,166
Colquitz Green	66,763	36,033	1,934	(24,872)	79,858
Springtide	128,939	-	3,958	(35,448)	97,449
Greenlea	(124,678)	-	-	(62,925)	(187,603)
Arbutus View	2,097	-	-	(25,621)	(23,524)
Amberlea	307,654	-	10,093	(48,159)	269,588
Cloverhurst	80,102	-	2,379	(26,519)	55,962
Hamlet	37,680	-	-	(74,498)	(36,818)
Viewmont	136,850	39,539	3,694	(66,139)	113,944
Creekside	(81,415)	44,574	-	(45,082)	(81,923)
The Birches	100,684	-	3,202	(21,467)	82,419
Caledonia	50,599	-	1,456	(19,360)	32,695
The Heathers	137,903	-	4,757	(8,494)	134,166
Heron Cove	196,977	-	6,606	(22,751)	180,832
Castenea Place	490,227	-	16,889	(31,429)	475,687
Leblond Place	294,967	-	10,188	(17,438)	287,717
Rotary House	59,115	35,077	1,260	(47,435)	48,017
Cairns Park	62,768	4,970	2,214	(1,121)	68,831
Kings Place	96,039	21,072	2,709	(39,849)	79,971
Carillon Place	106,424	-	3,642	(8,202)	101,864
Brock Place	103,944	-	3,113	(32,974)	74,083
Harbour Lane	220,655	-	7,234	(34,808)	193,081
Tillicum Station	294,673	-	9,647	(47,249)	257,071
<u>ILBC2 Agreement</u>					
Parry Place	72,662	16,600	2,527	(3,335)	88,454
<u>CRHC No Operating Agreement</u>					
Village on the Green	280,553	34,900	9,315	(37,698)	287,070
Vergo	11,790	13,314	391	(1,592)	23,903
	\$ 7,016,180	\$ 885,505	\$ 262,035	\$ (1,581,041)	\$ 6,582,679

CAPITAL REGION HOUSING CORPORATION
 Changes in Portfolio Stabilization Reserves

SCHEDULE 2

Year ended December 31, 2014

	Balance at December 31 2013 (see note below)	Recovery BCHMC	Contribution from/(to) Rental Operating Fund (Schedule 5)	Balance at December 31 2014
<u>Umbrella Agreement</u>				
CMHC	\$ 1,385,479	\$ -	\$ 556,712	\$ 1,942,191
BCHMC	(246,490)	-	(205,390)	(451,880)
Homes BC	4,218	23,970	13,099	41,287
	<u>1,143,207</u>	<u>23,970</u>	<u>364,421</u>	<u>1,531,598</u>
<u>ILBC2 Agreement</u>				
Parry Place	(49,532)	23,444	20,457	(5,631)
	<u>(49,532)</u>	<u>23,444</u>	<u>20,457</u>	<u>(5,631)</u>
<u>CRHC No Operating Agreement</u>				
Village on the Green	136,609	-	51,020	187,629
Vergo	(39,396)	-	(67,280)	(106,676)
	<u>97,213</u>	<u>-</u>	<u>(16,260)</u>	<u>80,953</u>
	<u>\$ 1,190,888</u>	<u>\$ 47,414</u>	<u>\$ 368,618</u>	<u>\$ 1,606,920</u>

Note: effective April 1, 2012 the Interim Umbrella Operating Agreement required -

- 1) the external restricted balances for Homes BC and ILBC2 be restated as Portfolio Stabilization Reserves.
- 2) the Subsidy Surplus Reserve Fund be closed and the balances be transferred to the respective Portfolio Stabilization Reserves.

CAPITAL REGION HOUSING CORPORATION

SCHEDULE 3

Capital Assets

Year ended December 31, 2014

	Completed	Cost					Total	Accumulated Amortization	2014	2013
		Land	Land Under Lease	Buildings	Equipment and Other	Transfer from Replacement Reserve Fund				
In Operation										
<u>Umbrella Agreement</u>										
Portage Place	Aug/83	\$ 328,659	\$ -	\$ 965,774	\$ 307,681	\$ 20,302	\$ 1,622,416	\$ (1,128,588)	\$ 493,828	\$ 521,717
Campus View Court	Sep/83	341,224	-	688,111	342,715	18,135	1,390,185	(923,845)	466,340	484,399
Royal Oak Square	Mar/84	666,280	-	2,051,834	666,048	44,762	3,428,924	(2,363,681)	1,065,243	1,120,222
Oakwinds	Feb/85	-	830,075	2,835,407	990,580	42,567	4,698,629	(3,809,411)	889,218	1,013,275
James Yates Gardens	Oct/84	103,200	-	387,934	144,878	28,533	664,545	(465,193)	199,352	194,857
Pinehurst	Feb/85	277,692	-	1,188,811	452,064	46,295	1,964,862	(1,317,935)	646,927	675,958
The Brambles	Jun/85	275,975	-	1,048,104	551,125	28,056	1,903,260	(1,308,013)	595,247	639,522
The Terraces	May/85	356,532	-	1,087,668	602,097	30,869	2,077,166	(1,414,337)	662,829	700,765
Michigan Square	Sep/85	784,763	-	3,154,222	2,238,344	46,721	6,224,050	(4,283,354)	1,940,696	2,160,429
Olympic View	Apr/86	900,000	-	3,288,908	1,277,266	121,155	5,587,329	(3,817,060)	1,770,269	1,819,697
Swanlea	Dec/85	230,215	-	746,556	323,139	22,458	1,322,368	(875,207)	447,161	473,606
Firgrove	Feb/86	480,000	-	1,763,183	878,727	58,626	3,180,536	(2,142,449)	1,038,087	1,093,795
Beechwood Park	Feb/86	888,000	-	2,317,623	2,595,625	85,670	5,886,918	(3,234,705)	2,652,213	2,974,487
Grey Oak Square	Apr/86	409,015	-	1,290,394	537,950	24,807	2,262,166	(1,510,538)	751,628	794,040
Willowdene	Sep/87	-	-	884,186	520,060	14,601	1,418,847	(998,642)	420,205	485,393
Rosewood	Oct/88	-	255,000	1,864,715	488,594	84,563	2,692,872	(1,930,207)	762,665	784,679
Gladstone	Jan/89	-	197,000	912,600	390,174	14,311	1,514,085	(1,058,222)	455,863	498,299
Camosun Place	Mar/89	-	108,000	489,700	148,634	3,445	749,779	(520,791)	228,988	251,800
Parkview	May/89	-	283,250	1,795,567	648,652	39,464	2,766,933	(1,941,903)	825,030	892,290
Carey Lane	Aug/89	-	283,250	1,443,751	589,995	21,236	2,338,232	(1,656,443)	681,789	744,031
Colquitz Green	Nov/89	-	160,250	1,504,000	500,334	24,872	2,189,456	(1,546,159)	643,297	705,503
Springtide	May/90	-	324,500	2,519,309	583,202	35,448	3,462,459	(2,401,998)	1,060,461	1,140,243
Greenlea	Feb/90	-	305,750	1,560,300	602,589	62,925	2,531,564	(1,640,592)	890,972	944,427
Arbutus View	Jul/90	-	370,250	1,592,750	591,045	25,621	2,579,666	(1,695,147)	884,519	963,943
Amberlea	May/90	-	447,501	2,578,479	517,800	48,159	3,591,939	(2,454,944)	1,136,995	1,204,777
Cloverhurst	May/90	-	197,000	651,500	152,946	26,519	1,027,965	(679,845)	348,120	355,264
Hamlet	Oct/90	-	152,000	803,000	194,171	74,498	1,223,669	(796,660)	427,009	405,216
Viewmont	Aug/91	-	402,140	2,378,046	508,616	66,139	3,354,941	(2,149,770)	1,205,171	1,267,803
Creekside	Apr/92	-	388,250	2,363,830	709,746	45,082	3,506,908	(2,151,535)	1,355,373	1,460,673
The Birches	Aug/92	-	675,000	3,684,874	590,091	21,467	4,971,432	(3,139,668)	1,831,764	1,964,861
Caledonia	Apr/93	-	403,473	1,452,777	346,627	19,360	2,222,237	(1,303,281)	918,956	978,784
The Heathers	Apr/93	-	436,279	1,974,683	283,993	8,494	2,703,449	(1,624,962)	1,078,487	1,150,866
Heron Cove	Oct/93	-	270,000	2,274,691	293,888	22,751	2,861,330	(1,761,096)	1,100,234	1,168,062
Castanea Place	Feb/95	-	1,277,000	4,841,879	603,752	31,429	6,754,060	(3,675,868)	3,078,192	3,244,327
Leblond Place	Sep/96	-	900,000	4,506,231	343,949	17,438	5,767,618	(2,975,961)	2,791,657	2,947,135
Rotary House	Nov/06	-	556,600	2,994,000	296,964	47,435	3,894,999	(1,452,627)	2,442,372	2,569,478
Cairns Park	Dec/96	-	240,000	415,314	46,975	1,121	703,410	(340,032)	363,378	380,504
Kings Place	N/A	-	-	-	327,441	39,849	367,290	(220,904)	146,386	143,133
Carillon Place	Jul/98	-	525,000	1,280,389	136,987	8,202	1,950,578	(873,252)	1,077,326	1,125,104
Brock Place	Jan/00	-	840,000	3,465,836	353,844	32,974	4,692,654	(1,944,730)	2,747,924	2,862,336
Harbour Lane	Oct/01	-	825,000	3,607,266	159,477	34,808	4,626,551	(1,745,869)	2,880,682	2,985,608
Tillicum Station	Jul/02	-	948,750	4,300,764	262,501	47,249	5,559,264	(1,976,035)	3,583,229	3,706,884
Building Envelope Remediation										
Amberlea	-	-	-	2,367,415	-	-	2,367,415	(1,064,541)	1,302,874	1,433,161
Cloverhurst	-	-	-	1,105,204	-	-	1,105,204	(500,740)	604,464	664,910
Birches	-	-	-	1,635,610	-	-	1,635,610	(715,259)	920,351	997,047
Heron Cove	-	-	-	1,756,374	-	-	1,756,374	(717,916)	1,038,458	1,118,339
Castanea Place	-	-	-	2,531,350	-	-	2,531,350	(898,830)	1,632,520	1,741,355
Leblond Place	-	-	-	3,337,941	-	-	3,337,941	(997,265)	2,340,676	2,486,968
<u>ILBC2 Agreement</u>										
Parry Place	Jun/08	1,400,000	-	4,651,679	22,240	3,335	6,077,254	(944,432)	5,132,822	5,265,446
<u>CRHC No Operating Agreement</u>										
Village on the Green	May/84	910,171	-	2,002,921	634,720	37,698	3,585,510	(2,256,057)	1,329,453	1,396,575
Vergo	May/12	1,144,327	-	4,215,835	41,014	1,592	5,402,768	(373,878)	5,028,890	5,152,173
Office Equipment										
		-	-	-	450,272	-	450,272	(438,366)	11,906	14,898
Vehicles										
		-	-	-	60,544	-	60,544	(60,544)	-	6,648
		\$ 9,496,053	\$ 12,601,318	\$ 104,559,295	\$ 24,310,076	\$ 1,581,041	\$ 152,547,783	\$ (84,219,287)	\$ 68,328,496	\$ 72,275,712

CAPITAL REGION HOUSING CORPORATION

SCHEDULE 4

Capital Fund - Mortgages Payable

Year ended December 31, 2014

Rental Property	Interest		Renewal Date	Maturity Date	2014	2013
	Rate					
<u>Umbrella Agreement</u>						
Portage Place	3.680%	-	-	August 1,2018	\$ 292,249	\$ 365,401
Campus View Court	2.110%	-	-	September 1,2018	229,853	288,153
Royal Oak Square	2.710%	-	-	March 1,2019	665,541	811,380
Oakwinds	2.760%	June 1,2015	-	February 1,2020	1,157,486	1,363,194
James Yates Gardens	2.650%	February 1,2015	-	October 1,2019	144,753	172,470
Pinehurst	2.760%	June 1,2015	-	March 1,2020	462,131	542,862
The Brambles	2.400%	October 1,2015	-	June 1,2020	430,024	502,327
The Terraces	2.400%	October 1,2015	-	May 1,2020	462,983	542,105
Michigan Square	2.260%	August 1,2016	-	September 1,2020	1,341,464	1,557,576
Olympic View	2.930%	-	-	April 1,2021	1,543,324	1,762,054
Swanlea	3.430%	-	-	December 1,2020	347,253	398,547
Firgrove	3.150%	-	-	February 1,2021	804,469	920,926
Beechwood Park	3.150%	-	-	February 1,2021	1,152,381	1,319,203
Grey Oak Square	3.150%	-	-	March 1,2021	616,467	704,401
Willowdene	3.680%	December 1,2018	-	September 1,2022	362,525	402,275
Rosewood	3.680%	December 1,2018	-	November 1,2023	950,881	1,039,497
Gladstone	3.680%	December 1,2018	-	January 1,2024	507,131	553,377
Camosun Place	2.710%	April 1,2019	-	March 1,2024	267,727	292,876
Parkview	3.440%	September 1,2019	-	May 1,2024	1,000,687	1,089,282
Carey Lane	3.440%	September 1,2019	-	August 1,2024	847,921	920,721
Colquitz Green	3.510%	February 1,2020	-	November 1,2024	838,647	908,245
Springtide	3.130%	October 1,2020	-	May 1,2025	1,489,286	1,608,514
Greenlea	3.430%	June 1,2020	-	March 1,2025	976,713	1,055,018
Arbutus View	3.130%	October 1,2020	-	July 1,2025	1,026,683	1,107,362
Amberlea	3.130%	October 1,2020	-	May 1,2025	1,590,974	1,718,344
Cloverhurst	3.130%	October 1,2020	-	May 1,2025	444,455	480,037
Hamlet	3.430%	February 1,2021	-	October 1,2025	515,825	554,543
Viewmont	2.490%	October 1,2021	-	August 1,2026	1,540,111	1,652,583
Creekside	3.650%	June 1,2021	-	April 1,2027	1,534,668	1,631,638
The Birches	3.540%	September 1,2018	-	August 1,2027	2,444,549	2,595,158
Caledonia	3.650%	June 1,2018	-	April 1,2028	1,085,705	1,147,937
The Heathers	3.650%	June 1,2018	-	April 1,2028	1,389,865	1,469,531
Heron Cove	3.680%	December 1,2018	-	October 1,2028	1,495,935	1,577,585
Castanea Place	3.430%	June 1,2020	-	February 1,2030	4,060,504	4,261,652
Leblond Place - 1st mortgage	2.490%	October 1,2021	-	September 1,2031	3,057,689	3,203,203
Leblond Place - 2nd mortgage	2.999%	March 1,2015	-	September 1,2031	2,967,501	3,027,082
Rotary House	4.370%	March 1,2018	-	March 1,2028	2,200,687	2,321,104
Cairns Park	4.759%	December 1,2016	-	December 1,2031	455,930	473,036
Carillon Place	3.220%	June 1,2024	-	July 1,2033	1,308,340	1,358,052
Brock Place	5.260%	January 1,2020	-	January 1,2035	3,457,875	3,553,119
Harbour Lane	4.653%	October 1,2016	-	October 1,2036	3,386,406	3,474,409
Tillicum Station	3.270%	July 1,2024	-	July 1,2037	4,314,658	4,515,891
<u>ILBC2 Agreement</u>						
Parry Place	3.480%	May 1,2024	-	May 1,2043	4,014,438	4,099,006
<u>CRHC No Operating Agreement</u>						
Village on the Green	3.500%	October 1,2021	-	October 1,2039	2,235,538	2,282,674
Vergo	3.450%	August 1,2022	-	August 1,2042	4,291,148	4,382,701
					\$ 65,711,380	\$ 70,007,051

Principal due within each of the next five years on these mortgages is approximately as follows:

	Assuming no mortgage renewal	Assuming mortgage renewal
2015	\$9,451,396	\$4,366,547
2016	8,465,596	4,508,532
2017	3,661,821	4,655,131
2018	12,421,528	4,762,155
2019	3,874,668	4,680,145

CAPITAL REGION HOUSING CORPORATION
 Operating Fund - Rental Operations
 Year ended December 31, 2014

SCHEDULE 5

	Number of units	Revenues			Expenditures and Interfund Transfers				Surplus/(Deficit) from Operations after Interfund Transfers	Allocation from (to) Portfolio Stabilization Reserves
		Tenant rent contributions	CMHC mortgage assistance	BCHMC fixed funding	Operating Costs	Transfer to Replacement Reserve	Debt Charges	Total		
				Other						
Umbrella Agreement										
CMHC										
Portage Place	17	\$ 175,666	\$ -	\$ 18,658	\$ 72,264	\$ 28,000	\$ 85,058	\$ 185,322	\$ 9,287	\$ (9,287)
Campus View Court	12	139,130	-	11,170	60,183	20,400	63,692	144,275	6,501	(6,501)
Royal Oak Square	38	400,928	-	21,496	164,031	47,000	165,585	376,616	46,814	(46,814)
Oakwinds	50	546,728	-	65,231	234,198	68,000	240,072	542,270	70,586	(70,586)
James Yates Gardens	8	64,826	-	8,128	43,032	13,400	31,869	88,301	(15,347)	15,347
Pinehurst	20	230,791	-	26,190	99,949	37,800	94,434	232,183	26,010	(26,010)
The Brambles	18	180,485	-	20,598	95,191	26,300	83,367	204,858	(2,899)	2,899
The Terraces	20	208,229	-	22,669	94,999	25,000	91,048	211,047	20,544	(20,544)
Michigan Square	62	428,801	-	58,975	212,912	51,000	248,524	512,436	(21,405)	21,405
Olympic View	60	654,634	-	70,610	242,327	71,000	266,610	579,937	147,207	(147,207)
Swanlea	14	156,532	-	18,114	64,340	16,000	63,926	144,266	31,479	(31,479)
Firgrove	32	313,888	-	37,102	134,320	37,300	143,313	314,933	36,755	(36,755)
Beechwood Park	48	517,643	-	53,052	202,702	38,000	205,292	445,994	127,781	(127,781)
Grey Oak Square	24	285,798	-	27,979	106,220	27,000	108,494	241,714	73,399	(73,399)
	423	\$ 4,304,079	\$ -	\$ 459,972	\$ 1,826,668	\$ 506,200	\$ 1,891,284	\$ 4,224,152	\$ 556,712	\$ (556,712)

CAPITAL REGION HOUSING CORPORATION
 Operating Fund - Rental Operations
 Year ended December 31, 2014

SCHEDULE 5
(continued)

	Number of units	Revenues		Expenditures and Interfund Transfers			Surplus/(Deficit) from Operations after Interfund Transfers	Allocation from (to) Portfolio Stabilization Reserve												
		Tenant rent contributions	BCHMC rent subsidy	BCHMC fixed funding	Other	Total			Operating Costs	Transfer to Replacement Reserve	Debt Charges	Total								
Umbrella Agreement																				
BCHMC																				
Willowdene	15	\$ 100,704	\$ -	\$ 55,116	\$ 26	\$ 155,846	\$ 126,351	\$ -	\$ 53,780	\$ 180,131	\$ (24,285)	\$ 24,285								
Rosewood	44	218,631	-	79,908	1,702	300,241	186,977	-	125,106	312,083	(11,842)	11,842								
Gladstone	14	90,714	-	62,859	-	153,573	69,489	27,720	65,687	162,896	(9,323)	9,323								
Camosun Place	8	53,287	-	32,825	-	86,112	38,005	13,978	32,733	84,716	1,396	(1,396)								
Parkview	26	172,490	-	115,590	346	288,426	117,034	46,936	124,422	288,392	34	(34)								
Carey Lane	22	139,199	-	84,141	383	223,723	89,369	44,592	103,116	237,077	(13,354)	13,354								
Colquitz Green	20	146,147	-	77,175	508	223,830	82,902	36,033	100,143	219,078	4,752	(4,752)								
Springtide	48	243,545	-	114,396	1,984	359,925	197,637	-	167,560	365,197	(5,272)	5,272								
Greenlea	21	129,853	-	45,984	609	176,446	81,585	-	113,021	194,606	(18,160)	18,160								
Arbutus View	23	140,782	-	51,948	62	192,792	90,504	-	113,972	204,476	(11,684)	11,684								
Amberlea	44	235,174	-	115,649	1,868	352,691	191,974	-	179,001	370,975	(18,284)	18,284								
Cloverhurst	10	48,884	-	42,228	343	91,455	46,744	-	50,006	96,750	(5,295)	5,295								
Hamlet	10	69,226	-	51,495	-	120,721	46,815	-	57,004	103,819	16,902	(16,902)								
Viewmont	36	152,186	-	160,812	1,519	314,517	144,444	39,539	152,138	336,121	(21,604)	21,604								
Creekside	24	157,058	-	114,535	191	271,784	96,463	44,574	154,477	295,514	(23,730)	23,730								
The Birches	56	262,473	-	164,496	2,304	429,273	195,743	-	239,397	435,140	(5,867)	5,867								
Caledonia	18	111,902	-	82,464	344	194,710	78,390	-	102,790	181,180	13,530	(13,530)								
The Heathers	26	114,218	-	110,496	1,019	225,733	106,219	-	131,587	237,806	(12,073)	12,073								
Heron Cove	24	157,321	-	66,443	124	223,888	91,331	-	137,908	229,239	(5,351)	5,351								
Castanea Place	59	332,628	-	214,518	1,603	548,749	237,941	-	343,168	581,109	(32,360)	32,360								
Leblond Place	43	233,160	-	351,301	924	585,385	213,185	-	372,210	585,385	(10)	10								
Rotary House	41	179,637	-	228,355	1,917	409,909	179,775	35,077	218,567	433,419	(23,510)	23,510								
	632	\$ 3,489,219	\$ -	\$ 2,422,734	\$ 17,776	\$ 5,929,729	\$ 2,708,877	\$ 288,449	\$ 3,137,793	\$ 6,135,119	\$ (205,390)	\$ 205,390								
Homes BC																				
Cairns Park	6	\$ 42,649	\$ -	\$ 28,728	\$ -	\$ 71,377	\$ 31,495	\$ 4,970	\$ 39,031	\$ 75,496	\$ (4,119)	\$ 4,119								
Kings Place	35	326,630	-	146,473	1,133	474,236	408,580	21,072	-	429,652	44,584	(44,584)								
Carillon Place	15	142,906	-	32,660	66	175,632	74,408	-	94,936	169,344	6,288	(6,288)								
Brock Place	30	263,964	-	119,460	1,710	385,134	134,476	-	277,872	412,348	(27,214)	27,214								
Harbour Lane	28	251,452	-	131,940	947	384,339	145,895	-	246,278	392,173	(7,834)	7,834								
Tillicum Station	40	366,886	-	117,561	664	485,111	185,997	-	297,720	483,717	1,394	(1,394)								
	154	\$ 1,394,487	\$ -	\$ 576,822	\$ 4,520	\$ 1,975,829	\$ 980,851	\$ 26,042	\$ 955,837	\$ 1,962,730	\$ 13,099	\$ (13,099)								
	1,209	\$ 9,187,785	\$ -	\$ 3,459,528	\$ 39,109	\$ 12,686,422	\$ 5,516,396	\$ 820,691	\$ 5,984,914	\$ 12,322,001	\$ 364,421	\$ (364,421)								

CAPITAL REGION HOUSING CORPORATION
 Operating Fund - Rental Operations
 Year ended December 31, 2014

SCHEDULE 5
 (continued)

	Revenues			Expenditures and Interfund Transfers				Surplus/(Deficit) from Operations after Interfund Transfers	Allocation from (to) Portfolio Stabilization Reserve				
	Number of units	Tenant rent contributions	BCHMC rent subsidy	BCHMC fixed funding	Other	Total	Operating Costs			Transfer to Replacement Reserve	Debt Charges	Total	
ILBC2 Agreement													
Parry Place	21	\$ 357,449	\$ 297,174	\$ -	\$ 11,749	\$ 686,372	\$ 412,470	\$ 16,600	\$ 216,845	\$ 645,915	\$ 20,457	\$ (20,457)	
CRHC No Operating Agreement													
Village on the Green	38	\$ 376,745	\$ -	\$ -	\$ 176	\$ 376,921	\$ 142,037	\$ 34,900	\$ 148,964	\$ 325,901	\$ 51,020	\$ (51,020)	
Vergo	18	247,990	-	-	6,314	254,304	68,279	13,314	239,991	321,584	(67,280)	67,280	
	56	\$ 624,735	\$ -	\$ -	\$ 6,490	\$ 631,225	\$ 210,316	\$ 48,214	\$ 388,955	\$ 647,485	\$ (16,260)	\$ 16,260	
TOTALS	1,286	\$ 10,169,969	\$ 297,174	\$ 3,459,528	\$ 57,348	\$ 13,984,019	\$ 6,139,182	\$ 885,505	\$ 6,590,714	\$ 13,615,401	\$ 368,618	\$ (368,618)	