

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**July 2019**

|                 |   | <b>2019<br/>Approved<br/>Budget</b> | <b>2019 YTD<br/>Actual<br/>(Unaudited)</b> | <b>\$ Variance</b> | <b>2019 YTD<br/>Budget</b> | <b>YTD \$<br/>Variance</b> |
|-----------------|---|-------------------------------------|--|--------------------|----------------------------|----------------------------|
| <b>REVENUE</b>  |   |                                     |  |                    |                            |                            |
|                 | Revenue from Operations                   |                                     |  |                    |                            |                            |
|                 | Rent Revenue                              |                                     |  |                    |                            |                            |
| 43-005-03       | Rent                                      | 50,244.00                           | 27,935.00                                  | 22,309.00          | 29,309.00                  | 1,374.00                   |
| 43-005-04       | Miscellaneous                             | 7,200.00                            | 4,515.92                                   | 2,684.08           | 4,200.00                   | (315.92)                   |
|                 | Total Rent Revenue                        | 57,444.00                           | 32,450.92                                  | 24,993.08          | 33,509.00                  | 1,058.08                   |
|                 | Tenant Recoveries                         |                                     |  |                    |                            |                            |
| 43-020-03       | Tenant Recoveries                         | 0.00                                | 606.48                                     | (606.48)           | 0.00                       | (606.48)                   |
|                 | Sundry Revenue                            |                                     |  |                    |                            |                            |
| 43-040-02       | Sundry Revenue Other                      | 0.00                                | 0.00                                       | 0.00               | 0.00                       | 0.00                       |
| 43-040-07       | Air Conditioner Charges                   | 450.00                              | 450.00                                     | 0.00               | 262.50                     | (187.50)                   |
|                 | Total Sundry Revenue                      | 450.00                              | 450.00                                     | 0.00               | 262.50                     | (187.50)                   |
|                 | Total Revenue from Operations             | 57,894.00                           | 33,507.40                                  | 24,386.60          | 33,771.50                  | 264.10                     |
|                 | Other Revenue                             |                                     |  |                    |                            |                            |
| 45-500-01       | Mun/Federal Subsidy (DSSAB)               | 87,186.00                           | 50,858.50                                  | 36,327.50          | 50,858.50                  | 0.00                       |
|                 | <b>TOTAL REVENUE</b>                      | <b>145,080.00</b>                   | <b>84,365.90</b>                           | <b>60,714.10</b>   | <b>84,630.00</b>           | <b>264.10</b>              |
| <b>EXPENSES</b> |   |                                     |  |                    |                            |                            |
|                 | <b>Corporate Costs</b>                    |                                     |  |                    |                            |                            |
|                 | Interest & Other Expenses                 |                                     |  |                    |                            |                            |
| 55-010-02       | N. Profit Admin                           | 18,603.00                           | 3,174.30                                   | 15,428.70          | 10,851.75                  | 7,677.45                   |
| 55-010-03       | N. Profit Mgmt.                           | 0.00                                | 7,787.09                                   | (7,787.09)         | 0.00                       | (7,787.09)                 |
| 55-010-08       | Bank Service Charges                      | 0.00                                | 40.38                                      | (40.38)            | 0.00                       | (40.38)                    |
|                 | Total Interest & Other Expenses           | 18,603.00                           | 11,001.77                                  | 7,601.23           | 10,851.75                  | (150.02)                   |
|                 | <b>Total Corporate Costs</b>              | <b>18,603.00</b>                    | <b>11,001.77</b>                           | <b>7,601.23</b>    | <b>10,851.75</b>           | <b>(150.02)</b>            |
|                 | <b>Services</b>                           |                                     |  |                    |                            |                            |
| 55-411-03       | RGI & App Fee                             | 2,517.00                            | 1,469.44                                   | 1,047.56           | 1,468.25                   | (1.19)                     |
| 55-443-02       | Credit/Collection Expenses                | 0.00                                | 315.92                                     | (315.92)           | 0.00                       | (315.92)                   |
|                 | Corporate Services                        |                                     |  |                    |                            |                            |
| 55-456-06       | Legal                                     | 0.00                                | 0.00                                       | 0.00               | 0.00                       | 0.00                       |
| 55-456-07       | Audit                                     | 7,588.00                            | 7,647.67                                   | (59.67)            | 4,426.33                   | (3,221.34)                 |
|                 | Total Corporate Services                  | 7,588.00                            | 7,647.67                                   | (59.67)            | 4,426.33                   | (3,221.34)                 |
|                 | Insurances                                |                                     |  |                    |                            |                            |
| 55-490-03       | Property General Liability Ins.           | 4,685.00                            | 2,055.34                                   | 2,629.66           | 2,732.92                   | 677.58                     |
| 55-490-05       | Directors/Officers Liab. Ins.             | 0.00                                | 251.37                                     | (251.37)           | 0.00                       | (251.37)                   |
| 55-490-07       | Property/Boiler Ins.                      | 0.00                                | 346.85                                     | (346.85)           | 0.00                       | (346.85)                   |
|                 | Total Insurances                          | 4,685.00                            | 2,653.56                                   | 2,031.44           | 2,732.92                   | 79.36                      |
|                 | <b>Total Services</b>                     | <b>14,790.00</b>                    | <b>12,086.59</b>                           | <b>2,703.41</b>    | <b>8,627.50</b>            | <b>(3,459.09)</b>          |
| 55-520-02       | Office Supplies                           | 0.00                                | 0.00                                       | 0.00               | 0.00                       | 0.00                       |
| 56-101-03       | Allocation to Capital Reserve             | 8,506.00                            | 4,961.81                                   | 3,544.19           | 4,961.83                   | 0.02                       |
|                 | <b>Materials &amp; Services Operating</b> |                                     |  |                    |                            |                            |
|                 | Building Operating                        |                                     |  |                    |                            |                            |
| 56-207-02       | Building Operating General                | 4,001.00                            | 0.00                                       | 4,001.00           | 2,333.92                   | 2,333.92                   |

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|           |   | <b>2019<br/>Approved<br/>Budget</b> | <b>2019 YTD<br/>Actual<br/>(Unaudited)</b> | <b>\$ Variance</b> | <b>2019 YTD<br/>Budget</b> | <b>YTD \$<br/>Variance</b> |
|-----------|---|-------------------------------------|--|--------------------|----------------------------|----------------------------|
| 56-207-04 | Build - O - Flooring Repairs                    | 3,892.00                            | 0.00                                       | 3,892.00           | 2,270.33                   | 2,270.33                   |
| 56-207-16 | Build - O - Move Out Repairs                    | 5,000.00                            | 0.00                                       | 5,000.00           | 2,916.67                   | 2,916.67                   |
|           | <b>Total Building Operating</b>                 | <b>12,893.00</b>                    | <b>0.00</b>                                | <b>12,893.00</b>   | <b>7,520.92</b>            | <b>7,520.92</b>            |
|           | <b>Electrical Operating</b>                     |                                     |  |                    |                            |                            |
| 56-216-02 | Electrical Operating General                    | 0.00                                | 0.00                                       | 0.00               | 0.00                       | 0.00                       |
| 56-216-08 | Elect - O - Annual Inspections                  | 1,850.00                            | 1,795.66                                   | 54.34              | 1,079.17                   | (716.49)                   |
|           | <b>Total Electrical Operating</b>               | <b>1,850.00</b>                     | <b>1,795.66</b>                            | <b>54.34</b>       | <b>1,079.17</b>            | <b>(716.49)</b>            |
|           | <b>Grounds Operating</b>                        |                                     |  |                    |                            |                            |
| 56-231-02 | Grounds Operating General                       | 500.00                              | 0.00                                       | 500.00             | 291.67                     | 291.67                     |
|           | <b>Equipment Operating</b>                      |                                     |  |                    |                            |                            |
| 56-225-02 | Equip - O - General                             | 0.00                                | 0.00                                       | 0.00               | 0.00                       | 0.00                       |
| 56-225-03 | Equip - O - Stove/Fridge Repair                 | 1,000.00                            | 0.00                                       | 1,000.00           | 583.33                     | 583.33                     |
|           | <b>Total Equipment Operating</b>                | <b>1,000.00</b>                     | <b>0.00</b>                                | <b>1,000.00</b>    | <b>583.33</b>              | <b>583.33</b>              |
|           | <b>Life Safety System</b>                       |                                     |  |                    |                            |                            |
| 56-235-03 | Life - O - Emergency                            | 100.00                              | 0.00                                       | 100.00             | 58.33                      | 58.33                      |
|           | <b>Heating &amp; Ventilation Operating</b>      |                                     |  |                    |                            |                            |
| 56-237-02 | Heating & Vent Oper. General                    | 0.00                                | 0.00                                       | 0.00               | 0.00                       | 0.00                       |
| 56-237-06 | Heating - O - Furnace Cleaning                  | 1,000.00                            | 0.00                                       | 1,000.00           | 583.33                     | 583.33                     |
| 56-237-08 | Heating - O - Annual Inspections                | 0.00                                | 0.00                                       | 0.00               | 0.00                       | 0.00                       |
|           | <b>Total Heating &amp; Ventilation Oper.</b>    | <b>1,000.00</b>                     | <b>0.00</b>                                | <b>1,000.00</b>    | <b>583.33</b>              | <b>583.33</b>              |
|           | <b>Plumbing Operating</b>                       |                                     |  |                    |                            |                            |
| 56-238-02 | Plumbing Operating General                      | 200.00                              | 0.00                                       | 200.00             | 116.67                     | 116.67                     |
| 56-238-12 | Plumbing - O - Hot Water Heater                 | 0.00                                | 0.00                                       | 0.00               | 0.00                       | 0.00                       |
|           | <b>Total Plumbing Operating</b>                 | <b>200.00</b>                       | <b>0.00</b>                                | <b>200.00</b>      | <b>116.67</b>              | <b>116.67</b>              |
|           | <b>Waste Removal</b>                            |                                     |  |                    |                            |                            |
| 56-250-02 | Waste Removal General                           | 100.00                              | 18.00                                      | 82.00              | 58.33                      | 40.33                      |
|           | <b>Total Materials &amp; Services Operating</b> | <b>17,643.00</b>                    | <b>1,813.66</b>                            | <b>15,829.34</b>   | <b>10,291.75</b>           | <b>8,478.09</b>            |
|           | <b>Utilities</b>                                |                                     |  |                    |                            |                            |
| 56-310-02 | Electricity                                     | 100.00                              | 0.00                                       | 100.00             | 58.33                      | 58.33                      |
| 56-315-02 | Fuel  | 100.00                              | 0.00                                       | 100.00             | 58.33                      | 58.33                      |
| 56-320-02 | Water   | 10,469.00                           | 5,261.40                                   | 5,207.60           | 6,106.92                   | 845.52                     |
|           | <b>Total Utilities</b>                          | <b>10,669.00</b>                    | <b>5,261.40</b>                            | <b>5,407.60</b>    | <b>6,223.58</b>            | <b>962.18</b>              |
|           | <b>Major Costs</b>                              |                                     |  |                    |                            |                            |
| 56-405-02 | Municipal Property Taxes                        | 13,668.00                           | 9,850.04                                   | 3,817.96           | 7,973.00                   | (1,877.04)                 |
| 56-440-02 | Debentures/Mortgage Interest                    | 11,577.00                           | 6,836.22                                   | 4,740.78           | 6,753.25                   | (82.97)                    |
| 56-440-03 | Debenture/Mortgage Principle                    | 49,624.00                           | 28,853.58                                  | 20,770.42          | 28,947.33                  | 93.75                      |
|           | <b>Total Major Costs</b>                        | <b>74,869.00</b>                    | <b>45,539.84</b>                           | <b>29,329.16</b>   | <b>43,673.58</b>           | <b>(1,866.26)</b>          |
|           | <b>TOTAL EXPENSES</b>                           | <b>145,080.00</b>                   | <b>80,665.07</b>                           | <b>64,414.93</b>   | <b>84,630.00</b>           | <b>3,964.93</b>            |

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Capital Statement**  
**July 31, 2019**

|   |                                 | 2019<br>Approved<br>Budget | 2019<br>YTD Actual<br>(Unaudited) | \$ Variance      |
|---|---------------------------------|----------------------------|-----------------------------------|------------------|
| <b>Contribution from Reserves</b>       |                                 |                            |                                   |                  |
| 45-500-03                               | Contribution from Reserve Funds | 30,000.00                  | 0.00                              | 30,000.00        |
| <b>Total Contribution from Reserves</b> |                                 | <b>30,000.00</b>           | <b>0.00</b>                       | <b>30,000.00</b> |
| <b>Capital Costs</b>                    |                                 |                            |                                   |                  |
| 56-107-04                               | Flooring Capital                | 10,000.00                  | 0.00                              | 10,000.00        |
| 56-116-02                               | Electrical Capital              | 14,000.00                  | 0.00                              | 14,000.00        |
| 56-131-02                               | Grounds Capital                 | 5,000.00                   | 0.00                              | 5,000.00         |
| 56-137-02                               | Heating & Ventilation Capital   | 1,000.00                   | 0.00                              | 1,000.00         |
| <b>Total Capital Costs</b>              |                                 | <b>30,000.00</b>           | <b>0.00</b>                       | <b>30,000.00</b> |
| <b>TOTAL SURPLUS (DEFICIT)</b>          |                                 | <b>0.00</b>                | <b>0.00</b>                       | <b>0.00</b>      |

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Receivable Aging Report by Property**  
**As at July 31, 2019**

| Legal Entity                       | Property        | Current         | 0 - 30          | 31 - 60       | 61 - 90     | 91 - 120     | Over 120      | Pre-Payments     | Total           |
|------------------------------------|-----------------|-----------------|-----------------|---------------|-------------|--------------|---------------|------------------|-----------------|
|                                    |                 | Owed            | Owed            | Owed          | Owed        | Owed         | Owed          |                  | Owed            |
| <b>FFMNP (Christie) (80888001)</b> |                 |                 |                 |               |             |              |               |                  |                 |
|                                    |                 | 0.00            | 0.00            | 0.00          | 0.00        | 0.00         | 0.00          | -0.07            | -0.07           |
|                                    |                 | 0.00            | 0.00            | 0.00          | 0.00        | 0.00         | 0.00          | -871.00          | -871.00         |
|                                    |                 | 0.00            | 0.00            | 0.00          | 0.00        | 0.00         | 0.00          | -3.00            | -3.00           |
|                                    |                 | 383.47          | 190.00          | 190.00        | 0.00        | 3.47         | 0.00          | 0.00             | 383.47          |
| <b>Total For</b>                   | <b>80888001</b> | <b>383.47</b>   | <b>190.00</b>   | <b>190.00</b> | <b>0.00</b> | <b>3.47</b>  | <b>0.00</b>   | <b>-874.07</b>   | <b>-490.60</b>  |
| <b>FFMNP (Victoria) (80888002)</b> |                 |                 |                 |               |             |              |               |                  |                 |
|                                    |                 | 0.00            | 0.00            | 0.00          | 0.00        | 0.00         | 0.00          | -699.25          | -699.25         |
|                                    |                 | 0.00            | 0.00            | 0.00          | 0.00        | 0.00         | 0.00          | -7.00            | -7.00           |
|                                    |                 | 375.00          | 183.00          | 183.00        | 0.00        | 9.00         | 0.00          | 0.00             | 375.00          |
|                                    |                 | 208.20          | 0.00            | 0.00          | 0.00        | 0.00         | 208.20        | 0.00             | 208.20          |
|                                    |                 | 125.00          | 125.00          | 0.00          | 0.00        | 0.00         | 0.00          | 0.00             | 125.00          |
|                                    |                 | 822.00          | 463.00          | 359.00        | 0.00        | 0.00         | 0.00          | 0.00             | 822.00          |
|                                    |                 | 988.76          | 892.00          | 96.76         | 0.00        | 0.00         | 0.00          | 0.00             | 988.76          |
|                                    |                 | -2.00           | 0.00            | 0.00          | 0.00        | 0.00         | -2.00         | 0.00             | -2.00           |
| <b>Total For</b>                   | <b>80888002</b> | <b>2,516.96</b> | <b>1,663.00</b> | <b>638.76</b> | <b>0.00</b> | <b>9.00</b>  | <b>206.20</b> | <b>-706.25</b>   | <b>1,810.71</b> |
| <b>Grand Total</b>                 |                 | <b>2,900.43</b> | <b>1,853.00</b> | <b>828.76</b> | <b>0.00</b> | <b>12.47</b> | <b>206.20</b> | <b>-1,580.32</b> | <b>1,320.11</b> |

## Unit Availability Details

FFMNP .all (.8088all)

As Of: 07/31/2019

Showing Pre-Leased: No

Showing Occupied: No

Group By: UnitType

| Unit    | Tenant | Name | Tenant | Unit | Rent    | Tenant | Unit    | Status  | Days Make    | Move | Hold  | Notice | Move | Lease | Lease | Lease |
|---------|--------|------|--------|------|---------|--------|---------|---------|--------------|------|-------|--------|------|-------|-------|-------|
|         |        |      |        |      | Monthly | Rent   | Deposit | Deposit | Vacant Ready | In   | Until | Out    | Sign | From  | To    |       |
| Monthly |        |      |        |      |         |        |         |         |              |      |       |        |      |       |       |       |

## FFMNP (Victoria) (80888002) - Vacant Unrented Not Ready

UnitType: (2bdFFMV) 2 bedroom FFMNP (Victoria)

|                     |               |             |               |  |      |        |      |      |      |           |    |  |  |  |  |  |
|---------------------|---------------|-------------|---------------|--|------|--------|------|------|------|-----------|----|--|--|--|--|--|
| 814                 |               |             |               |  | 0.00 | 739.00 | 0.00 | 0.00 | 0.00 | 8/30/2019 | No |  |  |  |  |  |
| <b>Units Count:</b> | <b>1 Unit</b> | <b>0.00</b> | <b>739.00</b> |  |      |        |      |      |      |           |    |  |  |  |  |  |
| <b>Total</b>        | <b>1 Unit</b> | <b>0.00</b> | <b>739.00</b> |  |      |        |      |      |      |           |    |  |  |  |  |  |

## FFMNP (Victoria) (80888002) - Notice Unrented

UnitType: (3bdFFMV) 3 bedroom FFMNP (Victoria)

|                           |                |               |                 |        |      |      |        |           |           |    |           |           |           |           |            |  |
|---------------------------|----------------|---------------|-----------------|--------|------|------|--------|-----------|-----------|----|-----------|-----------|-----------|-----------|------------|--|
| 810                       | b0161907       |               | 123.00          | 787.00 | 0.00 | 0.00 | Notice | 9/30/2019 | 11/1/2017 | No | 6/19/2019 | 8/31/2019 | 11/1/2017 | 11/1/2017 | 10/31/2019 |  |
| <b>Units Count:</b>       | <b>1 Unit</b>  | <b>123.00</b> | <b>787.00</b>   |        |      |      |        |           |           |    |           |           |           |           |            |  |
| <b>Total</b>              | <b>1 Unit</b>  | <b>123.00</b> | <b>787.00</b>   |        |      |      |        |           |           |    |           |           |           |           |            |  |
| <b>Total for 80888002</b> | <b>2 Units</b> | <b>123.00</b> | <b>1,526.00</b> |        |      |      |        |           |           |    |           |           |           |           |            |  |
| <b>Grand Total Count</b>  | <b>2 Units</b> | <b>123.00</b> | <b>1,526.00</b> |        |      |      |        |           |           |    |           |           |           |           |            |  |