

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
November 2016

		2016 Approved Budget	2016 YTD Actual (Unaudited)	\$ Variance	2016 YTD Budget	YTD \$ Variance
REVENUE						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	30,008.00	29,869.00	139.00	27,507.33	(2,361.67)
43-005-04	Miscellaneous	7,200.00	6,665.67	534.33	6,600.00	(65.67)
43-005-10	Forgiveness or Rent Waivers	0.00	(95.00)	95.00	0.00	95.00
	Total Rent Revenue	37,208.00	36,439.67	768.33	34,107.33	(2,332.34)
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	2,283.68	(2,283.68)	0.00	(2,283.68)
	Bad Debts Revenue					
43-030-04	Recoveries from Write Offs	0.00	0.00	0.00	0.00	0.00
	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	525.00	(75.00)	412.50	(112.50)
	Total Sundry Revenue	450.00	525.00	(75.00)	412.50	(112.50)
	Total Revenue from Operations	37,658.00	39,248.35	(1,590.35)	34,519.83	(4,728.52)
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	95,510.00	87,550.76	7,959.24	87,550.83	0.07
	TOTAL REVENUE	133,168.00	126,799.11	6,368.89	122,070.67	(4,728.44)
EXPENSES						
	Corporate Costs					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	4,894.00	4,543.57	350.43	4,486.17	(57.40)
55-010-03	N. Profit Mgmt.	12,007.00	11,095.56	911.44	11,006.42	(89.14)
55-010-08	Bank Service Charges	170.00	169.80	0.20	155.83	(13.97)
	Total Interest & Other Expenses	17,071.00	15,808.93	1,262.07	15,648.42	(160.51)
	Total Corporate Costs	17,071.00	15,808.93	1,262.07	15,648.42	(160.51)
	Services					
55-411-02	Advertising	0.00	0.00	0.00	0.00	0.00
55-411-03	RGI & App Fee	2,305.00	2,112.77	192.23	2,112.92	0.15
55-443-02	Credit/Collection Expenses	325.00	315.61	9.39	297.92	(17.69)
	Corporate Services					
55-456-06	Legal	0.00	0.00	0.00	0.00	0.00
55-456-07	Audit	6,900.00	1,417.38	5,482.62	6,325.00	4,907.62
	Total Corporate Services	6,900.00	1,417.38	5,482.62	6,325.00	4,907.62
	Insurances					
55-490-03	Property General Liability Ins.	2,977.00	3,057.99	(80.99)	2,728.92	(329.07)
55-490-05	Directors/Officers Liab. Ins.	448.00	399.03	48.97	410.67	11.64
55-490-07	Property/Boiler Ins.	662.00	554.85	107.15	606.83	51.98
	Total Insurances	4,087.00	4,011.87	75.13	3,746.42	(265.45)
	Total Services	13,617.00	7,857.63	5,759.37	12,482.25	4,624.62
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	8,051.00	7,380.01	670.99	7,380.08	0.07

		2016 Approved Budget	2016 YTD Actual (Unaudited)	\$ Variance	2016 YTD Budget	YTD \$ Variance
Materials & Services Operating						
Building Operating						
56-207-02	Building Operating General	1,500.00	100.74	1,399.26	1,375.00	1,274.26
56-207-14	Build - O - General Hardware	800.00	885.93	(85.93)	733.33	(152.60)
56-207-16	Build - O - Move Out Repairs	1,500.00	0.00	1,500.00	1,375.00	1,375.00
	Total Building Operating	3,800.00	986.67	2,813.33	3,483.33	2,496.66
Electrical Operating						
56-216-02	Electrical Operating General	300.00	0.00	300.00	275.00	275.00
56-216-08	Elect - O - Annual Inspections	1,744.00	1,743.35	0.65	1,598.67	(144.68)
	Total Electrical Operating	2,044.00	1,743.35	300.65	1,873.67	130.32
Grounds Operating						
56-231-02	Grounds Operating General	200.00	0.00	200.00	183.33	183.33
Equipment Operating						
56-225-03	Equip - O - Stove/Fridge Repair	500.00	254.40	245.60	458.33	203.93
56-225-04	Equip - O - Stove/Fridge Purchase	0.00	599.87	(599.87)	0.00	(599.87)
	Total Equipment Operating	500.00	854.27	(354.27)	458.33	(395.94)
Life Safety System						
56-235-03	Life - O - Emergency	100.00	0.00	100.00	91.67	91.67
Heating & Ventilation Operating						
56-237-02	Heating & Vent Oper. General	500.00	495.87	4.13	458.33	(37.54)
56-237-06	Heating - O - Furnace Cleaning	1,400.00	0.00	1,400.00	1,283.33	1,283.33
56-237-08	Heating - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Heating & Ventilation Oper.	1,900.00	495.87	1,404.13	1,741.67	1,245.80
Plumbing Operating						
56-238-02	Plumbing Operating General	0.00	0.00	0.00	0.00	0.00
56-238-14	Plumbing - O - Hot Water Heater	75.00	91.01	(16.01)	68.75	(22.26)
	Total Plumbing Operating	75.00	91.01	(16.01)	68.75	(22.26)
Painting Operating						
56-240-02	Painting Operating General	0.00	0.00	0.00	0.00	0.00
56-240-03	Painting - O - Units/Move Out	1,131.00	0.00	1,131.00	1,036.75	1,036.75
	Total Painting Operating	1,131.00	0.00	1,131.00	1,036.75	1,036.75
Waste Removal						
56-250-02	Waste Removal General	75.00	648.59	(573.59)	68.75	(579.84)
	Total Materials & Services Operating	9,825.00	4,819.76	5,005.24	9,006.25	4,186.49
Utilities						
56-310-02	Electricity	100.00	139.94	(39.94)	91.67	(48.27)
56-315-02	Fuel	150.00	71.31	78.69	137.50	66.19
56-320-02	Water	9,856.00	7,769.32	2,086.68	9,034.67	1,265.35
	Total Utilities	10,106.00	7,980.57	2,125.43	9,263.83	1,283.26
Major Costs						
56-405-02	Municipal Property Taxes	13,592.00	13,406.82	185.18	12,459.33	(947.49)
56-440-02	Debentures/Mortgage Interest	14,099.00	11,745.61	2,353.39	12,924.08	1,178.47
56-440-03	Debenture/Mortgage Principle	46,807.00	42,849.80	3,957.20	42,906.42	56.62
	Total Major Costs	74,498.00	68,002.23	6,495.77	68,289.83	287.60
TOTAL EXPENSES		133,168.00	111,849.13	21,318.87	122,070.67	10,221.54
TOTAL SURPLUS (DEFICIT)		0.00	14,949.98	(14,949.98)	0.00	(14,949.98)

Fort Frances Municipal Non-Profit Housing Corporation
Capital Statement
November 2016

		2016 Approved Budget	2016 YTD Actual (Unaudited)	\$ Variance
Contribution from Reserves				
45-500-03	Contribution from Reserve Funds	35,500.00	20,303.94	15,196.06
Total Contribution from Reserves		35,500.00	20,303.94	15,196.06
Capital Costs				
56-107-02	Building Capital	24,000.00	20,303.94	3,696.06
56-107-04	Flooring Capital	10,000.00	0.00	10,000.00
56-125-02	Equipment Capital	0.00	0.00	0.00
56-138-02	Plumbing	1,500.00	0.00	1,500.00
Total Capital Costs		35,500.00	20,303.94	15,196.06
TOTAL SURPLUS (DEFICIT)		0.00	0.00	0.00

Fort Frances Municipal Non-Profit Housing Corporation
Receivable Aging Report by Property
As at November 30, 2016

Property	Resident	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
	t0001324	0.00	0.00	0.00	0.00	0.00	-0.07	-0.07
	t0001954	0.00	0.00	0.00	0.00	0.00	-70.00	-70.00
	b0132260	3,652.69	0.00	0.00	-1,787.52	5,440.21	0.00	3,652.69
	t0001603	0.00	0.00	0.00	0.00	0.00	-73.20	-73.20
80888001		3,652.69	0.00	0.00	-1,787.52	5,440.21	-143.27	3,509.42
	b0139866	0.00	0.00	0.00	0.00	0.00	-145.00	-145.00
	b0130403	721.20	423.00	238.20	60.00	0.00	0.00	721.20
	t0002091	0.00	0.00	0.00	-7,761.13	7,761.13	0.00	0.00
	t0002297	4,679.12	0.00	0.00	0.00	4,679.12	0.00	4,679.12
	t0001848	-2.00	0.00	0.00	0.00	-2.00	0.00	-2.00
	b0145869	0.00	0.00	0.00	0.00	0.00	-298.00	-298.00
	b0146973	0.00	0.00	0.00	0.00	0.00	-227.00	-227.00
	t0002305	876.40	0.00	0.00	0.00	876.40	0.00	876.40
80888002		6,274.72	423.00	238.20	-7,701.13	13,314.65	-670.00	5,604.72
Total		9,927.41	423.00	238.20	-9,488.65	18,754.86	-813.27	9,114.14

Unit Availability Detail

For Selected Properties
As Of: 11/30/2016
Showing Pre-Leased:No
Showing Occupied Units:No
Group By: None

Unit	Resident	Name	Resident Rent	Unit Rent	Resident Deposit	Unit Deposit	Status	Days Vacant	Make Ready	Move In	Hold Until	Hold Until	Notice	Move Out	Lease Sign	Lease From	Lease To
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Total

Grand Total Count