

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
October 31, 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	26,711.00	3,297.00	25,006.67	-1,704.33
43-005-04	Miscellaneous	7,200.00	6,065.67	1,134.33	6,000.00	-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	32,681.67	4,526.33	31,006.67	-1,675.00
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	2,283.68	-2,283.68	0.00	-2,283.68
43-020-06	Moveout Charges	0.00	0.00	0.00	0.00	0.00
	Total 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
	Total Bad Debts	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	375.00	-150.00
	Total Sundry Revenue	450.00	525.00	-75.00	375.00	-150.00
	Total Revenue from Operations	37,658.00	35,490.35	2,167.65	31,381.67	-4,108.68
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	95,510.00	79,591.60	15,918.40	79,591.67	0.07
	Subsidies					
	One Time Provincial Grants (SHRRP)	0.00	0.00	0.00	0.00	0.00
	TOTAL REVENUE	133,168.00	115,081.95	18,086.05	110,973.33	-4,108.62
Corporate Costs						
	Interest & Other Expenses					
55-010-02	N. Profit Admin	4,894.00	4,128.56	765.44	4,078.33	-50.23
55-010-03	N. Profit Mgmt.	12,007.00	10,077.45	1,929.55	10,005.83	-71.62
55-010-08	Bank Service Charges	170.00	164.35	5.65	141.67	-22.68
	Total Interest & Other Expenses	17,071.00	14,370.36	2,700.64	14,225.83	-144.53
	Total Corporate Costs	17,071.00	14,370.36	2,700.64	14,225.83	-144.53
	Services					
55-411-02	Advertising	0.00	0.00	0.00	0.00	0.00
55-411-03	RGI & App Fee	2,305.00	1,920.70	384.30	1,920.83	0.13
55-443-02	Credit/Collection Expenses	325.00	315.61	9.39	270.83	-44.78
	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	5,750.00	4,332.62
	Total Corporate Services	6,900.00	1,417.38	5,482.62	5,750.00	4,332.62

		2016 Approved Budget	2016 YTD Actual (Unaudited)	\$ Variance	2016 YTD Budget	YTD \$ Variance
Insurances						
55-490-03	Property General Liability Ins.	2,977.00	2,780.20	196.80	2,480.83	-299.37
55-490-05	Directors/Officers Liab. Ins.	448.00	347.00	101.00	373.33	26.33
55-490-07	Property/Boiler Ins.	662.00	520.20	141.80	551.67	31.47
	Total Insurances	4,087.00	3,647.40	439.60	3,405.83	-241.57
Total Services		13,617.00	7,301.09	6,315.91	11,347.50	4,046.41
Supplies & Equipment						
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
	Total Office Supplies	0.00	0.00	0.00	0.00	0.00
Total Supplies & Equipment		0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	8,051.00	6,709.10	1,341.90	6,709.17	0.07
Materials & Services Operating						
Building Operating						
56-207-02	Building Operating General	1,500.00	100.74	1,399.26	1,250.00	1,149.26
56-207-04	Build - O - Flooring Repairs	0.00	0.00	0.00	0.00	0.00
56-207-03	Build - O - Mtce Supplies	0.00	0.00	0.00	0.00	0.00
56-207-06	Build - O - Glazing/Windows	0.00	0.00	0.00	0.00	0.00
56-207-07	Build - O - Locksmithing	0.00	0.00	0.00	0.00	0.00
56-207-13	Build - O - Janitorial Supplies	0.00	0.00	0.00	0.00	0.00
56-207-14	Build - O - General Hardware	800.00	885.93	-85.93	666.67	-219.26
56-207-16	Build - O - Move Out Repairs	1,500.00	0.00	1,500.00	1,250.00	1,250.00
	Total Building Operating	3,800.00	986.67	2,813.33	3,166.67	2,180.00
Electrical Operating						
56-216-02	Electrical Operating General	300.00	0.00	300.00	250.00	250.00
56-216-04	Elect - O - Supplies	0.00	0.00	0.00	0.00	0.00
56-216-05	Elect - O - Bulbs & Tubes	0.00	0.00	0.00	0.00	0.00
56-216-08	Elect - O - Annual Inspections	1,744.00	1,743.35	0.65	1,453.33	-290.02
	Total Electrical Operating	2,044.00	1,743.35	300.65	1,703.33	-40.02
Grounds Operating						
56-231-02	Grounds Operating General	200.00	0.00	200.00	166.67	166.67
	Total Grounds Operating	200.00	0.00	200.00	166.67	166.67
Equipment Operating						
56-225-03	Equip - O - Stove/Fridge Repair	500.00	254.40	245.60	416.67	162.27
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	416.67	-437.60
Life Safety System						
56-235-03	Life - O - Emergency	100.00	0.00	100.00	83.33	83.33
	Total Life Safety System	100.00	0.00	100.00	83.33	83.33
Heating & Ventilation Operating						
56-237-02	Heating & Vent Oper. General	500.00	0.00	500.00	416.67	416.67
56-237-06	Heating - O - Furnace Cleaning	1,400.00	0.00	1,400.00	1,166.67	1,166.67
	Total Heating & Ventilation Oper.	1,900.00	0.00	1,900.00	1,583.33	1,583.33
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	62.50	-28.51
	Total Plumbing Operating	75.00	91.01	-16.01	62.50	-28.51

		2016 Approved Budget	2016 YTD Actual (Unaudited)	\$ Variance	2016 YTD Budget	YTD \$ Variance
	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	942.50	942.50
	Total Painting Operating	1,131.00	0.00	1,131.00	942.50	942.50
	Waste Removal					
56-250-02	Waste Removal General	75.00	648.59	-573.59	62.50	-586.09
	Total Waste Removal	75.00	648.59	-573.59	62.50	-586.09
	Total Materials & Services Operating	9,825.00	4,323.89	5,501.11	8,187.50	3,863.61
	Utilities					
56-310-02	Electricity	100.00	139.94	-39.94	83.33	-56.61
	Fuel					
56-315-02	Fuel	150.00	71.31	78.69	125.00	53.69
	Total Fuel	150.00	71.31	78.69	125.00	53.69
56-320-02	Water	9,856.00	6,168.92	3,687.08	8,213.33	2,044.41
						0.00
	Total Utilities	10,106.00	6,380.17	3,725.83	8,421.67	2,041.50
	Major Costs					
56-405-02	Municipal Property Taxes	13,592.00	13,406.82	185.18	11,326.67	-2,080.15
56-440-02	Debentures/Mortgage Interest	14,099.00	10,582.96	3,516.04	11,749.17	1,166.21
56-440-03	Debenture/Mortgage Principle	46,807.00	38,936.93	7,870.07	39,005.83	68.90
	Total Major Costs	74,498.00	62,926.71	11,571.29	62,081.67	-845.04
	TOTAL EXPENSES	133,168.00	102,011.32	31,156.68	110,973.33	8,962.01
	TOTAL SURPLUS (DEFICIT)	0.00	13,070.63	-13,070.63	0.00	-13,070.63

Fort Frances Municipal Non-Profit Housing Corporation
Capital Statement
October 31, 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 Oct 31, 2016

Property	Resident	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
80888001	t0001324	0.00	0.00	0.00	0.00	0.00	-0.07	-0.07
	t0001954	-86.00	0.00	0.00	0.00	-86.00	-190.00	-276.00
	b0132260	3,652.69	0.00	-1,787.52	0.00	5,440.21	0.00	3,652.69
	t0001603	140.80	140.80	0.00	0.00	0.00	0.00	140.80
		3,707.49	140.80	-1,787.52	0.00	5,354.21	-190.07	3,517.42
80888002	b0130403	778.20	543.00	235.20	0.00	0.00	0.00	778.20
	t0002091	0.00	0.00	-7,761.13	0.00	7,761.13	0.00	0.00
	t0001848	-2.00	0.00	0.00	0.00	-2.00	0.00	-2.00
	t0002297	4,679.12	0.00	0.00	0.00	4,679.12	0.00	4,679.12
	b0145869	201.00	201.00	0.00	0.00	0.00	0.00	201.00
	b0146973	0.00	0.00	0.00	0.00	0.00	-436.00	-436.00
	t0002305	876.40	0.00	0.00	0.00	876.40	0.00	876.40
80888002		6,532.72	744.00	-7,525.93	0.00	13,314.65	-436.00	6,096.72
	Total	10,240.21	884.80	-9,313.45	0.00	18,668.86	-626.07	9,614.14

Unit Availability Detail

Property List: FFMNP .all (.8088all)
As Of: 10/31/2016
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	Notice	Move Out	Lease Sign	Lease From	Lease To
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Total

Grand Total Count