

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
May 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	10,048.00	19,960.00	12,503.33	2,455.33
43-005-04	Miscellaneous	7,200.00	2,964.61	4,235.39	3,000.00	35.39
43-005-10	Forgiveness or Rent Waivers	0.00	-95.00	95.00	0.00	95.00
	Total Rent Revenue	37,208.00	12,917.61	24,290.39	15,503.33	2,585.72
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	3,958.20	-3,958.20	0.00	-3,958.20
43-020-06	Moveout Charges	0.00	0.00	0.00	0.00	0.00
	Total Tenant Recoveries	0.00	3,958.20	-3,958.20	0.00	-3,958.20
	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	75.00	375.00	187.50	112.50
	Total Sundry Revenue	450.00	75.00	375.00	187.50	112.50
	Total Revenue from Operations	37,658.00	16,950.81	20,707.19	15,690.83	-1,259.98
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	95,510.00	39,795.80	55,714.20	39,795.83	0.03
	Subsidies					
	One Time Provincial Grants (SHRRP)	0.00	0.00	0.00	0.00	0.00
	TOTAL REVENUE	133,168.00	56,746.61	76,421.39	55,486.67	-1,259.94
	Corporate Costs					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	4,894.00	2,053.51	2,840.49	2,039.17	-14.34
55-010-03	N. Profit Mgmt.	12,007.00	4,986.90	7,020.10	5,002.92	16.02
55-010-08	Bank Service Charges	170.00	97.83	72.17	70.83	-27.00
	Total Interest & Other Expenses	17,071.00	7,138.24	9,932.76	7,112.92	-25.32
	Total Corporate Costs	17,071.00	7,138.24	9,932.76	7,112.92	-25.32
	Services					
55-411-02	Advertising	0.00	0.00	0.00	0.00	0.00
55-411-03	RGI & App Fee	2,305.00	960.35	1,344.65	960.42	0.07
55-443-02	Credit/Collection Expenses	325.00	315.61	9.39	135.42	-180.19
	Corporate Services					
55-456-06	Legal	0.00	0.00	0.00	0.00	0.00
55-456-07	Audit	6,900.00	2,778.05	4,121.95	2,875.00	96.95
	Total Corporate Services	6,900.00	2,778.05	4,121.95	2,875.00	96.95

		2016 Approved Budget	2016 YTD Actual (Unaudited)	\$ Variance	2016 YTD Budget	YTD \$ Variance
Insurances						
55-490-03	Property General Liability Ins.	2,977.00	1,390.10	1,586.90	1,240.42	-149.68
55-490-05	Directors/Officers Liab. Ins.	448.00	173.50	274.50	186.67	13.17
55-490-07	Property/Boiler Ins.	662.00	260.10	401.90	275.83	15.73
	Total Insurances	4,087.00	1,823.70	2,263.30	1,702.92	-120.78
Total Services		13,617.00	5,877.71	7,739.29	5,673.75	-203.96
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	3,354.55	4,696.45	3,354.58	0.03
Materials & Services Operating						
Building Operating						
56-207-02	Building Operating General	1,500.00	0.00	1,500.00	625.00	625.00
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	0.00	800.00	333.33	333.33
56-207-16	Build - O - Move Out Repairs	1,500.00	0.00	1,500.00	625.00	625.00
	Total Building Operating	3,800.00	0.00	3,800.00	1,583.33	1,583.33
Electrical Operating						
56-216-02	Electrical Operating General	300.00	0.00	300.00	125.00	125.00
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	0.00	1,744.00	726.67	726.67
	Total Electrical Operating	2,044.00	0.00	2,044.00	851.67	851.67
Grounds Operating						
56-231-02	Grounds Operating General	200.00	0.00	200.00	83.33	83.33
	Total Grounds Operating	200.00	0.00	200.00	83.33	83.33
Equipment Operating						
56-225-03	Equip - O - Stove/Fridge Repair	500.00	101.76	398.24	208.33	106.57
	Total Equipment Operating	500.00	101.76	398.24	208.33	106.57
Life Safety System						
56-235-03	Life - O - Emergency	100.00	0.00	100.00	41.67	41.67
	Total Life Safety System	100.00	0.00	100.00	41.67	41.67
Heating & Ventilation Operating						
56-237-02	Heating & Vent Oper. General	500.00	0.00	500.00	208.33	208.33
56-237-06	Heating - O - Furnace Cleaning	1,400.00	0.00	1,400.00	583.33	583.33
	Total Heating & Ventilation Oper.	1,900.00	0.00	1,900.00	791.67	791.67
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	0.00	75.00	31.25	31.25
	Total Plumbing Operating	75.00	0.00	75.00	31.25	31.25

		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	471.25	471.25
	Total Painting Operating	1,131.00	0.00	1,131.00	471.25	471.25
	Waste Removal					
56-250-02	Waste Removal General	75.00	648.59	-573.59	31.25	-617.34
	Total Waste Removal	75.00	648.59	-573.59	31.25	-617.34
	Total Materials & Services Operating	9,825.00	750.35	9,074.65	4,093.75	3,343.40
	Utilities					
56-310-02	Electricity	100.00	157.63	-57.63	41.67	-115.96
	Fuel					
56-315-02	Fuel	150.00	71.31	78.69	62.50	-8.81
	Total Fuel	150.00	71.31	78.69	62.50	-8.81
56-320-02	Water	9,856.00	2,958.12	6,897.88	4,106.67	1,148.55
	Total Utilities	10,106.00	3,187.06	6,918.94	4,210.83	1,023.77
	Major Costs					
56-405-02	Municipal Property Taxes	13,592.00	6,597.62	6,994.38	5,663.33	-934.29
56-440-02	Debentures/Mortgage Interest	14,099.00	5,976.74	8,122.26	5,874.58	-102.16
56-440-03	Debenture/Mortgage Principle	46,807.00	19,400.86	27,406.14	19,502.92	102.06
	Total Major Costs	74,498.00	31,975.22	42,522.78	31,040.83	-934.39
	TOTAL EXPENSES	133,168.00	52,283.13	80,884.87	55,486.67	3,203.54
	TOTAL SURPLUS (DEFICIT)	0.00	4,463.48	-4,463.48	0.00	-4,463.48

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

		2016 Approved Budget	2016 YTD Actual (Unaudited)	\$ Variance
Contribution from Reserves				
45-500-03	Contribution from Reserve Funds	35,500.00	0.00	35,500.00
Total Contribution from Reserves		35,500.00	0.00	35,500.00
Capital Costs				
56-107-02	Building Capital	24,000.00	12,585.44	11,414.56
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	12,585.44	22,914.56
TOTAL SURPLUS (DEFICIT)		0.00	-12,585.44	12,585.44

Fort Frances Municipal Non-Profit Housing Corporation
Receivable Aging Report by Property
As At May 31, 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	-86.00	0.00	0.00	0.00	-86.00	-190.00	-276.00
	b0132260	5,440.21	0.00	0.00	0.00	5,440.21	0.00	5,440.21
	t0001603	0.00	0.00	0.00	0.00	0.00	-3,971.20	-3,971.20
	t0001476	30.00	30.00	0.00	0.00	0.00	0.00	30.00
80888001		5,384.21	30.00	0.00	0.00	5,354.21	-4,161.27	1,222.94
	b0139866	0.00	0.00	0.00	0.00	0.00	-5.00	-5.00
	b0130403	999.20	575.00	364.20	0.00	60.00	0.00	999.20
	t0002091	7,761.13	0.00	0.00	0.00	7,761.13	0.00	7,761.13
	b0147190	5.00	5.00	0.00	0.00	0.00	0.00	5.00
	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	39.00	39.00	0.00	0.00	0.00	0.00	39.00
	b0146973	0.00	0.00	0.00	0.00	0.00	-211.00	-211.00
	t0002305	876.40	0.00	0.00	0.00	876.40	0.00	876.40
80888002		14,357.85	619.00	364.20	0.00	13,374.65	-216.00	14,141.85
Total		19,742.06	649.00	364.20	0.00	18,728.86	-4,377.27	15,364.79

Unit Availability Detail

Property List: FFMNP .all (.8088all)
As Of: 5/31/2016
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