

**Fort Frances Municipal Non-Profit Housing Corporation**  
**2016 Proposed Budget**

	2016 DRAFT	2015 (Oct. 31)	2015 BUDGET	2014 ACTUAL	2014 BUDGET	2013 ACTUAL	2013 BUDGET
<b>REVENUE</b>							
Revenue from Operations							
Rent Revenue							
Rent	30,008	31,370	32,760	38,055	31,044	36,570	30,192
Miscellaneous	7,200	6,318	7,000	6,960	7,200	7,066	7,200
Total Rent Revenue	37,208	37,688	39,760	45,015	38,244	43,636	37,392
Bad Debts							
Recoveries from Write Offs	-	808	-	8,037	-	30	-
Total Bad Debts	-	808	-	8,037	-	30	-
Sundry Revenue							
Other interest							
Sundry revenue other							
Air Conditioner Charges	450	450	250	270	200	450	150
Total Sundry Revenue	450	450	250	270	200	450	150
Total Revenue from Operations	37,658	38,945	40,010	53,322	38,444	44,116	37,542
Other Revenue							
SHRRP Funding							
Mun/Federal Subsidy (DSSAB)	95,510	80,573	96,687	95,902	95,902	110,327	110,327
Contribution from Reserve Funds	35,500	-	29,000	7,754	15,600		
<b>TOTAL REVENUE</b>	<b>168,668</b>	<b>119,518</b>	<b>165,697</b>	<b>156,978</b>	<b>149,946</b>	<b>154,443</b>	<b>147,869</b>

**EXPENSES**

Corporate Costs

Interest & Other Expenses							
N. Profit Admin	4,894	3,993	4,751	4,516	4,516	4,385	4,385
N. Profit Mgmt./Mtce.	12,007	9,798	11,657	11,296	11,296	10,629	10,967
Bank Service Charges	170	111	170	169	132	132	139
Total Interest & Other Expenses	17,071	13,903	16,578	15,981	15,944	15,146	15,491
Total Corporate Costs	17,071	13,903	16,578	15,981	15,944	15,146	15,491

Services

	2016 DRAFT	2015 (Oct. 31)	2015 BUDGET	2014 ACTUAL	2014 BUDGET	2013 ACTUAL	2013 BUDGET
Advertising							
RGI & App Fee	2,305	1,866	2,238	2,195	2,195	2,132	2,131
Office Accomodation							
Misc. Office Expense	-	-	-	-	-	-	-
Total Office Accomodation	-	-	-	-	-	-	-
Credit/Collection Expenses	325	316	-	-	150	-	150
Corporate Services							
Legal							
Audit	6,900	1,220	6,338	6,705	6,153	601	5,974
Total Corporate Services	6,900	1,220	6,338	6,705	6,153	601	5,974
Sundry Services							
Sundry Services	-	-	-	-	-	-	-
Total Sundry Services	-	-	-	-	-	-	-
Insurances							
Property General Liability Ins.	2,977	2,578	2,890	2,806	2,400	2,394	1,926
Directors/Officers Liab Ins.	448	347	434	422	1,000	977	906
Property/Boiler Ins.	662	520	642	624	900	848	741
Total Insurances	4,087	3,445	3,966	3,851	4,300	4,220	3,573
Total Services	13,617	6,847	12,542	12,751	12,798	5,751	11,828
Supplies & Equipment							
Office Supplies							
Office Supplies	-	-	-	-	-	-	-
Total Office Supplies	-	-	-	-	-	-	-
Total Supplies & Equipment	-	-	-	-	-	-	-
Capital Costs							
Allocation to Capital Reserve	8,051	6,646	7,975	7,754	7,754	7,716	7,716
Building Capital	24,000	-	20,000	8,853	6,600		
Flooring Capital	10,000	-	9,000	-	9,000		
Heating Capital	-	-	-	-	-		
Plumbing Capital	1,500						
Total Capital Costs	43,551	6,646	36,975	16,607	23,354	7,716	7,716
Materials & Services Operating							

	2016 DRAFT	2015 (Oct. 31)	2015 BUDGET	2014 ACTUAL	2014 BUDGET	2013 ACTUAL	2013 BUDGET
Roofing Operating							
Roofing Operating General	-	-	-	-	-	-	-
Roof - O - Eavestrough	-	-	-	-	-	-	-
Total Roofing Operating	-	-	-	-	-	-	-
Building Operating							
Building Operating General	1,500	226	600	574	500	215	3,580
Building - O - Flooring repairs	-	-	4,495	4,617	2,211		
Building - O - Mtce Supplies							
Building - O - Glazing/Windows	-	-	-	-	500	-	1,000
Building - O - Locksmithing	-	-	-	-	100	-	500
Build - O - Janitorial Supplies	-	-	500	423	500	-	500
Build - O - Move Out Repairs	1,500	-	1,200	774	1,000	51	2,000
Build - O - General Hardware	800	495	779	1,154	250	-	1,000
Total Building Operating	3,800	721	7,574	7,542	5,061	266	8,580
Electrical Operating							
Electrical Operating General	300	260	300	66	200	170	
Elect - O - Supplies	-	-	500	-	600	-	600
Elect - O - Bulbs & Tubes	-	-	-	-	200	-	200
Elect - O - Annual Inspections	1,744	1,693	1,693	1,643	1,619	1,595	1,595
Total Electrical Operating	2,044	1,953	2,493	1,709	2,619	1,765	2,395
Equipment Operating							
Equip - O - Stove/Fridge Repair	500	-	900	877	500	391	165
Total Equipment Operating	500	-	900	877	500	391	165
Grounds Operating							
Grounds Operating General	200	-	1,000	-	1,500	-	1,500
Total Grounds Operating	200	-	1,000	-	1,500	-	1,500
Life Safety System							
Life - O - Emergency	100	-	100	-	100	-	100
Total Life Safety System	100	-	100	-	100	-	100
Heating & Ventilation Operating							
Heating & Vent Oper. General	500	196	1,000	-	1,526	-	1,526
Heating & Vent-O-Supplies							
Heating - O - Furnace Cleaning	1,400	-	1,362	1,322	1,621	661	1,571
Total Heating & Ventilation Oper.	1,900	196	2,362	1,322	3,147	661	3,097
Plumbing Operating							

	2016 DRAFT	2015 (Oct. 31)	2015 BUDGET	2014 ACTUAL	2014 BUDGET	2013 ACTUAL	2013 BUDGET
Plumbing Operating General	-	-	-	-	360	-	360
Plumbing O-Hot Water Heater Renta	75	51	75	52	75	51	-
Total Plumbing Operating	75	51	75	52	435	51	360
Painting Operating							
Painting Operating General	-	-	300	285	300	-	300
Painting - O - Units/Move Out	1,131	-	1,000	237	1,000	-	150
Total Painting Operating	1,131	-	1,300	522	1,300	-	450
Waste Removal							
Waste Removal General	75	57	50	85	50	-	50
Total Waste Removal	75	57	50	85	50	-	50
Total Materials & Services Operating	9,825	2,978	15,854	12,108	14,712	3,134	16,698
Utilities							
Electricity	100	20	110	101	50	49	50
Fuel							
Fuel	150	142	100	66	125	80	125
Total Fuel	150	142	100	66	125	80	125
Water	9,856	6,205	9,357	9,084	8,956	8,695	8,335
Total Utilities	10,106	6,366	9,567	9,250	9,131	8,824	8,510
Major Costs							
Municipal Property Taxes	13,591	13,195	13,275	12,887	13,100	12,718	12,895
Debentures/Mortgage Interest	14,099	11,299	15,067	14,622	16,019	37,237	40,756
Debenture/Mortgage Principle	46,807	38,139	45,839	44,887	44,887	33,975	33,975
Total Major Costs	74,497	62,633	74,181	72,396	74,006	83,930	87,626
<b>TOTAL EXPENSES</b>	<b>168,668</b>	<b>99,373</b>	<b>165,697</b>	<b>139,094</b>	<b>149,946</b>	<b>124,501</b>	<b>147,869</b>
<b>TOTAL SURPLUS/&lt;DEFICIT&gt;</b>	<b>0</b>	<b>20,145</b>	<b>-</b>	<b>17,884</b>	<b>0</b>	<b>29,942 -</b>	<b>0</b>