

TOWN OF FORT FRANCES
Fort Frances Municipal Non-Profit Housing Corporation

AGENDA - June 18, 2020 - NOON

MEETING - Committee Room - via Skype

Session #1

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[+1 807-701-5975](#) Canada, Thunder Bay (Toll)

Conference ID: 454 420 386#

Page

1. Call to Order

1.1 Appointment of Officers for 2020 (item deferred from December AGM)

1) President/Chairperson:

2) Vice President/Vice Chairperson:

3) Treasurer:

4) Secretary - K.M. Lawson

2. Approval of Agenda as presented.

2.1 Session No. 1 dated June 18, 2020.

3. Disclosure of pecuniary interest and the general nature thereof

4. Approval of Previous Minutes

4.1 Session No. 4 - Annual General Meeting dated December 12, 2019.

3 - 5

5. New Business

5.1 2020 Draft Budget.

6 - 8

5.2 Financial Statements for the Months Ending:

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1) November 30, 2019

2) December 31, 2019

3) January 31, 2020;

4) February 29, 2020;

5) March 31, 2020;

6) April 30, 2020;

7) May 31, 2020

6. Standing Items

6.1 Agenda Template

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7. Adjourn / Next Meeting Date - Make up meeting date tbd

TOWN OF FORT FRANCES

MINUTES

SESSION NO. # 4
ANNUAL GENERAL
MEETING

December 12, 2019

The Annual General Meeting of Fort Frances Municipal Non-Profit Housing Corporation of the Town of Fort Frances was held in the Committee Room, Civic Centre on December 12, 2019 from 12:14 p.m. to 12:32 p.m.

PRESENT: G. McBride, President/Chair, D. McTaggart, G. Beadle, Councillor A. Hallikas

ALSO PRESENT: F. Sinninghe, Financial Analyst, S. Weir, Integrated Services Manager, RRSDDAB, K. Lawson, Board Secretary

REGRETS: Councillor W. Brunetta, C. Mallory, C. Gray

1. Call to Order

2. Disclosure of pecuniary interest and the general nature thereof

3. Approval of Agenda as presented.

3.1 Annual General Meeting agenda dated December 12, 2019.

18/19 Beadle-McTaggart: THAT the December 12th, 2019 Annual General Meeting agenda as prepared be approved.

CARRIED

4. Approval of Previous Minutes

4.1 Session No. 3 dated September 19, 2019.

19/19 Beadle-McTaggart: THAT the minutes of the regular meeting dated September 19th, 2019 be approved as distributed.

CARRIED

5. New Business

5.1 Current Year 3rd Quarter Financial Statements:

F. Sinninghe, Financial Analyst, RRDSSAB presented the financial statement for Current Year 3rd Quarter Financial Statements (September 2019 and October 2019). Board recommended approval for same.

5.2 September 2019 Financial Statement.

5.3 October 2019 Financial Statement.

20/19 Beadle-McTaggart: THAT the financial statements for the months dated September 30th, 2019 and October 31st, 2019 be approved as presented by Rainy River District Social Services Administration Board.

CARRIED

5.4 Property Management/Operational Services Agreement - RRDSSAB Letter of Intent to Renew.

21/19 McTaggart-Beadle: THAT the Letter of Intent dated December 4, 2019 re: Letter of Intent - 3 Year Extension for Full Property Management of Fort Frances Municipal Non-Profit Housing Corporation be received and:
FURTHER that the Issue Sheet dated December 5, 2019 re: Fort Frances Municipal Non-Profit Housing Corporation Property Management Agreement as prepared by S. Weir, Integrated Services Manager laying out the proposed 3 year renewal having been reviewed now be approved.

CARRIED

5.5 Draft 2020 Capital Works Plan.

S. Weir, Integrated Services Manager RRDSSAB presented the 2020 Draft Capital Budget. Board recommended approval of the Budget Materials.

22/19 McTaggart-Beadle: THAT the 2020 Draft Capital Budget as prepared and distributed by RRDSSAB be approved.

CARRIED

5.6 Appointment of Auditors for Current Year. Board approved that appointment of BDO Canada LLP as auditors for the year ended 2019.

23/19 Beadle-McTaggart: THAT the Board of the Fort Frances Municipal Non-Profit Housing Corporation appoint BDO Canada LLP as auditors for the year ended 2019.

CARRIED

5.7 Appointment of Officers for Ensuing Year:

1) President

2) Vice President

3) Treasurer

4) Secretary

- this item will be deferred to the next regular meeting to allow for all members to be in attendance.

6. Standing Items

6.1 Agenda Template. - reviewed.

7. Adjourn / Next Meeting Date - March 19, 2020

The meeting adjourned *sine die* at 12:32 p.m.

President / Chairperson

Secretary

Fort Frances Municipal Non-Profit Housing Corporation
2020 DRAFT Budget

	2020 Draft budget	2019 Dec (unaudited)	2019 BUDGET	2018 Budget	2018 To Date October	2017 BUDGET	2017
REVENUE							
Revenue from Operations							
Rent Revenue							
Rent	40,680	46,542	50,244	30,444	36,887	30,288	36,086
Miscellaneous	7,200	7,654	7,200	7,200	6,010	7,200	7,320
Total Rent Revenue	47,880	54,196	57,444	37,644	42,897	37,488	43,406
Bad Debts							
Recoveries from Write Offs	-	3,653	-	-	462	-	588
Total Bad Debts	-	3,653	-	-	462	-	588
Sundry Revenue							
Other interest							
Sundry revenue other		1,397					
Air Conditioner Charges	450	450	450	450	495	500	405
Total Sundry Revenue	450	1,847	450	450	495	500	405
Total Revenue from Operations	48,330	59,695	57,894	38,094	43,854	37,988	44,399
Other Revenue							
SHRRP Funding							
Mun/Federal Subsidy (DSSAB)	86,434	87,186	87,186	102,854	85,712	93,099	93,099
Contribution from Reserve Fund	70,000	-	30,000				
TOTAL REVENUE	204,764	146,881	175,080	140,948	129,566	131,087	137,498
EXPENSES							
Corporate Costs							
Interest & Other Expenses							
N. Profit Admin	5,554	5,459	18,603	18,525	4,467	17,968	5,216
N. Profit Mgmt./Mtce.	13,625	13,391	-	-	10,957	-	12,796
Bank Service Charges	-	-	-	-	69	-	155
Total Interest & Other Expenses	19,179	18,849	18,603	18,525	15,493	17,968	18,168
Total Corporate Costs	19,179	18,849	18,603	18,525	15,493	17,968	18,168
Services							
Advertising							
RGI & App Fee	2,590	2,515	2,517	2,444	2,036	2,373	2,373
Office Accomodation							
Misc. Office Expense	-	-	-	-	-	-	-
Total Office Accomodation	-	-	-	-	-	-	-
Credit/Collection Expenses	-	632	-	200	-	325	170
Corporate Services							
Legal							
Audit	7,648	7,648	7,588	7,349	7,367	7,109	7,135
Total Corporate Services	7,648	7,648	7,588	7,349	7,367	7,109	7,135

Sundry Services							
Sundry Services	-	-	-	-	-	-	-
Total Sundry Services	-	-	-	-	-	-	-
Insurances							
Property General Liability Ins	5,011	3,583	4,685	3,435	2,788	3,333	3,335
Directors/Officers Liab Ins.	-	443	-	417	339	416	415
Property/Boiler Ins.	-	600	-	625	495	624	619
Total Insurances	5,011	4,626	4,685	4,477	3,622	4,374	4,369
Total Services	15,249	15,420	14,790	14,470	13,025	14,181	14,047
Supplies & Equipment							
Office Supplies							
Office Supplies	-	-	-	-	-	-	-
Total Office Supplies	-	-	-	-	-	-	-
Total Supplies & Equipment	-	-	-	-	-	-	-
Capital Costs							
Building Capital	60,000						
Flooring Capital	10,000	-	10,000				
Electrical Capital	-	-	14,000				
Grounds Capital	-	-	5,000				
Heating & Ventilation Capital	-	-	1,000				
Allocation to Capital Reserve	8,708	8,506	8,506	8,317	6,836	8,203	8,203
Total Capital Costs	78,708	8,506	38,506	8,317	6,836	8,203	8,203
Materials & Services Operating							
Roofing Operating							
Roofing Operating General	-	-	-	-	-	-	-
Roof - O - Eavestrough	-	-	-	-	-	-	-
Total Roofing Operating	-	-	-	-	-	-	-
Building Operating							
Building Operating General	1,500	102	4,001	4,000	-	2,000	67
Building - O-Flooring repairs		-	3,892	3,195	-	-	-
Building - O - Mtce Supplies							
Building - O - Glazing/Windo	-	-	-	-	-	-	-
Building - O - Locksmithing	-	-	-	-	30	-	44
Build - O - Janitorial Supplies	-	-	-	-	-	-	-
Build - O - Move Out Repairs	1,000	-	5,000	5,000	-	2,940	-
Build - O - General Hardware	-	346	-	2,000	-	1,000	2,481
Total Building Operating	2,500	448	12,893	14,195	30	5,940	2,591
Electrical Operating							
Electrical Operating Genera	250	229	-	300	71	300	-
Elect - O - Supplies	-	-	-	-	-	-	-
Elect - O - Bulbs & Tubes	-	-	-	-	-	-	-
Elect - O - Annual Inspection	2,000	1,796	1,850	1,850	1,796	1,796	1,796
Total Electrical Operating	2,250	2,025	1,850	2,150	1,867	2,096	1,796
Equipment Operating							
Equip - O - Stove/Fridge Rep	821	610	1,000	750	-	500	990
Total Equipment Operating	821	610	1,000	750	-	500	990
Grounds Operating							
Grounds Operating General	500	-	500	100	763	100	-

Total Grounds Operating	500	-	500	100	763	100	-
Life Safety System							
Life - O - Emergency	100	-	100	100	214	100	-
Total Life Safety System	100	-	100	100	214	100	-
Heating & Ventilation Operating							
Heating & Vent Oper. General	-	-	-	600	-	500	565
Heating & Vent-O-Supplies							
Heating - O - Furnace Clean	1,000	840	1,000	1,000	-	1,400	890
Total Heating & Ventilation Op	1,000	840	1,000	1,600	-	1,900	1,455
Plumbing Operating							
Plumbing Operating General	250	-	200	400	181	-	319
Plumbing O-Hot Water Heat	-	-	-	120	-	100	115
Total Plumbing Operating	250	-	200	520	181	100	435
Painting Operating							
Painting Operating General	-	-	-	-	-	-	-
Painting - O - Units/Move Out	-	-	-	1,000	-	1,000	-
Total Painting Operating	-	-	-	1,000	-	1,000	-
Waste Removal							
Waste Removal General	100	36	100	200	79	200	105
Total Waste Removal	100	36	100	200	79	200	105
Total Materials & Services Operat	7,521	3,957	17,643	20,615	3,133	11,936	7,372
Utilities							
Electricity	291	79	100	318	78	375	206
Fuel							
Fuel	100	65	100	239	66	200	279
Total Fuel	100	65	100	239	66	200	279
Water	9,032	8,769	10,469	3,649	6,776	3,509	8,267
Total Utilities	9,423	8,913	10,669	4,206	6,920	4,084	8,752
Major Costs							
Municipal Property Taxes	13,456	13,064	13,668	13,910	13,270	13,809	13,504
Debentures/Mortgage Interest	10,525	11,577	11,577	12,088	10,139	13,099	13,099
Debenture/Mortgage Principle	50,704	49,624	49,624	48,818	40,616	47,807	47,807
Total Major Costs	74,685	74,266	74,869	74,815	64,025	74,715	74,411
TOTAL EXPENSES	204,764	129,912	175,080	140,948	109,431	131,087	130,953
TOTAL SURPLUS/<DEFICIT>	- 0	16,969 -	0 -	0	20,134 -	0	6,545

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
November 2019

		2019 Approved Budget	2019 YTD Actual (Unaudited)	\$ Variance	2019 YTD Budget	YTD \$ Variance
REVENUE						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	50,244.00	43,118.00	7,126.00	46,057.00	2,939.00
43-005-04	Miscellaneous	7,200.00	7,167.84	32.16	6,600.00	-567.84
	Total Rent Revenue	57,444.00	50,285.84	7,158.16	52,657.00	2,371.16
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	1,283.83	-1,283.83	0.00	-1,283.83
43-020-06	Moveout Charges	0.00	0.00	0.00	0.00	0.00
	Total Tenant Recoveries	0.00	1,283.83	-1,283.83	0.00	-1,283.83
	Bad Debts Revenue					
43-030-04	Recoveries from Write Offs	0.00	3,652.69	-3,652.69	0.00	-3,652.69
	Total Bad Debts	0.00	3,652.69	-3,652.69	0.00	-3,652.69
	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	412.50	-37.50
	Total Sundry Revenue	450.00	450.00	0.00	412.50	-37.50
	Total Revenue from Operations	57,894.00	55,672.36	2,221.64	53,069.50	-2,602.86
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	87,186.00	79,920.50	7,265.50	79,920.50	0.00
	TOTAL REVENUE	145,080.00	135,592.86	9,487.14	132,990.00	-2,602.86
EXPENSES						
	Corporate Costs					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	18,603.00	5,001.66	13,601.34	17,052.75	12,051.09
55-010-03	N. Profit Mgmt.	0.00	12,269.89	-12,269.89	0.00	-12,269.89
55-010-08	Bank Service Charges	0.00	68.03	-68.03	0.00	-68.03
	Total Interest & Other Expenses	18,603.00	17,339.58	1,263.42	17,052.75	-286.83
	Total Corporate Costs	18,603.00	17,339.58	1,263.42	17,052.75	-286.83
	Services					
55-411-03	RGI & App Fee	2,517.00	2,309.12	207.88	2,307.25	-1.87
55-443-02	Credit/Collection Expenses	0.00	631.84	-631.84	0.00	-631.84
	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	6,955.67	-692.00
	Total Corporate Services	7,588.00	7,647.67	-59.67	6,955.67	-692.00

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
November 2019

		2019 Approved Budget	2019 YTD Actual (Unaudited)	\$ Variance	2019 YTD Budget	YTD \$ Variance
	Insurances					
55-490-03	Property General Liability Ins.	4,685.00	3,259.38	1,425.62	4,294.58	1,035.20
55-490-05	Directors/Officers Liab. Ins.	0.00	401.11	-401.11	0.00	-401.11
55-490-07	Property/Boiler Ins.	0.00	547.86	-547.86	0.00	-547.86
	Total Insurances	4,685.00	4,208.35	476.65	4,294.58	86.23
	Total Services	14,790.00	14,796.98	-6.98	13,557.50	-1,239.48
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	7,797.13	708.87	7,797.17	0.04
	Materials & Services Operating					
	Building Operating					
56-207-02	Building Operating General	4,001.00	101.66	3,899.34	3,667.58	3,565.92
56-207-04	Build - O - Flooring Repairs	3,892.00	0.00	3,892.00	3,567.67	3,567.67
56-207-14	Build - O - General Hardware	0.00	168.92	-168.92	0.00	-168.92
56-207-16	Build - O - Move Out Repairs	5,000.00	0.00	5,000.00	4,583.33	4,583.33
	Total Building Operating	12,893.00	270.58	12,622.42	11,818.58	11,548.00
	Electrical Operating					
56-216-02	Electrical Operating General	0.00	228.96	-228.96	0.00	-228.96
56-216-08	Elect - O - Annual Inspections	1,850.00	1,795.66	54.34	1,695.83	-99.83
	Total Electrical Operating	1,850.00	2,024.62	-174.62	1,695.83	-328.79
	Grounds Operating					
56-231-02	Grounds Operating General	500.00	0.00	500.00	458.33	458.33
	Equipment Operating					
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	916.67	916.67
	Total Equipment Operating	1,000.00	0.00	1,000.00	916.67	916.67
	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	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	916.67	916.67
56-237-08	Heating - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Heating & Ventilation Oper.	1,000.00	0.00	1,000.00	916.67	916.67
	Plumbing Operating					
56-238-02	Plumbing Operating General	200.00	0.00	200.00	183.33	183.33
56-238-12	Plumbing - O - Hot Water Heater	0.00	0.00	0.00	0.00	0.00
	Total Plumbing Operating	200.00	0.00	200.00	183.33	183.33
	Waste Removal					
56-250-02	Waste Removal General	100.00	36.00	64.00	91.67	55.67
	Total Materials & Services Operating	17,643.00	2,331.20	15,311.80	16,172.75	13,841.55

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
November 2019

		2019 Approved Budget	2019 YTD Actual (Unaudited)	\$ Variance	2019 YTD Budget	YTD \$ Variance
Utilities						
56-310-02	Electricity	100.00	79.46	20.54	91.67	12.21
56-315-02	Fuel	100.00	64.93	35.07	91.67	26.74
56-320-02	Water	10,469.00	8,769.00	1,700.00	9,596.58	827.58
Total Utilities		10,669.00	8,913.39	1,755.61	9,779.92	866.53
Major Costs						
56-405-02	Municipal Property Taxes	13,668.00	13,064.04	603.96	12,529.00	-535.04
56-440-02	Debentures/Mortgage Interest	11,577.00	10,662.88	914.12	10,612.25	-50.63
56-440-03	Debenture/Mortgage Principle	49,624.00	45,436.44	4,187.56	45,488.67	52.23
Total Major Costs		74,869.00	69,163.36	5,705.64	68,629.92	-533.44
TOTAL EXPENSES		145,080.00	120,341.64	24,738.36	132,990.00	12,648.36
TOTAL SURPLUS (DEFICIT)		0.00	15,251.22	-15,251.22	0.00	-15,251.22

Fort Frances Municipal Non-Profit Housing Corporation
Receivable Aging Report by Property
As at November 30, 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
FFMNP (Christie) (80888001)									
		0.00	0.00	0.00	0.00	0.00	0.00	-0.07	-0.07
		603.00	190.00	190.00	223.00	0.00	0.00	0.00	603.00
		0.00	0.00	0.00	0.00	0.00	0.00	-125.00	-125.00
		409.22	233.00	176.22	0.00	0.00	0.00	0.00	409.22
Total For 80888001		1,012.22	423.00	366.22	223.00	0.00	0.00	-125.07	887.15
FFMNP (Victoria) (80888002)									
		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
		328.38	262.38	0.00	66.00	0.00	0.00	0.00	328.38
		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
		0.00	0.00	0.00	0.00	0.00	0.00	-10.00	-10.00
		1,113.22	291.22	0.00	0.00	0.00	822.00	0.00	1,113.22
		4,912.68	1,162.92	847.00	847.00	220.00	1,835.76	0.00	4,912.68
		0.00	0.00	0.00	0.00	0.00	0.00	-183.00	-183.00
		117.00	5.00	112.00	0.00	0.00	0.00	0.00	117.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
Total For 80888002		6,802.48	1,846.52	959.00	913.00	220.00	2,863.96	-899.25	5,903.23
Grand Total		7,814.70	2,269.52	1,325.22	1,136.00	220.00	2,863.96	-1,024.32	6,790.38

Unit Availability Details

FFMNP.all (3088all)

As Of: 11/30/2019

Showing Pre-Leased: No

Showing Occupied: No

Group By: UnitType

Unit Tenant Name

Tenant	Unit	Tenant Rent Monthly	Unit Rent Monthly	Tenant Deposit	Unit Status Deposit	Days Make Vacant Monthly	Move In	Hold	Hold Until	Notice	Move Out	Lease Sign	Lease From	Lease To
FFMNP (Victoria) (80888002) - Notice Unrented														
UnitType: (3bdFFMNP) 3 bedroom FFMNP (Victoria)														
818	b0162404	787.00	787.00	0.00	0.00	Past	01/05/2020	12/01/2017	No	11/27/2019	12/06/2019	12/01/2017	02/01/2020	01/31/2021
Units	1 Unit	787.00	787.00											
Total	1 Unit	787.00	787.00											
Total for	1 Unit	787.00	787.00											
80888002														
Grand Total	1 Unit	787.00	787.00											
Count														

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
December 2019

		2019 Approved Budget	2019 YTD Actual (Unaudited)	\$ Variance	2019 YTD Budget	YTD \$ Variance
REVENUE						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	50,244.00	46,542.00	3,702.00	50,244.00	3,702.00
43-005-04	Miscellaneous	7,200.00	7,653.84	-453.84	7,200.00	-453.84
	Total Rent Revenue	57,444.00	54,195.84	3,248.16	57,444.00	3,248.16
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	1,396.59	-1,396.59	0.00	-1,396.59
43-020-06	Moveout Charges	0.00	0.00	0.00	0.00	0.00
	Total Tenant Recoveries	0.00	1,396.59	-1,396.59	0.00	-1,396.59
	Bad Debts Revenue					
43-030-04	Recoveries from Write Offs	0.00	3,652.69	-3,652.69	0.00	-3,652.69
	Total Bad Debts	0.00	3,652.69	-3,652.69	0.00	-3,652.69
	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	450.00	0.00
	Total Sundry Revenue	450.00	450.00	0.00	450.00	0.00
	Total Revenue from Operations	57,894.00	59,695.12	-1,801.12	57,894.00	-1,801.12
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	87,186.00	87,186.00	0.00	87,186.00	0.00
	TOTAL REVENUE	145,080.00	146,881.12	-1,801.12	145,080.00	-1,801.12
EXPENSES						
	Corporate Costs					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	18,603.00	5,458.50	13,144.50	18,603.00	13,144.50
55-010-03	N. Profit Mgmt.	0.00	13,390.59	-13,390.59	0.00	-13,390.59
55-010-08	Bank Service Charges	0.00	73.25	-73.25	0.00	-73.25
	Total Interest & Other Expenses	18,603.00	18,922.34	-319.34	18,603.00	-319.34
	Total Corporate Costs	18,603.00	18,922.34	-319.34	18,603.00	-319.34
	Services					
55-411-03	RGI & App Fee	2,517.00	2,515.00	2.00	2,517.00	2.00
55-443-02	Credit/Collection Expenses	0.00	631.84	-631.84	0.00	-631.84
	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	7,588.00	-59.67
	Total Corporate Services	7,588.00	7,647.67	-59.67	7,588.00	-59.67
	Insurances					
55-490-03	Property General Liability Ins.	4,685.00	3,582.59	1,102.41	4,685.00	1,102.41
55-490-05	Directors/Officers Liab. Ins.	0.00	443.12	-443.12	0.00	-443.12
55-490-07	Property/Boiler Ins.	0.00	600.22	-600.22	0.00	-600.22
	Total Insurances	4,685.00	4,625.93	59.07	4,685.00	59.07

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
December 2019

		2019 Approved Budget	2019 YTD Actual (Unaudited)	\$ Variance	2019 YTD Budget	YTD \$ Variance
Total Services		14,790.00	15,420.44	-630.44	14,790.00	-630.44
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	8,506.00	0.00	8,506.00	0.00
Materials & Services Operating						
Building Operating						
56-207-02	Building Operating General	4,001.00	101.66	3,899.34	4,001.00	3,899.34
56-207-04	Build - O - Flooring Repairs	3,892.00	0.00	3,892.00	3,892.00	3,892.00
56-207-14	Build - O - General Hardware	0.00	345.95	-345.95	0.00	-345.95
56-207-16	Build - O - Move Out Repairs	5,000.00	0.00	5,000.00	5,000.00	5,000.00
Total Building Operating		12,893.00	447.61	12,445.39	12,893.00	12,445.39
Electrical Operating						
56-216-02	Electrical Operating General	0.00	228.96	-228.96	0.00	-228.96
56-216-08	Elect - O - Annual Inspections	1,850.00	1,795.66	54.34	1,850.00	54.34
Total Electrical Operating		1,850.00	2,024.62	-174.62	1,850.00	-174.62
Grounds Operating						
56-231-02	Grounds Operating General	500.00	0.00	500.00	500.00	500.00
Equipment Operating						
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	609.54	390.46	1,000.00	390.46
Total Equipment Operating		1,000.00	609.54	390.46	1,000.00	390.46
Life Safety System						
56-235-03	Life - O - Emergency	100.00	0.00	100.00	100.00	100.00
Heating & Ventilation Operating						
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	839.52	160.48	1,000.00	160.48
56-237-08	Heating - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
Total Heating & Ventilation Oper.		1,000.00	839.52	160.48	1,000.00	160.48
Plumbing Operating						
56-238-02	Plumbing Operating General	200.00	0.00	200.00	200.00	200.00
56-238-12	Plumbing - O - Hot Water Heater	0.00	0.00	0.00	0.00	0.00
Total Plumbing Operating		200.00	0.00	200.00	200.00	200.00
Waste Removal						
56-250-02	Waste Removal General	100.00	36.00	64.00	100.00	64.00
Total Materials & Services Operating		17,643.00	3,957.29	13,685.71	17,643.00	13,685.71
Utilities						
56-310-02	Electricity	100.00	79.46	20.54	100.00	20.54
56-315-02	Fuel	100.00	64.93	35.07	100.00	35.07
56-320-02	Water	10,469.00	8,769.00	1,700.00	10,469.00	1,700.00
Total Utilities		10,669.00	8,913.39	1,755.61	10,669.00	1,755.61
Major Costs						
56-405-02	Municipal Property Taxes	13,668.00	13,064.04	603.96	13,668.00	603.96

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
December 2019

		2019 Approved Budget	2019 YTD Actual (Unaudited)	\$ Variance	2019 YTD Budget	YTD \$ Variance
56-440-02	Debentures/Mortgage Interest	11,577.00	11,577.31	-0.31	11,577.00	-0.31
56-440-03	Debenture/Mortgage Principle	49,624.00	49,624.39	-0.39	49,624.00	-0.39
	Total Major Costs	74,869.00	74,265.74	603.26	74,869.00	603.26
	TOTAL EXPENSES	145,080.00	129,985.20	15,094.80	145,080.00	15,094.80
	TOTAL SURPLUS (DEFICIT)	0.00	16,895.92	-16,895.92	0.00	-16,895.92

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

		2019 Approved Budget	2019 YTD Actual (Unaudited)	\$ Variance
Contribution from Reserves				
45-500-03	Contribution from Reserve Funds	30,000.00	0.00	30,000.00
Total Contribution from Reserves		30,000.00	0.00	30,000.00
Capital Costs				
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
Total Capital Costs		30,000.00	0.00	30,000.00
TOTAL SURPLUS (DEFICIT)		0.00	0.00	0.00

Fort Frances Municipal Non-Profit Housing Corporation
Receivable Aging Report by Property
As at December 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
FFMNP (Christie) (808880001)									
		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	-36.00	-36.00
		0.00	0.00	0.00	0.00	0.00	0.00	-126.00	-126.00
		642.22	233.00	233.00	0.00	176.22	0.00	0.00	642.22
Total For	808880001	642.22	233.00	233.00	0.00	176.22	0.00	-162.07	480.15
FFMNP (Victoria) (808880002)									
		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
		328.38	0.00	262.38	0.00	0.00	66.00	0.00	328.38
		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
		1,113.22	0.00	291.22	0.00	0.00	822.00	0.00	1,113.22
		5,189.44	276.76	1,162.92	0.00	847.00	2,902.76	0.00	5,189.44
		0.00	0.00	0.00	0.00	0.00	0.00	-183.00	-183.00
		0.00	0.00	0.00	0.00	0.00	0.00	-38.00	-38.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
Total For	808880002	6,962.24	401.76	1,716.52	0.00	847.00	3,996.96	-927.25	6,034.99
Grand Total		7,604.46	634.76	1,949.52	0.00	1,023.22	3,996.96	-1,089.32	6,515.14

Unit Availability Details

FFMNP all (8088all)

As Of: 12/31/2019

Showing Pre-Leased: No

Showing Occupied: No

Group By: Unit Type

Unit Tenant Name

Unit	Tenant	Name	Tenant Rent Monthly	Unit Rent Monthly	Tenant Deposit	Unit Status Deposit	Days Make Vacant Ready	Move In	Hold	Hold Unit	Notice	Move Out	Lease Sign	Lease From	Lease To
FFMNP (Victoria) (80888002) - Vacant Unrented Not Ready															
UnitType: (3bdFFMV) 3 bedroom FFMNP (Victoria)															
818			0.00	787.00	0.00	0.00	25 01/05/2020		No						
Units		1 Unit	0.00	787.00											
Total		1 Unit	0.00	787.00											
Total for 80888002		1 Unit	0.00	787.00											
Grand Total		1 Unit	0.00	787.00											
Count															

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
January 2020

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
REVENUE						
Revenue from Operations						
Rent Revenue						
43-005-03	Rent	0.00	3,060.90	-3,060.90	0.00	-3,060.90
43-005-04	Miscellaneous	0.00	489.68	-489.68	0.00	-489.68
	Total Rent Revenue	0.00	3,550.58	-3,550.58	0.00	-3,550.58
Tenant Recoveries						
43-020-03	Tenant Recoveries	0.00	43.75	-43.75	0.00	-43.75
Sundry Revenue						
43-040-02	Sundry Revenue Other	0.00	0.00	0.00	0.00	0.00
43-040-07	Air Conditioner Charges	0.00	0.00	0.00	0.00	0.00
	Total Sundry Revenue	0.00	0.00	0.00	0.00	0.00
	Total Revenue from Operations	0.00	3,594.33	-3,594.33	0.00	-3,594.33
Other Revenue						
45-500-01	Mun/Federal Subsidy (DSSAB)	0.00	7,202.84	-7,202.84	0.00	-7,202.84
	TOTAL REVENUE	0.00	10,797.17	-10,797.17	0.00	-10,797.17
EXPENSES						
Corporate Costs						
Interest & Other Expenses						
55-010-02	N. Profit Admin	0.00	456.84	-456.84	0.00	-456.84
55-010-03	N. Profit Mgmt.	0.00	1,120.70	-1,120.70	0.00	-1,120.70
55-010-08	Bank Service Charges	0.00	5.70	-5.70	0.00	-5.70
	Total Interest & Other Expenses	0.00	1,583.24	-1,583.24	0.00	-1,583.24
	Total Corporate Costs	0.00	1,583.24	-1,583.24	0.00	-1,583.24
Services						
55-411-03	RGI & App Fee	0.00	215.84	-215.84	0.00	-215.84
55-443-02	Credit/Collection Expenses	0.00	0.00	0.00	0.00	0.00
Corporate Services						
55-456-06	Legal	0.00	0.00	0.00	0.00	0.00
55-456-07	Audit	0.00	0.00	0.00	0.00	0.00
	Total Corporate Services	0.00	0.00	0.00	0.00	0.00
Insurances						
55-490-03	Property General Liability Ins.	0.00	323.21	-323.21	0.00	-323.21
55-490-05	Directors/Officers Liab. Ins.	0.00	42.01	-42.01	0.00	-42.01
55-490-07	Property/Boiler Ins.	0.00	52.36	-52.36	0.00	-52.36
	Total Insurances	0.00	417.58	-417.58	0.00	-417.58
	Total Services	0.00	633.42	-633.42	0.00	-633.42
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	0.00	725.67	-725.67	0.00	-725.67

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
January 2020

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
Materials & Services Operating						
Building Operating						
56-207-02	Building Operating General	0.00	0.00	0.00	0.00	0.00
56-207-04	Build - O - Flooring Repairs	0.00	0.00	0.00	0.00	0.00
56-207-16	Build - O - Move Out Repairs	0.00	0.00	0.00	0.00	0.00
	Total Building Operating	0.00	0.00	0.00	0.00	0.00
Electrical Operating						
56-216-02	Electrical Operating General	0.00	0.00	0.00	0.00	0.00
56-216-08	Elect - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Electrical Operating	0.00	0.00	0.00	0.00	0.00
Grounds Operating						
56-231-02	Grounds Operating General	0.00	0.00	0.00	0.00	0.00
Equipment Operating						
56-225-02	Equip - O - General	0.00	0.00	0.00	0.00	0.00
56-225-03	Equip - O - Stove/Fridge Repair	0.00	0.00	0.00	0.00	0.00
	Total Equipment Operating	0.00	0.00	0.00	0.00	0.00
Life Safety System						
56-235-03	Life - O - Emergency	0.00	0.00	0.00	0.00	0.00
Heating & Ventilation Operating						
56-237-02	Heating & Vent Oper. General	0.00	0.00	0.00	0.00	0.00
56-237-06	Heating - O - Furnace Cleaning	0.00	0.00	0.00	0.00	0.00
56-237-08	Heating - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Heating & Ventilation Oper.	0.00	0.00	0.00	0.00	0.00
Plumbing Operating						
56-238-02	Plumbing Operating General	0.00	0.00	0.00	0.00	0.00
56-238-12	Plumbing - O - Hot Water Heater	0.00	0.00	0.00	0.00	0.00
	Total Plumbing Operating	0.00	0.00	0.00	0.00	0.00
Waste Removal						
56-250-02	Waste Removal General	0.00	0.00	0.00	0.00	0.00
	Total Materials & Services Operating	0.00	0.00	0.00	0.00	0.00
Utilities						
56-310-02	Electricity	0.00	0.00	0.00	0.00	0.00
56-315-02	Fuel	0.00	0.00	0.00	0.00	0.00
56-320-02	Water	0.00	0.00	0.00	0.00	0.00
	Total Utilities	0.00	0.00	0.00	0.00	0.00
Major Costs						
56-405-02	Municipal Property Taxes	0.00	0.00	0.00	0.00	0.00
56-440-02	Debentures/Mortgage Interest	0.00	937.08	-937.08	0.00	-937.08
56-440-03	Debenture/Mortgage Principle	0.00	4,165.30	-4,165.30	0.00	-4,165.30
	Total Major Costs	0.00	5,102.38	-5,102.38	0.00	-5,102.38
	TOTAL EXPENSES	0.00	8,044.71	-8,044.71	0.00	-8,044.71
	TOTAL SURPLUS (DEFICIT)	0.00	2,752.46	-2,752.46	0.00	-2,752.46

Fort Frances Municipal Non-Profit Housing Corporation
 Receivable Aging Report by Property
 As at January 31, 2020

Legal Entity	Property	Current	0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Pre-Payments	Total Owed
FFMNP (Christie) (80888001)									
		Owed	Owed	Owed	Owed	Owed	Owed		
		0.00	0.00	0.00	0.00	0.00	0.00	-0.07	-0.07
		225.00	225.00	0.00	0.00	0.00	0.00	0.00	225.00
		48.00	48.00	0.00	0.00	0.00	0.00	0.00	48.00
		679.80	233.00	0.00	233.00	213.80	0.00	0.00	679.80
Total For 80888001		952.80	506.00	0.00	233.00	213.80	0.00	-0.07	952.73
FFMNP (Victoria) (80888002)									
		0.00	0.00	0.00	0.00	0.00	0.00	-516.25	-516.25
		0.00	0.00	0.00	0.00	0.00	0.00	-7.00	-7.00
		328.38	0.00	0.00	262.38	0.00	66.00	0.00	328.38
		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
		0.00	0.00	0.00	0.00	0.00	0.00	-10.00	-10.00
		1,113.22	0.00	0.00	291.22	0.00	822.00	0.00	1,113.22
		5,189.44	0.00	112.76	479.92	847.00	3,749.76	0.00	5,189.44
		0.00	0.00	0.00	0.00	0.00	0.00	-183.00	-183.00
		0.00	0.00	0.00	0.00	0.00	0.00	-38.00	-38.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
Total For 80888002		6,962.24	125.00	112.76	1,033.52	847.00	4,843.96	-754.25	6,207.99
Grand Total		7,915.04	631.00	112.76	1,266.52	1,060.80	4,843.96	-754.32	7,160.72

Unit Availability Details

FFMNP all (.8088all)

As Of: 01/31/2020

Showing Pre-Leased: No

Showing Occupied: No

Group By: UnitType

Unit Tenant Name

Unit	Tenant	Name	Tenant Rent Monthly	Unit Rent Monthly	Tenant Deposit	Unit Status	Days Make Vacant Ready	Move In	Hold	Hold Until	Notice	Move Out	Lease Sign	Lease From	Lease To
FFMNP (Christie) (80888001) - Vacant Unrented Not Ready															
UnitType: (2bdFFMC) 2 bedroom FFMNP (Christie)															
813			0.00	755.00	0.00	0.00 (Skip)	26 02/04/2020		No						
		1 Unit	0.00	755.00											
		Units Count:													
		Total	0.00	755.00											
		Total for 80888001	0.00	755.00											
FFMNP (Victoria) (80888002) - Vacant Unrented Not Ready															
UnitType: (3bdFFMV) 3 bedroom FFMNP (Victoria)															
818			0.00	787.00	0.00	0.00	56 01/05/2020		No						
		1 Unit	0.00	787.00											
		Units Count:													
		Total	0.00	787.00											
		Total for 80888002	0.00	787.00											
		Grand Total Count	0.00	1,542.00											

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
February 2020

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
REVENUE						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	0.00	6,163.90	-6,163.90	0.00	-6,163.90
43-005-04	Miscellaneous	0.00	969.68	-969.68	0.00	-969.68
43-005-10	Forgiveness or Rent Waivers	0.00	-54.00	54.00	0.00	54.00
	Total Rent Revenue	0.00	7,079.58	-7,079.58	0.00	-7,079.58
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	106.86	-106.86	0.00	-106.86
43-020-06	Moveout Charges	0.00	3,027.17	-3,027.17	0.00	-3,027.17
	Total Tenant Recoveries	0.00	3,134.03	-3,134.03	0.00	-3,134.03
	Sundry Revenue					
43-040-02	Sundry Revenue Other	0.00	0.00	0.00	0.00	0.00
43-040-07	Air Conditioner Charges	0.00	0.00	0.00	0.00	0.00
	Total Sundry Revenue	0.00	0.00	0.00	0.00	0.00
	Total Revenue from Operations	0.00	10,213.61	-10,213.61	0.00	-10,213.61
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	0.00	14,405.68	-14,405.68	0.00	-14,405.68
	TOTAL REVENUE	0.00	24,619.29	-24,619.29	0.00	-24,619.29
EXPENSES						
	Corporate Costs					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	0.00	913.68	-913.68	0.00	-913.68
55-010-03	N. Profit Mgmt.	0.00	2,241.40	-2,241.40	0.00	-2,241.40
55-010-08	Bank Service Charges	0.00	11.58	-11.58	0.00	-11.58
	Total Interest & Other Expenses	0.00	3,166.66	-3,166.66	0.00	-3,166.66
	Total Corporate Costs	0.00	3,166.66	-3,166.66	0.00	-3,166.66
	Services					
55-411-03	RGI & App Fee	0.00	431.68	-431.68	0.00	-431.68
55-443-02	Credit/Collection Expenses	0.00	0.00	0.00	0.00	0.00
	Corporate Services					
55-456-06	Legal	0.00	0.00	0.00	0.00	0.00
55-456-07	Audit	0.00	0.00	0.00	0.00	0.00
	Total Corporate Services	0.00	0.00	0.00	0.00	0.00
	Insurances					
55-490-03	Property General Liability Ins.	0.00	646.42	-646.42	0.00	-646.42
55-490-05	Directors/Officers Liab. Ins.	0.00	84.02	-84.02	0.00	-84.02
55-490-07	Property/Boiler Ins.	0.00	104.72	-104.72	0.00	-104.72
	Total Insurances	0.00	835.16	-835.16	0.00	-835.16
	Total Services	0.00	1,266.84	-1,266.84	0.00	-1,266.84
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	0.00	1,451.34	-1,451.34	0.00	-1,451.34
	Materials & Services Operating					

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
February 2020

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
	Building Operating					
56-207-02	Building Operating General	0.00	537.51	-537.51	0.00	-537.51
56-207-04	Build - O - Flooring Repairs	0.00	0.00	0.00	0.00	0.00
56-207-16	Build - O - Move Out Repairs	0.00	0.00	0.00	0.00	0.00
	Total Building Operating	0.00	537.51	-537.51	0.00	-537.51
	Electrical Operating					
56-216-02	Electrical Operating General	0.00	0.00	0.00	0.00	0.00
56-216-08	Elect - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Electrical Operating	0.00	0.00	0.00	0.00	0.00
	Grounds Operating					
56-231-02	Grounds Operating General	0.00	0.00	0.00	0.00	0.00
	Equipment Operating					
56-225-02	Equip - O - General	0.00	0.00	0.00	0.00	0.00
56-225-03	Equip - O - Stove/Fridge Repair	0.00	0.00	0.00	0.00	0.00
	Total Equipment Operating	0.00	0.00	0.00	0.00	0.00
	Life Safety System					
56-235-03	Life - O - Emergency	0.00	0.00	0.00	0.00	0.00
	Heating & Ventilation Operating					
56-237-02	Heating & Vent Oper. General	0.00	0.00	0.00	0.00	0.00
56-237-06	Heating - O - Furnace Cleaning	0.00	0.00	0.00	0.00	0.00
56-237-08	Heating - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Heating & Ventilation Oper.	0.00	0.00	0.00	0.00	0.00
	Plumbing Operating					
56-238-02	Plumbing Operating General	0.00	0.00	0.00	0.00	0.00
56-238-12	Plumbing - O - Hot Water Heater	0.00	17.97	-17.97	0.00	-17.97
	Total Plumbing Operating	0.00	17.97	-17.97	0.00	-17.97
	Waste Removal					
56-250-02	Waste Removal General	0.00	0.00	0.00	0.00	0.00
	Total Materials & Services Operating	0.00	555.48	-555.48	0.00	-555.48
	Utilities					
56-310-02	Electricity	0.00	0.00	0.00	0.00	0.00
56-315-02	Fuel	0.00	0.00	0.00	0.00	0.00
56-320-02	Water	0.00	0.00	0.00	0.00	0.00
	Total Utilities	0.00	0.00	0.00	0.00	0.00
	Major Costs					
56-405-02	Municipal Property Taxes	0.00	3,266.01	-3,266.01	0.00	-3,266.01
56-440-02	Debentures/Mortgage Interest	0.00	1,863.80	-1,863.80	0.00	-1,863.80
56-440-03	Debenture/Mortgage Principle	0.00	8,340.96	-8,340.96	0.00	-8,340.96
	Total Major Costs	0.00	13,470.77	-13,470.77	0.00	-13,470.77
	TOTAL EXPENSES	0.00	19,911.09	-19,911.09	0.00	-19,911.09
	TOTAL SURPLUS (DEFICIT)	0.00	4,708.20	-4,708.20	0.00	-4,708.20

Fort Frances Municipal Non-Profit Housing Corporation
 Receivable Aging Report by Property
 As at February 29, 2020

Legal Entity	Property	Current	0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Pre-Payments	Total Owed
FFMNP (Christie) (80888001)									
		0.00	0.00	0.00	0.00	0.00	0.00	-0.07	-0.07
		27.00	27.00	0.00	0.00	0.00	0.00	0.00	27.00
		679.80	0.00	233.00	233.00	213.80	0.00	0.00	679.80
	Total For 80888001	706.80	27.00	233.00	233.00	213.80	0.00	-0.07	706.73
FFMNP (Victoria) (80888002)									
		0.00	0.00	0.00	0.00	0.00	0.00	-333.25	-333.25
		0.00	0.00	0.00	0.00	0.00	0.00	-7.00	-7.00
		328.38	0.00	0.00	0.00	262.38	66.00	0.00	328.38
		208.20	0.00	0.00	0.00	0.00	208.20	0.00	208.20
		188.11	188.11	0.00	0.00	0.00	0.00	0.00	188.11
		1,113.22	0.00	0.00	0.00	291.22	822.00	0.00	1,113.22
		8,216.61	3,027.17	0.00	276.76	1,162.92	3,749.76	0.00	8,216.61
		0.00	0.00	0.00	0.00	0.00	0.00	-183.00	-183.00
		0.00	0.00	0.00	0.00	0.00	0.00	-38.00	-38.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
	Total For 80888002	10,052.52	3,215.28	0.00	276.76	1,716.52	4,843.96	-561.25	9,491.27
Grand Total									
		10,759.32	3,242.28	233.00	509.76	1,930.32	4,843.96	-561.32	10,198.00

Unit Availability Details

FFMNP.all (8088all)

As Of: 02/29/2020

Showing Pre-Leased: No

Showing Occupied: No

Group By: UnitType

Unit	Tenant	Name	Tenant Rent Monthly	Unit Rent Monthly	Tenant Deposit	Unit Deposit	Days Vacant	Make Ready	Move In	Hold	Hold Until	Notice	Move Out	Lease Sign	Lease From	Lease To
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Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
March 2020

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
REVENUE						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	0.00	9,542.90	-9,542.90	0.00	-9,542.90
43-005-04	Miscellaneous	0.00	1,546.68	-1,546.68	0.00	-1,546.68
43-005-10	Forgiveness or Rent Waivers	0.00	-54.00	54.00	0.00	54.00
	Total Rent Revenue	0.00	11,035.58	-11,035.58	0.00	-11,035.58
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	404.08	-404.08	0.00	-404.08
43-020-06	Moveout Charges	0.00	3,027.17	-3,027.17	0.00	-3,027.17
	Total Tenant Recoveries	0.00	3,431.25	-3,431.25	0.00	-3,431.25
	Sundry Revenue					
43-040-02	Sundry Revenue Other	0.00	0.00	0.00	0.00	0.00
43-040-07	Air Conditioner Charges	0.00	0.00	0.00	0.00	0.00
	Total Sundry Revenue	0.00	0.00	0.00	0.00	0.00
	Total Revenue from Operations	0.00	14,466.83	-14,466.83	0.00	-14,466.83
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	0.00	21,608.52	-21,608.52	0.00	-21,608.52
	TOTAL REVENUE	0.00	36,075.35	-36,075.35	0.00	-36,075.35
EXPENSES						
	Corporate Costs					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	0.00	1,370.52	-1,370.52	0.00	-1,370.52
55-010-03	N. Profit Mgmt.	0.00	3,362.10	-3,362.10	0.00	-3,362.10
55-010-08	Bank Service Charges	0.00	17.27	-17.27	0.00	-17.27
	Total Interest & Other Expenses	0.00	4,749.89	-4,749.89	0.00	-4,749.89
	Total Corporate Costs	0.00	4,749.89	-4,749.89	0.00	-4,749.89
	Services					
55-411-03	RGI & App Fee	0.00	647.52	-647.52	0.00	-647.52
55-443-02	Credit/Collection Expenses	0.00	0.00	0.00	0.00	0.00
	Corporate Services					
55-456-06	Legal	0.00	0.00	0.00	0.00	0.00
55-456-07	Audit	0.00	0.00	0.00	0.00	0.00
	Total Corporate Services	0.00	0.00	0.00	0.00	0.00
	Insurances					
55-490-03	Property General Liability Ins.	0.00	969.63	-969.63	0.00	-969.63
55-490-05	Directors/Officers Liab. Ins.	0.00	126.03	-126.03	0.00	-126.03
55-490-07	Property/Boiler Ins.	0.00	157.08	-157.08	0.00	-157.08
	Total Insurances	0.00	1,252.74	-1,252.74	0.00	-1,252.74
	Total Services	0.00	1,900.26	-1,900.26	0.00	-1,900.26
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	0.00	2,177.01	-2,177.01	0.00	-2,177.01

Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
March 2020

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
Materials & Services Operating						
	Building Operating					
56-207-02	Building Operating General	0.00	694.10	-694.10	0.00	-694.10
56-207-04	Build - O - Flooring Repairs	0.00	0.00	0.00	0.00	0.00
56-207-16	Build - O - Move Out Repairs	0.00	0.00	0.00	0.00	0.00
	Total Building Operating	0.00	694.10	-694.10	0.00	-694.10
	Electrical Operating					
56-216-02	Electrical Operating General	0.00	1,138.03	-1,138.03	0.00	-1,138.03
56-216-08	Elect - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Electrical Operating	0.00	1,138.03	-1,138.03	0.00	-1,138.03
	Grounds Operating					
56-231-02	Grounds Operating General	0.00	193.34	-193.34	0.00	-193.34
	Total Grounds Operating	0.00	193.34	-193.34	0.00	-193.34
	Equipment Operating					
56-225-02	Equip - O - General	0.00	0.00	0.00	0.00	0.00
56-225-03	Equip - O - Stove/Fridge Repair	0.00	599.37	-599.37	0.00	-599.37
	Total Equipment Operating	0.00	599.37	-599.37	0.00	-599.37
	Life Safety System					
56-235-03	Life - O - Emergency	0.00	0.00	0.00	0.00	0.00
	Heating & Ventilation Operating					
56-237-02	Heating & Vent Oper. General	0.00	0.00	0.00	0.00	0.00
56-237-06	Heating - O - Furnace Cleaning	0.00	0.00	0.00	0.00	0.00
56-237-08	Heating - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Heating & Ventilation Oper.	0.00	0.00	0.00	0.00	0.00
	Plumbing Operating					
56-238-02	Plumbing Operating General	0.00	0.00	0.00	0.00	0.00
56-238-12	Plumbing - O - Hot Water Heater	0.00	53.97	-53.97	0.00	-53.97
	Total Plumbing Operating	0.00	53.97	-53.97	0.00	-53.97
	Waste Removal					
56-250-02	Waste Removal General	0.00	77.00	-77.00	0.00	-77.00
	Total Materials & Services Operating	0.00	2,755.81	-2,755.81	0.00	-2,755.81
	Utilities					
56-310-02	Electricity	0.00	0.00	0.00	0.00	0.00
56-315-02	Fuel	0.00	0.00	0.00	0.00	0.00
56-320-02	Water	0.00	1,801.00	-1,801.00	0.00	-1,801.00
	Total Utilities	0.00	1,801.00	-1,801.00	0.00	-1,801.00
	Major Costs					
56-405-02	Municipal Property Taxes	0.00	6,532.01	-6,532.01	0.00	-6,532.01
56-440-02	Debentures/Mortgage Interest	0.00	2,723.37	-2,723.37	0.00	-2,723.37
56-440-03	Debenture/Mortgage Principle	0.00	12,583.77	-12,583.77	0.00	-12,583.77
	Total Major Costs	0.00	21,839.15	-21,839.15	0.00	-21,839.15
	TOTAL EXPENSES	0.00	35,223.12	-35,223.12	0.00	-35,223.12

Fort Frances Municipal Non-Profit Housing Corporation
 Receivable Aging Report by Property
 As at March 31, 2020

Legal Entity	Property	Current	0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Pre-Payments	Total
		Owed	Owed	Owed	Owed	Owed	Owed		Owed
FFMNP (Christie) (808880001)									
10000014		0.00	0.00	0.00	0.00	0.00	0.00	-0.07	-0.07
10000014		561.00	561.00	0.00	0.00	0.00	0.00	0.00	561.00
10000014		0.00	0.00	0.00	0.00	0.00	0.00	-155.00	-155.00
10000014		6.00	6.00	0.00	0.00	0.00	0.00	0.00	6.00
10000014		977.02	297.22	0.00	233.00	0.00	446.80	0.00	977.02
Total For 808880001		1,544.02	864.22	0.00	233.00	0.00	446.80	-155.07	1,388.95
FFMNP (Victoria) (808880002)									
10000014		0.00	0.00	0.00	0.00	0.00	0.00	-665.25	-665.25
10000014		0.00	0.00	0.00	0.00	0.00	0.00	-183.00	-183.00
10000014		0.00	0.00	0.00	0.00	0.00	0.00	-7.00	-7.00
10000014		328.38	0.00	0.00	0.00	0.00	328.38	0.00	328.38
10000014		208.20	0.00	0.00	0.00	0.00	208.20	0.00	208.20
10000014		188.11	183.00	5.11	0.00	0.00	0.00	0.00	188.11
10000014		650.00	650.00	0.00	0.00	0.00	0.00	0.00	650.00
10000014		1,113.22	0.00	0.00	0.00	0.00	1,113.22	0.00	1,113.22
10000014		8,216.61	0.00	3,027.17	0.00	112.76	5,076.68	0.00	8,216.61
10000014		0.00	0.00	0.00	0.00	0.00	0.00	-183.00	-183.00
10000014		0.00	0.00	0.00	0.00	0.00	0.00	-38.00	-38.00
10000014		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
Total For 808880002		10,702.52	833.00	3,032.28	0.00	112.76	6,724.48	-1,076.25	9,626.27
Grand Total		12,246.54	1,697.22	3,032.28	233.00	112.76	7,171.28	-1,231.32	11,015.22

Unit Availability Details

FFMNP.all (.3088all)

As Of: 03/31/2020

Showing Pre-Leased: No

Showing Occupied: No

Group By: UnitType

Unit Tenant Name

Tenant Rent Monthly	Unit Rent Monthly	Tenant Deposit	Unit Status Deposit	Days Make Vacant Ready	Move In	Hold	Hold Until	Notice	Move Out	Lease Sign	Lease From	Lease To
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Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
April 2020

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
REVENUE						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	0.00	12,958.90	-12,958.90	0.00	-12,958.90
43-005-04	Miscellaneous	0.00	2,146.68	-2,146.68	0.00	-2,146.68
43-005-10	Forgiveness or Rent Waivers	0.00	-54.00	54.00	0.00	54.00
	Total Rent Revenue	0.00	15,051.58	-15,051.58	0.00	-15,051.58
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	479.08	-479.08	0.00	-479.08
43-020-06	Moveout Charges	0.00	3,027.17	-3,027.17	0.00	-3,027.17
	Total Tenant Recoveries	0.00	3,506.25	-3,506.25	0.00	-3,506.25
	Sundry Revenue					
43-040-02	Sundry Revenue Other	0.00	0.00	0.00	0.00	0.00
43-040-07	Air Conditioner Charges	0.00	0.00	0.00	0.00	0.00
	Total Sundry Revenue	0.00	0.00	0.00	0.00	0.00
	Total Revenue from Operations	0.00	18,557.83	-18,557.83	0.00	-18,557.83
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	0.00	28,811.36	-28,811.36	0.00	-28,811.36
	TOTAL REVENUE	0.00	47,369.19	-47,369.19	0.00	-47,369.19
EXPENSES						
	Corporate Costs					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	0.00	1,835.36	-1,835.36	0.00	-1,835.36
55-010-03	N. Profit Mgmt.	0.00	4,502.43	-4,502.43	0.00	-4,502.43
55-010-08	Bank Service Charges	0.00	21.27	-21.27	0.00	-21.27
	Total Interest & Other Expenses	0.00	6,359.06	-6,359.06	0.00	-6,359.06
	Total Corporate Costs	0.00	6,359.06	-6,359.06	0.00	-6,359.06
	Services					
55-411-03	RGI & App Fee	0.00	863.36	-863.36	0.00	-863.36
55-443-02	Credit/Collection Expenses	0.00	0.00	0.00	0.00	0.00
	Corporate Services					
55-456-06	Legal	0.00	0.00	0.00	0.00	0.00
55-456-07	Audit	0.00	0.00	0.00	0.00	0.00
	Total Corporate Services	0.00	0.00	0.00	0.00	0.00
	Insurances					
55-490-03	Property General Liability Ins.	0.00	1,292.84	-1,292.84	0.00	-1,292.84
55-490-05	Directors/Officers Liab. Ins.	0.00	168.04	-168.04	0.00	-168.04
55-490-07	Property/Boiler Ins.	0.00	209.44	-209.44	0.00	-209.44
	Total Insurances	0.00	1,670.32	-1,670.32	0.00	-1,670.32
	Total Services	0.00	2,533.68	-2,533.68	0.00	-2,533.68
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
56-101-03	Allocation to Capital Reserve	0.00	2,902.68	-2,902.68	0.00	-2,902.68
Materials & Services Operating						
Building Operating						
56-207-02	Building Operating General	0.00	694.10	-694.10	0.00	-694.10
56-207-04	Build - O - Flooring Repairs	0.00	0.00	0.00	0.00	0.00
56-207-16	Build - O - Move Out Repairs	0.00	0.00	0.00	0.00	0.00
	Total Building Operating	0.00	694.10	-694.10	0.00	-694.10
Electrical Operating						
56-216-02	Electrical Operating General	0.00	1,138.03	-1,138.03	0.00	-1,138.03
56-216-08	Elect - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Electrical Operating	0.00	1,138.03	-1,138.03	0.00	-1,138.03
Grounds Operating						
56-231-02	Grounds Operating General	0.00	193.34	-193.34	0.00	-193.34
	Total Grounds Operating	0.00	193.34	-193.34	0.00	-193.34
Equipment Operating						
56-225-02	Equip - O - General	0.00	0.00	0.00	0.00	0.00
56-225-03	Equip - O - Stove/Fridge Repair	0.00	599.37	-599.37	0.00	-599.37
	Total Equipment Operating	0.00	599.37	-599.37	0.00	-599.37
Life Safety System						
56-235-03	Life - O - Emergency	0.00	0.00	0.00	0.00	0.00
Heating & Ventilation Operating						
56-237-02	Heating & Vent Oper. General	0.00	0.00	0.00	0.00	0.00
56-237-06	Heating - O - Furnace Cleaning	0.00	0.00	0.00	0.00	0.00
56-237-08	Heating - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Heating & Ventilation Oper.	0.00	0.00	0.00	0.00	0.00
Plumbing Operating						
56-238-02	Plumbing Operating General	0.00	0.00	0.00	0.00	0.00
56-238-12	Plumbing - O - Hot Water Heater	0.00	53.97	-53.97	0.00	-53.97
	Total Plumbing Operating	0.00	53.97	-53.97	0.00	-53.97
Waste Removal						
56-250-02	Waste Removal General	0.00	77.00	-77.00	0.00	-77.00
	Total Materials & Services Operating	0.00	2,755.81	-2,755.81	0.00	-2,755.81
Utilities						
56-310-02	Electricity	0.00	0.00	0.00	0.00	0.00
56-315-02	Fuel	0.00	0.00	0.00	0.00	0.00
56-320-02	Water	0.00	1,801.00	-1,801.00	0.00	-1,801.00
	Total Utilities	0.00	1,801.00	-1,801.00	0.00	-1,801.00
Major Costs						
56-405-02	Municipal Property Taxes	0.00	6,532.01	-6,532.01	0.00	-6,532.01
56-440-02	Debentures/Mortgage Interest	0.00	3,634.33	-3,634.33	0.00	-3,634.33
56-440-03	Debenture/Mortgage Principle	0.00	16,775.19	-16,775.19	0.00	-16,775.19
	Total Major Costs	0.00	26,941.53	-26,941.53	0.00	-26,941.53
	TOTAL EXPENSES	0.00	43,293.76	-43,293.76	0.00	-43,293.76

Fort Frances Municipal Non-Profit Housing Corporation
Capital Statement
April 30, 2020

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance
Contribution from Reserves				
45-500-03	Contribution from Reserve Funds	0.00	0.00	0.00
Total Contribution from Reserves		0.00	0.00	0.00
Capital Costs				
56-107-04	Flooring Capital	0.00	0.00	0.00
56-116-02	Electrical Capital	0.00	0.00	0.00
56-131-02	Grounds Capital	0.00	0.00	0.00
56-137-02	Heating & Ventilation Capital	0.00	0.00	0.00
Total Capital Costs		0.00	0.00	0.00
TOTAL SURPLUS (DEFICIT)		0.00	0.00	0.00

Fort Frances Municipal Non-Profit Housing Corporation
 Receivable Aging Report by Property
 As at April 30, 2020

Legal Entity	Property	Current	0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Pre-Payments	Total
		Owed	Owed	Owed	Owed	Owed	Owed		Owed
FFMNP (Christie) (808880001)									
		0.00	0.00	0.00	0.00	0.00	0.00	-0.07	-0.07
		1,122.00	561.00	561.00	0.00	0.00	0.00	0.00	1,122.00
		0.00	0.00	0.00	0.00	0.00	0.00	-155.00	-155.00
		0.00	0.00	0.00	0.00	0.00	0.00	-15.00	-15.00
		977.02	0.00	297.22	0.00	233.00	446.80	0.00	977.02
Total For	808880001	2,099.02	561.00	858.22	0.00	233.00	446.80	-170.07	1,928.95
FFMNP (Victoria) (808880002)									
		0.00	0.00	0.00	0.00	0.00	0.00	-665.25	-665.25
		0.00	0.00	0.00	0.00	0.00	0.00	-108.00	-108.00
		0.00	0.00	0.00	0.00	0.00	0.00	-7.00	-7.00
		328.38	0.00	0.00	0.00	0.00	328.38	0.00	328.38
		208.20	0.00	0.00	0.00	0.00	208.20	0.00	208.20
		188.11	183.00	5.11	0.00	0.00	0.00	0.00	188.11
		500.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00
		1,113.22	0.00	0.00	0.00	0.00	1,113.22	0.00	1,113.22
		8,216.61	0.00	0.00	3,027.17	0.00	5,189.44	0.00	8,216.61
		0.00	0.00	0.00	0.00	0.00	0.00	-183.00	-183.00
		0.00	0.00	0.00	0.00	0.00	0.00	-38.00	-38.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
Total For	808880002	10,552.52	683.00	5.11	3,027.17	0.00	6,837.24	-1,001.25	9,551.27
Grand Total		12,651.54	1,244.00	863.33	3,027.17	233.00	7,284.04	-1,171.32	11,480.22

Unit Availability Details

FFMNP_all (.8088all)

As Of: 04/30/2020

Showing Pre-Leased: No

Showing Occupied: No

Group By: UnitType

Unit Tenant Name

Tenant Rent Monthly	Unit Rent Monthly	Tenant Deposit	Unit Status Deposit	Days Make Vacant Ready	Move In	Hold	Hold Until	Notice	Move Out	Lease Sign	Lease From	Lease To
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Fort Frances Municipal Non-Profit Housing Corporation
Income Statement
May 2020

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
REVENUE						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	0.00	16,374.90	-16,374.90	0.00	-16,374.90
43-005-04	Miscellaneous	0.00	2,940.40	-2,940.40	0.00	-2,940.40
43-005-10	Forgiveness or Rent Waivers	0.00	-54.00	54.00	0.00	54.00
	Total Rent Revenue	0.00	19,261.30	-19,261.30	0.00	-19,261.30
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	479.08	-479.08	0.00	-479.08
43-020-06	Moveout Charges	0.00	3,027.17	-3,027.17	0.00	-3,027.17
	Total Tenant Recoveries	0.00	3,506.25	-3,506.25	0.00	-3,506.25
	Sundry Revenue					
43-040-02	Sundry Revenue Other	0.00	0.00	0.00	0.00	0.00
43-040-07	Air Conditioner Charges	0.00	0.00	0.00	0.00	0.00
	Total Sundry Revenue	0.00	0.00	0.00	0.00	0.00
	Total Revenue from Operations	0.00	22,767.55	-22,767.55	0.00	-22,767.55
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	0.00	36,014.20	-36,014.20	0.00	-36,014.20
	TOTAL REVENUE	0.00	58,781.75	-58,781.75	0.00	-58,781.75
EXPENSES						
	Corporate Costs					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	0.00	2,300.20	-2,300.20	0.00	-2,300.20
55-010-03	N. Profit Mgmt.	0.00	5,642.76	-5,642.76	0.00	-5,642.76
55-010-08	Bank Service Charges	0.00	22.81	-22.81	0.00	-22.81
	Total Interest & Other Expenses	0.00	7,965.77	-7,965.77	0.00	-7,965.77
	Total Corporate Costs	0.00	7,965.77	-7,965.77	0.00	-7,965.77
	Services					
55-411-03	RGI & App Fee	0.00	1,079.20	-1,079.20	0.00	-1,079.20
55-443-02	Credit/Collection Expenses	0.00	0.00	0.00	0.00	0.00
	Corporate Services					
55-456-06	Legal	0.00	0.00	0.00	0.00	0.00
55-456-07	Audit	0.00	0.00	0.00	0.00	0.00
	Total Corporate Services	0.00	0.00	0.00	0.00	0.00
	Insurances					
55-490-03	Property General Liability Ins.	0.00	1,616.05	-1,616.05	0.00	-1,616.05
55-490-05	Directors/Officers Liab. Ins.	0.00	210.05	-210.05	0.00	-210.05
55-490-07	Property/Boiler Ins.	0.00	261.80	-261.80	0.00	-261.80
	Total Insurances	0.00	2,087.90	-2,087.90	0.00	-2,087.90
	Total Services	0.00	3,167.10	-3,167.10	0.00	-3,167.10
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
56-101-03	Allocation to Capital Reserve	0.00	3,628.35	-3,628.35	0.00	-3,628.35
Materials & Services Operating						
	Building Operating					
56-207-02	Building Operating General	0.00	694.10	-694.10	0.00	-694.10
56-207-04	Build - O - Flooring Repairs	0.00	0.00	0.00	0.00	0.00
56-207-16	Build - O - Move Out Repairs	0.00	0.00	0.00	0.00	0.00
	Total Building Operating	0.00	694.10	-694.10	0.00	-694.10
	Electrical Operating					
56-216-02	Electrical Operating General	0.00	1,138.03	-1,138.03	0.00	-1,138.03
56-216-08	Elect - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Electrical Operating	0.00	1,138.03	-1,138.03	0.00	-1,138.03
	Grounds Operating					
56-231-02	Grounds Operating General	0.00	193.34	-193.34	0.00	-193.34
	Total Grounds Operating	0.00	193.34	-193.34	0.00	-193.34
	Equipment Operating					
56-225-02	Equip - O - General	0.00	0.00	0.00	0.00	0.00
56-225-03	Equip - O - Stove/Fridge Repair	0.00	599.37	-599.37	0.00	-599.37
	Total Equipment Operating	0.00	599.37	-599.37	0.00	-599.37
	Life Safety System					
56-235-03	Life - O - Emergency	0.00	0.00	0.00	0.00	0.00
	Heating & Ventilation Operating					
56-237-02	Heating & Vent Oper. General	0.00	0.00	0.00	0.00	0.00
56-237-06	Heating - O - Furnace Cleaning	0.00	0.00	0.00	0.00	0.00
56-237-08	Heating - O - Annual Inspections	0.00	0.00	0.00	0.00	0.00
	Total Heating & Ventilation Oper.	0.00	0.00	0.00	0.00	0.00
	Plumbing Operating					
56-238-02	Plumbing Operating General	0.00	0.00	0.00	0.00	0.00
56-238-12	Plumbing - O - Hot Water Heater	0.00	53.97	-53.97	0.00	-53.97
	Total Plumbing Operating	0.00	53.97	-53.97	0.00	-53.97
	Waste Removal					
56-250-02	Waste Removal General	0.00	77.00	-77.00	0.00	-77.00
	Total Materials & Services Operating	0.00	2,755.81	-2,755.81	0.00	-2,755.81
	Utilities					
56-310-02	Electricity	0.00	0.00	0.00	0.00	0.00
56-315-02	Fuel	0.00	0.00	0.00	0.00	0.00
56-320-02	Water	0.00	3,602.00	-3,602.00	0.00	-3,602.00
	Total Utilities	0.00	3,602.00	-3,602.00	0.00	-3,602.00
	Major Costs					
56-405-02	Municipal Property Taxes	0.00	6,532.01	-6,532.01	0.00	-6,532.01
56-440-02	Debentures/Mortgage Interest	0.00	4,508.29	-4,508.29	0.00	-4,508.29
56-440-03	Debenture/Mortgage Principle	0.00	21,003.61	-21,003.61	0.00	-21,003.61
	Total Major Costs	0.00	32,043.91	-32,043.91	0.00	-32,043.91
	TOTAL EXPENSES	0.00	53,162.94	-53,162.94	0.00	-53,162.94

Fort Frances Municipal Non-Profit Housing Corporation
Capital Statement
May 31, 2020

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance
Contribution from Reserves				
45-500-03	Contribution from Reserve Funds	0.00	0.00	0.00
Total Contribution from Reserves		0.00	0.00	0.00
Capital Costs				
56-107-04	Flooring Capital	0.00	0.00	0.00
56-116-02	Electrical Capital	0.00	0.00	0.00
56-131-02	Grounds Capital	0.00	0.00	0.00
56-137-02	Heating & Ventilation Capital	0.00	0.00	0.00
Total Capital Costs		0.00	0.00	0.00
TOTAL SURPLUS (DEFICIT)		0.00	0.00	0.00

Fort Frances Municipal Non-Profit Housing Corporation
 Receivable Aging Report by Property
 As at May 31, 2020

Legal Entity	Property	Current	0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Pre-Payments	Total Owed
FFMNP (Christie) (80888001)		Owed	Owed	Owed	Owed	Owed	Owed		
		0.00	0.00	0.00	0.00	0.00	0.00	-45.00	-45.00
		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	-45.00	-45.00
		0.00	0.00	0.00	0.00	0.00	0.00	-155.00	-155.00
		0.00	0.00	0.00	0.00	0.00	0.00	-121.00	-121.00
		977.02	0.00	0.00	297.22	0.00	679.80	0.00	977.02
Total For 80888001		977.02	0.00	0.00	297.22	0.00	679.80	-366.07	610.95
FFMNP (Victoria) (80888002)									
		0.00	0.00	0.00	0.00	0.00	0.00	-710.25	-710.25
		0.00	0.00	0.00	0.00	0.00	0.00	-108.00	-108.00
		0.00	0.00	0.00	0.00	0.00	0.00	-7.00	-7.00
		328.38	0.00	0.00	0.00	0.00	328.38	0.00	328.38
		208.20	0.00	0.00	0.00	0.00	208.20	0.00	208.20
		98.11	98.11	0.00	0.00	0.00	0.00	0.00	98.11
		1,340.00	840.00	500.00	0.00	0.00	0.00	0.00	1,340.00
		1,113.22	0.00	0.00	0.00	0.00	1,113.22	0.00	1,113.22
		8,216.61	0.00	0.00	0.00	3,027.17	5,189.44	0.00	8,216.61
		0.00	0.00	0.00	0.00	0.00	0.00	-183.00	-183.00
		0.00	0.00	0.00	0.00	0.00	0.00	-38.00	-38.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
Total For 80888002		11,302.52	938.11	500.00	0.00	3,027.17	6,837.24	-1,046.25	10,256.27
Grand Total		12,279.54	938.11	500.00	297.22	3,027.17	7,517.04	-1,412.32	10,867.22

Unit Availability Details

FFMNP .all (8088all)

As Of: 05/31/2020

Showing Pre-Leased: No

Showing Occupied: No

Group By: Unit Type

Unit Tenant Name

**Tenant
Rent
Monthly**

**Unit
Rent
Monthly**

**Tenant
Deposit**

**Unit Status
Deposit**

**Days Make
Vacant Ready**

Hold

**Hold
Until**

Notice

**Move
Out**

**Lease
Sign**

**Lease
From**

**Lease
To**

FORT FRANCES MUNICIPAL NON-PROFIT HOUSING CORPORATION

Template of Meeting Business

Meeting # 1 – 1st Quarter

- prior year 4th quarter financial statements
- current year capital forecast
- current year operating forecast

Meeting #2 – 2nd Quarter

- current year 1st quarter financial statements
- draft Financial Audit for prior year

Meeting #3 – 3rd Quarter

- current year 2nd quarter financial statements
- consideration of market rent increase
- Mortgage renewal (2024)

Meeting # 4 – 4th Quarter – AGM

- current year 3rd quarter financial statements
- appointment of auditors for current year
- appointment of Officers for ensuing year
- RFP for Property Management (2020)