

# TOWN OF FORT FRANCES

## Fort Frances Municipal Non Profit Housing Corporation

### AGENDA - March 18, 2021, 12:00 PM

Microsoft Teams meeting

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### MEETING - Committee Room - Civic Centre

Page

1. **Call to Order**
2. **Approval of Agenda**
3. **Disclosure of pecuniary interest and the general nature thereof**
4. **Approval of Previous Minutes**
  - 4.1 Minutes of Meeting 10 December 2020 2 - 3
5. **Items Referred - none**
6. **New Business**
  - 6.1 11 November 20 FFMNPHC Financials 4 - 18
  - 12 December FFMNPHC Financials
  - 2021 DRAFT Budget FFMNP
  - FFMNP 2021 Draft Capital
7. **Standing Items - none**
8. **In-Camera - none**
9. **Adjourn / Next Meeting Date - 17 June 2021**

TOWN OF FORT FRANCES

MINUTES

SESSION NO. 4  
ANNUAL GENERAL  
MEETING

December 10, 2020

The meeting of Fort Frances Municipal Non-Profit Housing Corporation of the Town of Fort Frances was held in the Committee Room, Civic Centre and Virtually on December 10, 2020 from 12:04 p.m. to 12:25 p.m.

PRESENT: G. McBride, Chairperson, C. Mallory, Vice Chairperson, D. McTaggart, C. Gray, G. Beadle, Councillor W. Brunetta, Councillor A. Hallikas

ALSO PRESENT: F. Sinninghe, Financial Analyst, S. Weir, Integrated Services Manager - Housing, RRDSSAB, L. Slomke, Clerk, K. Lawson, Board Secretary

**1. Call to Order - 12:04 p.m.**

K. Lawson, Board Secretary will open the floor for nominations.

- this item was moved to the end of the agenda to accommodate all members.

**1.1 Appointment of Officers for 2021:**

President/Chair:

Vice-President/Vice Chair:

Treasurer:

Secretary: Effective December 15, 2020 - Karen Haney, Deputy Clerk

A call went out for nominations for Officers and the result was status quo.

McTaggart-Beadle: THAT the following appointments be approved for the year ending December 31, 2021:

1) President/Chairperson: Gordon McBride

2) Vice-President/Vice Chairperson: Charleen Mallory

3) Treasurer: Camie Gray

AND FURTHER that Karyn Haney, Deputy Clerk is confirmed as Secretary to the Board

CARRIED

**2. Disclosure of pecuniary interest and the general nature thereof - no matters identified**

**3. Approval of Agenda as presented.**

**3.1 Annual General Meeting dated December 10, 2020.**

McTaggart-Beadle: THAT the December 10th, 2020 agenda as prepared be approved as presented.

CARRIED

**4. Approval of Previous Minutes**

**4.1 Session No. 3 dated September 17, 2020.**

McTaggart-Beadle: THAT the minutes of the Board Meeting dated September 17, 2020 be approved as presented.

CARRIED

**5. Matter arising from the Minutes**

- 5.1 Corporate Presentation from Marc De Leeuw, CFA, Encasa Financial Inc.  
- due to a scheduling issue, Mr. DeLeeuw is unable to attend. He will be in attendance at the March 18, 2021 meeting to make his presentation.

## 6. New Business

- 6.1 Appointment of Auditors for the Current Year.  
Sandra Weir, RRDSSAB confirmed that they will be using BDO Canada LLP as their auditors.

McTaggart-Beadle: THAT the Board of the Fort Frances Municipal Non-Profit Housing Corporation appoint BDO Canada LLP as auditors for the year ended 2020.

CARRIED

- 6.2 2020 Year End Submission Requirements Letter for Fort Frances Municipal Non-Profit Housing Corporation, the Implementation Guide to Ontario Social Housing Annual Information Return, and an electronic copy of the AIR.  
- These items were provided for information purposes. Board Secretary advised that the meeting template may have to be adjusted to provide for the signing of this legislatively required form.

- 6.3 Current Year 3rd Quarter Financial Statements.  
Month Ending August 31, 2020;  
Month Ending September 30, 2020;  
Month Ending October 31, 2020.

McTaggart-Beadle: THAT the financial statements for the months ending August 31, 2020, September 30, 2020 and October 31, 2020 be approved as presented by Rainy River District Social Services Administration Board.

CARRIED

## 7. Standing Items

- 7.1 Agenda Template.  
- received as information.

## 8. Adjourn / Next Meeting Date - March 18, 2021

The meeting adjourned *sine die* at 12:25 p.m. with the next meeting scheduled for March 18, 2021.

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President / Chairperson

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Secretary

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**November 2020**

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance	2020 YTD Budget	YTD \$ Variance
<b>REVENUE</b>						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	40,680.00	32,704.90	7,975.10	37,290.00	4,585.10
43-005-04	Miscellaneous	7,200.00	6,320.40	879.60	6,600.00	279.60
43-005-10	Forgiveness or Rent Waivers	0.00	-54.00	54.00	0.00	54.00
	Total Rent Revenue	47,880.00	38,971.30	8,908.70	43,890.00	4,918.70
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	567.16	-567.16	0.00	-567.16
43-020-06	Moveout Charges	0.00	3,027.17	-3,027.17	0.00	-3,027.17
	Total Tenant Recoveries	0.00	3,594.33	-3,594.33	0.00	-3,594.33
	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	48,330.00	43,015.63	5,314.37	44,302.50	1,286.87
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	86,434.00	79,231.24	7,202.76	79,231.17	-0.07
	<b>TOTAL REVENUE</b>	<b>134,764.00</b>	<b>122,246.87</b>	<b>12,517.13</b>	<b>123,533.67</b>	<b>1,286.80</b>
<b>EXPENSES</b>						
	<b>Corporate Costs</b>					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	5,554.00	5,089.24	464.76	5,091.17	1.93
55-010-03	N. Profit Mgmt.	13,625.00	12,484.74	1,140.26	12,489.58	4.84
55-010-08	Bank Service Charges	0.00	37.72	-37.72	0.00	-37.72
	Total Interest & Other Expenses	19,179.00	17,611.70	1,567.30	17,580.75	-30.95
	<b>Total Corporate Costs</b>	<b>19,179.00</b>	<b>17,611.70</b>	<b>1,567.30</b>	<b>17,580.75</b>	<b>-30.95</b>
	<b>Services</b>					
55-411-03	RGI & App Fee	2,590.00	2,374.24	215.76	2,374.17	-0.07
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	7,648.00	7,874.20	-226.20	7,010.67	-863.53
	Total Corporate Services	7,648.00	7,874.20	-226.20	7,010.67	-863.53
	Insurances					
55-490-03	Property General Liability Ins.	5,011.00	3,581.25	1,429.75	4,593.42	1,012.17
55-490-05	Directors/Officers Liab. Ins.	0.00	480.25	-480.25	0.00	-480.25
55-490-07	Property/Boiler Ins.	0.00	582.22	-582.22	0.00	-582.22
	Total Insurances	5,011.00	4,643.72	367.28	4,593.42	-50.30
	<b>Total Services</b>	<b>15,249.00</b>	<b>14,892.16</b>	<b>356.84</b>	<b>13,978.25</b>	<b>-913.91</b>

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**November 2020**

		<b>2020 Approved Budget</b>	<b>2020 YTD Actual (Unaudited)</b>	<b>\$ Variance</b>	<b>2020 YTD Budget</b>	<b>YTD \$ Variance</b>
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	8,708.00	7,982.37	725.63	7,982.33	-0.04
<b>Materials &amp; Services Operating</b>						
Building Operating						
56-207-02	Building Operating General	1,500.00	694.10	805.90	1,375.00	680.90
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	1,000.00	0.00	1,000.00	916.67	916.67
	Total Building Operating	2,500.00	694.10	1,805.90	2,291.67	1,597.57
Electrical Operating						
56-216-02	Electrical Operating General	250.00	1,138.03	-888.03	229.17	-908.86
56-216-08	Elect - O - Annual Inspections	2,000.00	1,795.66	204.34	1,833.33	37.67
	Total Electrical Operating	2,250.00	2,933.69	-683.69	2,062.50	-871.19
Grounds Operating						
56-231-02	Grounds Operating General	500.00	193.34	306.66	458.33	264.99
	Total Grounds Operating	500.00	193.34	306.66	458.33	264.99
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	821.00	599.37	221.63	752.58	153.21
	Total Equipment Operating	821.00	599.37	221.63	752.58	153.21
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	250.00	0.00	250.00	229.17	229.17
56-238-12	Plumbing - O - Hot Water Heater	0.00	53.97	-53.97	0.00	-53.97
	Total Plumbing Operating	250.00	53.97	196.03	229.17	175.20
Waste Removal						
56-250-02	Waste Removal General	100.00	95.00	5.00	91.67	-3.33
	<b>Total Materials &amp; Services Operating</b>	<b>7,521.00</b>	<b>4,569.47</b>	<b>2,951.53</b>	<b>6,894.25</b>	<b>2,324.78</b>
<b>Utilities</b>						
56-310-02	Electricity	291.00	89.82	201.18	266.75	176.93
56-315-02	Fuel	100.00	87.45	12.55	91.67	4.22
56-320-02	Water	9,032.00	7,204.00	1,828.00	8,279.33	1,075.33
	<b>Total Utilities</b>	<b>9,423.00</b>	<b>7,381.27</b>	<b>2,041.73</b>	<b>8,637.75</b>	<b>1,256.48</b>

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**November 2020**

		<b>2020 Approved Budget</b>	<b>2020 YTD Actual (Unaudited)</b>	<b>\$ Variance</b>	<b>2020 YTD Budget</b>	<b>YTD \$ Variance</b>
	<b>Major Costs</b>					
56-405-02	Municipal Property Taxes	13,455.00	12,949.51	505.49	12,333.75	-615.76
56-440-02	Debentures/Mortgage Interest	10,525.00	9,704.30	820.70	9,647.92	-56.38
56-440-03	Debenture/Mortgage Principle	50,704.00	46,421.88	4,282.12	46,478.67	56.79
	<b>Total Major Costs</b>	<b>74,684.00</b>	<b>69,075.69</b>	<b>5,608.31</b>	<b>68,460.33</b>	<b>-615.36</b>
	<b>TOTAL EXPENSES</b>	<b>134,764.00</b>	<b>121,512.66</b>	<b>13,251.34</b>	<b>123,533.67</b>	<b>2,021.01</b>

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

		2020 Approved Budget	2020 YTD Actual (Unaudited)	\$ Variance
<b>Contribution from Reserves</b>				
45-500-03	Contribution from Reserve Funds	70,000.00	0.00	70,000.00
<b>Total Contribution from Reserves</b>		<b>70,000.00</b>	<b>0.00</b>	<b>70,000.00</b>
<b>Capital Costs</b>				
56-107-02	Building Capital	60,000.00	0.00	60,000.00
56-107-04	Flooring Capital	10,000.00	0.00	10,000.00
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
<b>Total Capital Costs</b>		<b>70,000.00</b>	<b>0.00</b>	<b>70,000.00</b>
<b>TOTAL SURPLUS (DEFICIT)</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Receivable Aging Report by Property**  
**As at November 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
<b>FFMNP (Christie) (80888001)</b>									
		0.00	0.00	0.00	0.00	0.00	0.00	-0.07	-0.07
		-552.00	0.00	0.00	-552.00	0.00	0.00	-380.00	-932.00
		22.04	0.00	0.00	0.00	0.00	22.04	0.00	22.04
		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	-46.00	-46.00
		977.02	0.00	0.00	0.00	0.00	977.02	0.00	977.02
<b>Total For 80888001</b>		<b>447.06</b>	<b>0.00</b>	<b>0.00</b>	<b>-552.00</b>	<b>0.00</b>	<b>999.06</b>	<b>-581.07</b>	<b>-134.01</b>
<b>FFMNP (Victoria) (80888002)</b>									
		0.00	0.00	0.00	0.00	0.00	0.00	-342.25	-342.25
		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
		198.11	198.11	0.00	0.00	0.00	0.00	0.00	198.11
		0.00	0.00	0.00	0.00	0.00	0.00	-0.01	-0.01
		0.00	0.00	0.00	0.00	0.00	0.00	-530.00	-530.00
		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	0.00	8,216.61	0.00	8,216.61
		0.00	0.00	0.00	0.00	0.00	0.00	-183.00	-183.00
		1,470.00	1,315.00	155.00	0.00	0.00	0.00	0.00	1,470.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
<b>Total For 80888002</b>		<b>11,532.52</b>	<b>1,513.11</b>	<b>155.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,864.41</b>	<b>-1,170.26</b>	<b>10,362.26</b>
<b>Grand Total</b>		<b>11,979.58</b>	<b>1,513.11</b>	<b>155.00</b>	<b>-552.00</b>	<b>0.00</b>	<b>10,863.47</b>	<b>-1,751.33</b>	<b>10,228.25</b>



# Unit Availability Details

FFMNP .all (8088all)  
 As Of: 11/30/2020  
 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 Until	Notice	Move Out	Lease Sign	Lease From	Lease To
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**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**December 2020**

		<b>2020 Approved Budget</b>	<b>2020 YTD Actual (Unaudited)</b>	<b>\$ Variance</b>	<b>2020 YTD Budget</b>	<b>YTD \$ Variance</b>
<b>REVENUE</b>						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	40,680.00	35,583.90	5,096.10	40,680.00	5,096.10
43-005-04	Miscellaneous	7,200.00	6,920.40	279.60	7,200.00	279.60
43-005-10	Forgiveness or Rent Waivers	0.00	-54.00	54.00	0.00	54.00
	Total Rent Revenue	47,880.00	42,450.30	5,429.70	47,880.00	5,429.70
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	567.16	-567.16	0.00	-567.16
43-020-06	Moveout Charges	0.00	3,027.17	-3,027.17	0.00	-3,027.17
	Total Tenant Recoveries	0.00	3,594.33	-3,594.33	0.00	-3,594.33
	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	48,330.00	46,494.63	1,835.37	48,330.00	1,835.37
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	86,434.00	86,434.00	0.00	86,434.00	0.00
	<b>TOTAL REVENUE</b>	<b>134,764.00</b>	<b>132,928.63</b>	<b>1,835.37</b>	<b>134,764.00</b>	<b>1,835.37</b>
<b>EXPENSES</b>						
	Corporate Costs					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	5,554.00	5,554.08	-0.08	5,554.00	-0.08
55-010-03	N. Profit Mgmt.	13,625.00	13,625.07	-0.07	13,625.00	-0.07
55-010-08	Bank Service Charges	0.00	41.00	-41.00	0.00	-41.00
	Total Interest & Other Expenses	19,179.00	19,220.15	-41.15	19,179.00	-41.15
	<b>Total Corporate Costs</b>	<b>19,179.00</b>	<b>19,220.15</b>	<b>-41.15</b>	<b>19,179.00</b>	<b>-41.15</b>
	Services					
55-411-03	RGI & App Fee	2,590.00	2,590.00	0.00	2,590.00	0.00
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	7,648.00	7,874.20	-226.20	7,648.00	-226.20
	Total Corporate Services	7,648.00	7,874.20	-226.20	7,648.00	-226.20
	Insurances					
55-490-03	Property General Liability Ins.	5,011.00	3,944.67	1,066.33	5,011.00	1,066.33
55-490-05	Directors/Officers Liab. Ins.	0.00	540.40	-540.40	0.00	-540.40
55-490-07	Property/Boiler Ins.	0.00	640.84	-640.84	0.00	-640.84
	Total Insurances	5,011.00	5,125.91	-114.91	5,011.00	-114.91
	<b>Total Services</b>	<b>15,249.00</b>	<b>15,590.11</b>	<b>-341.11</b>	<b>15,249.00</b>	<b>-341.11</b>
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	8,708.00	8,708.00	0.00	8,708.00	0.00

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**December 2020**

		<b>2020 Approved Budget</b>	<b>2020 YTD Actual (Unaudited)</b>	<b>\$ Variance</b>	<b>2020 YTD Budget</b>	<b>YTD \$ Variance</b>
<b>Materials &amp; Services Operating</b>						
	Building Operating					
56-207-02	Building Operating General	1,500.00	694.10	805.90	1,500.00	805.90
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	1,000.00	0.00	1,000.00	1,000.00	1,000.00
	Total Building Operating	2,500.00	694.10	1,805.90	2,500.00	1,805.90
	Electrical Operating					
56-216-02	Electrical Operating General	250.00	1,138.03	-888.03	250.00	-888.03
56-216-08	Elect - O - Annual Inspections	2,000.00	1,795.66	204.34	2,000.00	204.34
	Total Electrical Operating	2,250.00	2,933.69	-683.69	2,250.00	-683.69
	Grounds Operating					
56-231-02	Grounds Operating General	500.00	193.34	306.66	500.00	306.66
	Total Grounds Operating	500.00	193.34	306.66	500.00	306.66
	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	821.00	599.37	221.63	821.00	221.63
56-225-09	Equip - O - Sm Inventoried Purch	0	538.31	-538.31	0.00	-538.31
	Total Equipment Operating	821.00	1,137.68	-316.68	821.00	-316.68
	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	0.00	1,000.00	1,000.00	1,000.00
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	1,000.00	1,000.00
	Plumbing Operating					
56-238-02	Plumbing Operating General	250.00	0.00	250.00	250.00	250.00
56-238-12	Plumbing - O - Hot Water Heater	0.00	53.97	-53.97	0.00	-53.97
	Total Plumbing Operating	250.00	53.97	196.03	250.00	196.03
	Waste Removal					
56-250-02	Waste Removal General	100.00	95.00	5.00	100.00	5.00
	<b>Total Materials &amp; Services Operating</b>	<b>7,521.00</b>	<b>5,107.78</b>	<b>2,413.22</b>	<b>7,521.00</b>	<b>2,413.22</b>
	<b>Utilities</b>					
56-310-02	Electricity	291.00	89.82	201.18	291.00	201.18
56-315-02	Fuel	100.00	87.45	12.55	100.00	12.55
56-320-02	Water	9,032.00	9,027.60	4.40	9,032.00	4.40
	<b>Total Utilities</b>	<b>9,423.00</b>	<b>9,204.87</b>	<b>218.13</b>	<b>9,423.00</b>	<b>218.13</b>
	<b>Major Costs</b>					
56-405-02	Municipal Property Taxes	13,455.00	12,949.51	505.49	13,455.00	505.49
56-440-02	Debentures/Mortgage Interest	10,525.00	10,524.56	0.44	10,525.00	0.44
56-440-03	Debenture/Mortgage Principle	50,704.00	50,704.00	0.00	50,704.00	0.00
	<b>Total Major Costs</b>	<b>74,684.00</b>	<b>74,178.07</b>	<b>505.93</b>	<b>74,684.00</b>	<b>505.93</b>
	<b>TOTAL EXPENSES</b>	<b>134,764.00</b>	<b>132,008.98</b>	<b>2,755.02</b>	<b>134,764.00</b>	<b>2,755.02</b>

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

		<b>2020 Approved Budget</b>	<b>2020 YTD Actual (Unaudited)</b>	<b>\$ Variance</b>
<b>Contribution from Reserves</b>				
45-500-03	Contribution from Reserve Funds	70,000.00	0.00	70,000.00
<b>Total Contribution from Reserves</b>		<b>70,000.00</b>	<b>0.00</b>	<b>70,000.00</b>
<b>Capital Costs</b>				
56-107-02	Building Capital	60,000.00	0.00	60,000.00
56-107-04	Flooring Capital	10,000.00	0.00	10,000.00
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
<b>Total Capital Costs</b>		<b>70,000.00</b>	<b>0.00</b>	<b>70,000.00</b>
<b>TOTAL SURPLUS (DEFICIT)</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Receivable Aging Report by Property**  
**As at December 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
<b>FFMNP (Christie) (80888001)</b>									
		0.00	0.00	0.00	0.00	0.00	0.00	-0.07	-0.07
		-362.00	0.00	0.00	0.00	0.00	-362.00	-380.00	-742.00
		22.04	0.00	0.00	0.00	0.00	22.04	0.00	22.04
		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	-51.00	-51.00
		977.02	0.00	0.00	0.00	0.00	977.02	0.00	977.02
<b>Total For 80888001</b>		<b>637.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>637.06</b>	<b>-586.07</b>	<b>50.99</b>
<b>FFMNP (Victoria) (80888002)</b>									
		0.00	0.00	0.00	0.00	0.00	0.00	-342.25	-342.25
		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
		208.11	193.00	15.11	0.00	0.00	0.00	0.00	208.11
		0.00	0.00	0.00	0.00	0.00	0.00	-0.01	-0.01
		0.00	0.00	0.00	0.00	0.00	0.00	-530.00	-530.00
		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	0.00	8,216.61	0.00	8,216.61
		0.00	0.00	0.00	0.00	0.00	0.00	-183.00	-183.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
<b>Total For 80888002</b>		<b>10,072.52</b>	<b>193.00</b>	<b>15.11</b>	<b>0.00</b>	<b>0.00</b>	<b>9,864.41</b>	<b>-1,170.26</b>	<b>8,902.26</b>
<b>Grand Total</b>		<b>10,709.58</b>	<b>193.00</b>	<b>15.11</b>	<b>0.00</b>	<b>0.00</b>	<b>10,501.47</b>	<b>-1,756.33</b>	<b>8,953.25</b>

# Unit Availability Details

FFMNP .all (8088all)

As Of: 12/31/2020

Showing Pre-Leased: No

Showing Occupied: No

Group By: UnitType

Unit Tenant Name

Tenant Rent Monthly

Unit Status Deposit

Days Make Vacant Ready

Move In

Hold

Hold Until

Notice

Move Out

Lease Sign

Lease From

Lease To

**Fort Frances Municipal Non-Profit Housing Corporation**  
**2021 DRAFT Budget**

	<b>2021 DRAFT BUDGET</b>	<b>2020 Unaudited</b>	2020 Budget	2019 Dec (unaudited)	2019 BUDGET	2018 Budget
<b>REVENUE</b>						
Revenue from Operations						
Rent Revenue						
Rent	29,508	35,584	40,680	46,542	50,244	30,444
Miscellaneous	7,200	6,866	7,200	7,654	7,200	7,200
Total Rent Revenue	36,708	42,450	47,880	54,196	57,444	37,644
Bad Debts						
Recoveries from Write Offs	-	3,594	-	3,653	-	-
Total Bad Debts	-	3,594	-	3,653	-	-
Sundry Revenue						
Other interest						
Sundry revenue other				1,397		
Air Conditioner Charges	450	450	450	450	450	450
Total Sundry Revenue	450	450	450	1,847	450	450
Total Revenue from Operations	37,158	46,495	48,330	59,695	57,894	38,094
Other Revenue						
SHRRP Funding						
Mun/Federal Subsidy (DSSAB)	97,776	86,434	86,434	87,186	87,186	102,854
Contribution from Reserve Func	70,000	-	70,000	-	30,000	
<b>TOTAL REVENUE</b>	<b>204,934</b>	<b>132,929</b>	<b>204,764</b>	<b>146,881</b>	<b>175,080</b>	<b>140,948</b>
<b>EXPENSES</b>						
Corporate Costs						
Interest & Other Expenses						
N. Profit Admin	19,260	5,554	5,554	5,459	18,603	18,525
N. Profit Mgmt./Mtce.	-	13,625	13,625	13,391	-	-
Bank Service Charges	-	41	-	-	-	-
Total Interest & Other Expenses	19,260	19,220	19,179	18,849	18,603	18,525
Total Corporate Costs	19,260	19,220	19,179	18,849	18,603	18,525
Services						
Advertising						
RGI & App Fee	2,667	2,590	2,590	2,515	2,517	2,444
Office Accomodation						
Misc. Office Expense	-	-	-	-	-	-
Total Office Accomodation	-	-	-	-	-	-
Credit/Collection Expenses	-	-	-	632	-	200
Corporate Services						
Legal						

Audit	8,110	7,874	7,648	7,648	7,588	7,349
Total Corporate Services	8,110	7,874	7,648	7,648	7,588	7,349
Sundry Services						
Sundry Services	-	-	-	-	-	-
Total Sundry Services	-	-	-	-	-	-
Insurances						
Property General Liability Ins.	5,786	3,945	5,011	3,583	4,685	3,435
Directors/Officers Liab Ins.	-	540	-	443	-	417
Property/Boiler Ins.	-	641	-	600	-	625
Total Insurances	5,786	5,126	5,011	4,626	4,685	4,477
Total Services	16,563	15,590	15,249	15,420	14,790	14,470
Supplies & Equipment						
Office Supplies						
Office Supplies	-	-	-	-	-	-
Total Office Supplies	-	-	-	-	-	-
Total Supplies & Equipment	-	-	-	-	-	-
Capital Costs						
Building Capital	60,000	-	60,000			
Flooring Capital	10,000	-	10,000	-	10,000	
Electrical Capital	-	-	-	-	14,000	
Grounds Capital	-	-	-	-	5,000	
Heating & Ventilation Capital	-	-	-	-	1,000	
Allocation to Capital Reserve	8,671	8,708	8,708	8,506	8,506	8,317
Total Capital Costs	78,671	8,708	78,708	8,506	38,506	8,317
Materials & Services Operating						
Roofing Operating						
Roofing Operating General	-	-	-	-	-	-
Roof - O - Eavestrough	-	-	-	-	-	-
Total Roofing Operating	-	-	-	-	-	-
Building Operating						
Building Operating General	730	694	1,500	102	4,001	4,000
Building - O - Flooring repairs				-	3,892	3,195
Building - O - Mtce Supplies						
Building - O - Glazing/Window	-	-	-	-	-	-
Building - O - Locksmithing	-	-	-	-	-	-
Build - O - Janitorial Supplies	-	-	-	-	-	-
Build - O - Move Out Repairs	-	-	1,000	-	5,000	5,000
Build - O - General Hardware	-	-	-	346	-	2,000
Total Building Operating	730	694	2,500	448	12,893	14,195
Electrical Operating						
Electrical Operating General	600	1,138	250	229	-	300
Elect - O - Supplies	-	-	-	-	-	-
Elect - O - Bulbs & Tubes	-	-	-	-	-	-
Elect - O - Annual Inspections	2,000	1,796	2,000	1,796	1,850	1,850
Total Electrical Operating	2,600	2,934	2,250	2,025	1,850	2,150
Equipment Operating						
Equip - O - Stove/Fridge Repc	1,000	1,138	821	610	1,000	750



Total Equipment Operating	1,000	1,138	821	610	1,000	750
Grounds Operating						
Grounds Operating General	250	193	500	-	500	100
Total Grounds Operating	250	193	500	-	500	100
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	-	-	-	-	-	600
Heating & Vent-O-Supplies						
Heating - O - Furnace Cleani	1,000	-	1,000	840	1,000	1,000
Total Heating & Ventilation Oper	1,000	-	1,000	840	1,000	1,600
Plumbing Operating						
Plumbing Operating General	250	-	250	-	200	400
Plumbing O-Hot Water Heate	55	54	-	-	-	120
Total Plumbing Operating	305	54	250	-	200	520
Painting Operating						
Painting Operating General	-	-	-	-	-	-
Painting - O - Units/Move Out	-	-	-	-	-	1,000
Total Painting Operating	-	-	-	-	-	1,000
Waste Removal						
Waste Removal General	100	95	100	36	100	200
Total Waste Removal	100	95	100	36	100	200
Total Materials & Services Operati	6,085	5,108	7,521	3,957	17,643	20,615
Utilities						
Electricity	253	90	291	79	100	318
Fuel						
Fuel	236	87	100	65	100	239
Total Fuel	236	87	100	65	100	239
Water	9,299	9,028	9,032	8,769	10,469	3,649
Total Utilities	9,788	9,205	9,423	8,913	10,669	4,206
Major Costs						
Municipal Property Taxes	13,338	12,950	13,456	13,064	13,668	13,910
Debentures/Mortgage Interest	9,386.62	10,525	10,525	11,577	11,577	12,088
Debenture/Mortgage Principle	51,841.94	50,704	50,704	49,624	49,624	48,818
Total Major Costs	74,567	74,178	74,685	74,266	74,869	74,815
<b>TOTAL EXPENSES</b>	<b>204,934</b>	<b>132,009</b>	<b>204,764</b>	<b>129,912</b>	<b>175,080</b>	<b>140,948</b>
<b>TOTAL SURPLUS/&lt;DEFICIT&gt;</b>	<b>0</b>	<b>920 -</b>	<b>0</b>	<b>16,969 -</b>	<b>0 -</b>	<b>0</b>

## Rainy River District Social Services Administration Board

### FFMNPHC - 2021 Capital Work

**DRAFT**

<b>YARDI</b>			<b>Budget Per</b>
<b><u>Acct. #</u></b>	<b><u>Work Description</u></b>		<b><u>Line</u></b>
56-101-02	Allocation to Reserve for Working Capital		-
56-101-03	Allocation to Capital Reserve		-
56-101-04	Administration Capital		-
56-101-05	Staffing Costs - Capital Work		-
56-104-02	Roofing Capital		-
56-107-02	Building Capital	Replace kitchen cabinets & counters (6 units)	60,000.00
56-107-03	Building Capital - Modified Units		-
56-107-04	Flooring Capital	Flooring replacement (on move outs)	10,000.00
56-111-02	Elevator Capital		-
56-116-02	Electrical Capital		-
56-125-02	Equipment Capital		-
56-131-02	Grounds Capital		-
56-135-02	Life Safety Capital		-
56-137-02	Heating & Ventilation Capital		-
56-138-02	Plumbing Capital		-
56-140-02	Painting Capital		-
<b>2021 Total Capital Budget</b>			<b><u>70,000.00</u></b>
<b>2020 Total Capital Budget</b>			<b>70,000.00</b>
<b>2019 Total Capital Budget</b>			<b>24,000.00</b>