



## TOWN OF FORT FRANCES

### Fort Frances Municipal Non Profit Housing Corporation

#### AGENDA - March 18, 2022, 12:00 PM

#### MEETING - Committee Room - Civic Centre

Page

1. **Session no 1 - Call to Order/Roll Call**
2. **Approval of Agenda as presented.**
3. **Disclosure of pecuniary interest and the general nature thereof**
4. **Approval of Previous Minutes**
  - 4.1 Session no 4 - 15 December 2021 2 - 3
5. **Items Referred - none**
6. **New Business**
  - 6.1 Financial statements – Nov & Dec 2021 and January & Feb 2022 4 - 23
  - 6.2 Draft Budget 2022 24 - 30
  - 6.3 Draft Capital 2022 31 - 32
7. **Standing Items - none**
8. **In-Camera - none**
9. **Adjourn / Next Meeting Date**

## TOWN OF FORT FRANCES

### MINUTES

### SESSION NO. #4

December 15, 2021

The meeting of Fort Frances Municipal Non-Profit Housing Corporation of the Town of Fort Frances was held virtually in the Committee Room - Civic Centre on December 15, 2021 from 1209 hrs to 1232 hrs.

PRESENT: Gord McBride, Chairperson, Debbie McTaggart, Gwen Beadle, Wendy Brunetta, Andrew Hallikas, Sandra Weir, Integrated Services Manager, RRDSSAB, Karyn Haney, Board Secretary

ALSO PRESENT:

REGRETS: Cami Grey, Fred Sinninghe, Financial Analyst, RRDDSB

#### **1. Call to Order/Roll Call@ 1209 hrs**

#### **2. Approval of Agenda as presented.**

2.1 Annual General Meeting dated December 15, 2021

- 16 Brunetta - Beadle THAT the Fort Frances Municipal Non Profit Housing Corporation Board of Directors approve the December 15, 2021 agenda as prepared.

CARRIED

#### **3. Disclosure of pecuniary interest and the general nature thereof - none**

#### **4. Approval of Previous Minutes**

4.1 Session no 3 - 29 September 2021 - Approved as presented

- 17 Hallikas - Brunetta THAT the Fort Frances Municipal Non Profit Housing Corporation Board of Directors approve the minutes of the Board Meetings dated September 29, 2021 as presented.

CARRIED

- 18 Hallikas - McBride THAT the following appointments be approved for the year ending December 31, 2022:

- 1) President/Chairperson: Debbie McTaggart
- 2) Vice-President/Vice-Chairperson: Gwen Beadle
- 3) Treasurer: Councilor Brunetta

AND FURTHER that Karyn Haney, Deputy Clerk remain as Secretary to the Board.

CARRIED

#### **5. Items Referred - None**

#### **6. New Business**

6.1 Current Year 4th Quarter Financial Statements  
Month ending September 30, 2021  
Month ending October 31, 2021

- 19 Beadle - Brunetta THAT the Fort Frances Municipal Non-Profit Housing Corporation Board of Directors recommend to Council approval the current year 4th Quarter Financial Statements for the months of September and October 2021 for the Fort Frances Municipal Non-Profit Housing Corporation.

CARRIED

6.2 Appointment of Auditors for the Current Year - BDO

20 Hallikas - Beadle THAT the Board of the Fort Frances Municipal Non-Profit Housing Corporation appoint BDO Canada LLP as auditors for the year ended 2022.

CARRIED

**7. Standing Items - None**

7.1 Appointment of Officers for 2022:

**8. In-Camera - None**

**9. Adjourn / Next Meeting Date - 17 March 2022**

9.1 The meeting adjourned at 1232 hrs

21 McBride - Beadle THAT the Fort Frances Municipal Non Profit Housing Corporation Board of Directors approve the motion to adjourn the meeting of December 15th, 2021.

CARRIED

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President / Chairperson

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Secretary

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**November 2021**

		<b>2021 Approved Budget</b>	<b>2021 YTD Actual (Unaudited)</b>	<b>\$ Variance</b>	<b>2021 YTD Budget</b>	<b>YTD \$ Variance</b>
<b>REVENUE</b>						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	29,508.00	31,669.00	-2,161.00	27,049.00	-4,620.00
43-005-04	Miscellaneous	7,200.00	6,600.00	600.00	6,600.00	0.00
	Total Rent Revenue	36,708.00	38,269.00	-1,561.00	33,649.00	-4,620.00
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	69.00	-69.00	0.00	-69.00
	Sundry Revenue					
43-040-02	Sundry Revenue Other	0.00	0.00	0.00	0.00	0.00
43-040-07	Air Conditioner Charges	450.00	675.00	-225.00	412.50	-262.50
	Total Sundry Revenue	450.00	675.00	-225.00	412.50	-262.50
	Total Revenue from Operations	37,158.00	39,013.00	-1,855.00	34,061.50	-4,951.50
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	97,776.00	89,628.00	8,148.00	89,628.00	0.00
	<b>TOTAL REVENUE</b>	<b>134,934.00</b>	<b>128,641.00</b>	<b>6,293.00</b>	<b>123,689.50</b>	<b>-4,951.50</b>
<b>EXPENSES</b>						
	<b>Corporate Costs</b>					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	19,260.00	4,865.81	14,394.19	17,655.00	12,789.19
55-010-03	N. Profit Mgmt.	0.00	13,015.70	-13,015.70	0.00	-13,015.70
55-010-08	Bank Service Charges	0.00	79.17	-79.17	0.00	-79.17
	Total Interest & Other Expenses	19,260.00	17,960.68	1,299.32	17,655.00	-305.68
	<b>Total Corporate Costs</b>	<b>19,260.00</b>	<b>17,960.68</b>	<b>1,299.32</b>	<b>17,655.00</b>	<b>-305.68</b>
	<b>Services</b>					
55-411-02	Advertising	0.00	251.55	-251.55	0.00	-251.55
55-411-03	RGI & App Fee	2,667.00	2,444.75	222.25	2,444.75	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	8,110.00	8,305.65	-195.65	7,434.17	-871.48
	Total Corporate Services	8,110.00	8,305.65	-195.65	7,434.17	-871.48
	Insurances					
55-490-03	Property General Liability Ins.	5,786.00	4,056.79	1,729.21	5,303.83	1,247.04
55-490-05	Directors/Officers Liab. Ins.	0.00	652.69	-652.69	0.00	-652.69
55-490-07	Property/Boiler Ins.	0.00	653.52	-653.52	0.00	-653.52
	Total Insurances	5,786.00	5,363.00	423.00	5,303.83	-59.17
	<b>Total Services</b>	<b>16,563.00</b>	<b>16,364.95</b>	<b>198.05</b>	<b>15,182.75</b>	<b>-1,182.20</b>
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	8,671.00	7,948.38	722.62	7,948.42	0.04
	<b>Materials &amp; Services Operating</b>					
56-207-02	Building Operating General	730.00	122.11	607.89	669.17	547.06

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**November 2021**

		<b>2021</b>	<b>2021 YTD</b>		<b>2021 YTD</b>	<b>YTD \$</b>
		<b>Approved</b>	<b>Actual</b>	<b>\$ Variance</b>	<b>Budget</b>	<b>Variance</b>
		<b>Budget</b>	<b>(Unaudited)</b>			
56-207-04	Build - O - Flooring Repairs	0.00	0.00	0.00	0.00	0.00
56-207-14	Build - O - General Hardware	0.00	177.66	-177.66	0.00	-177.66
56-207-16	Build - O - Move Out Repairs	0.00	0.00	0.00	0.00	0.00
	<b>Total Building Operating</b>	<b>730.00</b>	<b>299.77</b>	<b>430.23</b>	<b>669.17</b>	<b>369.40</b>
	<b>Electrical Operating</b>					
56-216-02	Electrical Operating General	600.00	0.00	600.00	550.00	550.00
56-216-08	Elect - O - Annual Inspections	2,000.00	1,822.13	177.87	1,833.33	11.20
	<b>Total Electrical Operating</b>	<b>2,600.00</b>	<b>1,822.13</b>	<b>777.87</b>	<b>2,383.33</b>	<b>561.20</b>
	<b>Grounds Operating</b>					
56-231-02	Grounds Operating General	250.00	0.00	250.00	229.17	229.17
	<b>Equipment Operating</b>					
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	768.29	231.71	916.67	148.38
	<b>Total Equipment Operating</b>	<b>1,000.00</b>	<b>768.29</b>	<b>231.71</b>	<b>916.67</b>	<b>148.38</b>
	<b>Life Safety System</b>					
56-235-03	Life - O - Emergency	100.00	0.00	100.00	91.67	91.67
	<b>Heating &amp; Ventilation Operating</b>					
56-237-02	Heating & Vent Oper. General	0.00	345.98	-345.98	0.00	-345.98
56-237-06	Heating - O - Furnace Cleaning	0.00	915.84	-915.84	0.00	-915.84
56-237-08	Heating - O - Annual Inspections	1,000.00	0.00	1,000.00	916.67	916.67
	<b>Total Heating &amp; Ventilation Oper.</b>	<b>1,000.00</b>	<b>1,261.82</b>	<b>-261.82</b>	<b>916.67</b>	<b>-345.15</b>
	<b>Plumbing Operating</b>					
56-238-02	Plumbing Operating General	250.00	0.00	250.00	229.17	229.17
56-238-12	Plumbing - O - Hot Water Heater	55.00	0.00	55.00	50.42	50.42
	<b>Total Plumbing Operating</b>	<b>305.00</b>	<b>0.00</b>	<b>305.00</b>	<b>279.58</b>	<b>279.58</b>
	<b>Waste Removal</b>					
56-250-02	Waste Removal General	100.00	85.48	14.52	91.67	6.19
	<b>Total Materials &amp; Services Operating</b>	<b>6,085.00</b>	<b>4,237.49</b>	<b>1,847.51</b>	<b>5,577.92</b>	<b>1,340.43</b>
	<b>Utilities</b>					
56-310-02	Electricity	253.00	-21.57	274.57	231.92	253.49
56-315-02	Fuel	236.00	0.00	236.00	216.33	216.33
56-320-02	Water	9,299.00	9,235.00	64.00	8,524.08	-710.92
	<b>Total Utilities</b>	<b>9,788.00</b>	<b>9,213.43</b>	<b>574.57</b>	<b>8,972.33</b>	<b>-241.10</b>
	<b>Major Costs</b>					
56-405-02	Municipal Property Taxes	13,338.44	12,951.85	386.59	12,226.90	-724.95
56-440-02	Debentures/Mortgage Interest	9,386.62	8,753.39	633.23	8,604.40	-148.99
56-440-03	Debenture/Mortgage Principle	51,841.94	47,372.79	4,469.15	47,521.78	148.99
	<b>Total Major Costs</b>	<b>74,567.00</b>	<b>69,078.03</b>	<b>5,488.97</b>	<b>68,353.08</b>	<b>-724.95</b>
	<b>TOTAL EXPENSES</b>	<b>134,934.00</b>	<b>124,802.96</b>	<b>10,131.04</b>	<b>123,689.50</b>	<b>-1,113.46</b>
	<b>TOTAL SURPLUS (DEFICIT)</b>	<b>0.00</b>	<b>3,838.04</b>	<b>-3,838.04</b>	<b>0.00</b>	<b>-3,838.04</b>

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Capital Statement**  
**November 30, 2021**

		<b>2021 Approved Budget</b>	<b>2021 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-	Building Capital	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, 2021**

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
		0.00	0.00	0.00	0.00	0.00	0.00	-702.00	-702.00
		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	-45.00	-45.00
		977.02	0.00	0.00	0.00	0.00	977.02	0.00	977.02
<b>Total For 80888001</b>		<b>999.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>999.06</b>	<b>-747.07</b>	<b>251.99</b>
<b>FFMNP (Victoria) (80888002)</b>									
		0.00	0.00	0.00	0.00	0.00	0.00	-298.25	-298.25
		0.00	0.00	0.00	0.00	0.00	0.00	-7.00	-7.00
		328.38	0.00	0.00	0.00	0.00	328.38	0.00	328.38
		0.00	0.00	0.00	0.00	0.00	0.00	-193.00	-193.00
		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	-45.00	-45.00
		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
		0.00	0.00	0.00	0.00	0.00	0.00	-189.00	-189.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
<b>Total For 80888002</b>		<b>9,656.21</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,656.21</b>	<b>-915.26</b>	<b>8,740.95</b>
<b>Grand Total</b>		<b>10,655.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,655.27</b>	<b>-1,662.33</b>	<b>8,992.94</b>

**Unit Vacancy**

FFMNP .all (-3088all)

As Of: 11/30/2021

Unit  
Unit Type

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Unit Address	Tenant	Name	Tenant Rent Monthly	Unit Rent Monthly	Tenant Deposit	Days Move Vacant In	Lease Sign	Lease From	Lease To
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**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**December 2021**

		<b>2021 Approved Budget</b>	<b>2021 YTD Actual (Unaudited)</b>	<b>\$ Variance</b>	<b>2021 YTD Budget</b>	<b>YTD \$ Variance</b>
<b>REVENUE</b>						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	29,508.00	34,548.00	-5,040.00	29,508.00	-5,040.00
43-005-04	Miscellaneous	7,200.00	7,200.00	0.00	7,200.00	0.00
	Total Rent Revenue	36,708.00	41,748.00	-5,040.00	36,708.00	-5,040.00
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	79.18	-79.18	0.00	-79.18
	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	675.00	-225.00	450.00	-225.00
	Total Sundry Revenue	450.00	675.00	-225.00	450.00	-225.00
	Total Revenue from Operations	37,158.00	42,502.18	-5,344.18	37,158.00	-5,344.18
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	97,776.00	97,776.00	0.00	97,776.00	0.00
	<b>TOTAL REVENUE</b>	<b>134,934.00</b>	<b>140,278.18</b>	<b>-5,344.18</b>	<b>134,934.00</b>	<b>-5,344.18</b>
<b>EXPENSES</b>						
	<b>Corporate Costs</b>					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	19,260.00	4,865.81	14,394.19	19,260.00	14,394.19
55-010-03	N. Profit Mgmt.	0.00	13,015.70	-13,015.70	0.00	-13,015.70
55-010-08	Bank Service Charges	0.00	87.74	-87.74	0.00	-87.74
	Total Interest & Other Expenses	19,260.00	17,969.25	1,290.75	19,260.00	1,290.75
	<b>Total Corporate Costs</b>	<b>19,260.00</b>	<b>17,969.25</b>	<b>1,290.75</b>	<b>19,260.00</b>	<b>1,290.75</b>
	<b>Services</b>					
55-411-02	Advertising	0.00	251.55	-251.55	0.00	-251.55
55-411-03	RGI & App Fee	2,667.00	2,667.00	0.00	2,667.00	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	8,110.00	8,305.65	-195.65	8,110.00	-195.65
	Total Corporate Services	8,110.00	8,305.65	-195.65	8,110.00	-195.65
	Insurances					
55-490-03	Property General Liability Ins.	5,786.00	4,479.38	1,306.62	5,786.00	1,306.62
55-490-05	Directors/Officers Liab. Ins.	0.00	703.88	-703.88	0.00	-703.88
55-490-07	Property/Boiler Ins.	0.00	720.84	-720.84	0.00	-720.84
	Total Insurances	5,786.00	5,904.10	-118.10	5,786.00	-118.10
	<b>Total Services</b>	<b>16,563.00</b>	<b>17,128.30</b>	<b>-565.30</b>	<b>16,563.00</b>	<b>-565.30</b>
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	8,671.00	8,671.00	0.00	8,671.00	0.00
	<b>Materials &amp; Services Operating</b>					
	Building Operating					
56-207-02	Building Operating General	730.00	122.11	607.89	730.00	607.89

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**December 2021**

		<b>2021 Approved Budget</b>	<b>2021 YTD Actual (Unaudited)</b>	<b>\$ Variance</b>	<b>2021 YTD Budget</b>	<b>YTD \$ Variance</b>
56-207-04	Build - O - Flooring Repairs	0.00	0.00	0.00	0.00	0.00
56-207-14	Build - O - General Hardware	0.00	177.66	-177.66	0.00	-177.66
56-207-16	Build - O - Move Out Repairs	0.00	0.00	0.00	0.00	0.00
	<b>Total Building Operating</b>	<b>730.00</b>	<b>299.77</b>	<b>430.23</b>	<b>730.00</b>	<b>430.23</b>
	<b>Electrical Operating</b>					
56-216-02	Electrical Operating General	600.00	0.00	600.00	600.00	600.00
56-216-08	Elect - O - Annual Inspections	2,000.00	1,822.13	177.87	2,000.00	177.87
	<b>Total Electrical Operating</b>	<b>2,600.00</b>	<b>1,822.13</b>	<b>777.87</b>	<b>2,600.00</b>	<b>777.87</b>
	<b>Grounds Operating</b>					
56-231-02	Grounds Operating General	250.00	0.00	250.00	250.00	250.00
	<b>Equipment Operating</b>					
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	768.29	231.71	1,000.00	231.71
	<b>Total Equipment Operating</b>	<b>1,000.00</b>	<b>768.29</b>	<b>231.71</b>	<b>1,000.00</b>	<b>231.71</b>
	<b>Life Safety System</b>					
56-235-03	Life - O - Emergency	100.00	0.00	100.00	100.00	100.00
	<b>Heating &amp; Ventilation Operating</b>					
56-237-02	Heating & Vent Oper. General	0.00	345.98	-345.98	0.00	-345.98
56-237-06	Heating - O - Furnace Cleaning	0.00	915.84	-915.84	0.00	-915.84
56-237-08	Heating - O - Annual Inspections	1,000.00	0.00	1,000.00	1,000.00	1,000.00
	<b>Total Heating &amp; Ventilation Oper.</b>	<b>1,000.00</b>	<b>1,261.82</b>	<b>-261.82</b>	<b>1,000.00</b>	<b>-261.82</b>
	<b>Plumbing Operating</b>					
56-238-02	Plumbing Operating General	250.00	0.00	250.00	250.00	250.00
56-238-12	Plumbing - O - Hot Water Heater	55.00	0.00	55.00	55.00	55.00
	<b>Total Plumbing Operating</b>	<b>305.00</b>	<b>0.00</b>	<b>305.00</b>	<b>305.00</b>	<b>305.00</b>
	<b>Waste Removal</b>					
56-250-02	Waste Removal General	100.00	85.48	14.52	100.00	14.52
	<b>Total Materials &amp; Services Operating</b>	<b>6,085.00</b>	<b>4,237.49</b>	<b>1,847.51</b>	<b>6,085.00</b>	<b>1,847.51</b>
	<b>Utilities</b>					
56-310-02	Electricity	253.00	-21.57	274.57	253.00	274.57
56-315-02	Fuel	236.00	0.00	236.00	236.00	236.00
56-320-02	Water	9,299.00	9,235.00	64.00	9,299.00	64.00
	<b>Total Utilities</b>	<b>9,788.00</b>	<b>9,213.43</b>	<b>574.57</b>	<b>9,788.00</b>	<b>574.57</b>
	<b>Major Costs</b>					
56-405-02	Municipal Property Taxes	13,338.44	12,951.85	386.59	13,338.44	386.59
56-440-02	Debentures/Mortgage Interest	9,386.62	9,386.62	0.00	9,386.62	0.00
56-440-03	Debenture/Mortgage Principle	51,841.94	51,841.94	0.00	51,841.94	0.00
	<b>Total Major Costs</b>	<b>74,567.00</b>	<b>74,180.41</b>	<b>386.59</b>	<b>74,567.00</b>	<b>386.59</b>
	<b>TOTAL EXPENSES</b>	<b>134,934.00</b>	<b>131,399.88</b>	<b>3,534.12</b>	<b>134,934.00</b>	<b>3,534.12</b>
	<b>TOTAL SURPLUS (DEFICIT)</b>	<b>0.00</b>	<b>8,878.30</b>	<b>-8,878.30</b>	<b>0.00</b>	<b>-8,878.30</b>

**Fort Frances Municipal Non-Profit Housing Corporation  
Capital Statement  
December 31, 2021**

		<b>2021 Approved Budget</b>	<b>2021 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-	Building Capital	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, 2021**

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) (808880001)</b>									
		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	-512.00	-512.00
		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	-45.00	-45.00
		977.02	0.00	0.00	0.00	0.00	977.02	0.00	977.02
<b>Total For 808880001</b>		<b>999.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>999.06</b>	<b>-557.07</b>	<b>441.99</b>
<b>FFMNP (Victoria) (808880002)</b>									
		0.00	0.00	0.00	0.00	0.00	0.00	-72.25	-72.25
		0.00	0.00	0.00	0.00	0.00	0.00	-7.00	-7.00
		328.38	0.00	0.00	0.00	0.00	328.38	0.00	328.38
		0.00	0.00	0.00	0.00	0.00	0.00	-182.82	-182.82
		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	-45.00	-45.00
		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
		0.00	0.00	0.00	0.00	0.00	0.00	-189.00	-189.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
<b>Total For 808880002</b>		<b>9,656.21</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,656.21</b>	<b>-679.08</b>	<b>8,977.13</b>
<b>Grand Total</b>		<b>10,655.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,655.27</b>	<b>-1,236.15</b>	<b>9,419.12</b>

**Unit Vacancy**

FFMNP.all (80888all)

As Of: 12/31/2021

Unit  
Unit  
Type

Page 1

Unit Address	Tenant	Name	Tenant Rent Monthly	Unit Rent Monthly	Tenant Deposit	Days Move Vacant In	Lease Sign	Lease From	Lease To
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**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**January 2022**

		2022 Approved Budget	2022 YTD Actual (Unaudited)	\$ Variance	2022 YTD Budget	YTD \$ Variance
<b>REVENUE</b>						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	29,508.00	2,897.00	26,611.00	2,459.00	-438.00
43-005-04	Miscellaneous	7,200.00	600.00	6,600.00	600.00	0.00
	Total Rent Revenue	36,708.00	3,497.00	33,211.00	3,059.00	-438.00
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	0.00	0.00	0.00	0.00
	Sundry Revenue					
43-040-02	Sundry Revenue Other	0.00	0.00	0.00	0.00	0.00
43-040-07	Air Conditioner Charges	450.00	0.00	450.00	37.50	37.50
	Total Sundry Revenue	450.00	0.00	450.00	37.50	37.50
	Total Revenue from Operations	37,158.00	3,497.00	33,661.00	3,096.50	-400.50
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	97,776.00	7,877.75	89,898.25	8,148.00	270.25
	<b>TOTAL REVENUE</b>	<b>134,934.00</b>	<b>11,374.75</b>	<b>123,559.25</b>	<b>11,244.50</b>	<b>-130.25</b>
<b>EXPENSES</b>						
	<b>Corporate Costs</b>					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	19,260.00	0.00	19,260.00	1,605.00	1,605.00
55-010-03	N. Profit Mgmt.	0.00	0.00	0.00	0.00	0.00
55-010-08	Bank Service Charges	0.00	8.38	-8.38	0.00	-8.38
	Total Interest & Other Expenses	19,260.00	8.38	19,251.62	1,605.00	1,596.62
	<b>Total Corporate Costs</b>	<b>19,260.00</b>	<b>8.38</b>	<b>19,251.62</b>	<b>1,605.00</b>	<b>1,596.62</b>
	<b>Services</b>					
55-411-03	RGI & App Fee	2,667.00	228.82	2,438.18	222.25	-6.57
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	8,110.00	0.00	8,110.00	675.83	675.83
	Total Corporate Services	8,110.00	0.00	8,110.00	675.83	675.83
	Insurances					
55-490-03	Property General Liability Ins.	5,786.00	363.42	5,422.58	482.17	118.75
55-490-05	Directors/Officers Liab. Ins.	0.00	60.15	-60.15	0.00	-60.15
55-490-07	Property/Boiler Ins.	0.00	58.62	-58.62	0.00	-58.62
	Total Insurances	5,786.00	482.19	5,303.81	482.17	-0.02
	<b>Total Services</b>	<b>16,563.00</b>	<b>711.01</b>	<b>15,851.99</b>	<b>1,380.25</b>	<b>669.24</b>
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	8,671.00	749.42	7,921.58	722.58	-26.84

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**January 2022**

		<b>2022 Approved Budget</b>	<b>2022 YTD Actual (Unaudited)</b>	<b>\$ Variance</b>	<b>2022 YTD Budget</b>	<b>YTD \$ Variance</b>
<b>Materials &amp; Services Operating</b>						
	Building Operating					
56-207-02	Building Operating General	730.00	0.00	730.00	60.83	60.83
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	730.00	0.00	730.00	60.83	60.83
	Electrical Operating					
56-216-02	Electrical Operating General	600.00	0.00	600.00	50.00	50.00
56-216-08	Elect - O - Annual Inspections	2,000.00	0.00	2,000.00	166.67	166.67
	Total Electrical Operating	2,600.00	0.00	2,600.00	216.67	216.67
	Grounds Operating					
56-231-02	Grounds Operating General	250.00	0.00	250.00	20.83	20.83
	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	83.33	83.33
	Total Equipment Operating	1,000.00	0.00	1,000.00	83.33	83.33
	Life Safety System					
56-235-03	Life - O - Emergency	100.00	0.00	100.00	8.33	8.33
	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	83.33	83.33
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	83.33	83.33
	Plumbing Operating					
56-238-02	Plumbing Operating General	250.00	0.00	250.00	20.83	20.83
56-238-12	Plumbing - O - Hot Water Heater	55.00	0.00	55.00	4.58	4.58
	Total Plumbing Operating	305.00	0.00	305.00	25.42	25.42
	Waste Removal					
56-250-02	Waste Removal General	100.00	0.00	100.00	8.33	8.33
	<b>Total Materials &amp; Services Operating</b>	<b>6,085.00</b>	<b>0.00</b>	<b>6,085.00</b>	<b>507.08</b>	<b>507.08</b>
<b>Utilities</b>						
56-310-02	Electricity	253.00	0.00	253.00	21.08	21.08
56-315-02	Fuel	236.00	0.00	236.00	19.67	19.67
56-320-02	Water	9,299.00	0.00	9,299.00	774.92	774.92
	<b>Total Utilities</b>	<b>9,788.00</b>	<b>0.00</b>	<b>9,788.00</b>	<b>815.67</b>	<b>815.67</b>
<b>Major Costs</b>						
56-405-02	Municipal Property Taxes	13,338.44	0.00	13,338.44	1,111.54	1,111.54
56-440-02	Debentures/Mortgage Interest	9,386.62	744.62	8,642.00	782.22	37.60
56-440-03	Debenture/Mortgage Principle	51,841.94	4,357.76	47,484.18	4,320.16	-37.60
	<b>Total Major Costs</b>	<b>74,567.00</b>	<b>5,102.38</b>	<b>69,464.62</b>	<b>6,213.92</b>	<b>1,111.54</b>
<b>TOTAL EXPENSES</b>		<b>134,934.00</b>	<b>6,571.19</b>	<b>128,362.81</b>	<b>11,244.50</b>	<b>4,673.31</b>
<b>TOTAL SURPLUS (DEFICIT)</b>		<b>0.00</b>	<b>4,803.56</b>	<b>-4,803.56</b>	<b>0.00</b>	<b>-4,803.56</b>

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Capital Statement**  
**January 31, 2022**

		2022 Approved Budget	2022 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 January 31, 2022**

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
		0.00	0.00	0.00	0.00	0.00	0.00	-322.00	-322.00
		22.04	0.00	0.00	0.00	0.00	22.04	0.00	22.04
		977.02	0.00	0.00	0.00	0.00	977.02	0.00	977.02
<b>Total For</b>	<b>80888001</b>	<b>999.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>999.06</b>	<b>-322.07</b>	<b>676.99</b>
<b>FFMNP (Victoria) (80888002)</b>									
		0.00	0.00	0.00	0.00	0.00	0.00	-915.00	-915.00
		183.00	183.00	0.00	0.00	0.00	0.00	0.00	183.00
		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
		0.00	0.00	0.00	0.00	0.00	0.00	-182.82	-182.82
		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	-575.00	-575.00
		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
		0.00	0.00	0.00	0.00	0.00	0.00	-189.00	-189.00
		-2.00	0.00	0.00	0.00	0.00	-2.00	0.00	-2.00
<b>Total For</b>	<b>80888002</b>	<b>9,839.21</b>	<b>183.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,656.21</b>	<b>-2,051.83</b>	<b>7,787.38</b>
<b>Grand Total</b>		<b>10,838.27</b>	<b>183.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,655.27</b>	<b>-2,373.90</b>	<b>8,464.37</b>

**Unit Vacancy**

FFMNP.all (8088all)

As Of: 01/31/2022

Unit  
Unit Type

Page 1

Unit Address	Tenant	Name	Tenant Rent Monthly	Unit Rent Monthly	Tenant Deposit	Days Move Vacant In	Lease Sign	Lease From	Lease To
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**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**February 2022**

		<b>2022 Approved Budget</b>	<b>2022 YTD Actual (Unaudited)</b>	<b>\$ Variance</b>	<b>2022 YTD Budget</b>	<b>YTD \$ Variance</b>
<b>REVENUE</b>						
	Revenue from Operations					
	Rent Revenue					
43-005-03	Rent	29,508.00	5,794.00	23,714.00	4,918.00	-876.00
43-005-04	Miscellaneous	7,200.00	1,200.00	6,000.00	1,200.00	0.00
	Total Rent Revenue	36,708.00	6,994.00	29,714.00	6,118.00	-876.00
	Tenant Recoveries					
43-020-03	Tenant Recoveries	0.00	40.00	-40.00	0.00	-40.00
	Sundry Revenue					
43-040-02	Sundry Revenue Other	0.00	0.00	0.00	0.00	0.00
43-040-07	Air Conditioner Charges	450.00	0.00	450.00	75.00	75.00
	Total Sundry Revenue	450.00	0.00	450.00	75.00	75.00
	Total Revenue from Operations	37,158.00	7,034.00	30,124.00	6,193.00	-841.00
	Other Revenue					
45-500-01	Mun/Federal Subsidy (DSSAB)	97,776.00	15,755.50	82,020.50	16,296.00	540.50
	<b>TOTAL REVENUE</b>	<b>134,934.00</b>	<b>22,789.50</b>	<b>112,144.50</b>	<b>22,489.00</b>	<b>-300.50</b>
<b>EXPENSES</b>						
	<b>Corporate Costs</b>					
	Interest & Other Expenses					
55-010-02	N. Profit Admin	19,260.00	945.94	18,314.06	3,210.00	2,264.06
55-010-03	N. Profit Mgmt.	0.00	2,320.56	-2,320.56	0.00	-2,320.56
55-010-08	Bank Service Charges	0.00	14.04	-14.04	0.00	-14.04
	Total Interest & Other Expenses	19,260.00	3,280.54	15,979.46	3,210.00	-70.54
	<b>Total Corporate Costs</b>	<b>19,260.00</b>	<b>3,280.54</b>	<b>15,979.46</b>	<b>3,210.00</b>	<b>-70.54</b>
	<b>Services</b>					
55-411-03	RGI & App Fee	2,667.00	457.64	2,209.36	444.50	-13.14
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	8,110.00	0.00	8,110.00	1,351.67	1,351.67
	Total Corporate Services	8,110.00	0.00	8,110.00	1,351.67	1,351.67
	Insurances					
55-490-03	Property General Liability Ins.	5,786.00	726.84	5,059.16	964.33	237.49
55-490-05	Directors/Officers Liab. Ins.	0.00	120.30	-120.30	0.00	-120.30
55-490-07	Property/Boiler Ins.	0.00	117.24	-117.24	0.00	-117.24
	Total Insurances	5,786.00	964.38	4,821.62	964.33	-0.05
	<b>Total Services</b>	<b>16,563.00</b>	<b>1,422.02</b>	<b>15,140.98</b>	<b>2,760.50</b>	<b>1,338.48</b>
55-520-02	Office Supplies	0.00	0.00	0.00	0.00	0.00
56-101-03	Allocation to Capital Reserve	8,671.00	1,498.84	7,172.16	1,445.17	-53.67
	<b>Materials &amp; Services Operating</b>					
	Building Operating					
56-207-02	Building Operating General	730.00	0.00	730.00	121.67	121.67
56-207-04	Build - O - Flooring Repairs	0.00	0.00	0.00	0.00	0.00

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Income Statement**  
**February 2022**

		<b>2022</b>	<b>2022 YTD</b>		<b>2022 YTD</b>	<b>YTD \$</b>
		<b>Approved</b>	<b>Actual</b>	<b>\$ Variance</b>	<b>Budget</b>	<b>Variance</b>
		<b>Budget</b>	<b>(Unaudited)</b>			
56-207-16	Build - O - Move Out Repairs	0.00	0.00	0.00	0.00	0.00
	Total Building Operating	730.00	0.00	730.00	121.67	121.67
	Electrical Operating					
56-216-02	Electrical Operating General	600.00	0.00	600.00	100.00	100.00
56-216-08	Elect - O - Annual Inspections	2,000.00	0.00	2,000.00	333.33	333.33
	Total Electrical Operating	2,600.00	0.00	2,600.00	433.33	433.33
	Grounds Operating					
56-231-02	Grounds Operating General	250.00	0.00	250.00	41.67	41.67
	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	166.67	166.67
	Total Equipment Operating	1,000.00	0.00	1,000.00	166.67	166.67
	Life Safety System					
56-235-03	Life - O - Emergency	100.00	0.00	100.00	16.67	16.67
	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	166.67	166.67
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	166.67	166.67
	Plumbing Operating					
56-238-02	Plumbing Operating General	250.00	0.00	250.00	41.67	41.67
56-238-12	Plumbing - O - Hot Water Heater	55.00	0.00	55.00	9.17	9.17
	Total Plumbing Operating	305.00	0.00	305.00	50.83	50.83
	Waste Removal					
56-250-02	Waste Removal General	100.00	0.00	100.00	16.67	16.67
	<b>Total Materials &amp; Services Operating</b>	<b>6,085.00</b>	<b>0.00</b>	<b>6,085.00</b>	<b>1,014.17</b>	<b>1,014.17</b>
	<b>Utilities</b>					
56-310-02	Electricity	253.00	0.00	253.00	42.17	42.17
56-315-02	Fuel	236.00	0.00	236.00	39.33	39.33
56-320-02	Water	9,299.00	0.00	9,299.00	1,549.83	1,549.83
	<b>Total Utilities</b>	<b>9,788.00</b>	<b>0.00</b>	<b>9,788.00</b>	<b>1,631.33</b>	<b>1,631.33</b>
	<b>Major Costs</b>					
56-405-02	Municipal Property Taxes	13,338.44	3,238.93	10,099.51	2,223.07	-1,015.86
56-440-02	Debentures/Mortgage Interest	9,386.62	1,481.06	7,905.56	1,564.44	83.38
56-440-03	Debenture/Mortgage Principle	51,841.94	8,723.70	43,118.24	8,640.32	-83.38
	<b>Total Major Costs</b>	<b>74,567.00</b>	<b>13,443.69</b>	<b>61,123.31</b>	<b>12,427.83</b>	<b>-1,015.86</b>
	<b>TOTAL EXPENSES</b>	<b>134,934.00</b>	<b>19,645.09</b>	<b>115,288.91</b>	<b>22,489.00</b>	<b>2,843.91</b>
	<b>TOTAL SURPLUS (DEFICIT)</b>	<b>0.00</b>	<b>3,144.41</b>	<b>-3,144.41</b>	<b>0.00</b>	<b>-3,144.41</b>

**Fort Frances Municipal Non-Profit Housing Corporation**  
**Capital Statement**  
**February 28, 2022**

		<b>2022 Approved Budget</b>	<b>2022 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 February 28, 2022**

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) (808880001)</b>									
		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	-512.00	-512.00
		22.04	0.00	0.00	0.00	0.00	22.04	0.00	22.04
		977.02	0.00	0.00	0.00	0.00	977.02	0.00	977.02
<b>Total For</b>	<b>808880001</b>	<b>999.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>999.06</b>	<b>-512.07</b>	<b>486.99</b>
<b>FFMNP (Victoria) (808880002)</b>									
		0.00	0.00	0.00	0.00	0.00	0.00	-689.00	-689.00
		40.00	40.00	0.00	0.00	0.00	0.00	0.00	40.00
		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
		0.00	0.00	0.00	0.00	0.00	0.00	-182.82	-182.82
		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	-575.00	-575.00
		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</b>	<b>808880002</b>	<b>9,696.21</b>	<b>40.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,656.21</b>	<b>-1,636.83</b>	<b>8,059.38</b>
<b>Grand Total</b>		<b>10,695.27</b>	<b>40.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,655.27</b>	<b>-2,148.90</b>	<b>8,546.37</b>

**Unit Vacancy**

FFMNP.all (.9088all)

As Of: 02/28/2022

Unit	Unit Type	Unit Address	Tenant	Name	Tenant Rent Monthly	Unit Rent Monthly	Tenant Deposit	Days Move Vacant In	Lease Sign	Lease From	Lease To
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Fort Frances Municipal Non-Profit Housing Corporation  
2019 DRAFT Budget

	2019 DRAFT BUDGET	2018 Budget	2018 To Date October	2017 BUDGET	2017	2016 BUDGET	2016 Actual
REVENUE							
Revenue from Operations							
Rent Revenue							
Rent	50,244	30,444	36,887	30,288	36,086	30,008	33,037
Miscellaneous	7,200	7,200	6,010	7,200	7,320	7,200	7,171
Total Rent Revenue	57,444	37,644	42,897	37,488	43,406	37,208	40,208
Bad Debts							
Recoveries from Write Offs	-	-	462	-	588	-	2,324
Total Bad Debts	-	-	462	-	588	-	2,324
Sundry Revenue							
Other interest							
Sundry revenue other							
Air Conditioner Charges	450	450	495	500	405	450	525
Total Sundry Revenue	450	450	495	500	405	450	525
Total Revenue from Operations	57,894	38,094	43,854	37,988	44,399	37,658	43,056
Other Revenue							
SHRRP Funding							
Mun/Federal Subsidy (DSSAB)	86,890	102,854	85,712	93,099	93,099	95,510	95,510
TOTAL REVENUE	144,784	140,948	129,566	131,087	137,498	133,168	138,566
EXPENSES							
Corporate Costs							
Interest & Other Expenses							
N. Profit Admin	18,603	18,525	4,467	17,968	5,216	4,894	4,959
N. Profit Mgmt./Mtce.	-	-	10,957	-	12,796	12,007	12,114
Bank Service Charges	-	-	69	-	155	170	175
Total Interest & Other Expenses	18,603	18,525	15,493	17,968	18,168	17,071	17,247
Total Corporate Costs	18,603	18,525	15,493	17,968	18,168	17,071	17,247
Services							
Advertising							
RGI & App Fee	2,517	2,444	2,036	2,373	2,373	2,305	2,305



	2019 DRAFT BUDGET	2018 Budget	2018 To Date October	2017 BUDGET	2017	2016 BUDGET	2016 Actual
Office Accomodation							
Misc. Office Expense	-	-	-	-	-	-	-
Total Office Accomodation	-	-	-	-	-	-	-
Credit/Collection Expenses	-	200	-	325	170	325	316
							-
Corporate Services							
Legal							
Audit	7,588	7,349	7,367	7,109	7,135	6,900	6,902
Total Corporate Services	7,588	7,349	7,367	7,109	7,135	6,900	6,902
Sundry Services							
Sundry Services	-	-	-	-	-	-	-
Total Sundry Services	-	-	-	-	-	-	-
Insurances							
Property General Liability Ins.	4,685	3,435	2,788	3,333	3,335	2,977	3,336
Directors/Officers Liab Ins.	-	417	339	416	415	448	434
Property/Boiler Ins.	-	625	495	624	619	662	607
Total Insurances	4,685	4,477	3,622	4,374	4,369	4,087	4,376
Total Services	14,790	14,470	13,025	14,181	14,047	13,617	13,899
Supplies & Equipment							
Office Supplies							
Office Supplies	-	-	-	-	-	-	-
Total Office Supplies	-	-	-	-	-	-	-
Total Supplies & Equipment	-	-	-	-	-	-	-
Capital Costs							
Allocation to Capital Reserve	8,506	8,317	6,836	8,203	8,203	8,051	8,051
Total Capital Costs	8,506	8,317	6,836	8,203	8,203	8,051	8,051
Materials & Services Operating							
Roofing Operating							
Roofing Operating General	-	-	-	-	-	-	-
Roof - O - Eavestrough	-	-	-	-	-	-	-
Total Roofing Operating	-	-	-	-	-	-	-
Building Operating							
Building Operating General	4,000	4,000	-	2,000	67	1,500	101
Building - O-Flooring repairs	3,892	3,195	-	-	-	-	-
Building - O - Mtce Supplies							
Building - O - Glazing/Windows	-	-	-	-	-	-	-
Building - O - Locksmithing	-	-	30	-	44	-	-
Build - O - Janitorial Supplies	-	-	-	-	-	-	-
Build - O - Move Out Repairs	5,000	5,000	-	2,940	-	1,500	-
Build - O - General Hardware	-	2,000	-	1,000	2,481	800	922
Total Building Operating	12,892	14,195	30	5,940	2,591	3,800	1,023
Electrical Operating							
Electrical Operating General	-	300	71	300	-	300	-
Elect - O - Supplies	-	-	-	-	-	-	-
Elect - O - Bulbs & Tubes	-	-	-	-	-	-	-
Elect - O - Annual Inspections	1,850	1,850	1,796	1,796	1,796	1,744	1,743
Total Electrical Operating	1,850	2,150	1,867	2,096	1,796	2,044	1,743
Equipment Operating							
Equip - O - Stove/Fridge Repair	1,000	750	-	500	990	500	854
Total Equipment Operating	1,000	750	-	500	990	500	854
Grounds Operating							
Grounds Operating General	500	100	763	100	-	200	-
Total Grounds Operating	500	100	763	100	-	200	-
Life Safety System							
Life - O - Emergency	100	100	214	100	-	100	-
Total Life Safety System	100	100	214	100	-	100	-
Heating & Ventilation Operating							
Heating & Vent Oper. General	-	600	-	500	565	500	496
Heating & Vent-O-Supplies							
Heating - O - Furnace Cleaning	1,000	1,000	-	1,400	890	1,400	840
Total Heating & Ventilation Oper.	1,000	1,600	-	1,900	1,455	1,900	1,335
Plumbing Operating							
Plumbing Operating General	200	400	181	-	319	-	-
Plumbing O-Hot Water Heater Rer	-	120	-	100	115	75	91
Total Plumbing Operating	200	520	181	100	435	75	91

	2019 DRAFT BUDGET	2018 Budget	2018 To Date October	2017 BUDGET	2017	2016 BUDGET	2016 Actual
Painting Operating							
Painting Operating General	-	-	-	-	-	-	-
Painting - O - Units/Move Out	-	1,000	-	1,000	-	1,131	-
Total Painting Operating	-	1,000	-	1,000	-	1,131	-
Waste Removal							
Waste Removal General	100	200	79	200	105	75	649
Total Waste Removal	100	200	79	200	105	75	649
Total Materials & Services Operating	17,642	20,615	3,133	11,936	7,372	9,825	5,696
Utilities							
Electricity	100	318	78	375	206	100	140
Fuel							
Fuel	100	239	66	200	279	150	71
Total Fuel	100	239	66	200	279	150	71
Water	10,469	3,649	6,776	3,509	8,267	9,856	9,370
Total Utilities	10,669	4,206	6,920	4,084	8,752	10,106	9,581
Major Costs							

	2019 DRAFT BUDGET	2018 Budget	2018 To Date October	2017 BUDGET	2017	2016 BUDGET	2016 Actual
Municipal Property Taxes	13,668	13,910	13,270	13,809	13,504	13,591	13,407
Debentures/Mortgage Interest	12,088	12,088	10,139	13,099	13,099	14,099	14,013
Debenture/Mortgage Principle	48,818	48,818	40,616	47,807	47,807	46,807	46,807
Total Major Costs	74,574	74,815	64,025	74,715	74,411	74,497	74,226
TOTAL EXPENSES	144,784	140,948	109,431	131,087	130,953	133,168	128,701
TOTAL SURPLUS/<DEFICIT>	0 -	0	20,134 -	0	6,545	0	9,866

**Fort Frances Municipal Non-Profit Housing Corporation**  
**2022 DRAFT Budget**

	DRAFT 2022 Budget	2021 Actuals (unaudited) Dec. 31 2021	2021 BUDGET	2020 Unaudited	2020 Budget	2019 Dec (unaudited)	2019 BUDGET	2018 Budget
<b>REVENUE</b>								
Revenue from Operations								
Rent Revenue								
Rent	34,548	34,548	29,508	35,584	40,680	46,542	50,244	30,444
Miscellaneous	7,200	7,200	7,200	6,866	7,200	7,654	7,200	7,200
Total Rent Revenue	41,748	41,748	36,708	42,450	47,880	54,196	57,444	37,644
Bad Debts								
Recoveries from Write Offs	-	675	-	3,594	-	3,653	-	-
Total Bad Debts	-	675	-	3,594	-	3,653	-	-
Sundry Revenue								
Other interest						1,397		
Sundry revenue other								
Air Conditioner Charges	450	-	450	450	450	450	450	450
Total Sundry Revenue	450	-	450	450	450	1,847	450	450
Total Revenue from Operations	42,198	42,423	37,158	46,495	48,330	59,695	57,894	38,094
Other Revenue								
SHRRP Funding								
Mun/Federal Subsidy (DSSAB)	94,533	97,776	97,776	86,434	86,434	87,186	87,186	102,854
Contribution from Reserve Func	165,000	-	70,000	-	70,000	-	30,000	-
<b>TOTAL REVENUE</b>	<b>301,731</b>	<b>140,199</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	19,597	4,866	19,260	5,554	5,554	5,459	18,603	18,525
N. Profit Mgmt./Mtce.	-	13,016	-	13,625	13,625	13,391	-	-
Bank Service Charges	-	88	-	41	-	-	-	-
Total Interest & Other Expenses	19,597	17,969	19,260	19,220	19,179	18,849	18,603	18,525
Total Corporate Costs	19,597	17,969	19,260	19,220	19,179	18,849	18,603	18,525
Services								
Advertising		252						
RGI & App Fee	2,746	2,667	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	8,556	8,306	8,110	7,874	7,648	7,648	7,588	7,349
Total Corporate Services	8,556	8,306	8,110	7,874	7,648	7,648	7,588	7,349
Sundry Services								
Sundry Services	-	-	-	-	-	-	-	-
Total Sundry Services	-	-	-	-	-	-	-	-
Insurances								
Property General Liability Ins.	6,493	4,479	5,786	3,945	5,011	3,583	4,685	3,435
Directors/Officers Liab Ins.	-	704	-	540	-	443	-	417
Property/Boiler Ins.	-	721	-	641	-	600	-	625
Total Insurances	6,493	5,904	5,786	5,126	5,011	4,626	4,685	4,477
Total Services	17,795	17,128	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	145,000	-	60,000	-	60,000			
Flooring Capital	10,000	-	10,000	-	10,000	-	10,000	
Electrical Capital	-	-	-	-	-	-	14,000	
Grounds Capital	-	-	-	-	-	-	5,000	
Heating & Ventilation Capital	10,000	-	-	-	-	-	1,000	
Allocation to Capital Reserve	8,993	8,671	8,671	8,708	8,708	8,506	8,506	8,317
Total Capital Costs	173,993	8,671	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	200	122	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	-	178	-	-	-	346	-	2,000
Total Building Operating	200	300	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 Inspection:	1,900	1,822	2,000	1,796	2,000	1,796	1,850	1,850
Total Electrical Operating	1,900	1,822	2,600	2,934	2,250	2,025	1,850	2,150
Equipment Operating								
Equip - O - Stove/Fridge Rep	400	768	1,000	1,138	821	610	1,000	750
Total Equipment Operating	400	768	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. Gener	350	346	-	-	-	-	-	600
Heating & Vent-O-Supplies	900	916						
Heating - O - Furnace Cleani	-	-	1,000	-	1,000	840	1,000	1,000
Total Heating & Ventilation Op	1,250	1,262	1,000	-	1,000	840	1,000	1,600
Plumbing Operating								
Plumbing Operating General	200	-	250	-	250	-	200	400
Plumbing O-Hot Water Heate	-	-	55	54	-	-	-	120
Total Plumbing Operating	200	-	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	85	85	100	95	100	36	100	200
Total Waste Removal	85	85	100	95	100	36	100	200
Total Materials & Services Operati	4,035	4,237	6,085	5,108	7,521	3,957	17,643	20,615

Utilities								
Electricity	200	-	253	90	291	79	100	318
Fuel								
Fuel	128	-	236	87	100	65	100	239
Total Fuel	128	-	236	87	100	65	100	239
Water	11,414	9,235	9,299	9,028	9,032	8,769	10,469	3,649
Total Utilities	11,742	9,235	9,788	9,205	9,423	8,913	10,669	4,206
Major Costs								
Municipal Property Taxes	13,340	12,952	13,338	12,950	13,456	13,064	13,668	13,910
Debentures/Mortgage Interest	8,231.70	9,386.62	9,386.62	10,525	10,525	11,577	11,577	12,088
Debenture/Mortgage Principle	52,996.86	51,841.94	51,841.94	50,704	50,704	49,624	49,624	48,818
Total Major Costs	74,569	74,180	74,567	74,178	74,685	74,266	74,869	74,815
<b>TOTAL EXPENSES</b>	<b>301,731</b>	<b>131,421</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>8,778</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 - 2022 Capital Work DRAFT #1

<b>YARDI Acct. #</b>	<b><u>Work Description</u></b>	<b>Budget Per Line</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 Shingle replacement (all units)	65,000.00
56-107-02	Building Capital Replace kitchen cabinets & counters (6 units)	80,000.00
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 Replace HRVs (2 units)	10,000.00
56-138-02	Plumbing Capital	-
56-140-02	Painting Capital	-
<b>2022 Total Capital Budget</b>		<b><u>165,000.00</u></b>
<b>2021 Total Capital Budget</b>		<b>70,000.00</b>
<b>2020 Total Capital Budget</b>		<b>70,000.00</b>

**YARDI**  
**Acct. #**

**Work Description**

**Budget Per**  
**Line**