

Financial Statements of

**GREATER SADBURY
HOUSING CORPORATION**

And Independent Auditors' Report thereon

Year ended December 31, 2020



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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of Greater Sudbury Housing Corporation

Opinion

We have audited the financial statements of Greater Sudbury Housing Corporation (the Entity), which comprise:

- the statement of financial position as at December 31, 2020
- the statement of operations for the year then ended
- the statement of changes in net financial assets for the year then ended
- the statement of cash flows for the year then ended
- and notes and schedules to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2020, and its results of operations, its change in net financial assets and its cash flows year then ended in accordance with the basis of accounting in note 1 to the financial statements.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditors' Responsibilities for the Audit of the Financial Statements***" section of our auditors' report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Basis of Presentation and Restriction on Use

These financial statements have not been, and were not intended to be, prepared in accordance with Canadian public sector accounting standards and are solely for the information and use of the Board of Directors of the Greater Sudbury Housing Corporation and the City of Greater Sudbury to comply with accounting policies as specified by the Greater Sudbury Housing Corporation's Municipal Service Manager. These financial statements are not intended to be, and should not be, used by anyone other than the specified users or for any other purpose.



Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Entity's to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, slightly slanted style. Below the signature is a horizontal line that starts under the 'K' and ends under the 'P'.

Chartered Professional Accountants, Licensed Public Accountants

Sudbury, Canada

May 11, 2021

GREATER SUDBURY HOUSING CORPORATION

Statement of Financial Position

December 31, 2020, with comparative information for 2019

| | 2020 | 2019 |
|------------------------------------------------|---------------------|---------------------|
| Financial Assets | | |
| Cash | \$ 2,321,017 | \$ 2,046,163 |
| Restricted cash (note 2) | 1,466,704 | 1,450,066 |
| Tenant accounts receivable | 91,142 | 90,836 |
| Other accounts receivable | 394,689 | 358,627 |
| | <u>4,273,552</u> | <u>3,945,692</u> |
| Financial Liabilities | | |
| Accounts payable and accrued liabilities | 1,692,706 | 1,494,766 |
| Accrued payroll and employee benefits | 22,887 | 38,019 |
| Advances from City of Greater Sudbury (note 3) | 100,147 | 106,813 |
| Tenant prepaid rents | 391,940 | 332,660 |
| | <u>2,207,680</u> | <u>1,972,258</u> |
| Net financial assets | 2,065,872 | 1,973,434 |
| Non-financial assets: | | |
| Prepaid expenses | 359,041 | 325,282 |
| Share capital: | | |
| Authorized: | | |
| Unlimited common shares | | |
| Issued: | | |
| 100 common shares | 1 | 1 |
| Commitments (note 6) | | |
| Effects of COVID-19 (note 11) | | |
| Accumulated surplus (note 5) | <u>\$ 2,424,914</u> | <u>\$ 2,298,717</u> |

See accompanying notes to financial statements.

On behalf of the Board:

_____ Board Member

_____ Board Member

GREATER SUDBURY HOUSING CORPORATION

Statement of Operations

Year ended December 31, 2020, with comparative information for 2019

| | Budget | | Total | | Total |
|----------------------------------------------|--------------|----|------------|----|------------|
| | 2020 | | 2020 | | 2019 |
| Revenue: | | | | | |
| Rental | \$ 7,534,921 | \$ | 8,289,417 | \$ | 7,826,371 |
| Maintenance recoveries | 155,500 | | 198,512 | | 256,144 |
| Sundry | 216,516 | | 389,720 | | 619,010 |
| Interest | 24,600 | | 27,109 | | 63,836 |
| Management services | - | | - | | 9,445 |
| City of Greater Sudbury: | | | | | |
| Local housing subsidy - operating | 5,091,267 | | 4,899,266 | | 4,919,214 |
| Local housing subsidy-capital operating | 696,651 | | 696,651 | | - |
| Capital subsidy | 910,000 | | 507,077 | | 2,831,478 |
| Regular Rent Supplement Program | | | | | |
| Rent supplement subsidy | 3,587,952 | | 3,587,952 | | 3,347,952 |
| Administration fees | 78,200 | | 78,200 | | 78,200 |
| Strong Communities Rent Supplement Program | 10,452 | | 472,507 | | 477,550 |
| Special capital projects | - | | 142,924 | | 1,075,784 |
| | 18,306,059 | | 19,289,335 | | 21,504,984 |
| Expenses: | | | | | |
| Capital | 910,000 | | 850,733 | | 4,108,856 |
| Capital - operating | 696,651 | | 786,975 | | - |
| Salaries and benefits | 4,521,131 | | 4,072,217 | | 4,197,599 |
| Utilities (note 7) | 3,707,692 | | 3,478,590 | | 3,664,846 |
| Rent Supplement Program | 3,587,952 | | 3,784,908 | | 3,612,577 |
| Property maintenance and operations (note 8) | 3,332,780 | | 4,316,227 | | 3,990,823 |
| Administration (note 8) | 580,113 | | 595,015 | | 572,734 |
| Bad debts | 396,300 | | 423,589 | | 478,840 |
| Tenant services | 331,992 | | 437,993 | | 285,188 |
| Transportation and communication | 241,448 | | 224,451 | | 233,670 |
| | 18,306,059 | | 18,970,698 | | 21,145,133 |
| Interest on reserve funds | - | | 16,658 | | 25,790 |
| Excess of revenue over expenses | \$ - | \$ | 335,295 | \$ | 385,641 |

See accompanying notes to financial statements.

GREATER SUDBURY HOUSING CORPORATION

Statement of Changes in Net Financial Assets

Year ended December 31, 2020, with comparative information for 2019

| | 2020 | 2019 |
|-------------------------------------------|--------------|--------------|
| Excess of revenue over expenses | \$ 335,295 | \$ 385,641 |
| Change in prepaid expenses | (33,760) | (29,091) |
| Return surplus to City of Greater Sudbury | (209,097) | (90,651) |
| Change in net financial assets | 92,438 | 265,899 |
| Net financial assets, beginning of year | 1,973,434 | 1,707,535 |
| Net financial assets, end of year | \$ 2,065,872 | \$ 1,973,434 |

See accompanying notes to financial statements.

GREATER SUDBURY HOUSING CORPORATION

Statement of Cash Flows

Year ended December 31, 2020, with comparative information for 2019

| | 2020 | 2019 |
|-----------------------------------------------------------------|--------------|--------------|
| Cash provided by: | | |
| Operating activities: | | |
| Excess of revenue over expenses | \$ 335,295 | \$ 385,641 |
| Changes in non-cash working capital items: | | |
| Decrease (increase) in tenant accounts receivable | (306) | 2,444 |
| Increase in other accounts receivable | (36,062) | 191,513 |
| Decrease in advances to City of Greater Sudbury | - | 780,356 |
| Increase (decrease) in accounts payable and accrued liabilities | 197,940 | (481,204) |
| Decrease in accrued payroll and employee benefits | (15,132) | (185,322) |
| Increase (decrease) in advances from City of Greater Sudbury | (6,666) | 106,813 |
| Increase in tenant prepaid rents | 59,280 | 98,617 |
| Increase in prepaid expenses | (33,760) | (29,091) |
| Net change in operating activities | 500,589 | 869,767 |
| Financing activities: | | |
| Return surplus to City of Greater Sudbury | (209,097) | (90,651) |
| Net change in investing activities | (209,097) | (90,651) |
| Increase in cash during the year | 291,492 | 779,116 |
| Cash, beginning of year | 3,496,229 | 2,717,113 |
| Cash, end of year | \$ 3,787,721 | \$ 3,496,229 |
| Cash is represented by: | | |
| Cash | \$ 2,321,017 | \$ 2,046,163 |
| Restricted cash | 1,466,704 | 1,450,066 |
| | \$ 3,787,721 | \$ 3,496,229 |
| Supplementary information: | | |
| Interest received | \$ 43,767 | \$ 89,626 |

See accompanying notes to financial statements.

GREATER SUDBURY HOUSING CORPORATION

Notes to Financial Statements

Year ended December 31, 2020

Greater Sudbury Housing Corporation (“the Corporation”) was incorporated under the Ontario Business Corporations Act on December 14, 2000. Its principal activity is the provision of social housing for the City of Greater Sudbury.

The Corporation is a municipal corporation pursuant to paragraph 149(1)(d.5) of the Income Tax Act (Canada) and is, therefore, exempt from income taxes, having met certain requirements of the Income Tax Act (Canada).

1. Summary of significant accounting policies:

(a) Basis of accounting:

These financial statements have been prepared in accordance with the significant accounting policies set out below to comply with the policies as determined by the Corporation's Municipal Service Manager, the City of Greater Sudbury. The basis of accounting used in these financial statements materially differs from Canadian public sector accounting standards because:

- i) capital assets purchased and betterments which extend the estimated life of an asset, are expensed in the statement of operations in the year the expenditure is incurred rather than being capitalized on the statement of financial position and amortized over their estimated useful lives (see schedule 2). Tangible capital asset additions are capitalized in the schedule of tangible capital assets only if they exceed a \$50,000 threshold; and
- ii) inventory of parts and supplies are expensed in the statement of operations in the year the expenditure is incurred.

(b) Cash and restricted cash:

Cash and restricted cash include cash on hand and demand deposits that are readily convertible into known amounts of cash and subject to insignificant risk of change in value.

(c) Prepaid expenses:

Prepaid expenses are charged to expenses over the periods expected to benefit from them.

GREATER SUDBURY HOUSING CORPORATION

Notes to Financial Statements

Year ended December 31, 2020

1. Summary of significant accounting policies (continued):

(d) Capital assets:

Capital assets are stated at cost, less accumulated amortization, and are amortized based on the estimated useful life of each individual component on a straight-line basis over the following periods:

| | |
|----------------------------------|----------|
| High-rise residential units: | |
| Interior, exterior and roof | 20 years |
| Structure | 50 years |
| Electrical | 30 years |
| Mechanical | 25 years |
| Site improvements | 15 years |
| Multi-residential units | 20 years |
| Single-family residential houses | 20 years |
| Equipment and vehicles | 10 years |

(e) Accumulated surplus:

Certain amounts, as approved by the Board of Directors, are set aside in accumulated surplus for future operating and capital purposes. Transfers to/from funds and reserves are an adjustment to the respective fund when approved.

The accumulated surplus consists of the following:

- Operating reserve:

This reserve is not restricted and may be utilized for the operating activities of the Corporation as approved by the Service Manager.

- Capital reserve:

This reserve is restricted and can only be used for capital projects that have been approved by the Board of Directors and as approved by the Service Manager.

- Rent supplement reserve:

This reserve is restricted and can only be used for expenses related to the Rent Supplement Program as approved by the Service Manager.

(f) Subsidy refundable:

The local housing subsidy is recognized based on the approved fiscal allocation by the City of Greater Sudbury. Subsidies may be recovered by the City of Greater Sudbury based on an annual reconciliation performed subsequent to year-end. The recoveries are reported in the year of recovery as an adjustment to local housing subsidy revenue.

GREATER SUDBURY HOUSING CORPORATION

Notes to Financial Statements

Year ended December 31, 2020

1. Summary of significant accounting policies (continued):

(g) Revenue recognition:

Revenues are recognized in the year in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impracticable.

Local housing subsidy revenue from the City of Greater Sudbury is recognized in the period in which the events giving rise to the government transfer have occurred as long as: the transfer is authorized; the eligibility criteria, if any, have been met except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability for the recipient government; and the amount can reasonably be estimated. Funding received under a funding arrangement, which relates to a subsequent fiscal period and the unexpended portions of contributions received for specific purposes, is reflected as deferred revenue in the year of receipt and is recognized as revenue in the period in which all the recognition criteria have been met.

Rental revenue is recognized as revenue during the month of occupancy by members.

Management services revenue is recognized when the service has been performed and collectability is reasonably assured.

(h) Government grant:

A government grant is not recognized until there is reasonable assurance that the entity will comply with the conditions attaching to it, and that the grant will be received. Receipt of a grant does not of itself provide conclusive evidence that the conditions attaching to the grant have been or will be fulfilled. Government grants related to assets, including non-monetary grants at fair value will be presented in the statement of financial position by deducting the grant in arriving at the carrying amount of the asset.

A forgivable loan from government is treated as a government grant when there is reasonable assurance that the entity will meet the terms for forgiveness of the loan.

(i) Expenses:

Expenses are reported on an accrual basis. The cost of all goods consumed and services received during the year is expensed.

(j) Budget figures:

Budget figures have been provided for comparison purposes and have been derived from the budget approved by the Board of Directors.

GREATER SUDBURY HOUSING CORPORATION

Notes to Financial Statements

Year ended December 31, 2020

1. Summary of significant accounting policies (continued):

(k) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Items requiring the use of significant estimates include the valuation allowances for tenant accounts receivable and other accounts receivable.

Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Measurement uncertainty exists in these financial statements. Actual results could differ from those estimates.

2. Restricted cash:

Under the terms of the service manager agreement, the Corporation is required to restrict cash for specific purposes as follows:

| | 2020 | 2019 |
|-------------------------|--------------|-----------|
| Operating reserve | \$ 739,283 | 730,887 |
| Rent supplement reserve | 310,147 | 306,624 |
| Capital reserve | 417,274 | 412,555 |
| | \$ 1,466,704 | 1,450,066 |

3. Advances to and from City of Greater Sudbury:

The advances are comprised of the following:

| | 2020 | 2019 |
|------------------------------------------------|--------------|-----------|
| Social Housing Apartment Improvement program | \$ – | 382,195 |
| Deferred operating and rent supplement subsidy | – | (358,996) |
| Homelessness program | 38,964 | – |
| Social Housing reserve | 134,347 | – |
| Cost recoveries | (273,458) | (130,012) |
| Total advances from City of Greater Sudbury | \$ (100,147) | (106,813) |

GREATER SUDBURY HOUSING CORPORATION

Notes to Financial Statements

Year ended December 31, 2020

4. Tangible capital assets:

Pursuant to a transfer order made under the Social Housing Reform Act, all assets, liabilities, rights and obligations with respect to the provincially operated local housing authority were transferred from Ontario Housing Corporation to the Corporation, effective January 1, 2001. The transfer included all social housing units including land and buildings, but did not include the associated debentures.

| Street Address | Other Name | Units |
|--------------------------------------------|-------------------------|-------|
| Cabot/Burton/Hearne | Cabot Park | 88 |
| 3553 Montpellier, Chelmsford | The Rosemount | 41 |
| 1950 Lasalle Boulevard | Place Hurtubise | 106 |
| 744 Bruce Street | Ryan Heights | 150 |
| 1960 B Paris Street | 401 Rumball Terrance | 204 |
| 1960 A Paris Street | 201 Rumball Terrance | 101 |
| 1052 Belfry Street | Eddie Lapierre Building | 101 |
| 1920 Paris Street | The Towers | 101 |
| 27 Hanna Street, Capreol | Dennie Court | 20 |
| Catherine and Maplewood Streets, Garson | | 3 |
| 720 Bruce Avenue | The Balmoral | 251 |
| Charette Street, Chelmsford | | 8 |
| O'Neill Drive, Garson | | 6 |
| 241 Second Avenue North | Birkdale Village | 70 |
| 1778 LaSalle Boulevard | Keewatin Court | 30 |
| 1200 Attlee Avenue | MCormack Court | 76 |
| 159 Louis Street | Fournier Gardens | 127 |
| Charlotte and Gaudette Streets, Chelmsford | | 20 |
| 166 Louis Street | | 50 |
| 1528 Kennedy Street | | 20 |
| 155 Lapointe Street, Hanmer | Place Royale | 27 |
| 35 Spruce Street, Garson | Spruce Villa | 24 |
| 240 B Street, Lively | | 26 |
| 242 Colonial Court | Colonial Court | 12 |
| St. Onge Street, Chelmsford | | 6 |
| 1655 and 1676 Havenbrook Drive | | 12 |
| 715 Burton Avenue | | 20 |
| 491 Camelot Drive | Carmichael Village | 42 |
| Scattered units | | 63 |
| Scattered units | | 43 |
| | | 1,848 |

In addition, two parcels of vacant land, which currently do not have any buildings on them, were also transferred to the Corporation.

In 2020, a new piece of land with building was purchased. A 14-unit residential apartment will be built to be used as affordable housing.

GREATER SUDBURY HOUSING CORPORATION

Notes to Financial Statements

Year ended December 31, 2020

5. Accumulated surplus:

| | Operating Reserve | Capital Reserve | Rent Supplement Reserve | Total 2020 | Total 2019 |
|-------------------------------------------|-------------------|-----------------|-------------------------|------------|------------|
| Reserve | | | | | |
| Balance, beginning of year | \$ 746,140 | 1,043,478 | 509,098 | 2,298,716 | 2,003,726 |
| Excess of revenue over expenses | 262,588 | (195,993) | 268,700 | 335,295 | 385,641 |
| Return surplus to City of Greater Sudbury | – | – | (209,097) | (209,097) | (90,651) |
| Capital projects not completed | – | (630,818) | – | (630,818) | (517,251) |
| Subtotal | 1,008,728 | 216,667 | 568,701 | 1,794,096 | 1,781,465 |
| Surplus | | | | | |
| Capital projects not completed | – | 630,818 | – | 630,818 | 517,252 |
| Balance, end of year | \$ 1,008,728 | 847,485 | 568,701 | 2,424,914 | 2,298,717 |

6. Commitments:

The Corporation provides certain employee benefits, which will require funding in future years, and which are not accrued. The value of unaccrued vacation as at December 31, 2020 totals \$54,206 (2019 - \$47,788).

The Corporation enters into various non-cancellable contracts in the ordinary course of business. Payments for these contracts are contractual obligations as scheduled per each agreement. Commitments for minimum payments in relation to non-cancellable contracts as at December 31, 2020 are as follows:

| | |
|---------------------------------------------------|---------------------|
| No later than one year | \$ 2,088,635 |
| Later than one year and no longer than five years | 1,674,136 |
| | \$ 3,762,771 |

The Corporation is involved in certain litigation and claims from time to time, which are in the normal course of business. The Corporation records accruals that reflect management's best estimate of any potential liability relating to these claims. In the opinion of management, the Corporation has reasonable arguments to defend against these claims and none would result in an additional liability that would have a significant adverse effect on the Corporation's financial position. However, the Corporation cannot predict with certainty the final outcome of these matters. No accrual has been made as at December 31, 2020 (2019 - \$Nil) for any of these claims.

GREATER SUDBURY HOUSING CORPORATION

Notes to Financial Statements

Year ended December 31, 2020

7. Utilities:

Utilities expense comprises the following:

| | 2020 | 2019 |
|---------------------------|--------------|-----------|
| Electricity | \$ 817,052 | 907,829 |
| Fuel | 1,162,072 | 1,397,076 |
| Gas hot water tank rental | 169,233 | 162,868 |
| Water | 1,330,233 | 1,197,073 |
| | <hr/> | <hr/> |
| | \$ 3,478,590 | 3,664,846 |

8. Insurance:

Administration expense includes \$88,941 (2019 - \$79,823) of insurance expense and property maintenance and operations expense includes \$348,306 (2019 - \$299,378) of insurance expense.

9. Financial risks and concentration of credit risk:

Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in financial loss. The Corporation is exposed to credit risk with respect to the tenant receivables, other receivables, cash and pooled investment fund.

The Corporation assesses, on a continuous basis, tenant receivables and other receivables and provides for any amounts that are not collectible in the allowance for doubtful accounts. The maximum exposure to credit risk of the Corporation at December 31, 2020 is the carrying value of these assets.

The carrying amount of tenant and other receivables is valued with consideration for an allowance for doubtful accounts. The amount of any related impairment loss is recognized in the income statement. Subsequent recoveries of impairment losses related to tenant and other receivables are credited to the income statement. The balance of the allowance for doubtful accounts as at December 31, 2020 is \$515,400 (2019 - \$385,400).

10. Comparative information:

Certain 2019 comparative information have been reclassified to conform with the presentation adopted in 2020.

GREATER SUDBURY HOUSING CORPORATION

Notes to Financial Statements

Year ended December 31, 2020

11. Effects of COVID-19:

In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization and has had a significant financial, market and social dislocating impact.

At the time of approval of these financial statements, the Company has undertaken the following activities in relation to the COVID-19 pandemic.

- Limit access to administrative buildings based on public health recommendations and the implementation of mandatory screening for all staff and visitors
- Flexible work arrangements including working from home requirements for those directed to self-isolate

Financial statements are required to be adjusted for events occurring between the date of the financial statements and the date of the auditors' report which provide additional evidence relating to conditions that existed as at year end. Management has assessed the financial impacts and there are no additional adjustments required to the financial statements at this time.

GREATER SUDBURY HOUSING CORPORATION

Schedule 1

Schedule of Operations

Year ended December 31, 2020

| | Operating | | Capital | | Rent Supplement Program | | Total | |
|---------------------------------------------------|--------------|------------|---------|-----------|-------------------------|-----------|------------|------------|
| | Budget | Actual | Budget | Actual | Budget | Actual | Budget | Actual |
| Revenue: | | | | | | | | |
| Rental | \$ 7,534,921 | 8,289,417 | - | - | - | - | 7,534,921 | 8,289,417 |
| Maintenance recoveries | 155,500 | 198,512 | - | - | - | - | 155,500 | 198,512 |
| Sundry revenue | 216,516 | 389,720 | - | - | - | - | 216,516 | 389,720 |
| Interest | 24,600 | 27,109 | - | - | - | - | 24,600 | 27,109 |
| Management services | - | - | - | - | - | - | - | - |
| City of Greater Sudbury: | | | | | | | | |
| Local Housing subsidy - Operating | 5,091,267 | 4,899,266 | - | - | - | - | 5,091,267 | 4,899,266 |
| Local Housing subsidy-Capital Operating | 696,651 | 696,651 | - | - | - | - | 696,651 | 696,651 |
| Capital subsidy | - | - | 910,000 | 507,077 | - | - | 910,000 | 507,077 |
| Regular Rent Supplement Program | 78,200 | 78,200 | - | - | 3,587,952 | 3,587,952 | 3,666,152 | 3,666,152 |
| Strong Communities Rent Supplement Program | 10,452 | 10,374 | - | - | - | 462,133 | 10,452 | 472,507 |
| Special Capital Projects | - | - | - | 142,924 | - | - | - | 142,924 |
| | 13,808,107 | 14,589,249 | 910,000 | 650,001 | 3,587,952 | 4,050,085 | 18,306,059 | 19,289,335 |
| Expenses: | | | | | | | | |
| Capital | - | - | 910,000 | 850,733 | - | - | 910,000 | 850,733 |
| Capital operating | 696,651 | 786,975 | - | - | - | - | 696,651 | 786,975 |
| Salaries and benefits | 4,521,131 | 4,072,217 | - | - | - | - | 4,521,131 | 4,072,217 |
| Utilities | 3,707,692 | 3,478,590 | - | - | - | - | 3,707,692 | 3,478,590 |
| Rent Supplement Program | - | - | - | - | 3,587,952 | 3,784,908 | 3,587,952 | 3,784,908 |
| Property maintenance and operations | 3,332,780 | 4,316,227 | - | - | - | - | 3,332,780 | 4,316,227 |
| Administration | 580,113 | 595,015 | - | - | - | - | 580,113 | 595,015 |
| Bad debts | 396,300 | 423,589 | - | - | - | - | 396,300 | 423,589 |
| Tenant services | 331,992 | 437,993 | - | - | - | - | 331,992 | 437,993 |
| Transportation and communication | 241,448 | 224,451 | - | - | - | - | 241,448 | 224,451 |
| | 13,808,107 | 14,335,057 | 910,000 | 850,733 | 3,587,952 | 3,784,908 | 18,306,059 | 18,970,698 |
| Excess of revenue over expenses before undernoted | - | 254,192 | - | (200,732) | - | 265,177 | - | 318,637 |
| Interest on reserve funds | - | 8,396 | - | 4,739 | - | 3,523 | - | 16,658 |
| Excess of revenue over expenses | \$ - | 262,588 | - | (195,993) | - | 268,700 | - | 335,295 |

GREATER SUDBURY HOUSING CORPORATION

Schedule 2

Schedule of Tangible Capital Assets

Year ended December 31, 2020, with comparative information for 2019

Cost:

| | High-rise Residential Units | | | Multi-residential Units | | Single-family Residential Units | | Equipment & Vehicles | | Total |
|----------------------------|-----------------------------|--------------|------------|-------------------------|------------|---------------------------------|------------|-----------------------|----------|-------------|
| | Site | | | Land | Buildings | Land | Buildings | Furniture & Equipment | Vehicles | |
| | Land | Improvements | Buildings | | | | | | | |
| Balance, January 1, 2019 | \$ 2,180,550 | 9,311,059 | 25,306,295 | 2,853,550 | 41,421,679 | 4,155,000 | 13,345,459 | 709,116 | 448,133 | 99,730,841 |
| Additions | - | 769,557 | 1,366,939 | - | 826,914 | - | - | - | 78,872 | 3,042,282 |
| Balance, December 31, 2019 | 2,180,550 | 10,080,616 | 26,673,234 | 2,853,550 | 42,248,593 | 4,155,000 | 13,345,459 | 709,116 | 527,005 | 102,773,123 |
| Additions | - | 147,077 | 158,664 | 55,390 | 87,532 | - | - | 421,090 | - | 869,753 |
| Balance, December 31, 2020 | \$ 2,180,550 | 10,227,693 | 26,831,898 | 2,908,940 | 42,336,125 | 4,155,000 | 13,345,459 | 1,130,206 | 527,005 | 103,642,876 |

Accumulated amortization:

| | High-rise Residential Units | | | Multi-residential Units | | Single-family Residential Units | | Equipment & Vehicles | | Total |
|----------------------------|-----------------------------|--------------|------------|-------------------------|------------|---------------------------------|------------|-----------------------|----------|------------|
| | Site | | | Land | Buildings | Land | Buildings | Furniture & Equipment | Vehicles | |
| | Land | Improvements | Buildings | | | | | | | |
| Balance, January 1, 2019 | \$ - | 4,725,186 | 13,061,668 | - | 31,196,784 | - | 10,586,486 | 709,116 | 373,892 | 60,653,132 |
| Amortization | - | 560,691 | 981,487 | - | 2,096,585 | - | 667,274 | - | 48,757 | 4,354,794 |
| Balance, December 31, 2019 | - | 5,285,877 | 14,043,155 | - | 33,293,369 | - | 11,253,760 | 709,116 | 422,649 | 65,007,926 |
| Amortization | - | 591,246 | 1,010,560 | - | 2,117,472 | - | 667,272 | 87,139 | 52,701 | 4,526,390 |
| Balance, December 31, 2020 | \$ - | 5,877,123 | 15,053,715 | - | 35,410,841 | - | 11,921,032 | 796,255 | 475,350 | 69,534,316 |

Carrying amounts:

| | High-rise Residential Units | | | Multi-residential Units | | Single-family Residential Units | | Equipment & Vehicles | | Total |
|----------------------|-----------------------------|--------------|------------|-------------------------|-----------|---------------------------------|-----------|-----------------------|----------|------------|
| | Site | | | Land | Buildings | Land | Buildings | Furniture & Equipment | Vehicles | |
| | Land | Improvements | Buildings | | | | | | | |
| At December 31, 2019 | \$ 2,180,550 | 4,794,739 | 12,630,079 | 2,853,550 | 8,955,224 | 4,155,000 | 2,091,699 | - | 104,356 | 37,765,197 |
| At December 31, 2020 | 2,180,550 | 4,350,570 | 11,778,183 | 2,908,940 | 6,925,284 | 4,155,000 | 1,424,427 | 333,951 | 51,655 | 34,108,560 |

Summary:

| | Land | Site Improvements | Buildings | Furniture & Equipment | Vehicles | Total |
|----------------------------|--------------|-------------------|--------------|-----------------------|-----------|--------------|
| Balance, beginning of year | \$ 9,189,100 | 10,080,616 | 82,267,286 | 709,116 | 527,005 | 102,773,123 |
| Additions | 55,390 | 147,077 | 246,196 | 421,090 | - | 869,753 |
| Amortization | - | (5,877,123) | (62,385,588) | (796,255) | (475,350) | (69,534,316) |
| Balance, end of year | \$ 9,244,490 | 4,350,570 | 20,127,894 | 333,951 | 51,655 | 34,108,560 |