

INVOICE

District of East Hants
Attn.: Kim Ramsay, CAO
230-15 Commerce Court
Elmsdale NS
B2S 3K5

Invoice No. HNS-2023-551
Invoice Date March 31, 2023

Description	Amount
Municipal Unit Net Operating Loss Share For the period ended: March 31, 2023	\$ 81,696.69

Total Due \$ 81,696.69

Payment Details:

Cheques payable to "Minister of Finance"
Attention: Cindy McAlpine-Mackenzie, Financial Services Officer
PO Box 702 STN Central
Halifax, NS B3J 2T3

District of East Hants

For the period ended: March 31, 2023

	2022-23 Budget	2022-23 Actual	2021-22 Actual	Budget v Actual \$ Change	Actual (Current year) v Actual (Prior year) \$ Change
Operating					
Revenues					
Revenues	\$ 495,664	\$ 511,430	\$ 466,313	\$ 15,766	\$ 45,117
Total Revenues	495,664	511,430	466,313	15,766	45,117
Expenses					
Utilities	167,226	178,941	157,441	(11,715)	(21,500)
Operating	131,614	115,571	219,906	16,042	104,335
Maintenance	260,918	315,714	267,298	(54,796)	(48,416)
Maintenance (Vacant Units)	41,036	36,723	40,599	4,314	3,876
Administration	152,968	187,003	125,212	(34,035)	(61,791)
Amortization (Mortgage) *	259,950	259,950	284,372	0	24,422
Municipal Taxes	68,601	68,806	66,028	(206)	(2,778)
Depreciation	6,560	3,237	-	3,322	(3,237)
Total Expenses	1,088,872	1,165,945	1,160,855	(77,073)	(5,090)
Total Operating	(593,208)	(654,515)	(694,543)	(61,307)	40,027
Infrastructure *					
Summary of all projects	46,176	136,557	47,438	(90,381)	(89,119)
Total Infrastructure	46,176	136,557	47,438	(90,381)	(89,119)
Net Operating Loss (NOL)	\$ (639,384)	\$ (791,072)	\$ (741,981)	\$ (151,689)	\$ (49,091)
Distribution of NOL:					
Government		709,376			
Municipal Unit Share		81,697			
Total Distribution	\$	791,072			

* See attached schedules

Budget v Actual Variance Explanations

- 1) Overall, NSPHA realized NOL results that was within budget. Category highlights are as follows:
 Revenue - The rent cap was expected to be lifted in February 2022 but did not occur until June 2022.
 Utilities - significant increase in the average price of fuel oil
 Infrastructure - construction jobs were impacted by inflationary pressures, supply chain, and additional funding.
 Other NOL Categories - NSPHA adjusted plans to mitigate other budget pressures.

Actual (Current year) v Actual (Prior year) Variance Explanations

- 1) Overall, NSPHA realized NOL results that were higher than the previous year. The main driver for this is the increased budget that was allocated by the province to NSPHA.

District of East Hants

For the period ended: March 31, 2023

Property Name	Property Address	Scope of Work	2022-23	2021 -22
District of East Hants		Combined jobs under \$5K	1,580	-
Enfield Manor	41 Parker Place Cr.	Accessibility upgrades	134,977	-
Enfield Manor	41 Parker Place Cr.	Accessibility upgrades	-	6,581
1416 Old Enfield Road Nine Mile River	1416 Old Enfield Road	Roof replacement	-	9,598
Enfield Manor	41 Parker Place Cr.	Roof replacement	-	25,400
Park View Manor	664 Hwy. 1	Siding, windows, doors	-	615
Park View Manor	664 Hwy. 1	Sewer system maintenance	-	5,245
Total			136,557	47,438

District of East Hants

As at: March 31, 2023

Name	Address	Start Date	Maturity	Period	Amortization	
					2022-23	2021 -22
Bayview Manor	9040 Highway 354	1987-05-01	2022-06-01	35	4,256	25,514
2 Family Maitland	8614 Highway 215	1987-09-01	2022-09-01	35	3,159	6,318
Carriage Lane Enfield (FH)	57 Carriage Lane	1989-07-01	2024-07-01	35	4,566	4,566
1 Family Shubenacadie	11 Havenwood Drive	1989-07-01	2024-07-01	35	4,566	4,566
37 Davis Avenue Upper Rawdon	McGrath Lake Subdivision	1998-01-01	2025-01-01	27	8,973	8,973
7414 Highway 14 Nine Mile River	7414 Highway 14	1998-01-01	2025-01-01	27	8,973	8,973
1416 Old Enfield Road Nine Mile River	1416 Old Enfield Road	1991-07-01	2026-08-01	35	10,149	10,153
Sunnybrook Manor	48 Mill Village Rd Rr1	1998-01-01	2029-01-01	31	50,699	50,699
Enfield Manor	41 Parker Place Cr.	1998-01-01	2030-01-01	32	47,688	47,688
Park View Manor	664 Hwy. 1	1998-01-01	2030-01-01	32	53,787	53,787
Cobequid Bay Manor	59 Maple Ave	1998-01-01	2031-01-01	33	63,134	63,134
Total					259,950	284,372