

JANUARY 27, 2022

**CO-OP PROPERTY MANAGEMENT**

# **NIAGARA PENINSULA HOMES**

**In 1989 we initiated our Property Management/ Operational Services division, in order to provide cooperatives in our area a broad range of services under one umbrella. Additional services for co-ops include:**

# **MARKETING AND MEMBER SELECTION**

NPH can assist in carrying out member selection, unit and subsidy allocation and housing agreements and all practices consistent with the objectives of the co-op.

We also provide a variety of services for committees and Board of Directors.

# **MAINTENANCE FUNCTIONS**

There are a variety of maintenance options available to co-op clients to ensure that they are getting them the most value from their maintenance budgets.

Along with the services of our skilled maintenance staff, our clients have access to the NPH list of discount trades and suppliers.

# FINANCIAL ADMINISTRATION

On behalf of the Board of Directors and in consultation with other employees, we administer the financial operation of the cooperative. Along with NPH's expertise in a wide range of financial services, there are specific services geared for the co-op housing market.

# OTHER CORPORATE FUNCTIONS SPECIFIC TO CO-OPS

Co-op clients require other corporate services in order to run smoothly. NPH experts can help clients in other areas such as legal, organizational and government responsibilities.

# FINANCIAL ADMINISTRATION

NPH has a strong background in financial management and can meet the needs of groups and housing sectors.

We have a skilled team to assist our clients with their financial needs including:

- Budgeting
- Arrears administration
- Vacancy loss management
- Financial controls
- Audit trails
- Spending controls
- Sound bookkeeping
- Financial reporting
- and more

We can also assist any group through a financial crisis in the following areas:

- Renegotiating targeting plans
- Renegotiating market rents
- Collections
- Capital repair plans
- Work with all levels of government to assist in an intervention
- Assisting a group to develop cost reduction
- Deficit reduction plans