

MINUTES

Seymour Housing Authority

COPY RECEIVED
DATE: 7/6/10
TIME: 11:15 AM
TOWN CLERK'S OFFICE

➤ 884th Meeting

The 884th Meeting, a Regular meeting of the Seymour Housing Authority, was held at Smithfield Gardens Assisted Living in the Multipurpose Room located at 26 Smith Street, Seymour, on Wednesday, June 2, 2010 and was called to order by Chairperson White at 5: 30 p.m.

➤ Roll Call

Answering the Roll Call were Chairperson White, Commissioners Dominick Bellucci, Paul Beres, and Virginia Dota. Executive Director David Keyser was also in attendance.

➤ Public Session

Resident Laura Bengivengo, Apt 4F, 32 Smith Street presented her views on a problem with people sitting in the Lobby area. She stated that her visitors are very uncomfortable walking through this area, they get questioned when they enter about their visit among other things. She stated she, and fellow residents have trouble getting their groceries through the area when they are dropped off from the senior bus. She commented that sitting in the lobby should not be permitted. She added that the lobby is the entry to the building and should not be used for loitering; the community room is great for congregating.

Resident Vera Wilhemy, Apt. 3G, 32 Smith Street stated that she is at this meeting for the same reason. She stated that her family is very disturbed about the conduct of residents in the lobby. She alleged she is embarrassed by this, as her family asks "what kind of place does she live at?" She added that there is a person that sits in the lobby, a resident that has a horrific hygiene and body odor problem. She added that she would have come to the office sooner to make this complaint, but she was unaware how to handle this problem and that is why she is at this meeting. She stated that someone in the office stated to her that residents have a right to sit in the lobby if they choose to. She stated that the person with the hygiene problem should be addressed immediately. Vera also mentioned that she has another issue relative to fellow resident's cleaning habits. She stated that the common hallway carpeting is filthy. She commented that individuals walk the hallways with coffee and spill it. She further stated that there is a growing problem with cleanliness. She stated that she has pride in where she lives and she believes a memo should go out asking people to clean their apartments better and to take care of the property. She likened the condition of the Rev. Callahan House to properties in New Haven and Bridgeport.

Resident Laura Bengivengo, Apt 4F, 32 Smith Street stated that the people sitting in the lobby mind everybody's business. She stated that their heads all turn toward the elevator

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Commissioner Bellucci stated that as a resident of Callahan House, he felt that ambulance workers should not be disturbed from their tasks and that the lobby should be cleared when the ambulance arrives.

Commissioner Dota stated that she has been a long term resident of the Callahan House and recently her husband has had occasion to go to the hospital via ambulance. She stated it is the worst feeling being “gawked” at when you wish the matters and illness to remain private. She also commented about alternate parking for the ambulance, because they tend to block vehicles in when they arrive at the Callahan House.

The Executive Director stated that the SHA has implemented a mediation process and recommended that this matter be deferred to that process. He state that this is the first he heard of this matter and he would appreciate an opportunity to have this matter brought before a mediator. Chairperson White concurred with that recommendation.

Discussion followed and resident Shari Yachymczyk, Apt. 1B, 32 Smith Street stated that she has gone into the pool room and receives looks from the people in their indicating to her that she doesn’t belong in there with the “clique” occupying the room.

Resident William Rosa, Apt. 2L, 32 Smith Street stated that the group of people who sit in the lobby are not fully represented at this meeting. He stated that there are approximately four more individuals that use the lobby not here this evening. He stated that sometimes when there is not enough seating in the lobby that these individuals get chairs out of the community room and place them in the lobby area to be seated.

Resident Mary Yocher, Apt. 2K, 32 Smith Street stated that her son comes to visit her and does not get bothered by the group of people sitting the lobby.

Chairperson White asked if there were no further remarks that the meeting be allowed to progress. The Executive Director stated that he would contact the mediator and set a meeting up with the two groups. He stated that he can truly see both sides of the argument and that he was hopeful that some resolve would be made. He thanked the residents in attendance for being able to discuss this matter in a respectful way. He asked the residents to continue being respectful to each other until and subsequent to the mediation meeting.

Commissioner Bellucci asked for consideration of two items. He stated that the old office that was converted to a pool room is not being cleaned. He inquired if this was on the housekeeper’s schedule. He also commented that the elevator in Callahan House is germ infected. He stated that it needs to be cleaned and disinfected because it is filthy dirty and germ infected.

The Executive Director stated he would look into both items.

➤ **Previous Minutes**

MINUTES

➤ Old Business

Chairperson introduced the Electric Rate proposal. The Executive Director requested to remove this from the agenda. The company that made the proposal has not responded to inquiries for more information.

➤ New Business

The quarterly report for: Rev. Callahan House was presented by the Executive Director. (See Exhibit III.)

➤ Any Other Business

The Executive Director informed the Commission that a resident of Chamberlin Rd. is residing in a three bedroom duplex apartment and the family composition is two adults and 8 children. He stated they are expecting another child. He commented that the duplex next door recently became vacant and that he would like to consider in some way combining the two units to provide more space for the overcrowded family. He stated that this matter has been discussed with DECD, who recommended that instead of losing a unit; that we convert the other side of the house to give the upper bedrooms to the side requiring more space and to create a one bedroom or efficiency apartment in the other side. He stated this would result in the large family having six bedrooms available to them. Discussion followed and among the objections included was: we are accommodating a situation we did not create, we would be opening up Seymour to large families desiring such accommodations, many existing residents need new kitchen floors and cabinets and the budget won't support that, however, this family would receive the renovations simply because of the size of the family. The Executive Director disclosed that there may be liability issue should a fire event occur or an evacuation issue. He also stated that he was concerned with media coverage of the occurrence of such a fire event and that we permitted an overcrowding situation to continue. The Commission favored obtaining an opinion from Attorney Stamos as to the Liability of this overcrowded situation.

Commissioner Dota inquired about the arrangement with Bank Street apartments and whether or not the funds have been made current. The Executive Director reported that neither our monthly fees nor the mistake in deposit has been brought current. Commissioners Dota and Horelick commented that Attorney Stamos should write a letter to Mr. Migani to make current payments.

Commissioner Dota asked if there was any more HUD money available for the ceilings and asbestos removal at the Callahan House. The Executive Director commented that this was not available at this time, but expects it to be issued soon.

Seymour Housing Authority

General Ledger Cash Payment/Receipt Register

Program: Revolving Fund Project: Revolving Fund Period: May 2010

Cleared Date From: 1/1/1900 Cleared Date Thru: 12/31/9999

Control Group Date From 01/01/1900 Control Group Date Thru 12/31/9999

Bank: Naugatuck Valley Savings & Loan Bank Account: 0615014177 GL Account: 1000							
Posted							
Payments							
Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
9	05/06/2010	No	DD	SHA PAYROLL	Payperiod 4/19/10 - 5/2/10	No	\$21,811.27
10	05/20/2010	No	DD	SHA PAYROLL	Payperiod 5/3/10-5/16/10	No	\$22,197.57
2681	05/06/2010	No	CHK	Connecticut Housing Finance Aut	Project# 96089D	No	\$462.02
2682	05/06/2010	No	CHK	Unique Services	Bookkeeping Service 4/19/10 - 5/2/1	No	\$775.00
2683	05/06/2010	No	CHK	Pitney Bowes Reserve Account	Prepaid Postage	No	\$1,500.00
2684	05/12/2010	No	CHK	Aetna	health insurance	No	\$2,903.00
2685	05/12/2010	No	CHK	Guardian	health insurance	No	\$495.25
2686	05/12/2010	No	CHK	Lincoln Financial Group	health insurance	No	\$325.76
2687	05/12/2010	No	CHK	VSP	health insurance	No	\$49.16
2688	05/15/2010	No	CHK	Aegis Energy Services, Inc.	4/15 to 7/15 callahan house	No	\$1,296.49
2689	05/15/2010	No	CHK	Allen's Plumbing Supply	14 chamber plumbing	No	\$12.10
2690	05/15/2010	No	CHK	Amanda's Cleaning	WO#14243	No	\$2,120.00
2691	05/15/2010	No	CHK	American Disposal Service RH	RH 050110 to 053110	No	\$353.78
2692	05/15/2010	No	CHK	American Disposal Services	callahan house	No	\$343.60
2693	05/15/2010	No	CHK	American Rooter Llc	14 chamberlain plumbing	No	\$208.50
2694	05/15/2010	No	CHK	Aquarion Water Company Of Ct	MR 5 brothers ct 12/5/09 tlo 01/12/1	No	\$28.10
2695	05/15/2010	No	CHK	At & T Capital Services, Inc.	May services	No	\$116.10
2696	05/15/2010	No	CHK	At&T	Apr to May	No	\$58.52
2697	05/15/2010	No	CHK	At&T	invoices May 0515B	No	\$386.42
2698	05/15/2010	No	CHK	AT&T	phone office apr 23 thru May 22	No	\$352.35
2699	05/15/2010	No	CHK	Buddy's Fuel, Llc	WO# 14242	No	\$1,450.00
2700	05/15/2010	No	CHK	Buddy's Fuel, LLC	23 seymour ave	No	\$106.39
2701	05/15/2010	No	CHK	Callahan House Tenants Associat	Callahan Association	No	\$25.00
2702	05/15/2010	No	CHK	CL&P FED	mar 31 to Apr 30	No	\$2,996.81
2703	05/15/2010	No	CHK	CL&P OFFICE	03/31/10 to 04/30/10	No	\$241.93
2704	05/15/2010	No	CHK	CL&P RH	03/31/10 to 04/30/10	No	\$2,084.10
2705	05/15/2010	No	CHK	CL&P MR	pump station	No	\$59.20
2706	05/15/2010	No	CHK	Comcast	sha office	No	\$105.25
2707	05/15/2010	No	CHK	Comcast	callahan house bulk	No	\$577.37
2708	05/15/2010	No	CHK	Comcast	callahan internet	No	\$59.00
2709	05/15/2010	No	CHK	Comcast	internet front office	No	\$90.54
2710	05/15/2010	No	CHK	Comcast	RH bulk cable april	No	\$352.80
2711	05/15/2010	No	CHK	CONN NAHRO	11th Annual Employee Training & N	No	\$320.00
2712	05/15/2010	No	CHK	Connecticut Housing Finance Aut	principal & interest	No	\$462.02
2713	05/15/2010	No	CHK	Direct Energy Services, Llc	march to april	No	\$2,137.86
2714	05/15/2010	No	CHK	Donald W. Smith, Jr. P.E	MR unit #8	No	\$3,890.00
2715	05/15/2010	No	CHK	Eagle Environmental Inc.	8 seymour ave MR	No	\$1,351.00
2716	05/15/2010	No	CHK	Federal Express	Mr/ RH/ Callahan	No	\$29.66
2717	05/15/2010	No	CHK	Friends Of Fur Llc	WO#14142	No	\$400.00
2718	05/15/2010	No	CHK	Gregory Stamos	Legal Services	No	\$1,692.30
2719	05/15/2010	No	CHK	Home Depot Credit Services	polygloss	No	\$118.97
2720	05/15/2010	No	CHK	Kone Inc	federal	No	\$1,379.02
2721	05/15/2010	No	CHK	Management Computer Services I	April to June	No	\$1,591.00

General Ledger Cash Payment/Receipt Register

Program: Federal Project: 001 - Reverend Callahan House Period: May 2010

Cleared Date From: 1/1/1900 Cleared Date Thru: 12/31/9999

Control Group Date From 01/01/1900 Control Group Date Thru 12/31/9999

Bank: TD Banknorth Bank Account: 424-0200579 GL Account: 1111.4

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
1510	05/05/2010	No	CHK	Seymour Housing Authority	To Open Pet Security Deposit	No	\$2,400.00
1511	05/17/2010	No	CHK	Seymour Housing Authority	CFP 50109P	No	\$13,630.25
1512	05/17/2010	No	CHK	Seymour Housing Authority	CFP 50109S	No	\$24,844.00
1513	05/20/2010	No	CHK	Och, Sr, Richard	PH AP Payment May 10	No	\$53.81
1514	05/31/2010	No	CHK	Seymour Housing Authority	May's Reimbursement	No	\$38,782.54

Seymour Housing Authority

General Ledger Cash Payment/Receipt Register

Program: State Elderly Project: E76 - Norman Ray House Period: May 2010

Cleared Date From: 1/1/1900 Cleared Date Thru: 12/31/9999

Control Group Date From 01/01/1900 Control Group Date Thru 12/31/9999

Bank: TD Banknorth Bank Account: 4240200595 GL Account: 1111.1

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
1363	05/31/2010	No	CHK	Seymour Housing Authority	May's Reimbursement	No	\$16,475.27

Seymour Housing Authority

General Ledger Cash Payment/Receipt Register

Program: Moderate Rental Period: May 2010

Cleared Date From: 1/1/1900 Cleared Date Thru: 12/31/9999

Control Group Date From 01/01/1900 Control Group Date Thru 12/31/9999

Bank: TD Banknorth Bank Account: 12345 GL Account: 1111.2

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
1518	05/18/2010	No	CHK	Town Clerk Town of Seymour	Town Clerk Town of Seymour	No	\$161.00
1519	05/26/2010	No	CHK	King, Katrina	PH AP Payment May 10	No	\$850.68
1520	05/26/2010	No	CHK	Thorpe, Joan	PH AP Payment May 10	No	\$752.15
1521	05/31/2010	No	CHK	Seymour Housing Authority	May's Reimbursement	No	\$35,500.44

Seymour Housing Authority

General Ledger Cash Payment/Receipt Register

Program: SHA Development Corporation Project: SHA Development Corporation Period: May 2010

Cleared Date From: 1/1/1900 Cleared Date Thru: 12/31/9999

Control Group Date From 01/01/1900 Control Group Date Thru 12/31/9999

Bank: TD Banknorth Bank Account: 12345 GL Account: 1111.1

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
177	05/21/2010	No	CHK	Secretary Of The State	Business Id 0509694	No	\$50.00

Net Pay	Checks	545.41	
	Direct Deposits	15,200.16	
	Subtotal Net Pay		15,745.57
	Adjustments	.00	
	Total Net Pay Liability (Net Cash)		15,745.57

Taxes		You are responsible for Depositing these amounts		Amount debited from your account		
Federal	Agency Rate	EE withheld	ER contrib.	EE withheld	ER contrib.	
	Federal Income Tax			1,810.38		
	Earned Income Credit Advances					
	Social Security			1,258.12	1,258.11	
	Medicare			294.23	294.24	
	Federal Unemployment Tax		45.36			
	Subtotal Federal		45.36	3,362.73	1,552.35	4,960.44
	Cobra Premium Assistance Payments					
	Total Federal		45.36	3,362.73	1,552.35	4,960.44
State	CT State Income Tax			650.83		
	CT State Unemployment/Disability Ins-ER 3.8000				499.84	
	Subtotal CT			650.83	499.84	1,150.67
	Total Taxes	.00	45.36	4,013.56	2,052.19	6,111.11

Amount ADP Debited From Account XXXXX4177 Tran/ABA XXXXXXXXXX 6,065.75

Excludes Taxes That Are Your Responsibility

Other	ADP Direct Deposit	15,200.16	
Transfers	ADP Check	545.41	
	Amount ADP Debited From Account XXXXX4177 Tran/ABA XXXXXXXXXX		15,745.57

23 Employee Transactions

Total Amount ADP Debited From Your Accounts 21,811.32



Statistical Summary
Detail

SEYMOUR HOUSING AUTH

Company Code: Q4D

Region Name: MIDATLANTIC REGION

Batch : 1227
Quarter Number: 2
Service Center: 040

Period Ending : 05/02/2010
Pay Date : 05/06/2010
Current Date : 05/04/2010

Week 18
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FILE NUMBER	EMPLOYEE NAME	GROSS EARNINGS	CHECK NO	VCHR NO	NET CHECK	NET DIRECT DEPOSIT
100004	KEYSER, DAVID J	3,471.42		200003		2,361.90
100005	SANCHEZ, LISA M	1,794.00		200005		1,289.41
100009	THOMAS, LARRY E	1,534.67		200021		1,127.86
100011	CHEVARELLA, BONNIE	178.42		200008		144.78
100013	HANNON, BRITTANY	1,448.00		200002		1,045.81
100014	DESANTIS, DONNA	2,214.90		200007		1,621.60
100018	POIRIER, MELANIE	1,136.25		200009		962.70
100019	PERSICO, MAUREEN	611.04		200020		541.44
100023	VIENS, DENISE	901.50		200015		765.72
100028	CAVALLARO, ANNA	753.00		200013		644.59
100033	WESTERVELT, PATRICIA	871.00		200017		615.11
100036	BOSTIC, DEBORAH	606.97		200011		533.88
100046	OQUENDO, MELISSA R.	423.63		200014		367.72
100047	LICHO, HELEN	490.88		200016		423.01
100052	CASTILLO, BRENDA LIZ	173.42		200012		145.14
100053	GRAZIOLI, JOHN	1,545.00		200001		1,183.90
100057	HYMAN, PHILIP	349.14		200006		293.34
100058	BIRCH-WLODARSKI, NORA	288.40		200010		266.34
100059	CARTER, DONALD	391.68		200018		361.72
100060	CHRISTIAN, ANDRE	393.60		200019		363.48
100061	TAYLOR, CODY	475.00	23013692		404.72	
100062	LANE, DONNA	418.75		200004		365.78
100064	QUARLES, AMANDA	240.00	23013693		209.64	

*** REPORT TOTALS ***

20,710.67

614.36

15,425.23

MINUTES
Exhibit I



CHECK REGISTER
Autopay Management Report

SEYMOUR HOUSING AUTH
Company Code: Q4D

Batch: I-3054-040 Period Ending: 05/16/2010 Week 20
Report: C01 Pay Date: 05/20/2010 Page 1

June 2010

Housing Authority of the Town of Seymour

Executive Director's Report

Norman Ray House experienced two move-ins and two units remain vacant during May 2010. Callahan House has experienced 312 vacancy days since January 1, 2010 and has averaged 34.67 turn around days per vacancy. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 40 units X 365 days = 14600 days available; 312 days/ 14600 days available = 2.1369% percentage through May 31, 2010.

NORMAN RAY HOUSE**VACANCY/TURNOVER DAYS 2010****STATE ELDERLY**

UNIT	PRIOR RESIDENT	MOVE-OUT	RESIDENT	NEXT IN-DATE	NO. OF
14	Grass	1/31/2010	Kelly	2/18/2010	19
9	Kelly	2/18/2010	Shaboo	3/9/2010	19
3	Gramolini	2/25/2010	Johnson	3/9/2010	12
13	Bentham	2/28/2010	Padilla	4/16/2010	47
14	Kelly	2/28/2010	Thorpe	5/14/2010	75
4	Grant	2/28/2010	Cascio	3/19/2010	20
18	Shaboo	3/9/2010	LaTorre	5/6/2010	58
1	Zenkus	4/30/2010	Vacant		31
25	Squeglia	4/30/2010	Vacant		31

Average number of vacancy days per vacancy:

34.67

Smithfield Gardens Assisted Living experienced two move-in and three move-outs during May 2010. Smithfield Gardens has experienced 341 vacancy days since January 1, 2010 and averaged 26.875 days per vacancy. By using a standardized Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 56 units X 365 days = 20,440 days available; 341 days/ 20,440 days available = 1.6682% percentage through May 31, 2010.

SMITHFIELD GARDENS			VACANCY/TURNOVER DAYS			2010
ASSISTED LIVING						
UNIT	Tax CR %	PRIOR RESIDENT	MOVE-OUT	TENANT	NEXT IN-DATE	No Of Days
102	60%	Adam	9/13/2009	Wade	1/26/2010	26
227	50%	Tosolini	11/23/2009	Santacqua	2/15/2010	46
115	60%	Dowell	11/30/2009	Teetman	1/5/2010	5
208	50%	Djimas	12/16/2008	Principi	3/1/2010	59
117	60%	Flaherty	1/31/2010	Gramolini	2/26/2010	26
116	50%	Soroka	2/14/2010	Namias	2/19/2010	5
214	60%	Fassbender	2/27/2010	Zielinski	5/10/2010	72
104	50%	Pugliese	2/28/2010	McMillan	4/1/2010	32
107	50%	Wood	4/24/2010	Monaco	5/15/2010	21
120	60%	Hall	5/10/2010	Vacant		21
105	50%	Kessel	5/12/2010	Vacant		19
106	60%	Fusco	5/22/2010	Vacant		9

Average number of vacancy days per vacancy: 28.42

Waiting List**Federal**

- 0 Bedroom Standard – 70 Eligible applicants
- 1 Bedroom Standard – 2 Eligible applicants
- 0 Bedroom Handicapped – 4 Eligible applicants
- 1 Bedroom Handicapped – 0 Eligible applicants

Ray House

- 0 Bedroom – 53 Eligible applicants
- 1 Bedroom – 2 Eligible applicants

MR

- 2 Bedroom – 74 Eligible applicants
- 3 Bedroom – 61 Eligible applicants

Bank Street

- 1 Bedroom – 0 Eligible applicants

Bank Street

There is one vacancy at Bank Street, unit 310.

Parking Lot

Parking lot inspections were completed at Callahan and Norman Ray House on May 20, 2010 and all tenants are currently in compliance.

Complaints

- Jennifer Wilkinson, 22 Ray House, submitted complaints stating that Ernie Colburn, 32 Ray House, has been harassing her and her guest every time she does laundry. Warning letters were sent to both tenants.

Resident Opportunity

- Computer information sessions are being offered to all residents on various computer skills. The sessions are held in our front lobby and instructed by Carol Willis.
- The Moderate Rental residents were sent memos telling them about Angel Foods, a church organization that can help them get inexpensive groceries.
- A memo about the renter's rebate provided by town hall was distributed to all tenants.

Norman House**Federalization**

On November 23, 2009 the Seymour Housing Authority submitted an application to HUD for federalization. HUD has visited to inspect the building and a sampling of dwelling units.

In preparation for the HUD visit, we completed a Uniform Physical Condition Standards inspection of the Norman Ray House. A list of deficiencies has been created as a guide for the work necessary for

We have publicly bid the work items. We will conditionally award the contract at the 3/3/2010 meeting. If Federalization does not occur prior to March 14, 2010, we will issue a change order to Radovich Builders to complete more ceiling repairs at the Rev. Callahan House. The funds from this Capital Fund Program must be obligated prior to March 17, 2010 or they will be recaptured by HUD.

Moderate Rental

Lead Based Paint Grant/Deferred Loan

Last month the Assistance Agreement was approved by the Board of Commissioners. All documents were executed and submitted to DECD. Some were returned for correction.

We received the Assistance Agreement during May 2010. A contract signing has been scheduled for June 3, 2010.

Smithfield Gardens Assisted Living

Occupancy Statistics:

- 95% (53 of 56 units) occupied as of 06/01/10
- Three applications in processing
- Two move-ins in May
- Three move-outs in May
- Three move-ins anticipated for June
- No move-outs anticipated for June
- 19 applicants on waiting list for 60% units (\$960 rent)
- 5 applicants on waiting list for 50% units (\$800 rent)
- 2010 Year-to-date move-ins: 9
- 2010 Year-to-date move-outs: 8
- 55 residents (two couples)
- 82% women; 18% men
- Average age is 87.4
- Youngest resident is 73
- Oldest residents are 98

Budgeting Statistics:

- 18 of 19 units rented at \$800
- 35 of 37 units rented at \$960
- 51 of 53 occupied units (53 of 55 residents) participating in the meal plan
 - Vendor (Unidine Corporation) cost is \$767.44 per day based on 53 residents.
 - Smithfield Gardens' revenue, based on 53 residents, is currently \$766.68 per day.

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Other:

- May Fire Drill occurred on 05/25/10 at 9:30am (first shift).
- CHFA site visit completed on 04/01/10; no report yet received.

Seymour Housing Authority
Operating Statement for March 2010
Program: Federal Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	YTD Budget PUM	YTD Budget Amount	Change
INCOME							
Rental Income	338.24	27,059	337.17	80,921	331.72	79,612	1,309
Interest Income	9.79	783	3.27	784	2.60	625	159
Tenant Charges	1.48	118	1.95	468	0.00	0	468
Other Income	24.20	1,936	27.41	6,578	42.73	10,256	(3,678)
Operating Subsidy	210.75	16,860	210.75	50,580	199.22	47,813	2,768
TOTAL INCOME	584.45	46,756	580.55	139,331	576.27	138,305	1,026
EXPENSES							
ADMINISTRATIVE							
Wages	78.69	6,295	80.37	19,288	87.95	21,108	1,820
Compensated Absences	8.79	704	8.79	2,111	8.79	2,111	0
Legal	2.91	233	2.43	584	4.15	997	413
Travel	1.86	149	1.26	303	1.30	311	9
Accounting & Auditing	37.68	3,014	21.00	5,039	15.65	3,757	(1,282)
Office Supplies	3.17	253	4.52	1,085	6.58	1,579	493
Office Expenses	7.88	630	25.53	6,126	13.78	3,306	(2,820)
Office Rent	43.54	3,483	21.77	5,225	21.77	5,225	0
Tenant Services	10.75	860	8.90	2,136	11.59	2,782	646
TOTAL ADMINISTRATIVE	195.27	15,621	174.57	41,897	171.56	41,175	(722)
UTILITIES							
Water	35.17	2,813	11.72	2,813	28.65	6,875	4,062
Electricity	77.95	6,236	38.83	9,320	43.75	10,500	1,180
Gas	100.04	8,003	66.97	16,074	116.67	28,000	11,926
Cable	16.57	1,326	0.81	195	0.00	0	(195)
TOTAL UTILITIES	229.73	18,378	118.34	28,402	189.06	45,375	16,973
MAINTENANCE							
Wages	19.95	1,596	17.35	4,164	25.78	6,187	2,022
Supplies	5.38	430	6.57	1,576	12.50	3,000	1,424
Contractors	108.75	8,700	52.22	12,532	72.92	17,500	4,968
TOTAL MAINTENANCE	134.07	10,726	76.14	18,272	111.19	26,687	8,414
OTHER							
Insurance	4.05	324	22.25	5,341	22.89	5,494	152
Employee Benefits	48.30	3,864	41.06	9,855	43.22	10,373	517
Collection Losses	0.26	21	0.26	62	0.26	63	0
Extraordinary Maintenance	0.00	0	5.06	1,214	0.00	0	(1,214)
Property Taxes	22.13	1,771	25.17	6,041	14.27	3,424	(2,618)
Property Repl. & Betterments	0.00	0	0.00	0	4.69	1,125	1,125
TOTAL OTHER	74.74	5,979	93.81	22,514	85.32	20,478	(2,037)
TOTAL EXPENSES	633.81	50,705	462.86	111,086	557.14	133,714	22,628
SURPLUS	(49.36)	(3,949)	117.69	28,245	19.13	4,592	23,654