

Windsor Housing Authority

156 Bloomfield Avenue
Windsor, CT 06095-4235
Phone (860) 285-8090
Windsorha.org

Commissioners: Chair – Randy Mckenney
Vice Chair- Della Rondinone
Secretary-Vacant
Treasurer – Robert Mack
Assistant Treasurer – Vacant

Wednesday, January 27, 2021 @ 3:00
Zoom instruction as followed:

Join Zoom Meeting

<https://us02web.zoom.us/j/8077575272>

Meeting ID: 807 757 5272

One tap mobile

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Dial by your location

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Meeting ID: 807 757 5272

Find your local number: <https://us02web.zoom.us/j/8077575272>

1. Call to order
2. Roll call
3. Minute approval – Dec 15, 2020 regular meeting
4. Financial report – November, 2020
 - Financial summary
5. Public communications
6. Bills and communications
7. Executive Director Report
 - Site bedbug status
 - Eviction proceedings
 - Status of Millbrook Village rehab
 - Resident vacancy status
 - Building concerns
 - Resident Service Coordinator Reports
8. Report of Tenant Commissioner
9. Old business
 - Follow up items from prior meetings
 - Financial Statements N/A
 - General discussion items-N/A
10. New business
11. Adjournment

Windsor Housing Authority

156 Bloomfield Avenue
Windsor, CT 06095-4235
Phone (860) 285-8090
Windsorha.org

Commissioners: Chair – Elizabeth Kenneson
Vice Chair- Della Rondinone
Secretary-Vacant
Treasurer – Robert Mack
Assistant Treasurer – Randy Mckenney

Rescheduled Meeting

Annual Meeting for the Windsor Housing Authority
Fitch Court Apartments
Wednesday, January 27, 2021 directly after regular board meeting

This annual meetings will be scheduled from Wednesday, January 27, 2021 directly after our regular board meeting, at Fitch Court 156 Bloomfield Ave Windsor CT 06095.

Zoom instructions as followed:

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Meeting ID: 807 757 5272

Find your local number: <https://us02web.zoom.us/u/k6fDPw7MC>

1. Call to Order
2. Roll Call
3. Minute approval – February 3, 2020
4. Election of Officers-terms are for one year*
 - Vice Chairperson
 - Secretary
 - Treasurer
 - Assistant Treasurer
5. Appointment to Standing Committee's (According to bylaws Article V)
6. Adjournment

Monthly Meeting for the Windsor Housing Authority
Fitch Court Apartments, Office
156 Bloomfield Avenue, Windsor, CT 06095
Tuesday, Dec 15, 2020 @ 3:30

1. Call To Order

At 3:36 p.m., Randy McKenney, Chair, called to order the monthly meeting of the WHA.

2. Roll Call

Present: Commissioner Chair Randy McKenney, Commissioner Robert Mack, Commissioner Dell Rondinone (via Phone), Commissioner Adam Gutcheon, Commissioner Herman Woodard, Executive Director Urleen Naughton.

Public guests: Robert Berman Bloomfield Housing Authority Commissioner Chair, Sally Grossman resident of Windsor, Cynthia Green resident of Windsor

3. Minutes Approval

Minutes from November 17, 2020 approved with removal of statement made by Commissioner Gutcheon, the motions was made by Commissioner Gutcheon second by Commissioner McKenney. The motion to accept amended minutes was made by Commissioner McKenney and seconded by Commissioner Herman Woodard, of the Nov 17, 2020 meeting. The motion passed.

4. Financial Report

The motion was made by Commissioner McKenney and seconded by Commissioner Woodard, to approve the financials as presented. The motion passed.

5. Capital Improvements

Improvements will continue as needed. Completed for 2020, various pictures provided of before and after of renovations completed by WHA for of Fitch Court and Shad Run.

6. Public Communications

Sally Grossman watched the Town Council meeting on Dec 7, 2020 via WINTV, Sally had a question about the petition and wants to know what the Windsor Housing Authority is doing about it.

7. Bedbug Status

There is nothing to report at this time.

8. Eviction Proceedings

Any evictions will be on hold per Executive Order from State of CT until February 9, 2021.

9. Resident Vacancy Status:
Fitch Court: no changes/ nothing to report
Shad Run: no changes/ nothing to report
Millbrook Village: Under Contraction
10. Bills and Communications:
There is nothing to report at this time.
11. Executive Director Report:
Challenges continue as expected as improvements continue to be made.
12. Resident Service Coordinator Report:
Report was provided as to all the Covid-19 informational notification that was hand delivered to the residents and the various PPE and food drives held during this pandemic.
13. Report of Tenant Commissioner
Commissioner Roninone would like to see more policing awareness at night on all properties due to perceived illegal activities on properties.
14. Old Business:
None at this time.
15. New Business:
Commissioner Gutcheon took a training on the HUD website and realized that there is a lot to learn about housing. Commissioner Gutcheon spoke with HUD for more clarification on the training and about the Windsor Hosing Authority. Per HUD response to Mr. Gutcheon, the Executive Director is a High performer of Windsor Housing Authority. Commissioner Gutcheon would like the commissioners to take “Cense Governance Training” for Commissioner to understand their position and roles as a commissioner.
16. Adjournment:
The motion was made by Commissioner McKenney and seconded by Commissioner Gutcheon, Commissioner Woodard, that the meeting be adjourned. The motion carried at 5:00 p.m. Commissioner McKenney adjourned the meeting.

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 STATEMENT OF NET POSITION - ALL PROGRAMS
 FOR THE PERIOD ENDING: November 30, 2020

ASSETS

	Fitch	Local Fund	HCV	Millbrook	Shad Run	Revolving	Total
Cash & Equivalents							
Cash	\$ 41,580	\$ 78,754	\$ (7,281)	\$ 94,448	\$ 105,009	\$ 69,460	\$ 381,971
Cash - Restricted Mod & Development	-	-	-	-	-	-	-
Cash - Other Restricted	-	-	\$ 74,402	-	-	\$ 2,090	\$ 76,492
Cash - Security Deposits	\$ 3,672	-	-	\$ 5,450	\$ 4,702	-	\$ 13,823
Cash - Restricted Current Liabilities	\$ 16,762	-	-	-	\$ 200	-	\$ 16,762
Petty Cash	-	-	-	-	-	\$ 200	\$ 200
Total Cash	\$ 62,014	\$ 78,754	\$ 67,122	\$ 99,898	\$ 109,911	\$ 71,550	\$ 489,249
Accounts Receivable							
Accounts Receivable - PHA Projects	-	-	\$ 9,748	-	-	-	\$ 9,748
Accounts Receivable - HUD Other Projects	-	-	\$ 1,877	\$ 687	-	-	\$ 2,564
Accounts Receivable - Other Government	-	-	-	-	\$ 11,986	-	\$ 11,986
Accounts Receivable - Miscellaneous	\$ 36,624	-	-	-	-	-	\$ 36,624
Tenant Accounts Receivable	\$ 6,419	-	-	\$ 12,911	\$ 12,507	-	\$ 31,837
Allowance for Doubtful Accounts - Tenants	\$ (4,146)	-	-	\$ (15,526)	\$ (15,830)	-	\$ (35,502)
Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-
Notes, Loans & Mortgages Receivable - Current	-	-	-	-	-	-	-
Fraud Recovery/ Receivable	-	-	\$ 17,127	\$ 1,764	-	-	\$ 18,890
Allowance for Doubtful Accounts - Fraud	-	-	\$ (13,684)	-	-	-	\$ (13,684)
Accrued Interest Receivable	-	-	-	-	-	-	-
Total Accounts Receivable	\$ 38,897	\$ -	\$ 15,068	\$ (165)	\$ 8,663	\$ -	\$ 62,464
Investments							
Investments - Unrestricted	\$ 17,666	\$ -	\$ -	\$ 82,723	\$ 12,692	\$ -	\$ 113,080
Investments - Restricted	\$ 222,697	\$ -	\$ -	\$ -	\$ 195,238	\$ -	\$ 417,905
Investments - Restricted for Current Liability	\$ 24,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,270
Total Investments	\$ 264,603	\$ -	\$ -	\$ 82,723	\$ 207,930	\$ -	\$ 555,255
Deferred Charges & Prepayments							
Prepaid Insurance	\$ 5,277	\$ 739	\$ 41	\$ 23,068	\$ 5,413	\$ -	\$ 34,537
Prepaid Expenses - Other	-	-	-	-	-	-	-
Interprogram Due To / From Local	\$ (39,091)	-	-	-	-	-	\$ (39,091)
Interprogram Due To / From Bloomfield	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,968	\$ 2,968
Interprogram Due To / From	\$ (197,652)	\$ (4,834)	\$ (7,787)	\$ 143,588	\$ (8,791)	\$ 75,466	\$ -
Total Deferred Charges & Prepayments	\$ (231,466)	\$ (4,096)	\$ (7,745)	\$ 166,656	\$ (3,368)	\$ 76,435	\$ (1,585)
Capital Assets							
Land	\$ -	\$ 493,500	\$ -	\$ 172,887	\$ -	\$ -	\$ 666,387
Buildings	\$ 1,675,661	\$ 80,719	\$ -	\$ 1,070,026	\$ 1,700,849	\$ -	\$ 4,527,245
Furniture, Equipment & Machinery - Dwelling	\$ 39,247	\$ -	\$ -	\$ 53,287	\$ 98,139	\$ -	\$ 190,674
Furniture, Equipment & Machinery - Administration	\$ -	\$ -	\$ -	\$ -	\$ 23,915	\$ -	\$ 23,915
Leasehold Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation	\$ (632,471)	\$ (22,573)	\$ -	\$ (933,429)	\$ (1,222,174)	\$ -	\$ (2,870,647)
Capital Improvements - State Rehab	\$ -	\$ -	\$ -	\$ 3,099,860	\$ -	\$ -	\$ 3,099,860
Construction in Progress	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Assets	\$ 1,082,426	\$ 551,646	\$ -	\$ 3,402,632	\$ 600,729	\$ -	\$ 5,637,434
Other Assets							
Other Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Outflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ASSETS	\$ 1,216,475	\$ 626,305	\$ 74,444	\$ 3,751,744	\$ 923,864	\$ 149,984	\$ 6,742,816

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HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 STATEMENT OF NET POSITION - ALL PROGRAMS
 FOR THE PERIOD ENDING: November 30, 2020

	Fitch	Local Fund	HCV	Millbrook	Shad Run	Revolving	Total
LIABILITIES AND SURPLUS							
LIABILITIES							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Overdraft	\$ 237	\$ -	\$ 3,391	\$ -	\$ -	\$ -	\$ 46,397
Accounts Payable < 90 Days	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Payable > 90 Days	\$ -	\$ -	\$ 3,391	\$ -	\$ -	\$ -	\$ 46,397
Total Accounts Payable	\$ 237	\$ -	\$ 3,391	\$ -	\$ -	\$ -	\$ 46,397
Accrued Expenses							
Accrued Wages & Payroll Taxes	\$ 3,472	\$ 908	\$ 2,349	\$ 5,321	\$ 2,775	\$ (4,749)	\$ 10,077
Accrued Benefits	\$ 7,170	\$ 3,339	\$ 10,383	\$ 15,322	\$ 6,864	\$ -	\$ 43,078
Accrued Compensated Absences - Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Contingent Liability	\$ 3,673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,673
Accrued Interest Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Payable - HUD PHA Programs	\$ 16	\$ -	\$ 3,018	\$ -	\$ -	\$ -	\$ 3,034
Accounts Payable - PHA Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Payable - Other Governments	\$ 4,270	\$ -	\$ -	\$ 6,350	\$ 4,700	\$ -	\$ 15,320
Tenant Security Deposits	\$ 518	\$ -	\$ 66,383	\$ 917	\$ 442	\$ -	\$ 68,260
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Portion of LT Debt - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Portion of LT Debt - Operating Borrowing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Liabilities - Other	\$ (25,000)	\$ 25,352	\$ -	\$ (1,488)	\$ (5,474)	\$ -	\$ (6,962)
Interprogram Due To	\$ -	\$ -	\$ -	\$ (30,000)	\$ (57,000)	\$ 112,000	\$ -
Loan Liability - Current	\$ (5,881)	\$ 29,599	\$ 82,133	\$ (3,579)	\$ (47,693)	\$ 107,251	\$ 161,831
Total Accrued Expenses	\$ (5,881)	\$ 29,599	\$ 82,133	\$ (3,579)	\$ (47,693)	\$ 107,251	\$ 161,831
Long-Term Liabilities							
Non-Current Liabilities - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Compensated Absences - Non-Current	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LT Debt, Net of Current - Capital Projects	\$ 1,022,301	\$ -	\$ -	\$ 110,867	\$ -	\$ -	\$ 1,133,168
Debt Retirement - Loan Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Pension & OPEB Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Pension GASB 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Inflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Long-Term Liabilities	\$ 1,022,301	\$ -	\$ -	\$ 110,867	\$ -	\$ -	\$ 1,133,168
TOTAL LIABILITIES	\$ 1,016,658	\$ 29,599	\$ 85,524	\$ 107,288	\$ (47,693)	\$ 150,019	\$ 1,341,395
EQUITY							
Invested in Capital Assets, Net	\$ 32,658	\$ 526,294	\$ -	\$ 1,913,430	\$ 600,729	\$ -	\$ 3,073,110
Restricted Net Position	\$ 231,674	\$ -	\$ 153,212	\$ -	\$ -	\$ -	\$ 384,886
Restricted Net Position - Mainstream	\$ -	\$ -	\$ 17,156	\$ -	\$ -	\$ -	\$ 17,156
Unrestricted Net Position	\$ (67,621)	\$ 109,303	\$ 14,203	\$ 205,299	\$ 303,125	\$ (35)	\$ 564,274
Unrestricted Net Position - Mainstream	\$ -	\$ -	\$ 224	\$ -	\$ -	\$ -	\$ 224
Capital Grant by the State of CT	\$ -	\$ -	\$ -	\$ 1,475,335	\$ -	\$ -	\$ 1,475,335
Capital Grant by the State of CT - Rehab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Valuation of Fixed Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income (Deficit) Year to Date	\$ 3,106	\$ (38,892)	\$ 36,615	\$ 50,391	\$ 67,704	\$ -	\$ 118,924
HUD PHA Grants - HAP Mainstream	\$ -	\$ -	\$ 231,480	\$ -	\$ -	\$ -	\$ 231,480
Less: HAP Expenses Mainstream	\$ -	\$ -	\$ (222,261)	\$ -	\$ -	\$ -	\$ (222,261)
HUD PHA Grants - HAP	\$ -	\$ -	\$ 903,806	\$ -	\$ -	\$ -	\$ 903,806
Less: HAP Expenses	\$ -	\$ -	\$ (1,145,515)	\$ -	\$ -	\$ -	\$ (1,145,515)
Total Equity	\$ 199,817	\$ 596,706	\$ (11,080)	\$ 3,644,455	\$ 971,557	\$ (35)	\$ 5,401,420
TOTAL LIABILITIES AND SURPLUS	\$ 1,216,475	\$ 626,305	\$ 74,444	\$ 3,751,744	\$ 923,864	\$ 149,984	\$ 6,742,816



**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 AGGREGATE STATEMENT OF REVENUES, EXPENSES & CHANGES IN NET POSITION
 FOR THE PERIOD ENDED: November 30, 2020**

Description	Fitch		Local		HCV		Millbrook		Shad Run		2020		2020		2020 YTD Difference
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	YTD	Budget	YTD		
Revenues															
Dwelling Rental - Base	\$ 215,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,555	\$ 145,091	\$ 490,263	\$ 491,953	\$ (1,690)				
Dwelling Rental - Excess of Base	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 917	\$ 36,695	\$ 37,612	\$ 1,625	\$ 53,836	\$ (16,024)				
Vacancy Loss	\$ 1,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,625				
Tenant Revenue - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
HUD PHA Operating Grants	\$ 123,410	\$ -	\$ -	\$ -	\$ 148,021	\$ -	\$ 198,808	\$ 164,880	\$ 635,119	\$ 547,023	\$ 88,096				
Capital Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Management Fees	\$ -	\$ -	\$ 44,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,500)				
Other Government Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,986	\$ 11,986	\$ 44,000	\$ 49,500	\$ (5,500)				
Other Fees	\$ -	\$ -	\$ -	\$ -	\$ 18,202	\$ -	\$ -	\$ -	\$ 9,936	\$ 21,974	\$ 1,998				
Non_dwelling Rental Revenue	\$ 9,936	\$ -	\$ -	\$ -	\$ 207	\$ -	\$ 122	\$ 1,092	\$ 18,202	\$ 18,202	\$ 1,998				
Investment Income - Unrestricted	\$ -	\$ -	\$ 84	\$ -	\$ 17,117	\$ -	\$ -	\$ 1,092	\$ 17,117	\$ 17,117	\$ (4,674)				
Fraud Recovery	\$ -	\$ -	\$ -	\$ -	\$ 486	\$ -	\$ 55,747	\$ 2,021	\$ 61,230	\$ 102,419	\$ 11,617				
Other Revenue	\$ 2,974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (41,190)				
Investment Income - Restricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Total Revenues	\$ 353,562	\$ 44,084	\$ 184,033	\$ 397,135	\$ 361,765	\$ 1,340,580	\$ 1,290,328	\$ 50,252							
Expenses															
Administrative Salaries	\$ 76,130	\$ 27,405	\$ 84,350	\$ 116,602	\$ 51,518	\$ 356,005	\$ 336,539	\$ 19,467							
Legal	\$ 2,172	\$ 4,652	\$ 2,178	\$ 6,480	\$ 2,484	\$ 17,966	\$ 2,264	\$ 15,701							
Legal - General Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Legal - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Legal - Summary Process	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Legal - Settlements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Legal - Litigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Total Legal	\$ 2,172	\$ 4,652	\$ 2,178	\$ 6,480	\$ 2,484	\$ 17,966	\$ 2,264	\$ 15,701							
Travel and Other	\$ 5,950	\$ -	\$ -	\$ -	\$ -	\$ 5,950	\$ 13,223	\$ (7,273)							
Auditing Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Management Fees	\$ 3,706	\$ 6,956	\$ 3,746	\$ 3,746	\$ 5,303	\$ 23,457	\$ 20,625	\$ 2,832							
Bookkeeping Fees	\$ -	\$ -	\$ 87	\$ -	\$ -	\$ 87	\$ -	\$ 87							
Travel	\$ 9,656	\$ 6,956	\$ 3,833	\$ 3,746	\$ 5,303	\$ 29,494	\$ 33,848	\$ (4,354)							
Total Travel & Other	\$ 9,656	\$ 6,956	\$ 3,833	\$ 3,746	\$ 5,303	\$ 29,494	\$ 33,848	\$ (4,354)							
Sundry	\$ 3,443	\$ 4,292	\$ 3,122	\$ 2,591	\$ 4,322	\$ 17,770	\$ 8,470	\$ 9,300							
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Meetings, Memberships & Publications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Office Machine Rental/Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Payroll Processing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Computer Licenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Tenant Searches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Miscellaneous	\$ 12,255	\$ 10,794	\$ 11,168	\$ 16,532	\$ 17,724	\$ 68,473	\$ 79,924	\$ (11,451)							
Advertising	\$ -	\$ -	\$ 180	\$ 71	\$ 71	\$ 142	\$ 413	\$ (270)							
Other	\$ -	\$ -	\$ -	\$ -	\$ 205	\$ 385	\$ 11,917	\$ (11,531)							
Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Total Sundry	\$ 15,699	\$ 15,086	\$ 14,471	\$ 19,194	\$ 22,322	\$ 86,770	\$ 100,723	\$ (13,953)							
Tenant Services - Salaries	\$ 69	\$ -	\$ -	\$ 11,634	\$ 9,921	\$ 21,624	\$ 34,701	\$ (13,078)							
Tenant Services - Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Tenant Services - Other	\$ 69	\$ -	\$ -	\$ 11,634	\$ 9,921	\$ 21,624	\$ 34,701	\$ (13,078)							
Total Tenant Services	\$ 69	\$ -	\$ -	\$ 11,634	\$ 9,921	\$ 21,624	\$ 34,701	\$ (13,078)							



**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 AGGREGATE STATEMENT OF REVENUES, EXPENSES & CHANGES IN NET POSITION
 FOR THE PERIOD ENDED: November 30, 2020**

Description	Fitch Actual	Local Fund Actual	HCV Actual	Millbrook Actual	Shad Run Actual	2020		2020 YTD Difference	
						YTD Actual	Budget		
Utilities									
Water	\$ 26,275	\$ -	\$ -	\$ 23,294	\$ 23,377	\$ 72,946	\$ 70,897	\$ 2,049	
Electric	\$ 29,106	\$ -	\$ -	\$ 26,051	\$ 10,547	\$ 65,704	\$ 60,044	\$ 5,660	
Gas	\$ 886	\$ -	\$ -	\$ -	\$ -	\$ 886	\$ 750	\$ 136	
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Utilities Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Utilities	\$ 56,267	\$ -	\$ -	\$ 49,345	\$ 33,924	\$ 139,535	\$ 131,690	\$ 7,845	
Maintenance Labor	\$ 26,667	\$ -	\$ -	\$ 36,445	\$ 23,112	\$ 86,224	\$ 118,531	\$ (32,306)	
Materials									
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Janitorial/Cleaning	\$ 557	\$ -	\$ -	\$ 321	\$ 325	\$ 1,203	\$ 2,583	\$ (1,380)	
Vehicle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Miscellaneous	\$ 17,012	\$ -	\$ -	\$ 18,068	\$ 27,463	\$ 62,543	\$ 34,820	\$ 30,923	
Grounds	\$ 3,661	\$ -	\$ -	\$ 2,550	\$ 3,095	\$ 9,306	\$ 2,272	\$ 7,034	
Building Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Appliances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Pest Control	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ 398	\$ -	\$ 398	
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Paint	\$ 1,776	\$ -	\$ -	\$ -	\$ 942	\$ 2,718	\$ 143	\$ 2,575	
Compactor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Graffiti Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Materials	\$ 23,402	\$ -	\$ -	\$ 20,939	\$ 31,826	\$ 76,167	\$ 36,618	\$ 39,549	
Contracts									
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
HVAC	\$ 2,682	\$ -	\$ -	\$ 2,156	\$ 5,160	\$ 9,997	\$ 35,507	\$ (25,510)	
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Janitorial/Cleaning	\$ 3,615	\$ -	\$ -	\$ 100	\$ -	\$ 3,715	\$ -	\$ 3,715	
Vehicle	\$ 6,047	\$ -	\$ -	\$ 1,561	\$ 4,544	\$ 12,152	\$ 20,442	\$ (8,290)	
Miscellaneous	\$ 22,806	\$ -	\$ -	\$ 16,007	\$ 26,069	\$ 65,302	\$ 33,440	\$ 31,862	
Grounds	\$ 13,744	\$ 421	\$ -	\$ 4,705	\$ 17,675	\$ 36,124	\$ 8,232	\$ 27,893	
Refuse Removal	\$ 7,066	\$ -	\$ -	\$ 7,480	\$ 7,059	\$ 21,605	\$ 19,705	\$ 1,900	
Pest Control	\$ 485	\$ -	\$ -	\$ -	\$ 880	\$ 1,365	\$ 7,370	\$ (6,005)	
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Snow Removal	\$ 8,334	\$ -	\$ -	\$ 6,646	\$ 8,334	\$ 23,314	\$ 25,667	\$ (2,352)	
Vacancy	\$ 6,255	\$ -	\$ -	\$ -	\$ -	\$ 6,255	\$ -	\$ 6,255	
Routine	\$ 12,338	\$ -	\$ -	\$ -	\$ -	\$ 12,338	\$ -	\$ 12,338	
Total Contracts	\$ 83,372	\$ 421	\$ -	\$ 38,654	\$ 69,720	\$ 192,167	\$ 150,562	\$ 41,806	
Protective Services									
Protective Services - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Protective Services - Other Contract Costs	\$ 5,109	\$ -	\$ -	\$ 148	\$ 4,380	\$ 9,636	\$ 11,627	\$ (1,991)	
Protective Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Protective Services	\$ 5,109	\$ -	\$ -	\$ 148	\$ 4,380	\$ 9,636	\$ 11,627	\$ (1,991)	

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 AGGREGATE STATEMENT OF REVENUES, EXPENSES & CHANGES IN NET POSITION
 FOR THE PERIOD ENDED: November 30, 2020**

Description	Fitch		Local		HCV		Millbrook		Shad Run		2020	2020	2020	
	Actual	Fund	Actual	Fund	Actual	Actual	Actual	Actual	Actual	Actual	YTD	YTD	YTD	Difference
General Expenses														
Property Insurance	\$ 5,500	\$ -	\$ 2,506	\$ -	\$ -	\$ -	\$ 6,500	\$ -	\$ 10,000	\$ -	\$ 24,506	\$ 36,635	\$ (12,129)	
Liability Insurance	\$ 10,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400	\$ -	\$ 3,500	\$ -	\$ 18,780	\$ 3,152	\$ 15,628	
Workers Comp Insurance	\$ 3,133	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 3,759	\$ -	\$ 3,133	\$ -	\$ 10,424	\$ 7,025	\$ 3,399	
All Other Insurances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,503	\$ -	\$ 1,700	\$ -	\$ 4,203	\$ 5,690	\$ (1,487)	
Other General Expenses	\$ -	\$ -	\$ -	\$ -	\$ 7,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,348	\$ -	\$ 7,348	
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
PILOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bad Debt - Tenant Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bad Debt - Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bad Debt - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Employee Benefit Contributions	\$ 21,430	\$ -	\$ 25,950	\$ -	\$ 16,893	\$ -	\$ 26,395	\$ -	\$ 21,220	\$ -	\$ 111,889	\$ 114,697	\$ (2,808)	
Severance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total General Expenses	\$ 40,943	\$ -	\$ 28,456	\$ -	\$ 24,641	\$ -	\$ 43,557	\$ -	\$ 39,552	\$ -	\$ 177,150	\$ 182,736	\$ (5,587)	
Total Operating Expenses	\$ 339,485	\$ -	\$ 82,976	\$ -	\$ 129,472	\$ -	\$ 346,744	\$ -	\$ 294,062	\$ -	\$ 1,192,739	\$ 1,139,639	\$ 53,099	
Extraordinary Expense														
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Routine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Extraordinary Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Non-Operating Expenses														
Debt Service	\$ 53,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,516	\$ 50,963	\$ 2,553	
Replacement of Equipment/Betterments	\$ 15,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,282	\$ 15,583	\$ (321)	
Contra	\$ (57,808)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (57,808)	\$ -	\$ (57,808)	
HAP - Port Ins	\$ -	\$ -	\$ -	\$ -	\$ 17,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,946	\$ -	\$ 17,946	
Total Other Non-Operating Expenses	\$ 10,971	\$ -	\$ -	\$ -	\$ 17,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,917	\$ 66,546	\$ (37,630)	
Other Financing Sources														
Operating Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Operating Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
PY Adjusts, Equity Transfers & Corrections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Special Items (Net Gain/Loss)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total of All Expenses	\$ 350,456	\$ -	\$ 82,976	\$ -	\$ 147,418	\$ -	\$ 346,744	\$ -	\$ 294,062	\$ -	\$ 1,221,656	\$ 1,206,186	\$ 15,470	
Income/Loss Before Depreciation	\$ 3,106	\$ -	\$ (38,892)	\$ -	\$ 36,615	\$ -	\$ 50,391	\$ -	\$ 67,704	\$ -	\$ 118,924	\$ 84,142	\$ 34,782	
Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Provision for Restricted Reserves	\$ -	\$ -	\$ -	\$ -	\$ 8,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,559	\$ -	\$ 8,559	
Provision for Unrestricted Reserves	\$ 3,106	\$ -	\$ (38,892)	\$ -	\$ 28,056	\$ -	\$ 50,391	\$ -	\$ 67,704	\$ -	\$ 110,365	\$ 84,142	\$ 26,224	

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HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 HOUSING CHOICE VOUCHER - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020

Description	Nov-20			2020			2020		
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference			
Revenues									
Dwelling Rental - Base	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Dwelling Rental - Excess of Base	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Vacancy Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Tenant Revenue - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
HUD PHA Operating Grants	\$ 12,831	\$ 13,618	\$ (787)	\$ 148,021	\$ 149,794	\$ (1,773)			
Capital Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Other Government Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Other Fees	\$ -	\$ -	\$ -	\$ 18,202	\$ -	\$ 18,202			
Nondwelling Rental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Investment Income - Unrestricted	\$ 1	\$ 8	\$ (7)	\$ 207	\$ 92	\$ 115			
Fraud Recovery	\$ 676	\$ 500	\$ 176	\$ 17,117	\$ 5,500	\$ 11,617			
Other Revenue	\$ -	\$ 200	\$ (200)	\$ 486	\$ 2,200	\$ (1,714)			
Investment Income - Restricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total Revenues	\$ 13,508	\$ 14,326	\$ (818)	\$ 184,033	\$ 157,586	\$ 26,447			
Expenses									
Administrative Salaries	\$ 7,362	\$ 6,823	\$ 539	\$ 84,350	\$ 75,051	\$ 9,299			
Legal									
Legal - General Counsel	\$ 1,853	\$ 10	\$ 1,853	\$ 2,178	\$ 110	\$ 2,068			
Legal - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Legal - Summary Process	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Legal - Settlements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Legal - Litigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total Legal	\$ 1,853	\$ 10	\$ 1,853	\$ 2,178	\$ 110	\$ 2,068			
Travel and Other									
Auditing Fees	\$ -	\$ 302	\$ (302)	\$ -	\$ 3,323	\$ (3,323)			
Bookkeeping Fees	\$ 881	\$ 675	\$ 206	\$ 3,746	\$ 7,425	\$ (3,679)			
Travel	\$ -	\$ -	\$ -	\$ 87	\$ -	\$ 87			
Total Travel & Other	\$ 881	\$ 977	\$ (96)	\$ 3,833	\$ 10,748	\$ (6,915)			
Sundry									
Office Supplies	\$ 107	\$ 300	\$ (193)	\$ 3,122	\$ 3,300	\$ (178)			
Miscellaneous	\$ 1,004	\$ 1,890	\$ (886)	\$ 11,168	\$ 20,791	\$ (9,622)			
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Other	\$ -	\$ 1,083	\$ (1,083)	\$ 180	\$ 11,917	\$ (11,736)			
Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total Sundry	\$ 1,111	\$ 3,273	\$ (2,162)	\$ 14,471	\$ 35,008	\$ (21,537)			
Tenant Services									
Tenant Services - Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Tenant Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			

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HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 HOUSING CHOICE VOUCHER - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020

Description	Nov-20			2020		
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference
Utilities						
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Utilities Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Labor						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Materials						
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grounds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Appliances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Compactor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Graffiti Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts						
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grounds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refuse Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Routine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 HOUSING CHOICE VOUCHER - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020

Description	Nov-20			2020		
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference
Protective Services						
Protective Services - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Protective Services - Other Contract Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Protective Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Expenses						
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Liability Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Workers Comp Insurance	\$ 400	\$ 8	\$ (8)	\$ 400	\$ 85	\$ (85)
All Other Insurances	\$ -	\$ 103	\$ (103)	\$ -	\$ 1,138	\$ (1,138)
Other General Expenses	\$ 617	\$ -	\$ 617	\$ 7,348	\$ -	\$ 7,348
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLOTT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Tenant Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Contributions	\$ 1,725	\$ 1,768	\$ (43)	\$ 18,893	\$ 19,445	\$ (2,552)
Severance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 2,742	\$ 1,879	\$ 863	\$ 24,541	\$ 20,668	\$ 3,972
Total Operating Expenses	\$ 13,959	\$ 12,962	\$ 996	\$ 129,472	\$ 142,585	\$ (13,113)
Extraordinary Expense						
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Routine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Extraordinary Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Non-Operating Expenses						
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement of Equipment/Betterments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contra	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HAP - Port Ins	\$ -	\$ -	\$ -	\$ 17,946	\$ -	\$ 17,946
Total Other Non-Operating Expenses	\$ -	\$ -	\$ -	\$ 17,946	\$ -	\$ 17,946
Other Financing Sources						
Operating Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pay Adjusts, Equity Transfers & Corrections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total of All Expenses	\$ 13,959	\$ 12,962	\$ 996	\$ 147,418	\$ 142,585	\$ 4,833
Income/Loss Before Depreciation	\$ (450)	\$ 1,364	\$ (1,814)	\$ 36,615	\$ 15,001	\$ 21,614
Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Provision for Restricted Reserves	\$ 338	\$ 250	\$ 88	\$ 8,559	\$ 2,750	\$ 5,809
Provision for Unrestricted Reserves	\$ (783)	\$ 1,114	\$ (1,902)	\$ 28,056	\$ 12,251	\$ 15,805



**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 LOCAL FUND - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020**

Description	Nov-20		Nov-20		2020		2020		2020	
	Actual	Budget	Difference	Actual	Budget	Difference	Actual	Budget	Difference	
Revenues										
Dwelling Rental - Base	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dwelling Rental - Excess of Base	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Revenue - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HUD PHA Operating Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 4,000	\$ 4,500	\$ (500)	\$ 44,000	\$ 49,500	\$ (5,500)	\$ -	\$ -	\$ -	\$ -
Other Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nondwelling Rental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income - Unrestricted	\$ 10	\$ 10	\$ 0	\$ 84	\$ 110	\$ (26)	\$ -	\$ -	\$ -	\$ -
Fraud Recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income - Restricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 4,010	\$ 4,510	\$ (500)	\$ 44,084	\$ 49,610	\$ (5,526)	\$ -	\$ -	\$ -	\$ -
Expenses										
Administrative Salaries	\$ 2,022	\$ 2,736	\$ (714)	\$ 27,405	\$ 30,101	\$ (2,696)	\$ -	\$ -	\$ -	\$ -
Legal										
Legal - General Counsel	\$ 4,652	\$ -	\$ 4,652	\$ 4,652	\$ -	\$ 4,652	\$ -	\$ -	\$ 4,652	\$ -
Legal - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Summary Process	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Settlements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Litigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Legal	\$ 4,652	\$ -	\$ 4,652	\$ 4,652	\$ -	\$ 4,652	\$ -	\$ -	\$ 4,652	\$ -
Travel and Other										
Auditing Fees	\$ -	\$ 50	\$ (50)	\$ -	\$ 550	\$ (550)	\$ -	\$ -	\$ (550)	\$ -
Bookkeeping Fees	\$ 2,056	\$ 375	\$ 1,681	\$ 6,956	\$ 4,125	\$ 2,831	\$ -	\$ -	\$ 2,831	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Travel & Other	\$ 2,056	\$ 425	\$ 1,631	\$ 6,956	\$ 4,675	\$ 2,281	\$ -	\$ -	\$ 2,281	\$ -
Sundry										
Office Supplies	\$ 92	\$ 20	\$ 72	\$ 4,292	\$ 220	\$ 4,072	\$ -	\$ -	\$ 4,072	\$ -
Miscellaneous	\$ 1,225	\$ 336	\$ 889	\$ 10,794	\$ 3,697	\$ 7,097	\$ -	\$ -	\$ 7,097	\$ -
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sundry	\$ 1,317	\$ 356	\$ 961	\$ 15,086	\$ 3,917	\$ 11,169	\$ -	\$ -	\$ 11,169	\$ -
Tenant Services										
Tenant Services - Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 LOCAL FUND - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020**

Description	Nov-20			2020		
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference
Utilities						
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Utilities Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Labor	\$ -	\$ 323	\$ (323)	\$ -	\$ 3,554	\$ (3,554)
Materials						
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grounds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Appliances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Compactor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Graffiti Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts						
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grounds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refuse Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Routine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Contracts	\$ -	\$ -	\$ -	\$ 421	\$ -	\$ 421

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HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 LOCAL FUND - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020

Description	Nov-20			2020		
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference
Protective Services						
Protective Services - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Protective Services - Other Contract Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Protective Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Expenses						
Property Insurance	\$ (639)	\$ 18	\$ (657)	\$ 2,506	\$ 199	\$ 2,307
Liability Insurance	\$ -	\$ 160	\$ (160)	\$ -	\$ 1,756	\$ (1,756)
Workers Comp Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Other Insurances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLOTT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Tenant Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Contributions	\$ 3,485	\$ 775	\$ 2,710	\$ 25,950	\$ 8,524	\$ 17,426
Severance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 2,846	\$ 953	\$ 1,894	\$ 28,456	\$ 10,479	\$ 17,977
Total Operating Expenses	\$ 12,893	\$ 4,793	\$ 8,100	\$ 82,976	\$ 52,726	\$ 30,250
Extraordinary Expense						
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Routine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Extraordinary Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Non-Operating Expenses						
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement of Equipment/Betterments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contra	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HAP - Port Ins	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Non-Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources						
Operating Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PY Adjusts, Equity Transfers & Corrections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total of All Expenses	\$ 12,893	\$ 4,793	\$ 8,100	\$ 82,976	\$ 52,726	\$ 30,250
Income/Loss Before Depreciation	\$ (8,883)	\$ (283)	\$ (8,599)	\$ (38,892)	\$ (3,116)	\$ (35,776)
Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Provision for Unrestricted Reserves	\$ (8,883)	\$ (283)	\$ (8,599)	\$ (38,892)	\$ (3,116)	\$ (35,776)

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 FITCH COURT - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020**

Description	Nov-20			2020		
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference
Revenues						
Dwelling Rental - Base	\$ 19,284	\$ 18,976	\$ 308	\$ 215,616	\$ 208,736	\$ 6,880
Dwelling Rental - Excess of Base	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy Loss	\$ -	\$ -	\$ -	\$ 1,625	\$ -	\$ 1,625
Tenant Revenue - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HUD PHA Operating Grants	\$ 11,982	\$ 10,875	\$ 1,107	\$ 123,410	\$ 119,625	\$ 3,785
Capital Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Government Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nondwelling Rental Revenue	\$ 1,104	\$ 1,104	\$ -	\$ 9,936	\$ 12,144	\$ (2,208)
Investment Income - Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fraud Recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenue	\$ 462	\$ 340	\$ 122	\$ 2,974	\$ 3,740	\$ (766)
Investment Income - Restricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 32,832	\$ 31,295	\$ 1,537	\$ 353,582	\$ 344,245	\$ 9,337
Expenses						
Administrative Salaries	\$ 4,708	\$ 3,816	\$ 892	\$ 76,130	\$ 41,974	\$ 34,155
Legal						
Legal - General Counsel	\$ 1,242	\$ 33	\$ 1,209	\$ 2,172	\$ 367	\$ 1,805
Legal - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Summary Process	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Settlements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Litigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Legal	\$ 1,242	\$ 33	\$ 1,209	\$ 2,172	\$ 367	\$ 1,805
Travel and Other						
Auditing Fees	\$ -	\$ 500	\$ (500)	\$ 5,950	\$ 5,500	\$ 450
Bookkeeping Fees	\$ 881	\$ 175	\$ 706	\$ 3,706	\$ 1,925	\$ 1,781
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Travel & Other	\$ 881	\$ 675	\$ 206	\$ 9,656	\$ 7,425	\$ 2,231
Sundry						
Office Supplies	\$ 84	\$ 150	\$ (66)	\$ 3,443	\$ 1,650	\$ 1,793
Miscellaneous	\$ 1,350	\$ 908	\$ 442	\$ 12,255	\$ 9,985	\$ 2,270
Advertising	\$ 10	\$ 10	\$ -	\$ -	\$ 108	\$ (108)
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sundry	\$ 1,434	\$ 1,068	\$ 366	\$ 15,699	\$ 11,743	\$ 3,955
Tenant Services						
Tenant Services - Salaries	\$ (1,232)	\$ 820	\$ (2,052)	\$ 69	\$ 9,023	\$ (8,954)
Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tenant Services	\$ (1,232)	\$ 820	\$ (2,052)	\$ 69	\$ 9,023	\$ (8,954)



**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 FITCH COURT - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020**

Description	Nov-20			Nov-20			2020			2020		
	Actual	Budget	Difference	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference	YTD Actual	YTD Budget	YTD Difference
Utilities												
Water	\$ -	\$ 2,010	\$ (2,010)	\$ 26,275	\$ 22,107	\$ 4,168						
Electric	\$ 1,920	\$ 3,242	\$ (1,322)	\$ 29,106	\$ 35,660	\$ (6,554)						
Gas	\$ 66	\$ 68	\$ (2)	\$ 886	\$ 750	\$ 136						
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Other Utilities Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Total Utilities	\$ 1,986	\$ 5,320	\$ (3,334)	\$ 56,267	\$ 58,517	\$ (2,250)						
Maintenance Labor	\$ 1,260	\$ 3,233	\$ (1,973)	\$ 26,667	\$ 35,559	\$ (8,892)						
Materials												
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Janitorial/Cleaning	\$ 15	\$ 11	\$ 4	\$ 557	\$ 119	\$ 437						
Vehicle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Miscellaneous	\$ 820	\$ 1,190	\$ (370)	\$ 17,012	\$ 13,085	\$ 3,926						
Grounds	\$ -	\$ 105	\$ (105)	\$ 3,561	\$ 1,155	\$ 2,506						
Building Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Appliances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Pest Control	\$ -	\$ -	\$ -	\$ 398	\$ -	\$ 398						
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Paint	\$ -	\$ -	\$ -	\$ 1,776	\$ -	\$ 1,776						
Compactor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Graffiti Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Total Materials	\$ 835	\$ 1,305	\$ (470)	\$ 23,402	\$ 14,360	\$ 9,042						
Contracts												
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
HVAC	\$ -	\$ 2,015	\$ (2,015)	\$ 2,662	\$ 22,160	\$ (19,479)						
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Janitorial/Cleaning	\$ -	\$ -	\$ -	\$ 3,615	\$ -	\$ 3,615						
Vehicle	\$ 604	\$ 917	\$ (312)	\$ 6,047	\$ 10,083	\$ (4,036)						
Miscellaneous	\$ 6,889	\$ 1,783	\$ 5,105	\$ 22,806	\$ 19,617	\$ 3,189						
Grounds	\$ 490	\$ 70	\$ 420	\$ 13,744	\$ 770	\$ 12,974						
Refuse Removal	\$ 677	\$ 533	\$ 144	\$ 7,066	\$ 5,867	\$ 1,200						
Pest Control	\$ -	\$ 205	\$ (205)	\$ 485	\$ 2,255	\$ (1,770)						
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Snow Removal	\$ 1,667	\$ 833	\$ 833	\$ 8,334	\$ 9,167	\$ (833)						
Vacancy	\$ -	\$ -	\$ -	\$ 6,255	\$ -	\$ 6,255						
Routine	\$ -	\$ -	\$ -	\$ 12,338	\$ -	\$ 12,338						
Total Contracts	\$ 10,326	\$ 6,356	\$ 3,970	\$ 83,372	\$ 69,919	\$ 13,453						

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 FITCH COURT - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020**

Description	Nov-20		Nov-20		Nov-20		2020		2020		2020	
	Actual	Budget	Difference	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference	YTD Actual	YTD Budget	YTD Difference
Protective Services												
Protective Services - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Protective Services - Other Contract Costs	\$ (220)	\$ 625	\$ (845)	\$ 5,109	\$ 6,875	\$ (1,766)	\$ 5,109	\$ 6,875	\$ (1,766)	\$ 5,109	\$ 6,875	\$ (1,766)
Protective Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ (220)	\$ 625	\$ (845)	\$ 5,109	\$ 6,875	\$ (1,766)	\$ 5,109	\$ 6,875	\$ (1,766)	\$ 5,109	\$ 6,875	\$ (1,766)
General Expenses												
Property Insurance	\$ 5,500	\$ 645	\$ 4,855	\$ 5,500	\$ 7,094	\$ (1,594)	\$ 5,500	\$ 7,094	\$ (1,594)	\$ 5,500	\$ 7,094	\$ (1,594)
Liability Insurance	\$ 3,611	\$ 44	\$ 3,567	\$ 10,880	\$ 484	\$ 10,396	\$ 10,880	\$ 484	\$ 10,396	\$ 10,880	\$ 484	\$ 10,396
Workers Comp Insurance	\$ (798)	\$ 200	\$ (998)	\$ 3,133	\$ 2,195	\$ 937	\$ 3,133	\$ 2,195	\$ 937	\$ 3,133	\$ 2,195	\$ 937
All Other Insurances	\$ -	\$ 207	\$ (207)	\$ -	\$ 2,276	\$ (2,276)	\$ -	\$ 2,276	\$ (2,276)	\$ -	\$ 2,276	\$ (2,276)
Other General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
P.L.O.T	\$ -	\$ 329	\$ (329)	\$ -	\$ 3,621	\$ (3,621)	\$ -	\$ 3,621	\$ (3,621)	\$ -	\$ 3,621	\$ (3,621)
Bad Debt - Tenant Rents	\$ -	\$ 250	\$ (250)	\$ -	\$ 2,750	\$ (2,750)	\$ -	\$ 2,750	\$ (2,750)	\$ -	\$ 2,750	\$ (2,750)
Bad Debt - Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Contributions	\$ 1,996	\$ 1,767	\$ 229	\$ 21,430	\$ 19,437	\$ 1,993	\$ 21,430	\$ 19,437	\$ 1,993	\$ 21,430	\$ 19,437	\$ 1,993
Severance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 10,309	\$ 3,442	\$ 6,868	\$ 40,943	\$ 37,857	\$ 3,086	\$ 40,943	\$ 37,857	\$ 3,086	\$ 40,943	\$ 37,857	\$ 3,086
Total Operating Expenses	\$ 31,530	\$ 26,693	\$ 4,837	\$ 339,485	\$ 293,619	\$ 45,866	\$ 339,485	\$ 293,619	\$ 45,866	\$ 339,485	\$ 293,619	\$ 45,866
Extraordinary Expense												
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Routine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Extraordinary Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Non-Operating Expenses												
Debt Service	\$ 4,886	\$ 4,533	\$ 253	\$ 53,516	\$ 50,963	\$ 2,553	\$ 53,516	\$ 50,963	\$ 2,553	\$ 53,516	\$ 50,963	\$ 2,553
Replacement of Equipment/Betterments	\$ 1,422	\$ 1,417	\$ 6	\$ 15,282	\$ 15,583	\$ (321)	\$ 15,282	\$ 15,583	\$ (321)	\$ 15,282	\$ 15,583	\$ (321)
Contra	\$ (3,508)	\$ -	\$ (3,508)	\$ (57,808)	\$ -	\$ (57,808)	\$ (57,808)	\$ -	\$ (57,808)	\$ (57,808)	\$ -	\$ (57,808)
HAP - Port Ins	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Non-Operating Expenses	\$ 2,800	\$ 6,050	\$ (3,249)	\$ 10,971	\$ 66,546	\$ (55,576)	\$ 10,971	\$ 66,546	\$ (55,576)	\$ 10,971	\$ 66,546	\$ (55,576)
Other Financing Sources												
Operating Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PY Adjusts, Equity Transfers & Corrections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total of All Expenses	\$ 34,330	\$ 32,742	\$ 1,588	\$ 350,456	\$ 360,165	\$ (9,710)	\$ 350,456	\$ 360,165	\$ (9,710)	\$ 350,456	\$ 360,165	\$ (9,710)
Income/Loss Before Depreciation	\$ (1,499)	\$ (1,447)	\$ (51)	\$ 3,106	\$ (15,920)	\$ 19,026	\$ 3,106	\$ (15,920)	\$ 19,026	\$ 3,106	\$ (15,920)	\$ 19,026
Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Provision for Unrestricted Reserves	\$ (1,499)	\$ (1,447)	\$ (51)	\$ 3,106	\$ (15,920)	\$ 19,026	\$ 3,106	\$ (15,920)	\$ 19,026	\$ 3,106	\$ (15,920)	\$ 19,026

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
MILLBROOK VILLAGE - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: November 30, 2020

Description	Nov-20			2020		
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference
Revenues						
Dwelling Rental - Base	\$ 12,854	\$ 12,514	\$ 340	\$ 129,554.98	\$ 137,654	\$ (8,099)
Dwelling Rental - Excess of Base	\$ -	\$ -	\$ -	\$ 917.00	\$ -	\$ 917
Vacancy Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Revenue - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HUD PHA Operating Grants	\$ 22,569	\$ 14,741	\$ 7,828	\$ 196,808.00	\$ 162,147	\$ 36,661
Capital Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Government Grants	\$ -	\$ 999	\$ (999)	\$ 11,986.00	\$ 10,987	\$ 999
Other Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nondwelling Rental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income - Unrestricted	\$ 11	\$ 10	\$ 1	\$ 121.56	\$ 110	\$ 12
Fraud Recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenue	\$ 3,482	\$ 8,483	\$ (5,001)	\$ 55,747.40	\$ 93,311	\$ (37,564)
Investment Income - Restricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 38,915	\$ 36,746	\$ 2,169	\$ 397,134.94	\$ 404,210	\$ (7,075)
Expenses						
Administrative Salaries	\$ 9,001	\$ 9,672	\$ (671)	\$ 116,602.45	\$ 106,391	\$ 10,211
Legal						
Legal - General Counsel	\$ 6,210	\$ 125	\$ 6,085	\$ 6,480.00	\$ 1,375	\$ 5,105
Legal - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Summary Process	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Settlements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Litigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Legal	\$ 6,210	\$ 125	\$ 6,085	\$ 6,480.00	\$ 1,375	\$ 5,105
Travel and Other						
Auditing Fees	\$ -	\$ 200	\$ (200)	\$ -	\$ 2,200	\$ (2,200)
Bookkeeping Fees	\$ 881	\$ 325	\$ 556	\$ 3,746.00	\$ 3,575	\$ 171
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Travel & Other	\$ 881	\$ 525	\$ 356	\$ 3,746.00	\$ 5,775	\$ (2,029)
Sundry						
Office Supplies	\$ 60	\$ 100	\$ (40)	\$ 2,590.61	\$ 1,100	\$ 1,491
Miscellaneous	\$ 2,991	\$ 1,959	\$ 1,032	\$ 16,592.08	\$ 21,554	\$ (5,022)
Advertising	\$ 71	\$ 15	\$ 56	\$ 71.04	\$ 163	\$ (92)
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sundry	\$ 3,122	\$ 2,074	\$ 1,048	\$ 19,193.73	\$ 22,817	\$ (3,623)
Tenant Services						
Tenant Services - Salaries	\$ -	\$ 1,262	\$ (1,262)	\$ 11,693.70	\$ 13,880	\$ (2,246)
Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tenant Services	\$ -	\$ 1,262	\$ (1,262)	\$ 11,693.70	\$ 13,880	\$ (2,246)

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HOUSING AUTHORITY OF THE TOWN OF WINDSOR
MILLBROOK VILLAGE - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: November 30, 2020

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Description	Nov-20			2020		
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference
Utilities						
Water	\$ -	\$ 2,500	\$ (2,500)	\$ 23,293.69	\$ 27,500	\$ (4,206)
Electric	\$ 1,741	\$ 1,333	\$ 407	\$ 26,050.83	\$ 14,667	\$ 11,384
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Utilities Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 1,741	\$ 3,833	\$ (2,093)	\$ 49,344.52	\$ 42,167	\$ 7,178
Maintenance Labor	\$ 1,722	\$ 3,233	\$ (1,511)	\$ 36,445.25	\$ 35,559	\$ 886
Materials						
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial/Cleaning	\$ -	\$ 25	\$ (25)	\$ 321.37	\$ 275	\$ 46
Vehicle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 267	\$ 1,000	\$ (733)	\$ 18,067.99	\$ 11,000	\$ 7,068
Grounds	\$ -	\$ 88	\$ (88)	\$ 2,549.63	\$ 963	\$ 1,587
Building Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Appliances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Compactor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Graffiti Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Materials	\$ 267	\$ 1,113	\$ (845)	\$ 20,938.99	\$ 12,238	\$ 8,701
Contracts						
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	\$ 674	\$ 725	\$ (51)	\$ 2,155.70	\$ 7,975	\$ (5,819)
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial/Cleaning	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ 100
Vehicle	\$ 151	\$ 250	\$ (99)	\$ 1,560.82	\$ 2,750	\$ (1,189)
Miscellaneous	\$ 5,160	\$ 533	\$ 4,627	\$ 16,006.70	\$ 5,867	\$ 10,140
Grounds	\$ 75	\$ (75)	\$ 0	\$ 4,705.00	\$ 825	\$ 3,880
Refuse Removal	\$ 610	\$ 620	\$ (10)	\$ 7,479.65	\$ 6,820	\$ 660
Pest Control	\$ -	\$ 263	\$ (263)	\$ -	\$ 2,888	\$ (2,888)
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Removal	\$ 1,329	\$ 833	\$ 496	\$ 6,646.15	\$ 9,167	\$ (2,521)
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Routine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Contracts	\$ 7,924	\$ 3,299	\$ 4,625	\$ 38,654.02	\$ 36,291	\$ 2,363

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
MILLBROOK VILLAGE - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: November 30, 2020

Description	Nov-20			2020		
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference
Protective Services - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Protective Services - Other Contract Costs	\$ -	\$ 240	\$ (240)	\$ 148,111	\$ 2,640	\$ (2,492)
Protective Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ 240	\$ (240)	\$ 148,111	\$ 2,640	\$ (2,492)
General Expenses	\$ 6,500	\$ 1,667	\$ 4,833	\$ 6,500.00	\$ 18,339	\$ (11,839)
Property Insurance	\$ 4,400	\$ 43	\$ 4,357	\$ 4,400.00	\$ 477	\$ 3,923
Liability Insurance	\$ (958)	\$ 240	\$ (1,197)	\$ 3,759.00	\$ 2,635	\$ 1,125
Workers Comp Insurance	\$ -	\$ 52	\$ (52)	\$ 2,503.00	\$ 569	\$ 1,934
All Other Insurances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PILLOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Tenant Rents	\$ -	\$ 417	\$ (417)	\$ -	\$ 4,583	\$ (4,583)
Bad Debt - Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Contributions	\$ 2,239	\$ 3,234	\$ (995)	\$ 26,395.03	\$ 35,578	\$ (9,183)
Severance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 12,181	\$ 5,653	\$ 6,529	\$ 43,557.03	\$ 62,181	\$ (18,624)
Total Operating Expenses	\$ 43,050	\$ 31,028	\$ 12,021	\$ 346,743.80	\$ 341,313	\$ 5,431
Extraordinary Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Routine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Extraordinary Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Non-Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement of Equipment/Betterments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contra	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HAP - Port lns	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Non-Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PY Adjusts, Equity Transfers & Corrections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total of All Expenses	\$ 43,050	\$ 31,028	\$ 12,021	\$ 346,743.80	\$ 341,313	\$ 5,431
Income/Loss Before Depreciation	\$ (4,134)	\$ 5,718	\$ (9,852)	\$ 50,391.14	\$ 62,896	\$ (12,505)
Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Provision for Unrestricted Reserves	\$ (4,134)	\$ 5,718	\$ (9,852)	\$ 50,391.14	\$ 62,896	\$ (12,505)

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 SHAD RUN - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020

Description	Nov-20			2020		
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference
Revenues						
Dwelling Rental - Base	\$ 14,277	\$ 13,233	\$ 1,044	\$ 145,091	\$ 145,563	\$ (472)
Dwelling Rental - Excess of Base	\$ 2,271	\$ 4,876	\$ (2,605)	\$ 36,695	\$ 53,636	\$ (16,941)
Vacancy Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Revenue - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HUD PHA Operating Grants	\$ 17,596	\$ 10,496	\$ 7,040	\$ 164,880	\$ 115,456	\$ 49,424
Capital Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Government Grants	\$ -	\$ 999	\$ (999)	\$ 11,986	\$ 10,987	\$ 999
Other Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nondwelling Rental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income - Unrestricted	\$ 12	\$ 533	\$ (522)	\$ 1,092	\$ 5,867	\$ (4,775)
Fraud Recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenue	\$ 378	\$ 288	\$ 90	\$ 2,021	\$ 3,168	\$ (1,147)
Investment Income - Restricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 34,474	\$ 30,425	\$ 4,049	\$ 361,765	\$ 334,677	\$ 27,089
Expenses						
Administrative Salaries	\$ 4,118	\$ 7,547	\$ (3,429)	\$ 51,518	\$ 83,022	\$ (31,504)
Legal						
Legal - General Counsel	\$ 2,484	\$ 38	\$ 2,447	\$ 2,484	\$ 413	\$ 2,072
Legal - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Summary Process	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Settlements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Litigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Legal	\$ 2,484	\$ 38	\$ 2,447	\$ 2,484	\$ 413	\$ 2,072
Travel and Other						
Auditing Fees	\$ -	\$ 150	\$ (150)	\$ -	\$ 1,650	\$ (1,650)
Bookkeeping Fees	\$ 1,175	\$ 325	\$ 850	\$ 5,303	\$ 3,575	\$ 1,728
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Travel & Other	\$ 1,175	\$ 475	\$ 700	\$ 5,303	\$ 5,225	\$ 78
Sundry						
Office Supplies	\$ 104	\$ 200	\$ (96)	\$ 4,322	\$ 2,200	\$ 2,122
Miscellaneous	\$ 2,904	\$ 2,173	\$ 731	\$ 17,724	\$ 23,898	\$ (6,174)
Advertising	\$ 71	\$ 13	\$ 58	\$ 71	\$ 141	\$ (70)
Other	\$ -	\$ -	\$ -	\$ 205	\$ -	\$ 205
Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sundry	\$ 3,079	\$ 2,385	\$ 694	\$ 22,322	\$ 26,239	\$ (3,917)
Tenant Services						
Tenant Services - Salaries	\$ -	\$ 1,073	\$ (1,073)	\$ 9,921	\$ 11,798	\$ (1,877)
Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tenant Services	\$ -	\$ 1,073	\$ (1,073)	\$ 9,921	\$ 11,798	\$ (1,877)

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 SHAD RUN - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: November 30, 2020

ETE

Description	Nov-20		Nov-20		Nov-20 Difference	2020		2020		2020 YTD Difference
	Actual	Budget	Actual	Budget		YTD Actual	YTD Budget			
Utilities										
Water	\$ -	\$ 1,935	\$ -	\$ 1,935	\$ (1,935)	\$ 23,377	\$ 21,290	\$ 2,088		
Electric	\$ 569	\$ 883	\$ 883	\$ 883	\$ (315)	\$ 10,547	\$ 9,717	\$ 830		
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Other Utilities Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Utilities	\$ 569	\$ 2,819	\$ 883	\$ 2,819	\$ (2,250)	\$ 33,924	\$ 31,006	\$ 2,918		
Maintenance Labor	\$ 1,092	\$ 3,987	\$ -	\$ 3,987	\$ (2,895)	\$ 23,112	\$ 43,858	\$ (20,746)		
Materials										
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Janitorial/Cleaning	\$ -	\$ 199	\$ 199	\$ 199	\$ (199)	\$ 325	\$ 2,189	\$ (1,864)		
Vehicle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Miscellaneous	\$ 1,060	\$ 685	\$ 685	\$ 685	\$ 375	\$ 27,453	\$ 7,535	\$ 19,928		
Grounds	\$ -	\$ 14	\$ 14	\$ 14	\$ (14)	\$ 3,095	\$ 154	\$ 2,941		
Building Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Appliances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Paint	\$ -	\$ 13	\$ 13	\$ 13	\$ (13)	\$ 942	\$ 143	\$ 799		
Contractor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Graffiti Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Materials	\$ 1,060	\$ 911	\$ 911	\$ 911	\$ 149	\$ 31,826	\$ 10,021	\$ 21,805		
Contracts										
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
HVAC	\$ -	\$ 488	\$ 488	\$ 488	\$ (488)	\$ 5,160	\$ 5,372	\$ (212)		
Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Janitorial/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Vehicle	\$ 453	\$ 692	\$ 692	\$ 692	\$ (239)	\$ 4,544	\$ 7,608	\$ (3,065)		
Miscellaneous	\$ 3,593	\$ 723	\$ 723	\$ 723	\$ 2,870	\$ 26,059	\$ 7,957	\$ 18,112		
Grounds	\$ -	\$ 603	\$ 603	\$ 603	\$ (603)	\$ 17,675	\$ 6,637	\$ 11,038		
Refuse Removal	\$ 677	\$ 638	\$ 638	\$ 638	\$ 39	\$ 7,059	\$ 7,018	\$ 41		
Pest Control	\$ -	\$ 203	\$ 203	\$ 203	\$ (203)	\$ 880	\$ 2,228	\$ (1,348)		
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Doors & Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Snow Removal	\$ 1,667	\$ 667	\$ 667	\$ 667	\$ 1,000	\$ 8,334	\$ 7,333	\$ 1,001		
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Routine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Contracts	\$ 6,390	\$ 4,014	\$ 4,014	\$ 4,014	\$ 2,376	\$ 69,720	\$ 44,152	\$ 25,568		

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
SHAD RUN - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: November 30, 2020**

Description	Nov-20	Nov-20	Nov-20	2020	2020	2020
	Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference
Protective Services						
Protective Services - Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Protective Services - Other Contract Costs	\$ -	\$ 192	\$ (192)	\$ 4,380	\$ 2,112	\$ 2,268
Protective Services - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ 192	\$ (192)	\$ 4,380	\$ 2,112	\$ 2,268
General Expenses						
Property Insurance	\$ 10,000	\$ 1,000	\$ 9,000	\$ 10,000	\$ 11,003	\$ (1,003)
Liability Insurance	\$ 3,500	\$ 32	\$ 3,468	\$ 3,500	\$ 349	\$ 3,151
Workers Comp Insurance	\$ (798)	\$ 200	\$ (998)	\$ 3,133	\$ 2,195	\$ 937
All Other Insurances	\$ 1,700	\$ 155	\$ 1,545	\$ 1,700	\$ 1,707	\$ (7)
Other General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PILOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Tenant Rents	\$ -	\$ 417	\$ (417)	\$ -	\$ 4,583	\$ (4,583)
Bad Debt - Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Contributions	\$ 2,313	\$ 2,883	\$ (570)	\$ 21,220	\$ 31,713	\$ (10,493)
Severance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 16,715	\$ 4,686	\$ 12,028	\$ 39,552	\$ 51,551	\$ (11,999)
Total Operating Expenses	\$ 36,682	\$ 28,127	\$ 8,555	\$ 294,052	\$ 309,396	\$ (15,335)
Extraordinary Expense						
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Routine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Extraordinary Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Non-Operating Expenses						
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement of Equipment/Betterments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contra	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HAP - Port Ins	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Non-Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources						
Operating Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PY Adjusts, Equity Transfers & Corrections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total of All Expenses	\$ 36,682	\$ 28,127	\$ 8,555	\$ 294,052	\$ 309,396	\$ (15,335)
Income/Loss Before Depreciation	\$ (2,208)	\$ 2,298	\$ (4,506)	\$ 67,704	\$ 25,281	\$ 42,423
Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Provision for Unrestricted Reserves	\$ (2,208)	\$ 2,298	\$ (4,506)	\$ 67,704	\$ 25,281	\$ 42,423