

Windsor Housing Authority

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

Commissioners: Chair – Herman Woodard
Vice Chair- Della Rondonone
Secretary-Vacant
Treasurer – Robert Mack
Assistant Treasurer – Vacant

Wednesday, February 24, 2021 @ 3:00
Zoom instruction as followed:

Join Zoom Meeting

<https://zoom.us/j/93287173928?pwd=MlR3Uj85U2k2Ynlzd1BFT2ZXSTZ6QT09>

Meeting ID: 932 8717 3928

Passcode: MAiLv6

1. Call to order
2. Roll call
3. Minute approval – Jan 27, 2021 regular meeting
4. Financial report – December 2020
 - Financial summary
5. Public communications
6. Bills and communications
7. Executive Director Report
 - Site bedbug status
 - Eviction proceedings
 - Status of Millbrook Village rehab
 - Building concerns
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

Monthly Meeting for the Windsor Housing Authority
Fitch Court Apartments, Office
156 Bloomfield Avenue, Windsor, CT 06095
Wednesday, January 27, 2021 @ 3:00

1. Call To Order

At 3:03 p.m., Robert Mack, (sitting) Chair, called to order the monthly meeting of the WHA.

2. Roll Call

Present: Commissioner Robert Mack, Commissioner Dell Rondinone, Commissioner Adam Gutcheon, Commissioner Herman Woodard, Executive Director Urleen Naughton.

Public guests: Sally Grossman, Susan Miller, Joyce Ward, Eric Whiner, Donna Grossman, Kay McAuliffe, Becky Jacobson

3. Minutes Approval

The motion was made by Commissioner Mack and seconded by Commissioner Gutcheon, Commissioner Woodard and Commissioner Rondinone to approve the minutes of the December 15, 2020 meeting. The motion passed.

4. Financial Report

The motion was made by Commissioner Mack 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

There were several town residents on zoom, concerned about the conditions in which the residents at Millbrook Village are currently enduring and the way they are being treated.

Guest: Sally Grossman, Susan Miller, Joyce Ward, Eric Whiner, Donna Grossman, Kay McAuliffe, Becky Jacobson

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.

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:

During the summer of 2020, Windsor Housing repaired exterior units at Shad Run property along with exterior lighting for all 58 units' front and rear. All exterior doors at Shad Run were repaired and repainted.

Added picnic tables and umbrellas on all properties for the tenants to be able social distance on the outside of their units. Gazebos were restored and repainted. Fitch Court has all new lighting throughout the entire building.

WHA Staff attended many webinars and conference calls with HUD in regards to the Care Act as it pertains to the housing authority for the best practices to this pandemic. Commissioners roles guides and policies, the day to day operations are the responsibility of the Executive Director and her staff.

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 Rondinone would like to see more policing awareness at night on all properties due to unsafe activities on properties.

14. Old Business:

None at this time.

15. New Business:

None at this time.

16. Adjournment:

The motion was made by Commissioner Gutcheon and seconded by Commissioner Rondinone, Commissioner Woodard, that the meeting be adjourned. The motion carried at 4:32 p.m. Commissioner Mack adjourned the meeting.

Windsor Housing Authority
Notes to the Year End Unaudited Financial Statements
Fiscal Year 2020

Fitch Court

This program ended the year with a net loss of \$77,922. This is a combination of a) operating income of \$38,507; b) interest expense of \$40,896 and; c) depreciation expense of \$75,533. On the internal financial reports (Statement of Net Position and the Aggregate Statement of Revenues, Expenses and Changes in Net Position) the Fitch Court fund is clearly evident. For year-end REAC reporting, Fitch Court is labeled "Component Unit – Blended" on the FASS Financial Data Schedule (FDS). Please note: depreciation is a non-cash expense. When depreciation is backed out, the program results were a net loss of \$2,389.

Housing Choice Voucher (HCV)

The HCV program ended the year with a net loss of \$118,225. There are 2 components to the results:

Net Restricted Position (NRP)

NRP results are primarily driven by HAP Disbursements and HAP Expenses, fraud recovery and interest income. NRP ended the year with a net loss of \$153,212, which indicates the agency utilized all HAP funds provided in addition to program reserves. HAP expenses outpaced HAP revenues by \$162,088. This was offset by 50% of the \$17,752 for fraud recovery, or \$8,876.

Unrestricted Net Position (UNP)

UNP results are driven by the programs operations. UNP ended the year with a net income of \$34,987. Revenues were 16% greater versus budget, while expenses were 12% lower than budget.

Mainstream

The Mainstream program ended the year with a net income of \$6,796. As with HCV, there are 2 components to the results:

Net Restricted Position (NRP)

NRP results are driven by HAP Disbursements and HAP Expenses. NRP ended the year with a net income of \$5,166, which indicates the agency utilized \$247,317 of the HAP funds provided (\$252,483).

Unrestricted Net Position (UNP)

Similar to HCV, UNP results are driven by the programs operations. UNP ended the year with a net income of \$1,630.

State & Local

For year-end reporting to FASS, the Millbrook Village, Shad Run, Local and Revolving Funds are combined. The internal financial reports (Statement of Net Position and the Aggregate Statement of Revenues, Expenses and Changes in Net Position) separate the four programs. These four funds ended the year with a net income of \$1,468,653. This is a combination of an operating income of \$1,555,047 and depreciation expense of \$86,394. The Revolving Fund is a pass-through only, and therefore, does not affect results. The Millbrook Village fund ended the year with a net income of \$1,513,085, mainly due to CHFA redevelopment grant funds received totaling \$1,475,335. Shad Run ended the year with a net income of \$871 and the Local Fund finished the year with a net loss of \$45,293.

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 STATEMENT OF NET POSITION - ALL PROGRAMS
 FOR THE PERIOD ENDING: December 31, 2020

| | Fitch | Local Fund | HCV | Millbrook | Shad Run | Revolving | Total |
|---|--------------|-------------|------------|----------------|----------------|------------|----------------|
| ASSETS | | | | | | | |
| Cash & Equivalents | | | | | | | |
| Cash | \$ 17,715 | \$ 95,251 | \$ 54,142 | \$ 130,127 | \$ 112,048 | \$ 24,279 | \$ 433,561 |
| Cash - Restricted Mod & Development | - | - | - | - | - | - | - |
| Cash - Other Restricted | - | - | (9,480) | - | - | 2,216 | (7,264) |
| Cash - Security Deposits | \$ 4,272 | - | - | \$ 5,450 | \$ 5,602 | - | \$ 15,324 |
| Cash - Restricted Current Liabilities | \$ 14,001 | - | - | - | 200 | - | \$ 14,001 |
| Petty Cash | - | - | - | - | - | - | \$ 200 |
| Total Cash | \$ 35,988 | \$ 95,251 | \$ 44,662 | \$ 135,577 | \$ 117,850 | \$ 26,495 | \$ 455,823 |
| Accounts Receivable | | | | | | | |
| Accounts Receivable - PHA Projects | \$ - | \$ - | \$ 9,748 | \$ - | \$ - | \$ - | \$ 9,748 |
| Accounts Receivable - HUD Other Projects | \$ - | \$ - | \$ 91,470 | \$ 24 | \$ - | \$ - | \$ 129,203 |
| Accounts Receivable - Other Government | \$ - | \$ 37,709 | - | \$ 5,802 | \$ 5,802 | - | \$ 11,603 |
| Accounts Receivable - Miscellaneous | \$ - | - | - | - | - | - | - |
| Tenant Accounts Receivable | \$ 4,738 | - | - | \$ 13,712 | \$ 12,139 | - | \$ 30,589 |
| Allowance for Doubtful Accounts - Tenants | \$ (3,292) | - | - | \$ (11,359) | \$ (9,905) | - | \$ (24,556) |
| Allowance for Doubtful Accounts - Other | \$ - | - | - | - | - | - | - |
| Notes, Loans & Mortgages Receivable - Current | \$ - | - | \$ 16,492 | - | - | - | \$ 16,492 |
| Fraud Recovery Receivable | \$ - | - | \$ (6,606) | - | - | - | \$ (6,606) |
| Allowance for Doubtful Accounts - Fraud | \$ - | - | - | - | - | - | - |
| Accrued Interest Receivable | \$ - | - | - | - | - | - | - |
| Total Accounts Receivable | \$ 1,446 | \$ 37,709 | \$ 111,103 | \$ 8,179 | \$ 8,036 | \$ - | \$ 166,473 |
| Investments | | | | | | | |
| Investments - Unrestricted | \$ 17,667 | \$ - | \$ - | \$ 82,733 | \$ 12,693 | \$ - | \$ 113,093 |
| Investments - Restricted | \$ 190,425 | \$ - | \$ - | \$ - | \$ 195,250 | \$ - | \$ 385,676 |
| Investments - Restricted for Current Liability | \$ 24,440 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 24,440 |
| Total Investments | \$ 232,533 | \$ - | \$ - | \$ 82,733 | \$ 207,943 | \$ - | \$ 523,209 |
| Deferred Charges & Prepayments | | | | | | | |
| Prepaid Insurance | \$ 8,118 | \$ 895 | \$ 1,221 | \$ 8,411 | \$ 12,181 | \$ - | \$ 30,825 |
| Prepaid Expenses - Other | \$ - | - | - | - | - | - | - |
| Interprogram Due To / From Local | \$ (37,709) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (37,709) |
| Interprogram Due To / From Bloomfield | \$ - | \$ (57,490) | \$ (4,917) | \$ 128,914 | \$ (19,925) | \$ 5,914 | \$ 5,914 |
| Interprogram Due To / From | \$ (138,653) | \$ - | \$ - | \$ - | \$ (19,925) | \$ 92,080 | \$ - |
| Total Deferred Charges & Prepayments | \$ (168,254) | \$ (56,595) | \$ (3,696) | \$ 137,325 | \$ (7,744) | \$ 97,994 | \$ (970) |
| Capital Assets | | | | | | | |
| Land | \$ - | \$ 493,500 | \$ - | \$ 172,887 | \$ - | \$ - | \$ 666,387 |
| Buildings | \$ 1,660,605 | \$ 80,719 | \$ - | \$ 1,070,026 | \$ 1,700,849 | \$ - | \$ 4,512,200 |
| Furniture, Equipment & Machinery - Dwelling | \$ 14,796 | \$ - | \$ - | \$ 53,287 | \$ 98,139 | \$ - | \$ 166,223 |
| Furniture, Equipment & Machinery - Administration | \$ 65,705 | \$ - | \$ - | \$ - | \$ 23,915 | \$ - | \$ 89,620 |
| Leasehold Improvements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accumulated Depreciation | \$ (708,004) | \$ (37,109) | \$ - | \$ (1,012,487) | \$ (1,274,707) | \$ - | \$ (3,032,308) |
| Capital Improvements - State Rehab | \$ - | \$ - | \$ - | \$ 3,243,240 | \$ - | \$ - | \$ 3,243,240 |
| Construction in Progress | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Infrastructure | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Capital Assets | \$ 1,033,102 | \$ 537,110 | \$ - | \$ 3,526,953 | \$ 548,196 | \$ - | \$ 5,645,362 |
| Other Assets | | | | | | | |
| Other Assets | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Deferred Outflow of Resources | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Other Assets | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL ASSETS | \$ 1,134,816 | \$ 613,475 | \$ 152,069 | \$ 3,890,767 | \$ 874,280 | \$ 124,489 | \$ 6,739,896 |

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 STATEMENT OF NET POSITION - ALL PROGRAMS
 FOR THE PERIOD ENDING: December 31, 2020

| | Fitch | Local Fund | HCV | Millbrook | Shad Run | Revolving | Total |
|--|--------------|-------------|----------------|--------------|-------------|------------|----------------|
| LIABILITIES AND SURPLUS | | | | | | | |
| LIABILITIES | | | | | | | |
| Accounts Payable | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bank Overdraft | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accounts Payable < 90 Days | \$ 7,310 | \$ 93 | \$ 631 | \$ 155,794 | \$ 3,410 | \$ 10,852 | \$ 178,090 |
| Accounts Payable > 90 Days | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Accounts Payable | \$ 7,310 | \$ 93 | \$ 631 | \$ 155,794 | \$ 3,410 | \$ 10,852 | \$ 178,090 |
| Accrued Expenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accrued Wages & Payroll Taxes | \$ 281 | \$ 175 | \$ 417 | \$ 623 | \$ 522 | \$ 1,672 | \$ 3,690 |
| Accrued Benefits | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accrued Compensated Absences - Current | \$ 4,201 | \$ 4,671 | \$ 9,992 | \$ 13,069 | \$ 11,205 | \$ - | \$ 43,138 |
| Accrued Contingent Liability | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accrued Interest Payable | \$ 3,404 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,404 |
| Accounts Payable - HUD PHA Programs | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accounts Payable - PHA Projects | \$ 16 | \$ - | \$ 3,215 | \$ - | \$ - | \$ - | \$ 3,231 |
| Accounts Payable - Other Governments | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tenant Security Deposits | \$ 4,270 | \$ - | \$ 64,448 | \$ 5,450 | \$ 5,600 | \$ - | \$ 15,320 |
| Deferred Revenue | \$ 429 | \$ - | \$ - | \$ 785 | \$ 339 | \$ - | \$ 66,001 |
| Current Portion of LT Debt - Capital Projects | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Current Portion of LT Debt - Operating Borrowing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Current Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accrued Liabilities - Other | \$ (25,000) | \$ - | \$ - | \$ 2,389 | \$ 5,487 | \$ - | \$ 7,856 |
| Interprogram Due To | \$ - | \$ 18,231 | \$ - | \$ (30,000) | \$ (57,000) | \$ 112,000 | \$ 18,231 |
| Loan Liability - Current | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Accrued Expenses | \$ (12,399) | \$ 23,078 | \$ 78,072 | \$ (7,704) | \$ (33,847) | \$ 113,672 | \$ 160,870 |
| Long-Term Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Non-Current Liabilities - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accrued Compensated Absences - Non-Current | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| LT Debt, Net of Current - Capital Projects | \$ 1,021,116 | \$ - | \$ - | \$ 110,867 | \$ - | \$ - | \$ 1,131,983 |
| Debt Retirement - Loan Liability | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accrued Pension & OPEB Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accrued Pension GASB 68 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Deferred Inflow of Resources | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Long-Term Liabilities | \$ 1,021,116 | \$ - | \$ - | \$ 110,867 | \$ - | \$ - | \$ 1,131,983 |
| TOTAL LIABILITIES | \$ 1,016,027 | \$ 23,171 | \$ 78,703 | \$ 258,957 | \$ (30,438) | \$ 124,524 | \$ 1,470,943 |
| 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 | \$ 1,475,335 | \$ - | \$ - | \$ 224 |
| Capital Grant by the State of CT | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Capital Grant by the State of CT - Rehab | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Valuation of Fixed Assets | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net Income (Deficit) Year to Date | \$ (77,922) | \$ (45,293) | \$ 45,492 | \$ 37,746 | \$ 865 | \$ - | \$ (39,112) |
| HUD PHA Grants - HAP Mainstream | \$ - | \$ - | \$ 252,483 | \$ - | \$ - | \$ - | \$ 252,483 |
| Less: HAP Expenses Mainstream | \$ - | \$ - | \$ (247,317) | \$ - | \$ - | \$ - | \$ (247,317) |
| HUD PHA Grants - HAP | \$ - | \$ - | \$ 1,101,002 | \$ - | \$ - | \$ - | \$ 1,101,002 |
| Less: HAP Expenses | \$ - | \$ - | \$ (1,263,089) | \$ - | \$ - | \$ - | \$ (1,263,089) |
| Total Equity | \$ 118,789 | \$ 590,304 | \$ 73,366 | \$ 3,631,810 | \$ 904,718 | \$ (35) | \$ 5,315,952 |
| TOTAL LIABILITIES AND SURPLUS | \$ 1,134,816 | \$ 613,475 | \$ 152,069 | \$ 3,890,767 | \$ 874,280 | \$ 124,489 | \$ 6,789,896 |

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 AGGREGATE STATEMENT OF REVENUES, EXPENSES & CHANGES IN NET POSITION
 FOR THE PERIOD ENDED: December 31, 2020**

| Description | Fitch | | Local | | HCV | | Millbrook | | Shad Run | | 2020 | | 2020 | | 2020 | | |
|--------------------------------------|------------|--------|-----------|--------|------------|--------|------------|--------|------------|--------|--------------|--------------|------|-------------|-----------|------------|-------------|
| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | YTD | Budget | YTD | Difference | YTD | Difference | |
| Revenues | | | | | | | | | | | | | | | | | |
| Dwelling Rental - Base | \$ 235,465 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 143,395 | \$ - | \$ 160,454 | \$ - | \$ 539,315 | \$ 536,676 | \$ - | \$ 2,639 | \$ 39,683 | \$ 58,512 | \$ (18,629) |
| Dwelling Rental - Excess of Base | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 917 | \$ - | \$ 38,966 | \$ - | \$ 1,625 | \$ - | \$ - | \$ 1,625 | \$ - | \$ - | \$ - |
| Vacancy Loss | \$ 1,625 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tenant Revenue - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| HUD PHA Operating Grants | \$ 135,496 | \$ - | \$ - | \$ - | \$ 163,306 | \$ - | \$ 221,521 | \$ - | \$ 181,764 | \$ - | \$ 702,087 | \$ 596,752 | \$ - | \$ 105,335 | \$ - | \$ - | \$ - |
| Capital Grants | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Management Fees | \$ - | \$ - | \$ 48,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 48,000 | \$ 54,000 | \$ - | \$ (6,000) | \$ - | \$ - | \$ - |
| Other Government Grants | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 17,788 | \$ - | \$ 5,802 | \$ - | \$ 23,589 | \$ 23,972 | \$ - | \$ (383) | \$ - | \$ - | \$ - |
| Other Fees | \$ - | \$ - | \$ - | \$ - | \$ 17,946 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 17,946 | \$ 17,946 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Non dwelling Rental Revenue | \$ 13,248 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 13,248 | \$ 13,248 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Investment Income - Unrestricted | \$ 19 | \$ - | \$ 95 | \$ - | \$ 208 | \$ - | \$ 132 | \$ - | \$ 1,105 | \$ - | \$ 1,560 | \$ 6,740 | \$ - | \$ (5,180) | \$ - | \$ - | \$ - |
| Fraud Recovery | \$ - | \$ - | \$ - | \$ - | \$ 17,752 | \$ - | \$ - | \$ - | \$ 2,090 | \$ - | \$ 17,752 | \$ 6,000 | \$ - | \$ 11,752 | \$ - | \$ - | \$ - |
| Other Revenue | \$ 3,107 | \$ - | \$ 8,872 | \$ - | \$ 486 | \$ - | \$ 55,902 | \$ - | \$ 2,090 | \$ - | \$ 70,458 | \$ 111,730 | \$ - | \$ (41,272) | \$ - | \$ - | \$ - |
| Investment Income - Restricted | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ 388,961 | \$ - | \$ 56,967 | \$ - | \$ 199,699 | \$ - | \$ 439,655 | \$ - | \$ 390,182 | \$ - | \$ 1,475,463 | \$ 1,407,530 | \$ - | \$ 67,833 | \$ - | \$ - | \$ - |
| Expenses | | | | | | | | | | | | | | | | | |
| Administrative Salaries | \$ 70,334 | \$ - | \$ 24,326 | \$ - | \$ 76,963 | \$ - | \$ 102,027 | \$ - | \$ 43,018 | \$ - | \$ 316,669 | \$ 367,133 | \$ - | \$ (50,464) | \$ - | \$ - | \$ - |
| Legal | \$ 2,172 | \$ - | \$ 4,652 | \$ - | \$ 2,178 | \$ - | \$ 6,480 | \$ - | \$ 2,484 | \$ - | \$ 17,966 | \$ 2,470 | \$ - | \$ 15,496 | \$ - | \$ - | \$ - |
| 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 | \$ 2,470 | \$ - | \$ 15,496 | \$ - | \$ - | \$ - |
| Travel and Other | \$ 5,950 | \$ - | \$ - | \$ - | \$ 3,625 | \$ - | \$ 2,175 | \$ - | \$ 1,450 | \$ - | \$ 13,200 | \$ 14,425 | \$ - | \$ (1,225) | \$ - | \$ - | \$ - |
| Auditing Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Management Fees | \$ 3,901 | \$ - | \$ 7,411 | \$ - | \$ 3,941 | \$ - | \$ 3,941 | \$ - | \$ 5,563 | \$ - | \$ 24,757 | \$ 22,500 | \$ - | \$ 2,257 | \$ - | \$ - | \$ - |
| Bookkeeping Fees | \$ - | \$ - | \$ - | \$ - | \$ 87 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 87 | \$ - | \$ - | \$ 87 | \$ - | \$ - | \$ - |
| Travel | \$ 9,851 | \$ - | \$ 7,411 | \$ - | \$ 7,653 | \$ - | \$ 6,116 | \$ - | \$ 7,013 | \$ - | \$ 38,044 | \$ 36,925 | \$ - | \$ 1,119 | \$ - | \$ - | \$ - |
| Total Travel & Other | \$ 9,851 | \$ - | \$ 7,411 | \$ - | \$ 7,653 | \$ - | \$ 6,116 | \$ - | \$ 7,013 | \$ - | \$ 38,044 | \$ 36,925 | \$ - | \$ 1,119 | \$ - | \$ - | \$ - |
| Sundry | \$ 2,698 | \$ - | \$ 3,361 | \$ - | \$ 2,634 | \$ - | \$ 2,045 | \$ - | \$ 3,413 | \$ - | \$ 14,152 | \$ 9,240 | \$ - | \$ 4,912 | \$ - | \$ - | \$ - |
| Office Supplies | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Printing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Meetings, Memberships & Publications | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Office Machine Rental/Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Payroll Processing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Computer Licenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tenant Searches | \$ 25,303 | \$ - | \$ 11,433 | \$ - | \$ 13,426 | \$ - | \$ 21,269 | \$ - | \$ 21,751 | \$ - | \$ 93,181 | \$ 87,190 | \$ - | \$ 5,991 | \$ - | \$ - | \$ - |
| Miscellaneous | \$ 6 | \$ - | \$ - | \$ - | \$ 180 | \$ - | \$ 78 | \$ - | \$ 80 | \$ - | \$ 164 | \$ 450 | \$ - | \$ (286) | \$ - | \$ - | \$ - |
| Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 180 | \$ 13,000 | \$ - | \$ (12,820) | \$ - | \$ - | \$ - |
| Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Asset Management Fee | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Sundry | \$ 28,008 | \$ - | \$ 14,794 | \$ - | \$ 16,241 | \$ - | \$ 23,392 | \$ - | \$ 25,245 | \$ - | \$ 107,678 | \$ 109,880 | \$ - | \$ (2,202) | \$ - | \$ - | \$ - |
| Tenant Services | \$ 69 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 11,634 | \$ - | \$ 9,921 | \$ - | \$ 21,624 | \$ 37,856 | \$ - | \$ (16,232) | \$ - | \$ - | \$ - |
| Tenant Services - Salaries | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Relocation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tenant Services - Other | \$ 69 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 11,634 | \$ - | \$ 9,921 | \$ - | \$ 21,624 | \$ 37,856 | \$ - | \$ (16,232) | \$ - | \$ - | \$ - |
| Total Tenant Services | \$ 69 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 11,634 | \$ - | \$ 9,921 | \$ - | \$ 21,624 | \$ 37,856 | \$ - | \$ (16,232) | \$ - | \$ - | \$ - |

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 AGGREGATE STATEMENT OF REVENUES, EXPENSES & CHANGES IN NET POSITION
 FOR THE PERIOD ENDED: December 31, 2020

| Description | Fitch Actual | Local Fund Actual | HCV Actual | Millbrook Actual | Shad Run Actual | 2020 | | 2020 | | 2020 YTD Difference |
|--|------------------|-------------------------|---------------|---------------------|--------------------|-------------------|-------------------|-------------------|--------|---------------------------|
| | | | | | | YTD Actual | Budget | YTD Actual | Budget | |
| Utilities | | | | | | | | | | |
| Water | \$ 31,374 | \$ - | \$ - | \$ 26,458 | \$ 27,984 | \$ 85,815 | \$ 77,342 | \$ 8,473 | | |
| Electric | \$ 35,568 | \$ - | \$ - | \$ 31,577 | \$ 11,846 | \$ 78,991 | \$ 65,502 | \$ 13,489 | | |
| Gas | \$ 1,023 | \$ - | \$ - | \$ - | \$ - | \$ 1,023 | \$ 818 | \$ 205 | | |
| Fuel | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Other Utilities Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Total Utilities | \$ 67,965 | \$ - | \$ - | \$ 58,035 | \$ 39,829 | \$ 165,829 | \$ 143,662 | \$ 22,167 | | |
| Maintenance Labor | \$ 27,096 | \$ (37) | \$ - | \$ 37,606 | \$ 23,755 | \$ 88,420 | \$ 129,306 | \$ (40,886) | | |
| Materials | | | | | | | | | | |
| Electric | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| HVAC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Fire Prevention | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Plumbing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Janitorial/Cleaning | \$ 327 | \$ - | \$ - | \$ 265 | \$ 250 | \$ 842 | \$ 2,818 | \$ (1,976) | | |
| Vehicle | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Miscellaneous | \$ 17,795 | \$ - | \$ - | \$ 18,013 | \$ 29,802 | \$ 65,610 | \$ 34,495 | \$ 31,115 | | |
| Grounds | \$ 3,661 | \$ - | \$ - | \$ 2,550 | \$ 3,095 | \$ 9,306 | \$ 2,478 | \$ 6,828 | | |
| Building Materials | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Tools & Equipment | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Appliances | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Pest Control | \$ 398 | \$ - | \$ - | \$ - | \$ - | \$ 398 | \$ - | \$ 398 | | |
| Elevator | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Windows | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Doors & Hardware | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Paint | \$ 1,776 | \$ - | \$ - | \$ - | \$ 942 | \$ 2,718 | \$ 156 | \$ 2,562 | | |
| Compactor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Snow Removal | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Vacancy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Graffiti Removal | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Total Materials | \$ 23,956 | \$ - | \$ - | \$ 20,828 | \$ 34,090 | \$ 78,873 | \$ 39,947 | \$ 38,926 | | |
| Contracts | | | | | | | | | | |
| Electric | \$ - | \$ - | \$ - | \$ 2,156 | \$ 5,160 | \$ 9,997 | \$ 38,735 | \$ (28,738) | | |
| HVAC | \$ 2,682 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Fire Prevention | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Plumbing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Janitorial/Cleaning | \$ - | \$ - | \$ - | \$ 2,120 | \$ - | \$ 2,120 | \$ - | \$ 2,120 | | |
| Vehicle | \$ 8,122 | \$ - | \$ - | \$ 2,080 | \$ 6,100 | \$ 16,302 | \$ 22,300 | \$ (5,998) | | |
| Miscellaneous | \$ 25,568 | \$ 290 | \$ - | \$ 17,087 | \$ 29,589 | \$ 72,533 | \$ 36,480 | \$ 36,053 | | |
| Grounds | \$ 13,544 | \$ - | \$ - | \$ 7,905 | \$ 19,275 | \$ 40,724 | \$ 8,980 | \$ 31,744 | | |
| Refuse Removal | \$ 8,294 | \$ - | \$ - | \$ 8,802 | \$ 8,420 | \$ 25,516 | \$ 21,496 | \$ 4,020 | | |
| Pest Control | \$ 485 | \$ - | \$ - | \$ - | \$ 880 | \$ 1,365 | \$ 8,040 | \$ (6,675) | | |
| Elevator | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Painting | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Snow Removal | \$ 10,001 | \$ - | \$ - | \$ 7,975 | \$ 10,001 | \$ 27,977 | \$ 28,000 | \$ (23) | | |
| Vacancy | \$ 6,255 | \$ - | \$ - | \$ - | \$ - | \$ 6,255 | \$ - | \$ 6,255 | | |
| Routine | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Total Contracts | \$ 74,951 | \$ 290 | \$ - | \$ 48,124 | \$ 79,424 | \$ 202,790 | \$ 164,031 | \$ 38,759 | | |
| Protective Services | | | | | | | | | | |
| Protective Services - Labor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Protective Services - Other Contract Costs | \$ 5,109 | \$ - | \$ - | \$ 148 | \$ 4,700 | \$ 9,957 | \$ 12,684 | \$ (2,727) | | |
| Protective Services - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Total Protective Services | \$ 5,109 | \$ - | \$ - | \$ 148 | \$ 4,700 | \$ 9,957 | \$ 12,684 | \$ (2,727) | | |

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
AGGREGATE STATEMENT OF REVENUES, EXPENSES & CHANGES IN NET POSITION
FOR THE PERIOD ENDED: December 31, 2020**

| Description | Fitch Actual | Local Fund Actual | HCV Actual | Millbrook Actual | Shad Run Actual | 2020 | | 2020 | | 2020 YTD Difference |
|--|-----------------|-------------------------|---------------|---------------------|--------------------|--------------|--------------|--------------|--------|---------------------------|
| | | | | | | Actual | Budget | YTD | Budget | |
| General Expenses | | | | | | | | | | |
| Property Insurance | \$ 6,574 | \$ - | \$ - | \$ 8,541 | \$ 13,755 | \$ 28,970 | \$ 39,966 | \$ (10,995) | | |
| Liability Insurance | \$ 3,142 | \$ 315 | \$ - | \$ 4,889 | \$ 5,310 | \$ 13,782 | \$ 3,438 | \$ 10,344 | | |
| Workers Comp Insurance | \$ 2,284 | \$ 1,827 | \$ - | \$ 2,741 | \$ 2,284 | \$ 9,135 | \$ 7,664 | \$ 1,471 | | |
| All Other Insurances | \$ (3,282) | \$ - | \$ - | \$ 1,377 | \$ 689 | \$ 860 | \$ 6,207 | \$ (5,357) | | |
| Other General Expenses | \$ - | \$ - | \$ - | \$ 7,655 | \$ - | \$ 7,655 | \$ - | \$ 7,655 | | |
| Compensated Absences | \$ 6,258 | \$ 5,850 | \$ - | \$ 12,277 | \$ 17,164 | \$ 56,691 | \$ 3,950 | \$ 56,691 | | |
| PLOTT | \$ 3,597 | \$ - | \$ - | \$ 3,857 | \$ 10,961 | \$ 18,415 | \$ - | \$ 14,465 | | |
| Bad Debt - Tenant Rents | \$ (854) | \$ - | \$ - | \$ 1,273 | \$ (5,925) | \$ (5,507) | \$ 13,000 | \$ (18,507) | | |
| Bad Debt - Mortgages | \$ - | \$ - | \$ - | \$ (6,443) | \$ - | \$ - | \$ - | \$ (6,443) | | |
| Bad Debt - Other | \$ - | \$ - | \$ - | \$ 18,234 | \$ - | \$ - | \$ 125,124 | \$ (4,467) | | |
| Employee Benefit Contributions | \$ 23,115 | \$ 26,545 | \$ - | \$ 29,308 | \$ 23,456 | \$ 120,657 | \$ - | \$ (4,467) | | |
| Severance Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Total General Expenses | \$ 40,944 | \$ 34,537 | \$ 33,226 | \$ 68,462 | \$ 67,038 | \$ 244,206 | \$ 199,349 | \$ 44,857 | | |
| Extraordinary Expenses | | | | | | | | | | |
| Miscellaneous | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Vacancy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Routine | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Total Extraordinary Expenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Other Non-Operating Expenses | | | | | | | | | | |
| Debt Service | \$ 40,896 | \$ 1,751 | \$ - | \$ - | \$ - | \$ 42,646 | \$ 55,596 | \$ (12,950) | | |
| Replacement of Equipment/Betterments | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 17,000 | \$ (17,000) | | |
| Contra | \$ - | \$ - | \$ - | \$ 17,946 | \$ - | \$ 17,946 | \$ - | \$ 17,946 | | |
| HAP - Port Ins | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Total Other Non-Operating Expenses | \$ 40,896 | \$ 1,751 | \$ 17,946 | \$ - | \$ - | \$ 60,592 | \$ 72,596 | \$ (12,004) | | |
| 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 | \$ 391,350 | \$ 87,724 | \$ 154,206 | \$ 382,851 | \$ 336,518 | \$ 1,352,648 | \$ 1,315,839 | \$ 36,809 | | |
| Income/Loss Before Depreciation | \$ (2,389) | \$ (30,757) | \$ 45,492 | \$ 56,804 | \$ 53,664 | \$ 122,814 | \$ 91,791 | \$ 31,023 | | |
| Depreciation Expense | \$ 75,533 | \$ 14,536 | \$ - | \$ 19,058 | \$ 52,799 | \$ 147,390 | \$ - | \$ 147,390 | | |
| Provision for Restricted Reserves | \$ - | \$ - | \$ 8,876 | \$ - | \$ - | \$ 8,876 | \$ - | \$ 8,876 | | |
| Provision for Unrestricted Reserves | \$ (77,922) | \$ (45,293) | \$ 36,616 | \$ 37,746 | \$ 865 | \$ (33,452) | \$ 91,791 | \$ (125,243) | | |

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
HOUSING CHOICE VOUCHER - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: December 31, 2020**

| Description | Dec-20 | | | 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 | \$ 15,285 | \$ 13,618 | \$ 1,667 | \$ 163,306 | \$ 163,412 | \$ (106) |
| Capital Grants | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Management Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Government Grants | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Fees | \$ (256) | \$ - | \$ (256) | \$ 17,946 | \$ - | \$ 17,946 |
| Non_dwelling Rental Revenue | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Investment Income - Unrestricted | \$ 1 | \$ 8 | \$ (7) | \$ 208 | \$ 100 | \$ 108 |
| Fraud Recovery | \$ 635 | \$ 500 | \$ 135 | \$ 17,752 | \$ 6,000 | \$ 11,752 |
| Other Revenue | \$ - | \$ 200 | \$ (200) | \$ 486 | \$ 2,400 | \$ (1,914) |
| Investment Income - Restricted | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ 15,665 | \$ 14,326 | \$ 1,339 | \$ 199,699 | \$ 171,912 | \$ 27,787 |
| Expenses | | | | | | |
| Administrative Salaries | \$ (7,387) | \$ 6,823 | \$ (14,210) | \$ 76,963 | \$ 81,874 | \$ (4,911) |
| Legal | | | | | | |
| Legal - General Counsel | \$ - | \$ 10 | \$ (10) | \$ 2,178 | \$ 120 | \$ 2,058 |
| Legal - Labor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal - Summary/Process | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal - Settlements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal - Litigation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Legal | \$ - | \$ 10 | \$ (10) | \$ 2,178 | \$ 120 | \$ 2,058 |
| Travel and Other | | | | | | |
| Auditing Fees | \$ 3,625 | \$ 302 | \$ 3,323 | \$ 3,625 | \$ 3,625 | \$ - |
| Bookkeeping Fees | \$ 195 | \$ 675 | \$ (480) | \$ 3,941 | \$ 8,100 | \$ (4,159) |
| Travel | \$ - | \$ - | \$ - | \$ 87 | \$ - | \$ 87 |
| Total Travel & Other | \$ 3,820 | \$ 977 | \$ 2,843 | \$ 7,653 | \$ 11,725 | \$ (4,072) |
| Sundry | | | | | | |
| Office Supplies | \$ (488) | \$ 300 | \$ (788) | \$ 2,634 | \$ 3,600 | \$ (966) |
| Miscellaneous | \$ 2,258 | \$ 1,890 | \$ 367 | \$ 13,426 | \$ 22,681 | \$ (9,255) |
| Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other | \$ - | \$ 1,083 | \$ (1,083) | \$ 180 | \$ 13,000 | \$ (12,820) |
| Asset Management Fee | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Sundry | \$ 1,770 | \$ 3,273 | \$ (1,504) | \$ 16,241 | \$ 39,281 | \$ (23,040) |
| Tenant Services | | | | | | |
| Tenant Services - Salaries | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Relocation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tenant Services - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Tenant Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
HOUSING CHOICE VOUCHER - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: December 31, 2020**

| Description | Dec-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 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Contractor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 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: December 31, 2020**

| Description | Dec-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 | \$ 126 | \$ 8 | \$ 118 | \$ 126 | \$ 93 | \$ 33 |
| Workers Comp Insurance | \$ (400) | \$ - | \$ (400) | \$ - | \$ - | \$ - |
| All Other Insurances | \$ 1,377 | \$ 103 | \$ 1,274 | \$ 1,377 | \$ 1,241 | \$ 136 |
| Other General Expenses | \$ 307 | \$ - | \$ 307 | \$ 7,655 | \$ - | \$ 7,655 |
| Compensated Absences | \$ 12,277 | \$ - | \$ 12,277 | \$ 12,277 | \$ - | \$ 12,277 |
| P.L.O.T | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bad Debt - Tenant Rents | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bad Debt - Mortgages | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bad Debt - Other | \$ (6,443) | \$ - | \$ (6,443) | \$ (6,443) | \$ - | \$ (6,443) |
| Employee Benefit Contributions | \$ 1,341 | \$ 1,768 | \$ (427) | \$ 18,234 | \$ 21,213 | \$ (2,979) |
| Severance Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total General Expenses | \$ 8,585 | \$ 1,879 | \$ 6,706 | \$ 33,226 | \$ 22,547 | \$ 10,679 |
| Total Operating Expenses | \$ 6,788 | \$ 12,962 | \$ (6,175) | \$ 136,260 | \$ 155,547 | \$ (19,287) |
| 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 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| PY Adjusts, Equity Transfers & Corrections | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total All Expenses | \$ 6,788 | \$ 12,962 | \$ (6,175) | \$ 154,206 | \$ 155,547 | \$ (1,341) |
| Income/Loss Before Depreciation | \$ 8,878 | \$ 1,364 | \$ 7,514 | \$ 45,492 | \$ 16,365 | \$ 29,128 |
| Depreciation Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Provision for Restricted Reserves | \$ 318 | \$ 250 | \$ 68 | \$ 8,876 | \$ 3,000 | \$ 5,876 |
| Provision for Unrestricted Reserves | \$ 8,560 | \$ 1,114 | \$ 7,446 | \$ 36,616 | \$ 13,365 | \$ 23,252 |

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
LOCAL FUND - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: December 31, 2020

| Description | 2020 | | | 2020 | | |
|----------------------------------|------------------|------------------|----------------------|---------------|---------------|-------------------|
| | Dec-20 Actual | Dec-20 Budget | Dec-20 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 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Capital Grants | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Management Fees | \$ 4,000 | \$ 4,500 | \$ (500) | \$ 48,000 | \$ 54,000 | \$ (6,000) |
| Other Government Grants | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Nondwelling Rental Revenue | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Investment Income - Unrestricted | \$ 11 | \$ 10 | \$ 1 | \$ 95 | \$ 120 | \$ (25) |
| Fraud Recovery | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Revenue | \$ 8,872 | \$ - | \$ 8,872 | \$ 8,872 | \$ - | \$ 8,872 |
| Investment Income - Restricted | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ 12,883 | \$ 4,510 | \$ 8,373 | \$ 56,967 | \$ 54,120 | \$ 2,847 |
| Expenses | | | | | | |
| Administrative Salaries | \$ (3,079) | \$ 2,736 | \$ (5,816) | \$ 24,326 | \$ 32,837 | \$ (8,511) |
| Legal | | | | | | |
| Legal - General Counsel | \$ - | \$ - | \$ - | \$ 4,652 | \$ - | \$ 4,652 |
| Legal - Labor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal - Summary Process | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal - Settlements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal -Litigation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Legal | \$ - | \$ - | \$ - | \$ 4,652 | \$ - | \$ 4,652 |
| Travel and Other | | | | | | |
| Auditing Fees | \$ - | \$ 50 | \$ (50) | \$ - | \$ 800 | \$ (800) |
| Bookkeeping Fees | \$ 455 | \$ 375 | \$ 80 | \$ 7,411 | \$ 4,500 | \$ 2,911 |
| Travel | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Travel & Other | \$ 455 | \$ 425 | \$ 30 | \$ 7,411 | \$ 5,100 | \$ 2,311 |
| Sundry | | | | | | |
| Office Supplies | \$ (931) | \$ 20 | \$ (951) | \$ 3,361 | \$ 240 | \$ 3,121 |
| Miscellaneous | \$ 639 | \$ 336 | \$ 303 | \$ 11,433 | \$ 4,033 | \$ 7,400 |
| Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Asset Management Fee | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Sundry | \$ (292) | \$ 356 | \$ (648) | \$ 14,794 | \$ 4,273 | \$ 10,521 |
| Tenant Services | | | | | | |
| Tenant Services - Salaries | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Relocation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tenant Services - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Tenant Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 LOCAL FUND - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: December 31, 2020

| Description | Dec-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 | \$ (131) | \$ - | \$ (131) | \$ 290 | \$ - | \$ 290 |

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 LOCAL FUND - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: December 31, 2020

| Description | Dec-20 | | | 2020 | | | 2020 | | |
|--|------------|----------|------------|-------------|------------|----------------|------------|------------|----------------|
| | 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 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Protective Services - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Protective Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| General Expenses | | | | | | | | | |
| Property Insurance | \$ (2,506) | \$ 18 | \$ (2,524) | \$ - | \$ 217 | \$ (2,17) | \$ - | \$ 217 | \$ (2,17) |
| Liability Insurance | \$ 315 | \$ 160 | \$ 155 | \$ 315 | \$ 1,916 | \$ (1,601) | \$ - | \$ 1,916 | \$ (1,601) |
| Workers Comp Insurance | \$ 1,827 | \$ - | \$ 1,827 | \$ 1,827 | \$ - | \$ 1,827 | \$ - | \$ - | \$ 1,827 |
| All Other Insurances | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other General Expenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Compensated Absences | \$ 5,850 | \$ - | \$ 5,850 | \$ 5,850 | \$ - | \$ 5,850 | \$ - | \$ - | \$ 5,850 |
| PILLOT | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bad Debt - Tenant Rents | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bad Debt - Mortgages | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bad Debt - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Employee Benefit Contributions | \$ 594 | \$ 775 | \$ (181) | \$ 26,545 | \$ 9,299 | \$ 17,246 | \$ - | \$ - | \$ 17,246 |
| Severance Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total General Expenses | \$ 6,080 | \$ 953 | \$ 5,128 | \$ 34,537 | \$ 11,432 | \$ 23,105 | \$ - | \$ - | \$ 23,105 |
| Total Operating Expenses | \$ 2,997 | \$ 4,793 | \$ (1,797) | \$ 85,973 | \$ 57,519 | \$ 28,454 | \$ - | \$ - | \$ 28,454 |
| Extraordinary Expense | | | | | | | | | |
| Miscellaneous | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Vacancy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Routine | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Extraordinary Expenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Non-Operating Expenses | | | | | | | | | |
| Debt Service | \$ 1,751 | \$ - | \$ 1,751 | \$ 1,751 | \$ - | \$ 1,751 | \$ - | \$ - | \$ 1,751 |
| Replacement of Equipment/Betterments | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Contra | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| HAP - Port Ins | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Other Non-Operating Expenses | \$ 1,751 | \$ - | \$ 1,751 | \$ 1,751 | \$ - | \$ 1,751 | \$ - | \$ - | \$ 1,751 |
| 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 | \$ 4,747 | \$ 4,793 | \$ (46) | \$ 87,724 | \$ 57,519 | \$ 30,205 | \$ - | \$ - | \$ 30,205 |
| Income/Loss Before Depreciation | \$ 8,135 | \$ (283) | \$ 8,419 | \$ (30,757) | \$ (3,399) | \$ (27,358) | \$ - | \$ - | \$ (27,358) |
| Depreciation Expense | \$ 14,536 | \$ - | \$ 14,536 | \$ 14,536 | \$ - | \$ 14,536 | \$ - | \$ - | \$ 14,536 |
| Provision for Unrestricted Reserves | \$ (6,401) | \$ (283) | \$ (6,118) | \$ (45,293) | \$ (3,399) | \$ (41,894) | \$ - | \$ - | \$ (41,894) |

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 FITCH COURT - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: December 31, 2020**

| Description | Dec-20 | Dec-20 | Dec-20 | 2020 | 2020 | 2020 |
|----------------------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Difference | YTD Actual | YTD Budget | YTD Difference |
| Revenues | | | | | | |
| Dwelling Rental - Base | \$ 19,849 | \$ 18,976 | \$ 873 | \$ 235,465 | \$ 227,712 | \$ 7,753 |
| Dwelling Rental - Excess of Base | - | - | - | - | - | - |
| Vacancy Loss | - | - | - | 1,625 | - | 1,625 |
| Tenant Revenue - Other | - | - | - | - | - | - |
| HUD PHA Operating Grants | \$ 12,086 | \$ 10,875 | \$ 1,211 | \$ 135,496 | \$ 130,500 | \$ 4,996 |
| Capital Grants | - | - | - | - | - | - |
| Management Fees | - | - | - | - | - | - |
| Other Government Grants | - | - | - | - | - | - |
| Other Fees | - | - | - | - | - | - |
| Non dwelling Rental Revenue | \$ 3,312 | \$ 1,104 | \$ 2,208 | \$ 13,248 | \$ 13,248 | \$ - |
| Investment Income - Unrestricted | \$ 19 | - | \$ 19 | \$ 19 | - | \$ 19 |
| Fraud Recovery | - | - | - | - | - | - |
| Other Revenue | \$ 133 | \$ 340 | \$ (207) | \$ 3,107 | \$ 4,080 | \$ (973) |
| Investment Income - Restricted | - | - | - | - | - | - |
| Total Revenues | \$ 35,399 | \$ 31,295 | \$ 4,104 | \$ 388,961 | \$ 375,540 | \$ 13,421 |
| Expenses | | | | | | |
| Administrative Salaries | \$ (5,795) | \$ 3,816 | \$ (9,611) | \$ 70,334 | \$ 45,790 | \$ 24,544 |
| Legal | | | | | | |
| Legal - General Counsel | \$ - | \$ 33 | \$ (33) | \$ 2,172 | \$ 400 | \$ 1,772 |
| Legal - Labor | - | - | - | - | - | - |
| Legal - Summary Process | - | - | - | - | - | - |
| Legal - Settlements | - | - | - | - | - | - |
| Legal - Litigation | - | - | - | - | - | - |
| Total Legal | \$ - | \$ 33 | \$ (33) | \$ 2,172 | \$ 400 | \$ 1,772 |
| Travel and Other | | | | | | |
| Auditing Fees | \$ - | \$ 500 | \$ (500) | \$ 5,950 | \$ 6,000 | \$ (50) |
| Bookkeeping Fees | \$ 195 | \$ 175 | \$ 20 | \$ 3,901 | \$ 2,100 | \$ 1,801 |
| Travel | - | - | - | - | - | - |
| Total Travel & Other | \$ 195 | \$ 675 | \$ (480) | \$ 9,851 | \$ 8,100 | \$ 1,751 |
| Sundry | | | | | | |
| Office Supplies | \$ (745) | \$ 150 | \$ (895) | \$ 2,698 | \$ 1,800 | \$ 898 |
| Miscellaneous | \$ 13,048 | \$ 908 | \$ 12,140 | \$ 25,303 | \$ 10,893 | \$ 14,410 |
| Advertising | \$ 6 | \$ 10 | \$ (3) | \$ 6 | \$ 178 | \$ (172) |
| Other | - | - | - | - | - | - |
| Asset Management Fee | - | - | - | - | - | - |
| Total Sundry | \$ 12,309 | \$ 1,068 | \$ 11,241 | \$ 28,008 | \$ 12,811 | \$ 15,197 |
| Tenant Services | | | | | | |
| Tenant Services - Salaries | \$ - | \$ 820 | \$ (820) | \$ 69 | \$ 9,843 | \$ (9,774) |
| Relocation | - | - | - | - | - | - |
| Tenant Services - Other | - | - | - | - | - | - |
| Total Tenant Services | \$ - | \$ 820 | \$ (820) | \$ 69 | \$ 9,843 | \$ (9,774) |

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 FITCH COURT - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: December 31, 2020

| Description | Dec-20 | | | 2020 | | |
|-----------------------------|-------------------|-----------------|--------------------|------------------|------------------|--------------------|
| | Actual | Budget | Difference | YTD Actual | YTD Budget | YTD Difference |
| Utilities | | | | | | |
| Water | \$ 5,098 | \$ 2,010 | \$ 3,089 | \$ 31,374 | \$ 24,117 | \$ 7,257 |
| Electric | \$ 6,482 | \$ 3,242 | \$ 3,220 | \$ 35,568 | \$ 36,302 | \$ (3,334) |
| Gas | \$ 137 | \$ 68 | \$ 69 | \$ 1,023 | \$ 818 | \$ 205 |
| Fuel | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Utilities Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Utilities | \$ 11,698 | \$ 5,320 | \$ 6,378 | \$ 67,965 | \$ 63,837 | \$ 4,128 |
| Maintenance Labor | \$ 429 | \$ 3,233 | \$ (2,804) | \$ 27,096 | \$ 38,792 | \$ (11,696) |
| Materials | | | | | | |
| Electric | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| HVAC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Fire Prevention | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plumbing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Janitorial/Cleaning Vehicle | \$ (230) | \$ 11 | \$ (241) | \$ 327 | \$ 130 | \$ 197 |
| Miscellaneous | \$ 784 | \$ 1,190 | \$ (406) | \$ 17,795 | \$ 14,275 | \$ 3,520 |
| Grounds | \$ - | \$ 105 | \$ (105) | \$ 3,661 | \$ 1,260 | \$ 2,401 |
| Building Materials | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tools & Equipment | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Appliances | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Pest Control | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Elevator | \$ - | \$ - | \$ - | \$ 398 | \$ - | \$ 398 |
| Windows | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Doors & Hardware | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Paint | \$ - | \$ - | \$ - | \$ 1,776 | \$ - | \$ 1,776 |
| Compactor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Snow Removal | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Vacancy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Graffiti Removal | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Materials | \$ 554 | \$ 1,305 | \$ (751) | \$ 23,956 | \$ 15,665 | \$ 8,291 |
| Contracts | | | | | | |
| Electric | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| HVAC | \$ - | \$ 2,015 | \$ (2,015) | \$ 2,682 | \$ 24,175 | \$ (21,493) |
| Fire Prevention | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plumbing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Janitorial/Cleaning Vehicle | \$ (3,615) | \$ - | \$ (3,615) | \$ 8,122 | \$ 11,000 | \$ (2,878) |
| Miscellaneous | \$ 2,075 | \$ 917 | \$ 1,158 | \$ 25,568 | \$ 21,400 | \$ 4,168 |
| Grounds | \$ 978 | \$ 1,783 | \$ (270) | \$ 13,544 | \$ 840 | \$ 12,704 |
| Refuse Removal | \$ (200) | \$ 70 | \$ (270) | \$ 8,294 | \$ 6,400 | \$ 1,894 |
| Pest Control | \$ 1,228 | \$ 533 | \$ 695 | \$ 485 | \$ 2,460 | \$ (1,975) |
| Elevator | \$ - | \$ 205 | \$ (205) | \$ - | \$ - | \$ - |
| Windows | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Doors & Hardware | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Snow Removal | \$ 1,667 | \$ 833 | \$ 833 | \$ 10,001 | \$ 10,000 | \$ 1 |
| Vacancy | \$ - | \$ - | \$ - | \$ 6,255 | \$ - | \$ 6,255 |
| Routine | \$ (12,338) | \$ - | \$ (12,338) | \$ - | \$ - | \$ - |
| Total Contracts | \$ (8,421) | \$ 6,356 | \$ (14,777) | \$ 74,951 | \$ 76,275 | \$ (1,324) |

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 FITCH COURT - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: December 31, 2020**

| Description | Dec-20 | | | 2020 | | |
|--|-------------|------------|-------------|-------------|-------------|----------------|
| | Actual | Budget | Difference | YTD Actual | YTD Budget | YTD Difference |
| Protective Services | | | | | | |
| Protective Services - Labor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Protective Services - Other Contract Costs | \$ - | \$ 625 | \$ (625) | \$ 5,109 | \$ 7,500 | \$ (2,391) |
| Protective Services - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Protective Services | \$ - | \$ 625 | \$ (625) | \$ 5,109 | \$ 7,500 | \$ (2,391) |
| General Expenses | | | | | | |
| Property Insurance | \$ 1,174 | \$ 645 | \$ 529 | \$ 6,674 | \$ 7,739 | \$ (1,065) |
| Liability Insurance | \$ 142 | \$ 44 | \$ 98 | \$ 3,142 | \$ 528 | \$ 2,614 |
| Workers Comp Insurance | \$ (849) | \$ 200 | \$ (1,049) | \$ 2,284 | \$ 2,395 | \$ (112) |
| All Other Insurances | \$ (3,282) | \$ 207 | \$ (3,489) | \$ (3,282) | \$ 2,483 | \$ (5,765) |
| Other General Expenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Compensated Absences | \$ 6,268 | \$ - | \$ 6,268 | \$ 6,268 | \$ - | \$ 6,268 |
| PILLOT | \$ 3,597 | \$ 329 | \$ 3,268 | \$ 3,597 | \$ 3,950 | \$ (353) |
| Bad Debt - Tenant Rents | \$ (854) | \$ 250 | \$ (1,104) | \$ (854) | \$ 3,000 | \$ (3,854) |
| Bad Debt - Mortgages | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bad Debt - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Employee Benefit Contributions | \$ 1,684 | \$ 1,767 | \$ (83) | \$ 23,115 | \$ 21,204 | \$ 1,911 |
| Severance Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total General Expenses | \$ 7,881 | \$ 3,442 | \$ 4,440 | \$ 40,944 | \$ 41,299 | \$ (354) |
| Total Operating Expenses | \$ 18,850 | \$ 26,693 | \$ (7,843) | \$ 350,454 | \$ 320,312 | \$ 30,143 |
| Extraordinary Expense | | | | | | |
| Miscellaneous | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Vacancy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Routine | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Extraordinary Expenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Non-Operating Expenses | | | | | | |
| Debt Service | \$ 3,152 | \$ 4,633 | \$ (1,481) | \$ 40,896 | \$ 55,596 | \$ (14,700) |
| Replacement of Equipment/Betterments | \$ - | \$ 1,417 | \$ (1,417) | \$ - | \$ 17,000 | \$ (17,000) |
| Contra | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| HAP - Port Ins | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Other Non-Operating Expenses | \$ 3,152 | \$ 6,050 | \$ (2,898) | \$ 40,896 | \$ 72,596 | \$ (31,700) |
| 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 | \$ 22,002 | \$ 32,742 | \$ (10,741) | \$ 391,350 | \$ 392,908 | \$ (1,558) |
| Income/Loss Before Depreciation | \$ 13,397 | \$ (1,447) | \$ 14,845 | \$ (2,389) | \$ (17,368) | \$ 14,978 |
| Depreciation Expense | \$ 75,533 | \$ - | \$ 75,533 | \$ 75,533 | \$ - | \$ 75,533 |
| Provision for Unrestricted Reserves | \$ (62,135) | \$ (1,447) | \$ (60,688) | \$ (77,922) | \$ (17,368) | \$ (60,554) |

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
MILLBROOK VILLAGE - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: December 31, 2020**

| Description | Dec-20 | | Dec-20 | | 2020 | | 2020 | | 2020 | |
|----------------------------------|-------------|-----------|-------------|------------|------------|-------------|------------|------------|------------|--|
| | Actual | Budget | Difference | YTD Actual | YTD Budget | Difference | YTD Actual | YTD Budget | Difference | |
| Revenues | | | | | | | | | | |
| Dwelling Rental - Base | \$ 13,840 | \$ 12,514 | \$ 1,326 | \$ 143,395 | \$ 150,168 | \$ (6,773) | | | | |
| Dwelling Rental - Excess of Base | \$ - | \$ - | \$ - | \$ 917 | \$ - | \$ 917 | | | | |
| Vacancy Loss | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Tenant Revenue - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| HUD PHA Operating Grants | \$ 22,713 | \$ 14,741 | \$ 7,972 | \$ 221,521 | \$ 176,888 | \$ 44,633 | | | | |
| Capital Grants | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Management Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Other Government Grants | \$ 5,802 | \$ 999 | \$ 4,803 | \$ 17,788 | \$ 11,986 | \$ 5,802 | | | | |
| Other Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Nondwelling Rental Revenue | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Investment Income - Unrestricted | \$ 11 | \$ 10 | \$ 1 | \$ 132 | \$ 120 | \$ 12 | | | | |
| Fraud Recovery | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Other Revenue | \$ 155 | \$ 8,483 | \$ (8,328) | \$ 55,902 | \$ 101,794 | \$ (45,892) | | | | |
| Investment Income - Restricted | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Total Revenues | \$ 42,520 | \$ 36,746 | \$ 5,774 | \$ 439,655 | \$ 440,956 | \$ (1,301) | | | | |
| Expenses | | | | | | | | | | |
| Administrative Salaries | \$ (14,575) | \$ 9,672 | \$ (24,247) | \$ 102,027 | \$ 116,063 | \$ (14,036) | | | | |
| Legal | | | | | | | | | | |
| Legal - General Counsel | \$ - | \$ 125 | \$ (125) | \$ 6,480 | \$ 1,500 | \$ 4,980 | | | | |
| Legal - Labor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Legal - Summary Process | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Legal - Settlements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Legal - Litigation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Total Legal | \$ - | \$ 125 | \$ (125) | \$ 6,480 | \$ 1,500 | \$ 4,980 | | | | |
| Travel and Other | | | | | | | | | | |
| Auditing Fees | \$ 2,175 | \$ 200 | \$ 1,975 | \$ 2,175 | \$ 2,400 | \$ (225) | | | | |
| Bookkeeping Fees | \$ 195 | \$ 325 | \$ (130) | \$ 3,941 | \$ 3,900 | \$ 41 | | | | |
| Travel | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Total Travel & Other | \$ 2,370 | \$ 525 | \$ 1,845 | \$ 6,116 | \$ 6,300 | \$ (184) | | | | |
| Sundry | | | | | | | | | | |
| Office Supplies | \$ (545) | \$ 100 | \$ (645) | \$ 2,045 | \$ 1,200 | \$ 845 | | | | |
| Miscellaneous | \$ 4,737 | \$ 1,959 | \$ 2,777 | \$ 21,269 | \$ 23,513 | \$ (2,244) | | | | |
| Advertising | \$ 6 | \$ 15 | \$ (8) | \$ 78 | \$ 178 | \$ (100) | | | | |
| Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Asset Management Fee | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Total Sundry | \$ 4,198 | \$ 2,074 | \$ 2,124 | \$ 23,392 | \$ 24,891 | \$ (1,499) | | | | |
| Tenant Services | | | | | | | | | | |
| Tenant Services - Salaries | \$ - | \$ 1,262 | \$ (1,262) | \$ 11,634 | \$ 15,142 | \$ (3,508) | | | | |
| Relocation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Tenant Services - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Total Tenant Services | \$ - | \$ 1,262 | \$ (1,262) | \$ 11,634 | \$ 15,142 | \$ (3,508) | | | | |

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
MILLBROOK VILLAGE - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: December 31, 2020

| Description | Dec-20 | | | 2020 | | |
|--------------------------|-----------------|-----------------|-------------------|------------------|------------------|-------------------|
| | Actual | Budget | Difference | YTD Actual | YTD Budget | YTD Difference |
| Utilities | | | | | | |
| Water | \$ 3,164 | \$ 2,500 | \$ 664 | \$ 26,458 | \$ 30,000 | \$ (3,542) |
| Electric | \$ 5,526 | \$ 1,333 | \$ 4,193 | \$ 31,577 | \$ 16,000 | \$ 15,577 |
| Gas | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Fuel | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Utilities Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Utilities | \$ 8,691 | \$ 3,833 | \$ 4,858 | \$ 58,035 | \$ 46,000 | \$ 12,035 |
| Maintenance Labor | \$ 1,160 | \$ 3,233 | \$ (2,072) | \$ 37,606 | \$ 38,792 | \$ (1,186) |
| Materials | | | | | | |
| Electric | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| HVAC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Fire Prevention | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plumbing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Janitorial/Cleaning | \$ (56) | \$ 25 | \$ (81) | \$ 265 | \$ 300 | \$ (35) |
| Vehicle | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Miscellaneous | \$ (55) | \$ 1,000 | \$ (1,055) | \$ 18,013 | \$ 12,000 | \$ 6,013 |
| Grounds | \$ - | \$ 88 | \$ (88) | \$ 2,550 | \$ 1,050 | \$ 1,500 |
| Building Materials | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tools & Equipment | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Appliances | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Pest Control | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Elevator | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Windows | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Doors & Hardware | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Paint | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Compactor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Snow Removal | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Vacancy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Graffiti Removal | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Materials | \$ (111) | \$ 1,113 | \$ (1,224) | \$ 20,828 | \$ 13,350 | \$ 7,478 |
| Contracts | | | | | | |
| Electric | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| HVAC | \$ - | \$ 725 | \$ (725) | \$ 2,156 | \$ 8,700 | \$ (6,544) |
| Fire Prevention | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plumbing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Janitorial/Cleaning | \$ 2,020 | \$ - | \$ 2,020 | \$ 2,120 | \$ - | \$ 2,120 |
| Vehicle | \$ 519 | \$ 250 | \$ 269 | \$ 2,080 | \$ - | \$ (920) |
| Miscellaneous | \$ 1,080 | \$ 533 | \$ 547 | \$ 17,087 | \$ 6,400 | \$ 10,687 |
| Grounds | \$ 3,200 | \$ 75 | \$ 3,125 | \$ 7,905 | \$ 900 | \$ 7,005 |
| Refuse Removal | \$ 1,322 | \$ 620 | \$ 702 | \$ 8,802 | \$ 7,440 | \$ 1,362 |
| Pest Control | \$ - | \$ 263 | \$ (263) | \$ - | \$ 3,150 | \$ (3,150) |
| Elevator | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Windows | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Doors & Hardware | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Snow Removal | \$ 1,329 | \$ 833 | \$ 496 | \$ 7,975 | \$ 10,000 | \$ (2,025) |
| Vacancy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Routine | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Contracts | \$ 9,470 | \$ 3,299 | \$ 6,171 | \$ 48,124 | \$ 39,590 | \$ 8,534 |

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
MILLBROOK VILLAGE - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: December 31, 2020

| Description | Dec-20 | | Dec-20 | | Dec-20 | | 2020 | | 2020 | | 2020 | |
|--|-------------|-----------|-------------|------------|------------|-------------|------------|------------|----------------|------|------|------|
| | Actual | Budget | Difference | Actual | Budget | Difference | YTD Actual | YTD Budget | YTD Difference | | | |
| Protective Services | | | | | | | | | | | | |
| Protective Services - Labor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Protective Services - Other Contract Costs | \$ - | \$ 240 | \$ (240) | \$ 148 | \$ 2,880 | \$ (2,732) | \$ 148 | \$ 2,880 | \$ (2,732) | | | |
| Protective Services - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | |
| Total Protective Services | \$ - | \$ 240 | \$ (240) | \$ 148 | \$ 2,880 | \$ (2,732) | \$ 148 | \$ 2,880 | \$ (2,732) | | | |
| General Expenses | | | | | | | | | | | | |
| Property Insurance | \$ 2,041 | \$ 1,667 | \$ 374 | \$ 8,541 | \$ 20,006 | \$ (11,465) | \$ 8,541 | \$ 20,006 | \$ (11,465) | | | |
| Liability Insurance | \$ 489 | \$ 43 | \$ 446 | \$ 4,889 | \$ 521 | \$ 4,369 | \$ 4,889 | \$ 521 | \$ 4,369 | | | |
| Workers Comp Insurance | \$ (1,018) | \$ 240 | \$ (1,258) | \$ 2,741 | \$ 2,874 | \$ (133) | \$ 2,741 | \$ 2,874 | \$ (133) | | | |
| All Other Insurances | \$ (1,814) | \$ 52 | \$ (1,866) | \$ 689 | \$ 621 | \$ 68 | \$ 689 | \$ 621 | \$ 68 | | | |
| Other General Expenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | |
| Compensated Absences | \$ 17,164 | \$ - | \$ 17,164 | \$ 17,164 | \$ - | \$ 17,164 | \$ 17,164 | \$ - | \$ 17,164 | | | |
| PILOT | \$ 3,857 | \$ - | \$ 3,857 | \$ 3,857 | \$ - | \$ 3,857 | \$ 3,857 | \$ - | \$ 3,857 | | | |
| Bad Debt - Tenant Rents | \$ 1,273 | \$ 417 | \$ 856 | \$ 1,273 | \$ 5,000 | \$ (3,727) | \$ 1,273 | \$ 5,000 | \$ (3,727) | | | |
| Bad Debt - Mortgages | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | |
| Bad Debt - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | |
| Employee Benefit Contributions | \$ 2,913 | \$ 3,234 | \$ (322) | \$ 29,308 | \$ 38,812 | \$ (9,504) | \$ 29,308 | \$ 38,812 | \$ (9,504) | | | |
| Severance Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | |
| Total General Expenses | \$ 24,905 | \$ 5,653 | \$ 19,252 | \$ 68,462 | \$ 67,534 | \$ 928 | \$ 68,462 | \$ 67,534 | \$ 928 | | | |
| Total Operating Expenses | \$ 36,107 | \$ 31,028 | \$ 5,079 | \$ 382,851 | \$ 372,342 | \$ 10,509 | \$ 382,851 | \$ 372,342 | \$ 10,509 | | | |
| 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 | \$ 36,107 | \$ 31,028 | \$ 5,079 | \$ 382,851 | \$ 372,342 | \$ 10,509 | \$ 382,851 | \$ 372,342 | \$ 10,509 | | | |
| Income/Loss Before Depreciation | \$ 6,413 | \$ 5,718 | \$ 695 | \$ 56,804 | \$ 68,614 | \$ (11,810) | \$ 56,804 | \$ 68,614 | \$ (11,810) | | | |
| Depreciation Expense | \$ 19,058 | \$ - | \$ 19,058 | \$ 19,058 | \$ - | \$ 19,058 | \$ 19,058 | \$ - | \$ 19,058 | | | |
| Provision for Unrestricted Reserves | \$ (12,645) | \$ 5,718 | \$ (18,363) | \$ 37,746 | \$ 68,614 | \$ (30,868) | \$ 37,746 | \$ 68,614 | \$ (30,868) | | | |

**HOUSING AUTHORITY OF THE TOWN OF WINDSOR
SHAD RUN - Statement of Revenues, Expenses and Changes in Net Position
FOR THE PERIOD ENDED: December 31, 2020**

| Description | Dec-20 | | | 2020 | | 2020 | |
|----------------------------------|-------------------|------------------|--------------------|-------------------|-------------------|--------------------|--|
| | Actual | Budget | Difference | YTD Actual | YTD Budget | YTD Difference | |
| Revenues | | | | | | | |
| Dwelling Rental - Base | \$ 15,363 | \$ 13,233 | \$ 2,130 | \$ 160,454 | \$ 158,796 | \$ 1,658 | |
| Dwelling Rental - Excess of Base | \$ 2,271 | \$ 4,876 | \$ (2,605) | \$ 38,966 | \$ 58,512 | \$ (19,546) | |
| Vacancy Loss | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Tenant Revenue - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| HUD PHA Operating Grants | \$ 16,884 | \$ 10,496 | \$ 6,388 | \$ 181,764 | \$ 125,952 | \$ 55,812 | |
| Capital Grants | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Management Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Other Government Grants | \$ (6,185) | \$ 999 | \$ (7,183) | \$ 5,802 | \$ 11,986 | \$ (6,185) | |
| Other Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Nondwelling Rental Revenue | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Investment Income - Unrestricted | \$ 14 | \$ 533 | \$ (520) | \$ 1,105 | \$ 6,400 | \$ (5,295) | |
| Fraud Recovery | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Other Revenue | \$ 69 | \$ 288 | \$ (219) | \$ 2,090 | \$ 3,456 | \$ (1,366) | |
| Investment Income - Restricted | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Total Revenues | \$ 28,416 | \$ 30,425 | \$ (2,009) | \$ 390,182 | \$ 365,102 | \$ 25,080 | |
| Expenses | | | | | | | |
| Administrative Salaries | \$ (8,500) | \$ 7,547 | \$ (16,047) | \$ 43,018 | \$ 90,569 | \$ (47,551) | |
| Legal | | | | | | | |
| Legal - General Counsel | \$ - | \$ 38 | \$ (38) | \$ 2,484 | \$ 450 | \$ 2,034 | |
| Legal - Labor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Legal - Summary Process | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Legal - Settlements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Legal - Litigation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Total Legal | \$ - | \$ 38 | \$ (38) | \$ 2,484 | \$ 450 | \$ 2,034 | |
| Travel and Other | | | | | | | |
| Auditing Fees | \$ 1,450 | \$ 150 | \$ 1,300 | \$ 1,450 | \$ 1,800 | \$ (350) | |
| Bookkeeping Fees | \$ 260 | \$ 325 | \$ (65) | \$ 5,563 | \$ 3,900 | \$ 1,663 | |
| Travel | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Total Travel & Other | \$ 1,710 | \$ 475 | \$ 1,235 | \$ 7,013 | \$ 5,700 | \$ 1,313 | |
| Sundry | | | | | | | |
| Office Supplies | \$ (909) | \$ 200 | \$ (1,109) | \$ 3,413 | \$ 2,400 | \$ 1,013 | |
| Miscellaneous | \$ 4,028 | \$ 2,173 | \$ 1,855 | \$ 21,751 | \$ 26,070 | \$ (4,319) | |
| Advertising | \$ 9 | \$ 13 | \$ (4) | \$ 80 | \$ 154 | \$ (74) | |
| Other | \$ (205) | \$ - | \$ (205) | \$ - | \$ - | \$ - | |
| Asset Management Fee | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Total Sundry | \$ 2,923 | \$ 2,385 | \$ 538 | \$ 25,245 | \$ 28,624 | \$ (3,379) | |
| Tenant Services | | | | | | | |
| Tenant Services - Salaries | \$ - | \$ 1,073 | \$ (1,073) | \$ 9,921 | \$ 12,871 | \$ (2,950) | |
| Relocation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Tenant Services - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Total Tenant Services | \$ - | \$ 1,073 | \$ (1,073) | \$ 9,921 | \$ 12,871 | \$ (2,950) | |

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 SHAD RUN - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: December 31, 2020

| Description | Dec-20 | | Dec-20 | | Dec-20 | | 2020 | | 2020 | | 2020 | |
|--------------------------|-----------------|-----------------|-------------------|------------------|------------------|--------------------|------------|------------|----------------|--|------|--|
| | Actual | Budget | Difference | Actual | Budget | Difference | YTD Actual | YTD Budget | YTD Difference | | | |
| Utilities | | | | | | | | | | | | |
| Water | \$ 4,607 | \$ 1,935 | \$ 2,671 | \$ 27,984 | \$ 23,225 | \$ 4,759 | | | | | | |
| Electric | \$ 1,299 | \$ 883 | \$ 416 | \$ 11,846 | \$ 10,600 | \$ 1,246 | | | | | | |
| Gas | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Fuel | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Other Utilities Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Total Utilities | \$ 5,906 | \$ 2,819 | \$ 3,087 | \$ 39,829 | \$ 33,825 | \$ 6,004 | | | | | | |
| Maintenance Labor | \$ 643 | \$ 3,987 | \$ (3,344) | \$ 23,755 | \$ 47,845 | \$ (24,090) | | | | | | |
| Materials | | | | | | | | | | | | |
| Electric | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| HVAC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Fire Prevention | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Plumbing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Janitorial/Cleaning | \$ (75) | \$ 199 | \$ (274) | \$ 250 | \$ 2,388 | \$ (2,138) | | | | | | |
| Vehicle | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Miscellaneous | \$ 2,339 | \$ 685 | \$ 1,654 | \$ 29,802 | \$ 8,220 | \$ 21,582 | | | | | | |
| Grounds | \$ - | \$ 14 | \$ (14) | \$ 3,095 | \$ 168 | \$ 2,927 | | | | | | |
| Building Materials | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Tools & Equipment | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Appliances | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Pest Control | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Elevator | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Windows | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Doors & Hardware | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Paint | \$ - | \$ 13 | \$ (13) | \$ 942 | \$ 156 | \$ 786 | | | | | | |
| Compactor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Snow Removal | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Vacancy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Graffiti Removal | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Total Materials | \$ 2,264 | \$ 911 | \$ 1,353 | \$ 34,090 | \$ 10,932 | \$ 23,158 | | | | | | |
| Contracts | | | | | | | | | | | | |
| Electric | \$ - | \$ 488 | \$ (488) | \$ 5,160 | \$ 5,860 | \$ (700) | | | | | | |
| HVAC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Fire Prevention | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Plumbing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Janitorial/Cleaning | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Vehicle | \$ 1,556 | \$ 692 | \$ 865 | \$ 6,100 | \$ 8,300 | \$ (2,200) | | | | | | |
| Miscellaneous | \$ 3,520 | \$ 723 | \$ 2,797 | \$ 29,589 | \$ 8,680 | \$ 20,909 | | | | | | |
| Grounds | \$ 1,600 | \$ 603 | \$ 997 | \$ 19,275 | \$ 7,240 | \$ 12,035 | | | | | | |
| Refuse Removal | \$ 1,361 | \$ 638 | \$ 723 | \$ 8,420 | \$ 7,656 | \$ 764 | | | | | | |
| Pest Control | \$ - | \$ 203 | \$ (203) | \$ 880 | \$ 2,430 | \$ (1,550) | | | | | | |
| Elevator | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Windows | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Doors & Hardware | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Snow Removal | \$ 1,667 | \$ 667 | \$ 1,000 | \$ 10,001 | \$ 8,000 | \$ 2,001 | | | | | | |
| Vacancy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Routine | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | |
| Total Contracts | \$ 9,704 | \$ 4,014 | \$ 5,690 | \$ 79,424 | \$ 48,166 | \$ 31,258 | | | | | | |

HOUSING AUTHORITY OF THE TOWN OF WINDSOR
 SHAD RUN - Statement of Revenues, Expenses and Changes in Net Position
 FOR THE PERIOD ENDED: December 31, 2020

| Description | Dec-20 | | | 2020 | | | 2020 | | |
|--|--------------------|------------------|--------------------|-------------------|-------------------|-------------------|-------------|-------------|----------------|
| | Actual | Budget | Difference | YTD Actual | YTD Budget | YTD Difference | YTD Actual | YTD Budget | YTD Difference |
| Protective Services - Labor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Protective Services - Other Contract Costs | \$ 320 | \$ 192 | \$ 128 | \$ 4,700 | \$ 2,304 | \$ 2,396 | \$ - | \$ - | \$ - |
| Protective Services - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Protective Services | \$ 320 | \$ 192 | \$ 128 | \$ 4,700 | \$ 2,304 | \$ 2,396 | \$ - | \$ - | \$ - |
| General Expenses | | | | | | | | | |
| Property Insurance | \$ 3,755 | \$ 1,000 | \$ 2,755 | \$ 13,755 | \$ 12,004 | \$ 1,751 | \$ - | \$ - | \$ - |
| Liability Insurance | \$ 1,810 | \$ 32 | \$ 1,778 | \$ 5,310 | \$ 381 | \$ 4,930 | \$ - | \$ - | \$ - |
| Workers Comp Insurance | \$ (849) | \$ 200 | \$ (1,049) | \$ 2,284 | \$ 2,395 | \$ (112) | \$ - | \$ - | \$ - |
| All Other Insurances | \$ 366 | \$ 155 | \$ 211 | \$ 2,066 | \$ 1,862 | \$ 204 | \$ - | \$ - | \$ - |
| Other General Expenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Compensated Absences | \$ 15,131 | \$ - | \$ 15,131 | \$ 15,131 | \$ - | \$ 15,131 | \$ - | \$ - | \$ - |
| PILOT | \$ 10,961 | \$ - | \$ 10,961 | \$ 10,961 | \$ - | \$ 10,961 | \$ - | \$ - | \$ - |
| Bad Debt - Tenant Rents | \$ (5,925) | \$ 417 | \$ (6,342) | \$ (5,925) | \$ 5,000 | \$ (10,925) | \$ - | \$ - | \$ - |
| Bad Debt - Mortgages | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bad Debt - Other | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Employee Benefit Contributions | \$ 2,236 | \$ 2,883 | \$ (647) | \$ 23,456 | \$ 34,596 | \$ (11,140) | \$ - | \$ - | \$ - |
| Severance Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total General Expenses | \$ 27,485 | \$ 4,686 | \$ 22,799 | \$ 67,038 | \$ 56,237 | \$ 10,801 | \$ - | \$ - | \$ - |
| Total Operating Expenses | \$ 42,456 | \$ 28,127 | \$ 14,329 | \$ 336,518 | \$ 337,523 | \$ (1,005) | \$ - | \$ - | \$ - |
| 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 | \$ 42,456 | \$ 28,127 | \$ 14,329 | \$ 336,518 | \$ 337,523 | \$ (1,005) | \$ - | \$ - | \$ - |
| Income/Loss Before Depreciation | \$ (14,040) | \$ 2,298 | \$ (16,338) | \$ 53,664 | \$ 27,579 | \$ 26,085 | \$ - | \$ - | \$ - |
| Depreciation Expense | \$ 52,799 | \$ - | \$ 52,799 | \$ 52,799 | \$ - | \$ 52,799 | \$ - | \$ - | \$ - |
| Provision for Unrestricted Reserves | \$ (66,839) | \$ 2,298 | \$ (69,137) | \$ 865 | \$ 27,579 | \$ (26,714) | \$ - | \$ - | \$ - |



DOCKET NO: HFHCV205005578S
CAMPBELL, THEDRESS
V.
WINDSOR HOUSING AUTHORITY

SUPERIOR COURT
HOUSING SESSION
AT HARTFORD
2/22/2021

ORDER 435708

ORDER

The following order is entered in the above matter:

ORDER:

Disposition: JDGACTD - JUDGMENT AFTER COMPLETED TRIAL TO THE COURT FOR THE DEFENDANT(S)

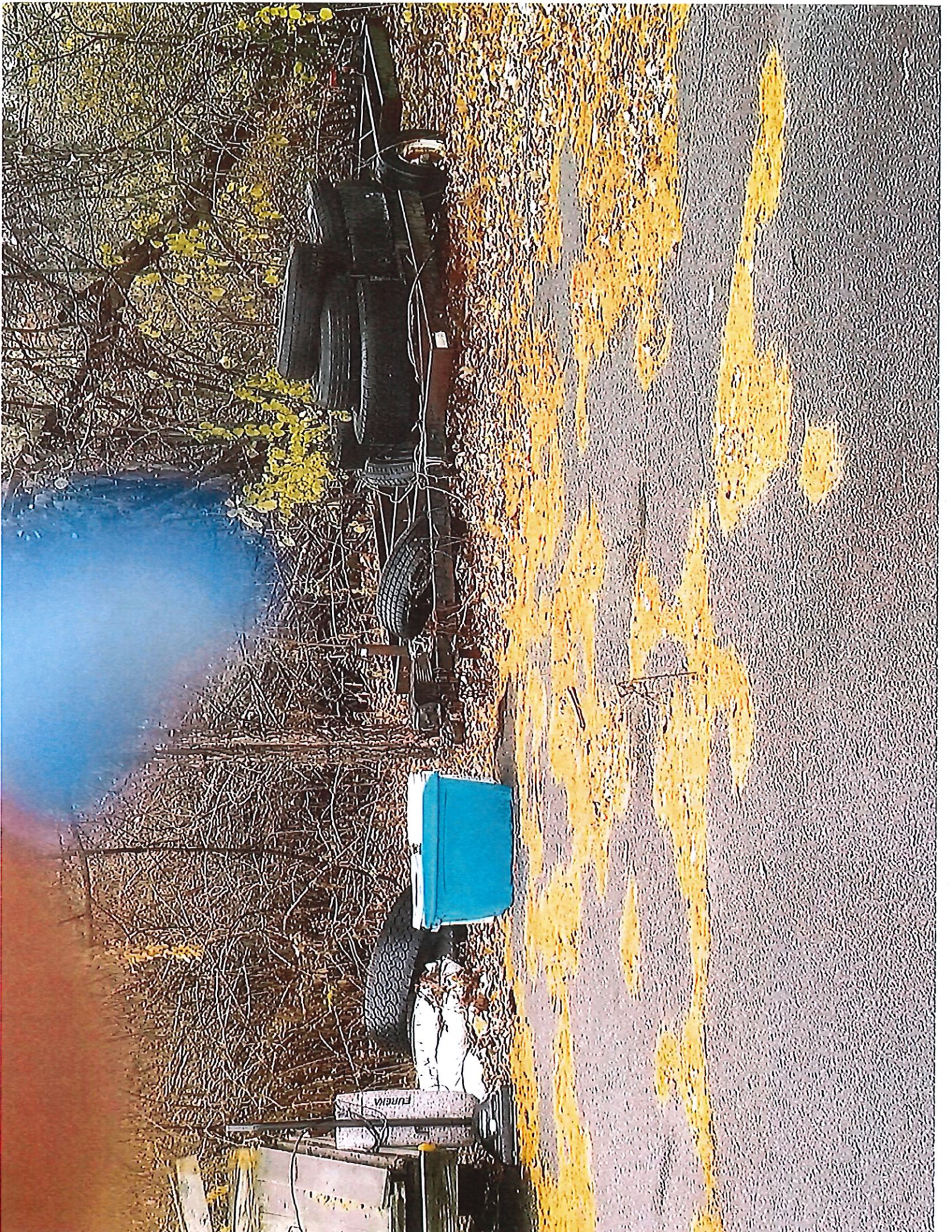
After a remote trial on the plaintiff's complaint, the court finds that the plaintiff has not met his burden of proof to support his claim. Accordingly, judgment enters for the defendant.

Judicial Notice (JDNO) was sent regarding this order.

435708

Judge: RUPAL SHAH

This document may be signed or verified electronically and has the same validity and status as a document with a physical (pen-to-paper) signature. For more information, see Section I.E. of the *State of Connecticut Superior Court E-Services Procedures and Technical Standards* (<https://jud.ct.gov/external/super/E-Services/e-standards.pdf>), section 51-193c of the Connecticut General Statutes and Connecticut Practice Book Section 4-4.





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This is He
How He
Fixed the
Problem



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is how
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