

Take Notice that the Board of Commissioners of the
Woodland Apartment Preservation, Inc.,
will hold their Regular Board Meeting on
Tuesday, July 8, 2014 at 4:00 p.m.
Located at 245 S. Schoneman
Coos Bay, OR 97420

A G E N D A

1. Call to Order
2. Seating Resident Commissioner: Candy Jacob Oath of Office
3. Establishment of a Quorum
4. Residents and Citizens to be Heard
5. Review of Minutes: April 8, 2014 Regular Board Meeting
6. Resolution No. 2014-02: Adoption of Annual Budget
7. Resolution No. 2014-03: Bad Debt Write-Off's
8. Secretary's Report:
 - A. Financial Report
 - B. Operations Report
 - C. Maintenance Report
 - D. Staff Training
9. Informational Items:
 - A. Willamette Valley Restoration – Mold Remediation and Asbestos Abatement Bid and Contract
10. The Board of Commissioners may retire to Executive Session at any time upon the motion of any Commissioner, as authorized under ORS 192.660; (a) Employment of Public Officers, Employees and Agents; (b) Discipline of Public Officers and Employees; (h) To Consult with Legal Counsel; or (i) Performance Evaluations of Public Officers and Employees.
11. Adjournment

Item No. 1

Call to Order

Item No. 2

Oath of Office: Candy Jacob

OATH OF OFFICE

COMMISSIONER

NORTH BEND CITY HOUSING AUTHORITY

I, Candy Jacobs, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of Oregon and that I will faithfully discharge the duties of the office of Commissioner of the Woodland Apartments Preservation, Inc. to the best of my ability.

Candy Jacobs

State of OREGON

County of Coos:

Signed and sworn to (or affirmed) before me on this 8th day of July, 2014.

Personally known or Produced _____ as identification.

Denise Rene Russell

Item No. 3

Establishment of a Quorum

Item No. 4

Residents and Citizens
to be Heard

Item No. 5

Review of Minutes

April 8, 2014
Regular Quarterly Board Meeting

Woodland Apartments Preservation, Inc.
Regular Quarterly Board Meeting

MINUTES

Woodland Apartment Complexes
Community Room
245 S. Schoneman
April 8, 2014
4:00 p.m.

Attendance:

Board Members: Susan Nelson, President and Michele Hampton, Commissioner.

Absent: None.

Staff: Ned Beman, Executive Director; Debbi Kauffman, Multi Family Housing Manager and Denise Russell, Assistant to Executive Director.

Others Present:

1. **Call to Order:** The meeting was called to order by President Susan Nelson at 4:00 p. m.
2. **Seating Resident Commissioner:** Candy Jacob did not attend the meeting. Sativa Harrington turned in her verbal resignation because she has a work conflict.
3. **Establishment of a quorum:** A quorum was established.
4. **Residents and Citizens to be Heard:** None. President Nelson wondered if the residents know they can send correspondence to the Board if they have issues. Ned indicated that correspondence to the Board is neither encouraged nor discouraged. If they have complaints they address them to the Multifamily Housing Manager, Debbie Kauffman. Commissioner Hampton, asked what kind of complaints are typical, curtains? Debbie responded that they do not complain about having to supply their own curtains. The mini-blinds were costing the tenants a lot of money and they wouldn't pay.
5. **Review of Minutes:** Upon a Motion by Commissioner Hampton (2nd President Nelson), the minutes of the January 14, 2014 Regular Quarterly Board Meeting of the Woodland Apartments Preservations, Inc. were approved as submitted. The motion carried unanimously.
6. **Secretary's Report:** The abatement started this week. The construction phase is being held for bid because once they abatement is complete, the bidders will have a complete picture of the

construction work that will need to be done to repair the mold units. This will cause a three week delay.

The abatement is going along pretty good. There is one unit that will require more ceiling work than was originally thought. The inspector decided that the J building attic area needs to be completely done. The additional work will cost approximately \$5,000.

There will be less insulation removal in K building so that has been a decrease in the cost. Most of the mold is because of the venting of the ceiling. The repairs will include a different venting system to alleviate the issue.

The laundry room will have the windows replaced with security features that will allow for building exit for emergency situations.

The Multifamily Manager's office will be remodeled to enlarge the size to provide for more desk room to accommodate the equipment require to facilitate her job. The office will have dropped ceiling and better lighting.

President Nelson asked if there have been any accidents on the recent rock work that was done on the back of the property. There has been one, just after a tenant moved in; their child tripped and fell on them after the parents had told the child to stay off of the rocks. Commissioner Hampton wondered if the water drained off of the structure well when we received all of the rain. Ned responded that the rocks drained fine.

A project that is being worked on is a way to provide GED classes to the tenants that want it. If the tenant completes the online course, then they would be able to keep the tablet. We need to have twenty-five individuals willing to participate to make it a viable project for the Community College. The project would cover the Airport Heights and Section 8 programs as well. It is becoming a harder job market because the minimum education requirements are increasing to a GED requirement or life skills certificate.

Approximately fifty percent of residents have internet access. For those that do not the Deveroux Center has free WiFi.

Executive Beman will talk to the Board about installation of WiFi after the installation happens at Hamilton Court. Potentially, the community space for WiFi would be the laundry room.

- A. Financial Report: The tenant assistance payments were down some, but WAPI is still making money. Executive Director Beman cautioned that WAPI doesn't want to make too much money because the complex is paid off, and HUD will require that WAPI reduce their rents. WAPI is not requesting a rent increase even though we have the right to do so. Even though WAPI does not require a rent increase, the paperwork still needs to be filled out. For the first time, HUD is

asking for the rent income breakdown of the tenants in the categories of low, very low and extremely low. WAPI has a twenty year budget filed with HUD.

- B. Operations Report: Vacancies are doing well. There are some tenants that are doing transfers, and the Manager will start working on filling the vacancies on the mold units once the construction phase starts.

The tear out will be done the beginning of May 3rd, 2014. Then the bids will be in mid-June the beginning of July. The mold units will be offline for three to four months.

There was one eviction in February for rent. So far this year, the Multifamily Manager has not had to go to court; however, she may have to this month. It has not been like last year with the drug evictions. Tenants are not giving complaints to the office on traffic nor are the police being called to the property.

- C. Maintenance Report:

- D. Staff Training: None.

7. **Informational Items:**

8. **Executive Session:** The Board of Commissioners may retire to Executive Session at any time upon the motion of any commissioner, as authorized under ORS 192.660; (a) Employment of Public Officers, Employees and Agents; (b) Discipline of Public Officers and Employees; (e) Real Property Transactions; (h) to Consult with Legal Counsel; or (i) Performance Evaluations of Public Officers and Employee: The Board did not retire to Executive Session.

7. **Adjournment:** Upon Motion by President Nelson (2nd Commissioner Hampton) the meeting adjourned at 4:21 p.m. The Motion carried unanimously.

Susan Nelson, President
Woodland Apartments Preservation, Inc.

Ned Beman, Managing Agent
Woodland Apartments Preservation, Inc.

Item No. 6

Resolution No. 2014-02

Adoption of Annual Budget

WOODLAND APARTMENT PRESERVATION, INC.

Resolution No. 2014-02

Adoption of Fiscal Year 2014-15 Annual Budget

WHEREAS, HUD requires the Woodland Apartment Preservation, Inc. to submit an annual budget; and

WHEREAS, the staff of the Woodland Apartment Preservation, Inc. has prepared the budget in accordance with HUD guidelines; and

WHEREAS, the Board of Commissioners of the Woodland Apartment Preservation, Inc. has reviewed the budget; and

Now Therefore Be It Resolved, by the Board of Commissioners of the Woodland Apartment Preservation, Inc., that the Fiscal Year 2014-15 Annual Budget is hereby approved and adopted on this 8th day of July, 2014.

Woodland Apartment Preservation, Inc.

Susan Nelson, President
Woodland Apartment Preservation, Inc.

Attest:

Ned Beman, Management Agent

Budget Worksheet

Income and Expense Projections

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0324
(exp. 09/3/2011)

Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is collected in accordance with Title II of the National Housing Act which requires that HUD regulate rents for certain cooperative and subsidized rental projects. The Department formulated the processes by which owners could request rent increases. The requirement for tenant participation in the rent increase process, which is included in Section 202 (b) of the HCD Amendments of 1978, necessitated that the Department design procedures to give consideration to tenant comments. The information gathered is not of a confidential nature. The information is required in order to obtain benefits.

Project Number		Name of Project			
FHA# 126-44118		WOODLAND APARTMENTS PRESERVATION			
Description of Account	Acct.No.	Statement of Profit/Loss FY13	Current FY (no. of mos.11	Budget from (14) to (15)	
Rental	Rent Revenue - Gross Potential	5120	146,977	133,642	146,639
Income	Tenant Assistance Payments	5121	389,099	337,850	365,000
5100	Rent Revenue - Stores and Commercial	5140	0	0	0
	Garage and Parking Spaces	5170	0	0	0
	Flexible Subsidy Revenue	5180	0	0	0
	Miscellaneous Rent Revenue	5190	0	0	0
	Excess Rent	5191	0	0	0
	Rent Revenue/ Insurance	5192	0	0	0
	Special Claims Revenue	5193	0	0	0
	Retained Excess Income	5194	0	0	0
	Total Rent Revenue Potential at 100% Occupancy	5100T	\$536,076	\$471,492	\$511,639
Vacancies	Apartments	5220	0	0	0
5200	Stores and Commercial	5240	0	0	0
	Rental Concessions	5250	0	0	0
	Garage and Parking Spaces	5270	0	0	0
	Miscellaneous	5290	0	0	0
	Total Vacancies	5200T	\$0	\$0	\$0
	Net Rental Revenue (Rent Revenue less Vacancies)	5152N	\$536,076	\$471,492	\$511,639
Income	Nursing Homes/ Assisted Living/ Board & Care/ Other Elderly Care/ Coop/ Other Revenues	5300	\$0	\$0	\$0
5300	Financial Revenue-Project Operations	5410	2	4	4
Financial	Revenue from Investments-Residual Receipts	5430	1	0	0
Revenue	Revenue from Investments-Replacement Reserve	5440	214	313	300
5400	Revenue from Investments-Miscellaneous	5490	0	0	0
	Total Financial Revenue	5400T	\$217	\$317	\$304
Other	Laundry and Vending Revenue	5910	5,004	5,220	5,500
Revenue	Tenant Charges	5920	17,633	8,205	9,000
5900	Interest Reduction Payments Revenue	5945	24,090	0	0
	Gifts (nonprofits)	5970	0	0	0
	Miscellaneous Revenue	5990	11,424	2,910	12,000
	Total Other Revenue	5900T	\$58,151	\$16,335	\$26,500
	Total Revenue	5000T	\$594,444	\$488,144	\$538,443
Admin.	Conventions and Meetings	6203	0	9,430	9,500
Expenses	Management Consultants	6204	0	0	0
6200 /	Advertising and Marketing	6210	1,336	1,579	1,600
6300	Other Renting Expense	6250	0	0	0
	Office Salaries	6310	45,141	27,245	36,072
	Office Expenses	6311		12,149	13,000
	Office or Model Apartment Rent	6312	0	0	0
	Management Fee	6320	39,252	21,887	27,000
	Manager or Superintendent Salaries	6330	0	0	0
	Administrative Rent Free Unit	6331	0	0	0
	Legal Expenses - Project	6340	1,847	357	1,000
	Audit Expenses	6350	6,430	6,430	7,500
	Bookkeeping Fees/Accounting Services	6351	0	0	0
	Bad Debts (for financial reporting - not budgeting)	6370	14,698	0	0
	Miscellaneous Administrative Expenses	6390	38,332	23,630	0
	Total Administrative Expenses	6263T	\$147,036	\$102,707	\$95,672

Description of Account		Acct.No.	Statement of Profit/Loss FY_1	Current FY (no. of mos.11	Budget from (14) to (15
Utilities	Fuel Oil/Coal	6420	0	0	0
6400	Electricity	6450	9,152	9,872	12,580
	Water	6451	13,243	10,860	15,000
	Gas	6452	0	0	0
	Sewer	6453	35,913	30,173	36,000
	Total Utilities Expense	6400T	\$58,308	\$50,905	\$63,580
Operating & Mainten. Expenses	Payroll	6510	33,592	21,477	36,000
6500	Supplies	6515	26,405	50,958	43,200
	Contracts	6520	65,177	161,141	86,500
	Operating and Maintenance Rent Free Unit	6521	0	0	0
	Garbage and Trash Removal	6525	45,008	41,889	42,726
	Security Payroll/Contract	6530	0	0	0
	Security Rent Free Unit	6531	0	0	0
	Heating/Cooling Repairs and Maintenance	6546	0	0	0
	Snow Removal	6548	0	0	0
	Vehicle & Maint. Equip. Oper. and Repair	6570	0	0	0
	Misc. Operating & Maintenance Expenses	6590	15,586	2,385	3,300
	Total Operating & Maintenance Expenses	6500T	\$185,768	\$277,850	\$211,726
Taxes and Insurance	Real Estate Taxes	6710	0	0	0
6700	Payroll Taxes (Project's share)	6711	10,035	8,680	12,000
	Property and Liability Insurance (Hazard)	6720	10,332	9,485	11,000
	Fidelity Bond Insurance	6721	0	0	0
	Workmen's Compensation	6722	0	0	0
	Health Insurance & Other Employee Benefits	6723	49,486	30,914	30,914
	Misc. Taxes, Licenses, Permits, & Insurance	6790	374	0	500
	Total Taxes & Insurance	6700T	\$70,227	\$49,079	\$54,414
Financial Expenses	Interest on Mortgage Payable	6820	1,346	0	0
6800	Interest on Notes Payable (Long-Term) *	6830	0	0	0
	Interest on Notes Payable (Short-Term) *	6840	0	0	0
	Mortgage Insurance Premium/Service Charge	6850	27	0	0
	Miscellaneous Financial Expenses	6890	0	0	0
	Total Financial Expenses	6800T	\$1,373	\$0	\$0
Expenses	Nursing Homes/ Assisted Living/ Board & Care/ Other Elderly Care/ Coop/ Other Expenses	6900	\$0	\$0	\$0
6900	Total Cost of Operations	6000T	\$462,712	\$480,541	\$425,391
	Reserve for Replacements Dep. Required		70,543	0	70,543
	Principal Payments Required		45,207	0	0
	Debt Service for other approved loans		0	0	0
	Debt Service Reserve (if required)		0	0	0
	General Operating Reserve (Coops)		0	0	0
	Total Cash Requirements		\$578,462	\$480,541	\$495,934
	Less Total Revenue		\$594,444	\$488,144	\$538,443
	Net Cash Surplus (Deficiency)		\$15,982	\$7,603	\$42,509

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

(Signature)

Date (mm/dd/yyyy)

7/2/2014

Item No. 7

Resolution No. 2014-03

Bad Debt Write-Off's

WOODLAND APARTMENT PRESERVATION, INC.

Resolution No. 2014-03

Bad Debt Write Off's

WHEREAS, the Woodland Apartment Preservation, Inc., fiscal year ends June 30, 2014 and;

WHEREAS, the accounts need to be reconciled in order to close the books and;

WHEREAS, the amount of collection loss is \$12,660.06 and;

WHEREAS, the uncollected debt will be forwarded to a collection agency and;

WHEREAS, the Housing Authority needs to write off the collection losses in order to finalize the year end closing;

Now Therefore Be It Resolved, by the Board of Commissioners of the Woodland Apartment Preservation, Inc., to authorize the Management Agent, Coos-Curry Housing Authority, to write off the collection losses in the amount of \$12,660.06.

Woodland Apartment Preservation, Inc.

Susan Nelson, President
Woodland Apartment Preservation, Inc.

Attest:

Ned Beman, Management Agent

WOODLAND APARTMENTS
 ACCOUNTS RECEIVABLE BAD DEBT WRITE OFFS
 6/30/2014

NAME	RENT	MTC	COURT	LF	OTHER	TOTAL
*****	15.00	1591.36	0.00	0.00	0.00	1606.36
*****	34.00	1838.79	0.00	0.00	158.98	2031.77
*****	83.00	177.56	0.00	0.00	0.00	260.56
*****	0.00	231.44	0.00	0.00	0.00	231.44
*****	271.00	435.50	0.00	0.00	0.00	706.50
*****	6.00	21.22	0.00	0.00	0.00	27.22
*****	131.00	454.00	0.00	0.00	0.00	585.00
*****	10.00	1237.24	0.00	0.00	0.00	1247.24
*****	124.00	895.19	0.00	0.00	487.93	1507.12
*****	383.00	515.38	0.00	0.00	0.00	898.38
*****	172.00	336.00	0.00	0.00	0.00	508.00
*****	93.00	196.85	0.00	0.00	0.00	289.85
*****	52.00	2708.62	0.00	0.00	0.00	2760.62
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
TOTAL	1374.00	10639.15	0.00	0.00	646.91	12660.06

Item No. 8

Secretary's Report

- A. Financial Report
- B. Operations Report
- C. Maintenance Report
- D. Contracts and Projects
- E. Staff/Training

	Current Year	YearTo Date Budget	Variance
Operating Receipts			
Dwelling-Rent	133,642.00	123,750.00	9,892.00
Tenant Assistant Payment	337,850.00	351,579.25	-13,729.25
Interest on Gen Fund	4.09	2.75	1.34
IRP Interest Subsidy	0.00	0.00	0.00
Interest on Residual Rcpts	0.00	0.00	0.00
Interest on Reserve	312.62	128.37	184.25
Laundry & Vending	5,220.49	4,583.37	637.12
Other Tenant Income	1,719.00	0.00	1,719.00
Damages/Cleaning fees	6,486.01	11,000.00	-4,513.99
Misc Income	2,909.97	990.00	1,919.97
Total Operating receipts	488,144.18	492,033.74	-3,889.56
Operating Expense			
Administration			
Advertising	1,579.00	1,290.63	288.37
Other Administration Expense	6,395.34	1,238.38	5,156.96
Admin Salaries	27,245.15	36,071.75	-8,826.60
Management fee	21,887.35	36,006.63	-14,119.28
Legal Expense	356.93	473.00	-116.07
Auditing Fees	6,430.00	6,182.88	247.12
Communications	4,785.05	5,500.00	-714.95
Bad Debt/Collect Cost	0.00	0.00	0.00
Staff Training and Travel	9,429.87	5,041.63	4,388.24
Contracts-Admin	17,234.20	4,583.37	12,650.83
Office Expense	7,363.70	12,375.00	-5,011.30
Total Administration	102,706.59	108,763.27	-6,056.68
Utilities			
Electricity	9,872.27	9,767.12	105.15
Water	10,859.90	12,804.88	-1,944.98
Sewer	30,173.01	32,366.62	-2,193.61
Total Utilities	50,905.18	54,938.62	-4,033.44
Maintenance			
Garbage	41,889.03	42,166.63	-277.60
Maintenance Labor	21,476.71	33,458.37	-11,981.66
Materials	50,958.29	21,450.00	29,508.29
Maintenance Contract Cost	161,141.45	53,426.12	107,715.33
Contract - Other	0.00	0.00	0.00
Misc Maintenance Costs	2,385.00	613.25	1,771.75
Total Maintenance	277,850.48	151,114.37	126,736.11
General			
Employee Benefits	8,679.77	11,229.13	-2,549.36
Insurance - P&L	9,485.25	11,148.50	-1,663.25
Insurance - Health/Dental	30,913.68	46,337.50	-15,423.82
Other General Expenses	0.00	0.00	0.00
Total General Expense	49,078.70	68,715.13	-19,636.43
Total Operating Expense	480,540.95	383,531.39	97,009.56
Net Income (Loss)	7,603.23	108,502.35	-100,899.12

	Current Year	YearTo Date Budget	Variance
Operating Receipts			
Dwelling Rent	121,766.00	112,500.00	9,266.00
Tenant Assistant Payment	310,701.00	319,617.50	-8,916.50
Interest on Gen Fund	4.09	2.50	1.59
IRP Interest Subsidy	0.00	0.00	0.00
Interest on Residual Rcpts	0.00	0.00	0.00
Interest on Reserve	300.82	116.70	184.12
Laundry & Vending	4,775.24	4,166.70	608.54
Other Tenant Income	1,511.00	0.00	1,511.00
Damages/Cleaning fees	5,307.22	10,000.00	-4,692.78
Misc Income	2,255.08	900.00	1,355.08
Total Operating receipts	446,620.45	447,303.40	-682.95
Operating Expense.			
Administration			
Advertising	1,429.40	1,173.30	256.10
Other Administration Expense	5,895.09	1,125.80	4,769.29
Admin Salaries	23,555.40	32,792.50	-9,237.10
Management fee	19,007.61	32,733.30	-13,725.69
Legal Expense	356.93	430.00	-73.07
Auditing Fees	6,430.00	5,620.80	809.20
Communications	4,332.71	5,000.00	-667.29
Bad Debt/Collect Cost	0.00	0.00	0.00
Staff Training and Travel	8,873.36	4,583.30	4,290.06
Contracts-Admin	15,884.28	4,166.70	11,717.58
Office Expense	6,741.62	11,250.00	-4,508.38
Total Admininstration	92,506.40	98,875.70	-6,369.30
Utilities			
Electricity	8,838.96	8,879.20	-40.24
Water	10,031.38	11,640.80	-1,609.42
Sewer	27,606.10	29,424.20	-1,818.10
Total Utilities	46,476.44	49,944.20	-3,467.76
Maintenance			
Garbage	38,078.38	38,333.30	-254.92
Maintenance Labor	19,287.24	30,416.70	-11,129.46
Materials	50,334.84	19,500.00	30,834.84
Maintenance Contract Cost	103,769.40	48,569.20	55,200.20
Contract - Other	0.00	0.00	0.00
Misc Maintenace Costs	2,140.00	557.50	1,582.50
Total Maintenance	213,609.86	137,376.70	76,233.16
General			
Employee Benefits	7,709.75	10,208.30	-2,498.55
Insurance - P&L	8,612.42	10,135.00	-1,522.58
Insurance - Health/Dental	28,948.30	42,125.00	-13,176.70
Other General Expenses	0.00	0.00	0.00
Total General Expense	45,270.47	62,468.30	-17,197.83
Total Operating Expense	397,863.17	348,664.90	49,198.27
Net Income (Loss)	48,757.28	98,638.50	-49,881.22

Woodland Apartments Preservation, Inc.
Woodland Apartments Preservations, Inc.
 March, 2014

	Current Year	YearTo Date Budget	Variance
Operating Receipts			
Dwelling Rent	108,819.00	101,250.00	7,569.00
Tenant Assistant Payment	282,200.00	287,655.75	-5,455.75
Interest on Gen Fund	4.09	2.25	1.84
IRP Interest Subsidy	0.00	0.00	0.00
Interest on Residual Rcpts	0.00	0.00	0.00
Interest on Reserve	280.11	105.03	175.08
Laundry & Vending	4,160.34	3,750.03	410.31
Other Tenant Income	1,396.00	0.00	1,396.00
Damages/Cleaning fees	5,307.22	9,000.00	-3,692.78
Misc Income	2,221.57	810.00	1,411.57
Total Operating receipts	404,388.33	402,573.06	1,815.27
Operating Expense			
Administration			
Advertising	1,260.39	1,055.97	204.42
Other Administration Expense	5,357.32	1,013.22	4,344.10
Admin Salaries	21,182.11	29,513.25	-8,331.14
Management fee	15,972.79	29,459.97	-13,487.18
Legal Expense	303.83	387.00	-83.17
Auditing Fees	6,430.00	5,058.72	1,371.28
Communications	3,882.14	4,500.00	-617.86
Bad Debt/Collect Cost	0.00	0.00	0.00
Staff Training and Travel	7,972.65	4,124.97	3,847.68
Contracts-Admin	10,544.19	3,750.03	6,794.16
Office Expense	6,193.46	10,125.00	-3,931.54
Total Administration	79,098.88	88,988.13	-9,889.25
Utilities			
Electricity	7,808.09	7,991.28	-183.19
Water	9,154.75	10,476.72	-1,321.97
Sewer	24,908.07	26,481.78	-1,573.71
Total Utilities	41,870.91	44,949.78	-3,078.87
Maintenance			
Garbage	34,192.98	34,499.97	-306.99
Maintenance Labor	19,271.55	27,375.03	-8,103.48
Materials	49,789.04	17,550.00	32,239.04
Maintenance Contract Cost	90,383.36	43,712.28	46,671.08
Contract - Other	0.00	0.00	0.00
Misc Maintenance Costs	2,140.00	501.75	1,638.25
Total Maintenance	195,776.93	123,639.03	72,137.90
General			
Employee Benefits	7,224.51	9,187.47	-1,962.96
Insurance - P&L	7,739.59	9,121.50	-1,381.91
Insurance - Health/Dental	26,254.32	37,912.50	-11,658.18
Other General Expenses	0.00	0.00	0.00
Total General Expense	41,218.42	56,221.47	-15,003.05
Total Operating Expense	357,965.14	313,798.41	44,166.73
Net Income (Loss)	46,423.19	88,774.65	-42,351.46

Item No. 9

Informational Items

Item No. 10

Executive Session

The Board of Commissioners may retire to Executive Session at any time upon the motion of any Commissioner, as authorized under ORS 192.600; (a) Employment of Public Officers, Employees and Agents; (b) Discipline of Public Officers and Employees; (h) To Consult with Legal Counsel; or (i) Performance Evaluations of Public Officers and Employees.

Item No. 11

Adjournment