

Agenda Remote Meeting

Tolland Non-Profit Housing Corporation

Thursday, November 5, 2020 at 7:00 p.m.

1. Call to Order
2. Election of Officers
3. Other Business
 - 3.1. Year End Financials
 - 3.2. 21 Rolling Meadow – Refinancing
 - 3.3. 58 Rolling Meadow – Potential Sale
 - 3.4. Approve 2021 Meeting Schedule
4. Approval of Special Meeting Minutes of November 7, 2019
5. Adjournment

Join Zoom Meeting

<https://zoom.us/j/4325402030?pwd=NG43ZHcyOXBQOGJldzZVTmQxNmhZZz09>

Meeting ID: 432 540 2030

Passcode: 444555

Phone: +1 312 626 6799 US (Chicago)

Agenda Item 3.1

10/28/2020 11:51
lhancock

Town of Tolland
BALANCE SHEET FOR 2020 13

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FUND: 3200 TOLLAND NON-PROFIT			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
3200	101100	POOLED CASH	.00	27,768.76
3200	102100	INVESTMENTS	.00	106,987.04
3200	121200	ACCOUNTS RECEIVABLE	.00	6,538.18
3200	152100	LOANS RECEIVABLE	.00	16,251.44
TOTAL ASSETS			.00	157,545.42
LIABILITIES				
3200	261100	DEFERRED REVENUE	.00	-30,118.23
TOTAL LIABILITIES			.00	-30,118.23
FUND BALANCE				
3200	333100	FUND BALANCE - UNRESERVED	1,505.01	-127,427.19
3200	391000	REVENUE CONTROL	2,413.49	.00
3200	393000	EXPENDITURE CONTROL	-3,918.50	.00
TOTAL FUND BALANCE			.00	-127,427.19
TOTAL LIABILITIES + FUND BALANCE			.00	-157,545.42

** END OF REPORT - Generated by Lisa Hancock **

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Town of Tolland
BALANCE SHEET FOR 2021 4

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FUND: 3200 TOLLAND NON-PROFIT			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
3200	101100	POOLED CASH	-116.00	29,367.85
3200	102100	INVESTMENTS	.00	106,987.04
3200	121200	ACCOUNTS RECEIVABLE	.00	11,429.36
3200	152100	LOANS RECEIVABLE	.00	16,148.43
TOTAL ASSETS			-116.00	163,932.68
LIABILITIES				
3200	261100	DEFERRED REVENUE	.00	-37,030.24
TOTAL LIABILITIES			.00	-37,030.24
FUND BALANCE				
3200	333100	FUND BALANCE - UNRESERVED	.00	-127,427.19
3200	391000	REVENUE CONTROL	.00	-75.25
3200	393000	EXPENDITURE CONTROL	116.00	600.00
TOTAL FUND BALANCE			116.00	-126,902.44
TOTAL LIABILITIES + FUND BALANCE			116.00	-163,932.68

** END OF REPORT - Generated by Lisa Hancock **

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Town of Tolland
NON-PROFIT HOUSING AUTHORITY
AS OF 06/30/2020

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FOR 2020 13

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	YTD ACTUAL	ENC/REQ	AVAILABLE	PCT
3200 TOLLAND NON-PROFIT	APPROP	ADJSTMTS	BUDGET			BUDGET	USED
<hr/>							
32000060 TOLLAND NON-PROFIT - REVENUE							
<hr/>							
651010 INTEREST INCOME							
<hr/>							
32000060 651010 INTEREST INCOME	.00	.00	.00	-2,413.49	.00	2,413.49	100.0%
TOTAL TOLLAND NON-PROFIT - REV	.00	.00	.00	-2,413.49	.00	2,413.49	100.0%
<hr/>							
32000072 TOLLAND NON-PROFIT - EXPENSE							
<hr/>							
777400 OPERATING EXPENDITURES							
<hr/>							
32000072 777400 OPERATING EXPEN	-31,663.25	.00	-31,663.25	3,918.50	.00	-35,581.75	-12.4%*
TOTAL TOLLAND NON-PROFIT - EXP	-31,663.25	.00	-31,663.25	3,918.50	.00	-35,581.75	-12.4%
TOTAL TOLLAND NON-PROFIT	-31,663.25	.00	-31,663.25	1,505.01	.00	-33,168.26	-4.8%
TOTAL REVENUES	.00	.00	.00	-2,413.49	.00	2,413.49	
TOTAL EXPENSES	-31,663.25	.00	-31,663.25	3,918.50	.00	-35,581.75	

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Town of Tolland
NON-PROFIT HOUSING AUTHORITY
AS OF 06/30/2020

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FOR 2020 13

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENC/REQ	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	-31,663.25	.00	-31,663.25	1,505.01	.00	-33,168.26	-4.8%

** END OF REPORT - Generated by Lisa Hancock **

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Town of Tolland
NON-PROFIT HOUSING AUTHORITY
AS OF 10/28/2020

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FOR 2021 13

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	YTD ACTUAL	ENC/REQ	AVAILABLE	PCT
3200 TOLLAND NON-PROFIT	APPROP	ADJSTMTS	BUDGET			BUDGET	USED
<hr/>							
32000060 TOLLAND NON-PROFIT - REVENUE							
<hr/>							
651010 INTEREST INCOME							
<hr/>							
32000060 651010 INTEREST INCOME	.00	.00	.00	-75.25	.00	75.25	100.0%
TOTAL TOLLAND NON-PROFIT - REV	.00	.00	.00	-75.25	.00	75.25	100.0%
<hr/>							
32000072 TOLLAND NON-PROFIT - EXPENSE							
<hr/>							
777400 OPERATING EXPENDITURES							
<hr/>							
32000072 777400 OPERATING EXPEN	-35,581.75	.00	-35,581.75	600.00	.00	-36,181.75	-1.7%*
TOTAL TOLLAND NON-PROFIT - EXP	-35,581.75	.00	-35,581.75	600.00	.00	-36,181.75	-1.7%
TOTAL TOLLAND NON-PROFIT	-35,581.75	.00	-35,581.75	524.75	.00	-36,106.50	-1.5%
TOTAL REVENUES	.00	.00	.00	-75.25	.00	75.25	
TOTAL EXPENSES	-35,581.75	.00	-35,581.75	600.00	.00	-36,181.75	

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Town of Tolland
NON-PROFIT HOUSING AUTHORITY
AS OF 10/28/2020

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FOR 2021 13

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENC/REQ	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	-35,581.75	.00	-35,581.75	524.75	.00	-36,106.50	-1.5%

** END OF REPORT - Generated by Lisa Hancock **

REPORT OPTIONS

	Field #	Total	Page Break
Sequence 1	1	Y	Y
Sequence 2	9	Y	N
Sequence 3	11	N	N
Sequence 4	0	N	N

Report title:

NON-PROFIT HOUSING AUTHORITY

Includes accounts exceeding 0% of budget.

Print totals only: N

Print Full or Short description: F

Print full GL account: N

Format type: 2

Double space: N

Suppress zero bal accts: Y

Include requisition amount: Y

Print Revenues-Version headings: N

Print revenue as credit: Y

Print revenue budgets as zero: N

Include Fund Balance: N

Print journal detail: N

From Yr/Per: 2020/ 1

To Yr/Per: 2021/ 3

Include budget entries: Y

Incl encumb/liq entries: Y

Sort by JE # or PO #: J

Detail format option: 1

Include additional JE comments: N

Multiyear view: F

Amounts/totals exceed 999 million dollars: N

Year/Period: 2021/13

Print MTD Version: N

Roll projects to object: N

Carry forward code: 1

Find Criteria

Field Name Field Value

Fund 3200

DIVISION

DEPARTMENT

SUB DEPT

FUNCTION

OPEN

OPEN

CATEGORY

Character Code

Org

Object

Project

Account type

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Town of Tolland
NON-PROFIT HOUSING AUTHORITY
AS OF 10/28/2020
REPORT OPTIONS

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Account status Active
Rollup Code

Agenda Item 3.4

Draft 2021
Tolland Non-Profit Housing Corporation
Regular Meeting Schedule

November 4

The meeting will be at 7:00 p.m. and held in the 6th level Council Chambers of the Hicks Memorial Municipal Center at 21 Tolland Green, unless otherwise posted. Any party needing an accommodation should contact Development Office at 860-871-3601. Check the Town website for meeting cancellations or special meetings.

Agenda Item 4

Tolland Non-Profit Housing Corporation
Tolland, CT

Regular Meeting Minutes of November 7, 2019 at 7:00 p.m.

Members Present: John Beck, President
Roland Cardin, Vice-President
Kathy Amedy, Secretary
Edwin Lugos
Nancy Orris

1. The meeting was called to order by President John Beck at 7:09 p.m.
2. Election of Officers: The following people were nominated for office and votes were taken. The following officers were elected:

President: John Beck (until he moves out of Tolland, date to be announced)

Vice-President: Roland Cardin

Secretary: Nancy Orris

A motion was made by Kathy Amedy to accept the election results, seconded by Edwin Lugos. Motion passed.

3. A motion was made by Roland Cardin to approve the 2020 meeting schedule and seconded by Edwin Lugos. Motion passed.
4. Other Business:
 - 4.1 Approval of Two Invoices: one from Bill Martel for \$599.00 for 2019 season grass mowing and a second invoice from Amy Martel for \$450.00 for trimming and clearing overgrowth were reviewed for approval and payment. Roland Cardin made a motion to approve the invoices and John Beck seconded the motion. Motion passed. John Beck stated he would return the invoices to the Development Office, as they are originals.
5. Approval of the June 6, 2019 meeting minutes: Roland Cardin made a motion to approve the minutes, John Beck seconded the motion. Motion passed.

The following issues were discussed while reviewing the minutes from the Special Meeting of June 6, 2019:

- a) Ed Lugos went to observe the property at 85 Rolling Meadow and saw a dumpster and evidence of cleanup in progress.
- b) John Beck will follow up with Bev Bellody regarding the complaint about possible crumbling foundation.
- c) John Beck will call homeowner Chris Chorizo and discuss the issue of a potential failing septic system at 2 North River Road and how to deal with the problem.
- d) John Beck informed about 85 Rolling Meadow and User Fees owed to the town by Ms. McDowell, whose house is in Foreclosure.

Attorney John Tunilla negotiated with the mortgagee/Bank regarding the sale to a qualified homeowner.

Atty Tunilla drafted a letter to the bank's Attorney asking for the full amount due in fees to the town at \$24.00 per month for 10 years. John Beck proposed authorization to send the letter.

All present approved.

- 6. Edwin Lugos made a motion to adjourn the meeting. Nancy Orris seconded. Motion passed.

Meeting was adjourned at 7:35 p.m.

Minutes submitted by:

Nancy Orris, Secretary