

**March 17, 2014  
Town of Taghkanic  
Town Board Meeting**



**7 pm:** The Town Board of the Town of Taghkanic held its Regular monthly meeting on the above date at the Taghkanic Town Hall. Supervisor Tyree opened the meeting with the Pledge of Allegiance, moment of Silence and Safety Review.

<b>Present:</b>	Erik Tyree	Supervisor
	Debora Gilbert	Councilwoman
	Richard Skoda	Councilman
	Ryan Skoda	Councilman
	Joyce Thompson	Councilwoman
	Cheryl Rogers	Clerk

**Absent:**

**Guest Speaker:** None

**Supervisor then asked for a motion to approve the following minutes:**

**February 10, 2014:** Regular Meeting minutes were accepted as written with suggested changes motioned by Councilman Ryan Skoda, seconded by Councilman Richard Skoda.

**Approved:** 5 Ayes (Erik, Debora, Joyce, Richard, Ryan)  
0 Nays  
0 Absent

**February 18, 2014:** Special meeting minutes were accepted as written with suggested changes motioned by Councilwoman Debora Gilbert, seconded by Councilman Richard Skoda.

**Approved:** 5 Ayes (Erik, Debora, Joyce, Richard, Ryan)  
0 Nays  
0 Absent

**February 21, 2014:** Tabled

**The Correspondence consisted of:**

1. Eric Gaylord, letter of interest for Planning Board
2. Diane Rodriquez, letter of interest for the Board of Ethics
3. Debbie Colgrove, letter of interest for the Board of Ethics
4. Susan Raymond, letter of interest for the Board of Ethics
5. Edward Coons, Public Health Sanitarian, Col. Co. Dept. of Health, Re: Quarantine of Cat
6. Gerald K. Geist, Executive Director, The Assoc. of Towns, Assoc. of Towns 2014 Budget.
7. Lisa DeConti Secretary Copake Planning Board, Public Hearing Notice.
8. Arthur Baker, Highway Dept. Facility Improvements
9. Wilmington Trust, monthly report.
10. Clear Span Fabric Structures Catalog
11. Anthony J. Dolan, CPA, Manager, Data Management Unit, AUD Extension
12. Arthur Baker, Taghkanic Highway Dept. Facility Proposed Improvements
13. Governor Andrew Cuomo, No Excuses
14. Peter R. Paden, Executive Director Columbia Land Conservancy, to Craig Surprise, renewing Tax exemption
15. Michele Gerowski, Prime Auditors, Phone Review
16. Fredrich Gdreance, Jr. Executive Board Member, Boy Scouts of America
17. Kathryn R. Reed, MHA CMPE, Executive Director Health Match
18. Choose Columbia Col Economic Development Corp. Minutes from annual Meeting, March 25,

2013 at Kozel's 8 am

19. Christine Vanderlan, Columbia Land Conservancy, Hudson River Estuary Program, 'Woods in Your Backyard
20. Tree Risk Assessment Workshop,
21. Cecilia Thomas, Loans & Grants Department, Empire State Development
22. Blue Carreker, Campaign Manager Citizen Action of New York, Property Tax "Freeze" Sign on Letter.
23. Ray Colgrove, letter of interest for the Handyman position
24. Moisha Blechman, letter concerning the highway garage.

### **Correspondence with discussion:**

- Councilman Joyce Thompson, requested the following correspondence be read:

#13 Dear Fellow New Yorker,

Yesterday, Governor Andrew Cuomo launched "No Excuses" – a drive to bring his proposal that provides much-needed property tax relief to homeowners directly to the people of this state.

Learn more about the Governor's property tax relief plan by visiting our new website at [www.cutpropertytaxes.ny.gov](http://www.cutpropertytaxes.ny.gov). You can watch a video featuring fellow New Yorkers and find out how to get involved with the effort to pass property tax relief.

What's the problem: New York's real property taxes remain the highest in the nation. By total dollars paid, 3 out of the 4 counties with the highest property taxes in the nation are in New York, with Westchester ranking #1, Nassau #2 and Rockland #4. By percentage of home value, 13 of the 15 counties with the highest property taxes in the nation are located in Upstate New York.

What's the solution: Governor Cuomo has a plan to lower property taxes for New Yorkers. Thanks to responsible fiscal management in state government over the past three years, New York has gone from a \$10 billion deficit to an expected \$2 billion surplus. His plan focuses on freezing property taxes for two years and creating a "circuit breaker" that will provide tax relief based on an individual or family's ability to pay. Both of these programs are part of the Governor's broader proposal to deliver approximately \$2 billion in tax relief to families and businesses across New York.

New Yorkers can take action now by telling their legislators it is time to cut property taxes this year. Join the conversation online at #CutPropTax.

Together, we can keep moving New York in the right direction.

Sincerely,  
The Office of the Governor

#23 Dear Ms. Rogers

Working in coalition can sometimes mean less than perfect communication and I apologize for the confusion caused by my colleague, Mr. Bellassai's, presentation of the local official sign on letter against the proposed state property tax "freeze". The letter, already signed by over 50 locally elected officials, is one of many activities undertaken by the NY Inequality Coalition. This broad coalition includes statewide community based organizations like Citizen Action and New Yorkers for Fiscal Fairness, as well as several labor unions and the Labor Religion Coalition and the Working Families Party.

The coalition came together when the Governor announced his proposed budget and it was revealed that a surprising \$2 billion budget "surplus" would not be used to address the pressing needs of communities and schools, but would be spent on new tax cuts for the wealthiest New Yorkers. One of the tax cuts we oppose is the property tax "freeze" in its current design. This "freeze" will cost our state \$1.8 billion over three years, according to the Fiscal Policy Institute and would give the largest level of relief to downstate suburban homeowners while diverting valuable resources from struggling schools and local governments. The "freeze" plan would force local governments struggling to fund essential services to further cut programs and staff.

Coalition members soon realized, from conversations with local elected officials and from increasing press coverage, that many locally elected officials also opposed the property tax "freeze". We decided to circulate a letter so that we could document, for the Governor and state legislators, the breadth of opposition. If we want

our state legislators to stand up and fight for a different kind of property tax proposal that would benefit those who need relief the most, we need to demonstrate this opposition clearly.

I am personally responsible for coordinating the work of young campaign organizers in five regions of the state. I made the error of assuming that Jason, who works for a member organization of the coalition, understood and would communicate this background. Many bad outcomes have resulted throughout history from making false assumptions. I apologize and urge you to communicate with me further if you have other concerns or questions regarding this letter. I also hope you will consider signing the letter, in the interest of the city of Taghkanic and its residents

Blue Carreker  
Campaign Manager  
Citizen Action of New York  
(518 465-4600 x 126 or (518) 466-8500 (cell)

- Councilwoman Debora Gilbert, I have looked at the online link and it looks like a lot of hype, I'm in favor of signing.
- Councilwoman Joyce Thompson, many towns have aging infrastructure that needs attention and budgets that are already bare bones; this letter is vague and does not address the issues, I'm not in favor of signing.
- Alice Platt, not adequate.
- Walter Thompson, what is the time frame?
- Attorney William Decaire, April 1<sup>st</sup>.
- Councilwoman Debora Gilbert, we could draft our own letter.
- Linda Swartz, there is aging infrastructure all over.
- Alvin Huehnel, State Aid is down and what are State Mandates?
- Councilwoman Debora Gilbert volunteered to draft a letter and send it out to everyone to review.

### **Then followed reports from the Boards:**

**Animal Control:** Wes Powell, no report.

**ZBA:** James Romaine, Chair, no report submitted.

**Planning Board:** Katherine Bainer, Chair report submitted.

- Councilwoman Debora Gilbert requested that the location of an application be in the Planning Board report.

**Assessor:** Craig Surprise report submitted and read.

**ZEO/CEO/Building Inspector:** Dennis Callahan report submitted.

- Councilwoman Joyce Thompson, asked Mr. Callahan why two permit fees for the same project cost are different.
- Dennis Callahan, one is for demolition and the other is to build.

**Historian:** Nancy Griffith, no report submitted.

**Traffic Safety Board:** Linda Swartz, no meeting.

**Environmental Management Council:** Scott Stackpole, no meeting.

**Zoning Commission:** Joyce Thompson, report submitted.

**Office for the Aging:** Joyce Thompson, no meeting.

**Col. Co. Local Development Round Table:** No meeting

**Building Committee:** no report submitted.

**Clerk/Collector:** Cheryl Rogers, report submitted.

**Bookkeeper and Accountant:** reports were submitted to the Board.

**Supervisor:** Erik Tyree, verbal report submitted and the written report was available on the back table for the public. **Supervisor financial report is attached.**

- Supervisor Erik Tyree, reported that there is another proposal on the table for the airport.
- Councilwoman Debora Gilbert, if the county is looking to have the airport bigger it would be wise to buy all the property now.

**Creek Cleanup Project:** Clerk Rogers, no report submitted.

**Highway:** George Hotaling, report submitted and read.  
Board reports were accepted as submitted on a motion by Councilman Richard Skoda seconded by Councilwoman Joyce Thompson.

**Approved:** 5 Ayes (Erik, Debora, Joyce, Richard, Ryan)  
0 Nays  
0 Absent

**Financial:** Councilwoman Thompson submitted the following report:

## February 2014 Financials Financial Overview Report

16 March 2014  
by Joyce Thompson,  
Town Board Member

## January 2014 Overview

- General Fund: No issues
  - Two lines are above the 16.67% for two (2) months but both follow the trend of former years: Town Clerk and Building Inspector contractual lines ran high during 2013 but came in very close to budget by year end.
- Highway Fund
  - Snow Removal – Sand and Salt costs for two (2) of five (5) months:
    - ✓ Personal Service is at 25% of budget
    - ✓ Materials cost is at 37% of budget  
(no more sand or salt should be needed for delivery in 2014)
  - Careful mixing of salt with sand has helped keep costs down and maintain salt inventory in a time of limited salt availability.
  - In-house maintenance and contractor on-site repair saved \$2000 in towing fees.

## Options for Capital Funding

General Fund is used for Building Projects

- There is \$291,743 in Unappropriated Fund Balance
- We need to keep at least \$200,000 for crisis and revenue shortfall
- We could consider using some of \$91,743 for the Salt Shed and design phase of the Garage Rebuild.
- On the other hand, because bond rates are likely to go up, perhaps a mix of cash and bonds this year would be wise.

## Options for Highway Capital Funding

Highway Fund is used for Repair / Replace Equipment Plan

- There is \$378,648 in Unappropriated Fund Balance
- We need to keep at least \$200,000 for crisis and revenue shortfall
- We could consider using some of the \$178,648 for a truck and other inefficient and maintenance-costly equipment.
- Because bond rates are likely to go up in the coming months/years, perhaps a mix of cash and bonds this year would be wise.

Councilman Ryan Skoda moved to accept the financial report as submitted, seconded by Councilman Richard Skoda.

**Approved:** 5 Ayes (Erik, Debora, Joyce, Richard, Ryan)  
0 Nays  
0 Absent

### **Advisory Board reports:**

**Broadband** Advisory Committee: Walter Flamenbaum, no report.

**Conservation** Advisory Committee: Tony LaSalvia, report submitted.

- Councilwoman Debora Gilbert, how do residents know what is hazardous material, where would someone find that out?
- Councilman Richard Skoda, Soil and Water would have a list.
- Anthony LaSalvia, read the label.

**Fracking** Advisory Committee: Tony LaSalvia, report submitted.

**Website** Advisory Committee: Tony Gravett no report submitted.

**Insurance** Advisory Committee: no report

**Cleanup Town Hall** Advisory Committee: Debbie Colgrove, no report.

**Creek Walk** Advisory Committee: Arthur Griffith, report submitted.

Advisory Board reports were accepted as submitted on a motion by Councilman Richard Skoda, seconded by Councilwoman Debora Gilbert.

**Approved:** 5 Ayes (Erik, Debora, Joyce, Richard, Ryan)  
0 Nays  
0 Absent

**Old Business:**

**A. Report on Research to identify the source and use of \$50,000 “Planning Money”:** Councilwoman Thompson informed the Board that the research is ongoing and will have a report at the April meeting.

**B. Records Access and Retention Policy:** Clerk Rogers reported she meet with Laurie Rabenhorst, Account Executive, Image Data, Inc. Clerk Rogers showed Laurie the record storage room; Laurie is drafting a proposal to scan all of the minute books. Clerk Rogers felt that starting with the minute books would give us a better idea how this process works.

**C. Phone Review:** Clerk Rogers reported that she has heard from Michele Gerowski Prime Auditor, she has contacted our ESCO at Viridian and the billing will be tax exempt going forward. The remainder of the town Utilities are billing correctly at this time. It is a pleasure doing business with us and they will contact us in a few years to review our billing once again.

**D. Open Positions on Planning Board and Board of Ethics:** The following are people who submitted letters of interest:

- Karl Easton interviewed on January 17, 2014
- Anna Kadish, letter of interest Board of Ethics, last month
- Thomas Kiely, letter of interest Board of Ethics, last month
- Linda Swartz, letter of interest Board of Ethics, last month
- Eric Gaylord, letter of interest Planning Board, interview set for April 10, 2014 6:30 pm
- Diane Rodriquez, letter of interest Board of Ethics
- Debbie Colgrove, letter of interest Board of Ethics
- Susan Raymond, letter of interest Board of Ethics
- Councilman Skoda, I am still in favor of the County Board of Ethics.
- Anna Kadish, there was a problem with the County Board of Ethics.
- Linda Swartz, you have letters of interest, what are you going to tell them, thanks but no thanks?
- Larry Kadish, Mr. Washburn suggested that we have our own Board of Ethics.
- Moisha Blechman, I feel it would be better to have a local Board of Ethics.
- Councilwoman Debora Gilbert, who’s on the County Board of Ethics?
- Linda Swartz, how many towns in the County use the County Board of Ethics?

Councilman Richard Skoda motioned to re-visit the Code of Ethics, to use the County Board of Ethics, seconded by Councilman Ryan Skoda. Clerk Rogers will find out who the members are on the County Board of Ethics and how many Towns in the County use the County Board or have their own Board of Ethics.

Supervisor Erik Tyree	AYE
Councilwoman Debora Gilbert	NAY
Councilman Richard Skoda	AYE
Councilman Ryan Skoda	AYE
Councilwoman Joyce Thompson	NAY

- Councilwoman Joyce Thompson, I would like it duly noted that we have 7 people who are interested in the position for a town board of ethics.
- Walter Thompson, Erik, you will write a letter to all interested apologizing to them?
- Supervisor Erik Tyree, yes

**E. Town Hall Maintenance Person:**

- Ray Colgrove, letter of interest for the handyman, interview set for April 10, 2014 6:40 pm

**F. Website Survey Analysis:** Councilwoman Joyce Thompson will present at the April meeting

**G. Repair and Replace Plan from George:** will present at the April meeting

**H. Review of Resolutions of 2014:**

- Resolution 3-2014 Procurement Policy: tabled till April.
- Resolution 6-2014 Rules of Order: Councilwoman Debora Gilbert motioned to approve the revised, seconded by Councilman Ryan Skoda.

**Approved:     5 Ayes                    (Erik, Debora, Joyce, Richard, Ryan)**  
**0 Nays**  
**0 Absent**

**I. Ethic Policy Update: discussion held.**

**J. Jeffrey Browne, Taghkanic Fire Co. LOSAP 2013 Points:** Jeff Browne, President of Taghkanic Volunteer Fire Company submitted the 2013 LOSAP point record that has been posted for 30 days. Councilwoman Joyce Thompson motioned to approve the 2013 LOSAP points as posted for thirty days, seconded by Councilman Skoda.

**Approved:     5 Ayes                    (Erik, Debora, Joyce, Richard, Ryan)**  
**0 Nays**  
**0 Absent**

**New Business:**

**A. Highway Garage/Salt Shed:**

- Councilwoman Joyce Thompson requested that the Town Board hold regular Building meeting as we have been doing.
- All agreed and set meeting date for April 10, 2014 at 7 pm
- All agreed to hold interviews at 6:30 for Eric Gaylord and Ray Colgrove.
- Arthur Baker, The Town Board February 21<sup>st</sup> meeting approved a resolution that in part states that new construction related to the proposed improvements including installation of a new salt shed at the existing Highway Facility will commence prior to August 21<sup>st</sup> 2014.

My question for the Board is, whether they intend to hold a public information meeting at an appropriate date prior to August 21<sup>st</sup>, in order to provide Town Residents an opportunity to both learn and respond in an informed manner to concerns they may have related to the proposed improvements?

In particular, dealing with issues with regard to the total cost of the project, method of financing, detailed analysis of proposed annual property tax increase so that Residents will know the definitive amount of their individual tax increases. Also it would be essential that the Town provide a presentation complete with adequate drawings, models, etc., to fully illustrate and convey to the audience, both the drastic visual effect and impact the development will have on the well-traveled rural area.

- Councilwoman Joyce Thompson, Arthur you have requested us to set goal dates, we have done that, we have had an informational meeting and will have more when needed.

**B. Deputy/Foreman for Highway:** Supervisor Erik Tyree asked Superintendent Hotaling if he has made a decision. Superintendent Hotaling recommended Mike Conn as Deputy and Jonathan Hotaling as Sr. MEO.

✓ Councilwoman Debora Gilbert, who will be Jonathan's supervisor? Superintendent Hotaling cannot give a family member a promotion and a raise.

✓ Attorney William Decaire, he's not, the Town Board will make the appointment and raise. I will send the State Publication to the Town Board, you can put any start date.

✓ Councilwoman Joyce Thompson proposed a part-time clerk to handle the paperwork.

✓ Councilwoman Debora Gilbert, why can't Mike do the paperwork and get rewarded.

✓ Councilman Richard Skoda, Mike can do the paperwork during regular time.

✓ Councilman Richard Skoda motioned to accept Superintendent Hotaling's recommendation to promote Jonathan Hotaling to Sr. MEO with a \$.52 per hour raise, per Civil Service certification of the position, seconded by Councilman Ryan Skoda.

✓ **Approved: 5 Ayes (Erik, Debora, Joyce, Richard, Ryan)**

**0 Nays**

**0 Absent**

✓ Councilman Ryan Skoda motioned to accept Superintendent Hotaling's recommendation to promote Mike Conn to Deputy Highway Superintendent with a \$.52 raise, seconded by Councilman Richard Skoda.

**Approved: 5 Ayes (Erik, Debora, Joyce, Richard, Ryan)**

**0 Nays**

**0 Absent**

**C. Highway Appointed/Elected Superintendent Referendum:** Supervisor Erik Tyree would like to look into the option of appointed vs. elected Highway Superintendent.

➤ Councilwoman Joyce Thompson, will this take place at the end of the present Superintendent term?

➤ Supervisor Erik Tyree we need to find out the process.

➤ Councilman Ryan Skoda, motion to move forward gathering information. No second. Councilwoman Joyce Thompson, I suggest we have Attorney Decaire write up the process and then we can have more discussion.

➤ Councilwoman Debora Gilbert, I think it would be worthwhile to look into.

**D. Health Insurance:**

✓ Supervisor Erik Tyree, we need to discuss the information we received from Steve Acciani.

✓ Councilwoman Joyce Thompson, we need to set a workshop for this discussion to choose which health plans the town could offer and set a meeting with employees to present them for their input; we also need to draft a town insurance RFP.. Paul Nostrand and Larry Kadish are willing to help us develop a proper insurance RFP package and process.

✓ All agreed, workshop was set for April 24, 2014 at 7 pm.

**E. Insurance 6mo/year:** workshop set for April 24, 2014

**F. Training:** Councilwoman Joyce Thompson proposed that all Boards (TB, PB, ZBA, ZC) self-certify by using the NYPF on-line land use training. This would make it possible for all board members to meet their training requirement. Councilwoman Thompson will send link to Clerk Rogers.

**G. Longevity:**

✓ Councilwoman Joyce Thompson suggested the board look into longevity for the highway workers.

- ✓ Councilwoman Debora Gilbert, against, with the health insurance why not give them a raise.
- ✓ Alvin Huehnel, raise the retirement.
- ✓ Councilwoman Joyce Thompson, its state retirement.
- ✓ Councilman Richard Skoda, against
- ✓ Councilman Ryan Skoda against, with health insurance, retirement we don't have a large turnover rate, we are very generous now.
- ✓ Councilwoman Joyce Thompson, rewarding people for staying for a period of time. I agree with Ryan, we are very generous.
- ✓ Superintendent Hotaling, this very important to the whole crew.
- ✓ Linda Swartz, does the town have a performance evaluation in place?
- ✓ Councilwoman Joyce Thompson, not yet.
- ✓ Councilwoman Joyce Thompson moved that the Board research the concept of longevity for the highway employees, seconded by Supervisor Erik Tyree.

**Approved: 5 Ayes (Erik, Debora, Joyce, Richard, Ryan)**  
**0 Nays**  
**0 Absent**

**The bills were audited and approved for payment:** on a motion by Councilman Ryan Skoda, seconded by Councilman Richard Skoda.

**March 17, 2014 Abstract:**

2014 General Fund Vouchers	# 59 - 97	\$ 15,647.96
2014 Highway Fund Vouchers	# 18 - 44	\$ 44,676.45

**Approved: 5 Ayes (Erik, Debora, Joyce, Richard, Ryan)**  
**0 Nays**  
**0 Absent**

**The following people commented during the fifteen minute public comment:**

- ✓ Cheryl Rogers, on behalf of my daughter, son-in-law and myself, I would like to thank the Taghkanic fire company and all the fire companies that were at the fire at Blue Store Restaurant. You all are truly amazing volunteers who work together like a well-oiled machine. Thank you.
- ✓ Dennis Callahan, on behalf of the Taghkanic Fire Company we would like to thank George Hotaling, Highway Superintendent for going above and beyond the call of duty on March 7 during the fire at the Marci residence.
- ✓ Councilwoman Joyce Thompson, the Zoning Commission will be holding a meeting this Saturday March 22, 2014 from 10 -4, all are welcome.

**Executive Session: None**

**With no further business,** on a motion by Councilwoman Joyce Thompson, seconded by Councilwoman Debora Gilbert, the meeting was adjourned at 9:20 pm, carried unanimously by all members present. The next Regular meeting will be **April 12, 2014** at the Taghkanic Fire House.

Audience:	Walter Thompson	Meridith Glabman	Linda Swartz	Al Huehnel
	Jeff Browne	Tony LaSalvia	Moisha Blechman	Arthur Baker
	R O Blechman	Arthur Griffith	Harriet Shur	Erin Edwards
	Anna Kadish	Larry Kadish	Dennis Callahan	Alice Platt
	George Hotaling			

**Action List:**

1. Clerk Rogers will send letter or email to Eric Gaylord and Ray Colgrove informing them of their interview appointment. *Done*
2. Councilwoman Gilbert drafting a letter against the proposed state property tax "freeze".
3. Website Survey Analysis
4. Repair and Replace Plan from George.
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Town of Taghkanic  
Supervisor's report  
February 28, 2014

**Receipts:**

Justice Court Deposits	\$ 12,786.00
Sales tax 4th quarter	52,279.27
Retiree health insurance	99.00
Clerk fees	136.43
Building inspector	128.40
Real estate taxes	944,062.66
Interest - MM	32.87
Interest - Escrow	0.03
Interest - Checking	1.20
Interest -Trust and Agency	0.04
Total receipts	<u>\$ 1,009,525.90</u>

**Disbursements:**

Abstracts -General fund -2014	(25,597.46)
Abstracts - Highway fund-2014	(34,425.67)
Escrow disbursements	(228.00)
Fire districts/protection	(234,899.58)
Payroll - Feb 15, 2014	(9,471.38)
Payroll -Feb 28, 2014	(17,965.87)
Total disbursements	<u>(322,587.96)</u>

Net receipts-disbursements 686,937.94

Cash balances at January 31, 2014 731,023.59

Cash balances at February 28, 2014 \$ 1,417,961.53

	Bank Statement Balance	Deposits in transit & o/s Checks	Book Balance
Multifund checking	\$ 36,640.93	\$ (8,613.64)	\$ 28,027.29
Multifund money market	1,388,898.73	-	\$ 1,388,898.73
Trust and Agency(payroll)	10,138.13	(9,634.75)	\$ 503.38
Escrow savings	332.13	-	\$ 332.13
Petty Cash	200.00	-	\$ 200.00
Total Cash	<u>\$ 1,436,209.92</u>	<u>\$ (18,248.39)</u>	<u>\$ 1,417,961.53</u>
Total income from Quickbooks		\$ 950,664.79	
Court fees deducted from income		\$ 6,346.00	
Adjustment for items included in 2013		52,415.70	
Planning		0.34	
Escrow		0.03	
Payroll		0.04	
Retiree Health insurance netted with A9060		99.00	
*Total receipts		<u>\$ 1,009,525.90</u>	
**Total net income per Quickbooks		634,724.71	
Adjustment		52,415.70	
Escrow		(228.00)	
Adjustment for Churchtown from 2013		25.12	
Interest earned on escrow		0.41	
Net receipts- disbursements		<u>\$ 686,937.94</u>	