

REPORT OF REVENUE COMPARED TO BUDGET
 FOR FY 2010 PERIOD 11 (MAY, 2010)

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY09 Period 11 May	FY10 Period 11 May	Prorated Budget Period 11	FY09 YTD REVENUE	FY10 YTD REVENUES	FY10 YTD Budget	FY10 Estimated Revenue BUDGET	Unrealized/ Overrealized- Revenue	% of Budget Realized % Elapsed 92%
DEARBORN TOWERS FUND										
536-0000-361.10-05	INTEREST-CURRENT	14-	0	767	28,440	6,309	8,437	9,213	2,904	68.48
*	INVESTMENT REVENUES	14-	0	767	28,440	6,309	8,437	9,213	2,904	68.48
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**	DEARBORN TOWERS FUND	14-	0	767	28,440	6,309	8,437	9,213	2,904	68.48
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HOUSING										
HOUSING										
536-5500-363.40-20	DEARBORN TOWERS	46,734	44,144	59,378	563,427	505,548	653,158	712,542	206,994	70.95
536-5500-363.40-25	CARPORTS/BOAT SLIPS	920	840	1,140	13,214	10,304	12,540	13,680	3,376	75.32
*	RENTS & ROYALTIES	47,654	44,984	60,518	576,641	515,852	665,698	726,222	210,370	71.03
536-5500-368.25-00	LAUNDRY	2,830-	1,013	558	4,556	5,027	6,138	6,700	1,673	75.03
*	COMMISSIONS	2,830-	1,013	558	4,556	5,027	6,138	6,700	1,673	75.03
536-5500-369.90-00	OTHER	75	35	375	5,353	2,635	4,125	4,500	1,865	58.56
*	MISCELLANEOUS	75	35	375	5,353	2,635	4,125	4,500	1,865	58.56

**	HOUSING	44,899	46,032	61,451	586,550	523,513	675,961	737,422	213,909	70.99
***	HOUSING	44,899	46,032	61,451	586,550	523,513	675,961	737,422	213,909	70.99
****	DEARBORN TOWERS FUND	44,885	46,032	62,218	614,990	529,822	684,398	746,635	216,813	70.96

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY10 Period 11 May	Prorated Budget Period 11	FY09 YTD EXPENSES	FY10 YTD EXPENSES	FY10 YTD Budget	Current Encumbrances	FY10 Adjusted BUDGET	Unencumbered Budget Remaining	% of Budget Expended % Elapsed 92%
HOUSING										
536-5500-435.45-10	ARCHITECT/ENGINEER SVC	2,759	483	3,700	5,600	5,313	200	5,800	0	96.55
536-5500-435.45-20	CONSTRUCTION CONTRACTOR	26,387	16,702	0	86,114	115,349	45,936	132,049	1-	65.21
*	Construction Expenses	29,146	17,185	3,700	91,714	120,662	46,136	137,849	1-	66.53
536-5500-435.98-00	UNDISTRIBUTED APPROP	0	20,053-	0	0	20,050	0	0	0	.00
*	Undistributed Appropriat	0	20,053-	0	0	20,050	0	0	0	.00
536-5500-902.30-40	AUDIT SERVICE	0	25	231	231	275	0	300	69	77.00
536-5500-902.34-50	MANAGEMENT SERVICE- EXT	10,625	10,041	111,833	127,500	117,451	0	127,500	0	100.00
536-5500-902.34-51	ADMIN/MANAGEMENT SERVICE	4,928	4,927	52,884	54,206	54,197	0	59,134	4,928	91.67
*	Services-ProfContractual	15,553	14,993	164,949	181,937	171,923	0	186,934	4,997	97.33
536-5500-902.41-35	ELECTRIC CITY BUILDINGS	1,607	2,204	20,363	20,958	24,244	1,960	26,450	3,532	79.24
536-5500-902.41-98	MUNICIPAL SERV-CLEARWATER	6,921	6,835	67,799	71,268	82,731	10,732	89,574	7,574	79.56
*	Utilities	8,528	9,039	88,162	92,227	106,975	12,692	116,024	11,105	79.49
536-5500-902.43-01	REP & MAINT, BUILDINGS	4,949	5,425	62,197	36,703	62,513	1,688	67,942	29,551	54.02
536-5500-902.43-04	AIR CONDITIONING R & M	133	7,056	30,726	44,867	51,547	0	58,600	13,733	76.56
536-5500-902.43-10	ELEVATORS R & M	426	1,508	6,552	7,738	11,688	872	13,200	4,590	58.62
536-5500-902.43-13	INTERIOR PAINTING	335	3,858	14,948	29,741	32,638	0	36,500	6,759	81.48
536-5500-902.43-15	GROUNDS MAINTENANCE	0	383	7,808	9,078	19,613	2,140	20,000	8,782	45.39
536-5500-902.43-41	SWIMMING POOLS R & M	0	875	3,751	1,503	9,625	0	10,500	8,997	14.31
536-5500-902.43-60	OPERATING EQUIPMENT R & M	145	425	381	970	1,675	0	2,100	1,130	46.19
536-5500-902.43-85	FURNITURE & FURNISH R & M	0	2,453	21,121	5,278	25,743	4,114	28,195	18,803	18.72
*	Repair & Maint Services	5,988	21,983	147,484	135,879	215,042	8,814	237,037	92,344	57.32
536-5500-902.45-10	ARCHITECT/ENGINEER SERVCS	0	0	1,248	0	0	0	0	0	.00
*	Construction Expenses	0	0	1,248	0	0	0	0	0	.00
536-5500-902.51-00	COMMUNITY PROMOTION	0	62	0	0	682	0	750	750	.00
*	Community Promotion	0	62	0	0	682	0	750	750	.00
536-5500-902.52-10	GENERAL INSURANCE	0	11,200	124,064	131,911	120,712	0	131,912	1	100.00
*	Insurance & Bonds	0	11,200	124,064	131,911	120,712	0	131,912	1	100.00
536-5500-902.53-00	COMMUNICATIONS, TELE SERV	429	383	4,279	4,245	4,213	0	4,600	355	92.28
*	Communications	429	383	4,279	4,245	4,213	0	4,600	355	92.28
536-5500-902.54-00	PUBLISHING	0	208	881	291	2,288	0	2,500	2,209	11.64
536-5500-902.55-00	PRINTING & BINDING	0	20	0	0	220	0	250	250	.00
*	Printing & Publishing	0	228	881	291	2,508	0	2,750	2,459	10.58
536-5500-902.58-10	STAFF TRAINING & TRAN EXP	0	458	0	0	5,038	0	5,500	5,500	.00
*	Training & Transportation	0	458	0	0	5,038	0	5,500	5,500	.00
536-5500-902.60-10	OFFICE SUPPLIES	185	154	2,135	1,631	1,694	0	1,850	219	88.16
536-5500-902.61-90	EQUIPMENT - NON CAPITAL	0	1,585	10,660	9,086	17,435	0	19,020	9,934	47.77
536-5500-902.62-00	REPAIR & MAINT SUPPLIES	1,571	3,083	29,433	22,410	33,913	20	37,000	14,570	60.57
536-5500-902.62-40	PLANTING MATERIALS	0	54	0	0	594	0	650	650	.00
*	Supplies & Materials	1,757	4,876	42,227	33,127	53,636	20	58,520	25,373	56.61
536-5500-902.68-05	PROPERTY TAXES	0	8,479	136,920	131,845	123,871	0	132,358	513	99.61
536-5500-902.68-35	COLLECTION LOSSES	0	442	0	2,209	1,768	0	2,209	0	100.00
536-5500-902.68-80	LICENSES, FEES & PERMITS	0	2,706	943	13,178	14,624	0	17,328	4,150	76.05
*	Other Expenses	0	11,627	137,863	147,231	140,263	0	151,895	4,664	96.93
**	HOUSING	61,400	71,981	714,857	818,562	961,704	67,662	1,033,771	147,547	79.18
***	HOUSING	61,400	71,981	714,857	818,562	961,704	67,662	1,033,771	147,547	79.18
****	DEARBORN TOWERS FUND	61,400	71,981	714,857	818,562	961,704	67,662	1,033,771	147,547	79.18

City of Dearborn, Michigan

Combining Statement of Net Assets Nonmajor Enterprise Funds June 30, 2008

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Assets				
Current assets:				
Cash and cash equivalents	\$ 90,975	\$ 4,594,270	\$ 547,697	\$ 5,232,942
Accounts receivable (Net)	-	31,853	-	31,853
Accrued interest receivable	2,175	73,302	8,691	84,168
Due from other funds	151,506	-	-	151,506
Prepaid items	-	29,456	72,425	101,881
Inventories	63,706	-	-	63,706
Total current assets	<u>308,362</u>	<u>4,728,881</u>	<u>628,813</u>	<u>5,666,056</u>
Noncurrent assets:				
Restricted cash and investments:				
Debt service	162,446	-	-	162,446
Investments, long-term	-	3,769,653	446,960	4,216,613
Capital assets (Net)	3,005,352	3,925,499	679,923	7,610,774
Total noncurrent assets	<u>3,167,798</u>	<u>7,695,152</u>	<u>1,126,883</u>	<u>11,989,833</u>
Total assets	<u>3,476,160</u>	<u>12,424,033</u>	<u>1,755,696</u>	<u>17,655,889</u>

Liabilities				
Current liabilities:				
Accounts payable	32,943	42,493	51,475	126,911
Accrued interest payable	2,412	-	-	2,412
Accrued liabilities	36,506	23,423	-	59,929
Deposits/refunds payable	72,375	125,598	35,284	233,257
Due to other governments	5,423	-	-	5,423
Due to other funds	96,214	658	-	96,872
Deferred revenue	24,676	1,321	4,194	30,191
Current portion of long-term debt	197,026	-	-	197,026
Total current liabilities	<u>467,575</u>	<u>193,493</u>	<u>90,953</u>	<u>752,021</u>
Noncurrent liabilities:				
Other liabilities	31,619	149,576	-	181,195
Long-term debt, net of current portion	2,001,552	-	-	2,001,552
Advance from other funds	182,767	-	-	182,767
Total noncurrent liabilities	<u>2,215,938</u>	<u>149,576</u>	<u>-</u>	<u>2,365,514</u>
Total liabilities	<u>2,683,513</u>	<u>343,069</u>	<u>90,953</u>	<u>3,117,535</u>

Net Assets				
Invested in capital assets, net of debt	624,007	3,925,499	679,923	5,229,429
Restricted for:				
Debt Service	162,446	-	-	162,446
Unrestricted	6,194	8,155,465	984,820	9,146,479
Total net assets	<u>\$ 792,647</u>	<u>\$ 12,080,964</u>	<u>\$ 1,664,743</u>	<u>\$ 14,538,354</u>

City of Dearborn, Michigan

Combining Statement of Cash Flows Nonmajor Enterprise Funds Year Ended June 30, 2009

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating Income (loss)	\$ (80,374)	\$ 275,147	\$ (127,169)	\$ 67,604
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:				
Depreciation expense	263,275	238,071	30,964	532,310
Change in assets and liabilities:				
Accounts receivable	91,506	(36,333)	-	(36,333)
Due from other funds	-	(619)	-	(619)
Due from other governments	-	1,304	(2,578)	(1,274)
Prepaid items	4,292	-	-	4,292
Inventories	36,119	4,606	(33,359)	7,366
Accounts payable	(3,685)	9,627	-	5,942
Accrued liabilities	4,521	(337)	(3,656)	528
Customer deposits	2,860	18,426	-	21,286
Accrued vacation and sick leave	(96,214)	(601)	-	(96,815)
Due to other governments	(719)	-	-	(719)
Deferred revenue	1,347	3,607	(3,279)	1,675
Net cash provided (used) by operating activities	\$ 222,928	\$ 512,898	\$ (139,077)	\$ 596,749

City of Dearborn, Michigan

Combining Statement of Cash Flows Nonmajor Enterprise Funds Year Ended June 30, 2009

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Cash Flows from Operating Activities				
Receipts from customers	\$ 1,206,483	\$ 2,622,830	\$ 617,209	\$ 4,446,522
Payments to suppliers	(421,347)	(856,523)	(796,575)	(2,074,445)
Payments to employees	(666,890)	(1,532,819)	-	(2,199,709)
Internal activity	(4,708)	(601)	-	(5,309)
Other receipts (payments)	109,390	280,011	40,289	429,690
Net cash provided (used) by operating activities	222,928	512,898	(139,077)	596,749
Cash Flows from Noncapital Financing Activities				
Repayment of advance from other funds	(79,233)	-	-	(79,233)
Operating transfers in	220,000	-	-	220,000
Net cash provided by noncapital financing activities	140,767	-	-	140,767
Cash Flows from Capital and Related Financing Activities				
Principal paid on debt	(197,026)	-	-	(197,026)
Interest paid on debt	(94,956)	-	-	(94,956)
Net cash provided (used) by capital and related financing activities	(321,357)	-	-	(321,357)
Cash Flows from Investing Activities				
Net sale (purchase) of investments	(62,551)	(608,341)	26,410	(644,482)
Investment income	6,322	20,457	3,615	30,394
Net cash provided (used) by investing activities	(56,229)	(587,884)	30,025	(614,088)
Net Increase (Decrease) in Cash and Cash Equivalents	(13,891)	(74,986)	(109,052)	(197,929)
Cash and Cash Equivalents - Beginning of Year	253,421	4,594,270	547,697	5,395,388
Cash and Cash Equivalents - End of Year	\$ 239,530	\$ 4,519,284	\$ 438,645	\$ 5,197,459
Cash and Cash Equivalents - Unrestricted	\$ 72,554	\$ 4,519,284	\$ 438,645	\$ 5,030,483
Cash and Cash Equivalents - Restricted	166,976	-	-	166,976
Cash and Cash Equivalents - End of Year	\$ 239,530	\$ 4,519,284	\$ 438,645	\$ 5,197,459

City of Dearborn, Michigan

Combining Statement of Net Assets Nonmajor Enterprise Funds June 30, 2009

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Assets				
Current assets:				
Cash and cash equivalents	\$ 72,554	\$ 4,519,284	\$ 438,645	\$ 5,030,483
Accounts receivable (Net)	-	68,186	-	68,186
Accrued interest receivable	1,763	52,845	5,076	59,684
Due from other funds	60,000	619	-	60,619
Prepaid items	-	28,152	75,003	103,155
Inventories	59,414	-	-	59,414
Total current assets	193,731	4,669,086	518,724	5,381,541
Noncurrent assets:				
Restricted cash and investments:				
Debt service	166,976	-	-	166,976
Investments, long-term	62,551	4,377,994	420,550	4,861,095
Capital assets (Net)	2,771,452	3,687,428	648,959	7,107,839
Total noncurrent assets	3,000,979	8,065,422	1,069,509	12,135,910
Total assets	3,194,710	12,734,508	1,588,233	17,517,451
Liabilities				
Current liabilities:				
Accounts payable	69,062	47,101	18,116	134,279
Accrued interest payable	8,098	-	-	8,098
Accrued liabilities	32,821	37,977	915	71,713
Deposits/refunds payable	76,896	125,261	31,628	233,785
Due to other governments	4,704	-	-	4,704
Deferred revenue	-	57	-	57
Current portion of long-term debt	26,023	-	-	26,023
Total current liabilities	238,317	210,396	50,659	238,317
Noncurrent liabilities:				
Other liabilities	34,479	168,002	-	202,481
Long-term debt, net of current portion	1,763,235	-	-	1,763,235
Advance from other funds	103,534	-	-	103,534
Total noncurrent liabilities	1,901,248	168,002	-	2,069,250
Total liabilities	2,357,169	378,398	50,659	2,786,226
Net Assets				
Invested in capital assets, net of debt	769,900	3,687,428	648,959	5,106,287
Restricted for:				
Debt Service	166,976	-	-	166,976
Unrestricted	(99,335)	8,668,682	888,615	9,457,962
Total net assets	\$ 837,541	\$ 12,356,110	\$ 1,537,574	\$ 14,731,225

City of Dearborn, Michigan

Combining Statement of Revenues, Expenses, and Changes in Fund Net Assets Nonmajor Enterprise Funds Year Ended June 30, 2009

	Seniors		Dearborn		Total	
	Golf Course	Apartment Operating Fund	Towers Fund		Nonmajor Enterprise Funds	
Operating Revenues						
Sales	\$ 555,625	\$ -	\$ -	\$ 555,625		
Charges for services	448,590	890,788	-	1,339,378		
Rents and royalties	196,400	1,765,723	624,144	2,586,267		
Miscellaneous	71,956	18,652	13,344	103,952		
Total operating revenues	<u>1,272,571</u>	<u>2,675,163</u>	<u>637,488</u>	<u>4,585,222</u>		
Operating Expenses						
Personnel services	669,750	1,551,245	-	2,220,995		
Contractual services	57,186	106,090	181,172	344,448		
Insurance and bonds	3,750	85,369	121,486	210,605		
Utilities	42,036	440,673	107,049	589,758		
Repairs and maintenance	10,884	194,263	169,936	375,083		
Supplies	83,274	43,493	44,075	170,842		
Cost of sales	179,626	2,172	-	179,626		
Cost of rentals	5,730	-	-	7,902		
Taxes	-	238,071	136,920	136,920		
Depreciation	263,275	3,008	30,964	532,310		
Other	37,434	-	2,129	42,571		
Total operating expenses	<u>1,352,945</u>	<u>2,664,384</u>	<u>793,731</u>	<u>4,811,060</u>		
Operating Income (Loss)	(80,374)	10,779	(156,243)	(225,838)		
Nonoperating Revenues (Expenses)						
Investment income	5,910	264,367	29,074	299,351		
Other interest	(100,642)	-	-	(100,642)		
Total nonoperating revenues (expenses)	<u>(94,732)</u>	<u>264,367</u>	<u>29,074</u>	<u>198,709</u>		
Income (Loss) before Transfers	(175,106)	275,146	(127,169)	(27,129)		
Transfers						
Transfers in	220,000	-	-	220,000		
Transfers out	-	-	-	-		
Net transfers	<u>220,000</u>	<u>-</u>	<u>-</u>	<u>220,000</u>		
Net Income (Loss)	44,894	275,146	(127,169)	192,871		
Net Assets - Beginning of Year	792,647	12,080,964	1,664,743	14,538,354		
Net Assets - End of Year	<u>\$ 837,541</u>	<u>\$ 12,356,110</u>	<u>\$ 1,537,574</u>	<u>\$ 14,731,225</u>		

City of Dearborn, Michigan

Combining Statement of Revenues, Expenses, and Changes in Fund Net Assets Nonmajor Enterprise Funds Year Ended June 30, 2008

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Operating Revenues				
Sales	\$ 592,815	\$ -	\$ -	\$ 592,815
Charges for services	465,888	940,875	-	1,406,763
Rents and royalties	224,760	1,832,416	651,175	2,708,351
Miscellaneous	75,185	18,652	15,734	109,571
Total operating revenues	1,358,648	2,791,943	666,909	4,817,500
Operating Expenses				
Personnel services	697,300	1,479,825	-	2,177,125
Contractual services	63,745	95,379	176,910	336,034
Insurance and bonds	3,750	80,949	116,893	201,592
Utilities	47,840	137,085	139,286	324,211
Repairs and maintenance	19,123	460,533	102,143	581,799
Supplies	83,988	47,410	45,752	177,150
Cost of sales	169,491	-	-	169,491
Cost of rentals	4,998	2,310	-	7,308
Taxes	-	-	153,093	153,093
Depreciation	265,447	242,697	30,964	539,108
Other	61,760	4,846	6,667	73,273
Total operating expenses	1,417,442	2,551,034	771,708	4,740,184
Operating Income (Loss)	(58,794)	240,909	(104,799)	77,316
Nonoperating Revenues (Expenses)				
Investment Income	20,675	393,608	48,510	462,793
Other interest	(170,811)	-	-	(170,811)
Total nonoperating revenues (expenses)	(150,136)	393,608	48,510	291,982
Income (Loss) before Transfers	(208,930)	634,517	(56,289)	369,298
Transfers				
Transfers in	150,000	-	-	150,000
Transfers out	(150,000)	-	-	-
Net transfers	-	-	-	-
Net Income (Loss)	(58,930)	634,517	(56,289)	519,298
Net Assets - Beginning of Year	851,577	11,446,447	1,721,032	14,019,056
Net Assets - End of Year	\$ 792,647	\$ 12,080,964	\$ 1,664,743	\$ 14,538,354

City of Dearborn, Michigan

Combining Statement of Cash Flows Nonmajor Enterprise Funds Year Ended June 30, 2008

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Cash Flows from Operating Activities				
Receipts from customers	\$ 1,248,030	\$ 2,780,662	\$ 645,308	\$ 4,674,000
Payments to suppliers	(516,007)	(804,121)	(709,195)	(2,029,323)
Payments to employees	(693,902)	(1,470,713)	-	(2,164,615)
Other receipts (payments)	136,945	13,806	9,067	159,818
Net cash provided (used) by operating activities	115,849	502,308	(54,820)	563,337
Cash Flows from Noncapital Financing Activities				
Repayment of advance from other funds	(78,733)	-	-	(78,733)
Operating transfers in	150,000	-	-	150,000
Net cash provided by noncapital financing activities	71,267	-	-	71,267
Cash Flows from Capital and Related Financing Activities				
Principal paid on debt	(118,022)	-	-	(118,022)
Interest paid on debt	(188,102)	-	-	(188,102)
Net cash provided (used) by capital and related financing activities	(306,124)	-	-	(306,124)
Cash Flows from Investing Activities				
Net sale (purchase) of investments	-	(807,300)	(51,512)	(858,812)
Investment Income	20,704	367,970	46,182	434,856
Net cash provided (used) by investing activities	20,704	(439,330)	(5,330)	(423,956)
Net Increase (Decrease) in Cash and Cash Equivalents				
	(98,304)	62,978	(60,150)	(95,476)
Cash and Cash Equivalents - Beginning of Year	351,725	4,531,292	607,847	5,490,864
Cash and Cash Equivalents - End of Year	\$ 253,421	\$ 4,594,270	\$ 547,697	\$ 5,395,388
Cash and Cash Equivalents - Unrestricted	\$ 90,975	\$ 4,594,270	\$ 547,697	\$ 5,232,942
Cash and Cash Equivalents - Restricted	162,446	-	-	162,446
Cash and Cash Equivalents - End of Year	\$ 253,421	\$ 4,594,270	\$ 547,697	\$ 5,395,388

City of Dearborn, Michigan

Combining Statement of Cash Flows Nonmajor Enterprise Funds Year Ended June 30, 2008

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	\$ (58,794)	\$ 240,909	\$ (104,799)	\$ 77,316
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:				
Depreciation expense	265,447	242,698	30,964	539,109
Change in assets and liabilities:		(27,044)	-	(27,044)
Accounts receivable	-	38,760	-	38,760
Due from other governments	3,925	14,638	(2,949)	15,614
Prepaid items	(5,877)	-	-	(5,877)
Inventories	(8,403)	478	27,831	19,906
Accounts payable	10,280	4,428	-	14,708
Accrued liabilities	(35,982)	(3,602)	(1,505)	(41,089)
Customer deposits	3,398	9,112	-	12,510
Accrued vacation and sick leave	92,289	(17,326)	-	74,963
Due to other funds	523	-	-	523
Due to other governments	549	(743)	(4,362)	(4,556)
Deferred revenue				
Net cash provided (used) by operating activities	\$ 115,849	\$ 502,308	\$ (54,820)	\$ 563,337

City of Dearborn, Michigan

Combining Statement of Net Assets Nonmajor Enterprise Funds June 30, 2007

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Assets				
Current assets:				
Cash and cash equivalents	\$ 195,355	\$ 4,531,292	\$ 607,847	\$ 5,334,494
Accounts receivable (Net)	-	4,809	-	4,809
Accrued interest receivable	2,204	47,664	6,363	56,231
Due from other governments	-	38,760	-	38,760
Prepaid items	3,925	44,094	69,476	117,495
Inventories	57,829	-	-	57,829
Total current assets	259,313	4,666,619	683,686	5,609,618
Noncurrent assets:				
Restricted cash and investments:				
Debt service	156,370	-	-	156,370
Investments, long-term	3,270,799	2,962,353	395,448	3,357,801
Capital assets (Net)	3,427,169	4,168,197	710,887	8,149,883
Total noncurrent assets	3,686,482	7,130,550	1,106,335	11,664,054
Total assets	3,686,482	11,797,169	1,790,021	17,273,672

Liabilities				
Current liabilities:				
Accounts payable	41,346	42,015	23,644	107,005
Accrued interest payable	19,703	-	-	19,703
Accrued liabilities	26,226	18,995	-	45,221
Deposits/refunds payable	108,357	129,200	36,789	274,346
Due to other governments	4,900	-	-	4,900
Due to other funds	3,925	17,984	-	21,909
Deferred revenue	24,127	2,064	8,556	34,747
Current portion of long-term debt	205,000	-	-	205,000
Total current liabilities	433,584	210,258	68,989	712,831
Noncurrent liabilities:				
Other liabilities	28,221	140,464	-	168,685
Long-term debt, net of current portion	2,111,600	-	-	2,111,600
Advance from other funds	261,500	-	-	261,500
Total noncurrent liabilities	2,401,321	140,464	-	2,541,785
Total liabilities	2,834,905	350,722	68,989	3,254,616
Net Assets				
Invested in capital assets, net of debt	692,699	4,168,197	710,887	5,571,783
Restricted for:				
Debt Service	156,370	-	1,010,145	156,370
Unrestricted	2,508	7,278,250	1,721,032	8,290,903
Total net assets	\$ 851,577	\$ 11,446,447	\$ 1,721,032	\$ 14,019,056

City of Dearborn, Michigan

Combining Statement of Revenues, Expenses, and Changes in Fund Net Assets Nonmajor Enterprise Funds Year Ended June 30, 2007

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Operating Revenues				
Sales	\$ 626,147	\$ -	\$ -	\$ 626,147
Charges for services	484,154	867,930	-	1,352,084
Rents and royalties	212,203	1,814,414	629,323	2,655,940
Miscellaneous	92,378	26,511	14,577	133,466
Total operating revenues	1,414,882	2,708,855	643,900	4,767,637
Operating Expenses				
Personnel services	710,082	1,496,765	-	2,206,847
Contractual services	58,593	95,681	179,257	333,531
Insurance and bonds	3,750	70,079	90,477	164,306
Utilities	46,122	450,422	104,280	600,824
Repairs and maintenance	6,194	218,230	129,581	354,005
Supplies	70,055	45,249	51,065	166,369
Cost of sales	179,180	2,177	-	179,180
Cost of rentals	3,276	-	175,416	175,416
Taxes	274,207	246,632	30,964	551,803
Depreciation	56,530	6,030	2,266	64,826
Other	1,407,989	2,631,265	763,306	4,802,560
Total operating expenses	6,893	77,590	(119,406)	(34,923)
Operating Income (Loss)				
Nonoperating Revenues (Expenses)				
Investment income	11,202	365,023	50,507	426,732
Other interest	(149,386)	-	-	(149,386)
Total nonoperating revenues (expenses)	(138,184)	365,023	50,507	277,346
Income (Loss) before Transfers	(131,291)	442,613	(68,899)	242,423
Transfers				
Transfers in	135,000	-	-	135,000
Transfers out	-	-	-	-
Net transfers	135,000	-	-	135,000
Net Income (Loss)				
Net Assets - Beginning of Year	847,868	11,003,834	1,789,931	13,641,633
Net Assets - End of Year	\$ 851,577	\$ 11,446,447	\$ 1,721,032	\$ 14,019,056

City of Dearborn, Michigan

Combining Statement of Cash Flows Nonmajor Enterprise Funds Year Ended June 30, 2007

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Cash Flows from Operating Activities				
Receipts from customers	\$ 1,310,494	\$ 2,671,882	\$ 637,234	\$ 4,619,610
Payments to suppliers	(463,079)	(968,397)	(769,420)	(2,200,896)
Payments to employees	(703,255)	(1,465,816)	-	(2,169,071)
Other receipts (payments)	148,908	20,481	12,311	181,700
Net cash provided (used) by operating activities	295,635	276,134	(119,875)	451,894
Cash Flows from Noncapital Financing Activities				
Repayment of advance from other funds	(38,167)	-	-	(38,167)
Operating transfers in	135,000	-	-	135,000
Operating transfers out	-	-	-	-
Net cash provided by noncapital financing activities	96,833	-	-	96,833
Cash Flows from Capital and Related Financing Activities				
Acquisition and construction of capital assets	(28,995)	(9,681)	-	(38,676)
Principal paid on debt	(178,200)	-	-	(178,200)
Interest paid on debt	(151,093)	-	-	(151,093)
Net cash provided (used) by capital and related financing activities	(358,288)	(9,681)	-	(367,969)
Cash Flows from Investing Activities				
Net sale (purchase) of investments	-	(352,962)	7,122	(345,840)
Investment income	11,953	383,629	54,368	449,950
Net cash provided (used) by investing activities	11,953	30,667	61,490	104,110
Net Increase (Decrease) in Cash and Cash Equivalents	46,133	297,120	(58,385)	284,868
Cash and Cash Equivalents - Beginning of Year	305,592	4,234,172	666,232	5,205,996
Cash and Cash Equivalents - End of Year	\$ 351,725	\$ 4,531,292	\$ 607,847	\$ 5,490,864
Cash and Cash Equivalents - Unrestricted	\$ 195,355	\$ 4,531,292	\$ 607,847	\$ 5,334,494
Cash and Cash Equivalents - Restricted	156,370	-	-	156,370
Cash and Cash Equivalents - End of Year	\$ 351,725	\$ 4,531,292	\$ 607,847	\$ 5,490,864

City of Dearborn, Michigan

Combining Statement of Cash Flows Nonmajor Enterprise Funds Year Ended June 30, 2007

	Golf Course	Seniors Apartment Operating Fund	Dearborn Towers Fund	Total Nonmajor Enterprise Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating Income (loss)	\$ 6,893	\$ 77,590	\$ (119,406)	\$ (34,923)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:				
Depreciation expense	274,207	246,632	30,964	551,803
Change in assets and liabilities:				
Accounts receivable	320	28,847	-	29,167
Prepaid items	-	(38,760)	-	(38,760)
Inventories	(68)	(3,995)	(26,545)	(30,608)
Accounts payable	2,759	-	(12,799)	(51,119)
Accrued liabilities	16,167	(54,487)	-	(29,109)
Customer deposits	(1,032)	(28,077)	-	(15,756)
Accrued vacation and sick leave	(15,967)	(637)	848	37,776
Due to other funds	6,827	30,949	-	20,551
Due to other governments	2,567	17,984	-	(675)
Deferred revenue	(675)	-	-	10,788
	3,637	88	7,063	
Net cash provided (used) by operating activities	\$ 295,635	\$ 276,134	\$ (119,875)	\$ 451,894

Part 2: THIS DECLARATION PAGE WITH POLICY PROVISIONS - PART 1 AND ENDORSEMENTS, IF ANY ISSUED TO FORM A PART THEREOF, COMPLETE THE BELOW NUMBERED CITIZENS PROPERTY INSURANCE CORPORATION POLICY. **CITIZENS PROPERTY INSURANCE CORPORATION WIND ONLY POLICY**

6676 Corporate Center Parkway, Jacksonville, Florida 32216-0971



INSURED NAME AND ADDRESS

FORM 12-A

DEARBORN TOWERS
4500 MAPLE
DEARBORN, MI 48126

COMMERCIAL-RESIDENTIAL

POLICY TERM 2/12/2010 TO 2/12/2011 AT 12:01 A.M. (EST) CITIZENS POLICY NO. 1449024
 INJECTION RATE EXPIRATION DATE This is your Policy Declaration Page - This is not a Bill - DO NOT PAY PAGE 2

Item No.	Building	Amount of Insurance	Consent	Percent of Collocation Applicable	DEDUCTIBLES	Hurricane/Other Wind	Tellery	Premium
1	14,734,000	\$	271,428	80	\$	442,020/442,020	T-42	\$83,389
EIGHT STORY WIND RESISTIVE (88) UNIT APARTMENT K/A DEARBORN TOWERS LOC: 223 ISLAND WAY CLEARWATER BEACH, PINELLAS FL 33767-2269 8 story, Wind Resistive, roof covering: Level A, Roof Deck Attachment-B and Year Built Verified: No -1960 If the above characteristics do not accurately describe your dwelling, contact your agent.								

Total Coverage:	\$15,005,428	Payment Plan:	Full Pay	Total Premium:	\$99,957
Hurricane Premium	\$77,521			2005 Citizens Property Insurance Corporation Emergency Assessment	\$1,167
Non-Hurricane Premium	\$5,888			2005 Florida Hurricane Catastrophe Fund (HICF) Emergency Assessment	\$834
Tax Exempt Surcharge	\$1,459			Catastrophe Reinsurance Surcharge	\$12,508
				2007 Florida Insurance Guaranty Association Regular Assessment	\$600

Subject to Form No(s): CTT CR2 01 10 CRW 01 10 01 10
 Mortgage/Loss Payee:

Agent: CARLSIE FIELDS & COMPANY 9344
 P.O. BOX 1027
 CLEARWATER, FL 33757
 (727) 437-4201

Payee: INSURED
 Date: 2/16/2010

Processed by:
Flood Insurance Processing Center
P.O. Box 2057 Kalamazoo MI 49003-2057

POLICY #: 99013640122010

To report a claim call: (800) 759-8656



FLOOD POLICY DECLARATIONS

Policy Renewal

TYPE: GENERAL

POLICY PERIOD: 2/15/2010 to 2/15/2011

These Declarations are effective as of: 2/15/2010 at 12:01 AM

INSURED NAME & ADDRESS - INS
CITY OF DEARBORN
13615 MICHIGAN AVE
DEARBORN, MI 48126-3545

PRODUCER NAME & MAILING ADDRESS

PRODUCER#: 04500-21220-799
BROWN & BROWN OF FLORIDA INC
3101 W DR MLK BLVD STE 400
TAMPA, FL 33607-6200
PHONE# (863) 293-7288

POLICY INFORMATION

PREMIUM PAYOR: Insured
INSURED PROPERTY ADDRESS
223 ISLAND WAY
CLEARWATER BEACH, FL 33767-2269

COMMUNITY NAME
BRADENTON BEACH, CITY OF

COMMUNITY NUMBER
1250910000C
POLICY TERM: One Year

BUILDING DESCRIPTION
Other Residential
Three or More Floors
Elevated Without Enclosure

Coverage Limitations May Apply, Refer
to your Standard Flood Insurance
Policy for details.

COMMENTS LOCATION
Lowest Floor Above Ground
Level and Higher Floors

PROGRAM

FLOOD ZONE

CONSTRUCTION

Regular

AE

Pre-Film
Construction

COVERAGE & RATING INFORMATION
BUILDING

COMMENTS

PREMIUM PAID

Coverage:	\$250,000	Coverage:	\$71,100	Premium Subtotal:	\$2,790.00
Deductible:	\$2,000	Deductible:	\$2,000	Premium Subtotal:	\$.00
Rates:	.760/ 1.190	Rates:	.960/ .710	ICC Premium:	\$60.00
				CRS Discount:	\$570.00
				Expense Constant:	\$.00
				Federal Policy Fee:	\$35.00
				Endorsement Amount:	\$.00

FIRST MORTGAGEE

SECOND MORTGAGEE
Total Premium: \$2,315.00

Handwritten initials: sk, E

This Declaration Page, in conjunction with the policy, constitutes your Flood Insurance Policy.
IN WITNESS WHEREOF, we have signed this policy below and hereby enter into this Insurance Agreement.

Handwritten signature: Pamela Cyere
President

Handwritten signature: M. B. Miller
Secretary

INSURED COPY
1/26/2010
1R

THE CINCINNATI INSURANCE COMPANY

(513) 870-2000

BNS 270 26 62

Previous Policy Number

A Stock Insurance Company NETWORK SYSTEMS MACHINERY AND EQUIPMENT POLICY DECLARATIONS

RENEWAL

DECLARATIONS POLICY NUMBER **BNS 270 26 62**

NAMED INSURED
CITY OF DEARBORN DBA DEARBORN TOWERS

MAILING ADDRESS 13615 MICHIGAN AVENUE
DEARBORN, MI 48126

Policy Period: At 12:01 A.M., STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE FROM: **02-09-2010** TO: **02-09-2011**

Total Annual Premium \$ **1,688.** Deductible \$ **500.**

Installation Payments	First Installation	Remaining Installation
ANNUAL	\$ 1,688.*	\$ NIL

***INCLUDES A \$24. TERRORISM PREMIUM**
***PLUS FHC# ASSESSMENT - \$17. FLAT**
***PLUS FIGA 2007 ASSESSMENT - \$27. FLAT**
***PLUS FIGA 2006 ASSESSMENT - \$7. FLAT**
***PLUS FIGA EMERGENCY 2006 ASSESSMENT - \$7. FLAT**

Location (address)
223 ISLAND WAY, CLEARWATER, FL 33767

Business Description

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY. FORMS AND/OR ENDORSEMENTS APPLICABLE TO NETWORK SYSTEMS MACHINERY AND EQUIPMENT COVERAGE PART:

BA101	12/99	IA448	07/01	IA4198FL	12/08	IA4236FL	01/08
IA4238FL	01/08	IA4239	01/06	IA4303FL	01/07	IA4328FL	07/09
IA4338	01/09	IA4362FL	07/09	IA4363FL	07/09	IL0175	09/07
IP412	12/92	IP446	08/01				

Agency CARLISLE, FIELDS & COMPANY, LLC 09-092
City CLEARWATER, FL

02-05-2010 GH6

Countersigned ajalio By Shelley
(Date) (Authorized Representative)

ORIGINAL

Chubb Custom Insurance Company

15 Mountain View Road, Warren, NJ 07059

Please forward correspondence and claims to our Administrative Office: WKF&C Agency, Inc.

One Huntington Quadrangle
Suite 4N20

Melville, NY 11747

POLICY NUMBER MUST APPEAR ON ALL
CORRESPONDENCE

(1)
Policy Number
79589927-00

POLICY PERIOD	Expiration Date	RENEWAL OF NUMBER	Account Number
Effective Date 02/09/2010	02/09/2011	AI 12:01 A.M. Standard Time at Your Mailing Address Shown Below.	

COMMON POLICY DECLARATIONS

NAMED INSURED AND ADDRESS
Dearborn Towers and City of Dearborn
4500 Maple Street
Dearborn, MI 48126

PRODUCER NAME AND ADDRESS
All Risks Ltd.-Olsmar
640 Brooker Creek Blvd
Olsmar, FL 34677
Phone: 813-864-8034

BUSINESS DESCRIPTIONS: APARTMENT BUILDING OPERATORS

In return for the payment of the premium and subject to all the terms of this policy, the company indicated above agrees to provide the insurance stated in this policy.

PREMIUM SUMMARY:

This policy consists of the following coverage parts for which a premium is indicated. This premium may be subject to adjustment.	
Commercial Property Coverage Non-Terrorism Part	\$13,970.00
Commercial Property Coverage Terrorism Part	\$1,397.00
Commercial Inland Marine Coverage Non-Terrorism Part	\$0.00
Commercial Inland Marine Coverage Terrorism Part	\$0.00
Commercial Crime Coverage Part	\$0.00
Commercial Auto Coverage Part	\$0.00
Commercial Equipment Breakdown Coverage Part	\$0.00
The Hurricane Catastrophe Fund	
Assessment Fee of 1% Applies To All Florida Policies.	Inspection Fee
Florida Premium	\$200.00
A Fee of \$4.00 applies To the EMPA	
Trust Fund for All Florida Policies.	

Policy Fee: 35.00
 Inspection Fee: 200.00
 FL SL Tax: 280.70
 FLSO Service Fee: 15.40
 Hurricane Cat. Fund: 154.00
 Children Assess Fee: 218.43
 EMPA Surcharge: 14.72
Total: 14,722.15

COMMERCIAL PROPERTY POLICY
 125 W. Indianapolis Rd, St. #203
 LIC # A290258
 Joplin, FL 32458
 PROD. # 61 Pat A. Carlisle
 Street 600 Cleveland Street FL 6
 City Clearwater FL 33755-4107
 This insurance is issued pursuant to the Florida
 Surplus Lines Laws. Persons insured by Surplus
 Lines Carriers do not have the protection of the
 Florida Insurance Guaranty Act to the extent of
 any right of recovery for the obligation of an
 insolvent underwriter's insurer.
 Quarter 1st 2010
 Premium 15,002.20 Tax 78.10
 Agents Countersignature *[Signature]*

Minimum Earned % 25.00%
 TOTAL \$15,567.00

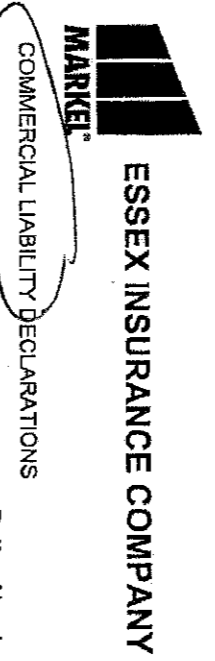
Authorized Signature *[Signature]*

FORM(S) AND ENDORSEMENT(S) MADE A PART OF THIS POLICY AT TIME OF ISSUE*

*Omits applicable forms and endorsements if shown in specific Coverage Part/Coverage Form Declarations.

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

Policy Fee: 351.00
 Inspection Fee: 511.25
 FL St. Tax: 110.3
 FLSO Service Fee: 110.25
 Hurricane Cal. Fund: 110.25
 Citizens Assess Fee: 110.25
 EMIPA Surcharge: 110.25



Policy Number
 3DD0828

Renewal of Policy Number 3DA7347
 Item 1. Named Insured and Mailing Address:
 DEARBORN TOWERS

4500 MAPLE DEARBORN MI 48126

Item 2. Policy Period From: 02/09/2010 To: 02/09/2011 Term: ANNUAL
 12:01 A.M. Standard Time at the address of the Named Insured as stated herein.

Item 3. Retroactive Date:
 Item 4. Business Description: APARTMENTS

Item 5. In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.
 This policy consists of the following coverage parts for which a premium is indicated. Where no premium is shown, there is no coverage. This premium may be subject to adjustment.

Coverage Part(s)	Form No. and Edition Date	Premium
Commercial General Liability Coverage Part	CG0001 (12/07)	\$ 10,660.00
Professional Liability Coverage Part	SURPLUS LINES MARRIOTT M. BARR LIC # 4290008	\$ NOT COV'D
TRIA	125 W. Industrial Lighter Fe. 39458 PROD. AGT. <u>PAV. COLLISIE</u> Street <u>2001 W. KENYON ST</u> City <u>CLACKAMAS WA 97030</u>	\$ 330.00
This insurance is issued pursuant to the Florida Surplus Lines Laws. Persons Insured by Surplus Lines Carriers do not have the protection of the Florida Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insured or licensed insurer.		
Quarter	<u>1ST 2010</u>	\$
Premium	<u>110.25</u>	\$
Agents Counter Signature	<u>M. BARR</u>	\$
Total		\$ 10,990.00

Audit Period Annual unless otherwise stated:
 Item 6. Forms and endorsements applicable to all Coverage Parts: 011-1061(09-02) SHOW NUMBERS

Agent Name and Address: All Risks, Ltd. - FL, 3363 W. Commercial Blvd, Suite 115, Fort Lauderdale, FL 33309
 Agent Number: 06820
 Program Code:
 Underwriter Name: MATT BACHA

Countersigned: 02/19/2010 DPB BY Yvonne M. Barr
 AUTHORIZED REPRESENTATIVE
 THIS COMMERCIAL LIABILITY DECLARATION AND THE SUPPLEMENTAL DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS,
 COVERAGE FORM(S) AND ENDORSEMENTS COMPLETE THE ABOVE NUMBERED POLICY.
 INSURED



City of Dearborn Housing

Department and Commission

13615 Michigan Avenue
Dearborn, MI 48126
AR Batch Listing

DDT

Batch #: 117006
Type: Monthly Process
Cutoff Calendar Process Date: 6/1/2010

Status: Posted
Status Date: 5/28/2010

Participant	Do Not Receipt Codes	Tran Type	AR Code	Date	Tran #	Description	Tran Amount	Participant Total
Anderson, Wayne C		Charge	Carpport & Boatslips	6/1/2010	167498	06/01/2010 Rec Chrg - Carpport & Boatslips	\$40.00	\$852.00
		Charge	Dwelling Rental	6/1/2010	167497	06/01/2010 Dwelling Rental	\$812.00	
Archibald, James W		Charge	Carpport & Boatslips	6/1/2010	167508	06/01/2010 Rec Chrg - Carpport & Boatslips	\$40.00	\$965.00
		Charge	Dwelling Rental	6/1/2010	167507	06/01/2010 Dwelling Rental	\$925.00	
Barbo, Mary K		Charge	Carpport & Boatslips	6/1/2010	167566	06/01/2010 Rec Chrg - Carpport & Boatslips - eft.	\$40.00	\$632.00
		Charge	Dwelling Rental	6/1/2010	167565	06/01/2010 Dwelling Rental	\$592.00	
Biggers, Robert		Charge	Dwelling Rental	6/1/2010	167542	06/01/2010 Dwelling Rental	\$925.00	\$925.00
Carpenter, Barbara L		Charge	Dwelling Rental	6/1/2010	167523	06/01/2010 Dwelling Rental	\$651.00	\$651.00
Columbus, Evelyn		Charge	Carpport & Boatslips	6/1/2010	167502	06/01/2010 Rec Chrg - Carpport & Boatslips	\$40.00	\$849.00
		Charge	Dwelling Rental	6/1/2010	167501	06/01/2010 Dwelling Rental	\$809.00	
Conway, Susan C		Charge	Dwelling Rental	6/1/2010	167562	06/01/2010 Dwelling Rental	\$845.00	\$845.00
Dennis, Donna M		Charge	Dwelling Rental	6/1/2010	167559	06/01/2010 Dwelling Rental	\$651.00	\$651.00
Eddolls, Dennis		Charge	Dwelling Rental	6/1/2010	167522	06/01/2010 Dwelling Rental	\$690.00	\$690.00
Egan, Margaret		Charge	Dwelling Rental	6/1/2010	167510	06/01/2010 Dwelling Rental	\$592.00	\$592.00
Ellis, John G		Charge	Dwelling Rental	6/1/2010	167503	06/01/2010 Dwelling Rental	\$884.00	\$884.00
Esch, Arthur L		Charge	Dwelling Rental	6/1/2010	167524	06/01/2010 Dwelling Rental	\$610.00	\$610.00
Fitzgerald, Lisa M		Charge	Dwelling Rental	6/1/2010	167540	06/01/2010 Dwelling Rental	\$592.00	\$592.00
Furdak, Joseph A		Charge	Dwelling Rental	6/1/2010	167525	06/01/2010 Dwelling Rental	\$626.00	\$626.00
Garza, Rannio E		Charge	Carpport & Boatslips	6/1/2010	167555	06/01/2010 Rec Chrg - Carpport & Boatslips	\$40.00	\$691.00
		Charge	Dwelling Rental	6/1/2010	167554	06/01/2010 Dwelling Rental	\$651.00	
Gray, Robert F		Charge	Dwelling Rental	6/1/2010	167549	06/01/2010 Dwelling Rental	\$550.00	\$550.00
Hackett, Sheri A		Charge	Dwelling Rental	6/1/2010	167521	06/01/2010 Dwelling Rental	\$610.00	\$610.00
Hahn, Barbara F		Charge	Dwelling Rental	6/1/2010	167548	06/01/2010 Dwelling Rental	\$845.00	\$885.00
		Charge	Carpport & Boatslips	6/1/2010	167547	06/01/2010 Rec Chrg - Carpport & Boatslips	\$40.00	
Hall, John		Charge	Carpport & Boatslips	6/1/2010	167533	06/01/2010 Rec Chrg - Carpport & Boatslips	\$40.00	\$849.00
		Charge	Dwelling Rental	6/1/2010	167532	06/01/2010 Dwelling Rental	\$809.00	
Harder, Richard C		Payment Tra	Dwelling Rental	5/28/2010	167576	Prepay Applic. Adj - 06/01/2010 Dwelling Rental	\$-770.00	\$809.00
		Payment Tra	Prepayment	5/28/2010	167575	Prepay Applic. Adj - Pmt Rec #113274	\$770.00	
		Charge	Dwelling Rental	6/1/2010	167563	06/01/2010 Dwelling Rental	\$809.00	
Harp, Thomas		Charge	Dwelling Rental	6/1/2010	167544	06/01/2010 Dwelling Rental	\$884.00	\$884.00
Johnson, Melvin C		Charge	Dwelling Rental	6/1/2010	167511	06/01/2010 Dwelling Rental	\$769.00	\$769.00
Karrick, Ruth R		Charge	Dwelling Rental	6/1/2010	167500	06/01/2010 Dwelling Rental	\$728.00	\$768.00
		Charge	Carpport & Boatslips	6/1/2010	167499	06/01/2010 Rec Chrg - Carpport & Boatslips -beginn	\$40.00	

* Resident is not currently in a unit

By: Mihelich, Christine

Batch #: 117006
 Type: Monthly Process
 Utoff Calendar Process Date: 6/1/2010

AR Batch Listing
 Status: Posted
 Status Date: 5/28/2010

Participant	Do Not Receipt Codes	Tran Type	AR Code	Date	Tran #	Description	Tran Amount	Participant Total
Kilgore, Gladys		Charge	Dwelling Rental	6/1/2010	167553	06/01/2010 Dwelling Rental	\$610.00	\$650.00
		Charge	Carport & Boatslips	6/1/2010	167552	06/01/2010 Rec Chrg - Carport & Boatslips	\$40.00	
Kinney, June C		Charge	Dwelling Rental	6/1/2010	167509	06/01/2010 Dwelling Rental	\$626.00	\$626.00
		Charge	Carport & Boatslips	6/1/2010	167520	06/01/2010 Rec Chrg - Carport & Boatslips	\$40.00	\$809.00
Kosowski, Frank		Charge	Dwelling Rental	6/1/2010	167519	06/01/2010 Dwelling Rental	\$769.00	
		Charge	Carport & Boatslips	6/1/2010	167568	06/01/2010 Dwelling Rental	\$626.00	\$666.00
Kostoff, Paul S		Charge	Carport & Boatslips	6/1/2010	167567	06/01/2010 Rec Chrg - Carport & Boatslips	\$40.00	
		Charge	Dwelling Rental	6/1/2010	167538	06/01/2010 Dwelling Rental	\$769.00	\$769.00
Libbrecht, Robert		Charge	Dwelling Rental	6/1/2010	167556	06/01/2010 Dwelling Rental	\$809.00	\$809.00
		Charge	Dwelling Rental	6/1/2010	167530	06/01/2010 Dwelling Rental	\$651.00	\$651.00
Lintol, Mary Lou		Charge	Dwelling Rental	6/1/2010	167506	06/01/2010 Dwelling Rental	\$845.00	\$845.00
		Charge	Dwelling Rental	6/1/2010	167526	06/01/2010 Dwelling Rental	\$845.00	\$845.00
Maguire, Joseph M		Charge	Dwelling Rental	6/1/2010	167513	06/01/2010 Dwelling Rental	\$769.00	\$769.00
		Charge	Carport & Boatslips	6/1/2010	167505	06/01/2010 Rec Chrg - Carport & Boatslips	\$40.00	\$768.00
Martin, William M		Charge	Dwelling Rental	6/1/2010	167504	06/01/2010 Dwelling Rental	\$728.00	
		Charge	Dwelling Rental	6/1/2010	167560	06/01/2010 Dwelling Rental	\$925.00	\$925.00
May, Thomas E		Charge	Carport & Boatslips	6/1/2010	167495	06/01/2010 Rec Chrg - Carport & Boatslips	\$40.00	\$924.00
		Charge	Dwelling Rental	6/1/2010	167494	06/01/2010 Dwelling Rental	\$884.00	
Mieksyn, Michael		Charge	Dwelling Rental	6/1/2010	167529	06/01/2010 Dwelling Rental	\$769.00	\$769.00
		Charge	Dwelling Rental	6/1/2010	167537	06/01/2010 Dwelling Rental	\$805.00	\$805.00
Mutchay, William C		Charge	Dwelling Rental	6/1/2010	167558	06/01/2010 Dwelling Rental	\$925.00	\$925.00
		Charge	Dwelling Rental	6/1/2010	167516	06/01/2010 Dwelling Rental	\$884.00	\$884.00
Nabozny, Richard L		Charge	Dwelling Rental	6/1/2010	167493	06/01/2010 Dwelling Rental	\$92.00	\$592.00
		Charge	Carport & Boatslips	6/1/2010	167536	06/01/2010 Rec Chrg - Carport & Boatslips	\$40.00	\$809.00
Nicholas, William M		Charge	Dwelling Rental	6/1/2010	167535	06/01/2010 Dwelling Rental	\$769.00	
		Charge	Dwelling Rental	6/1/2010	167534	06/01/2010 Dwelling Rental	\$610.00	\$610.00
O'Brien, Catherine L		Charge	Dwelling Rental	6/1/2010	167543	06/01/2010 Dwelling Rental	\$945.00	\$845.00
		Charge	Dwelling Rental	6/1/2010	167541	06/01/2010 Dwelling Rental	\$884.00	\$884.00
Phillips, Dolores L		Charge	Carport & Boatslips	6/1/2010	167515	06/01/2010 Rec Chrg - Carport & Boatslips	\$40.00	\$885.00
		Charge	Dwelling Rental	6/1/2010	167514	06/01/2010 Dwelling Rental	\$845.00	
Quick, Dolores A		Charge	Carport & Boatslips	6/1/2010	167574	Prepay Applic Adj - 06/01/2010 Rec Chrg - Carport	\$-40.00	\$885.00
		Charge	Prepayment	5/28/2010	167573	Prepay Applic Adj - Pmt Rec #103474	\$40.00	
Ramm, Robert		Charge	Dwelling Rental	5/28/2010	167572	Prepay Applic Adj - 06/01/2010 Dwelling Rental	\$-845.00	
		Charge	Prepayment	5/28/2010	167571	Prepay Applic Adj - Pmt Rec #103474	\$845.00	
Riell, Alfred T		Charge	Carport & Boatslips	6/1/2010	167551	06/01/2010 Rec Chrg - Carport & Boatslips	\$40.00	\$885.00
		Charge	Dwelling Rental	6/1/2010	167550	06/01/2010 Dwelling Rental	\$845.00	
Richardson, Byron E		Charge	Dwelling Rental	6/1/2010	167539	06/01/2010 Dwelling Rental	\$592.00	\$592.00
		Charge	Dwelling Rental	6/1/2010	167539	06/01/2010 Dwelling Rental	\$592.00	\$592.00

* Resident is not currently in a unit

By: Minelich, Christine

5/28/2010 12:47:20PM

Batch #: 117006
 Type: Monthly Process
 Month Calendar Process Date: 6/1/2010

AR Batch Listing
 Status: Posted
 Status Date: 5/28/2010

Participant	Do Not Receipt Codes	Tran Type	AR Code	Date	Tran #	Description	Tran Amount	Participant Total
Romanski, Donald A		Charge	Dwelling Rental	6/1/2010	167518	06/01/2010 Dwelling Rental	\$884.00	\$884.00
Schofield, William		Charge	Dwelling Rental	6/1/2010	167512	06/01/2010 Dwelling Rental	\$728.00	\$728.00
Short, William L		Charge	Carport & Boatslips	6/1/2010	167546	06/01/2010 Rec Chrg - Carport & Boatslips	\$120.00	\$893.00
		Charge	Dwelling Rental	6/1/2010	167545	06/01/2010 Dwelling Rental	\$773.00	
Stahnowski, Cleus		Charge	Dwelling Rental	6/1/2010	167561	06/01/2010 Dwelling Rental	\$626.00	\$626.00
Smiljan, Gabriel		Charge	Dwelling Rental	6/1/2010	167517	06/01/2010 Dwelling Rental	\$728.00	\$728.00
Smith, Gregory L		Charge	Dwelling Rental	6/1/2010	167564	06/01/2010 Dwelling Rental	\$610.00	\$610.00
Sopchak, Joseph		Charge	Dwelling Rental	6/1/2010	167496	06/01/2010 Dwelling Rental	\$845.00	\$845.00
Targan, Eva J		Charge	Dwelling Rental	6/1/2010	167531	06/01/2010 Dwelling Rental	\$610.00	\$610.00
Trudeau, Richard		Charge	Dwelling Rental	6/1/2010	167557	06/01/2010 Dwelling Rental	\$884.00	\$884.00
Winshurst, James M		Payment Tra	Dwelling Rental	5/28/2010	167570	Prepay Applic Adj - 06/01/2010 Dwelling Rental	\$-9.00	\$691.00
		Payment Tra	Prepayment	5/28/2010	167569	Prepay Applic Adj - Part Rec:#113043	\$9.00	
		Charge	Carport & Boatslips	6/1/2010	167528	06/01/2010 Rec Chrg - Carport & Boatslips - begin	\$40.00	
		Charge	Dwelling Rental	6/1/2010	167527	06/01/2010 Dwelling Rental	\$651.00	

Total for Batch # 117006 **\$44,219.00**
 Grand Total for all Selected Batches **\$44,219.00**

End of Report

LEASE AGREEMENT

**DEARBORN TOWERS
223 ISLAND WAY
CLEARWATER, FL 33767**

I. A. UNIT NUMBER: _____

B. DATE OF AGREEMENT AND PARTIES:

This agreement, made in triplicate, this _____ day of _____, 20_____, between the City of Dearborn, 13615 Michigan Avenue, Dearborn, Michigan, 48126 hereinafter called the LANDLORD, and _____, 223 Island Way, Clearwater, Florida, 33767, hereinafter called the TENANT. The Management Company and on-site building manager shall be hereinafter called MANAGEMENT, or BUILDING MANAGER.

C. TERMS OF AGREEMENT:

1. The Landlord hereby leases to the Tenant, and the Tenant hires from the Landlord, the premises designated as Apartment No. _____ at Dearborn Towers, Clearwater, Florida, for the term beginning on the _____ day of _____, 20_____, and ending on the _____ day of _____, 20_____, at a rental of: _____ (\$_____) Dollars each month during the term.
2. Unless terminated as provided herein, this Lease shall be renewed for successive annual terms, subject to rent adjustments and verifications, by a 30 day "Lease Extension Notice". If the Tenant chooses to not renew the lease in strict accord with the "Lease Extension Notice", the Tenant shall immediately notify the Landlord and vacate the premises as provided herein.

D. OCCUPANCY OF THE UNIT:

The above designated unit is for the exclusive use and occupancy of the Tenant, in accordance with Section III hereof. The members of the household who will reside in the unit include and are limited to the following:

_____ And _____

Tenants shall not assign or sublet the premises, only the Tenants signing the lease shall be considered "TENANTS" under the terms of this lease and Rules of Occupancy.

II.

TENANT PAYMENTS:

A. RENT: Shall be payable monthly in advance on the first of each month beginning _____. All rental payments are to be made by check or money order payable to the CITY OF DEARBORN, no later than the 5th (fifth) of each month, at the Dearborn Towers Building Management Office, 223 Island Way, Clearwater, Florida, 33767. Rent is considered delinquent after the fifth calendar day of the month. Late charges -- A charge of \$1.00 per day late for rent or other charges paid after the fifth calendar day of the month. (Late fee starts from the 1st of the month.)

B. REPAIR CHARGES: The tenant shall be charged a reasonable cost for all damages to the premises, project buildings, facilities, or common areas caused by the Tenant(s) or guests other than ordinary wear and tear. The charges addressed under this subsection shall become due and payable on the first day of the second month following the month in which the charge is made.

C. UTILITIES AND FURNISHINGS:

1. Water, sewage, and garbage collection, shall be provided by the Landlord of all Tenants in amounts and at times as necessary or as specified by local law. Tenant agrees to immediately notify Management of any interruption of any utility to the units. Tenant agrees to pay all charges for electricity and heat.
2. The dwelling unit shall include a stove and refrigerator provided by the Landlord.
3. The Landlord and/or the Management shall not be responsible or liable for failure to supply any utilities for reasons beyond its control.

D. SECURITY DEPOSIT: The security deposit in the amount of \$_____ is to be used by the Landlord at the termination of this lease to reimburse Landlord for actual damages to the rental unit hereinafore described or any ancillary facility that are the direct result of conduct not reasonably expected in normal course of rehabilitation of a dwelling, or to pay Landlord for all rent in arrearage under this lease agreement, or for utility bills not paid by Tenant. This Security Deposit will be returned to the Tenant upon move-out only after the following conditions have been met.

1. All monies owed the City of Dearborn are paid in full.
2. All damages to the apartment due to Tenant carelessness must be repaired to the satisfaction of the Director or Designee.
3. A formal move-out inspection must be completed and signed by the Building Manager or Designee, and the Tenant or Tenant Representative.
4. Keys must be turned in to the Building Manager.
5. Tenant must provide a forwarding address.

If deductions are made, Management will give Tenant a written statement of any such costs for damage and/or other charges to be deducted from the security deposit. The security deposit may not be used to pay rent or other charges while Tenant occupies the dwelling unit.

III. TENANT OBLIGATIONS

The Tenant for himself and his heirs, executors, administrators, and assigns, agree as follows:

- A. To pay all charges due under this lease, as stated in Section II, promptly when due, without any deductions whatsoever, and without any obligation on the part of the Landlord to make any demand for the same.
- B. To pay all charges for utilities, as they become due.
- C. To use the premises only for lawful purposes and to occupy the same only as a dwelling.
- D. To use the premises solely as a private dwelling of the Tenant and the Tenant's household as identified in Section I of this lease, and not to use or permit its use for any other purpose.
- E. Not to assign or sublet the premises.
- F. To abide by necessary and reasonable regulations (Rules of Occupancy for Dearborn Towers) promulgated by Management for the benefit and well being of the housing project and the Tenants which shall be posted in the Management Office and incorporated by reference in the lease.
- G. To keep the premises and such other areas as may be assigned in a clean and sanitary condition and to comply with all laws, health and police requirements, with respect to said premises and appurtenances and to save the Landlord harmless from all fines, penalties, and costs for violation or noncompliance with any of said laws, requirements, or regulations, and from all liability arising out of any such violation or noncompliance.
- H. That if any damage to the property shall be due to tenants acts or neglect, the Tenant shall forthwith repair such damage at their own expense, and should the Tenant fail or effuse to make such repairs within a reasonable time after the occurrence of such damage, the Landlord may, at his option, make such repairs and charge the cost thereof to the Tenant, and the Tenant shall thereupon reimburse the Landlord for the total cost of all damages so caused.
- I. To permit the Landlord, or Management, to exhibit the premises to prospective tenants at reasonable hours and to enter the premises for the purpose of making reasonable inspections and repairs.
- J. To vacate the premises upon becoming mentally and/or physically unable to maintain self and/or dwelling unit.
- K. To notify Management immediately of any interruptions of any utility.

IV. LANDLORD/MANAGEMENT OBLIGATIONS

Landlord/Management's obligations under the lease shall include:

- A. Maintain the premises and the project in a decent, safe, and sanitary condition.
- B. Comply with requirements of applicable building, health and safety codes, and regulations.
- C. Keep project buildings, facilities and common areas, not otherwise assigned to the Tenant for maintenance and upkeep, in a clean and safe condition.
- D. Maintain in good and safe working condition electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances, including elevators supplied or required to be supplied by Management.
- E. Provide and maintain appropriate receptacle and facilities for the deposit of garbage, rubbish, and other waste removed from the premises by the Tenant.
- F. Provide running water in amounts and at times as necessary or as specified by local law.

V. INSPECTIONS AND ENTRY DURING TENANCY

Prior to commencement of occupancy by the Tenant, Management and the Tenant or representative shall inspect the premises. After completion of the inspection, Management will furnish the Tenant with a written statement of the condition of the premises, the dwelling unit, and the equipment provided with the unit. The statement shall be signed by Management and the Tenant, and a copy of the statement shall be retained by the Management in the Tenant's folder.

Management shall also inspect the unit at the time the Tenant vacates the unit. The Tenant or representative shall be provided with an opportunity to participate in the termination inspection unless the Tenant vacates without notice to Management. Management shall furnish the Tenant with a statement of charges to be made in accordance with Section II (D) of this lease agreement.

The Tenant agrees that the duly authorized agent, employee, or representative of Management will be permitted to enter Tenant's dwelling unit for the purpose of performing routine inspections and maintenance, for making improvements or repairs. A written statement specifying date, time, and purpose of Management entry and delivered to the premises in advance, shall be considered reasonable advance notice.

Management may, however, enter the premises at any time without advance notice when there is a reasonable cause to believe that an emergency exists. In the event that the Tenant and all adult members of the household are absent from the premises, a written statement specifying the date, time, and purpose of entry shall be left in the unit.

VI. DAMAGES, REPAIRS, AND ALTERATIONS

- A. DAMAGES AND REPAIRS: The Tenant shall use reasonable care to keep the dwelling unit in such condition as to prevent health or sanitation problems from arising. Tenant shall notify Management promptly of known need for repairs to the dwelling unit, and of known unsafe conditions in the common areas and grounds of the project which may lead to damage or injury. Except for normal wear and tear, Tenant agrees to pay reasonable charges for repair of damage to the leased premises or project caused by Tenant, the household, or guests. (Such charges shall be billed to Tenant and shall specify the items of damages involved, correctional action taken, and the cost thereof.) Management agrees to accept rental money without regard to any other charges owed by the Tenant to Management, and to seek a separate legal remedy for the collection of any other charges which may accrue to Management from tenant. Management shall maintain the buildings and common areas and grounds of the project in a decent, safe, and sanitary condition in conformity with the requirements of local housing codes.

- B. ALTERATIONS: No alteration, addition, or improvements shall be made in or to the premises without the prior written consent of the Landlord, and all additions and improvements made by the Tenant shall belong to the Landlord. This does not include the installation of drapes or blinds, which may be removed by the Tenant, so long as no damage is occasioned by such removal.

VII. TERMINATION OF LEASE

This lease may be terminated by the Tenant at any time by giving a thirty (30) day written notice. Such notice must be delivered to the project office or sent first-class mail, addressed to the Director, Dearborn Housing Department, 13615 Michigan Avenue, Dearborn, Michigan, 48126.

- A. In the case of failure to pay rent, the Landlord shall terminate this lease upon seven (7) days notice.
- B. Repeated late payment, which shall be defined as failure to pay the amount of rent or other charges by the 5th of the month. Four such late payments within a 12-month period shall constitute grounds for eviction.
- C. Alcohol abuse that the City determines interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents constitutes grounds for eviction.
- E. Criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents constitutes grounds for eviction.
- D. In the case of creation or maintenance of a threat to the health or safety of other Tenants or Management employees by a Tenant, the Landlord shall give written notice of lease termination of a reasonable (specific) time commensurate with the situation.
- E. In all other cases, a thirty (30) day written notice of termination shall be issued by the Landlord.
- F. Notice to the tenant shall be in writing and delivered to the Tenant by hand or by prepaid, first-class mail.

VIII. SIGNATURES:

Dearborn Housing Department:

Floyd Addison, Jr. - Housing Director Date Signed

Tenant/s:

Name Date Signed

Name Date Signed

In the Presence of:

Name Date Signed

Dearborn Housing Department
October 2004

RULES OF OCCUPANCY
DEARBORN TOWERS

DEFINITIONS: OWNER: CITY OF DEARBORN
 LANDLORD: HOUSING DIRECTOR
 MANAGEMENT: MANAGEMENT COMPANY RETAINED
 BY THE HOUSING DEPARTMENT
 BUILDING MANAGER: MANAGER RETAINED BY
 THE MANAGEMENT COMPANY

The following Rules of Occupancy are part of the Tenant's Lease and are subject to additions or deletions as determined necessary by the Landlord. The Landlord's interpretation of these Rules and Regulations and Landlord's decisions based thereon shall be final.

1. ALTERATIONS TO THE APARTMENT: Alterations, additions, or improvements must receive written approval from the Landlord before any work is started and before any parts or equipment have been ordered and before any contractor is retained. This does not include the installation of drapes or blinds, which may be removed by the tenant, so long as no damage is occasioned by such removal.
2. BOAT DOCK: Boat docks are available for rent. Before the use or rental of a boat dock, approval must be obtained from the Building Manager. The current fee for a Boat Dock is \$30.00.
CARPORPTS: - (See Wait List)
3. CAR WASHING: There is a designated area where cars may be washed, unless there is a ban on water. A faucet is available at the North exit area of the main parking lot.
4. DOORS AND HALLWAYS: The front door of each unit leading into the hallway must be closed at all times, unless in use. That door may not be opened for ventilation or the airing of burnt toast, etc. (Per Fire Department Regulations). The balcony door or window should be used instead (Per Fire Department Regulations). Also all hallway doors leading to the stairwell must be closed. They may not be propped open (Per Fire Department Regulations). The hallway doors on the first floor and the door outside between the first and second floors should be kept locked at all times (for safety and security). All hallways must be kept clear of rugs, shoes, golf bags, shopping carts, etc. (for safety and security).
5. EMERGENCY CARD AND PROCEDURES: An Emergency Card for each Tenant is kept at the Building Manager's Office, and the City of Dearborn Housing Department Office. Tenants should notify Management immediately of any changes.
6. KEYS: No person or persons other than the Tenants listed on the lease shall have an entrance or room key to the apartment. Giving a key to anyone else without written permission is a violation of this lease agreement. Keys lost by Tenants should be reported to Management immediately. If the original keys are lost, Management will replace keys at a nominal fee. All keys must be returned to the Building Manager before moving out.
7. INSURANCE: The Tenant agrees that the Landlord has no responsibility relative to carrying insurance covering the property of the Tenant and that all losses or damage to such personal property of the Tenant shall be the responsibility of the tenant.
8. LAUNDRY FACILITY: Be sure that laundry tubs are clean after each use and excess lint is swept from the floor. Do not use too much soap, for this can cause the sewer to back up. See the Management for the best type of detergent to use to reduce back up problems. Good judgment should be exercised at all times as to size and type of materials to be placed in washers--no rubber backed rugs or large rugs.
9. LOBBY: No drinking, eating or bathing suit apparel allowed in the lobby area.
10. LOCKS: No additional bolts, locks or other attachments shall be affixed to any door in the apartment; nor shall any locks be changed by a tenant.
11. MOVE OUT: When an apartment is vacated, it is the responsibility of the Tenant to dispose of the drapes or blinds. Apartment must be cleaned including the bathroom and kitchen appliances and left in a condition suitable to be rented, minus painting. To terminate the lease, a 30 day written notice is required.

12. NOTIFY MANAGEMENT IMMEDIATELY: of any needed repairs to the unit.
13. NOTIFY MANAGEMENT IMMEDIATELY: of any pest problems.
14. PARKING: Parking is not allowed alongside the curb in front of the building. This is a passage for the Fire Department and incoming service trucks. For carport information, see wait list.
15. PERSONAL CONDUCT: Loud, boisterous language will not be tolerated. No alcohol-related problems will be tolerated. The drinking of alcoholic beverages to excess by tenants or their guests constitutes a violation of the lease agreement.
16. PETS: Dogs and cats are not allowed in the building. Tenants, upon approval of the Building Manager, may be allowed a bird or fish. Visitors are not allowed to bring pets of any kind into the building.
17. POOL REGULATIONS:
 - A. Only residents and their guests are allowed in the pool area.
 - B. Children under 16 must be accompanied by a responsible adult.
 - C. Proper cover of swim suits is required when entering and leaving the pool area.
 - D. Shower and remove suntan oil before entering the pool.
 - E. Persons with skin abrasions, colds or communicable diseases are not allowed in the pool.
 - F. No pets, food, drink, or glass items are allowed in the pool or on the pool deck.
 - G. No running or bike riding is allowed in the pool area.
 - H. Please return chaise lounges and chairs to storage area after use.
 - I. Pool Hours: 9:00 a.m. to 10:00 p.m., unless special permission is granted by the building manager.
 - J. Bathing load = 21 persons.
 - K. "No Diving" allowed.
18. RECREATION ROOM (HUBBARD HALL): The recreation room is locked at all times. Your door key will afford you entrance. DAILY RECREATION ROOM HOURS FOR TENANTS ARE FROM 9:00 a.m. to 11:30 p.m. All visitors must be accompanied by a Tenant. Tenants may reserve the recreation room, if it is available, by notifying the Building Manager at least 10 days in advance. Building Tenant Functions are given priority.
19. RESPONSIBLE PARTY AFFIDAVIT: On or before moving in, the responsible party affidavit must be completed for each Tenant. Tenants should contact the Building Manager for changes to this affidavit. The Tenant agrees to vacate the dwelling units at such time as his/her mental or physical deterioration endangers his/her own well being, becomes incontinent and/or in-ambulatory to where regular or constant medical or nursing care is required.
20. SHOPPING CARTS: Shopping carts from local stores or other commercial businesses shall not be left on the premises.
21. VISITORS AND GUESTS: It is the responsibility of the tenant to ensure that all visitors and guests register in the office within 24 hours of arrival. Overnight guests or visitors are not permitted without the consent of the Building Manager. Tenants shall not allow guests or visitors to reside in their apartment during their absence. Visitors or guests shall keep reasonable hours so as not to disturb other Tenants in the building. Visiting children shall be under the direct supervision of an adult at all times.
22. WAIT LIST:

APARTMENT TRANSFER WAIT LIST:

The current fee for transferring to another unit is as follows: \$1,000 for a one bedroom unit; \$1,100 for a two bedroom/one bath unit; and \$1,200 for a two bedroom/two bath unit. This fee is subject to change and is intended to reimburse the Housing Department for the estimated loss of revenue and costs of room preparation. The applicable transfer fee will be posted on the manager's office. The transfer fee must be paid in full prior to the move.

Only tenants in good standing will be considered for a transfer. All transfers must be approved by the Housing Director. Tenants are responsible for the total cost of their move. Staff will not assist in relocating tenants. Vacancies will be posted outside the manager's office for ten (10) days. Interested residents must notify the manager by the end of the ten day period of their desire to transfer to the available unit. IT IS

THE RESIDENT'S RESPONSIBILITY TO NOTIFY DEARBORN TOWERS MANAGEMENT WITHIN THE ALLOTTED TIME FRAME WHEN A UNIT BECOMES AVAILABLE.

After the tenth day, if no resident of Dearborn Towers has applied for the vacant unit, the vacancy will be filled off the Dearborn Housing Department Wait List. If more than one resident is interested in a unit the resident who has the earliest lease date will be given preference. Tenants must completely vacate their unit within seven (7) days of notification that the new unit is ready for occupancy. Tenants must leave their unit in move-in condition - normal wear and tear excluded.

Transfers to other housing units under the jurisdiction of the Dearborn Housing Department will only be allowed to alleviate financial or personal hardship. Tenants transferring to other facilities must meet all the eligibility criteria for the facility they wish to transfer to. Residents transferring to another building under the jurisdiction of the Dearborn Housing Department are responsible for paying the applicable transfer fee. All transfers must be approved by the Housing Director.

CARPPOOL WAIT LIST: A computer print out (available in the Building Manager's Office) contains names of tenants who have requested a carpool. The current fee for a carpool is \$30.00 a month. All new requests for a carpool must be submitted on a form available in the Building Manager's Office. When a carpool becomes available and the person at the top of the wait list refuses that space, that person will be removed or moved to the bottom of the wait list. Tenants currently renting a carpool space cannot be placed on the wait list unless they first terminate or give up their current space. When a carpool space is available, the tenant at the top of the list will have seven (7) days from the date of written notice from the Dearborn Housing Department to accept the carpool. Otherwise, they will be removed or placed at the bottom of the wait list. It is the responsibility to notify the Dearborn Housing Department of any phone numbers at which they can be reached and if they will be away from Dearborn Towers (especially those who are first or second on the wait list).

Dearborn Housing Department
August, 2003

APPLICANT/RESIDENT CERTIFICATION
AND
PHA OFFICIAL'S CERTIFICATION FOR RESIDENT'S FILE
APPLICANT/RESIDENT CERTIFICATION

APPLICANT(S)/RESIDENT(S) STATEMENT

I/We certify that the information given to the Dearborn Housing Department/Commission regarding household composition, income, net family assets, and allowances and deductions is accurate and complete to the best of my/our knowledge and belief. I/We understand that false statements or information are grounds of termination of housing assistance or termination of tenancy.

I/We further certify that I/We have no joint and/or equitable interest or any interest in any real or any personal property, stocks, bonds, savings certificates, trusts etc., other than as reflected on my current certification, nor have I/we disposed of any assets not previously disclosed.

Signature of Head of Household Date

Signature of Spouse Date

If you believe you have been discriminated against, you may call the Fair Housing and Equal Opportunity National Toll-free Hot Line at 1-800-424-8570. (Within the Washington, D.C. Metropolitan Area call 426-3500).

PHA OFFICIAL'S STATEMENT:

I certify that:

1. The information given to the Dearborn Housing Department/Commission by the above household regarding household composition, income, net family assets, and allowances and deductions has been verified as required by Regulations;
2. The family was eligible at admission; and
3. The family has certified that it has given our agency accurate and complete information.

Letetia D. Kemp-Jarrett Date
Housing Coordinator

LEASE ADDENDUM
VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

TENANT(S)	LANDLORD DEARBORN HOUSING COMMISSION	UNIT NO. & ADDRESS
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This lease addendum adds the following paragraphs to the Lease between the above referenced Tenant and Landlord.

Purpose of the Addendum

The lease for the above referenced unit is being amended to include the provisions of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA).

Conflicts with Other Provisions of the Lease

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Term of the Lease Addendum

The effective date of this Lease Addendum is 8/25/2009. This Lease Addendum shall continue to be in effect until the Lease is terminated.

VAWA Protections

1. The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
2. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

Tenant

Date

Tenant

Date

Landlord Representative

Date