

March 10, 2023

COMMISSIONERS: Richard Laferte, Chair Leah Gulliver, Vice Chair
Awa Conteh Paul Chaiken
Christal Curtis Katelyn Michaud
Sarah Loyd

Notice is hereby given that a Regular Meeting of the Board of Commissioners of the Housing Authority City of Bangor will be held on **Wednesday, March 15th at 12:00 PM** at 161 Davis Road in the Board Room.

The purpose of this meeting is to discuss the following:

1. Welcome and Approval of Minutes
2. Management Report
3. Financial Report
4. Moving Families Forward Presentation – Liz Marsh
5. Old Business
6. New Business
7. Open Forum
8. Adjourn

February 15th, 2023

Regular Meeting

Present: Commissioner Laferte, Commissioner Chaiken, Commissioner Gulliver Executive Director, Mike Myatt, Director of Construction and Asset Management, Bob Rhodes, General Counsel, Joseph Bethony, Director of Property Management, Melissa Rhodes, Director of Housing Choice Voucher, Donna Peirce, Director of Human Resources and Administration, Alexis Dunham

By Remote: Commissioner Conteh, Commissioner Michaud Director of Finance, Eric MacDonald, Director of Resident Services, Elizabeth Marsh, Commissioner Michaud

Absent: Commissioner Loyd, Commissioner Curtis, Director of Maintenance, Jim Brochu

1. Welcome - Commissioner Laferte welcomed everyone to the meeting.

2. Review of Minutes- Commissioner Chaiken motioned to approve minutes. Commissioner Gulliver second the motion. Roll call: Commissioner Laferte- yes, Commissioner Chaiken- yes, Commissioner Conteh- yes, Commissioner Gulliver- yes

3. Nathan Bondar– Rental Assistance Demonstration Presentation

Nathan works with many different agencies throughout the country with a niche focus on the Rental Assistance Demonstration (RAD) umbrella of different programs.

RAD helps housing authorities switch platforms from public housing, section 9, to the section 8 platform.

How did RAD come about? HUD was trying to figure out how to fund capital improvements as properties have aged and to ensure the long-term viability of housing authority properties.

Switching to RAD, the housing authority would have a steady stream of income coming in. Under Public Housing, Section 9, the housing authority is subject to congress making changes and then determining how much funding a housing authority would receive.

There will be no adverse impact to tenants concerning affordability. Switching to RAD will allow for more flexibility of funds, which will be dependent on our boards approval, and ultimately provide more/better services to those we serve.

Once we decide to move forward with RAD, an application needs to be submitted to HUD, public comment period, come up with suggested ownership, approach BHDC and gather their feedback, and then work on tax credit application to get our name in and bond cap can be reserved.

The HUD process can start immediately. Nathan has paperwork already prepared. We would then need to schedule public meetings, we would need to involve Resident Council, and we would simultaneously meet with BHDC after we have come with an ownership structure.

Moving forward, more information will be provided as we continue working on this project. Focus areas need to be detailed/addressed before taking a vote.

All board members have agreed that they would like more information as we continue to research and develop our plan with RAD.

4. Management Report- Executive Director, Mike Myatt –

5. Committee Reports-

6. Department Head Updates –

7. Old Business-

8. New Business-

9. Open Forum-

10. Motion to adjourn- Commissioner Gulliver motioned to move. Commissioner Chaiken second. All in favor.

Michael W. Myatt, Secretary

Executive Director's Report – March 2023

Public Housing

<u>Project Name</u>	<u>Current Occupancy</u>	<u>Year to Date Occupancy</u>
Capehart	98%	98%
Griffin Park	92%	93%
Birch Circle	100%	100%
Nason Park	98%	98%

Managed Properties (BHDC Owned)

<u>Project Name</u>	<u>Current Occupancy</u>	<u>Year to Date Occupancy</u>
Autumn Park	98%	99%
Crestwood	100%	97%
Greenfield	95%	95%
The Lofts	100%	94%
Griffin Square	100%	100%
Ohio Street	100%	100%

- 1. Property Insurance:** Our property and general liability policies renew on April 10th and we are going through that work now. Clark Insurance is working closely with us to manage this process.
- 2. Real Estate Development:** I would like to add a new staff position to help move BHDC projects forward in a more expedited fashion. This person would be an employee of BHA but paid for entirely by BHDC. BHDC has no staff so providing a benefits package is not an option. The BHDC board will discuss this on the 14th.
- 3. Bangor Chamber Breakfast:** I am part of a housing panel that will present during the Chamber event.
- 4. NAHRO Conference:** The conference is set for the end of the month and we will have face time with our Congressional delegation alongside our colleagues.

AMP 1 Summary: Capehart 1+2, Birch Circle, Griffin Park

Line Item:

- A: Total Income: Due to the return of \$370,000 of shortfall funding.
- B: Utilities: Budget is based on a 12-month spread. I need to adjust the budget to reflect high and low months.
- C: Equip/EPC: Due to having the EPC consultant fee spread over a 12 month period. Also, equipment cost being less than budgeted.

AMP 4 Summary: Nason Park

- D: Utilities: Budget is based on a 12-month spread. I need to adjust the budget to reflect high and low months.

HCV Summary: Housing Choice Voucher Program

- E: Total Income: HUD gave us more HAP than we expected and budgeted, due to leasing up more people.
- F: HAP Paid to LL: We are paying out more due to getting more HAP and more leased up.

Mod Rehab Summary: Moderate Rehabilitation Program

Nothing to report on as all variances are under \$15,000.00.

Local Programs: Bangor Housing Development Corp (Management Company)

Nothing to report on as all variances are under \$15,000.00.

COCC Summary: Central Office Cost Center (Management Company)

- G: Total Income: Due to fee for service work being lower than we budgeted.
- H: Admin/Maint Ben: Due to having budgeted positions that have not been filled, and savings in benefits due to changing companies after the budget was approved.
- I: Work Orders: Due to having Maintenance positions budgeted that have not been filled.

Bangor Housing Authority

Operating Statement

Two Months Ending 02/28/2023

Program: Public Housing - AMP 1

Project: Consolidated

	Period Amount	Period Budget	Period Variance	%	Last Year's YTD Amount	YTD Amount	YTD Budget	YTD Variance	%
INCOME									
Rental Income	213,221.00	218,198.42	(4,977.42)	(2.33)%	417,098.89	429,014.60	436,396.83	(7,382.23)	(1.72)%
Operating	641,256.20	423,415.32	217,840.87	33.97%	704,921.13	546,247.63	846,830.68	(300,583.05)	(55.03)%
TOTAL INCOME	854,477.20	641,613.74	212,863.46	24.91%	1,122,020.02	975,262.23	1,283,227.51	(307,965.28)	(31.58)%
EXPENSES									
FSS/Families Forward	2,532.09	2,818.00	285.91	(11.29)%	1,322.62	4,048.17	5,636.00	(1,587.83)	(39.22)%
Operation/Office Expense	23,717.76	29,948.33	6,230.57	(26.27)%	45,955.16	59,635.69	59,896.67	(260.98)	(0.44)%
Admin Salaries/Benefits	85,817.10	97,233.98	11,416.90	(13.30)%	189,375.47	184,390.51	194,468.02	(10,077.51)	(5.47)%
Mgmt Fees	48,545.00	46,075.67	(2,469.33)	5.09%	93,050.95	97,186.69	92,151.33	5,035.36	5.18%
Asset Mgmt Fee	0.00	0.00	5,180.00	0.00%	0.00	0.00	0.00	0.00	0.00%
Legal	682.45	1,583.33	900.88	(132.01)%	2,076.96	3,105.71	3,166.67	(60.96)	(1.96)%
Bookkeeping/Fee Account Fe	3,750.00	3,676.33	(73.67)	1.96%	7,537.50	7,507.50	7,352.67	154.83	2.06%
Bad Debts/Credit/Bank Chara	2,427.70	452.08	2,210.72	(91.06)%	5,242.47	4,802.64	904.17	3,898.47	81.17%
Resident Services	50,196.91	54,836.66	4,639.76	(9.24)%	99,197.94	103,501.46	109,673.34	(6,171.88)	(5.96)%
Travel & Training	6,351.32	3,916.67	(2,434.65)	38.33%	5,028.99	8,130.57	7,833.33	297.24	3.66%
Work Orders - Maint	135,850.85	152,648.00	16,797.15	(12.36)%	422,718.47	310,268.84	305,296.00	4,972.84	1.60%
Utilities	206,155.66	152,911.41	(53,244.24)	25.83%	393,507.28	415,628.09	305,822.84	109,805.25	26.42%
Pilot	0.00	7,831.33	7,831.33	0.00%	22,900.66	1,867.63	15,662.67	(13,795.04)	(738.64)%
Insurance	27,659.49	23,662.00	(3,997.49)	14.45%	47,218.60	55,318.98	47,324.00	7,994.98	14.45%
FSS-Escrow Deposits	15,707.00	16,929.50	1,222.50	(7.78)%	32,191.00	31,354.00	33,859.00	(2,505.00)	(7.99)%
EPC Principal/Interest	9,542.54	11,132.00	1,589.46	(16.66)%	20,761.90	19,761.37	22,264.00	(2,502.63)	(12.66)%
Equipment /EPC Constt Fee	5,500.00	11,250.09	5,750.08	(104.55)%	2,200.00	5,500.00	22,500.16	(17,000.16)	(309.09)%
TOTAL EXPENSES	624,435.87	616,905.38	(7,530.49)	(1.22)%	1,390,285.97	1,312,007.85	1,233,810.87	78,196.98	5.96%
SURPLUS	230,041.33	15,342.00	(205,332.97)	(831.03)%	(268,265.95)	(336,745.62)	49,416.64	(386,162.26)	114.67%

A

B

C

Bangor Housing Authority

Operating Statement

Two Months Ending 02/28/2023

Program: Public Housing - AMP 4

Project: Consolidated

	Period Amount	Period Budget	Period Variance	%	Last Year's YTD Amount	YTD Amount	YTD Budget	YTD Variance	%
INCOME									
Rental Income	17,859.50	17,636.42	223.08	1.25%	35,672.44	35,821.50	35,272.83	548.67	1.53%
Operating	12,362.34	19,544.42	(7,182.08)	(58.10)%	31,242.13	25,048.74	39,088.83	(14,040.09)	(56.05)%
TOTAL INCOME	30,221.84	37,180.84	(6,959.00)	(23.03)%	66,914.57	60,870.24	74,361.66	(13,491.42)	(22.16)%
EXPENSES									
Operation/Office Expense	1,305.86	1,531.67	225.81	(17.29)%	2,717.48	3,238.48	3,063.33	175.15	5.41%
Admin Salaries/ Benefits	5,674.47	7,758.25	2,083.78	(36.72)%	12,088.72	12,184.17	15,516.50	(3,332.33)	(27.35)%
Mamt Fees	4,737.81	4,465.00	(272.81)	5.76%	8,850.24	9,475.62	8,930.00	545.62	5.76%
Asset Mgmt Fee	0.00	500.00	500.00	0.00%	0.00	0.00	1,000.00	(1,000.00)	0.00%
Bookkeeping/Fee Accounting	367.50	356.25	(11.25)	3.06%	720.00	735.00	712.50	22.50	3.06%
Bad Debts/Credit/Bank Chrg	87.19	352.75	265.56	(304.58)%	196.93	213.30	705.50	(492.20)	(230.75)%
Resident Services	290.85	0.00	(290.85)	100.00%	518.87	536.45	0.00	536.45	100.00%
Travel Training	0.00	25.00	25.00	0.00%	6.18	0.00	50.00	(50.00)	0.00%
Work Orders - Maint	11,369.76	10,636.53	(733.26)	6.45%	26,634.61	23,263.38	21,272.97	1,990.41	8.56%
Utilities	21,973.05	8,297.25	(13,675.80)	62.24%	31,913.69	34,897.65	16,594.50	18,303.15	52.45%
Pilot	0.00	973.00	973.00	0.00%	375.87	501.44	1,946.00	(1,444.56)	(288.08)%
Insurance	1,868.83	1,187.83	(681.00)	36.44%	2,537.30	3,737.66	2,375.67	1,361.99	36.44%
EPC Principle/Interest	1,250.34	1,518.00	267.66	(21.41)%	2,722.35	2,590.33	3,036.00	(445.67)	(17.21)%
TOTAL EXPENSES	48,925.66	37,601.53	(11,324.13)	(30.12)%	89,282.24	91,373.48	75,202.97	16,170.51	17.70%
SURPLUS	(18,703.82)	(420.67)	18,283.13	(4345.99)%	(22,367.67)	(30,503.24)	(841.31)	(29,661.93)	97.24%

Bangor Housing Authority
Operating Statement
Two Months Ending 02/28/2023
Program: S8 Vouchers Project: Consolidated

	Period Amount	Period Budget	Period Variance	%	Last Year's YTD Amount	YTD Amount	YTD Budget	YTD Variance	%
INCOME									
Oper Sub -HAP	231,511.00	219,008.92	12,502.08	5.40%	447,240.00	463,022.00	438,017.83	25,004.17	5.40%
Oper Sub - Admin Fees	34,714.00	30,218.75	4,495.25	12.95%	59,824.00	65,577.00	60,437.50	5,139.50	7.84%
Int Earned on UNA	0.00	42.92	(42.92)	0.00%	90.62	560.78	85.83	474.95	84.69%
Oper Sub - FSS	0.00	626.92	(626.92)	0.00%	0.00	0.00	1,253.83	(1,253.83)	0.00%
Adm Ports- Portables	260.33	855.00	(594.67)	(228.43)%	1,346.14	520.66	1,710.00	(1,189.34)	(228.43)%
Collection	0.00	208.33	(208.33)	0.00%	0.00	0.00	416.67	(416.67)	0.00%
TOTAL INCOME	266,485.33	250,960.84	15,524.49	5.83%	508,500.76	529,680.44	501,921.66	27,758.78	5.24%
EXPENSES									
Operation/Office Expense	4,684.17	2,680.83	(2,003.34)	42.77%	6,397.23	6,884.56	5,361.67	1,522.89	22.12%
Admin Salaries/Benefits	20,151.45	20,727.32	575.88	(2.86)%	39,443.07	39,464.00	41,454.68	(1,990.68)	(5.04)%
Mamt/Bookkeeping Fees	8,073.00	8,151.00	78.00	(0.97)%	16,146.00	16,146.00	16,302.00	(156.00)	(0.97)%
Legal	0.00	125.00	125.00	0.00%	0.00	0.00	250.00	(250.00)	0.00%
Travel & Training	1,025.00	333.33	(691.67)	67.48%	933.26	1,025.00	666.67	358.33	34.96%
Work Orders	112.35	1,398.58	1,286.23	(1144.84)%	195.00	112.35	2,797.17	(2,684.82)	(2389.69)%
Insurance	526.76	547.25	20.49	(3.89)%	1,226.30	1,053.52	1,094.50	(40.98)	(3.89)%
HAP Paid to Land Lords	243,345.00	219,008.92	(24,336.08)	10.00%	426,614.00	474,036.00	438,017.83	36,018.17	7.60%
HAP Dmas/Unpd Rent	(7,452.00)	0.00	7,452.00	100.00%	(2,705.00)	(7,452.00)	0.00	(7,452.00)	100.00%
HAP Escrow FSS	1,459.00	0.00	(1,459.00)	100.00%	2,669.00	2,882.00	0.00	2,882.00	100.00%
Port Out HAP Expenses	2,365.00	0.00	(2,365.00)	100.00%	3,876.00	4,408.00	0.00	4,408.00	100.00%
Port In HAP Expense	0.00	0.00	0.00	0.00%	55.00	(166.00)	0.00	(166.00)	100.00%
HAP Admin Fees	283.45	0.00	(283.45)	100.00%	299.16	510.21	0.00	510.21	100.00%
TOTAL EXPENSES	274,573.18	252,972.23	(21,600.95)	(8.54)%	495,149.02	538,903.64	505,944.52	32,959.12	6.12%
SURPLUS	(8,087.85)	(2,011.42)	6,076.46	(302.10)%	13,351.74	(9,223.20)	(4,022.86)	(5,200.34)	56.38%

Bangor Housing Authority
Operating Statement
Two Months Ending 02/28/2023
Program: Local Programs Project: Consolidated

	Period Amount	Period Budget	Period Variance	%	Last Year's YTD Amount	YTD Amount	YTD Budget	YTD Variance	%
INCOME									
Mamt Fees	37,302.41	43,457.51	(6,155.09)	(16.50)%	77,895.50	79,298.06	86,914.99	(7,616.93)	(9.61)%
Interest Income	0.00	29.17	(29.17)	0.00%	2.55	96.94	58.33	38.61	39.83%
TOTAL INCOME	37,302.41	43,486.68	(6,184.27)	(16.58)%	77,898.05	79,395.00	86,973.32	(7,578.32)	(9.55)%
EXPENSES									
Operation/Office Expense	1,969.75	2,568.09	598.33	(30.38)%	9,163.73	8,228.22	5,136.16	3,092.06	37.58%
Admin Salaries/ Benefits	14,384.12	22,775.25	8,391.13	(58.34)%	30,081.61	31,922.33	45,550.50	(13,628.17)	(42.69)%
Mamt/Book/Fee Acct Fees	17,850.54	16,540.93	(1,309.62)	7.34%	34,684.72	35,650.29	33,081.82	2,568.47	7.20%
Travel & Training	0.00	20.83	20.83	0.00%	0.00	0.00	41.67	(41.67)	0.00%
Insurance	281.79	287.50	5.71	(2.03)%	656.00	563.58	575.00	(11.42)	(2.03)%
TOTAL EXPENSES	34,486.20	42,192.60	7,706.40	18.26%	74,586.06	76,364.42	84,385.15	(8,020.73)	(10.50)%
SURPLUS	2,816.21	1,294.08	1,522.13	54.05%	3,311.99	3,030.58	2,588.17	442.41	14.60%

Bangor Housing Authority
Operating Statement
Two Months Ending 02/28/2023
Program: COCC Project: Consolidated

	Period Amount	Period Budget	Period Variance	%	Last Year's YTD Amount	YTD Amount	YTD Budget	YTD Variance	%
INCOME									
Asset/Mamt/Book Fees	77,742.06	81,479.00	(25,250.27)	(32.48)%	150,842.19	155,588.31	162,958.00	(7,369.69)	(4.74)%
Fee for Service -Labor WO's	124,788.75	146,865.00	(22,076.25)	(17.69)%	250,590.25	260,615.25	293,730.00	(33,114.75)	(12.71)%
LHA Consult/Equip Rental	2,150.00	0.00	2,150.00	100.00%	5,389.76	4,990.62	0.00	4,990.62	100.00%
TOTAL INCOME	204,680.81	228,344.00	(23,663.19)	(11.56)%	406,822.20	421,194.18	456,688.00	(35,493.82)	(8.43)%
EXPENSES									
Operation/Office Expense	8,296.74	12,957.67	4,660.93	(56.18)%	16,935.69	20,866.27	25,915.33	(5,049.06)	(24.20)%
Admin/Maint Benefits	40,346.80	94,910.09	54,563.28	(135.24)%	134,230.33	98,303.45	189,820.16	(91,516.71)	(93.10)%
Legal	0.00	208.33	208.33	0.00%	0.00	0.00	416.67	(416.67)	0.00%
Travel & Training	7,392.28	4,497.67	(2,894.61)	39.16%	2,984.42	13,145.12	8,995.33	4,149.79	31.57%
Work Orders -Maint	92,875.21	104,868.43	11,993.21	(12.91)%	151,829.68	180,339.71	209,736.82	(29,397.11)	(16.30)%
Utilities	3,836.07	2,875.01	(961.07)	25.05%	20,953.88	10,309.25	5,749.99	4,559.26	44.22%
Insurance	6,440.49	7,004.17	563.68	(8.75)%	13,449.96	12,880.98	14,008.33	(1,127.35)	(8.75)%
Mortgage Principal/Interest	282.66	616.25	333.59	(118.02)%	1,753.35	561.63	1,232.50	(670.87)	(119.45)%
TOTAL EXPENSES	159,470.25	227,937.62	68,467.37	30.04%	342,137.31	336,406.41	455,875.13	(119,468.72)	(35.51)%
SURPLUS	45,210.56	21,919.75	44,804.18	99.10%	64,684.89	84,787.77	812.87	83,974.90	99.04%

Bangor Housing Authority
Operating Statement
Two Months Ending 02/28/2023
Program: Mod Rehab I Project: Consolidated

	Period Amount	Period Budget	Period Variance	%	Last Year's YTD Amount	YTD Amount	YTD Budget	YTD Variance	%
INCOME									
Oper Sub - HAP	3,155.00	2,500.00	655.00	20.76%	6,190.00	6,101.00	5,000.00	1,101.00	18.05%
Oper Sub - Adm Fees	0.00	431.33	(431.33)	0.00%	0.00	0.00	862.67	(862.67)	0.00%
TOTAL INCOME	3,155.00	2,931.33	223.67	7.09%	6,190.00	6,101.00	5,862.67	238.33	3.91%
EXPENSES									
Operation/Office Expense	3.66	4.33	0.67	(18.40)%	169.27	9.09	8.67	0.42	4.62%
Admin Salaries/Benefits	30.53	22.91	(7.61)	24.94%	72.87	68.59	45.84	22.75	33.17%
Mamt/Book Fees	97.50	92.92	(4.58)	4.70%	195.00	195.00	185.83	9.17	4.70%
Insurance	58.06	1.58	(56.48)	97.27%	135.18	116.12	3.17	112.95	97.27%
HAP Paid to Land Lords	2,578.00	2,500.00	(78.00)	3.03%	5,670.00	5,131.00	5,000.00	131.00	2.55%
TOTAL EXPENSES	2,767.75	2,621.74	(146.01)	(5.57)%	6,242.32	5,519.80	5,243.51	276.29	5.01%
SURPLUS	387.25	309.58	77.66	20.05%	(52.32)	581.20	619.16	(37.96)	(6.53)%

BANGOR HOUSING AUTHORITY

	Actual / Projected Units	HUD Funding 2023	HAP Actual/ Projected 2023	Monthly Under/(over) Funded	Cummulative Under/(over) Funded	PUC	HAP Equity Account
Jan-23	407	\$231,511.00	\$ 234,157.00	(\$2,646.00)	(\$2,646.00)	\$575.32	\$68,767.15
Feb-23	410	\$231,511.00	\$ 246,673.00	\$ (15,162.00)	(\$17,808.00)	\$601.64	\$66,121.15
Mar-23	0	\$0.00	\$ -	\$ -	(\$17,808.00)	#DIV/0!	\$50,959.15
Apr-23	0	\$0.00	\$ -	\$0.00	(\$17,808.00)	#DIV/0!	\$50,959.15
May-23	0	\$0.00	\$ -	\$0.00	(\$17,808.00)	#DIV/0!	\$50,959.15
Jun-23	0	\$0.00	\$ -	\$0.00	(\$17,808.00)	#DIV/0!	\$50,959.15
Jul-23	0	\$0.00	\$ -	\$0.00	(\$17,808.00)	#DIV/0!	\$50,959.15
Aug-23	0	\$0.00	\$ -	\$0.00	(\$17,808.00)	#DIV/0!	\$50,959.15
Sep-23	0	\$0.00	\$ -	\$0.00	(\$17,808.00)	#DIV/0!	\$50,959.15
Oct-23	0	\$0.00	\$ -	\$0.00	(\$17,808.00)	#DIV/0!	\$50,959.15
Nov-23	0	\$0.00	\$ -	\$0.00	(\$17,808.00)	#DIV/0!	\$50,959.15
Dec-23	0	\$0.00	\$ -	\$0.00	(\$17,808.00)	#DIV/0!	\$50,959.15
	<u>817</u>	<u>\$463,022.00</u>	<u>\$ 480,830.00</u>	<u>(\$17,808.00)</u>			

* Before interest income and Fraud Recovery

Baseline Units 908

Over/Under Leases -91

HAP To Date	<u>\$ 480,830.00</u>	Current PUC	<u>\$575.32</u>
Beginning NRA Balance	\$198,758.00	Utilization	
Cummulative Under(over) Funding	(\$17,808.00)	Dollars	103.85%
Half of Fraud/Interest		Units	89.98%
End of Month NRA	<u>\$180,950.00</u>		
HUD Retained HAP	<u>\$ (106,102.00)</u>		
Total HAP Reserves	<u>\$ 74,848.00</u>		
Hud Held Reserve 12/31/2021	\$ -		
2021 Funding	\$ 2,558,151.00		
2021 HUD Disbursed	(\$2,664,253.00)		
2021 Ending Huld Held Reserves	<u>\$ (106,102.00)</u>		
2023 Funding	\$463,022.00		
2023 HUD Disbursed	\$ (480,830.00)		
2023 Ending Huld Held Reserves	<u>\$ (17,808.00)</u>		
Remianing 2023 Funding	\$2,315,110.00		
Amount per month	\$ 231,511.00		