

Havenside Corporation

Providing non-profit affordable rental apartments for Island elders since 1965

2010 ANNUAL REPORT

OUR FIRST PUBLISHED ANNUAL REPORT MARKS MID-POINT
IN SECOND 5-YEAR PLAN OF CAPITAL IMPROVEMENTS

A NEW INITIATIVE

Few communities have been gifted such a beautifully situated and sound housing resource for its elders as Havenside. We on the Board of Directors are dedicated to maintaining it responsibly, in perpetuity, and honoring the intent of its donors, Margaret and Robert Love, to offer affordable independent living for Island seniors. Although Havenside has been housing elders with an island connection under a non-profit status since it opened in 1965, and a Board of Directors has governed the organization since 1990, this is our first “published” Annual Report.



Noting a national trend toward more open accountability by the non-profit world, we on the Board agreed we should follow the lead of many organizations and begin regularly reporting information about our operations to a wider audience, including our residents.

STEADY PROGRESS AND HOPE FOR THE FUTURE

Since this is our first Annual Report, we’re adding a “catch up” Decade Report—a summary of what we accomplished in the first decade of the new Millennium. You’ll read in that report about why and how our Board worked together with our Manager, Susan Phelps, to pick up the reins from our predecessors in 1999 and eventually take a comprehensive, long-range approach to managing the property for the well-being of Havenside’s residents. Thanks to our reserves, our ability to borrow from our Endowment and also to draw on its income, we have been able to tackle many major capital improvements while steadily moving toward a balanced budget, as rents have

increased modestly each year. Now at the end of 2010, the mid-point of a second five-year plan, we can begin to see light at the end of the tunnel. When this five-year cycle is completed with the last scheduled rent increase in 2012, we will have completed most of the major capital needs projects that have a relatively long life span. We will have increased revenues to a level that should sustain operations, planned future maintenance, and some unexpected breakdowns. Toward the end of 2012, we’ll know how our five year plan cycle is concluding, and if costs are remaining stable. We’ll be creating a third plan, to start in the fall of 2013. The Board hopes that our current forecasts are realized and that residents then will experience some hiatus in rent increases.

All of us on the Board of Directors look forward to continuing our stewardship of Havenside on behalf of all the residents.

Elizabeth B. Rawlins
Elizabeth Rawlins,
President

Havenside Board of Directors—2010

- Elizabeth (Betty) Rawlins, *President* (2002-)
- Rev. Robert Hensley, *Vice President* (2008-)
- Wesley Brown,* *Clerk* (2004-)
- Carl Malmquist, *Treasurer* (2005-)
- Barbara Harnen (2004-)
- Elizabeth (Liz) Huss* (2002-)
- Stuart Lollis (2009-)
- Beth Welch (2010-)
- Christine White (2008-)
- Rev. Robert Hammett,* *Emeritus* (1993-)

*Past President

Management Notes & Financial Report for 2010

Thankfully 2010 was a relatively “normal” year of operation at Havenside, with few surprises or crises. However, three residents moved and sadly, three of our residents passed away in course of the year. Though six applicants secured apartments, our waiting list continues to grow.

THE HALF-WAY POINT

At this mid-point of our current five-year plan for renovations and repairs at Havenside, we were able to accomplish many goals. Embarking on a re-roofing schedule, we began with Building A. After years of battling an ever-sinking walkway in front of B Building, tree trunk stubs and ancient tree roots were removed and the walkway regraded and paved. It’s now graced by three fledgling stewartia trees and a new shrub bed. A few more walkways are easier to navigate—especially in winter—thanks to additional railings. Inside, two washers and four refrigerators were replaced as well as nine

more apartment electrical panels. Cabinets were replaced in two

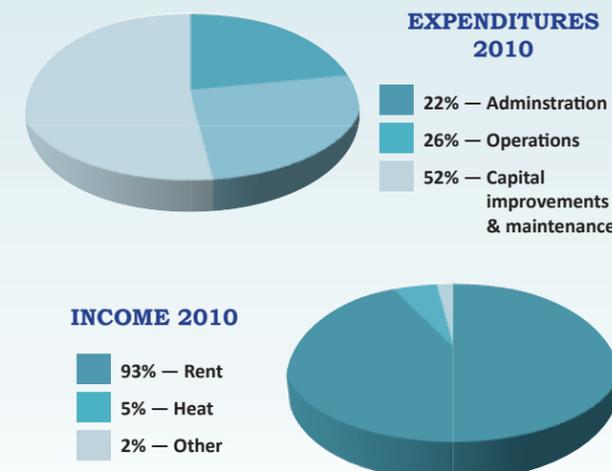
kitchens, flooring in two kitchens and one bathroom. One apartment was recarpeted. The transom windows in the C Building were replaced. The six apartments that turned over were painted throughout. Ongoing maintenance required attention to plumbing and drainage issues. Preventive maintenance is our mantra, but “things happen!”



Susan Phelps, Manager

MANY THANKS TO MANY HELPERS

Keeping Havenside running along with a minimum of glitches is a collaborative effort by many folks. To mention a few, we can count on certain individuals to respond to breakdowns and other needed repairs, take the trash, clean the common areas, shovel and plow the snow, keep the grounds looking park-like, keep the heat on and electricity flowing, lay new flooring, paint whatever needs painting, fix the locks, test and repair the emergency lights and the alarm system, pump the septic tanks. Hats off to them all—and others—and to the residents, who help by taking good care of their living quarters and shared spaces, and of each other! All contribute to maintaining a friendly community and peaceful living.



Operating Results (to nearest 100)

INCOME	2010	2008-09
Property Revenues	\$288,800	\$539,700
Heat Revenues	14,600	32,900
Other (Endowment income & donations)	5,700	16,400
TOTAL INCOME	\$309,100	\$589,000
EXPENSES		
Administration	\$67,400	\$122,400
Operations	80,900	157,500
Capital Improvements & Maintenance	157,500	327,100
TOTAL EXPENDITURES	\$305,800	\$607,000
NET SURPLUS (Loss)		
Income over Expenditures	\$3300	(\$18,000)