

February 26, 1963

The following is a report of the Estate of Charles E. Smith, City of Providence, from October 1, 1961 to September 30, 1962, under the jurisdiction of the following Commission:

Hon. Walter H. Reynolds, Mayor and Chairman  
 Mr. David B. McGovern, City Treasurer, (Ex Officio)  
 Mr. Ralph J. Hartman, (Ex Officio)  
 Mr. Walter L. Costello  
 Mr. Alter Boyman  
 Mr. Frank J. McGee  
 Mr. John A. McConnell

An office is set up in Room 520 Swarts Building, 87 Weybosset Street for the purpose of administering the Estate. F. Vincent McConnell is the Manager.

The Estate includes 26 properties and 121 Tenants. A breakdown of the properties follows:

#### APARTMENTS

CUSHING APARTMENTS, 315 Thayer Street	9 Units - No Garages
3--6 room apartments, 6--5 room apartments	
MEDWAY APARTMENTS, 107-111 Medway Street	18 Units - No Garages
6--2 room apartments, 6--3 room apartments and	
6--4 room apartments	
PARAGON APARTMENTS, 20-26 Blackstone Blvd.	28 Units and
18--3 room apartments	1--10 Car Cement Garage
SMITH APARTMENTS, 413-417 Pine Street	22 Units and
12--3 room apartments	1--10 Car Cement Garage
UNIVERSITY APARTMENTS, 50 Blackstone Blvd.	17--Units and
3--4 room apartments and	1--5 Car Brick Garage
9--3 room apartments	

#### FLATS

157 Broadway, 9 rooms	1 Unit
110-116 Francis Street, 4 Flats	4 Units, no garages
71-73 Keene Street, 2 flats of	3 Units, 1 Car Metal Garage
6 rooms each	
349 Lloyd Avenue, 3 flats of	
6 rooms each	3 Units, No Garage
53-55 Stanwood Street, 2 flats of	
9 rooms each	2 Units, No Garage
65-67 Stanwood Street, 2 flats of	
5 rooms each	2 Units, No Garage
8 West Clifford Street, 2 flats of	5 Units, 1--3 car
7 rooms each	metal Garage

#### HOUSES

154-162 Angell Street, 24 Room house.	
This property also includes Olive Street	
Garages. 2 Cement Blocks, 4 Car Garage	13 Units
151 Broadway. 9 Rooms, 1½ Story	
Frame Cottage	1 Unit
204 Dean Street, 14 Rooms, 1--2½	
Story Frame Rooming House	1 Unit
Rear 204 Dean Street, 6 rooms,	
1½ Story Frame Cottage	1 Unit
261 Thurbers Avenue, 10 Rooms,	
1½ Story Frame Cottage	3 Units
	1--2 Car Frame Garage
4 West Clifford Street, 9 Rooms,	
1½ Story Frame Cottage,	
Birthplace of Chas. E. Smith	1 Unit

GARAGES

Bay View Avenue, 284 Bay View Ave., Cranston, R. I.  
 2--Car Metal Garage 2 Units  
 200 Dean Street--3 Metal Garages 3 Units

STORES

155 Broadway--Variety Store 1 Unit  
 159 Broadway--City Finance Co. 1 Unit  
 315 Westminster Street--Virginia Dare Stores--  
 Kent Hotel, 4 Story Brick building,  
 leased to Virginia Dare Stores.  
 Kent Hotel, a sub-tenant of Virginia  
 Dare Stores, has 84 rooms for rental 1 Unit

LAND

37 Reservoir Ave., Providence, R. I.  
 Land leased to Ragan, Inc. Assignment lease  
 was made on the 15th of October, 1958 to Ragan,  
 for an additional 20 years, to expire June 6,  
 1997. Area 18,564 square feet

OUTSIDE CITY OF PROVIDENCE PROPERTY

Connecticut Park Lot, Jamestown, R. I.  
 Lot 50x100, 5,000 square feet, faces Broadway,  
 a street laid and maintained by the Division  
 of Roads and Bridges as a State Road.

Wenscott Reservoir Plat Lot, North Providence, Lincoln  
 and Smithfield, R. I. This tract is flooded  
 area on the easterly side of Douglas Turnpike.  
 Water flowage rights now being paid by Mr.  
 Selmanson of the Adams Drug Co., The land is  
 entirely flooded and there are no taxes. The  
 lease is in perpetuity.

VACANCIES

% of vacancies to total rents, year ending September 30,  
 1962, less than 1% of the available rents.

TENANTS

A spirit of cooperation exists between the tenants and the  
 Office. Repairs have been made where necessary and  
 interior decoration in the various properties has  
 been done in order of requests received.

JANITORS

The estate has been extremely fortunate in retaining the  
 janitors for the various apartments. These men have  
 been with the Estate for many years, and the property  
 both inside and outside is kept in excellent condition.  
 Minor repairs are done by the janitors.

INSURANCE

Sufficient insurance, fire rental and liability coverage, is  
 maintained on all properties.

FIRE PROTECTION

An investigation of the Apartment Houses verifies ample fire  
 protection for the tenants, as approved by Officials  
 of the Fire Department. All Apartment Houses have  
 passed inspection by a representative of the Inspector  
 of Public Buildings Department, City of Providence.

CUSHING APARTMENT, 315 Thayer Street.

2 exits for every apartment.  
Fire Escapes.  
Fire Doors in Boiler Room.  
Fire Walls through to roof in 3 sections.

MEDWAY APARTMENT, 107-111 Medway Street.

2 exits for every apartment.  
Fire escapes take care of middle apartments.  
Fire Door in Boiler Room and between 107-109 Medway Street.  
Solid Fire Walls to roof, between 107-109 Medway Street and also between 107-111 Medway Street.

MARAGON APARTMENT, 20-26 Blackstone Boulevard.

2 exits for every apartment.  
Equipped with sprinkler system, basement, hall and garages.  
No fire escapes.  
Fire walls through roof divided the building.  
Fire doors in Boiler Room and double Fire Doors on 3 sections connecting with rest of cellar.

SMITH APARTMENT, 413-417 Pine Street.

2 exits for every apartment.  
Fire escapes available to 6 inside apartments.  
Adequate protection.  
Fire Wall from basement through to roof dividing middle to building.

UNIVERSITY APARTMENT, 50 Blackstone Boulevard.

2 exits for every apartment.  
2 Fire escapes on the building, one on the west side and one on the south side.  
Fire Doors in Boiler Room, and a Fire Wall divides 50 Blackstone Boulevard from 225 University Avenue.

Adequate fire extinguishers are readily accessible to all apartments and are refilled once a year to insure efficiency and to meet safety requirements of the Fire Department.

During the fiscal year ending September 30, 1962, \$40,000.00 was allocated to Roger Williams Park for purposes mandated by the Trust Fund. During the fiscal year ending September 30, 1961, \$50,000.00 was allocated to Mr. Noonan.

Attached find report submitted by  
State Bureau of Audits for the fiscal  
year ending September 30, 1962.

**IN CITY COUNCIL**

**JUL 10 1963**

Respectfully Submitted

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*D. Everett Whelan* Clerk State of Charles H. Smith

*J. Vincent P. Corneille*  
Manager

In Board of Commissioners of Estate of Charles H. Smith - July 3, 1963

APPROVED:

*Walter H. Reynolds*  
WALTER H. REYNOLDS, MAYOR AND CHAIRMAN

**ESTATE OF CHARLES H. SMITH**

**CITY OF PROVIDENCE**

**SEPTEMBER 30, 1962**

**STATE OF RHODE ISLAND  
BUREAU OF AUDITS**

ESTATE OF CHARLES H. SMITH

CITY OF PROVIDENCE

REPORT ON EXAMINATION

OF FINANCIAL RECORDS

YEAR ENDED SEPTEMBER 30, 1962

IN CITY COUNCIL

JUL 10 1963

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*D. Everett Whelan*  
CLERK

Bureau of Audits  
State of Rhode Island



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

DEPARTMENT OF ADMINISTRATION

PROVIDENCE, R. I.

BUREAU OF AUDITS  
ELPHEGE J. GOULET, C. P. A., CHIEF

Board of Commissioners of the Estate of Charles H. Smith  
87 Weybosset Street  
Providence, Rhode Island

Gentlemen:

In accordance with your petition filed under the provisions of Chapter 45-10-4 of the General Laws of 1956, we have completed our examination of the financial records and accounts of the Estate of Charles H. Smith for the fiscal year beginning October 1, 1961 and ending September 30, 1962, and as a result thereof, we herewith present the following report together with the exhibits and schedules enumerated in the index.

Results of Operations

General Operating Fund:

The net income from operations for the twelve month period ended September 30, 1962, exclusive of "extraordinary property expenses," but including the two-percent reserve charge for extraordinary property expenses, amounted to \$35,725.10; a decrease of \$6,235.08, when compared to the net income of \$41,960.18, for the preceding fiscal year. This decrease is summarized as follows:

	Fiscal Year Ended		Increase or
	9/30/62	9/30/61	Decrease*
Rent Income	105,565.45	105,123.65	441.80
Property Expenses	48,067.59	39,680.54	8,387.05
2% Reserve Charge	9,766.65	9,766.65	-0-
Total Property Expenses	57,834.24	49,447.19	8,387.05

	Fiscal Year Ended		Increase or
	9/30/62	9/30/61	Decrease*
Net Income from Property	47,731.21	55,676.46	7,945.25*
General and Administrative Expenses	16,304.30	15,717.59	586.71
Net Income from Operations	31,426.91	39,958.87	8,531.96*
Plus: Interest Income	4,298.19	2,001.31	2,296.88
NET INCOME FOR PERIOD	35,725.10	41,960.18	6,235.08*

The above comparative summary reflects the following:

(a) The increase in rental income of \$441.80 is summarized as follows:

Increase in amount of rents to be accounted for		\$ 1,039.50
Less:		
Increase in loss of rent due to vacancies	14.70	
Increase in net rents due	<u>583.00</u>	597.70
INCREASE IN RENT INCOME		<u>441.80</u>

(b) Increase in property expenses of \$8,387.05, of which insurance premium payments is the major cause.

(c) Increase in general and administrative expenses of \$586.71, reflecting the net result of an 8% salary increase approved at Board of Commissioners' meeting of September 19, 1961.

(d) Increase of \$2,296.88 in interest income, of which \$784.57 represents an increase of interest on savings accounts, and \$1,512.31, reflects interest on investments.

The net income from operations for the year, including extraordinary repairs and replacements paid out of the Reserve Fund, and eliminating inter-fund transactions, amounted to \$40,088.10, or \$88.10 more than the distribution made to the Roger Williams Park Account of \$40,000.00, summarized as follows:

Rental Income		\$ 105,565.45
Less: Ordinary Property Expenses	\$ 48,067.59	
Extraordinary Property Expenses	<u>5,403.65</u>	53,471.24
Gross Profit		52,094.21
Less: General & Administrative Expenses		<u>16,304.30</u>
Net Profit from Operations		35,789.91
Plus: Interest Income		<u>4,298.19</u>
NET INCOME		<u>40,088.10</u>

The potential rental income of the Estate at September 30, 1962, based on rental schedule in effect, amounted to \$107,757.65, which is the same amount that was in effect at the close of the preceding fiscal year.

A summary of the rentals to be accounted for during the period under review follows:

Uncollected Rent-October 1, 1961		\$ 1,461.60
Rental Schedule for Year:		
Monthly	\$ 106,240.40	
Quarterly	1,500.00	
Yearly	17.25	107,757.65
Total to be Accounted For		<u>109,219.25</u>
Less: Rentals Received		<u>105,565.45</u>
BALANCE OF RENTALS TO BE ACCOUNTED FOR		<u>3,653.80</u>

The above balance consists of net uncollected rents in the amount of \$2,044.60, and loss of rents due to vacancies totaling \$1,609.20.

The balance of uncollected rents at the end of the fiscal year under audit is summarized as follows:

Payable After Use Period	\$ 60.00
Former Tenants Moved	24.00
Tenants in Arrears	<u>2,095.00</u>
Total Due	<u>2,179.00</u>
Less: Rents Paid in Advance	134.40
NET RENTS DUE, SEPTEMBER 30, 1962	<u>2,044.60</u>

The total due consists of rentals due for the following months:

September, 1962	\$ 580.00
August, 1962	235.00
July, 1962	223.00
June, 1962	223.00
May, 1962	209.00
April, 1962	181.00
March, 1962	73.00
Prior Months	<u>455.00</u>
TOTAL AS ABOVE	<u>2,179.00</u>

The rent losses due to vacancies during the year under review were from the following properties:

154 Angell St.	\$ 690.00
Olive Street Garage	5.00
349 Lloyd Avenue	210.00



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Medway Manor	187.50
Paragon Apartments	75.00
Paragon Garages	12.00
Smith Apartments	233.70
Smith Garages	52.00
Thurbers Avenue Garage	3.00
4 West Clifford St.	138.00
4 West Clifford St. Garage	3.00
TOTAL RENT LOSSES DUE TO VACANCIES	<u>1,609.20</u>

A comparative statement of income and expenses for the fiscal years ended September 30, 1962, and September 30, 1961, is set forth as Exhibit C of this report.

Comparative statements of income and expenses for individual properties, exclusive of general and administrative expenses, is set forth as Exhibit D. A statement of distribution of property expenses, including extraordinary repairs and replacements for individual properties is set forth as Schedules D-1, and D-1-a.

#### Reserve Fund:

The net increase in the Reserve Fund balance for the twelve months under review amounted to \$4,363.00, exclusive of interest earned on the participation account of \$1,624.33, which has been transferred to the income of the Estate in accordance with resolution approved by the Board of Commissioners at meeting of October 28, 1959.

The net increase is due to the difference between the income to the fund of \$9,766.65, equalling 2% of buildings and improvements as approved by the Board of Commissioners at meeting of April 30, 1956, and the total expenditures for extraordinary repairs and replacements in the amount of \$5,403.65, approved as a charge to this fund by the Sub-Committee at meeting of December 5, 1962.

This fund does not appear to be serving the purpose for which it was originally created; that is, to gradually increase the reserve balance to

the sum of \$50,000.00, (10% of buildings and improvements) which sum is to be used to meet future costs of extraordinary expenditures arising out of wear and obsolescence of the various properties.

Although the fund balance at September 30, 1962 amounted to \$32,555.83, an examination of fund balances at the close of each fiscal year dating back to September 30, 1955 discloses a high of \$33,143.83 at September 30, 1960, and a low of \$25,892.94, at September 30, 1956. A summary of cumulative receipts and disbursements from October 1, 1951 through September 30, 1962 is presented as follows:

Receipts:

General Fund Contribution, \$10,000.00 per		
Year 1952-1955		\$ 40,000.00
2% Requirement 1956-1962		69,253.03
Interest Earned		8,295.62
Total Receipts		<u>117,548.65</u>

Disbursements:

Extraordinary Repairs & Replacements		
1955-1962	81,136.79	
Interest Transferred	<u>3,856.03</u>	84,992.82
FUND BALANCE, SEPTEMBER 30, 1962		<u>32,555.83</u>

The above summary discloses that property expenditures charged to this fund exceeded the 2% requirement (receipts) by \$11,883.76, since its inception in 1956, and we repeat that many of the items listed as extraordinary repairs and replacements, in our opinion, are not of a nature justifying its charge to this fund, in the light of our interpretation of the true purpose for which the Reserve Fund was established.

In previous audit reports we have made certain recommendations with respect to the operation of the Reserve Fund which we believe, if adopted, would restrict its use to its original purpose. We repeat them below and urge their adoption as soon as possible, otherwise we strongly recommend that the Board of Commissioners abolish the Reserve Fund and transfer its balance to the credit of the accumulated net income account of the Estate, since the manner in which the Reserve Fund is

being operated at present, results in misstating the actual property expenses from year to year.

Recommendations:

(a) A list of the anticipated repairs and replacements to be made over a specified period of 3 or 5 years should be prepared. (This can be accomplished by the present Estate Staff).

(b) This list should be scheduled on a priority basis by the Commission and revised from time to time as the need arises.

(c) Annual proposals for such repairs and replacements with approximate costs are to be submitted to the Commission for approval prior to any commitments.

(d) Total reserve fund expenditures except for emergencies are to be restricted to a percentage of the annual contribution for each fiscal year, if it is desired to increase the fund to any specific amount. (For example: The present balance of the Reserve Fund is \$32,555.83. If the objective is to build it up to \$50,000.00 during the next 10 year period, the total expenditures in any year should be restricted to 75% of the annual contribution of approximately \$10,000.00.)

(e) Expenditures from the Reserve Fund are to be restricted to such items as new roofs, ranges, refrigerators, heating units and modernization of any particular building or unit, the cost of which is in excess of a specific amount.

(f) Proper records of property costs and expenses are to be maintained on a current basis. The posting of a yearly summary to an annual property ledger account with notations as to what the current costs consist of should suffice.

With reference to recommendation (d) above, it is to be noted that

the amount of \$5,403.65 charged to the Reserve Fund for the fiscal year ended September 30, 1962, is approximately 55.3% of the annual contribution of \$9,766.65, and is well within the recommended restriction. However, included in the Reserve Fund charges are appraisal costs totaling \$598.80 which, in our opinion, should not have been classified as extraordinary repairs and replacement expenses.

A comparative statement of income and expenses for the fiscal years ended September 30, 1962, and September 30, 1961, is set forth as Exhibit C-1.

A detailed list of the extraordinary property expenses charged to this fund is set forth as Schedule C-1-a.

Accumulated Net Income:

Total accumulated net income at the close of the fiscal year ended September 30, 1962, amounted to \$104,988.61, summarized as follows:

	<u>Total</u>	<u>Operating Fund</u>	<u>Reserve Fund</u>
Accumulated Net Income, Beginning of Year	104,900.51	76,707.68	28,192.83
<u>Plus:</u> Net Income for Year	40,088.10	35,725.10	4,363.00
Total Available	144,988.61	112,432.78	32,555.83
<u>Less:</u> Distribution to Roger Williams Park Account	40,000.00	40,000.00	
ACCUMULATED NET INCOME END OF YEAR	<u>104,988.61</u>	<u>72,432.78</u>	<u>32,555.83</u>

The distribution made to Roger Williams Park Account of the City of Providence is in accordance with a resolution approved by the Commission at the meeting of January 25, 1962, and allocations for its expenditure are made available by the Finance Director. Examination of the expenditures made by the Roger Williams Park Account, is conducted during the annual audit of the financial records of the City of Providence and comments, if any, would be included in the audit report of the city for

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the corresponding period.

Of the accumulated net income at September 30, 1962, the amount of \$32,555.83, in the Reserve Fund is, of course, reserved for extraordinary repairs and replacements in accordance with resolution approved by the Commission on April 30, 1956.

The accumulated net income in the Estate Operating Fund at September 30, 1962, of \$72,432.78, except \$5,025.00 set aside for revolving funds, is available by the Commission for allocation to the Roger Williams Park Account. In order to prevent further depletion of the accumulated net income however, it is suggested that the annual distributions to Roger Williams Park Account be kept strictly within the limits of the annual net income, exclusive of the Reserve Fund.

A statement of accumulated net income for the fiscal year under review is presented as Exhibit B.

At September 30, 1962, the Estate had the following outstanding bill which was paid in October 1962:

Employer Share of Social Security Taxes	\$ 205.98
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Inasmuch as the Estate Accounts are maintained on a cash basis, accounts payable are not reflected in the attached exhibits.

### Approval of Expenditures:

Only expenditures through the week ending January 26, 1962 were approved by the Commission.

### Cash:

Cash in bank and on hand at September 30, 1962, representing undistributed and unallotted net income, exclusive of Reserve Fund cash set aside for extraordinary repairs and replacements amounted to \$72,432.78, comprised as follows:

<u>In Bank:</u>	
R.I. Hospital Trust Co.-Revolving Fund	\$ 5,000.00
R.I. Hospital Trust Co.-Receipt Account	39,080.46
Industrial National Bank-Unallotted Income Account	8,682.68
First Federal Savings & Loan Association- Unallotted Income Account	23,230.00
	<u>75,993.14</u>
<u>On Hand:</u>	
Petty Cash	25.00
Total Cash	<u>76,018.14</u>
<u>Add:</u>	
Deferred Appraisal Expense	495.71
	<u>76,513.85</u>
<u>Deduct:</u>	
Net Amount Due to Reserve Fund	4,081.07
NET TOTAL	<u><u>72,432.78</u></u>

The above total reflects a decrease of \$4,274.90, when compared with similar funds on hand at September 30, 1961, and represents the difference between net operating income for the year under review, of \$35,725.10, and the amount allotted to Roger Williams Park Account of \$40,000.00.

Certificate of Deposit:

This account in the amount of \$54,600.00 represents the sales price of the following properties stated at book value, acquired by the Providence Redevelopment Agency for the Lippitt Hill Project through condemnation proceedings on November 10, 1959, for which settlement in full has been received and proceeds invested in certificates of deposit.

Plat 9, Lot #365	
5 Howell Street and 611 North Main Street	\$ 2,529.90
9-11 Howell Street	5,249.54
17-19 Howell Street	5,130.52
	<u>12,909.96</u>
Plat 9, Lot #79	6,878.09
TOTAL BOOK VALUE	<u><u>19,788.05</u></u>

The difference between the proceeds and the book value of the property in the amount of \$34,811.95, has been credited to the principal account of the Estate.

Accounts Receivable (Net):

This account in the amount of \$2,044.60, at September 30, 1962, represents uncollected rents totaling \$2,179.00, less rents paid in advance in the amount of \$134.40. Inasmuch as the records of the Estate are maintained on a cash basis, this account is offset, for Balance Sheet purposes, by an account called Revenue Available When Collected.

Deferred Appraisal Expenses:

Cumulative appraisal expenses in connection with a current survey of the estate properties in preparation for their sale, totaled \$495.71, at September 30, 1962, and these expenses have been deferred until such properties are sold.

Trust Deposit Under Lease Agreement:

The trust deposit under lease agreement held by the Rhode Island Hospital Trust Company, for Ragan, Inc. (Providence Buick Co., Inc.), under decree of Superior Court entered June 2, 1939, amounted to \$5,131.71, comprised as follows:

\$5,000.00 U.S. Treasury Notes, Series A, 4-3/4% due 5/15/64	\$ 4,987.50
R.I. Hospital Trust Co.- Cash Savings Account	144.21
TOTAL	<u>5,131.71</u>

The trust deposit represents proceeds from condemnation proceedings of leased land and the income earned by this fund is payable to the lessee during the term of the lease.

We note that the lease expires in 1977, and that the Sub-Committee approved its extension, under the same terms and conditions of the original lease, to June 6, 1997, at its meeting of December 4, 1958. The question arises as to whether the trust is also to continue to the latter date.

Real Estate:

Real estate owned by the Estate is carried on the books in the amount of \$850,675.01. This amount is \$129,211.01 more than the Assessor's valuation of \$721,464.00 per the Tax Assessor's records as of December 31, 1961. Both the City Treasurer and City Controller carry the assessed valuation as the book value of the property.

The Estate records do not segregate book value of land and building and improvements for the various properties. For this reason it is difficult to compute the exact amount due the Reserve Fund for "2% of the book value of the building and improvements as set forth on the books of the Estate", as provided by the resolution approved by the commission on April 30, 1956. In previous audit reports we included a detail of our method and basis for this computation and the amount included for the fiscal year under review is consistent with this method.

Property Furniture and Equipment:

The property furniture and equipment at September 30, 1962, amounted to \$21,088.48, reflecting the purchases made during the year of \$261.30, over the previous fiscal year balance of \$20,827.18. Of the total purchases made during the year, \$177.50 was charged to the Reserve Fund, and \$83.80 was charged to the General Estate Fund.

Schedule A-1 of this report details the equipment purchases made during the period under audit.

Office Furniture and Equipment:

No purchases were made for office furniture and equipment during the fiscal year under review.

The office furniture and equipment is covered by fire and extended



coverage insurance in the maximum amount of \$2,500.00.

Neither the City Treasurer nor the City Controller include the property and office furniture and equipment as part of the Estate assets.

The property equipment balance consists of all purchases made since October 1, 1953, and the office equipment balance includes all such purchases made during the same period, in addition to the book account balance at October 1, 1953, of \$708.00, the detail for which latter amount is not available. Lists of purchases made of this equipment have been submitted with each annual report.

We reiterate our prior recommendation that a physical inventory of all property and office furniture and equipment be taken, preferably at cost, and that all such furniture and equipment on hand at October 1, 1953 be included and reconciled to the above accountability records.

#### Inter-Fund Accounts:

This account represents the total of receivables due between the two funds at September 30, 1962, and consists of a net amount of \$4,081.07 due to the Reserve Fund, computed as follows:

Due to Reserve Fund:		
2% of Buildings and Improvements		\$ 9,766.65
<u>Less: Due to Operating Fund:</u>		
Extraordinary Repairs and		
Replacements	5,403.65	
Interest Income	281.93	5,685.58
NET AMOUNT DUE RESERVE FUND		<u>4,081.07</u>

We recommend however, that the cash transfers necessary to close this item be made by withdrawing the full amounts from the respective accounts, rather than liquidating on a net amount basis.

Revenue Available When Collected:

This account, in the amount of \$2,044.60, as stated previously, is a direct offset to the asset account "Accounts Receivable (Net)" for the same amount.

Principal:

On March 25, 1937, the date of the death of the annuitant, Charles H. Smith, Jr., a valuation was placed on the Estate and, on September 30, 1962, this principal amounted to \$910,406.72, reflecting the excess of proceeds over the book value of the properties sold for Lippitt Hill Project, of \$34,811.95, and a decrease of \$10.66, when compared with the principal balance at the beginning of the fiscal year of \$910,417.38. This decrease represents the payment made by the Trustee for one-half of the annual surety bond premium for the trust deposit under lease agreement.

Insurance in Force:

A summary statement of insurance protection covering the various properties and other protection in force as of December 18, 1962, is presented as Statement 1.

Employees' Surety Bonds:

Surety bonds in force as of December 18, 1962, are as follows:

F. Vincent McConnell, Manager	\$ 5,000.00
Margaret M. Kenyon, Secretary-Bookkeeper	2,000.00

Leases:

There were two lease agreements on estate property in effect at December 18, 1962, summarized as follows:

(1) Property at #37 Reservoir Avenue, Providence, R.I., lease assigned to Ragan, Inc. on November 8, 1958. Expiration Date, June 6, 1997. Rental Agreements to be made every five years. Current

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rental agreement dated June 6, 1962, expiring June 5, 1967, provides that rental for the property shall be \$1,500.00 per year to be paid in accordance with terms of the lease.

(2) Building, corner of Westminster & Moulton Sts., Providence, R.I. leased to Virginia Dare, Inc. for a term of five years from January 1, 1960 through December 31, 1964. Annual rental to be \$23,000.00, payable in advance in equal installments of \$1,916.67, on the first day of each month, starting January 1, 1960.

#### Scope of Examination:

Cash on deposit was verified by direct correspondence with the depositories, and amounts certified to us were reconciled to the cash book balances as of the close of business, September 30, 1962. Cash on hand was counted at the time of our examination and reconciled to the records at that date.

Recorded cash receipts, as evidenced by duplicate prenumbered receipts, were traced to the deposits of the proper bank accounts. Cancelled checks and corresponding vouchers supporting all expenditures were examined as to proper authorization and verified with cash records of expenditures. The distribution of expenditures to the various properties and administrative expenses were tested for a period of five months, and the individual totals verified with the controls.

Rent collections were checked to the lease and rental agreements, verified with the schedule of rental charges in effect for each unit and property, and reconciled to rents due and unpaid, and to the loss of rents due to vacancies at the close of the fiscal year period. We also confirmed the amount of uncollected rents as of the close of business December 13, 1962, by direct correspondence with the tenants of the various properties.

Minutes of Meetings of the Board of Commissioners and its Subcommittee were examined, and all transfers of funds, wage schedules, and other matters were scrutinized for proper authorization or payment.

Other supporting data and records were examined or tested to the extent and manner deemed adequate.

Comments and Recommendations:

1. Uncollected Rents: At September 30, 1962 the total uncollected rents amounted to \$2,179.00, and of this amount, one particular tenant, a responsible City Official, alone owed \$949.00, dating back to September of 1961. As of this writing, according to the Estate records, the same tenant owed \$1,095.00 in back rent. Our examination disclosed that the Estate Manager has made periodic vigorous attempts to collect this account without success. Moreover, our letter requesting confirmation of the balance due, was returned to us by the tenant, neither affirming nor denying the existence of this balance. We therefore recommend that this matter be placed immediately in the hands of the City Solicitor for direct legal action.

2. Insurance Policies: We again recommend that insurance premium payments be equalized so as to reflect a more uniform net income for each fiscal year.

3. Sale of Estate Property: We reiterate our comment contained in the prior audit report wherein we concur with the proposal made by his Honor Mayor Reynolds at the Board of Commissioners meeting of October 28, 1959, that the Commission study the feasibility of disposing of the real estate held by the Estate and investing the proceeds

in bonds or other securities, because of the anticipated decrease in net income and the anticipated tax revenue, if the property is returned to the tax rolls.

It is our understanding that preliminary plans to offer the Estate property for sale have been made and that a survey of each piece of property and its appraised value is presently underway.

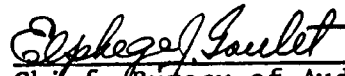
General:

We wish to express our appreciation for the splendid cooperation and courtesies extended to us by the officials and employees of the Estate and the City of Providence during the course of this examination.

Certificate

Subject to the above comments, we certify that, in our opinion, the attached exhibits and statements truly set forth the financial conditions of the Estate of Charles H. Smith at the close of business September 30, 1962, and the results of its operations during the twelve months ended that date.

Very truly yours,

  
Chief: Bureau of Audits

January 14, 1962

St/C

CITY OF PROVIDENCE  
BOARD OF COMMISSIONERS - ESTATE OF CHARLES H. SMITH  
FISCAL YEAR ENDED SEPTEMBER 30, 1962

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CITY OF PROVIDENCE  
BOARD OF COMMISSIONERS-ESTATE OF CHARLES H. SMITH  
STATEMENT OF FINANCIAL CONDITION  
SEPTEMBER 30, 1962

	<u>TOTAL</u>	<u>GENERAL ESTATE FUND</u>	<u>RESERVE FUND</u>
<u>ASSETS</u>			
Cash in Bank:			
R.I. Hospital Trust Co.-Revolving Fund	5,000.00	5,000.00	
R.I. Hospital Trust Co.-Receipt Account	39,080.46	39,080.46	
Industrial National Bank-Unallotted Income Account	8,682.68	8,682.68	
First Federal Savings & Loan Association-Reserve Fund Account	28,474.76		28,474.76
First Federal Savings & Loan Association-Unallotted Income Account	23,230.00	23,230.00	
Cash on Hand:			
Petty Cash Fund	25.00	25.00	
Total Cash	104,492.90	76,018.14	28,474.76
<u>Certificate of Deposit:</u>			
Industrial National Bank, 3% Due November 16, 1962	54,600.00	54,600.00	
Accounts Receivable (Net)	2,044.60	2,044.60	
Deferred Appraisal Expenses	495.71	495.71	
Trust Deposit Under Lease Agreement	5,131.71	5,131.71	
Inventory of Real Estate at Book Value- Exhibit D	850,675.01	850,675.01	
Inventory of Property Furniture & Equipment-Schedule A-1	21,088.48	21,088.48	
Inventory of Office Furniture & Equipment Schedule A-1	857.55	857.55	
Inter-Fund Accounts	15,452.23	5,685.58	9,766.65
 TOTAL ASSETS	 <u>1,054,838.19</u>	 <u>1,016,596.78</u>	 <u>38,241.41</u>

<u>LIABILITIES AND FUND BALANCES</u>			
Revenue Available When Collected	2,044.60	2,044.60	
Balance of Principal	910,406.72	910,406.72	
Property Furniture & Equipment Accountability	21,088.48	21,088.48	
Office Furniture & Equipment Account- ability	857.55	857.55	
Estate Fund Contribution to Reserve Fund-Exhibit B	40,000.00		40,000.00
Accumulated Net Income or (Loss)- Exhibit B	64,988.61	72,432.78	(7,444.17)
Inter-Fund Accounts	15,452.23	9,766.65	5,685.58
Total Liabilities and Fund Balances	<u>1,054,838.19</u>	<u>1,016,596.78</u>	<u>38,241.41</u>

CITY OF PROVIDENCE  
BOARD OF COMMISSIONERS-ESTATE OF CHARLES H. SMITH  
INVENTORY OF PROPERTY AND OFFICE FURNITURE AND EQUIPMENT  
SEPTEMBER 30, 1962

	<u>PROPERTY</u>	<u>OFFICE</u>
Equipment Inventory Balance, October 1, 1961	<u>20,827.18</u>	<u>857.55</u>
<u>Additions During Year:</u>		
Installment Payments on Gas Burner at 154 Angell St.	(A) 69.50	
Cabinets and Lighting Fixtures-154 Angell St.	50.00	
1 Gas Range-University Apartments	(A) 108.00	
1 Used Gas Range-Cushing Apartments	20.00	
1 Door Mirror-Cushing Apartments	8.00	
1 Ignitor and Porcelain-Paragon Apartments	5.80	
 Total Additions	 <u>261.30</u>	 <u>-0-</u>
 EQUIPMENT INVENTORY BALANCE, SEPTEMBER 30, 1962	 <u>21,088.48</u>	 <u>857.55</u>

(A) Reserve Fund Expenditures



CITY OF PROVIDENCE  
BOARD OF COMMISSIONERS-ESTATE OF CHARLES H. SMITH  
STATEMENT OF ACCUMULATED NET INCOME  
FISCAL YEAR ENDED SEPTEMBER 30, 1962

	<u>TOTAL</u>	<u>GENERAL ESTATE FUND</u>	<u>RESERVE FUND</u>
Accumulated Net Income or (Loss)- Beginning of Year	64,900.51	76,707.68	(11,807.17)
<u>Plus:</u> Prior Years' Contributed from Surplus	40,000.00		40,000.00
Total Accumulated Net Income-Beginning of Year	104,900.51	76,707.68	28,192.83
<u>Plus:</u> Net Income for Year-Exhibits C & C-1	40,088.10	35,725.10	4,363.00
Total Available	144,988.61	112,432.78	32,555.83
<u>Less:</u> Distribution to Roger Williams Park Account	40,000.00	40,000.00	
ACCUMULATED NET INCOME, END OF YEAR	<u>104,988.61</u>	<u>72,432.78</u>	<u>32,555.83</u>

Composition of Accumulated Net Income

Cash in Bank and on Hand-Exhibit A	104,492.90	76,018.14	28,474.76
<u>Plus:</u> Due from Other Fund-Exhibit A	15,452.23	5,685.58	9,766.65
Deferred Appraisal Expense-Exhibit A	495.71	495.71	
Total	120,440.84	82,199.43	38,241.41
<u>Less:</u> Due to Other Fund-Exhibit A	15,452.23	9,766.65	5,685.58
NET TOTAL	<u>104,988.61</u>	<u>72,432.78</u>	<u>32,555.83</u>

CITY OF PROVIDENCE  
 BOARD OF COMMISSIONERS-ESTATE OF CHARLES H. SMITH  
 COMPARATIVE STATEMENT OF INCOME AND EXPENDITURES  
 FISCAL YEARS ENDED SEPTEMBER 30, 1962 AND SEPTEMBER 30, 1961

	FISCAL YEAR ENDED SEPTEMBER 30,		INCREASE OR DECREASE*
	1962	1961	
Rent Income-Exhibit D	105,565.45	105,123.65	441.80
<u>Property Expenses:</u>			
Contractors' Repairs	3,936.73	3,811.69	125.04
Repair Supplies	907.14	646.63	260.51
Equipment Purchases	83.80	-	83.80
Payroll:			
Repairs	3,358.16	3,818.77	460.61*
Janitors	12,661.28	12,085.24	576.04
Fuel	7,579.71	7,757.84	178.13*
Electricity	1,022.26	1,319.79	297.53*
Gas	217.26	217.67	.41*
Telephone	352.30	347.71	4.59
Insurance	12,411.56	3,900.38	8,511.18
Water	1,139.57	1,505.01	365.44*
Miscellaneous	4,397.82	4,269.81	128.01
Ordinary Property Expense-Schedule D-1	48,067.59	39,680.54	8,387.05
Plus: Reserved for Extraordinary Repairs & Replacements, 2% Per Annum of Buildings & Improvements	9,766.65	9,766.65	-0-
Total Property Expense	57,834.24	49,447.19	8,387.05
Net Income from Property-Exhibit D	47,731.21	55,676.46	7,945.25*
<u>General and Administrative Expenses:</u>			
Salaries	13,966.04	12,939.44	1,026.60
Other	2,338.26	2,778.15	439.89*
Total General and Administrative Expenses	16,304.30	15,717.59	586.71
Net Income from Property Exclusive of Extraordinary Property Expenses	31,426.91	39,958.87	8,531.96*
(A) Plus-Interest Income	4,298.19	2,001.31	2,296.88
NET INCOME TO EXHIBIT B	35,725.10	41,960.18	6,235.08*

(A) Includes interest on Reserve Fund Savings Account of \$1,624.33.

CITY OF PROVIDENCE  
BOARD OF COMMISSIONERS-ESTATE OF CHARLES H. SMITH  
RESERVE FUND  
COMPARATIVE STATEMENT OF INCOME AND EXPENDITURES  
FISCAL YEARS ENDED SEPTEMBER 30, 1962 AND SEPTEMBER 30, 1961

	<u>FISCAL YEAR ENDED</u> <u>SEPTEMBER 30,</u>		<u>INCREASE</u> <u>OR</u> <u>DECREASE*</u>
	<u>1962</u>	<u>1961</u>	
<u>Income:</u>			
Transfer from General Account, 2% of Buildings and Improvements reserved for extraordinary repairs and replacements	9,766.65	9,766.65	-0-
Interest on Savings Account	1,624.33	1,133.45	490.88
Total Income	<u>11,390.98</u>	<u>10,900.10</u>	<u>490.88</u>
<u>Expenditures:</u>			
Expenditures for Extraordinary Repairs & Replacements- Schedule C-1-a	5,403.65	14,717.65	9,314.00*
Transfer of Interest Income to Estate Fund pursuant to Resolution Approved at Board of Commissioners' Meeting of October 28, 1959	1,624.33	1,133.45	490.88
Total Expenditures	<u>7,027.98</u>	<u>15,851.10</u>	<u>8,823.12*</u>
NET INCOME OR (LOSS) TO EXHIBIT B	<u>4,363.00</u>	<u>(4,951.00)</u>	<u>9,314.00</u>

CITY OF  
BOARD OF COMMISSIONERS  
RESERVE FOR EXTRAORDINARY RE-  
PROPERTY  
FISCAL YEAR ENDED

	<u>TOTAL</u>	<u>CONTRACTOR'S REPAIRS</u>
<u>154 Angell St:</u>		
Gas burnerrental	69.50	
<u>Cushing Apartments:</u>		
Appraisal Costs	119.76	
<u>349 Lloyd Avenue:</u>		
Iron Boiler and Radiators	1,332.75	1,332.75
Roof	151.00	151.00
Total	1,483.75	1,483.75
<u>Medway Manor:</u>		
Appraisal Costs	119.76	
Boiler	295.00	295.00
Total	414.76	295.00
<u>Paragon Apartments:</u>		
Repointing Bricks	261.00	261.00
Appraisal Costs	119.76	
Total	380.76	261.00
<u>Smith Apartments:</u>		
Appraisal Costs	119.76	
<u>53-55 Stanwood St:</u>		
Repair Work	229.60	229.60
Painting	1,150.00	1,150.00
Total	1,379.60	1,379.60
<u>65-67 Stanwood St:</u>		
Painting	912.00	912.00
<u>University Apartments:</u>		
Gas Range	108.00	
Appraisal Costs	119.76	
Total	227.76	
<u>315 Westminster St:</u>		
Roof Leaks	296.00	296.00
 TOTAL EXPENDITURES	 5,403.65	 4,627.35

PROVIDENCE  
ESTATE OF CHARLES H. SMITH  
PAIRS AND REPLACEMENT FUND  
EXPENDITURES  
SEPTEMBER 30, 1962

<u>REPAIR SUPPLIES</u>	<u>EQUIPMENT PURCHASES</u>	<u>PAYROLL REPAIRS</u>	<u>APPRAISAL EXPENSES</u>
	69.50		
			119.76
			119.76
			119.76
			119.76
			119.76
	108.00		119.76
	108.00		119.76
-0-	177.50	-0-	598.80

CITY OF  
BOARD OF COMMISSIONERS  
COMPARATIVE STATEMENT OF PROPERTY  
FISCAL YEARS ENDED SEPTEMBER 30,

	BOOK VALUE OF REAL ESTATE	ASSESSED VALUATIONS 12/31/61
154-162 Angell Street & Olive Street	43,954.66	45,320.00
Garage	820.06	780.00
284 Bay View Avenue, Cranston	7,695.95	18,610.00
151 Broadway	14,700.00	18,740.00
155-159 Broadway	46,266.23	48,250.00
The Cushing Apartments-315 Thayer St.	5,620.98	1,240.00
200 Dean St.	6,048.00	5,400.00
204 Dean St.	23,424.01	28,600.00
110-116 Francis St.	8,652.75	12,300.00
71-73 Keene St.	18,647.00	18,550.00
349 Lloyd Avenue	77,870.75	74,010.00
Medway Manor-107-111 Medway St.	137,018.10	93,650.00
The Paragon Apartments-20-26 Blackstone Blvd.	2,964.31	10,880.00
37 Reservoir Avenue	47,906.49	24,960.00
Smith Apartments-413-417 Pine St.	9,324.96	9,110.00
53-55 Stanwood St.	5,423.50	7,420.00
65-67 Stanwood St.	5,841.00	8,590.00
261-265 Thurbers Avenue	61,238.75	59,560.00
University Apartments-50 Blackstone Blvd.	7,331.94	9,640.00
48 West Clifford St.	319,594.37	231,660.00
315-321 Westminster St.		
<u>Unimproved Land</u>		
Conanicut Park Lot Jamestown, R.I.	75.00	194.00
<u>Flooded Area</u>		
Wenscott Reservoir Plat No. Providence, Lincoln & Smithfield	256.20	
Sub Totals	850,675.01	721,464.00
Plus:		
Reserved for Extraordinary Repairs and Replacements, 2% Buildings and Improvements		
TOTALS	850,675.01	721,464.00

\* Denotes Decrease

Exhibit D

PROVIDENCE  
ESTATE OF CHARLES H. SMITH  
INCOME, EXPENSES AND NET INCOME  
1962 AND SEPTEMBER 30, 1961

<u>YEAR ENDED SEPTEMBER 30, 1962</u>			<u>YEAR ENDED SEPTEMBER 30, 1961</u>			<u>NET INCOME DECREASE* OR INCREASE</u>
<u>RENTAL INCOME</u>	<u>PROPERTY EXPENSES</u>	<u>NET INCOME</u>	<u>RENTAL INCOME</u>	<u>PROPERTY EXPENSES</u>	<u>NET INCOME</u>	
6,747.50	1,707.70	5,039.80	6,765.00	2,272.49	4,492.51	547.29
120.00	28.99	91.01	115.00	41.72	73.28	17.73
720.00	127.08	592.92	720.00	195.05	524.95	67.97
1,325.00	800.26	524.74	1,380.00	89.67	1,290.33	765.59*
8,958.00	8,522.60	435.40	9,507.00	6,584.47	2,922.53	2,487.13*
168.00	22.47	145.53	168.00	75.58	92.42	53.11
876.00	496.23	379.77	876.00	235.81	640.19	260.42*
3,211.00	810.51	2,400.49	3,065.00	430.47	2,634.53	234.04*
1,716.00	617.94	1,098.06	1,716.00	270.11	1,445.89	347.83*
2,370.00	1,269.30	1,100.70	2,375.00	632.00	1,743.00	642.30*
14,817.50	8,568.20	6,249.30	14,790.00	6,403.66	8,386.34	2,137.04*
18,410.00	8,159.15	10,250.85	18,342.00	7,666.05	10,675.95	425.10*
1,500.00	16.85	1,483.15	1,500.00		1,500.00	16.85*
5,588.70	5,174.12	414.58	5,472.40	5,643.57	171.17*	585.75
1,440.00	156.87	1,283.13	1,350.00	548.79	801.21	481.92
1,320.00	196.25	1,123.75	1,260.00	481.94	778.06	345.69
642.00	97.08	544.92	540.00	128.35	411.65	133.27
10,800.00	7,192.78	3,607.22	10,800.00	5,692.75	5,107.25	1,500.03*
1,818.50	1,724.15	94.35	1,365.00	645.14	719.86	625.51*
23,000.00	2,361.90	20,638.10	23,000.00	1,639.48	21,360.52	722.42*
	10.30	10.30*		3.44	3.44*	6.86*
17.25	6.86	10.39	17.25		17.25	6.86*
105,565.45	48,067.59	57,497.86	105,123.65	39,680.54	65,443.11	7,945.25*
	9,766.65	9,766.65*		9,766.65	9,766.65*	
105,565.45	57,834.24	47,731.21	105,123.65	49,447.19	55,676.46	7,945.25*

CITY OF  
BOARD OF COMMISSIONERS  
STATEMENT OF DISTRIBUTION OF  
FISCAL YEAR ENDED

	<u>TOTAL PROPERTY EXPENSES</u>	<u>EXTRAORDINARY EXPENSES (SCHEDULE C-1-a)</u>
Olive Street Garages	45.07	
154-162 Angell St.	1,732.13	69.50
284 Bay View Ave. Garages	28.99	
151 Broadway	127.08	
155-159 Broadway	800.26	
The Cushing Apartments	8,642.36	119.76
200 Dean St. & Garages	22.47	
204 Dean St.	431.75	
Rear 204 Dean St.	64.48	
110-116 Francis St.	810.51	
71-73 Keene St.	617.94	
349 Lloyd Ave.	2,753.05	1,483.75
Medway Manor	8,982.96	414.76
The Paragon Apartments & Garages	8,539.91	380.76
35 Reservoir Ave.	16.85	
Smith Apartments & Garages	5,293.88	119.76
53-55 Stanwood St.	1,536.47	1,379.60
65-67 Stanwood St.	1,108.25	912.00
261-265 Thurbers Ave.	97.08	
University Apartments	7,420.54	227.76
4 West Clifford St.	1,434.34	
8 West Clifford St.	276.16	
4-8 West Clifford St. Garage	13.65	
315 Westminster St.	2,657.90	296.00
Conanicut Park	10.30	
Wenscott Reservoir Plat	6.86	
	<hr/>	
TOTAL	53,471.24	5,403.65



Schedule D-1PROVIDENCEESTATE OF CHARLES H. SMITHPROPERTY EXPENSES INCLUDING EXTRAORDINARYSEPTEMBER 30, 1962

TOTAL OPERATING EXP. (EXHIBIT C)	CONTRACTORS REPAIRS	REPAIR SUPPLIES	EQUIPMENT PURCHASES	PAYROLL REPAIRS	PAYROLL JANITORS	OTHER (SCHEDULE ( D-1-a )
45.07	20.00					25.07
1,662.63	107.95	20.94	50.00	244.09		1,239.65
28.99						28.99
127.08		23.91				103.17
800.26	8.50					791.76
8,522.60	283.10	20.44	28.00	352.30	2,194.20	5,644.56
22.47	20.00					2.47
431.75	195.00					236.75
64.48	62.00					2.48
810.51	148.65	10.59		63.37		587.90
617.94	340.84			117.36		159.74
1,269.30	144.31	196.93		345.02		583.04
8,568.20	554.11	242.86		856.79	2,594.80	4,319.64
8,159.15	578.57	261.77	5.80	328.66	2,904.20	4,080.15
16.85						16.85
5,174.12	239.12	33.22		477.83	2,181.92	2,242.03
156.87	18.00	4.61		28.17		106.09
196.25	69.60					126.65
97.08	43.81					53.27
7,192.78	218.31	20.47			2,786.16	4,167.84
1,434.34	642.95	71.40		535.18		184.81
276.16	200.76			9.39		66.01
13.65	13.65					
2,361.90	27.50					2,334.40
10.30						10.30
6.86						6.86
48,067.59	3,936.73	907.14	83.80	3,358.16	12,661.28	27,120.48

CITY OF  
BOARD OF COMMISSIONERS  
STATEMENT OF DISTRIBUTION  
FISCAL YEAR ENDED

	<u>TOTAL</u>	<u>FUEL</u>
Olive Street Garages	25.07	
154-162 Angell St.	1,239.65	766.91
284 Bay View Ave. Garages	28.99	
151 Broadway	103.17	
155-159 Broadway	791.76	
The Cushing Apartments	5,644.56	2,085.57
200 Dean St. & Garages	2.47	
204 Dean St.	236.75	
Rear 204 Dean St.	2.48	
110-116 Francis St.	587.90	
71-73 Keene St.	159.74	
349 Lloyd Ave.	583.04	
Medway Manor Apartments	4,319.64	1,671.73
Paragon Apartments	4,080.15	1,071.04
35 Reservoir Ave.	16.85	
Smith Apartments and Garages	2,242.03	855.21
53-55 Stanwood St.	106.09	
65-67 Stanwood St.	126.65	
261-265 Thurbers Ave.	53.27	
University Apartments	4,167.84	1,093.05
4 West Clifford St.	184.81	36.20
8 West Clifford St.	66.01	
4-8 West Clifford St. Garages		
315 Westminster St.	2,334.40	
Conanicut Park	10.30	
Wenscott Reservoir	6.86	
TOTAL	<u>27,120.48</u>	<u>7,579.71</u>

Schedule D-1-aPROVIDENCE  
ESTATE OF CHARLES H. SMITH  
OF PROPERTY EXPENSES OTHER  
SEPTEMBER 30, 1962

<u>ELECTRICITY</u>	<u>GAS</u>	<u>TELEPHONE</u>	<u>INSURANCE</u>	<u>WATER</u>	<u>MISCELLANEOUS</u>
			25.07		
8.84	47.59		334.27	56.62	25.42
			2.47		26.52
			103.17		
			751.41	36.29	4.06
263.80	49.79	94.04	2,107.92	104.99	938.45
			2.47		
			153.58	65.17	18.00
			2.48		
			511.51	76.39	
			115.48	33.44	10.82
21.73			472.04	36.29	52.98
255.79	29.88	81.59	1,354.71	137.36	789.58
249.56	51.39	88.00	1,685.27	200.62	733.27
			16.85		
91.20	16.54		627.16	90.95	560.97
			81.58	24.51	
			98.53	28.12	
			33.89	19.38	
127.95	22.07	88.67	1,515.78	132.29	1,188.03
3.39			33.90	65.04	46.28
			33.90	32.11	
			2,334.40		
			6.86		3.44
			6.86		
<u>1,022.26</u>	<u>217.26</u>	<u>352.30</u>	<u>12,411.56</u>	<u>1,139.57</u>	<u>4,397.82</u>

CITY OF  
BOARD OF COMMISSIONERS  
SUMMARY STATEMENT OF  
DECEMBER

<u>LOCATION OF PROPERTY</u>	<u>FIRE AND EXTENDED COVERAGE</u>	<u>PUBLIC LIABILITY</u>
154-162 Angell St.-House	60,000.00	100/200M
59-61 Olive St.-Garage	4,000.00	100/200M
280-292 Bay View Ave.-Cranston	500.00	100/200M
151 Broadway-Cottage	7,000.00	100/200M
155-159 Broadway-Building	25,000.00	100/200M
200 Dean St.-Garage	1,000.00	100/200M
204 Dean St.-House	11,500.00	100/200M
204 Dean St.-Rear House	2,500.00	100/200M
315 Thayer St.-Cushing Apartments	140,000.00	100/200M
110-116 Francis St.-House	55,000.00	100/200M
71-73 Keene St.-House	25,000.00	100/200M
71-73 Keene St.-Garage	250.00	100/200M
349 Lloyd Ave.-House	30,000.00	100/200M
107-111 Medway St.-Medway Apartments	115,000.00	100/200M
20-26 Blackstone Blvd.-Paragon Apartments	135,000.00	100/200M
20-26 Blackstone Blvd-Paragon Garages	8,750.00	100/200M
413-417 Pine St.-Smith Apartments	55,000.00	100/200M
413-417 Pine St.-Smith Garages	8,000.00	100/200M
53-55 Stanwood St.-House	25,000.00	100/200M
65-67 Stanwood St.-House	13,500.00	100/200M
261 Thurbers Ave.-House	8,500.00	100/200M
261 Thurbers Ave.-Garage	750.00	100/200M
261 Thurbers Ave.-Vacant Lot		100/200M
50 Blackstone Blvd-University Apartments	75,000.00	100/200M
50 Blackstone Blvd-University Garages	8,000.00	100/200M
4 West Clifford St.-House	8,000.00	100/200M
8 West Clifford St.-House	14,000.00	100/200M
4-8 West Clifford St.-Garage	1,000.00	100/200M
315 Westminster St.-Virginia Dare Bldg.	250,000.00	200/1000M
37 Reservoir Ave. Land Lot #163		100/200M
Wenscott Reservoir Water Flowage		100/200M
Conanicut Park Plat Jamestown Land Only		100/200M
87 Weybosset St-Charles H. Smith Office Furniture & Fixtures and Safe Managers Automobile-Including one employee	2,500.00	100/200M

Employees of Estate

Statement 1

PROVIDENCE

ESTATE OF CHARLES H. SMITH

INSURANCE COVERAGE IN FORCE

18, 1962

RENTAL  
COVERAGE

BOILER  
COVERAGE

SPRINKLER  
LEAKAGE

OTHER  
AMOUNT

DESCRIPTION

6,360.00

960.00

120.00

720.00

1,380.00

168.00

660.00

216.00

9,804.00

25,000.00

3,576.00

1,716.00

60.00

2,580.00

14,940.00

25,000.00

16,920.00

25,000.00

42,000.00

1,440.00

4,861.00

25,000.00

840.00

1,440.00

1,320.00

504.00

120.00

10,080.00

25,000.00

720.00

552.00

840.00

216.00

23,000.00

1,000.00

Burglary

5/50/100M

Property Damage  
and Bodily  
Injury

5/25M

Workmens Com-  
pensation

January 29, 1962

The following is a report of the Estate of Charles H. Smith, City of Providence from October 1, 1960 to September 30, 1961, under the jurisdiction of the following Commission:-

Hon. Walter H. Reynolds, Mayor and Chairman  
 Mr. David R. McGovern, City Treas. (Ex Officio)  
 Mr. Ralph J. Hartman, (Ex Officio)  
 Mr. Walter L. Costello  
 Mr. Alter Boyman  
 Mr. Frank McGee  
 Mr. John A. McConnell

An office is set up in Room 520 Swarts Building, 87 Weybosset Street; for the purpose of administering the Estate of Charles H. Smith, F. Vincent McConnell is the Manager.

The Estate includes 26 Properties and 121 Tenants. A Breakdown of the properties follows:

APARTMENTS

CUSHING APARTMENTS, 315 Thayer Street 9 Units- No Garages  
 3---6 Room Apartments and 6---5 Room Apartments

MEDWAY APARTMENTS, 107-111 Medway Street 18 Units-No Garages  
 6---2 Room Apartments, 6---3 Room Apartments  
 and 6---4 Room Apartments

PARAGON APARTMENTS, 20-26 Blackstone Blvd., 28 Units-1--10 Car Garage  
 18---3 Room Apartments

SMITH APARTMENTS, 413-417 Pine Street, 22 Units-1--10 Car Cement  
 12---3 Room Apartments Garages

UNIVERSITY APARTMENTS, 50 Blackstone Blvd. 17 Units  
 3---4 Room Apartments, 9---3 Room Apartments

FLATS

157 Broadway - 9 Rooms- 1 Unit  
 110-116 Francis Street, 4 Flats 4 Units--No Garages  
 71-73 Keene Street, 6 Rooms each Flat 3 Units-One Car Garage  
 2 Flats

340 Lloyd Avenue, 6 Rooms each flat 3 Units--No Garages  
 3 Flats

53-55 Stanwood Street, 9 Rooms each flat 2 Units--No Garages  
 2 Flats

65-67 Stanwood Street, 5 Rooms each Flat 2 Units--No Garage  
 2 Flats

8 West Clifford Street, 7 Rooms each flat 5 Units-3 Car Garage  
 2 Flats

HOUSES

154 -162 Angell Street- 24 Room House 13 Units  
 This Property also includes Olive Street  
 Garages-2 Cement Block-4 Car Garage

151 Broadway-9 Rooms 1 Unit  
 1 1/2 Story Frame Cottage

204 Dean Street, 14 Rooms 1 Unit  
 1-2 1/2 Story Frame Rooming House

Rear 204 Dean Street, 6 Rooms 1 Unit  
 1 1/2 Story Frame Cottage

261 Thurbers Avenue, 10 Rooms 3 Units-1, 2 Car Frame  
 1 1/2 Story Frame Cottage Garage

4 West Clifford Street, 9 Rooms 1 Unit  
 1 1/2 Story Frame Cottage

Birthplace of Charles H. Smith

Garages

Bay View Avenue Garages, 284 Bay View Avenue, Cranston, R.I. 2 Units  
2 Car Metal Garage  
200 Dean Street-3 Car Metal Garage 3 Units

STORES

155 Broadway-Variety Store 1 Unit  
159 Broadway-City Finance Co., 1 Unit  
315 Westminster Street-Virginia Dare Stores-Kent Hotel  
4 Story Brick Building leased to the Virginia Dare Stores  
Kent Hotel a sub-tenant of Virginia Dare Inc., has 84  
Rooms for rental 1 Unit

LAND

37 Reservoir Avenue, Providence, R.I.  
Land is leased to Ragan Inc., assignment of lease was made to Ragan on the  
15th of October, 1958, for an additional 20 years to expire June 6, 1997  
Area 18,564 square feet

OUTSIDE CITY OF PROVIDENCE PROPERTY

Conanicut Park Lot, Jamestown, R.I.  
Lot 50x100 -5,000 sq.ft., faces Broadway a street laid and maintained  
by the Division of Roads and Bridges as a State Road.

Wenscott Reservoir Plat Lot North Providence, Lincoln and Smithfield, R.I.  
This Tract is Flooded area on Easterly side of Douglas Turnpike-  
Water flowage Rights now being held by Mr. Salmanson of The Adams  
Drugs Co.,  
The Land is entirely flooded and there are no taxes. The Lease is in  
perpetuity.

VACANCIES

1/3 of Vacancies to total rents year ending September 30, 1961, less than  
1/3 of the available Rents.

TENANTS

A Spirit of Co-operation exists between the Tenants and the Office.  
Repairs have been made where necessary and the interior decoration in the  
various properties has been done in order of requests received.

JANITORS

The Estate has been extremely fortunate in retaining the janitors for  
various apartments. These men have been with the Estate for many years  
and both property inside and out is kept in excellent condition.  
Minor repairs are done by the janitors.

INSURANCE

Sufficient Insurance, fire rental and liability coverage, is maintained  
on all properties.

FIRE PROTECTION

A investigation of the Apartments verifies ample fire protection  
for the tenants, as approved by Officials of the Fire Department.  
All Apartments have passed inspection by the representative of the  
Inspector of Public Building Department, City of Providence.

CUSHING APARTMENTS 315 Thayer Street  
2 Exits for every apartment  
Fire Escapes  
Fire Doors Boiler Room  
3 Sections have Fire Walls through to Roof

MEDWAY APARTMENTS 107-111 Medway Street  
Fire escape stake care of middle Apartments  
All Apartments have 2 means of exit  
Fire Door on Boiler room and between 107-109 Medway  
Solid Fire Door to Roof between 107-111 Medway  
and also between 107-109 Medway Street

PARAGON APARTMENTS 20-26 Blackstone Blvd.  
2 Exits for each Tenant  
Equipped with sprinkler system, basement and halls and garages  
No Fire Escapes  
Fire Walls thru roof divides the Building  
Fire Doors on Boiler room and double fire Doors on 3 sections  
connecting with rest of cellar

SMITH APARTMENTS 413-417 Pine Street  
2 Exits for every tenant  
Fire escapes available to 6 inside apartments  
Adequate protection  
Fire Wall from basement thru to roof dividing middle of house

UNIVERSITY APARTMENTS 50 Blackstone and 225 University Avenue  
2 Fire escapes on this building one on the West Side and one on  
the South Side  
All Apartments have two exits  
The Boiler room has fire doors and a fire wall divides 50 Blackstone  
Boulevard, from 225 University Avenue.

Adequate Fire extinguishers are readily accessible at all Apartments and  
are refilled once a year to insure efficiency and to meet safety requirements  
of the Fire Department.

During the fiscal year ending September 30, 1961, \$50,000 was allocated  
to Roger Williams Park, for purposes mandated by the Trust Fund.  
\$50,000 was allocated to Mr. Noonan during fiscal year ending September 30, 1960.

Attached find report submitted by  
the State Bureau of Audits for Fiscal  
year ending September 30, 1961

Respectfully Submitted

ESTATE OF CHARLES H. SMITH

*Finca McConnell*  
MANAGER

FVMC/  
rgo:l  
4/11/62



ESTATE OF CHARLES H. SMITH

CITY OF PROVIDENCE

SEPTEMBER 30, 1961

BUREAU OF AUDITS

STATE OF RHODE ISLAND

ESTATE OF CHARLES H. SMITH  
CITY OF PROVIDENCE

REPORT ON EXAMINATION  
OF FINANCIAL RECORDS

YEAR ENDED SEPTEMBER 30, 1961

Bureau of Audits  
State of Rhode Island



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

DEPARTMENT OF ADMINISTRATION

PROVIDENCE, R. I.

BUREAU OF AUDITS  
ELPHEGE J. GOULET, C. P. A., CHIEF

Board of Commissioners of the Estate of Charles H. Smith  
87 Weybosset Street  
Providence, Rhode Island

Gentlemen:

In accordance with your petition filed under the provisions of Chapter 45-10-4 of the General Laws of 1956, we have completed our examination of the financial records and accounts of the Estate of Charles H. Smith for the fiscal year period beginning October 1, 1960 and ending September 30, 1961 and as a result thereof, we herewith present the following report together with the exhibits and schedules enumerated in the index.

RESULTS OF OPERATIONS

General Operating Fund:

The net income from operations for the twelve month period ended September 30, 1961, exclusive of extraordinary property expenses, but including the two-percent reserve charge for extraordinary property expenses, amounted to \$41,960.18; a decrease of \$6,810.41 when compared to the net income of \$48,770.59 for the preceding fiscal year. This decrease is summarized as follows:

	Fiscal Year Ended 9/30/61	9/30/60	Increase or Decrease*
Rent Income	\$105,123.65	\$109,715.04	\$4,591.39*
Property Expenses	39,680.54	36,578.01	3,102.53
2% Reserve Charge	9,766.65	9,766.65	-
Total Property Expenses	49,447.19	46,344.66	3,102.53
Gross Income	55,676.46	63,370.38	7,693.92*
General and Administrative Expenses	15,717.59	16,536.31	\$818.72*
Net Income from Operations	39,958.87	46,834.07	6,875.20*
Plus: Interest on Savings Accounts	2,001.31	1,936.52	64.79
NET INCOME FOR PERIOD	\$41,960.18	\$48,770.59	\$6,810.41*

The above comparative summary reflects the following:

- (a) The decrease in rental income of \$4,591.39 of which \$3,250.03 represents reduction in rental charge, for the Virginia Dare Building from \$3,000.00 to \$1,916.69 per month effective January 1960.
- (b) Increase in property expenses of \$3,102.53, of which \$1,859.65 represents an increase in miscellaneous items, notably \$491.60 in snow removal and \$816.57 in substitute janitorial service.
- (c) Decrease in administrative salaries of \$818.72 reflecting the starting salary of the new bookkeeper.
- (d) Increase of \$64.79 in interest on participation accounts.

The net income from operations for the year, including extraordinary repairs and replacements paid out of the Reserve Fund and eliminating inter-fund transactions amounted to \$37,009.18, or approximately \$13,000.00 less than the distribution made to the Roger Williams Park Account of \$50,000.00 summarized as follows:

Rental Income		\$105,123.65
Ordinary Property Expenses	\$39,680.54	
Extraordinary Property Expenses	14,717.65	
Total Property Expenses		54,398.19
Gross Income		50,725.46
Less: General & Administrative Expenses		15,717.59
Net Profit from Operations		35,007.87
Plus: Interest Income		2,001.31
NET INCOME		\$37,009.18

The potential rental income of the Estate at September 30, 1961, based on rental schedule in effect amounted to \$107,757.69 or an increase of \$132.00 when compared with the rental schedule in effect at beginning of the year, summarized as follows:

## Schedule of Rental Charges October 1, 1960

\$107,625.69

## Add Increases:

154 Angell St.:		
Apartment #2 from \$75.00 to \$80.00	60.00	
413-417 Pine St.-Smith Apts:		
Apartment #7 from \$36.00 to \$40.00	48.00	
66-67 Stanwood St.:		
#67 Flat from \$53.00 to \$55.00	24.00	132.00
SCHEDULE OF RENTAL CHARGES SEPTEMBER 30, 1961		<u>\$107,757.69</u>

A summary of the rentals to be accounted for during the period under review follows:

Uncollected Rent-October 1, 1960	\$429.10
Rental Schedule for Year:	
Monthly	\$106,233.40
Quarterly	1,500.00
Yearly	17.25
Total to be Accounted For	<u>107,750.65</u>
Less: Rentals Received	<u>108,179.75</u>
BALANCE OF RENTALS TO BE ACCOUNTED FOR	<u>\$ 3,056.10</u>

The above balance consists of uncollected rents of \$1,461.60 and loss of rents due to vacancies of \$1,594.50.

The balance of uncollected rents at end of the period is summarized as follows:

Payable after Use Period	\$60.00
Former Tenants Moved	102.00
Tenants in arrears	<u>1,549.00</u>
Total Due	<u>\$1,711.00</u>
Less: Rents Paid in Advance	<u>249.40</u>
NET RENTS DUE SEPTEMBER 30, 1961	<u>\$1,461.60</u>

The total due consists of rentals due for the following months:

September 1961	\$ 566.50
August 1961	368.00
July 1961	208.00
Prior Months	568.50
TOTAL ABOVE	<u>\$1,711.00</u>

The rent losses due to vacancies during the year under review were from the following properties:

154 Angell Street	387.50
Olive Street Garages	45.00
Cushing Apartments	405.00
349 Lloyd Avenue	140.00
Paragon Apartments	45.00
Paragon Garages	6.00
53 Stanwood Street	90.00
65 Stanwood Street	53.00
Smith Apartments	320.00
Smith Garages	<u>103.00</u>
RENT LOSSES DUE TO VACANCIES	<u>1,594.50</u>

A comparative statement of income and expenses for the fiscal year September 30, 1961 and September 30, 1960 is set forth as Schedule C.

Comparative statements of income and expenses for individual properties, exclusive of general and administrative expenses, is set forth as Exhibit D. Statement of Distribution of Property Expenses, including extraordinary repairs and replacements for individual properties is set forth as Schedule D-1 and D-1a.

Reserve Fund:

The net decrease in the Reserve Fund Balance for the twelve months under review amounted to \$4,951.00, exclusive of interest earned on the participation account of \$1,133.45, which has been transferred to the income of the Estate in accordance with resolution approved by the Board of Commissioners at meeting of October 28, 1959.

The net decrease is due to the difference between the total extraordinary repairs and replacement expenditures of \$14,717.65 approved as a charge to this fund by the Sub-Committee, at meeting of November 9, 1961, and the income to the fund of \$9,766.65 equalling 2% of buildings and improvements as approved by the Board of Commissioners at meeting of April 30, 1956.

This fund does not appear to be serving the purpose for which it was originally created; that is, to gradually increase the reserve balance to the sum of \$50,000.00 (10% of buildings and improvements) which sum is to be used to meet future costs of extraordinary expenditures arising out of wear and obsolescence of the various properties. Actually the reverse is true since the fund balance is gradually decreasing and amounted to \$28,192.83 at September 30, 1961, summarized as follows:

Receipts:

General Fund Contribution,	
\$10,000.00 per year 1952-1955	\$ 40,000.00
2% Requirement, 1956-1961	59,486.38
Interest Earned	6,671.29
Total Receipts	<u>106,157.67</u>

Disbursements:

Extraordinary Repairs & Replacements,	
1955-1961	75,733.14

Interest Transferred	\$ 2,231.70	77,964.84
FUND BALANCE SEPTEMBER 30, 1961		<u>28,192.83</u>

The above summary discloses that property expenditures charged to this fund exceeded the 2% requirement (receipts) by \$16,246.76 since its inception in 1956 and we repeat that many of the items listed as extraordinary repairs and replacements, in our opinion, are not of a nature justifying its charge to this fund, in the light of our interpretation of the true purpose for which the Reserve Fund was established.

In previous audit reports we have made certain recommendations with respect to the operation of the Reserve Fund which we believe, if adopted, would restrict its use to its original purpose. We repeat them below and urge their adoption as soon as possible, otherwise we strongly recommend that the Board of Commissioners abolish the Reserve Fund and transfer its balance to the credit of the accumulated net income account of the Estate, since the manner in which the Reserve Fund is being operated at present results in misleading as to the actual property expenses from year to year.

Recommendations:

- (a) A list of the anticipated repairs and replacements to be made over a specified period of 3 or 5 years should be prepared. (This can be accomplished by the present Estate Staff).
- (b) This list should be scheduled on a priority basis by the Commission and revised from time to time as the need arises.
- (c) Annual proposals for such repairs and replacements with approximate costs are to be submitted to the Commission for approval prior to any commitments.
- (d) Total reserve fund expenditures except for emergencies are to be restricted to a percentage of the annual contribution for each fiscal year, if it is desired to increase the fund to any specific amount. (For example: The present balance of the reserve fund is approximately \$28,000.00. If the objective is to build it up to \$50,000.00 during the next 10 year period, the total expenditures in any year should be restricted to 75% of the annual contribution of approximately \$10,000.00)
- (e) Expenditures from the Reserve Fund are to be restricted

to such items as new roofs, ranges, refrigerators, heating units and modernization of any particular building or unit, the cost of which is in excess of a specific amount.

- (f) Proper records of property costs and expenses are to be maintained on a current basis. The posting of a yearly summary to an annual property ledger account with notations as to the what the current costs consist of should suffice.

A comparative statement of income and expenses for the fiscal year ended September 30, 1961 and September 30, 1960 is set forth as Exhibit C-1.

A detail list of the extraordinary property expenses charged to this fund is set forth as Schedule C-1a.

Accumulated Net Income:

Total accumulated net income at the close of the fiscal year ended September 30, 1961 amounted to \$104,900.51 summarized as follows:

	<u>Total</u>	<u>Operating Fund</u>	<u>Reserve Fund</u>
Accumulated Net Income, Beginning of Year	117,891.33	84,747.50	33,143.83
Plus: Net Income for Year	37,009.18	41,960.18	(4,951.00)
Total	154,900.51	126,707.68	28,192.83
Less: Distribution to Roger Williams Park Account	50,000.00	50,000.00	
ACCUMULATED NET INCOME- END OF YEAR	<u>104,900.51</u>	<u>76,707.68</u>	<u>28,192.83</u>

The distribution made to the Roger Williams Park Account of the City of Providence is in accordance with resolution approved by the Commission at Meeting of April 11, 1961 and allocations for its expenditure are made available by the Finance Director. Examination of the expenditures made by the Roger Williams Park is conducted during the annual audit of the financial records of the City of Providence and comments, if any, would be included in the report of the city for the corresponding period.

Of the accumulated net income at September 30, 1961 the amount of \$28,192.83 in the Reserve Fund, is, of course, reserved for extraordinary repairs and replacements in accordance with resolution



approved by the Commission on April 30, 1956.

The accumulated net income in the Estate Operating Fund at September 30, 1961 of \$76,707.68, except \$5,025.00 set aside for revolving funds, is available by the Commission for allocation to the Roger Williams Park Account. In the past this allocation has amounted to \$50,000.00 annually. At the present rate of operating deficits of approximately \$13,000.00 annually, the accumulated net income will be completely exhausted in about six years and in eight years if the Reserve Fund Balance is transferred to this account.

A statement of accumulated net income for the fiscal year under review is presented as Exhibit B.

At September 30, 1961 the Estate had the following outstanding bills:

Employer Share of Social Security Taxes	\$198.22 Paid in Oct. 1961
--	----------------------------

Neither the receivables nor the payables are reflected in the attached exhibits because the Estate Accounts are maintained on a cash basis.

Approval of Expenditures:

All expenditures up to week ending April 7, 1961 were approved by the Commission.

Statement of Financial Condition

Cash:

Cash in bank and on hand at September 30, 1961 representing undistributed and unallocated net income, exclusive of Reserve Fund cash set aside for extraordinary repairs and replacements, amounted to \$76,707.68, comprised as follows:

In Bank:

R.I. Hospital Trust Co. Revolving Fund	5,000.00
R.I. Hospital Trust Co. Receipts Account	36,808.07
Industrial National Bank-Unallotted Account	6,722.50
First Federal Savings & Loan Assn. Unallotted Account	23,000.00
	<hr/> 71,530.57

On Hand-Petty Cash	25.00
	<u>71,555.57</u>
Less: Net Amount Due from Reserve Fund	4,951.00
Deferred Appraisal Expenses	201.11
NET TOTAL	<u>\$76,707.68</u>

The above total reflects a decrease of \$8,039.82 over similar funds on hand at September 30, 1960 and represents the difference between net operating income for the year under review of \$41,960.18 and the amount allotted to Roger Williams Park Account of \$50,000.00.

Certificate of Deposit:

This account in the amount of \$54,600.00 represents the sales price of the following properties stated at book value acquired by the Providence Redevelopment Agency for the Lippitt Hill project through condemnation proceedings on November 10, 1959 for which settlement in full has been received and proceeds invested in certificate of deposit.

Plat 9 Lot #365	
5 Howell Street and 611 No. Main Street	\$2,529.90
9-11 Howell Street	5,249.54
17-19 " "	5,130.52
	<u>\$12,909.96</u>
Plat #9 Lot #79	6,878.09
TOTAL	<u>\$19,788.05</u>

The difference between the proceeds and the book value of the property of \$34,811.95 has been credited to the principal account of the Estate.

Trust Deposit:

The trust deposit under lease agreement held by the Rhode Island Hospital Trust Company for Ragan, Inc. (Providence Buick Co., Inc.) under decree of Superior Court entered June 2, 1939 amounted to \$5,142.37 comprised as follows:

5 M U.S. Treasury Notes-Series A 3 3/4% due 5/15/64	\$4,987.50
R.I. Hospital Trust Co. Cash	
Savings Account	154.87
TOTAL	<u>\$5,142.37</u>

The trust deposit represents proceeds from condemnation proceedings of leased land and the income earned by this fund is payable to the lessee during the term of the lease.

We note that the lease expires in 1977 and that the Sub-Committee

approved its extension, under the same terms and conditions of the original lease, to June 6, 1997 at its meeting of December 4, 1958. The question arises as to whether the trust is also to continue to the latter date.

Inter-Fund Accounts:

This account represents the total of receivables due between the two funds at September 30, 1961 and consists of a net amount of \$4,951.00 due to the general operating fund by the Reserve Fund computed as follows:

Due to Operating Fund:	
Extraordinary Repairs and Replacements	\$14,717.65
Less: Due to Reserve Fund:	
2% of Buildings and Improvements	9,766.65
NET AMOUNT DUE OPERATING FUND	<u>\$4,951.00</u>

We recommend, however, that the cash transfers necessary to close this item be made by withdrawing the full amount from the respective accounts, rather than liquidating on a net amount basis.

Real Estate:

Real Estate owned by the Estate is carried on the books in the amount of \$850,675.01. This amount is \$129,211.01 more than the Assessor's valuation per the Tax Assessor's records as of December 31 1960 of \$721,464.00, representing a net reduction of \$195,510.00 from the previous years assessment. Both the City Treasurer and City Controller carry the assessed valuation as the book value of the property.

The Estate records do not segregate book value of land and building and improvements for the various properties. For this season it is difficult to compute the exact amount due the reserve fund for "2% of the book value of the building and improvements as set forth on the books of the Estate" as provided by the resolution approved by the commission on April 30, 1956. In previous audit reports we included a detail of our method and basis for this computation and the amount included for the

fiscal year under review is consistent with this method.

Property Furniture and Equipment:

The property furniture and equipment at September 30, 1961 amounted to \$20,827.18 reflecting the purchases made during the year of \$314.90 over the previous fiscal year balance of \$20,512.28.

The equipment purchases, detailed per Schedule A-1, were paid from the Reserve Fund.

Office Furniture and Equipment:

No purchases were made for office furniture and equipment during the fiscal year under review.

The office furniture and equipment is covered by fire and extended coverage insurance in the maximum amount of \$2,500.00.

Neither the City Treasurer nor the City Controller include the property and office furniture and equipment as part of the Estate assets.

The property equipment balance consists of all purchases made since October 1, 1953 and the office equipment balance includes all such purchases made during the same period in addition to the book account balance at October 1, 1953 of \$708.00, the detail for which is not available. List of purchases made of this equipment have been submitted with each annual report.

We reiterate our recommendation of last year that a physical inventory of all property and office furniture and equipment be taken, preferably at cost, and that all such furniture and equipment on hand at October 1, 1953 be included and reconciled to the above accountability records.

Principal:

On March 1, 1937, the date of the death of the annuitant, Charles H. Smith Jr. a valuation was placed on the Estate and on September 30, 1961 this principal, amounted to \$910,417.38 reflecting the excess of proceeds over the book value of the properties sold for Lippitt Hill project of \$34,811.95 and a decrease of \$10.67 when compared with the

principal balance at the beginning of the fiscal year of \$875,616.10. This decrease represents the payment made by the Trustee for one-half of the annual surety bond premium for the trust deposit under lease agreement.

Insurance in Force:

Summary statement of insurance protection covering the various properties and other protection in force is presented as Statement 1.

Employees Surety Bonds:

Surety bonds in force at the date of this examination are as follows:

F. Vincent McConnell, Manager	\$ 5,000.00
Rita G. Owen, Secretary-Bookkeeper	2,500.00

Recommendations

Sale of Estate Property:

At the Board of Commissioners meeting of October 28, 1959, His Honor Mayor Reynolds proposed to the Commission that it study the feasibility of disposing of the real estate held by the Estate and investing the proceeds in bonds and other securities, because of the anticipated decrease in net income and the anticipated tax revenue, if the property is returned to the tax rolls. We wish to again concur in this proposal especially since (a) the anticipated income of the estate of approximately \$40,000.00 for the 1961-62 year including interest earned represents a fraction of 1% return on the assessed valuation of the properties over and above the real estate taxes to be paid if privately owned and (b) the estimated income from bonds and securities would approximate the anticipated income as estimated, in addition to adding approximately \$30,000.00 in tax revenue to the city.

It is our understanding that preliminary plans to offer the Estate property for sale have been made and that a survey of each piece of property and its appraisal value is at present underway. Since the cost of this survey will be substantial when completed

we have deferred the items paid with respect thereto, during the fiscal year under review, until such property is sold.

In the meantime we believe it to be important that the recommendations made in our previous audit report be adopted and therefore repeat them below:

Ordinary Property Expenses:

The Commission should formulate standards and policies designed to accomplish the following objectives:

1. Insurance Policies:  
Insurance premium payments should be equalized so as to reflect a more uniform net income for each fiscal year.
2. Net Income Per Property:  
Repairs and replacements plus fixed expenses should be restricted to a percentage of the potential rental income, computed to yield the real estate taxes which would have to be paid if property was privately owned, plus a reasonable return from each property.
3. Major Repairs and Rent Adjustments:  
When major improvements or modernization are made to any unit or property, the rental charge for that unit should automatically come up for reconsideration.
4. Purchases:  
Utilizing the services of the City Purchasing Agent for all purchases over a specific amount.

SCOPE OF EXAMINATION

Cash on deposit was verified by direct correspondence with the depositories and amounts certified to us were reconciled to the cash book balances as at close of business September 30, 1961. Cash on hand was counted and reconciled to the records as of the same date.

Recorded cash receipts, as evidenced by duplicate prenumbered receipts, were traced to the deposits of the proper bank accounts. Cancelled checks and corresponding vouchers supporting all expenditures were examined as to proper authorization and verified with cash records of expenditures. The distribution of expenditures to the various properties and administrative expenses were tested for a period of three months and the individual totals verified with the controls.

Rent collections were checked to the lease and rental agreements, verified with the schedule of rental charges in effect for each unit and property and reconciled to rents due and unpaid and to the loss of rents due to vacancies at the close of the fiscal year period.

Minutes of Meetings of the Board of Commissioners and its Sub-Committee were examined and all transfers of funds, wage schedules and other matters were scrutinized for proper authorization or payment.

Other supporting data and records were examined or tested to the extend and manner deemed adequate.

The corresponding exhibits and statements do not reflect, except for reserve fund transfers, accrued items, since the financial records of the Estate are maintained on a cash basis. However, except for current items and social security taxes due in the next quarter, no outstanding bills existed as of September 30, 1961.

#### General

We wish to express our appreciation for the splendid cooperation and courtesy extended to us by the employees of the Estate and City of Providence during the course of this examination.

#### Certificate

Subject to the above comments, we certify that, in our opinion, the attached exhibits and statements truly set forth the financial conditions of the Estate of Charles H. Smith at the close of business September 30, 1961 and the results of its operations during the twelve months ended that date.

Very truly yours,



Chief: Bureau of Audits

January 10, 1962

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CITY OF PROVIDENCE  
BOARD OF COMMISSIONERS-ESTATE OF CHARLES H. SMITH  
STATEMENT OF FINANCIAL CONDITION  
SEPTEMBER 30, 1961

<u>ASSETS</u>	<u>TOTAL</u>	<u>GENERAL ESTATE FUND</u>	<u>RESERVE FUND</u>
Cash in Bank:			
R.I. Hospital Trust Co.-Revolving Fund	5,000.00	5,000.00	
R.I. Hospital Trust Co.-Receipt Account	36,808.07	36,808.07	
Industrial National Bank-Unallocated Income Account	6,722.50	6,722.50	
First Federal Savings & Loan Association Reserve Fund Account	33,143.83		33,143.83
First Federal Savings & Loan Association Unallotted Income Account	23,000.00	23,000.00	
Cash on Hand:			
Petty Cash	25.00	25.00	
Total Cash	104,699.40	71,555.57	33,143.83
Certificate of Deposit:			
Industrial National Bank, 2½% Due November 13, 1961	54,600.00	54,600.00	
Deferred Appraisal Expenses	201.11	201.11	
Trust Fund Under Lease Agreement	5,142.37	5,142.37	
Inventory of Real Estate at Book Value-Exhibit D	850,675.01	850,675.01	
Inventory of Property Furniture & Equipment Schedule A-1	20,827.18	20,827.18	
Inventory of Office Furniture & Equipment Schedule A-1	857.55	857.55	
Inter-Fund Accounts	24,484.30	14,717.65	9,766.65
<b>TOTAL ASSETS</b>	<b>1,061,486.92</b>	<b>1,018,576.44</b>	<b>42,910.48</b>
<u>Liabilities and Fund Balances</u>			
Balance of Principal	910,417.38	910,417.38	
Property Furniture & Equipment Accountability	20,827.18	20,827.18	
Office Furniture & Equipment Accountability	857.55	857.55	
Estate Fund Contribution to Reserve Fund-Exhibit B	40,000.00)		40,000.00
Accumulated Net Income or (Loss) Exhibit B	64,900.51)	76,707.68	(11,807.17)
Inter-Fund Accounts	24,484.30	9,766.65	14,717.65
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>1,061,486.92</b>	<b>1,018,576.44</b>	<b>42,910.48</b>

CITY OF PROVIDENCE  
BOARD OF COMMISSIONERS-ESTATE OF CHARLES H. SMITH  
INVENTORY OF PROPERTY AND OFFICE FURNITURE AND EQUIPMENT  
SEPTEMBER 30, 1961

	<u>PROPERTY</u>	<u>OFFICE</u>
Equipment Inventory Balance October 1, 1960	<u>20,512.28</u>	<u>857.55</u>
Plus: Purchases During Fiscal Year Ended September 30, 1961:		
154 Angell Street		
New Gas Burner	482.25	
New Gas Water Heater	<u>391.50</u>	
	873.75	
Less: Payments to 9/30/61	<u>299.00</u>	
	574.75	
Less: Deferred Payment Balance September 30, 1961	<u>259.85</u>	
Total Purchases	<u>314.90</u>	
EQUIPMENT INVENTORY BALANCE, SEPTEMBER 30, 1961	<u><u>20,827.18</u></u>	<u><u>857.55</u></u>

Above inventory includes all purchases made since October 1, 1960

All purchases made from Reserve Fund.

CITY OF PROVIDENCE  
 BOARD OF COMMISSIONERS ESTATE OF CHARLES H. SMITH  
 STATEMENT OF ACCUMULATED NET INCOME  
 FISCAL YEAR ENDED SEPTEMBER 30, 1961

	<u>TOTAL</u>	<u>GENERAL ESTATE FUND</u>	<u>RESERVE FUND</u>
Accumulated Net Income-Beginning of Year	77,891.33	84,747.50	(6,856.17)
Plus: Prior Years Contributed from Surplus	<u>40,000.00</u>		<u>40,000.00</u>
Total Accumulated Net Income- Beginning of Year	117,891.33	84,747.50	33,143.83
Plus-Net Income for Year-Exhibit C & C-1	<u>37,009.18</u>	<u>41,960.18</u>	<u>(4,951.00)</u>
Total Available	154,900.51	126,707.68	28,192.83
Less: Distribution to Roger Williams Park Account	50,000.00	50,000.00	
Accumulated Net Income, End of Year	<u>104,900.51</u>	<u>76,707.68</u>	<u>28,192.83</u>
<u>Composition of Accumulated Net Income</u>			
Cash in Bank on Hand-Exhibit A	104,699.40	71,555.57	33,143.83
Plus: Accounts Receivable Due from Other Fund-Exhibit A	24,484.30	14,717.65	9,766.65
Deferred Appraisal Expense Exhibit A	<u>201.11</u>	<u>201.11</u>	
Total	129,384.81	86,474.33	42,910.48
Less: Due to Other Fund - Exhibit A	<u>24,484.30</u>	<u>9,766.65</u>	<u>14,717.65</u>
NET TOTAL	<u>104,900.51</u>	<u>76,707.68</u>	<u>28,192.83</u>

EXHIBIT C

CITY OF PROVIDENCE  
BOARD OF COMMISSIONERS-ESTATE OF CHARLES H. SMITH  
COMPARATIVE STATEMENT OF INCOME AND EXPENDITURES  
FISCAL YEARS ENDED SEPTEMBER 30, 1961 AND SEPTEMBER 30, 1960

	FISCAL YEAR ENDED SEPTEMBER 30, 1961	FISCAL ENDED SEPTEMBER 30, 1960	INCREASE OR DECREASE*
Rent Income-Exhibit	<u>105,123.65</u>	<u>109,715.04</u>	<u>4,591.39*</u>
Property Expenses			
Contractors Repairs	3,811.69	2,442.01	1,369.68
Repair Supplies	646.63	834.08	187.45*
Payroll:			
Repairs	3,818.77	4,313.95	495.18*
Janitors	12,085.24	12,946.45	861.21*
Fuel	7,757.84	6,880.77	877.07
Electricity	1,319.79	1,399.66	79.87*
Gas	217.67	207.87	9.80
Telephone	347.71	372.48	24.77*
Insurance	3,900.38	3,917.14	16.76*
Water	1,505.01	833.44	671.57
Miscellaneous	<u>4,269.81</u>	<u>2,430.16</u>	<u>1,839.65</u>
Ordinary Property Expense- Schedule D-1	39,680.54	36,578.01	3,102.53
Plus: Reserved for Extraordinary Repairs & Replacements 2% Per Annum of Buildings & Improve- ments	<u>9,766.65</u>	<u>9,766.65</u>	<u>-0-</u>
Total Property Expense	<u>49,447.19</u>	<u>46,344.66</u>	<u>3,102.53</u>
Gross Income From Property Exhibit D	<u>55,676.46</u>	<u>63,370.38</u>	<u>7,693.92*</u>
General & Administrative Expense			
Salaries	12,939.44	13,782.97	843.53*
Other	<u>2,778.15</u>	<u>2,753.34</u>	<u>24.81</u>
Total General & Administrative Expense	<u>15,717.59</u>	<u>16,536.31</u>	<u>818.72*</u>
Net Income From Property- Exclusive of Extraordinary Property Expenses	39,958.87	46,834.07	6,875.20*
(A) Plus-Interest Income	<u>2,001.31</u>	<u>1,936.52</u>	<u>64.79</u>
NET INCOME TO EXHIBIT B	<u>41,960.18</u>	<u>48,770.59</u>	<u>6,810.41*</u>

(A) Includes interest on Reserve  
Fund Savings Account of  
\$1,133.45

CITY OF PROVIDENCE  
BOARD OF COMMISSIONERS-ESTATE OF CHARLES H. SMITH  
RESERVE FUND  
COMPARATIVE STATEMENT OF INCOME AND EXPENDITURES  
FISCAL YEARS ENDED SEPTEMBER 30, 1961 AND SEPTEMBER 30, 1960

	FISCAL YEAR ENDED SEPTEMBER 30, 1961	FISCAL YEAR ENDED SEPTEMBER 30, 1960	INCREASE OR DECREASE*
<b>Income:</b>			
Transfer from General Account, 2% of Buildings and Improvements reserved for extraordinary repairs and replacements	9,766.65	9,766.65	-0-
Interest on Savings Account	1,133.45	1,098.25	35.20
<b>Total Income</b>	<u>10,900.10</u>	<u>10,864.90</u>	<u>35.20</u>
Less: Expenditures for Extraordinary Repairs & Replacements-Schedule C-1a	14,717.65	6,014.47	8,703.18
Transfer of Interest Income to Estate Fund pursuant to Resolution Approved at Board of Commissioners Meeting of October 28, 1959	1,133.45	1,098.25	35.20
<b>Total Expenditures</b>	<u>15,851.10</u>	<u>7,112.72</u>	<u>8,738.38</u>
<b>NET INCREASE OR (DECREASE) IN FUND BALANCE TO EXHIBIT B</b>	<u>(4,951.00)</u>	<u>3,752.18</u>	<u>8,703.18*</u>

CITY OF  
BOARD OF COMMISSIONERS  
RESERVED FOR EXTRAORDINARY  
PROPERTY  
FISCAL YEAR ENDED

154-162 Angell Street:

Install 5 Combination Storm Windows  
Gas Burner and Water Heater (on Account)  
Rewire Electrical Service for Individual Meters  
Total

151 Broadway:

Paint House  
Repair Roof  
Total

155-157-159 Broadway:

Paint House  
Repair Clapboards  
Total

Cushing Apartments:

Install New Bathroom Tile-Apartment #4  
Install New Bathroom - Apartment #6  
Total

200 Dean Street:

Lay New Asphalt Driveway

204 Dean Street:

Install New Bathroom 3rd Floor and Steam Line to Cellar  
Paint House  
Repair Clapboards  
Replace Shingles-one Side  
Install New Railings on Front Steps  
Total

204 Dean Street - Rear:

Paint House  
Repair Clapboards  
Replace Shingles-One Side  
Total

110-116 Francis Street:

Paint House  
Repair Clapboards  
Repair Foundation and Walk  
Total

71-73 Keene Street:

Paint House  
Repair Clapboards  
Total

349 Lloyd Avenue:

Paint House  
Repair Clapboards  
Total

Paragon Apartments:

Repair and Replace Fuel Tank Lines  
Install Boiler Water Feeder  
Rebuild Chimney  
Lay New Asphalt Sidewalk  
Total

PROVIDENCEESTATE OF CHARLES H. SMITHREPAIRS AND REPLACEMENT FUNDEXPENDITURESSEPTEMBER 30, 1961

<u>TOTAL</u>	<u>CONTRACTOR'S REPAIRS</u>	<u>REPAIR SUPPLIES</u>	<u>EQUIPMENT PURCHASES</u>	<u>PAYROLL REPAIRS</u>
140.00	140.00			
314.90				314.90
850.00	850.00			
<u>1,304.90</u>	<u>990.00</u>			<u>314.90</u>
441.00	441.00			
94.83	94.83			
<u>535.83</u>	<u>535.83</u>			
500.00	500.00			
155.00	155.00			
<u>655.00</u>	<u>655.00</u>			
124.00	124.00			
977.11	977.11			
<u>1,101.11</u>	<u>1,101.11</u>			
145.00	145.00			
397.90	397.00			
495.00	495.00			
164.60	164.60			
154.00	154.00			
75.00	75.00			
<u>1,286.50</u>	<u>1,286.50</u>			
116.00	116.00			
38.40	38.40			
89.00	89.00			
<u>243.40</u>	<u>243.40</u>			
1,552.00	1,552.00			
251.60	251.60			
165.00	165.00			
<u>1,968.60</u>	<u>1,968.60</u>			
917.00	917.00			
132.50	132.50			
<u>1,049.50</u>	<u>1,049.50</u>			
1,291.00	1,291.00			
51.60	51.60			
<u>1,342.60</u>	<u>1,342.60</u>			
143.04	143.04			
147.32	147.32			
335.00	335.00			
190.00	190.00			
<u>815.36</u>	<u>815.36</u>			

Smith Apartments:

Rebuild Chimney

Install New Railing on Front Steps

Total

53-55 Stanwood Street:

Repair Roof Leaks

1st 2nd Floors

65-67 Stanwood Street

Install New Fence

4-West Clifford Street

Paint House

Repair Clapboards

Total

8-West Clifford Street

Paint House

Repair Clap Boards

Total

315 Westminster Street-Building

Paint Building and Fire Escapes

Total Expenditures



PROVIDENCE

<u>TOTAL</u>	<u>CONTRACTOR'S REPAIRS</u>	<u>REPAIR SUPPLIES</u>	<u>EQUIPMENT PURCHASES</u>	<u>PAYROLL REPAIRS</u>
135.00	135.00			
65.00	65.00			
200.00	200.00			
203.45	203.45			
242.40	242.40			
422.00	422.00			
100.00	100.00			
522.00	522.00			
592.00	592.00			
116.00	116.00			
708.00	708.00			
2,394.00	2,394.00			
14,717.65	14,402.75		314.90	

CITY OF  
BOARD OF COMMISSIONERS--  
COMPARATIVE STATEMENT OF PROPERTY  
FISCAL YEAR ENDED SEPTEMBER

	BOOK VALUE OF REAL ESTATE	ASSESSED VALUATIONS 12/31/60
154-162 Angell Street & Olive Street Garage	43,954.66	45,320.00
284 Bayview Avenue, Cranston, R.I.	820.06	780.00
151 Broadway	7,695.95	12,610.00
155-159 Broadway	14,700.00	18,740.00
The Cushing Apartments-315 Thayer Street	46,266.23	48,250.00
200 Dean Street	5,620.98	1,240.00
204 Dean Street	6,048.00	5,400.00
110-116 Francis Street	23,424.01	28,600.00
5 Howell Street & 611 No. Main Street	(A) 2,529.90	19,550.00
9-11 Howell Street	(A) 5,249.54	
17-19 Howell Street	(A) 5,130.52	
71-73 Keene Street	8,652.75	12,300.00
349 Lloyd Avenue	18,647.00	18,550.00
Medway Manor 107-111 Medway Street	77,870.75	74,010.00
601 No. Main Street	(A) 6,878.09	6,060.00
The Paragon Apartments 20-26 Blackstone Blvd.	137,018.10	93,650.00
37 Reservoir Avenue	2,964.31	10,880.00
Smith Apartments 413-417 Pine Street	47,906.49	24,960.00
53-55 Stanwood Street	9,324.96	9,110.00
65-67 Stanwood Street	5,423.50	7,420.00
261-265 Thurbers Avenue	5,841.00	8,590.00
University Apartments 50 Blackstone Blvd.	61,238.75	59,560.00
4-8 West Clifford Street	7,331.94	9,640.00
315-321 Westminster Street	319,594.37	231,660.00
<u>Unimproved Land</u>		
Conanicut Park Plat Lot Jamestown, R.I.	75.00	194.00
<u>Flooded Area</u>		
Wenscott Reservoir Plat No. Providence, Lincoln, Smithfield	256.20	
Sub Totals	870,463.06	747,074.00
Plus: Reserved for Extraordinary Repairs and Replacements, 2% Buildings and Improvements		
Less (A) Property Condemned November 10, 1959 for Lippit Hill Project		
Claim Settled April 27, 1961	19,788.05	25,610.00
TOTALS	850,675.01	721,464.00

\* Denotes Decrease

Exhibit D

PROVIDENCE  
ESTATE OF CHARLES H. SMITH  
INCOME EXPENSES AND NET INCOME  
30, 1961 AND SEPTEMBER 30, 1960

<u>YEAR ENDED SEPTEMBER 30, 1961</u>			<u>YEAR ENDED SEPTEMBER 30, 1960</u>			<u>NET INCOME DECREASE* OR INCREASE</u>
<u>RENTAL INCOME</u>	<u>PROPERTY EXPENSES</u>	<u>NET INCOME</u>	<u>RENTAL INCOME</u>	<u>PROPERTY EXPENSES</u>	<u>NET INCOME</u>	
6,765.00	2,272.49	4,492.51	7,035.00	1,978.95	5,056.05	563.54*
115.00	41.72	73.28	130.00	35.70	94.30	21.02*
720.00	195.05	524.95	720.00	47.15	672.85	147.90*
1,380.00	89.67	1,290.33	1,380.00	32.85	1,347.15	56.82*
9,507.00	6,584.47	2,922.53	9,876.00	5,785.39	4,090.61	1,168.08*
168.00	75.58	92.42	168.00	9.33	158.67	66.25*
876.00	235.81	640.19	876.00	42.02	833.98	193.79*
3,065.00	430.47	2,634.53	3,576.00	229.78	3,346.22	711.69*
			17.16	34.55*	51.71	51.71*
				77.25*	77.25	77.25*
			33.80	80.95*	114.75	114.75*
1,716.00	270.11	1,445.89	1,716.00	391.75	1,324.25	121.64
2,375.00	632.00	1,743.00	2,580.00	420.74	2,159.26	416.26*
14,790.00	6,403.66	8,386.34	14,837.50	7,270.58	7,566.92	819.42
			78.00	20.08	57.92	57.92*
18,342.00	7,666.05	10,675.95	17,818.50	8,019.21	9,799.29	876.66
1,500.00		1,500.00	1,500.00		1,500.00	
5,472.40	5,643.57	171.17*	5,578.30	4,411.95	1,166.35	1,337.52*
1,350.00	548.79	801.21	1,440.00	291.39	1,148.61	347.40*
1,260.00	481.94	778.06	1,241.00	80.53	1,160.47	382.41*
540.00	128.35	411.65	530.00	155.40	374.60	37.05
10,800.00	5,692.75	5,107.25	10,800.00	5,538.78	5,261.22	153.97*
1,365.00	645.14	719.86	1,516.50	297.19	1,219.31	499.45*
23,000.00	1,639.48	21,360.52	26,250.03	1,708.85	24,541.18	3,180.66*
	3.44	3.44*		3.14	3.14*	.30*
17.25		17.25	17.25		17.25	
105,123.65	39,680.54	65,443.11	109,715.04	36,578.01	73,137.03	7,693.92*
	9,766.65	9,766.65*		9,766.65	9,766.65*	
105,123.65	49,447.19	55,676.46	109,715.04	46,344.66	63,370.38	7,693.92*

CITY OF  
BOARD OF COMMISSIONERS  
STATEMENT OF DISTRIBUTION OF  
FISCAL YEAR ENDED

	<u>TOTAL PROPERTY EXPENSES</u>	<u>EXTRAORDINARY EXPENSES (SCHEDULE C-1a)</u>	<u>TOTAL OPERATING EXP. (EXHIBIT C)</u>
154-162 Angell Street and Olive Street Garages	3,577.39	1,304.90	2,272.49
284 Bayview Avenue	41.72		41.72
151 Broadway	730.88	535.83	195.05
155-159 Broadway	744.67	655.00	89.67
The Cushing Apartments	7,685.58	1,101.11	6,584.47
200 Dean Street	220.58	145.00	75.58
204 Dean Street	1,765.71	1,529.90	235.81
110-116 Francis Street	2,399.07	1,968.60	430.47
71-73 Keene Street	1,319.61	1,049.50	270.11
349 Lloyd Avenue	1,974.60	1,342.60	632.00
Medway Manor	6,403.66		6,403.66
The Paragon Apartments	8,481.41	815.36	7,666.05
37 Reservoir Avenue	-0-		
Smith Apartments	5,843.57	200.00	5,643.57
53-55 Stanwood Street	752.24	203.45	548.79
65-67 Stanwood Street	724.34	242.40	481.94
261-265 Thurbers Avenue	128.35		128.35
University Apartments	5,692.75		5,692.75
4-8 West Clifford Street	1,875.14	1,230.00	645.14
315-321 Westminster Street	4,033.48	2,394.00	1,639.48
Conanicut Park Plat	3.44		3.44
Wenscott Reservoir Plat	-0-		
TOTALS	<u>54,398.19</u>	<u>14,717.65</u>	<u>39,680.54</u>

SCHEDULE D-1PROVIDENCEESTATE OF CHARLES H. SMITHPROPERTY EXPENSES INCLUDING EXTRAORDINARYSEPTEMBER 30, 1961

<u>CONTRACTORS REPAIRS</u>	<u>REPAIR SUPPLIES</u>	<u>EQUIPMENT PURCHASES</u>	<u>PAYROLL REPAIRS</u>	<u>PAYROLL JANITORS</u>	<u>OTHER (SCHEDULE D-1a)</u>
219.57	18.36		117.39		1,917.17
					41.72
118.00					77.05
27.00					62.67
568.81	85.91		549.87	2,347.80	3,032.08
40.00					35.58
69.65	23.02		32.60		110.54
102.55	.64				327.28
41.43			50.00		178.68
310.00	10.53		69.55		241.92
341.80	100.23		369.49	2,448.60	3,143.54
544.52	187.89		1,041.10	2,688.92	3,203.62
					-0-
342.63	124.79		725.93	2,020.20	2,430.02
101.60	21.91		289.07		136.21
88.55	31.16		241.24		120.99
94.33					34.02
241.18	34.21		280.37	2,579.72	2,557.27
498.17	7.98		52.16		86.83
61.90					1,577.58
					3.44
					-0-
<u>3,811.69</u>	<u>646.63</u>		<u>3,818.77</u>	<u>12,085.24</u>	<u>19,318.21</u>

CITY OF  
BOARD OF COMMISSIONERS  
STATEMENT OF DISTRIBUTION  
FISCAL YEAR ENDED

	<u>TOTAL</u>	<u>FUEL</u>
154-162 Angell Street and Olive Street		
Garages	1,917.17	871.23
284 Bayview Avenue	41.72	
151 Broadway	77.05	
155-159 Broadway	62.67	
The Cushing Apartments	3,032.08	2,019.16
200 Dean Street	35.58	
204 Dean Street	110.54	
110-116 Francis Street	327.28	
71-73 Keene Street	178.68	
349 Lloyd Avenue	241.92	
Medway Manor	3,143.54	1,521.11
The Paragon Apartments	3,203.62	1,297.71
37 Reservoir Avenue	-0-	
Smith Apartments	2,430.02	818.48
53-55 Stanwood Street	136.21	
65-67 Stanwood Street	120.99	12.60
261-265 Thurburs Avenue	34.02	
University Apartments	2,557.27	1,217.55
4-8 West Clifford Street	86.83	
315-321 Westminster Street	1,577.58	
Conanicut Park plat	3.44	
Wenscott Reservoir Plat	-0-	
TOTALS	<u>19,318.21</u>	<u>7,757.84</u>

\* Denotes Decrease

SCHEDULE D-1aPROVIDENCEESTATE OF CHARLES H. SMITHOF PROPERTY EXPENSES-OTHERSEPTEMBER 30, 1961

<u>ELECTRICITY</u>	<u>GAS</u>	<u>TELEPHONE</u>	<u>INSURANCE</u>	<u>WATER</u>	<u>MISCELLANEOUS</u>
307.32	47.46		567.58	41.04	82.54
			15.20		26.52
			25.68	46.17	5.20
			2.47	34.96	25.24
205.00	32.22	80.90	74.31	146.09	474.40
			35.58		
			37.04*	147.58	
			225.45	67.07	34.76
			66.69	106.78	5.21
24.45			2.48	31.92	183.07
237.86	28.31	89.26	290.32	181.97	794.71
235.68	57.42	88.77	122.92	231.97	1,169.15
75.09	15.70		697.34	88.48	734.93
			21.32	78.61	36.28
			77.42	30.97	
			15.21	18.81	
234.39	36.56	88.78	83.77	201.86	694.36
			36.10	50.73	
			1,577.58		
					3.44
1,319.79	217.67	347.71	3,900.38	1,505.01	4,269.81

CITY OF  
BOARD OF COMMISSIONERS  
SUMMARY STATEMENT OF INSURANCE  
SEPTEMBER

<u>Location of Property</u>	<u>FIRE AND EXTENDED COVERAGE</u>	<u>PUBLIC LIABILITY</u>
154-162 Angell Street-House	60,000.00	100/200 M
59-61 Olive Street-Garage	4,000.00	100/200 M
280-292 Bayview Avenue-Cranston	500.00	100/200 M
151 Broadway-Cottage	7,000.00	100/200 M
155-159 Broadway-Building	25,000.00	100/200 M
315 Thayer Street-Cushing Apartments	140,000.00	100/200 M
200 Dean Street-Garage	1,000.00	100/200 M
204 Dean Street-House	11,500.00	100/200 M
204 Dean Street-Rear House	2,500.00	100/200 M
110-116 Francis Street-House	55,000.00	100/200 M
71-73 Keene Street House	25,000.00	100/200 M
71-73 Keene Street-Garage	250.00	100/200 M
349 Lloyd Avenue-House	30,000.00	100/200 M
107-111 Medway Street-Medway Apartments	115,000.00	100/200 M
20-26 Blackstone Boulevard: Paragon Apartments	135,000.00	100/200 M
Paragon Garages	8,750.00	100/200 M
413-417 Pine Street: Smith Apartments	55,000.00	100/200 M
Smith Garages	8,000.00	100/200 M
53-55 Stanwood Street-House	25,000.00	100/200 M
65-67 Stanwood Street-House	13,500.00	100/200 M
261 Thurbers Avenue-House	8,500.00	100/200 M
261 Thurbers Avenue-Garage	750.00	100/200 M
261 Thurbers Avenue-Vacant Lot		100/200 M
50 Blackstone Boulevard: University Apartments	75,000.00	100/200 M
University Garage	8,000.00	100/200 M
4 West Clifford Street-House	8,000.00	100/200 M
8 West Clifford Street-House	14,000.00	100/200 M
4-8 West Clifford Street-Garages	1,000.00	100/200 M
37 Reservoir Avenue - Land Only Lot #163		100/200 M
Wenscott Reservoir-Water Flowage		100/200MM
Conanicut Park Plat-Jamestown-Land Only		100/200 M
315-321 Westminster Street-Virginia Dare Building	250,000.00	
87 Weybosset Street-Charles H. Smith Estate	2,500.00	100/200 M
Office Furniture, Fixtures and Safe		
Managers Automobile-Including one Employee		
Employees of Estate		



STATEMENT 1PROVIDENCEESTATE OF CHARLES H. SMITHCOVERAGE IN FORCE30, 1961

<u>RENTAL COVERAGE</u>	<u>BOILER COVERAGE</u>	<u>SPRINKLER LEAKAGE</u>	<u>OTHER</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>
6,240.00					
960.00					
120.00					
720.00					
1,380.00					
9,804.00	25,000.00				
168.00					
660.00					
216.00					
3,576.00					
1,716.00					
60.00					
2,580.00					
14,940.00	25,000.00				
16,920.00	25,000.00	42,000.00			
1,440.00					
4,861.00	25,000.00				
840.00					
1,440.00					
1,320.00					
504.00					
120.00					
10,080.00	25,000.00				
720.00					
552.00					
840.00					
216.00					
23,000.00					
			1,000.00		Burglary
			5/50/100 M		Property Damage-
					Bodily Injury
			5/25 M		Workmans Compensation