

DOES CCBA OWE KWONG KOW CHINESE SCHOOL MONEY?
DOES CACA OWE CCBA RENT?

Paul Chan

I understand that the Chinese Consolidated Benevolent Association has initiated eviction action against the Chinese American Civic Association for non-payment of rent at 90 Tyler Street. CACA has vehemently denied that it owes any rent. In fact, CACA asserts that it has been over charged rent by CCBA and it is due some money back.

In a surprising statement made by the current CCBA president Paul ^{Wong} ~~Chin~~ and internal auditor Jerry Chin to the Chinese press, they both question the legitimacy of a loan from the Kwong Kow Chinese School to the CCBA. This lends credence to CACA's position that at least \$878 of the rent charged to CACA every month is not legitimate. This can be a huge amount of money considering CACA has been in the building for eight years.

The lease between CCBA and CACA requires CACA to share 47% of the operating costs of the building, including: a) insurance, maintenance, repair, janitorial and utilities, etc., b) interest on a loan from the 14 Oxford Street Building Trust (money raised from the community to rebuild 14 Oxford Street which collapsed after a gas explosion), and c) interest on a loan from the Chinese School. For 1985, the rent charged to CACA according to this formula averaged to slightly less than \$3,000 per month, compared to the \$3,200 per month rent paid by the Chinese School. The Chinese School used substantially less space and for fewer hours than CACA.

CCBA spent approximately \$675,000 to renovate the old Josiah Quincy School to become the Community Service Center. Of the amount, \$225,000 was borrowed from the Chinese School, \$175,000 from 14 Oxford Trust, \$64,000 was a grant from the Public Facilities Department, and the balance, approximately \$211,000, was from its own funds. There was initially a \$100,000 loan from the Shawmut Bank which was repaid in May of 1984.

For the record, one of the major costs in the renovation of the old school was to address the structural problem occurred in the back portion of the basement (the loading wall supporting the back of the building collapsed when the school was totally vacant) and the elimination of the loading wall on the first floor to create the auditorium. Heavy steel beams were used beneath the first and second floors to shore up the building.

As to the loan from the Chinese School, the disbursements and dates were: \$9,000 on October 27, 1982 consisting of \$3,600 donation from the Provident Savings, \$5,000 from the Wang Laboratory, and \$400 of school funds; \$160,000 on April 15, 1983, from a donation from the Republic of China; \$6,000 on July 19, 1983, consisting of a \$5,000 donation from the First National Bank of Boston, and a \$1,000 collection from the China Pearl Restaurant; and \$50,000 on October 12, 1983 from its own funds. These amounts, together with interest accrued to July 31, 1984, made up the \$249,250.68 loan owed to the Chinese School.

My recollection is that the government funding, which was \$150,000, was wired to K. C. Dunn, Director General of the New York office of the Coordinating Council of North

America Affairs, who let it sit there for a few months waiting for the CCNAA office in Boston to open. The additional \$10,000 was interest earned while it sat in the bank.

Honorable Dunn was very candid about the purpose of the funding: to help the Chinese School to survive. For those of us who stood by the Chinese School while it was struggling for survival do appreciate that statement.

One more reminder of the history, the Chinese School obtained recognition of its tax exempt status in February 1981. CCBA did not apply until several years later. Many donors, especially institutional donors, will not donate unless they are provided with a copy of the IRS Determination Letter.

As of July 31, 1989, which was the last year I was treasurer for the school, there was \$265,000 of Restricted Funds on its books. The principal amount may not be used for operating purpose, although the income generated may be so used. The sum included the \$50,000 raised by CCBA from the community specifically for the school and to match the \$50,000 donation from the Overseas Chinese Commission, \$5,000 from the late Honorable Shih Hing Lee, and \$160,000 from the Republic of China.

The annual financial statements of the school from February 1981 to July 1983 were compiled by Miller Wachman & Company, a public accountant. From then to July, 1989, the annual financial statements were either examined or audited by them, in accordance with the reporting requirements of the Commonwealth Attorney General's Division of Public Charity. The Form PCs are a matter of public record which anybody could review at the Division of Public Charity at One Ashburton Place. This applies to the annual reports of CCBA and CACA.

I hope this will help people remember what had happened.

CHINESE COMMUNITY SERVICE CENTER
 90 TYLER STREET
 BOSTON, MA 02111

BUILDING MAINTENANCE ACCOUNT
 STATEMENT OF OPERATING INCOME AND EXPENSES
 FOR THE PERIOD FROM
 JANUARY 1, 1985 TO DECEMBER 31, 1985

This statement does not include depreciation and amortization
 of capital expenses

INCOME

RENTS - CHINESE SCHOOL	\$38,400.00	
RENTS - CACA	33,976.94	
	<hr/>	\$72,376.94

EXPENSES

ADMINISTRATIVE	3,000.00	
BUILDING TELEPHONE	223.58	
UTILITIES - GAS	9,480.74	
UTILITIES - ELECTRICITY	12,538.25	
UTILITIES - WATER	2,685.83	
REAL ESTATE TAXES	-----	
INSURANCE	5,226.17	
JANITORIAL SUPPLIES	3,007.50	
REPAIR/MAINTENANCE	1,187.60	
INTEREST - CHINESE SCHOOL	22,432.56	
INTEREST - BLDG FUND	19,613.12	
	<hr/>	(79,395.35)

NET CASH FLOW		<hr/>
		(\$7,018.41)
		=====

(See accompanying accounts detail)

ACCOUNTS DETAIL

RENTS - KWONG KOW CHINESE SCHOOL

DATE	SOURCE/PAYEE	CK #	AMOUNT
12-31-85	JAN.-DEC., 12 MONTHS @ \$3,200/ MO.		38,400.00

RENTS - CHINESE AMERICAN CIVIC ASSOCIATION (CACA)

DATE	SOURCE/PAYEE	CK #	AMOUNT
12-31-85	JAN. & FEB. RENT		6,351.42
	MAR. & APR. RENT		6,638.25
	MAY & JUN. RENT		5,441.82
	JUL., AUG. & SEP. RENT		7,841.92
	OCT., NOV. & DEC. RENT		7,703.53
	TOTAL		33,976.94

INTEREST EXPENSES - KWONG KOW CHINESE SCHOOL

DATE	SOURCE/PAYEE	CK #	AMOUNT
12-31-84	ACCRUED (AUG.-DEC.) \$249250.68*.09/12*5		9,346.90
12-31-85	ACCRUED (JAN.-DEC.) \$249250.68*.09		22,432.56
	TOTAL		31,779.46

INTEREST EXPENSES - 14 OXFORD ST. BLDG FUND

DATE	SOURCE/PAYEE	CK #	AMOUNT
12-31-84	ACCRUED (AUG.-DEC.) \$99410.41*.12/12*5		4,970.52
12-31-84	ACCRUED (OCT.3-DEC.31) \$15000*.12/12*(2+28/31)		435.48
12-31-84	ACCRUED (NOV.6-DEC.31) \$20000*.12/12*(1+24/30)		360.00
12-31-85	ACCRUED (JAN.-DEC.)		

	\$99410.41*.12	11,929.25
12-31-85	ACCRUED (JAN.-DEC.)	
	\$15000*.12	1,800.00
12-31-85	ACCRUED (JAN.-DEC.)	
	\$20000*.12	2,400.00
12-31-85	ACCRUED (MAY 8-DEC.)	
	\$45000*.12/12*(7+23/31)	3,483.87
	TOTAL	25,379.12

INSURANCE

DATE	SOURCE/PAYEE	CK #	AMOUNT
12-31-85	JAN.-FEB.		775.33
	MAR.-DEC.		4,450.83
	TOTAL		5,226.17

UTILITIES - GAS

DATE	SOURCE/PAYEE	CK #	AMOUNT
01-09-85	FROM 12-07-84		1,351.22
02-07-85			2,285.17
03-11-85			1,896.58
04-09-85			1,202.23
05-09-85			595.76
06-10-85			590.23
07-10-85			250.50
08-08-85			25.57
09-09-85			79.94
10-19-85			240.67
11-07-85			394.66
12-09-85			568.21
	TOTAL		9,480.74

UTILITIES - ELECTRICITY

DATE	SOURCE/PAYEE	CK #	AMOUNT
01-25-85	FROM 12-26-84		1,011.41
02-25-85			1,013.12
03-26-85			1,016.34
04-24-85			1,094.95
05-24-85			1,052.55
06-25-85			1,014.39
07-25-85			1,179.76
08-27-85			1,165.27
09-25-85			985.42
10-24-85			934.38
11-25-85			1,086.15
12-26-85			984.51
	TOTAL		12,538.25

UTILITIES - WATER AND SEWER

DATE	SOURCE/PAYEE	CK #	AMOUNT
03-06-85	FROM 10-05-84		974.36
05-08-85			295.84
07-25-85			910.69
10-03-85			504.94
	TOTAL		2,685.83

TELEPHONE - PAY PHONE

DATE	SOURCE/PAYEE	CK #	AMOUNT
02-00-85	FROM JAN.		35.12
04-00-85			37.24
06-00-85			36.54
09-00-85			57.54
12-00-85			57.14
	TOTAL		223.58

JANITORIAL SUPPLIES

DATE	SOURCE/PAYEE	CK #	AMOUNT
01-00-85	AERO-MATIC CHEMICAL CO		122.35
04-00-85	AERO-MATIC CHEMICAL CO		425.08
06-00-85	AERO-MATIC CHEMICAL CO		575.86
09-00-85	AERO-MATIC CHEMICAL CO		550.89
	KING MAINT. SUPPLY CO		353.52
12-00-85	AERO-MATIC CHEMICAL CO		384.66
	KING MAINT. SUPPLY CO		595.14
	TOTAL		3,007.50

REPAIRS AND MAINTENANCE

DATE	SOURCE/PAYEE	CK #	AMOUNT
	CARL LOUIS CO.		78.00
	C & F PLUMBING		549.60
	ALARM DEVICES SUPPLIES		60.00
	RICCI CONSTRUCTION		500.00
	TOTAL		1,187.60

ADMINISTRATIVE

DATE	SOURCE/PAYEE	CK #	AMOUNT
12-31-85	CCBA		
	12 MO. @ \$250/MO.		3,000.00

MISCELLANEOUS

DATE

SOURCE/PAYEE

CK #

AMOUNT

CHINESE COMMUNITY SERVICE CENTER
 90 TYLER STREET
 BOSTON, MA. 02111

BUILDING CAPITAL ACCOUNT
 ACTIVITIES DURING THE PERIOD
 OCTOBER 1982 TO DECEMBER 1985

CASH RECEIPTS

CCBA FUNDS	\$209,660.85	
KWONG KOW CHINESE SCHOOL	225,000.00	
14 OXFORD ST. BUILDING FUND	175,000.00	
CITY OF BOSTON	64,000.00	
SHAWMUT BANK LOAN	100,000.00	
INTEREST INCOME	4,279.10	
		\$777,939.95

CASH DISBURSEMENTS

CONSTRUCTION CONTRACT-PRIME	\$542,794.77	
CONSTRUCTION CONTRACT-OTHER	26,247.30	
ARCHITECT/ENGINEER/SURVEY	70,000.00	
PLANNING/SUPERVISION/LEGAL	7,500.00	
ADMINISTRATIVE	506.67	
UTILITIES-GAS	7,613.13	
UTILITIES-ELECTRICITY	4,324.68	
INSURANCE	9,139.00	
BANK LOAN INTEREST	6,311.11	
DEPOSIT-GAS	1,500.00	
REPAYMENT OF BANK LOAN	100,000.00	
		(775,936.66)

FUND BALANCE (Provident Acc. #01-23-154977)		\$2,003.29
December 31, 1985		=====

ACCOUNTS PAYABLE

04-25-85	SCM ACCOUNT-SUPERVISION	3,500.00
04-25-85	SCM ACCOUNT-LEGAL	4,902.05
12-31-85	KWONG KOW SCHOOL	
	NOTE PAYABLE	249,250.68
12-31-85	14 OXFORD ST. FUND	
	NOTE PAYABLE	179,410.41

\$437,063.14

NOTES:

1. Loan from Kwong Kow Chinese School includes \$160,000 donated by Republic of China, \$5,000 from First National Bank of Boston, and \$1,000 from China Pearl Restaurant. These amounts were deposited in the school account and recognized as income in the school's tax return.

ACCOUNTS DETAIL

CASH - PROVIDENT INSTITUTION FOR SAVINGS #23 154977	
DATE	AMOUNT
12-31-85 BALANCE	2,003.29

CASH - SHAWMUT OF BOSTON #082 720 7	
DATE	AMOUNT
12-31-85 BALANCE	0.00

CAPITAL CONTRIBUTION

DATE	SOURCE/PAYEE	CK #	AMOUNT
11-02-82	CCBA		30,000.00
12-28-82	CCBA		2,000.00
06-01-83	CCBA		5,000.00
08-02-83	CCBA		100,000.00
09-08-83	CCBA		72,660.85
	TOTAL		209,660.85

NOTES PAYABLE - KWONG KOW CHINESE SCHOOL

DATE	SOURCE/PAYEE	CK #	AMOUNT
10-27-82	KWONG KOW SCHOOL		9,000.00
04-15-83	KWONG KOW SCHOOL		160,000.00
07-19-83	KWONG KOW SCHOOL		6,000.00
10-12-83	KWONG KOW SCHOOL		50,000.00
07-31-84	ACRUED INTEREST		
	\$9000*.09*642/365		1,424.71
	\$160000*.09*(108+365)/365		18,660.82
	\$6000*.09*(17+365)/365		565.15
	\$50000*.09*292/365		3,600.00
	TOTAL		249,250.68

INTEREST PAYABLE - KWONG KOW CHINESE SCHOOL

DATE	SOURCE/PAYEE	CK #	AMOUNT
12-31-85	ACRUED INTEREST		0.00

SEE MAINTENANCE ACCOUNT

NOTES PAYABLE - SHAWMUT BANK OF BOSTON NA

DATE	SOURCE/PAYEE	CK #	AMOUNT
11-21-83	SHAWMUT BANK		100,000.00
05-23-84	SHAWMUT BANK	116	(100,000.00)
	TOTAL		0.00

NOTES PAYABLE - 14 OXFORD STREET BUILDING FUND

DATE	SOURCE/PAYEE	CK #	AMOUNT
10-13-83	14 OXFORD FUND		20,000.00
03-16-84	14 OXFORD FUND		35,000.00
05-23-84	14 OXFORD FUND		40,000.00
07-31-84	ACRUED INTEREST		
	\$20000*.12*293/365		1,926.58
	\$35000*.12*137/365		1,576.44
	\$40000*.12*69/365		907.40
10-03-84	14 OXFORD FUND		15,000.00
11-06-84	14 OXFORD FUND		20,000.00
05-08-85	14 OXFORD FUND		45,000.00
	TOTAL		179,410.41

INTEREST PAYABLE - 14 OXFORD STREET BUILDING FUND

DATE	SOURCE/PAYEE	CK #	AMOUNT
12-31-85	ACCRUED INTEREST		
	SEE MAINTENANCE ACCOUNT		0.00

GRANT - CDBG

DATE	SOURCE/PAYEE	CK #	AMOUNT
05-02-84	CITY OF BOSTON		64,000.00
	TOTAL		64,000.00

DEPOSITS

DATE	SOURCE/PAYEE	CK #	AMOUNT
06-20-83	BOSTON GAS COMPANY		1,550.00
	TOTAL		1,550.00

INTEREST INCOME - PROVIDENT #023-154977

DATE	SOURCE/PAYEE	CK #	AMOUNT
11-01-82	SAVINGS		6.47
12-01-82			132.72
01-03-83			142.06

02-01-83	146.81
03-01-83	116.30
04-01-83	118.19
04-27-83	6.80
05-02-83	429.36
06-01-83	655.04
07-01-83	555.01
08-01-83	335.75
09-01-83	384.85
10-03-83	155.32
11-01-83	85.63
12-01-83	84.58
01-01-84	99.81
02-01-84	30.40
03-01-84	1.93
04-20-84	54.25
05-01-84	69.11
06-01-84	288.36
07-02-84	47.76
08-01-84	41.75
09-04-84	12.09
10-01-84	0.96
11-20-84	63.39
12-20-84	86.02
01-18-85	20.97
02-20-85	9.35
03-20-85	8.48
04-19-85	9.42
05-20-85	9.16
06-20-85	19.06
08-20-85	17.16
09-20-85	14.47
10-20-85	2.85
11-20-85	8.85
12-20-85	8.61
TOTAL	4,279.10

CONSTRUCTION CONTRACT - INTERNATIONAL DEVELOPMENT CORP.

DATE	SOURCE/PAYEE	CK #	AMOUNT
04-19-83	REQ. #1	KK108	22,514.00
05-09-83	REQ. #2	101	16,573.00
06-10-83	REQ. #3	102	25,682.00
07-08-83	REQ. #4	106	62,449.00
08-02-83	REQ. #5	107	68,872.00
09-09-83	REQ. #6	109	110,350.00
10-14-83	REQ. #7	110	80,468.96
11-21-83	REQ. #8	111	79,957.95

01-06-84	REQ. #9	112	22,051.00
03-19-84	REQ. #10,11,12	113	17,230.91
12-03-84	HARDING ACCOUSTICAL	124	13,645.95
05-08-85	WILLIAM D. CHIN, ESQ.	126	23,000.00
	TOTAL		542,794.77

CONSTRUCTION CONTRACT - OTHER

DATE	SOURCE/PAYEE	CK #	AMOUNT
06-20-83	BOSTON GAS CO.	103	2,770.00
08-09-84	RICCI CONSTRUCTION C	121	3,707.30
08-01-84	CCBA(MONUMENTAL WO	120	570.00
05-08-85	RICCI CONSTRUCTION C	125	19,200.00
	TOTAL		26,247.30

ARCHITECT/ENGINEERING/SURVEY

DATE	SOURCE/PAYEE	CK #	AMOUNT
11-02-82	JUNG/BRANNEN	T101	7,500.00
01-27-83	JUNG/BRANNEN	KK101	5,000.00
07-07-83	JUNG/BRANNEN	105	12,500.00
08-23-83	JUNG/BRANNEN	108	30,000.00
10-29-84	JUNG/BRANNEN	122	15,000.00
	TOTAL		70,000.00

ADMINISTRATIVE EXPENSE

DATE	SOURCE/PAYEE	CK #	AMOUNT
12-09-82	BANK CHARGE		36.07
	BANK CHARGE		14.47
03-24-83	FREEMASON YOUTH CL	KK104	150.00
	IMPERIAL TEAHOUSE	KK105	281.80
05-10-83	BANK CHARGE		24.33
	TOTAL		506.67

PLANNING/CONSTRUCTION SUPERVISION/LEGAL

DATE	SOURCE/PAYEE	CK #	AMOUNT
04-12-83	WILLIAM CHIN/PAUL CHAN		4,500.00
05-08-85	WILLIAM D. CHIN ESQ.	126	3,000.00
04-25-85	WILLIAM D. CHIN ESQ.	SCM	3,500.00
04-25-85	WILLIAM D. CHIN ESQ.	SCM	4,902.05
	TOTAL		15,902.05

UTILITIES - GAS

DATE	SOURCE/PAYEE	CK #	AMOUNT
05-18-84	BOSTON GAS (TO 1/1/84)	115	4,474.72

08-01-84	CCBA (TO 9/10/84)	118	3,138.41
	TOTAL		7,613.13

UTILITIES - ELECTRICITY

DATE	SOURCE/PAYEE	CK #	AMOUNT
03-23-84	BOSTON EDISON	114	2,230.03
07-02-84	BOSTON EDISON	117	2,094.65
	TOTAL		4,324.68

UTILITIES - WATER AND SEWER

DATE	SOURCE/PAYEE	CK #	AMOUNT
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REAL ESTATE TAXES

DATE	SOURCE/PAYEE	CK #	AMOUNT
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INSURANCE

DATE	SOURCE/PAYEE	CK #	AMOUNT
03-15-83	GRAY, GOVE AND GOVE		4,487.00
10-31-84	GRAY, GOVE AND GOVE		4,652.00
	TOTAL		9,139.00

INTEREST EXPENSE - SHAWMUT

DATE	SOURCE/PAYEE	CK #	AMOUNT
08-01-84	CCBA (SHAWMUT BANK)	119	1,466.67
	11/21/83 - 12/31/83		
05-23-84	SHAWMUT BANK OF BOS	116	4,844.44
	01/01/84 - 05/23/84		
	TOTAL		6,311.11