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DNP SELECT INCOME FUND INC
Form N-PX
August 23, 2007

OMB Approval

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SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT
INVESTMENT COMPANY

Investment Company Act file number 811-04915

DNP Select Income Fund Inc.
(Exact name of registrant as specified in charter)

Nathan I. Partain
DNP Select Income Fund Inc.
55 East Monroe Street
Chicago Illinois 60603

John Sagan
Mayer, Brown, Rowe & Maw LLP
71 South Wacker Drive
Chicago, Illinois 60606

(Address of principal executive offices) (Zip code)

55 East Monroe Street Chicago Illinois 60603
(Name and address of agent for service)

Registrant's telephone number, including area code: 312-368-5510

Date of fiscal year end: December 31

Date of reporting period: July 1, 2006 to June 30, 2007

Form N-PX is to be used by a registered management investment company, other than a small business investment company registered on Form N-5 (Sections 239.24 and 274.5 of this chapter), to file reports with the Commission, not later than August 31 of each year, containing the registrant's proxy voting record for the most recent twelve-month period ended June 30, pursuant to section 30 of the Investment Company Act of 1940 and rule 30b1-4 thereunder (17 CFR 270.30b1-4). The Commission may use the information provided on Form N-PX in its regulatory, disclosure review, inspection, and policymaking roles.

A registrant is required to disclose the information specified by Form N-PX, and the Commission will make this information public. A registrant is not required to respond to the collection of information contained in Form N-PX unless the Form displays a currently valid Office of Management and Budget ("OMB") control number. Please direct comments concerning the accuracy of the information collection burden estimate and any suggestions for reducing the burden to the Secretary, Securities and Exchange Commission, 450 Fifth Street, NW, Washington, DC 20549-0609. The OMB has reviewed this collection of information under the clearance requirements of 44 U.S.C. Section 3507.

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***** FORM N-Px REPORT *****

ICA File Number: 811-04915
 Reporting Period: 07/01/2006 - 06/30/2007
 DNP Select Income Fund Inc

===== DNP SELECT INCOME FUND =====

ALEXANDRIA REAL ESTATE EQUITIES, INC.

Ticker: ARE Security ID: 015271109
 Meeting Date: MAY 23, 2007 Meeting Type: Annual
 Record Date: MAR 30, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Joel S. Marcus	For	For	Management
1.2	Elect Director James H. Richardson	For	For	Management
1.3	Elect Director John L. Atkins, III	For	For	Management
1.4	Elect Director Richard B. Jennings	For	For	Management
1.5	Elect Director Richard H. Klein	For	For	Management
1.6	Elect Director Martin A. Simonetti	For	For	Management
1.7	Elect Director Alan G. Walton	For	For	Management
2	Ratify Auditors	For	For	Management

 AMB PROPERTY CORP.

Ticker: AMB Security ID: 00163T109
 Meeting Date: MAY 10, 2007 Meeting Type: Annual
 Record Date: MAR 6, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Afsaneh M. Beshloss	For	For	Management
2	Elect Director T. Robert Burke	For	For	Management
3	Elect Director David A. Cole	For	For	Management
4	Elect Director Lydia H. Kennard	For	For	Management
5	Elect Director J. Michael Losh	For	For	Management
6	Elect Director Hamid R. Moghadam	For	For	Management
7	Elect Director Frederick W. Reid	For	For	Management
8	Elect Director Jeffrey L. Skelton	For	For	Management
9	Elect Director Thomas W. Tusher	For	For	Management
10	Ratify Auditors	For	For	Management
11	Amend Omnibus Stock Plan	For	For	Management
12	Pay For Superior Performance	Against	Against	Shareholder

 AMEREN CORPORATION

Ticker: AEE Security ID: 023608102
 Meeting Date: APR 24, 2007 Meeting Type: Annual
 Record Date: MAR 6, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Stephen F. Brauer	For	For	Management
1.2	Elect Director Susan S. Elliott	For	For	Management
1.3	Elect Director Gayle P. W. Jackson	For	For	Management
1.4	Elect Director James C. Johnson	For	For	Management
1.5	Elect Director Richard A. Liddy	For	For	Management
1.6	Elect Director Gordon R. Lohman	For	For	Management
1.7	Elect Director Charles W. Mueller	For	For	Management

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1.8	Elect Director Douglas R. Oberhelman	For	For	Management
1.9	Elect Director Gary L. Rainwater	For	For	Management
1.10	Elect Director Harvey Saligman	For	For	Management
1.11	Elect Director Patrick T. Stokes	For	For	Management
1.12	Elect Director Jack D. Woodard	For	For	Management
2	Ratify Auditors	For	For	Management
3	Reduce the Release of Radioactive Materials from Callaway Facility	Against	Against	Shareholder

APARTMENT INVESTMENT & MANAGEMENT CO.

Ticker: AIV Security ID: 03748R101
 Meeting Date: APR 30, 2007 Meeting Type: Annual
 Record Date: MAR 2, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director James N. Bailey	For	For	Management
1.2	Elect Director Terry Considine	For	For	Management
1.3	Elect Director Richard S. Ellwood	For	For	Management
1.4	Elect Director Thomas L. Keltner	For	For	Management
1.5	Elect Director J. Landis Martin	For	For	Management
1.6	Elect Director Robert A. Miller	For	For	Management
1.7	Elect Director Thomas L. Rhodes	For	For	Management
1.8	Elect Director Michael A. Stein	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management
4	Approve Nonqualified Employee Stock Purchase Plan	For	For	Management

ARCHSTONE SMITH TRUST

Ticker: ASN Security ID: 039583109
 Meeting Date: MAY 16, 2007 Meeting Type: Annual
 Record Date: MAR 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Stephen R. Demeritt	For	For	Management
1.2	Elect Director Ernest A. Gerardi, Jr.	For	For	Management
1.3	Elect Director Ruth Ann M. Gillis	For	For	Management
1.4	Elect Director Ned S. Holmes	For	For	Management
1.5	Elect Director Robert P. Kogod	For	For	Management
1.6	Elect Director James H. Polk, III	For	For	Management
1.7	Elect Director John C. Schweitzer	For	For	Management
1.8	Elect Director R. Scot Sellers	For	For	Management
1.9	Elect Director Robert H. Smith	For	For	Management
2	Pay For Superior Performance	Against	Against	Shareholder
3	Ratify Auditors	For	For	Management

AT&T INC

Ticker: T Security ID: 00206R102
 Meeting Date: JUL 21, 2006 Meeting Type: Special
 Record Date: JUN 1, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management

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 AT&T INC

Ticker: T Security ID: 00206R102
 Meeting Date: APR 27, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director William F. Aldinger III	For	For	Management
2	Elect Director Gilbert F. Amelio	For	For	Management
3	Elect Director Reuben V. Anderson	For	For	Management
4	Elect Director James H. Blanchard	For	For	Management
5	Elect Director August A. Busch III	For	For	Management
6	Elect Director James P. Kelly	For	For	Management
7	Elect Director Charles F. Knight	For	For	Management
8	Elect Director Jon C. Madonna	For	For	Management
9	Elect Director Lynn M. Martin	For	For	Management
10	Elect Director John B. McCoy	For	For	Management
11	Elect Director Mary S. Metz	For	For	Management
12	Elect Director Toni Rembe	For	For	Management
13	Elect Director Joyce M. Roche	For	For	Management
14	Elect Director Randall L. Stephenson	For	For	Management
15	Elect Director Laura D' Andrea Tyson	For	For	Management
16	Elect Director Patricia P. Upton	For	For	Management
17	Elect Director Edward E. Whitacre, Jr.	For	For	Management
18	Ratify Auditors	For	For	Management
19	Compensation Specific-Severance Payments to Executives	For	For	Management
20	Report on Political Contributions	Against	Against	Shareholder
21	Amend Articles/Bylaws/Charter - Call Special Meetings	Against	For	Shareholder
22	Pay For Superior Performance	Against	For	Shareholder
23	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder
24	Establish SERP Policy	Against	For	Shareholder

 ATMOS ENERGY CORP.

Ticker: ATO Security ID: 049560105
 Meeting Date: FEB 7, 2007 Meeting Type: Annual
 Record Date: DEC 11, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Robert W. Best	For	Withhold	Management
1.2	Elect Director Thomas J. Garland	For	For	Management
1.3	Elect Director Phillip E. Nichol	For	For	Management
1.4	Elect Director Charles K. Vaughan	For	Withhold	Management
2	Amend Omnibus Stock Plan	For	For	Management
3	Approve/Amend Executive Incentive Bonus Plan	For	For	Management

 AVALONBAY COMMUNITIES, INC.

Ticker: AVB Security ID: 053484101
 Meeting Date: MAY 16, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

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#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Bryce Blair	For	For	Management
1.2	Elect Director Bruce A. Choate	For	For	Management
1.3	Elect Director John J. Healy, Jr.	For	For	Management
1.4	Elect Director Gilbert M. Meyer	For	For	Management
1.5	Elect Director Timothy J. Naughton	For	For	Management
1.6	Elect Director Lance R. Primis	For	For	Management
1.7	Elect Director H. Jay Sarles	For	For	Management
1.8	Elect Director Allan D. Schuster	For	For	Management
1.9	Elect Director Amy P. Williams	For	For	Management
2	Ratify Auditors	For	For	Management

BCE INC.

Ticker: BCE Security ID: 05534B760
 Meeting Date: JUN 6, 2007 Meeting Type: Annual/Special
 Record Date: APR 16, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Andre Berard	For	For	Management
1.2	Elect Director Ronald Alvin Brenneman	For	For	Management
1.3	Elect Director Richard James Currie	For	For	Management
1.4	Elect Director Anthony Smithson Fell	For	For	Management
1.5	Elect Director Donna Soble Kaufman	For	For	Management
1.6	Elect Director Brian Michael Levitt	For	For	Management
1.7	Elect Director Edward C. Lumley	For	For	Management
1.8	Elect Director Judith Maxwell	For	For	Management
1.9	Elect Director John Hector McArthur	For	For	Management
1.10	Elect Director Thomas Charles O'Neill	For	For	Management
1.11	Elect Director James Allen Pattison	For	For	Management
1.12	Elect Director Robert Charles Pozen	For	For	Management
1.13	Elect Director Michael Jonathan Sabia	For	For	Management
1.14	Elect Director Paul Mathias Tellier	For	For	Management
1.15	Elect Director Victor Leyland Young	For	For	Management
2	Ratify Deloitte & Touche LLP as Auditors	For	For	Management
3	Change Company Name to Bell Canada Inc.	For	For	Management
4	Amend Stock Option Plan	For	For	Management

BOSTON PROPERTIES INC.

Ticker: BXP Security ID: 101121101
 Meeting Date: MAY 15, 2007 Meeting Type: Annual
 Record Date: MAR 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Mortimer B. Zuckerman	For	Withhold	Management
1.2	Elect Director Carol B. Einiger	For	Withhold	Management
1.3	Elect Director Richard E. Salomon	For	Withhold	Management
2	Approve Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management
4	Declassify the Board of Directors	Against	For	Shareholder
5	Report on Energy Efficiency	Against	For	Shareholder

BT GROUP PLC (FORMERLY BRITISH TELECOMMUNICATIONS PLC)

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Ticker: BT Security ID: 05577E101
 Meeting Date: JUL 12, 2006 Meeting Type: Annual
 Record Date: MAY 26, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	REPORTS AND ACCOUNTS	For	For	Management
2	REMUNERATION REPORT	For	For	Management
3	FINAL DIVIDEND	For	For	Management
4	RE-ELECT SIR ANTHONY GREENER	For	For	Management
5	RE-ELECT MAARTEN VAN DEN BERGH	For	For	Management
6	RE-ELECT CLAYTON BRENDISH	For	For	Management
7	ELECT MATTI ALAHUHTA	For	For	Management
8	ELECT PHIL HODKINSON	For	For	Management
9	Ratify Auditors	For	For	Management
10	REMUNERATION OF AUDITORS	For	For	Management
11	AUTHORITY TO ALLOT SHARES	For	For	Management
12	AUTHORITY TO ALLOT SHARES FOR CASH	For	For	Management
	SPECIAL RESOLUTION			
13	AUTHORITY TO PURCHASE OWN SHARES SPECIAL RESOLUTION	For	For	Management
14	AUTHORITY FOR POLITICAL DONATIONS SPECIAL RESOLUTION * PLEASE VISIT WWW.BT.COM/ANNUAL REPORT	For	For	Management

CAMDEN PROPERTY TRUST

Ticker: CPT Security ID: 133131102
 Meeting Date: MAY 1, 2007 Meeting Type: Annual
 Record Date: MAR 21, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Richard J. Campo	For	For	Management
1.2	Elect Director William R. Cooper	For	For	Management
1.3	Elect Director Scott S. Ingraham	For	For	Management
1.4	Elect Director Lewis A. Levey	For	For	Management
1.5	Elect Director William B. Mcguire, Jr.	For	For	Management
1.6	Elect Director William F. Paulsen	For	For	Management
1.7	Elect Director D. Keith Oden	For	For	Management
1.8	Elect Director F. Gardner Parker	For	For	Management
1.9	Elect Director Steven A. Webster	For	For	Management
2	Ratify Auditors	For	For	Management

CENTERPOINT ENERGY INC.

Ticker: CNP Security ID: 15189T107
 Meeting Date: MAY 24, 2007 Meeting Type: Annual
 Record Date: MAR 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Michael E. Shannon	For	Withhold	Management
1.2	Elect Director Donald R. Campbell	For	Withhold	Management
1.3	Elect Director Milton Carroll	For	Withhold	Management
1.4	Elect Director Peter S. Wareing	For	Withhold	Management
2	Ratify Auditors	For	For	Management
3	Declassify the Board of Directors	Against	For	Shareholder
4	Other Business	None	Against	Management

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CHUNGHWA TELECOM CO. LTD.

Ticker: CHT Security ID: 17133Q205
 Meeting Date: JUN 15, 2007 Meeting Type: Annual
 Record Date: APR 13, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	THE COMPANY S OPERATION REPORT FOR 2006.	None	For	Management
2	THE SUPERVISORS AUDIT REPORT ON THE COMPANY FOR 2006.	None	For	Management
3	THE AMENDMENT TO THE COMPANY S RULES OF ORDER OF BOARD OF DIRECTORS MEETING.	None	For	Management
4	THE COMPANY S OPERATION REPORT AND FINANCIAL STATEMENTS FOR 2006.	For	For	Management
5	THE COMPANY S DISTRIBUTION OF EARNINGS FOR 2006.	For	For	Management
6	AMENDMENT TO THE COMPANY S ARTICLES OF INCORPORATION.	For	For	Management
7	PROPOSED CONVERSION OF THE CAPITAL SURPLUS INTO CAPITAL INCREASE OF THE COMPANY AND ISSUANCE OF NEW SHARES.	For	For	Management
8	PROPOSED CAPITAL DECREASE IN CASH OF THE COMPANY.	For	For	Management
9	AMENDMENT TO THE COMPANY S PROCESS FOR ACQUISITIONS AND DISPOSAL OF ASSETS.	For	For	Management
10	AMENDMENT TO THE COMPANY S PROCEDURES FOR ENDORSEMENTS AND GUARANTEES.	For	For	Management
11	FORMULATION OF THE COMPANY S PROCEDURES FOR LENDING OF CAPITAL TO OTHERS.	For	For	Management
12	AMENDMENT TO THE COMPANY S REGULATIONS OF ELECTION OF DIRECTORS AND SUPERVISORS.	For	For	Management
13	ELECTION OF THE COMPANY S 5TH TERM DIRECTORS AND SUPERVISORS.	For	Abstain	Management

CITIZENS COMMUNICATIONS CO.

Ticker: CZN Security ID: 17453B101
 Meeting Date: MAY 18, 2007 Meeting Type: Annual
 Record Date: MAR 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Kathleen Q. Abernathy	For	For	Management
1.2	Elect Director Leroy T. Barnes, Jr.	For	For	Management
1.3	Elect Director Michael T. Dugan	For	For	Management
1.4	Elect Director Jeri Finard	For	For	Management
1.5	Elect Director Lawton Wehle Fitt	For	For	Management
1.6	Elect Director William M. Kraus	For	For	Management
1.7	Elect Director Howard L. Schrott	For	For	Management
1.8	Elect Director Lorraine D. Segil	For	For	Management
1.9	Elect Director Bradley E. Singer	For	For	Management
1.10	Elect Director David H. Ward	For	For	Management
1.11	Elect Director Myron A. Wick, III	For	For	Management
1.12	Elect Director Mary Agnes Wilderotter	For	For	Management
2	Approve Executive Incentive Bonus Plan	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management
4	Ratify Auditors	For	For	Management

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CONSOLIDATED EDISON, INC.

Ticker: ED Security ID: 209115104
 Meeting Date: MAY 21, 2007 Meeting Type: Annual
 Record Date: APR 5, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Kevin Burke	For	For	Management
1.2	Elect Director Vincent A. Calarco	For	For	Management
1.3	Elect Director George Campbell, Jr.	For	For	Management
1.4	Elect Director Gordon J. Davis	For	For	Management
1.5	Elect Director Michael J. Del Giudice	For	For	Management
1.6	Elect Director Ellen V. Futter	For	For	Management
1.7	Elect Director Sally Hernandez	For	For	Management
1.8	Elect Director Peter W. Likins	For	For	Management
1.9	Elect Director Eugene R. McGrath	For	For	Management
1.10	Elect Director L. Frederick Sutherland	For	For	Management
1.11	Elect Director Stephen R. Volk	For	For	Management
2	Ratify Auditors	For	For	Management
3	Increase Disclosure of Executive Compensation	Against	Against	Shareholder

CORPORATE OFFICE PROPERTIES TRUST, INC.

Ticker: OFC Security ID: 22002T108
 Meeting Date: MAY 17, 2007 Meeting Type: Annual
 Record Date: MAR 15, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Trustee Douglas M. Firstenberg	For	For	Management
1.2	Elect Trustee Clay W. Hamlin, III	For	For	Management
1.3	Elect Trustee Jay H. Shidler	For	For	Management
1.4	Elect Trustee Kenneth S. Sweet, Jr.	For	For	Management
2	Approve Omnibus Stock Plan	For	Against	Management

DCT INDUSTRIAL TRUST INC.

Ticker: DCT Security ID: 233153105
 Meeting Date: MAY 3, 2007 Meeting Type: Annual
 Record Date: MAR 21, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Thomas G. Wattles	For	For	Management
1.2	Elect Director Philip L. Hawkins	For	For	Management
1.3	Elect Director Phillip R. Altinger	For	For	Management
1.4	Elect Director Thomas F. August	For	For	Management
1.5	Elect Director John S. Gates, Jr.	For	For	Management
1.6	Elect Director Tripp H. Hardin	For	For	Management
1.7	Elect Director James R. Mulvihill	For	For	Management
1.8	Elect Director John C. O'Keefe	For	For	Management
1.9	Elect Director Bruce L. Warwick	For	For	Management
2	Ratify Auditors	For	For	Management

DEVELOPERS DIVERSIFIED REALTY CORP.

Ticker: DDR Security ID: 251591103

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Meeting Date: MAY 8, 2007 Meeting Type: Annual

Record Date: MAR 19, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Fix Number of Directors	For	For	Management
2.1	Elect Director Dean S. Adler	For	For	Management
2.2	Elect Director Terrance R. Ahern	For	For	Management
2.3	Elect Director Robert H. Gidel	For	For	Management
2.4	Elect Director Victor B. MacFarlane	For	For	Management
2.5	Elect Director Craig Macnab	For	Withhold	Management
2.6	Elect Director Scott D. Roulston	For	For	Management
2.7	Elect Director Barry A. Sholem	For	For	Management
2.8	Elect Director William B. Summers, Jr.	For	For	Management
2.9	Elect Director Scott A. Wolstein	For	For	Management
3	Increase Authorized Common Stock	For	For	Management
4	Amend Articles/Bylaws/Charter-Non-Routine --authorize the Company to notify shareholders of record of shareholder meetings by electronic or other means of communication authorized by the shareholders.	For	For	Management
5	Amend Articles/Bylaws/Charter-Non-Routine --authorize shareholders and other persons entitled to vote at shareholder meetings to appoint proxies by electronic or other verifiable communications.	For	For	Management
6	Company Specific-Equity-Related --Issue Shares without Physical Certificates	For	For	Management
7	Ratify Auditors	For	For	Management

DIAMONDROCK HOSPITALITY COMPANY

Ticker: DRH Security ID: 252784301

Meeting Date: APR 26, 2007 Meeting Type: Annual

Record Date: MAR 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director William W. McCarten	For	For	Management
1.2	Elect Director Daniel J. Altobello	For	For	Management
1.3	Elect Director W. Robert Grafton	For	For	Management
1.4	Elect Director Maureen L. McAvey	For	For	Management
1.5	Elect Director Gilbert T. Ray	For	For	Management
1.6	Elect Director John L. Williams	For	For	Management
2	Amend Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management

DIGITAL REALTY TRUST INC.

Ticker: DLR Security ID: 253868103

Meeting Date: MAY 2, 2007 Meeting Type: Annual

Record Date: MAR 5, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Richard A. Magnuson	For	For	Management
1.2	Elect Director Michael F. Foust	For	For	Management
1.3	Elect Director Laurence A. Chapman	For	For	Management
1.4	Elect Director Kathleen Earley	For	For	Management
1.5	Elect Director Ruann F. Ernst, Ph.D.	For	For	Management

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1.6	Elect Director Dennis E. Singleton	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management

DOMINION RESOURCES, INC.

Ticker: D Security ID: 25746U109
 Meeting Date: APR 27, 2007 Meeting Type: Annual
 Record Date: FEB 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Peter W. Brown	For	For	Management
1.2	Elect Director George A. Davidson, Jr.	For	For	Management
1.3	Elect Director Thomas F. Farrell, II	For	For	Management
1.4	Elect Director John W. Harris	For	For	Management
1.5	Elect Director Robert S. Jepson, Jr.	For	For	Management
1.6	Elect Director Mark J. Kington	For	For	Management
1.7	Elect Director Benjamin J. Lambert, III	For	For	Management
1.8	Elect Director Margaret A. McKenna	For	For	Management
1.9	Elect Director Frank S. Royal, M.D.	For	For	Management
1.10	Elect Director David A. Wollard	For	For	Management
2	Ratify Auditors	For	For	Management
3	Report on Greenhouse Gas Emissions	Against	For	Shareholder
4	Report on Impact of Utilizing National Interest Electric Transmission Corridor	Against	Against	Shareholder

DOUGLAS EMMETT INC

Ticker: DEI Security ID: 25960P109
 Meeting Date: MAY 31, 2007 Meeting Type: Annual
 Record Date: APR 2, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Dan A. Emmett	For	For	Management
1.2	Elect Director Jordan L. Kaplan	For	For	Management
1.3	Elect Director Kenneth M. Panzer	For	For	Management
1.4	Elect Director Leslie E. Bider	For	For	Management
1.5	Elect Director Victor J. Coleman	For	For	Management
1.6	Elect Director G. Selassie Mehreteab	For	For	Management
1.7	Elect Director Thomas E. O'Hern	For	For	Management
1.8	Elect Director Dr. Andrea Rich	For	For	Management
1.9	Elect Director William Wilson III	For	For	Management
2	Ratify Auditors	For	For	Management

DUKE ENERGY CORP.

Ticker: DUK Security ID: 26441C105
 Meeting Date: OCT 24, 2006 Meeting Type: Annual
 Record Date: AUG 25, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Roger Agnelli	For	Withhold	Management
1.2	Elect Director Paul M. Anderson	For	For	Management
1.3	Elect Director William Barnet, III	For	For	Management
1.4	Elect Director G. Alex Bernhardt, Sr.	For	For	Management
1.5	Elect Director Michael G. Browning	For	For	Management

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1.6	Elect Director Phillip R. Cox	For	For	Management
1.7	Elect Director William T. Esrey	For	For	Management
1.8	Elect Director Ann Maynard Gray	For	For	Management
1.9	Elect Director James H. Hance, Jr.	For	For	Management
1.10	Elect Director Dennis R. Hendrix	For	For	Management
1.11	Elect Director Michael E.J. Phelps	For	Withhold	Management
1.12	Elect Director James T. Rhodes	For	For	Management
1.13	Elect Director James E. Rogers	For	For	Management
1.14	Elect Director Mary L. Schapiro	For	For	Management
1.15	Elect Director Dudley S. Taft	For	For	Management
2	Approve Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management

DUKE ENERGY CORP.

Ticker: DUK Security ID: 26441C105
 Meeting Date: MAY 10, 2007 Meeting Type: Annual
 Record Date: MAR 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director William Barnet, III	For	For	Management
1.2	Elect Director G. Alex Bernhardt, Sr.	For	For	Management
1.3	Elect Director Michael G. Browning	For	For	Management
1.4	Elect Director Phillip R. Cox	For	For	Management
1.5	Elect Director Ann Maynard Gray	For	For	Management
1.6	Elect Director James H. Hance, Jr	For	For	Management
1.7	Elect Director James T. Rhodes	For	For	Management
1.8	Elect Director James E. Rogers	For	For	Management
1.9	Elect Director Mary L. Schapiro	For	For	Management
1.10	Elect Director Dudley S. Taft	For	For	Management
2	Ratify Auditors	For	For	Management

DUKE REALTY CORPORATION

Ticker: DRE Security ID: 264411505
 Meeting Date: APR 25, 2007 Meeting Type: Annual
 Record Date: FEB 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Barrington H. Branch	For	For	Management
1.2	Elect Director Geoffrey Button	For	For	Management
1.3	Elect Director William Cavanaugh III	For	For	Management
1.4	Elect Director Ngairé E. Cuneo	For	For	Management
1.5	Elect Director Charles R. Eitel	For	For	Management
1.6	Elect Director R. Glenn Hubbard	For	For	Management
1.7	Elect Director Martin C. Jischke	For	For	Management
1.8	Elect Director L. Ben Lytle	For	For	Management
1.9	Elect Director William O. Mccoy	For	For	Management
1.10	Elect Director Dennis D. Oklak	For	For	Management
1.11	Elect Director Jack R. Shaw	For	For	Management
1.12	Elect Director Robert J. Woodward, Jr.	For	For	Management
2	Ratify Auditors	For	For	Management

ENERGY EAST CORPORATION

Ticker: EAS Security ID: 29266M109

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Meeting Date: JUN 14, 2007 Meeting Type: Annual
 Record Date: APR 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director James H. Brandi	For	For	Management
1.2	Elect Director John T. Cardis	For	For	Management
1.3	Elect Director Thomas B. Hogan, Jr.	For	For	Management
1.4	Elect Director G. Jean Howard	For	For	Management
1.5	Elect Director David M. Jagger	For	For	Management
1.6	Elect Director Seth A. Kaplan	For	For	Management
1.7	Elect Director Ben E. Lynch	For	For	Management
1.8	Elect Director Peter J. Moynihan	For	For	Management
1.9	Elect Director Patricia M. Nazemetz	For	For	Management
1.10	Elect Director Walter G. Rich	For	For	Management
1.11	Elect Director Wesley W. Von Schack	For	For	Management
2	Ratify Auditors	For	For	Management

EQUITY OFFICE PROPERTIES TRUST

Ticker: EOP Security ID: 294741103
 Meeting Date: FEB 7, 2007 Meeting Type: Special
 Record Date: DEC 28, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management

EQUITY RESIDENTIAL

Ticker: EQR Security ID: 29476L107
 Meeting Date: MAY 24, 2007 Meeting Type: Annual
 Record Date: MAR 30, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John W. Alexander	For	For	Management
1.2	Elect Director Charles L. Atwood	For	For	Management
1.3	Elect Director Stephen O. Evans	For	For	Management
1.4	Elect Director Boone A. Knox	For	For	Management
1.5	Elect Director John E. Neal	For	For	Management
1.6	Elect Director David J. Neithercut	For	For	Management
1.7	Elect Director Desiree G. Rogers	For	For	Management
1.8	Elect Director Sheli Z. Rosenberg	For	For	Management
1.9	Elect Director Gerald A. Spector	For	For	Management
1.10	Elect Director B. Joseph White	For	For	Management
1.11	Elect Director Samuel Zell	For	For	Management
2	Ratify Auditors	For	For	Management
3	Require a Majority Vote for the Election of Directors	Against	Against	Shareholder

ESSEX PROPERTY TRUST, INC.

Ticker: ESS Security ID: 297178105
 Meeting Date: MAY 8, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
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1.1	Elect Director Keith R. Guericke	For	For	Management
1.2	Elect Director Issie N. Rabinovitch	For	For	Management
1.3	Elect Director Thomas E. Randlett	For	For	Management
2	Ratify Auditors	For	For	Management

EXELON CORP.

Ticker: EXC Security ID: 30161N101
 Meeting Date: MAY 8, 2007 Meeting Type: Annual
 Record Date: MAR 19, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Nicholas DeBenedictis	For	Against	Management
2	Elect Director Sue L. Gin	For	For	Management
3	Elect Director William C. Richardson, Ph.D.	For	For	Management
4	Elect Director Thomas J. Ridge	For	For	Management
5	Elect Director Don Thompson	For	For	Management
6	Elect Director Stephen D. Steinour	For	For	Management
7	Ratify Auditors	For	For	Management
8	Declassify the Board of Directors	For	For	Management
9	Submit Severance Agreement (Change in Control) to shareholder Vote	Against	For	Shareholder

EXTRA SPACE STORAGE INC.

Ticker: EXR Security ID: 30225T102
 Meeting Date: MAY 23, 2007 Meeting Type: Annual
 Record Date: MAR 31, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Kenneth M. Woolley	For	For	Management
1.2	Elect Director Anthony Fanticola	For	For	Management
1.3	Elect Director Hugh W. Horne	For	For	Management
1.4	Elect Director Spencer F. Kirk	For	For	Management
1.5	Elect Director Joseph D. Margolis	For	For	Management
1.6	Elect Director Roger B. Porter	For	For	Management
1.7	Elect Director K. Fred Skousen	For	For	Management
2	Ratify Auditors	For	For	Management

FEDERAL REALTY INVESTMENT TRUST

Ticker: FRT Security ID: 313747206
 Meeting Date: MAY 2, 2007 Meeting Type: Annual
 Record Date: MAR 13, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Jon E. Bortz	For	For	Management
1.2	Elect Director David W. Faeder	For	For	Management
1.3	Elect Director Kristin Gamble	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management

FIRSTENERGY CORPORATION

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Ticker: FE Security ID: 337932107
 Meeting Date: MAY 15, 2007 Meeting Type: Annual
 Record Date: MAR 21, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Paul T. Addison	For	Withhold	Management
1.2	Elect Director Anthony J. Alexander	For	Withhold	Management
1.3	Elect Director Michael J. Anderson	For	For	Management
1.4	Elect Director Carol A. Cartwright	For	Withhold	Management
1.5	Elect Director William T. Cottle	For	Withhold	Management
1.6	Elect Director Robert B. Heisler, Jr.	For	Withhold	Management
1.7	Elect Director Ernest J. Novak, Jr.	For	Withhold	Management
1.8	Elect Director Catherine A. Rein	For	Withhold	Management
1.9	Elect Director George M. Smart	For	Withhold	Management
1.10	Elect Director Wes M. Taylor	For	Withhold	Management
1.11	Elect Director Jesse T. Williams, Sr.	For	Withhold	Management
2	Ratify Auditors	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management
4	Reincorporate in Another State [Ohio to Delaware]	Against	For	Shareholder
5	Adopt a Policy Establishing an Engagement Process to Shareholder Proposals	Against	For	Shareholder
6	Adopt Simple Majority Vote	Against	For	Shareholder

 FPL GROUP, INC.

Ticker: FPL Security ID: 302571104
 Meeting Date: DEC 15, 2006 Meeting Type: Annual
 Record Date: OCT 25, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Sherry S. Barrat	For	For	Management
1.2	Elect Director Robert M. Beall, II	For	For	Management
1.3	Elect Director J. Hyatt Brown	For	Withhold	Management
1.4	Elect Director James L. Camaren	For	For	Management
1.5	Elect Director J. Brian Ferguson	For	For	Management
1.6	Elect Director Lewis Hay, III	For	For	Management
1.7	Elect Director Rudy E. Schupp	For	For	Management
1.8	Elect Director Michael H. Thaman	For	For	Management
1.9	Elect Director Hansel E. Tookes, II	For	For	Management
1.10	Elect Director Paul R. Tregurtha	For	For	Management
2	Ratify Auditors	For	For	Management

 FPL GROUP, INC.

Ticker: FPL Security ID: 302571104
 Meeting Date: MAY 25, 2007 Meeting Type: Annual
 Record Date: MAR 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Sherry S. Barrat	For	For	Management
1.2	Elect Director Robert M. Beall, II	For	For	Management
1.3	Elect Director J. Hyatt Brown	For	Withhold	Management
1.4	Elect Director James L. Camaren	For	For	Management
1.5	Elect Director J. Brian Ferguson	For	For	Management
1.6	Elect Director Lewis Hay, III	For	For	Management
1.7	Elect Director Toni Jennings	For	For	Management

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1.8	Elect Director Oliver D. Kingsley, Jr.	For	For	Management
1.9	Elect Director Rudy E. Schupp	For	For	Management
1.10	Elect Director Michael H. Thaman	For	For	Management
1.11	Elect Director Hansel E. Tookes, II	For	For	Management
1.12	Elect Director Paul R. Tregurtha	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Non-Employee Director Stock Option Plan	For	For	Management

GENERAL GROWTH PROPERTIES, INC.

Ticker: GGP Security ID: 370021107
 Meeting Date: MAY 15, 2007 Meeting Type: Annual
 Record Date: MAR 16, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John Bucksbaum	For	For	Management
1.2	Elect Director Alan Cohen	For	For	Management
1.3	Elect Director Anthony Downs	For	For	Management
2	Amend Nonqualified Employee Stock Purchase Plan	For	For	Management
3	Ratify Auditors	For	For	Management
4	Declassify the Board of Directors	Against	For	Shareholder

GREAT PLAINS ENERGY, INC.

Ticker: GXP Security ID: 391164100
 Meeting Date: MAY 1, 2007 Meeting Type: Annual
 Record Date: FEB 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director David L. Bodde	For	For	Management
1.2	Elect Director Michael J. Chesser	For	For	Management
1.3	Elect Director William H. Downey	For	For	Management
1.4	Elect Director Mark A. Ernst	For	For	Management
1.5	Elect Director Randall C. Ferguson, Jr.	For	For	Management
1.6	Elect Director William K. Hall	For	For	Management
1.7	Elect Director Luis A. Jimenez	For	For	Management
1.8	Elect Director James A. Mitchell	For	For	Management
1.9	Elect Director William C. Nelson	For	For	Management
1.10	Elect Director Linda H. Talbott	For	For	Management
1.11	Elect Director Robert H. West	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management

HEALTH CARE PROPERTY INVESTORS, INC.

Ticker: HCP Security ID: 421915109
 Meeting Date: MAY 10, 2007 Meeting Type: Annual
 Record Date: MAR 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Mary A. Cirillo-Goldberg	For	For	Management
1.2	Elect Director Robert R. Fanning, Jr.	For	For	Management
1.3	Elect Director James F. Flaherty III	For	For	Management
1.4	Elect Director David B. Henry	For	For	Management

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1.5	Elect Director Michael D. McKee	For	Withhold	Management
1.6	Elect Director Harold M. Messmer, Jr.	For	For	Management
1.7	Elect Director Peter L. Rhein	For	For	Management
1.8	Elect Director Kenneth B. Roath	For	For	Management
1.9	Elect Director Richard M. Rosenberg	For	For	Management
1.10	Elect Director Joseph P. Sullivan	For	For	Management
2	Ratify Auditors	For	For	Management
3	Pay For Superior Performance	Against	For	Shareholder

HOSPITALITY PROPERTIES TRUST

Ticker: HPT Security ID: 44106M102
Meeting Date: MAY 15, 2007 Meeting Type: Annual
Record Date: MAR 20, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director William A. Lamkin	For	For	Management
2	Amend Declaration of Trust--Election of Trustees	For	Against	Management
3	Amend Declaration of Trust--Amend Declaration of Trust-(a)Amend Trust(i)Qualification of Trustees, (ii)Policies (iii)Restrictions, (iv)Special voting rights,business combinations(v)Provisions governing amendments to trust(b)Termination of Trust	For	Against	Management
4	Amend Declaration of Trust--Authorize Board to divide or combine the outstanding shares, any class or series without shareholder vote.	For	Against	Management
5	Amend Declaration of Trust--Any shareholder violating Declaration of Trust will indemnify and hold us harmless from all costs, expense, penalties and fines, together with interest on such amounts.	For	For	Management
6	Adjourn Meeting	For	Against	Management

HOST HOTELS & RESORTS, INC.

Ticker: HST Security ID: 44107P104
Meeting Date: MAY 17, 2007 Meeting Type: Annual
Record Date: MAR 29, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Roberts M. Baylis	For	For	Management
2	Elect Director Terence C. Golden	For	Against	Management
3	Elect Director Ann M. Korologos	For	For	Management
4	Elect Director Richard E. Marriott	For	For	Management
5	Elect Director Judith A. Mchale	For	For	Management
6	Elect Director John B. Morse Jr	For	For	Management
7	Elect Director Christopher J. Nassetta	For	For	Management
8	Ratify Auditors	For	For	Management

INTEGRYS ENERGY GROUP INC

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Ticker: TEG Security ID: 45822P105
 Meeting Date: MAY 17, 2007 Meeting Type: Annual
 Record Date: MAR 22, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Pastora San Juan Cafferty	For	For	Management
1.2	Elect Director Ellen Carnahan	For	For	Management
1.3	Elect Director Michael E. Lavin	For	For	Management
1.4	Elect Director William F. Protz, Jr.	For	For	Management
1.5	Elect Director Larry L. Weyers	For	For	Management
2	Approve Omnibus Stock Plan	For	For	Management
3	Amend Deferred Compensation Plan	For	For	Management
4	Ratify Auditors	For	For	Management

KILROY REALTY CORP.

Ticker: KRC Security ID: 49427F108
 Meeting Date: MAY 17, 2007 Meeting Type: Annual
 Record Date: MAR 12, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director William P. Dickey	For	For	Management

KIMCO REALTY CORP.

Ticker: KIM Security ID: 49446R109
 Meeting Date: MAY 17, 2007 Meeting Type: Annual
 Record Date: MAR 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Martin S. Kimmel	For	For	Management
1.2	Elect Director Milton Cooper	For	Withhold	Management
1.3	Elect Director Richard G. Dooley	For	Withhold	Management
1.4	Elect Director Michael J. Flynn	For	Withhold	Management
1.5	Elect Director Joe Grills	For	For	Management
1.6	Elect Director David B. Henry	For	Withhold	Management
1.7	Elect Director F. Patrick Hughes	For	For	Management
1.8	Elect Director Frank Lourenso	For	Withhold	Management
1.9	Elect Director Richard Saltzman	For	For	Management
2	Company Specific-Equity-Related --Increase Number of Shares of Authorized Stock to Issue, Common Stock and Excess Stock	For	For	Management
3	Ratify Auditors	For	For	Management

LASALLE HOTEL PROPERTIES

Ticker: LHO Security ID: 517942108
 Meeting Date: APR 19, 2007 Meeting Type: Annual
 Record Date: FEB 9, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Donald S. Perkins	For	For	Management
1.2	Elect Director Stuart L. Scott	For	For	Management
2	Ratify Auditors	For	For	Management

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3 Increase Authorized Preferred and Common For For Management
 Stock

MACERICH CO., THE

Ticker: MAC Security ID: 554382101
 Meeting Date: MAY 30, 2007 Meeting Type: Annual
 Record Date: MAR 13, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Edward C. Coppola	For	For	Management
1.2	Elect Director Fred S. Hubbell	For	For	Management
1.3	Elect Director William P. Sexton	For	For	Management
2	Ratify Auditors	For	For	Management
3	Declassify the Board of Directors	Against	For	Shareholder

NATIONAL GRID PLC (FRMRLY. NATIONAL GRID TRANSCO PLC)

Ticker: NGG Security ID: 636274300
 Meeting Date: JUL 31, 2006 Meeting Type: Annual
 Record Date: JUN 12, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	TO RECEIVE THE ANNUAL REPORT AND ACCOUNTS	For	For	Management
2	TO DECLARE A FINAL DIVIDEND	For	For	Management
3	TO RE-ELECT SIR JOHN PARKER	For	For	Management
4	TO RE-ELECT STEVE LUCAS	For	For	Management
5	TO RE-ELECT NICK WINSER	For	For	Management
6	TO RE-ELECT KEN HARVEY	For	For	Management
7	TO RE-ELECT STEPHEN PETTIT	For	For	Management
8	TO RE-ELECT GEORGE ROSE	For	For	Management
9	TO RE-ELECT STEVE HOLLIDAY	For	For	Management
10	TO REAPPOINT PRICEWATERHOUSECOOPERS LLP AS AUDITORS AND SET THEIR REMUNERATION	For	For	Management
11	TO APPROVE THE DIRECTORS REMUNERATION REPORT	For	For	Management
12	TO AUTHORISE THE DIRECTORS TO ISSUE ORDINARY SHARES	For	For	Management
13	TO DISAPPLY PRE-EMPTION RIGHTS	For	For	Management
14	TO AUTHORISE THE DIRECTORS TO PURCHASE THE COMPANY S ORDINARY SHARES	For	For	Management
15	TO AUTHORISE THE DIRECTORS TO PURCHASE THE COMPANY S B SHARES	For	For	Management
16	TO AUTHORISE THE DIRECTORS TO APPROVE THE BROKER CONTRACT FOR THE REPURCHASE OF B SHARES	For	For	Management
17	TO AMEND THE ARTICLES OF ASSOCIATION	For	For	Management

NATIONAL GRID PLC (FRMRLY. NATIONAL GRID TRANSCO PLC)

Ticker: NGG Security ID: 636274300
 Meeting Date: JUL 31, 2006 Meeting Type: Special
 Record Date: JUL 7, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	TO APPROVE THE ACQUISITION	For	For	Management

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NICOR INC.

Ticker: GAS Security ID: 654086107
 Meeting Date: APR 26, 2007 Meeting Type: Annual
 Record Date: FEB 27, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Robert M. Beavers, Jr.	For	For	Management
1.2	Elect Director Bruce P. Bickner	For	For	Management
1.3	Elect Director John H. Birdsall, III	For	For	Management
1.4	Elect Director N.R. Bobins	For	For	Management
1.5	Elect Director Thomas A. Donahoe	For	For	Management
1.6	Elect Director Brenda J. Gaines	For	For	Management
1.7	Elect Director Raymond A. Jean	For	For	Management
1.8	Elect Director Dennis J. Keller	For	For	Management
1.9	Elect Director R. Eden Martin	For	For	Management
1.10	Elect Director Georgia R. Nelson	For	For	Management
1.11	Elect Director John Rau	For	For	Management
1.12	Elect Director John F. Riordan	For	For	Management
1.13	Elect Director Russ M. Strobel	For	For	Management
2	Ratify Auditors	For	For	Management
3	Reduce Supermajority Vote Requirement	Against	For	Shareholder

NORTHEAST UTILITIES

Ticker: NU Security ID: 664397106
 Meeting Date: MAY 8, 2007 Meeting Type: Annual
 Record Date: MAR 9, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Richard H. Booth	For	For	Management
1.2	Elect Director Cotton Mather Cleveland	For	For	Management
1.3	Elect Director Sanford Cloud, Jr.	For	For	Management
1.4	Elect Director James F. Cordes	For	For	Management
1.5	Elect Director E. Gail de Planque	For	For	Management
1.6	Elect Director John G. Graham	For	For	Management
1.7	Elect Director Elizabeth T. Kennan	For	For	Management
1.8	Elect Director Kenneth R. Leibler	For	For	Management
1.9	Elect Director Robert E. Patricelli	For	For	Management
1.10	Elect Director Charles W. Shivery	For	For	Management
1.11	Elect Director John F. Swope	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management

NSTAR

Ticker: NST Security ID: 67019E107
 Meeting Date: MAY 3, 2007 Meeting Type: Annual
 Record Date: MAR 6, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Gary L. Countryman	For	For	Management
1.2	Elect Director Daniel Dennis	For	For	Management
1.3	Elect Director Thomas J. May	For	For	Management
2	Approve Omnibus Stock Plan	For	For	Management

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3 Ratify Auditors For For Management

PAN PACIFIC RETAIL PROPERTIES, INC.

Ticker: PNP Security ID: 69806L104
Meeting Date: SEP 25, 2006 Meeting Type: Special
Record Date: AUG 18, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management

PEPCO HOLDINGS, INC.

Ticker: POM Security ID: 713291102
Meeting Date: MAY 18, 2007 Meeting Type: Annual
Record Date: MAR 19, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Jack B. Dunn, Iv	For	For	Management
1.2	Elect Director Terence C. Golden	For	For	Management
1.3	Elect Director Frank O. Heintz	For	For	Management
1.4	Elect Director Barbara J. Krumsiek	For	For	Management
1.5	Elect Director George F. Maccormack	For	For	Management
1.6	Elect Director Richard B. Mcglynn	For	For	Management
1.7	Elect Director Lawrence C. Nussdorf	For	For	Management
1.8	Elect Director Frank K. Ross	For	For	Management
1.9	Elect Director Lester P. Silverman	For	For	Management
1.10	Elect Director William T. Torgerson	For	For	Management
2	Ratify Auditors	For	For	Management

PG&E CORP.

Ticker: PCG Security ID: 69331C108
Meeting Date: APR 18, 2007 Meeting Type: Annual
Record Date: FEB 20, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director David R. Andrews	For	For	Management
1.2	Elect Director Leslie S. Biller	For	For	Management
1.3	Elect Director David A. Coulter	For	For	Management
1.4	Elect Director C. Lee Cox	For	For	Management
1.5	Elect Director Peter A. Darbee	For	For	Management
1.6	Elect Director Maryellen C. Herringer	For	For	Management
1.7	Elect Director Richard A. Meserve	For	For	Management
1.8	Elect Director Mary S. Metz	For	For	Management
1.9	Elect Director Barbara L. Rambo	For	For	Management
1.10	Elect irector Barry Lawson Williams	For	For	Management
2	Ratify Auditors	For	For	Management
3	Performance-Based and/or Time-Based Equity Awards	Against	Against	Shareholder
4	Restore or Provide for Cumulative Voting	Against	For	Shareholder

PINNACLE WEST CAPITAL CORP.

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Ticker: PNW Security ID: 723484101
 Meeting Date: MAY 23, 2007 Meeting Type: Annual
 Record Date: MAR 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Declassify the Board of Directors	For	For	Management
2.1	Elect Director Roy A. Herberger, Jr.	For	For	Management
2.2	Elect Director Humberto S. Lopez	For	For	Management
2.3	Elect Director Kathryn L. Munro	For	For	Management
2.4	Elect Director William L. Stewart	For	For	Management
2.5	Elect Director Edward N. Basha, Jr.	For	For	Management
2.6	Elect Director Jack E. Davis	For	For	Management
2.7	Elect Director Michael L. Gallagher	For	For	Management
2.8	Elect Director Pamela Grant	For	For	Management
2.9	Elect Director William S. Jamieson, Jr.	For	For	Management
2.10	Elect Director Bruce J. Nordstrom	For	For	Management
2.11	Elect Director William J. Post	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management
4	Ratify Auditors	For	For	Management

 PPL CORP.

Ticker: PPL Security ID: 69351T106
 Meeting Date: MAY 23, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Stuart Heydt	For	For	Management
1.2	Elect Director Craig A. Rogerson	For	For	Management
1.3	Elect Director W. Keith Smith	For	For	Management
2	Ratify Auditors	For	For	Management
3	Adopt Simple Majority Vote	Against	For	Shareholder

 PROGRESS ENERGY, INC.

Ticker: PGN Security ID: 743263105
 Meeting Date: MAY 9, 2007 Meeting Type: Annual
 Record Date: MAR 2, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director James E. Bostic, Jr.	For	For	Management
2	Elect Director David L. Burner	For	For	Management
3	Elect Director Richard L. Daugherty	For	For	Management
4	Elect Director Harris E. DeLoach, Jr.	For	For	Management
5	Elect Director Robert W. Jones	For	For	Management
6	Elect Director W. Steven Jones	For	For	Management
7	Elect Director Robert B. McGehee	For	For	Management
8	Elect Director E. Marie McKee	For	For	Management
9	Elect Director John H. Mullin, III	For	For	Management
10	Elect Director Carlos A. Saladrigas	For	For	Management
11	Elect Director Theresa M. Stone	For	For	Management
12	Elect Director Alfred C. Tollison, Jr.	For	For	Management
13	Ratify Auditors	For	For	Management
14	Approve Omnibus Stock Plan	For	For	Management

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PROLOGIS

Ticker: PLD Security ID: 743410102
 Meeting Date: MAY 15, 2007 Meeting Type: Annual
 Record Date: MAR 12, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director K. Dane Brooksher	For	For	Management
1.2	Elect Director Stephen L. Feinberg	For	For	Management
1.3	Elect Director George L. Fotiades	For	For	Management
1.4	Elect Director Christine N. Garvey	For	For	Management
1.5	Elect Director Donald P. Jacobs	For	For	Management
1.6	Elect Director Walter C. Rakowich	For	For	Management
1.7	Elect Director Nelson C. Rising	For	For	Management
1.8	Elect Director Jeffrey H. Schwartz	For	For	Management
1.9	Elect Director D. Michael Steuert	For	For	Management
1.10	Elect Director J. Andre Teixeira	For	For	Management
1.11	Elect Director William D. Zollars	For	Withhold	Management
1.12	Elect Director Andrea M. Zulberti	For	For	Management
2	Ratify Auditors	For	For	Management

PUBLIC SERVICE ENTERPRISE GROUP INC.

Ticker: PEG Security ID: 744573106
 Meeting Date: APR 17, 2007 Meeting Type: Annual
 Record Date: FEB 19, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Ernest H. Drew	For	For	Management
1.2	Elect Director William V. Hickey	For	For	Management
1.3	Elect Director Ralph Izzo	For	For	Management
1.4	Elect Director Richard J. Swift	For	For	Management
2	Increase Authorized Common Stock	For	For	Management
3	Approve Non-Employee Director Stock Option Plan	For	For	Management
4	Declassify the Board of Directors	For	For	Management
5	Eliminate Cumulative Voting	For	For	Management
6	Eliminate Preemptive Rights	For	For	Management
7	Ratify Auditors	For	For	Management

PUBLIC STORAGE, INC.

Ticker: PSA Security ID: 74460D109
 Meeting Date: AUG 22, 2006 Meeting Type: Annual
 Record Date: JUN 23, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2.1	Elect Director B. Wayne Hughes	For	Withhold	Management
2.2	Elect Director Ronald L. Havner, Jr.	For	For	Management
2.3	Elect Director Harvey Lenkin	For	For	Management
2.4	Elect Director Robert J. Abernethy	For	For	Management
2.5	Elect Director Dann V. Angeloff	For	For	Management
2.6	Elect Director William C. Baker	For	For	Management
2.7	Elect Director John T. Evans	For	For	Management
2.8	Elect Director Uri P. Harkham	For	For	Management
2.9	Elect Director B. Wayne Hughes, Jr.	For	Withhold	Management
2.10	Elect Director Daniel C. Staton	For	For	Management

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3	Ratify Auditors	For	For	Management
4	Adjourn Meeting	For	For	Management

PUBLIC STORAGE, INC.

Ticker: PSA Security ID: 74460D109
 Meeting Date: MAY 3, 2007 Meeting Type: Annual
 Record Date: MAR 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director B. Wayne Hughes	For	For	Management
1.2	Elect Director Ronald L. Havner, Jr.	For	For	Management
1.3	Elect Director Dann V. Angeloff	For	For	Management
1.4	Elect Director William C. Baker	For	For	Management
1.5	Elect Director John T. Evans	For	For	Management
1.6	Elect Director Uri P. Harkham	For	For	Management
1.7	Elect Director B. Wayne Hughes, Jr.	For	For	Management
1.8	Elect Director Harvey Lenkin	For	For	Management
1.9	Elect Director Gary E. Pruitt	For	For	Management
1.10	Elect Director Daniel C. Staton	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management
4	Change State of Incorporation [From California Corporation to Maryland Real Estate Investment Trust]	For	Against	Management
5	Adjourn Meeting	For	Against	Management

PUBLIC STORAGE, INC.

Ticker: PSA Security ID: 74460D299
 Meeting Date: MAY 3, 2007 Meeting Type: Annual
 Record Date: MAR 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST.	For	Against	Management
2	APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY.	For	Against	Management

PUGET ENERGY, INC.

Ticker: PSD Security ID: 745310102
 Meeting Date: MAY 4, 2007 Meeting Type: Annual
 Record Date: MAR 2, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Phyllis J. Campbell	For	For	Management
1.2	Elect Director Stephen E. Frank	For	For	Management
1.3	Elect Director Kenneth P. Mortimer	For	For	Management
1.4	Elect Director Stephen P. Reynolds	For	For	Management
1.5	Elect Director George W. Watson	For	For	Management
2	Company Specific--Adopt Majority Voting Standards in Uncontested Election of Directors	For	For	Management
3	Amend Qualified Employee Stock Purchase	For	For	Management

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4	Plan Ratify Auditors	For	For	Management
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RECKSON ASSOCIATES REALTY CORP.

Ticker: RA Security ID: 75621K106
 Meeting Date: DEC 6, 2006 Meeting Type: Special
 Record Date: OCT 13, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management

REGENCY CENTERS CORP.

Ticker: REG Security ID: 758849103
 Meeting Date: MAY 1, 2007 Meeting Type: Annual
 Record Date: MAR 7, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Martin E. Stein, Jr.	For	For	Management
1.2	Elect Director Raymond L. Bank	For	For	Management
1.3	Elect Director C. Ronald Blankenship	For	For	Management
1.4	Elect Director A.R. Carpenter	For	For	Management
1.5	Elect Director J. Dix Druce	For	For	Management
1.6	Elect Director Mary Lou Fiala	For	For	Management
1.7	Elect Director Bruce M. Johnson	For	For	Management
1.8	Elect Director Douglas S. Luke	For	For	Management
1.9	Elect Director John C. Schweitzer	For	For	Management
1.10	Elect Director Thomas G. Wattles	For	For	Management
1.11	Elect Director Terry N. Worrell	For	For	Management
2	Ratify Auditors	For	For	Management

SCANA CORPORATION

Ticker: SCG Security ID: 80589M102
 Meeting Date: APR 26, 2007 Meeting Type: Annual
 Record Date: MAR 9, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director W. Hayne Hipp	For	For	Management
1.2	Elect Director Harold C. Stowe	For	For	Management
1.3	Elect Director G. Smedes York	For	For	Management
2	Ratify Auditors	For	For	Management

SIMON PROPERTY GROUP, INC.

Ticker: SPG Security ID: 828806109
 Meeting Date: MAY 10, 2007 Meeting Type: Annual
 Record Date: MAR 9, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Birch Bayh	For	For	Management
1.2	Elect Director Melvyn E. Bergstein	For	For	Management

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1.3	Elect Director Linda Walker Bynoe	For	For	Management
1.4	Elect Director Karen N. Horn, Ph.D.	For	For	Management
1.5	Elect Director Reuben S. Leibowitz	For	For	Management
1.6	Elect Director J. Albert Smith, Jr.	For	For	Management
1.7	Elect Director Pieter S. van den Berg	For	For	Management
2	Ratify Auditors	For	For	Management
3	Pay for Superior Performance	Against	For	Shareholder
4	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder
5	Submit Severance Agreement (Change in Control) to shareholder Vote	Against	For	Shareholder

SL GREEN REALTY CORP.

Ticker: SLG Security ID: 78440X101
 Meeting Date: MAY 24, 2007 Meeting Type: Annual
 Record Date: MAR 20, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Edwin Thomas Burton, III	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management
4	Increase Authorized Common Stock	For	For	Management

SOUTHERN COMPANY

Ticker: SO Security ID: 842587107
 Meeting Date: MAY 23, 2007 Meeting Type: Annual
 Record Date: MAR 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Juanita Powell Baranco	For	For	Management
1.2	Elect Director Dorrit J. Bern	For	For	Management
1.3	Elect Director Francis S. Blake	For	For	Management
1.4	Elect Director Thomas F. Chapman	For	For	Management
1.5	Elect Director H. William Habermeyer, Jr.	For	For	Management
1.6	Elect Director Donald M. James	For	For	Management
1.7	Elect Director J. Neal Purcell	For	For	Management
1.8	Elect Director David M. Ratcliffe	For	For	Management
1.9	Elect Director William G. Smith, Jr.	For	For	Management
1.10	Elect Director Gerald J. St. Pe	For	For	Management
2	Ratify Auditors	For	For	Management
3	Report on Emission Reduction Goals	Against	Against	Shareholder

SUNSTONE HOTEL INVESTORS, INC.

Ticker: SHO Security ID: 867892101
 Meeting Date: MAY 1, 2007 Meeting Type: Annual
 Record Date: MAR 19, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Robert A. Alter	For	For	Management
1.2	Elect Director Lewis N. Wolff	For	For	Management
1.3	Elect Director Z. Jamie Behar	For	For	Management
1.4	Elect Director Thomas A. Lewis	For	For	Management
1.5	Elect Director Keith M. Locker	For	For	Management

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1.6	Elect Director Keith P. Russell	For	For	Management
1.7	Elect Director Steven R. Goldman	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management

TANGER FACTORY OUTLET CENTERS, INC.

Ticker: SKT Security ID: 875465106
Meeting Date: MAY 30, 2007 Meeting Type: Annual
Record Date: MAR 29, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Stanley K. Tanger	For	For	Management
1.2	Elect Director Steven B. Tanger	For	For	Management
1.3	Elect Director Jack Africk	For	For	Management
1.4	Elect Director William G. Benton	For	For	Management
1.5	Elect Director Thomas E. Robinson	For	For	Management
1.6	Elect Director Allan L. Schuman	For	For	Management
2	Ratify Auditors	For	For	Management
3	Increase Authorized Common Stock	For	For	Management
4	Increase Authorized Common Stock and Authorize New Classes of Preferred Stock	For	For	Management

TECO ENERGY, INC.

Ticker: TE Security ID: 872375100
Meeting Date: MAY 2, 2007 Meeting Type: Annual
Record Date: FEB 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Joseph P. Lacher	For	For	Management
1.2	Elect Director Tom L. Rankin	For	For	Management
1.3	Elect Director William D. Rockford	For	For	Management
1.4	Elect Director J. Thomas Touchton	For	For	Management
2	Ratify Auditors	For	For	Management

TELECOM CORPORATION OF NEW ZEALAND LIMITED

Ticker: TEL Security ID: 879278208
Meeting Date: OCT 5, 2006 Meeting Type: Annual
Record Date: AUG 29, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	TO AUTHORISE THE DIRECTORS TO FIX THE REMUNERATION OF THE AUDITORS.	For	For	Management
2	TO RE-ELECT MR. MCLEOD AS A DIRECTOR.	For	For	Management
3	TO RE-ELECT MR. MCGEOCH AS A DIRECTOR.	For	For	Management

UDR INC.

Ticker: UDR Security ID: 910197102
Meeting Date: MAY 8, 2007 Meeting Type: Annual
Record Date: MAR 13, 2007

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#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Katherine A. Cattanach, Ph.D.	For	For	Management
1.2	Elect Director Eric J. Foss	For	For	Management
1.3	Elect Director Robert P. Freeman	For	For	Management
1.4	Elect Director Jon A. Grove	For	For	Management
1.5	Elect Director James D. Klingbeil	For	For	Management
1.6	Elect Director Robert C. Larson	For	For	Management
1.7	Elect Director Thomas R. Oliver	For	For	Management
1.8	Elect Director Lynne B. Sagalyn, Ph.D.	For	For	Management
1.9	Elect Director Mark J. Sandler	For	For	Management
1.10	Elect Director Thomas W. Toomey	For	For	Management
1.11	Elect Director Thomas C. Wajnert	For	For	Management
2	Ratify Auditors	For	For	Management

VECTREN CORP.

Ticker: VVC Security ID: 92240G101
 Meeting Date: MAY 9, 2007 Meeting Type: Annual
 Record Date: MAR 9, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John M. Dunn	For	For	Management
1.2	Elect Director Niel C. Ellerbrook	For	For	Management
1.3	Elect Director John D. Engelbrecht	For	For	Management
1.4	Elect Director Anton H. George	For	For	Management
1.5	Elect Director Martin C. Jischke	For	For	Management
1.6	Elect Director Robert L. Koch II	For	For	Management
1.7	Elect Director William G. Mays	For	For	Management
1.8	Elect Director J. Timothy Mcginley	For	For	Management
1.9	Elect Director Richard P. Rechter	For	For	Management
1.10	Elect Director R. Daniel Sadlier	For	For	Management
1.11	Elect Director Richard W. Shymanski	For	For	Management
1.12	Elect Director Michael L. Smith	For	For	Management
1.13	Elect Director Jean L. Wojtowicz	For	For	Management
2	Ratify Auditors	For	For	Management

VENTAS, INC.

Ticker: VTR Security ID: 92276F100
 Meeting Date: MAY 16, 2007 Meeting Type: Annual
 Record Date: MAR 19, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Debra A. Cafaro	For	For	Management
1.2	Elect Director Douglas Crocker, II	For	For	Management
1.3	Elect Director Jay M. Gellert	For	For	Management
1.4	Elect Director Ronald G. Geary	For	For	Management
1.5	Elect Director Christopher T. Hannon	For	For	Management
1.6	Elect Director Sheli Z. Rosenberg	For	For	Management
1.7	Elect Director Thomas C. Theobald	For	For	Management
2	Ratify Auditors	For	For	Management
3	Increase Authorized Common Stock	For	For	Management
4	Amend Stock Ownership Limitations	For	For	Management

VERIZON COMMUNICATIONS

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Ticker: VZ Security ID: 92343V104
 Meeting Date: MAY 3, 2007 Meeting Type: Annual
 Record Date: MAR 5, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director James R. Barker	For	For	Management
2	Elect Director Richard L. Carrion	For	For	Management
3	Elect Director M. Frances Keeth	For	For	Management
4	Elect Director Robert W. Lane	For	For	Management
5	Elect Director Sandra O. Moose	For	For	Management
6	Elect Director Joseph Neubauer	For	For	Management
7	Elect Director Donald T. Nicolaisen	For	For	Management
8	Elect Director Thomas H. O'Brien	For	For	Management
9	Elect Director Clarence Otis, Jr.	For	For	Management
10	Elect Director Hugh B. Price	For	For	Management
11	Elect Director Ivan G. Seidenberg	For	For	Management
12	Elect Director Walter V. Shipley	For	For	Management
13	Elect Director John W. Snow	For	For	Management
14	Elect Director John R. Stafford	For	For	Management
15	Elect Director Robert D. Storey	For	For	Management
16	Ratify Auditors	For	For	Management
17	Limit Executive Compensation	Against	Against	Shareholder
18	Eliminate or Restrict Severance Agreements (Change-in-Control)	Against	For	Shareholder
19	Disclose Information on Compensation Consultant	Against	For	Shareholder
20	Advisory Vote to Ratify Named Executive Officer's Compensation	Against	For	Shareholder
21	Adopt Policy on Overboarded Director	Against	Against	Shareholder
22	Approve Terms of Existing Poison Pill	Against	Against	Shareholder
23	Report on Charitable Contributions	Against	Against	Shareholder

VORNADO REALTY TRUST

Ticker: VNO Security ID: 929042109
 Meeting Date: MAY 22, 2007 Meeting Type: Annual
 Record Date: APR 12, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Robert P. Kogod	For	For	Management
1.2	Elect Director David Mandelbaum	For	For	Management
1.3	Elect Director Richard R. West	For	For	Management
2	Ratify Auditors	For	For	Management
3	Require a Majority Vote for the Election of Directors	Against	For	Shareholder

WESTAR ENERGY, INC.

Ticker: WR Security ID: 95709T100
 Meeting Date: MAY 17, 2007 Meeting Type: Annual
 Record Date: MAR 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director B. Anthony Isaac	For	For	Management
1.2	Elect Director Michael F. Morrissey	For	For	Management
1.3	Elect Director John C. Nettles, Jr.	For	For	Management
2	Ratify Auditors	For	For	Management

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WGL HOLDINGS, INC.

Ticker: WGL Security ID: 92924F106
Meeting Date: MAR 1, 2007 Meeting Type: Annual
Record Date: JAN 10, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Michael D. Barnes	For	For	Management
1.2	Elect Director George P. Clancy, Jr.	For	For	Management
1.3	Elect Director J.H. Degraffenreidt, Jr	For	For	Management
1.4	Elect Director James W. Dyke, Jr.	For	For	Management
1.5	Elect Director Melvyn J. Estrin	For	For	Management
1.6	Elect Director James F. Lafond	For	For	Management
1.7	Elect Director Debra L. Lee	For	For	Management
1.8	Elect Director Karen Hastie Williams	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management
4	Restore or Provide for Cumulative Voting	Against	For	Shareholder
5	Separate Chairman and CEO Positions	Against	For	Shareholder
6	Disclose Information on Compensation Consultant	Against	For	Shareholder

WINDSTREAM CORP.

Ticker: WIN Security ID: 97381W104
Meeting Date: MAY 9, 2007 Meeting Type: Annual
Record Date: MAR 16, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Samuel E. Beall, III	For	For	Management
1.2	Elect Director Dennis E. Foster	For	For	Management
1.3	Elect Director Francis X. Frantz	For	For	Management
1.4	Elect Director Jeffery R. Gardner	For	For	Management
1.5	Elect Director Jeffrey T. Hinson	For	For	Management
1.6	Elect Director Judy K. Jones	For	For	Management
1.7	Elect Director William A. Montgomery	For	For	Management
1.8	Elect Director Frank E. Reed	For	For	Management
2	Approve Executive Incentive Bonus Plan	For	For	Management
3	Ratify Auditors	For	For	Management
4	Stock Retention/Holding Period	Against	Against	Shareholder

WPS RESOURCES CORP.

Ticker: WPS Security ID: 92931B106
Meeting Date: DEC 6, 2006 Meeting Type: Special
Record Date: OCT 16, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Issue Shares in Connection with an Acquisition	For	For	Management
2	Change Company Name from WPS Resources Corp. to INTEGRYS ENERGY GROUP, INC.	For	For	Management
3	Adjourn Meeting	For	For	Management

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XCEL ENERGY INC.

Ticker: XEL Security ID: 98389B100
Meeting Date: MAY 23, 2007 Meeting Type: Annual
Record Date: MAR 29, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director C. Coney Burgess	For	For	Management
1.2	Elect Director Fredric W. Corrigan	For	For	Management
1.3	Elect Director Richard K. Davis	For	Withhold	Management
1.4	Elect Director Roger R. Hemminghaus	For	For	Management
1.5	Elect Director A. Barry Hirschfeld	For	For	Management
1.6	Elect Director Richard C. Kelly	For	For	Management
1.7	Elect Director Douglas W. Leatherdale	For	For	Management
1.8	Elect Director Albert F. Moreno	For	For	Management
1.9	Elect Director Margaret R. Preska	For	For	Management
1.10	Elect Director A. Patricia Sampson	For	For	Management
1.11	Elect Director Richard H. Truly	For	For	Management
1.12	Elect Director David A. Westerlund	For	For	Management
1.13	Elect Director Timothy V. Wolf	For	For	Management
2	Ratify Auditors	For	For	Management
3	Separate Chairman and CEO Positions	Against	For	Shareholder
4	Pay For Superior Performance	Against	Against	Shareholder

===== END NPX REPORT