

TRUMBULL HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY JANUARY 27, 2026 5 PM  
IN PERSON STERN VILLAGE COMMUNITY ROOM  
AGENDA

Pledge of Allegiance

Roll Call

Approval of Minutes: Dec 9, Jan 8 (Special Meeting), Jan 13 (Special Meeting)

Report of Director of Finance

Report of the Congregate Manager

Report of the Resident Service Coordinator

Report of Property Manager

Treasurer's Report and Discussion of Financials

Executive Director's Report

New Business

- Snow Plowing contract

Old Business

- Update on Tenant Election process

Public Comments

Adjournment

.....

# Trumbull Housing Authority Meeting – December 9, 2025

Trumbull Housing Authority Meeting  
Stern Village Community Room  
200 Hedgehog Circle  
Tuesday, December 9, 2025  
5:00 pm

Commissioners Present: Kathleen McGannon, Laurel Anderson, Maureen Bova, Sara Pflueger and Charlene Pederson (entered at 5:10 pm)

Also Present: Paulette Mack, Executive Director; Jacqueline Vega, Property Manager; Dawn Cantafio, Director of Finance and Lisa Alhabal, Resident Service Coordinator

Meeting was called to order at 5:03 pm by Mrs. McGannon followed by the Pledge of Allegiance and Roll Call.

## Past Minutes

**Motion was made by Mrs. Anderson to approve the meeting minutes of November 18, 2025; seconded by Ms. Pflueger.** One correction was made to the Resident Coordinator's report. The newsletter is distributed every other month, not monthly. **Mrs. Anderson moved to approve the amended minutes. Seconded by Mrs. Bova and approved by unanimous consent.**

## Public Comments

No public comments.

## Report of Director of Finance

Mrs. Cantafio reported the following:

1. A draft of the Internal Controls Policy was distributed with corrections/suggestions made. A meeting was held on December 4 with Staff, Mr. Geel and Ms. Pflueger to review the document. Mr. Geel made a recommendation for an End of Month Financial Reporting document. It was suggested by the auditors that these control policies be in place and will be requested at the next audit. These will be reviewed by the Board and Mr. Geel will be requested to review the documents again before the January Board meeting. Any corrections or suggestions should be sent to Mrs. Cantafio.
2. Discussion was held regarding the Tenant Representative election. Mrs. Anderson noted the League of Women Voters are set to handle the election and explained the process. Mrs. Anderson will recuse herself from the election process because she is a member of the League and a THA Board member.

Ms. Pederson entered the meeting at 5:10 pm.

The entire process will be handled by the League. This will include a letter sent to all residents explaining the process. If anyone else wishes to run, they would complete a petition and obtain the required amount of signatures of support from the residents. A run-off election would be held. Absentee balloting will also be included. Ms. Pederson will review the letter to be sent before it is distributed. The League is proposing two one-hour information sessions to explain the process because the State requirements can be confusing. If no petitions are received and Mrs. Bova agrees to another term, she would be automatically appointed by the First Selectman

## Trumbull Housing Authority Meeting – December 9, 2025

as the Tenant Representative. There is no charge for the service by the League but they will accept a donation. Staff will disseminate the letter to residents when ready.

3. Bylaws Meeting Dates Update – the current bylaws are worded to allow changes to the meeting date and time without amending them – “Regular meetings shall be held monthly at such time and place as may be designated by the Authority for the transaction of the business of the Authority.”
4. Quotes for snow plowing are being obtained for the 2025-2026 season. A scope of work has been developed. The Town plows the main loop from Hedgehog Road around the circle only. Staff has been responsible for the remainder.
5. Request has been made by the Maintenance Staff to identify manholes, where located and what condition they are in. At this time, they are associated with the closest unit. They recently had wear and tear on one. WPCA will assist with recommendations.
6. Employee Handbook is still being updated. Mrs. Cantafio requested help from a Board member to review wording and content especially with union contract renewals in the future, FMLA and CT Paid Leave additions and any other areas the THA would like to include. They can then meet with the attorney.

Mrs. Anderson questioned if the THA falls under the mandatory Sexual Harassment training. It was noted it was completed ten years ago and will be scheduled at the beginning of the year since they have new employees.

### Report of the Congregate Manager

Ms. Mack reported for Mrs. McGee:

1. Since the November meeting, two tenants have passed away, leaving four vacant units. Interviews are schedule and there is a lease signing next week.
2. In November, all rent checks arrived on time. December still has a few checks outstanding but they are hopeful all will be received by the deadline.
3. The Dining Room and Lobby are all decked out for the holidays and there is a festive mood at the Congregate. Three residents took charge of decorating the Lobby and Dining Room. Decorations in the Library include a fully decorated Christmas tree. Each table in the Dining Room has been decorated and there is a beautiful Christmas village in one corner.
4. On December 15, Investigative Consultants will be providing a Christmas lunch.
5. The activity for December is the celebration of Short Girl Appreciation Day on Monday, December 22. Short is considered no taller than 5'4".
6. At the November Board meeting, National Pickle Day was discussed. Mrs. McGee sent pickle flavored snacks to the Board meeting for their enjoyment.
7. Happy Holidays.
8. Mrs. Cantafio ordered lights for the outside of the Congregate on the porch and around the door.
9. Ms. Vega noted 32 units are occupied and 4 unoccupied with two lease signings at the end of the month. The other two units are being rehabbed by Staff.

### Report of the Resident Service Coordinator

Ms. Alhabal reported the following:

1. The Health Department will be making a presentation on the Norovirus. This is very contagious and it is important for the residents to understand how to keep themselves healthy and staying home, if they do not feel well. There is also another virus at this time that is mostly congestion but lasts for approximately two weeks.

## Trumbull Housing Authority Meeting – December 9, 2025

2. A home care agency will be sponsoring a Paint and Sip in January or February.
3. Scheduling a Lunch and Learn with Spectrum on the services and packages they have where the residents can save money on cable and phone.

Mrs. McGannon questioned if they still make a daily phone call to the Congregate residents. This is still done and, if there is no answer, staff conducts a room check. Flyers were made with specific information on the Norovirus. Guards also check on the residents when the Congregate Manager is not in the building.

### Report of Property Manager

Ms. Vega reported the following:

1. Occupancy rate is 175 with 11 units unoccupied. There were two scheduled moveouts this month and one transfer. Two units will be ready and interviews are being scheduled. Applications are still pending but most coming in are for two people and there are no two people units at the moment. With the rehabs mentioned last month, that situation can be resolved.
2. Work Orders from November 1 were 38 incomplete and 64 completed.
3. Two of the priority floors have been finished. Demo work has started in two other units. The two other priority floors need to be scheduled and she is working with the residents and families on logistics.
4. Due to the vacancies at the Congregate, Maintenance Staff is focusing on rehabbing those units. Rehabs in the Village have minimized because there are only two remaining units to be completed by Staff. All the other units are being done by the contractor.
5. The Wait List stands at 104 and all annual letters have been sent out for the year 2025. December 19 is the deadline to respond about their status.

It was noted the efficiency unit is 325 sq ft and the one bedroom unit is 425 sq ft which is used for couples.

### Treasurer's Report and Discussion of Financials

Mrs. Bova reported for the five-month period ending November 30, 2025. The Authority had an Operating Gain, before capital activity and depreciation, of \$183,553 of which \$133,086 is attributable to Stern Village and \$50,457 to Congregate.

For Stern Village, operating results exceeded budgeted gain by approximately \$60,000 due primarily to minimal maintenance costs throughout the year, specifically the split unit annual cleanings which is a large, budgeted item that has yet to be incurred.

For Congregate, the Operating Gain exceeded budget by \$45,000 due to similar expense savings as Stern Village. There were no significant changes to operating results from the prior period nor significant operating expenses in the current period.

Tenant Accounts Receivable balances as follows:

	6/30/25	# of Tenants	11/30/25	# of Tenants
<b>Stern Village</b>				
One Month or Less	(\$225)	41	(\$333)	54

## Trumbull Housing Authority Meeting – December 9, 2025

Over One Month Rent	\$664	1	\$612	2
Inactive AR	\$4,290	37	\$912	7
<b>Total</b>	<b>\$4,729</b>	<b>79</b>	<b>\$1,191</b>	<b>63</b>

### **Congregate**

One Month or Less	\$319	17	\$564	18
Over One Month Rent	\$5,002	2	\$3,500	1
Inactive AR	\$5,450	6	\$1,368	3
<b>Total</b>	<b>\$10,771</b>	<b>25</b>	<b>\$5,432</b>	<b>22</b>

The overall cash position of the Authority, including reserves and security deposits, is \$1,020,147.

A snapshot of program balances are as follows:

	6/30/25	10/31/25	11/30/25	YTD Change
<b>Stern Village</b>				
Cash	\$156,029	\$195,507	\$199,866	\$42,837
Accounts Payable	\$89,529	\$58,404	\$29,254	(\$60,275)
Interprogram Loan	\$325,814	\$352,336	\$351,165	(\$1,649)
Reserves	\$583,617	\$592,212	\$594,312	\$10,695
Excess Cash	(\$28,802)	\$45,486	\$75,115	
<b>Congregate</b>				
Cash	\$86,631	\$89,013	\$164,102	\$74,471
Accounts Payable	\$17,172	\$5,610	\$7,237	(\$9,935)
Interprogram Loan	\$352,814	\$352,336	\$351,165	(\$1,649)
Reserves	\$10,925	\$11,086	\$11,121	\$196

A schedule of operating cash activity for the period:

<u>Cash Flow</u>	<u>Village</u>	<u>Congregate</u>
Beginning		
10/31/2025	\$195,507	\$89,013
Plus		
Rents and Other	\$104,637	\$31,831
DOH Subsidy	-	\$93,756
Interentity Transfers	\$14,671	(\$14,671)
Less		
Vendor Payables	(\$80,460)	(\$35,827)
Payroll	(\$35,489)	-
Ending		
11/30/2025	\$198,866	\$164,102

# Trumbull Housing Authority Meeting – December 9, 2025

Cash balances for Village are pending use of funds on vacant unit remodels. Congregate cash increased due to receipt of DOH subsidy this month. Overall cash increases are a result of positive operating results this year.

## Executive Director's Report

Ms. Mack reported the following:

1. A meeting was held with a company regarding snow removal and a quote was received. A description of the proposed scope of work was reviewed. Maintenance Staff would have specific areas to address. Two quotes have been received and information will be sent to the Board for review. Snow build up around the heat pumps will be addressed by Maintenance Staff. Calls will be made by Staff to other vendors for additional quotes. Further discussion will be conducted in Executive Session at a future meeting when additional quotes are received.

## New Business

1. Quote for Gutters and Cleaning – Ms. Vega received one quote and still looking for another. A scope of work is being prepared. This is for cleaning only for Stern. Information will be forwarded when received. A plan for completion will be developed.
2. Election of Officers – After a brief discussion, motion was made by Ms. Pederson to maintain the current slate of officers for 2026. Seconded by Mrs. Bova and approved by unanimous consent.
  - a. Kathleen McGannon – Chairman
  - b. Laurel Anderson – Vice-Chairman
  - c. Maureen Bova – Treasurer
  - d. Sara Pflueger – Assistant Treasurer
  - e. Charlene Pederson - Secretary
3. Tenant Representative Election – previously discussed.
4. Workers Comp and Insurance Quotes – Ms. Mack spoke with the rep and quotes should be received by the holiday. Ms. Mack explained the process she is using with the broker. Mrs. Anderson requested Ms. Mack to inquire about the State pool. This might be a way to save money, especially with Workers Comp.
5. Bylaws Meeting Dates Update – previously discussed.

## Old Business

1. Rehab Update – previously discussed. Discussion was held regarding the funds available. The initial funding was allocated and paid when the work was completed. The second round of funds is for the floors, demo and priority work. Mr. Geel will be requested to pull out the committed cash from the accounts and put it into another account for more accurate reporting.
2. Second Quote for Congregate Lighting – Ms. Mack has received two quotes with a difference of \$2,000. She would like to use the first quote and contact them for a start date. Motion was made by Mrs. Bova to accept the first bid for the electrical work at the Congregate. Seconded by Mrs. Anderson and approved by unanimous consent.
3. Second Reading of Tenant Belongings Policy – draft was reviewed. Mrs. Cantafio noted the part of the policy regarding pets is unresolved. Discussion was held about various situations and organization involvement. Mrs. Cantafio will contact the Westport ASPCA for additional information. It was noted that, to date, the situation with pets being left in emergency situations has not been a problem with others willing to take care of the animals under those circumstances.

## **Trumbull Housing Authority Meeting – December 9, 2025**

Furniture removal was discussed. Mrs. Cantafio noted they have coupons for vendors who are willing to work with the residents and/or families on cleaning out the units.

The checklist was discussed. Mrs. Anderson questioned if the list was sufficient to work with the tenants and families. Staff is comfortable with the list. Information is being sent to Mr. Geel who will adjust the account of the individual in a timely fashion on move-out.

4. Internal Control Policy – previously discussed. This is an internal policy for staff and does not need a formal vote.

### **Public Comments**

AnnMarie Williams, Unit 48 – commented on how nice the Community Room looked and that the decorations are amazing.

### **Adjournment**

There being no further business, motion was made by Ms. Pederson to adjourn the meeting at 6:20 pm. Seconded by Ms. Pflueger and approved by unanimous consent.

Respectfully submitted,

Barbara Crandall  
Clerk

# Trumbull Housing Authority Virtual Special Meeting – January 8, 2026

Trumbull Housing Authority Virtual Special Meeting  
Thursday, January 8, 2026  
5:00 pm

Commissioners Present: Laurel Anderson, Sara Pflueger, Kathleen McGannon, Maureen Bova and Charlene Pederson

Also Present: Paulette Mack, Executive Director, Stern Village and Jacqueline Vega, Property Manager

## **Call to Order**

The meeting was called to order at 5:01 pm by Chairman McGannon followed by the Pledge of Allegiance and Roll Call.

## **Executive Session**

**Motion to enter Executive Session made by Ms. Pederson at 5:02 pm to review companies for snow removal at Stern Village; seconded by Mrs. Bova and approved.** Those in attendance included the Board members, Ms. Mack and Ms. Vega. **Motion to exit Executive Session made by Ms. Pflueger at 5:53 pm; seconded by Ms. Pederson and approved.**

Mrs. McGannon noted the discussion would continue at a Virtual Special Meeting on Tuesday, January 13, 2026 at 4:00 pm after Ms. Vega secures additional information.

## **Adjournment**

Motion to adjourn at 5:56 pm made by Ms. Pederson; seconded by Ms. Pflueger and approved.

Respectfully submitted,

Barbara Crandall  
Clerk

Trumbull Housing Authority Virtual Special Meeting  
Tuesday, January 13, 2026  
4:00 pm

Commissioners Present: Laurel Anderson, Sara Pflueger, Kathleen McGannon, Maureen Bova and Charlene Pederson

Also Present: Paulette Mack, Executive Director, Stern Village, Jacqueline Vega, Property Manager and Accountant Jason Geel

**Call to Order**

The meeting was called to order at 4:01 pm by Chairman McGannon followed by the Pledge of Allegiance and Roll Call.

**Executive Session**

**Motion to enter Executive Session made by Ms. Pederson at 4:03 pm to review companies for snow removal at Stern Village; seconded by Ms. Pflueger and approved.** Those in attendance included the Board members, Ms. Mack, Ms. Vega and Mr. Geel. **Motion to exit Executive Session made by Ms. Pflueger at 4:22 pm; seconded by Mrs. Bova and approved.**

**Motion was made by Mrs. Anderson to approve the Pearson snow removal contract for the 2026 snow season. Seconded by Ms. Pederson.** Ms. Vega will contact Pearson with the following changes:

1. Remove the per push language
2. Request will be per snow event
3. Amount of snow will be 3 inches or above.
4. Snow removal will be initiated at the direction/approval of the Executive Director.

**If these changes are made, all Board members unanimously approve the contract.**

**Adjournment**

Motion to adjourn at 4:27 pm made by Ms. Pederson; seconded by Ms. Pflueger and approved.

Respectfully submitted,

Barbara Crandall  
Clerk

**Trumbull Housing Authority**  
**Financial Highlights for December 31, 2025**

For the six-month period ended December 31, 2025, the Authority had an operating gain before capital activity and depreciation of \$172,885, of which \$140,015 is attributable to Stern Village and \$32,870 to Congregate.

For Stern Village, operating results exceeded budgeted gain by approximately \$55,000 due to ongoing maintenance savings. Current month's maintenance costs have begun to increase as expected due to heating calls/servicing and the \$5,700 truck repair which was noted in prior Board discussions. Other expense increases included budgeted annual PHA-Web housing software this month and health insurance increases due to employee composition changes since budget. Health insurance is expected to be overbudget for the year; however, employment costs overall will likely continue to run under budget for the remainder of the year.

For Congregate, the operating gain exceeded budget by \$25,000 due to similar expense savings as Stern Village. There were no significant changes to operating results from the prior period nor significant operating expenses in the current period. Services expenses are slightly under budgeted amounts with some excess wellness funds of about \$5,000 for the remainder of the year.

Tenant Accounts Receivable balances are as follows:

	<u>6/30/2025</u>	# of		<u>12/31/2025</u>	# of
		Tenants	Tenants		
<b>Stern Village</b>					
One Month or Less	\$ (225)	41		\$ (1,293)	55
Over One Month Rent	\$ 664	1		\$ 897	2
Inactive AR	\$ 4,290	37		\$ 922	6
Total	\$ 4,729	79		\$ 526	63
<b>Congregate</b>					
One Month or Less	\$ 319	17		\$ 116	18
Over One Month Rent	\$ 5,002	2		\$ 3,500	1
Inactive AR	\$ 5,450	6		\$ 1,368	3
Total	\$ 10,771	25		\$ 4,984	22

Total Cash of the Authority, including reserves and security deposits, is \$971,768.

A snapshot of program balances is as follows:

	<u>6/30/2025</u>	<u>11/30/2025</u>	<u>12/31/2025</u>	<u>YTD Change</u>
<b>Stern Village</b>				
Cash	\$ 156,029	\$ 198,866	\$ 179,134	\$ 23,105
Accounts Payable	\$ 89,529	\$ 29,254	\$ 32,893	\$ (56,636)
Interprogram Loan	\$ 352,814	\$ 351,165	\$ 353,282	\$ 468
Reserves	\$ 583,617	\$ 594,312	\$ 596,267	\$ 12,650
<i>Excess Cash</i>	<i>\$ (28,802)</i>	<i>\$ 75,115</i>	<i>\$ 51,949</i>	
<b>Congregate</b>				
Cash	\$ 89,631	\$ 164,102	\$ 133,404	\$ 43,773
Accounts Payable	\$ 17,172	\$ 7,237	\$ 18,539	\$ 1,367
Interprogram Loan	\$ 352,814	\$ 351,165	\$ 353,282	\$ 468
Reserves	\$ 10,925	\$ 11,121	\$ 11,158	\$ 233

A schedule of operating cash activity for the period:

<u>Cash Flow</u>	<u>Village</u>	<u>Congregate</u>
Beginning		
11/30/2025	\$ 198,866	\$ 164,102
Plus		
Rents and Other	101,374	31,610
DOH Subsidy	-	-
Interentity Transfers	15,923	(15,923)
Less		
Vendor Payables	(93,019)	(46,385)
Payroll	(44,010)	-
Ending		
12/31/2025	<u>\$ 179,134</u>	<u>\$ 133,404</u>

Village cash is committed to unit turnovers, \$266,880 still unexpended of the Board approved amounts. Approximately, \$90,000 of this balance was paid out in January. Congregate remains a healthy \$50,000 over cash requirements for the year, with a reserve contribution likely.

***Accountant's Compilation Report***

To the Board of Commissioners  
Housing Authority of the Town of Trumbull

Management is responsible for the accompanying financial statements of the Housing Authority of the Town of Trumbull, which comprise the statement of net position as of December 31, 2025, and the related operating statement with the budget for six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed the compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy, or the completeness of the information provided by management, and we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has omitted the Management Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. The Management Discussion and Analysis, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Management has elected to omit substantially all the disclosures, and the Statement of Cash Flows as required by accounting principles generally accepted in the United States of America. If omitted disclosures and the Statement of Cash Flows were included in the financial statements, they might influence the user's conclusions about the Authority's financial position and results of operations.

We are not independent with respect to the Housing Authority of the Town of Trumbull.



Geel LLP  
Certified Public Accountants

Bristol, Connecticut  
January 20, 2026

**Trumbull Housing Authority**  
**Balance Sheet**  
**December 2025**

**Program: State Elderly      Project: Consolidated**

	Beginning Balance	Period Amount	Balance
<b>CURRENT ASSETS</b>			
<b>CASH</b>			
TD Bank	198,866	(19,732)	179,134
STIF	594,312	1,955	596,267
Petty Cash	175		175
<b>TOTAL CASH</b>	<b>793,362</b>	<b>(17,777)</b>	<b>775,576</b>
<b>ACCOUNTS RECEIVABLE</b>			
Accounts Receivable	1,191	(665)	526
Accounts Receivable - Manual	4,288	(2,975)	1,312
Allowance for Collection Loss	(2,975)		(2,975)
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>2,503</b>	<b>(3,640)</b>	<b>(1,137)</b>
<b>OTHER CURRENT ASSETS</b>			
Sundry AR-Stem Center	351,165	2,118	353,282
Accounts Receivable Misc	14		14
Cash - Security Deposits	51,746	59	51,805
Other Prepaid Expense	3,783		3,783
Unexpired Insurance	14,764	14,917	29,681
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>421,472</b>	<b>17,094</b>	<b>438,665</b>
<b>TOTAL CURRENT ASSETS</b>	<b>1,217,327</b>	<b>(4,323)</b>	<b>1,213,004</b>
<b>NONCURRENT ASSETS</b>			
<b>FIXED ASSETS</b>			
Land	85,140		85,140
Buildings	4,774,645		4,774,645
Building Equipment	708,335		708,335
Furniture & Equipment	706,003		706,003
Capital Improvements	7,726,014		7,726,014
Maintenance Equipment	16,163		16,163
Maintenance Vehicles	34,492		34,492
Accumulated Depreciation	(7,612,410)	(32,773)	(7,645,183)
<b>TOTAL FIXED ASSETS</b>	<b>6,438,381</b>	<b>(32,773)</b>	<b>6,405,608</b>
<b>WORK IN PROGRESS</b>			
CIP - Construction Contingency - SSHP	7,113		7,113
<b>TOTAL WORK IN PROGRESS</b>	<b>7,113</b>		<b>7,113</b>
<b>TOTAL NONCURRENT ASSETS</b>	<b>6,446,494</b>	<b>(32,773)</b>	<b>6,412,721</b>

**Trumbull Housing Authority**  
**Balance Sheet**  
**December 2025**

**Program: State Elderly      Project: Consolidated**

	Beginning Balance	Period Amount	Balance
<b>LIABILITIES AND SURPLUS</b>			
<b>CURRENT LIABILITIES</b>			
<b>ACCOUNTS PAYABLE</b>			
Accrued Payables	(10,210)	(1,500)	(11,710)
Accounts Payable	(18,044)	(2,139)	(21,183)
<b>TOTAL ACCOUNTS PAYABLE</b>	<b>(28,254)</b>	<b>(3,639)</b>	<b>(32,893)</b>
<b>OTHER CURRENT LIABILITIES</b>			
Other Liabilities Union Dues	(48)	110	62
Deposit Liability	(50,309)		(50,309)
Accrued Payroll	(3,051)		(3,051)
Accrued Compensated Absence	(39,066)		(39,066)
Accrued P.I.L.O.T.	(48,045)	(2,880)	(50,925)
Prepaid Rents	(4,288)	2,975	(1,312)
<b>TOTAL OTHER CURRENT LIABILITIES</b>	<b>(144,806)</b>	<b>205</b>	<b>(144,601)</b>
<b>TOTAL CURRENT LIABILITIES</b>	<b>(174,060)</b>	<b>(3,433)</b>	<b>(177,494)</b>
<b>EQUITY</b>			
Income & Expense Clearance (Current Year)	45,215	40,529	85,744
Retained Earnings, Maint & Replace		(266,880)	(266,880)
Net Investment in Capital Assets	(6,572,247)		(6,572,247)
Unrestricted Net Position	(981,728)	266,880	(694,848)
<b>TOTAL EQUITY</b>	<b>(7,488,761)</b>	<b>40,529</b>	<b>(7,448,231)</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>(7,662,821)</b>	<b>37,096</b>	<b>(7,626,725)</b>

**Trumbull Housing Authority**  
**Operating Statement**  
**Six Months Ending 12/31/2025**  
**Program: State Elderly      Project: Consolidated**

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>RENTAL INCOME</b>					
Rental Income Base	597,813	585,450	12,363	1,170,900	(573,088)
Rental Income-Excess of Base	49,953	57,000	(7,047)	114,000	(64,047)
Excess Utilities	(57)		(57)		(57)
Vacancy Loss	(55,180)	(28,273)	(25,888)	(58,545)	3,385
<b>TOTAL RENTAL INCOME</b>	<b>592,549</b>	<b>613,178</b>	<b>(20,629)</b>	<b>1,226,355</b>	<b>(633,806)</b>
<b>OTHER INCOME</b>					
Sales & Service To Tenants	830	1,250	(420)	2,500	(1,670)
Interest Income	12,750	12,500	250	25,000	(12,250)
Other Income	3,066	1,250	1,816	2,500	566
Laundry Income	8,677	6,500	2,177	13,000	(4,323)
<b>TOTAL OTHER INCOME</b>	<b>25,323</b>	<b>21,500</b>	<b>3,823</b>	<b>43,000</b>	<b>(17,677)</b>
<b>ADMINISTRATIVE</b>					
Salaries	120,445	128,060	7,615	256,120	135,675
Legal & Other Outside Services	3,150	8,250	5,101	16,500	13,351
Bookkeeping	37,440	37,440		74,880	37,440
Audit Fees	9,000	10,000	1,000	20,000	11,000
Office Supplies	2,167	2,375	208	4,750	2,583
Travel	1,566	3,250	1,684	6,500	4,934
Other Office Expense	6,361	4,825	(1,536)	9,650	3,289
Other Office Advertising		1,250	1,250	2,500	2,500
Other Office Computer	8,273	6,250	(2,023)	12,500	4,227
Other Office Telephone	1,793	2,500	707	5,000	3,207
Other Office Postage	156		(156)		(156)
Pensions & Other-Health Ins.	25,460	20,431	(5,029)	40,862	15,402
Pension & Other - Retirement	3,559	5,847	2,288	11,694	8,135
Payroll Taxes	11,681	18,916	7,235	37,831	26,150
Provision For Collection Loss		500	500	1,000	1,000
<b>TOTAL ADMINISTRATIVE</b>	<b>231,049</b>	<b>249,894</b>	<b>18,844</b>	<b>499,787</b>	<b>268,738</b>
<b>TENANT SERVICES</b>					
Tenant Services	549	800	251	1,600	1,051
<b>TOTAL TENANT SERVICES</b>	<b>549</b>	<b>800</b>	<b>251</b>	<b>1,600</b>	<b>1,051</b>

**Trumbull Housing Authority**  
**Operating Statement**  
**Six Months Ending 12/31/2025**  
**Program: State Elderly      Project: Consolidated**

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>UTILITIES</b>					
Water	13,263	15,750	2,487	31,500	18,237
Electric	15,719	19,250	3,531	38,500	22,781
Gas	977	2,125	1,148	4,250	3,273
Cable/Television	2,321	2,375	54	4,750	2,429
<b>TOTAL UTILITIES</b>	<b>32,281</b>	<b>39,500</b>	<b>7,219</b>	<b>78,000</b>	<b>46,719</b>
<b>MAINTENANCE</b>					
Salaries Maintenance	62,759	94,476	31,718	188,951	126,192
Supplies	16,591	19,027	2,436	38,054	21,463
Contract Services	12,244	16,325	4,081	32,650	20,406
Exterminating Contracts	3,260	1,750	(1,510)	3,500	240
Heating	7,576	24,750	17,174	49,500	41,924
Misc Elec & Plumbing	4,071		(4,071)		(4,071)
Maint. Shop Equip.	7,750	3,750	(4,000)	7,500	(250)
Miscellaneous Operating and Maint - Appliances	11,702	8,750	(2,952)	17,500	5,788
<b>TOTAL MAINTENANCE</b>	<b>125,953</b>	<b>168,828</b>	<b>42,875</b>	<b>337,655</b>	<b>211,702</b>
<b>OTHER</b>					
Refuse Removal	13,658	12,500	(1,158)	25,000	11,343
Insurance	45,327	47,250	1,923	94,500	49,173
Worker's Compensation	11,759	13,625	1,866	27,250	15,491
P.I.L.O.T.	17,282	17,282		34,563	17,282
<b>TOTAL OTHER</b>	<b>88,025</b>	<b>90,657</b>	<b>2,631</b>	<b>181,313</b>	<b>93,288</b>
<b>CAPITAL EXPENSE</b>					
Nonoperating Expense - Unit Rehabs	29,120		(29,120)		(29,120)
Depreciation Expense	196,639		(196,639)		(196,639)
Provision For R.M.&R		85,000	85,000	170,000	170,000
<b>TOTAL CAPITAL EXPENSE</b>	<b>225,759</b>	<b>85,000</b>	<b>(140,759)</b>	<b>170,000</b>	<b>(55,759)</b>
<b>SURPLUS</b>	<b>(85,744)</b>		<b>(85,744)</b>		<b>(85,744)</b>

**Trumbull Housing Authority**

**Balance Sheet**

**December 2025**

**Program: Congregate      Project: Consolidated**

	Beginning Balance	Period Amount	Balance
<b>CURRENT ASSETS</b>			
<b>CASH</b>			
TD Bank	164,102	(30,698)	133,404
STIF Investment 1235575430	11,121	37	11,158
Petty Cash	200		200
<b>TOTAL CASH</b>	<b>175,423</b>	<b>(30,661)</b>	<b>144,762</b>
<b>ACCOUNTS RECEIVABLE</b>			
Accounts Receivable	5,432	(448)	4,984
Accounts Receivable - Manual	763	109	872
Allowance For Collection Loss	(5,450)		(5,450)
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>745</b>	<b>(339)</b>	<b>405</b>
<b>OTHER CURRENT ASSETS</b>			
Other Prepaid Expense	14,662		14,662
Unexpired Insurance	1,887	2,048	3,935
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>16,550</b>	<b>2,048</b>	<b>18,598</b>
<b>TOTAL CURRENT ASSETS</b>	<b>192,717</b>	<b>(28,952)</b>	<b>163,765</b>
<b>NONCURRENT ASSETS</b>			
<b>FIXED ASSETS</b>			
Buildings	2,791,716		2,791,716
Building Equipment	1,125,773		1,125,773
Furniture & Equipment	94,348		94,348
Capital Improvements	446,529		446,529
Maintenance Vehicles	3,832		3,832
Accumulated Depreciation	(3,264,121)	(6,742)	(3,270,863)
<b>TOTAL FIXED ASSETS</b>	<b>1,198,077</b>	<b>(6,742)</b>	<b>1,191,335</b>
<b>TOTAL NONCURRENT ASSETS</b>	<b>1,198,077</b>	<b>(6,742)</b>	<b>1,191,335</b>

**Trumbull Housing Authority**  
**Balance Sheet**  
**December 2025**

**Program: Congregate      Project: Consolidated**

	Beginning Balance	Period Amount	Balance
<b>LIABILITIES AND SURPLUS</b>			
<b>CURRENT LIABILITIES</b>			
<b>ACCOUNTS PAYABLE</b>			
Accrued Payables	(4,355)	(167)	(4,522)
Accounts Payable	(2,882)	(11,135)	(14,017)
<b>TOTAL ACCOUNTS PAYABLE</b>	<b>(7,237)</b>	<b>(11,302)</b>	<b>(18,539)</b>
<b>OTHER CURRENT LIABILITIES</b>			
Deposit Liability	(3,746)	(100)	(3,846)
Payable to THA Stern Village	(351,165)	(2,118)	(353,282)
Sundry AP-DOH	(7,589)		(7,589)
Accrued Salaries & Wages	(812)		(812)
Accrued Compensated Absences	(8,045)		(8,045)
Accrued P.I.L.O.T	(6,464)	(510)	(6,974)
Deferred Revenue-Subsidy	(74,729)	18,004	(56,725)
Deferred Revenue-RAP	(5,813)	7,501	1,888
Prepaid Rents	(763)	(109)	(872)
<b>TOTAL OTHER CURRENT LIABILITIES</b>	<b>(458,925)</b>	<b>22,668</b>	<b>(436,257)</b>
<b>TOTAL CURRENT LIABILITIES</b>	<b>(466,162)</b>	<b>11,366</b>	<b>(454,796)</b>
<b>LONG TERM LIABILITIES</b>			
<b>DEBT</b>			
Capital Improvements Loan	(13,250)		(13,250)
<b>TOTAL DEBT</b>	<b>(13,250)</b>		<b>(13,250)</b>
<b>TOTAL LONG TERM LIABILITIES</b>	<b>(13,250)</b>		<b>(13,250)</b>
<b>EQUITY</b>			
Income & Expense Clearing	70,024		70,024
Income & Expense Clearing (Current Year)	(16,749)	24,328	7,579
Income & Expense Clearing (Unclosed 2025)	421		421
Net Investment in Capital Assets	(1,309,828)		(1,309,828)
Unrestricted Net Position	344,750		344,750
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>(1,390,794)</b>	<b>35,694</b>	<b>(1,355,100)</b>

**Trumbull Housing Authority**  
**Operating Statement**  
**Six Months Ending 12/31/2025**  
**Program: Congregate      Project: Consolidated**

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>RENTAL INCOME</b>					
Rental Income Base	88,072	92,694	(4,623)	185,388	(97,317)
Rental Income-RAP	46,112	43,386	2,726	86,772	(40,661)
Excess Utilities	28		28		28
Vacancy Loss	(6,025)	(6,804)	779	(13,608)	7,583
<b>TOTAL RENTAL INCOME</b>	<b>128,186</b>	<b>129,276</b>	<b>(1,090)</b>	<b>258,552</b>	<b>(130,366)</b>
<b>OTHER INCOME</b>					
Sales & Services To Tenants	2,270		2,270		2,270
Interest Income	232	250	(18)	500	(268)
Other Income	4,577	250	4,327	500	4,077
Laundry Income	1,931	2,250	(319)	4,500	(2,569)
<b>TOTAL OTHER INCOME</b>	<b>9,010</b>	<b>2,750</b>	<b>6,260</b>	<b>5,500</b>	<b>3,510</b>
<b>ADMINISTRATIVE</b>					
Salaries	26,280	26,538	259	53,077	26,797
Legal and Other Outside Services		2,375	2,375	4,750	4,750
Bookkeeping	4,680	4,680		9,360	4,660
Audit Fees	1,000	1,125	125	2,250	1,250
Office Supplies	173	900	727	1,800	1,627
Telephone & Answering Service	2,702	2,125	(577)	4,250	1,548
Travel		188	188	375	375
Other Office Expense	1,812	2,625	813	5,250	3,438
Advertising		400	400	800	800
Pension & Other-Health Ins.	4,160	3,945	(216)	7,889	3,729
Pension & Other 457	806	1,111	305	2,222	1,416
Payroll Taxes	1,864	3,148	1,284	6,296	4,432
<b>TOTAL ADMINISTRATIVE</b>	<b>43,477</b>	<b>49,160</b>	<b>5,683</b>	<b>98,319</b>	<b>54,842</b>
<b>UTILITIES</b>					
Water	4,980	5,000	20	10,000	5,020
Electric	13,676	18,000	2,324	32,000	18,324
Gas	3,326	4,250	924	8,500	5,174
Cable Television	1,899	2,000	101	4,000	2,101
<b>TOTAL UTILITIES</b>	<b>23,881</b>	<b>27,250</b>	<b>3,369</b>	<b>64,500</b>	<b>30,619</b>
<b>MAINTENANCE</b>					
Salaries Maintenance	6,558	10,498	3,939	20,995	14,437
Supplies	34	946	911	1,891	1,857
Contract Services	17,701	18,383	662	36,725	19,024
Exterminating Contracts	95	625	530	1,250	1,155
Elevator Maint. Contract		2,875	2,875	5,750	5,750
Heating Contracts		2,375	2,375	4,750	4,750
Maint. Shop Equip	45		(45)		(45)
Miscellaneous Operating & Maintenance		875	875	1,750	1,750
<b>TOTAL MAINTENANCE</b>	<b>24,433</b>	<b>38,558</b>	<b>12,122</b>	<b>73,111</b>	<b>48,678</b>

**Trumbull Housing Authority**  
**Operating Statement**  
**Six Months Ending 12/31/2025**  
**Program: Congregate      Project: Consolidated**

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>OTHER</b>					
Refuse Removal	1,518	1,500	(18)	3,000	1,483
Insurance	6,193	6,750	557	13,500	7,307
Worker's Compensation	1,764	1,750	(14)	3,500	1,736
P.I.L.O.T.	3,061	3,061	(0)	6,122	3,061
<b>TOTAL OTHER</b>	<b>12,636</b>	<b>13,061</b>	<b>526</b>	<b>26,122</b>	<b>13,587</b>
<b>RESERVE PROVISIONS</b>					
Depreciation Expense	40,449		(40,449)		(40,449)
Provision For R.M.&R.		6,000	6,000	12,000	12,000
<b>TOTAL RESERVE PROVISIONS</b>	<b>40,449</b>	<b>6,000</b>	<b>(34,449)</b>	<b>12,000</b>	<b>(28,449)</b>
<b>SERVICES INCOME</b>					
Tenants' Contrib-Core Services	93,092	87,894	5,198	175,788	(82,697)
Meal Income	15		15		15
State Subsidy-Core	124,267	132,427	(8,160)	264,853	(140,586)
State Subsidy-Expanded Core	9,773	12,150	(2,377)	24,300	(14,527)
<b>TOTAL SERVICES INCOME</b>	<b>227,146</b>	<b>232,471</b>	<b>(5,324)</b>	<b>464,941</b>	<b>(237,795)</b>
<b>SERVICES EXPENSE</b>					
Bookkeeping	4,680	4,680		9,360	4,680
Housing Management Salaries	10,291	10,215	(76)	20,430	10,139
Health Insurance	984	919	(65)	1,837	853
Fringe Benefits-Pension	186	275	89	549	363
Payroll Taxes 8106	654	817	163	1,634	980
Worker's Compensation	311	125	(186)	250	(61)
Contract Services	89,085	92,431	3,346	184,861	95,776
Cleaning Of Common Areas	14,187	12,345	(1,842)	24,690	10,503
Cleaning Supplies	1,155	2,375	1,220	4,750	3,595
Meal Services	95,265	95,265		190,530	95,265
Supplies/Utensils	575	875	300	1,750	1,175
Resident Services Coordinator	8,011	8,910	899	17,820	9,809
Wellness/Preventive Program	1,762	3,240	1,478	6,480	4,718
<b>TOTAL SERVICES EXPENSE</b>	<b>227,146</b>	<b>232,471</b>	<b>6,325</b>	<b>464,941</b>	<b>237,795</b>
<b>SURPLUS</b>	<b>(7,579)</b>		<b>(7,579)</b>		<b>(7,579)</b>