Trumbull Housing Authority
Regular Meeting
Tuesday, April 28, 2026
Stern Village Community Room
5:00 pm

Agenda

Call To Order

Pledge of Allegiance/Roll Call

Approval of Minutes - Regular Meeting Minutes of March 31, 2026

Reports

1. Director of Finance
2. Congregate Manager
3. Resident Service Coordinator
4. Treasurer and Discussion of Financials
5. Interim Executive Director

New Business

1.Vote on rent increase

Old Business

1. Budget Discussion and Approval
2. Discussion of Internal Controls Policy
3. Landscape Scope of Work - Quotes
4. Update - Tenant Representative Election
5. Update - Maintenance Equipment for Snow Removal – Workers Compensation Grant
6. Update - Truck Repairs

Public Comments

Adjournment

Trumbull Housing Authority – March 31, 2026

Trumbull Housing Authority Meeting
Tuesday, March 31, 2026
5:00 pm

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

Also Present: Jacqueline Vega, Interim Executive Director; Dawn Cantafio, Director of Finance and Jason Geel, Accountant

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

Past Minutes
Ms. Pederson motioned to approve the Special Meeting minutes of March 12, 2026; seconded by Mrs. Bova. Approved by unanimous consent.

Ms. Pederson motioned to approve the Special Meeting minutes of March 18, 2026; seconded by Ms. Pflueger. Approved by unanimous consent.

Ms. Pflueger motioned to approve the Regular Meeting minutes of February 24, 2026; seconded by Ms. Pederson. Approved by unanimous consent.

Report of Director of Finance
Mrs. Cantafio reported the following:

1. Staff is working to change names on accounts to move forward with Ms. Vega as the new Interim Executive Director.
2. Starting to do payroll with assistance from Michele.
3. Deposits are being made on a weekly basis. Waiting for a new reader from TD Bank. Making sure all rents are deposited on time.
4. Ms. Vega and Mrs. Bova met with TD Bank to coordinate efforts to get names on the correct accounts.
5. Budget was reviewed with some follow-up to be sent regarding discussion items.
6. Recertifications are almost completed.
7. There was an addendum from CHFA regarding recertifications. They want more information for tenants on who to contact if there is a question, what their address is, what the increase is for. The new Housing Clerk is working on this initiative and has completed the Congregate. Tenant receives a copy with one placed in their files. Deadline for completion is July 1. Ms. Vega noted that as of April 1, all landlords must attach this information to every lease. Required for Stern and Congregate.
8. Maintenance is reviewing orders for items that benefit the rehabbing of units. Obtaining items for stock so that we can replace as needed.
9. Working on obtaining new fobs for the Congregate.
10. Truck update – the truck is offsite and being looked at for repair. There is a charge for storage and evaluation of $418 that does not include the recommended charge for repair of approximately $9,000. Truck is a 2017 with a major repair last year of approximately $7,000.

11. Internal Controls Policy will be distributed for review and discussion at the April Board meeting.

Mrs. Anderson questioned what should be considered for repairing the truck. Ms. Vega noted there are a couple of options including the purchase of a new truck, used truck or repair. Ms. Pflueger requested information on the truck as she has contacts. Quotes received for a new truck would be between $47,000 and $67,000 (with plow equipment). May be able to offset some of the cost by selling the damaged truck. Could receive a price reduction, if State list was used (minimal difference in prices). Most supplies are being delivered so the Maintenance Staff does not have to leave the property and are on-site in case of emergency. Mrs. Cantafio will contact DPW to see if they have anything available.

Mrs. Anderson questioned if it was a good time to purchase salt for next year. Mrs. Cantafio noted they just received two pallets at a discount.

Treasurer's Report and Discussion of Financials
Mrs. Bova reported for the eight-month period ending February 28, 2025. The Authority had an Operating Gain, before capital activity and depreciation, of $194,818 of which $155,421 is attributable to Stern Village and $39,397 to Congregate.

For Stern Village, operating results exceeded budgeted gain by approximately $40,000 due to on-going savings from payroll/staffing. Snow removal and health insurance remain the only significant costs overbudget this year. Management expects positive results to continue to increase for the remainder of the year until staffing needs are addressed.

For Congregate, the Operating Gain exceeded budget by $30,000 for the year. There were no significant changes to operating results from the prior period other than maintenance contracts increasing near budgeted amounts. All cost subcategories are at or below budget lines this year, including vacancy loss now also under budget. Management anticipates being able to make periodic reserve contributions for the first time in many years.

Tenant Accounts Receivable balances as follows:

	6/30/25	# of Tenants	2/28/26	# of Tenants
Stern Village				
One Month or Less	($225)	41	($1,293)	57
Over One Month Rent	$664	1	$338	1
Inactive AR	$4,290	37	$922	6
Total	$4,729	79	$(30)	64
Congregate				
One Month or Less	$319	17	$347	19
Over One Month Rent	$5,002	2	$3,500	1
Inactive AR	$5,450	6	$1,368	3
Total	$10,771	25	$5,215	23

Trumbull Housing Authority – March 31, 2026

Total cash of the Authority, including reserves and security deposits, is $957,565.

A snapshot of program balances are as follows:

	6/30/25	1/31/26	2/28/26	YTD Change
Stern Village				
Cash	$156,029	$109,955	$122,788	($33,241)
Accounts Payable	$89,529	$37,512	$90,388	$859
Interprogram Loan	$325,814	$349,631	$350,726	($2,088)
Reserves	$583,617	$596,267	$599,744	$16,127
Excess Cash	($28,802)	($24,840)	($67,763)	
Congregate				
Cash	$86,631	$193,071	$171,202	$81,571
Accounts Payable	$17,172	$15,608	$15,808	($1,364)
Interprogram Loan	$352,814	$349,631	$350,726	($2,088)
Reserves	$10,925	$11,158	$11,227	$302

A schedule of operating cash activity for the period:

Cash Flow	**Village**	**Congregate**
Beginning		
1/31/2026	$109,955	$193,071
Plus		
Rents and Other	$101,546	$29,155
DOH Subsidy	-	-
Interentity Transfers	$10,298	($10,298)
Less		
Vendor Payables	($64,058)	($40,726)
Payroll	($34,953)	-
Ending		
2/28/2026	$122,788	$171,202

Village is at cash management levels but has $115,970 in Board commitments still to expend and has transferred its first $15,000 from the reserve in March. Congregate, in turn, has made an initial deposit to reserve of $3,000 in March as well.

Mrs. Anderson noted there is no excess cash and questioned transferring funds out of savings. Mr. Geel explained the $15,000 transfer. Mrs. Anderson noted reserves need to be drawn down in order to receive any State funding for projects. Mrs. Anderson asked Mr. Geel to explain the account spending. He noted they do not want a timing difference in June as long as the funds are committed and the work is being done with invoices. Don't want to move funds if the work hasn't been started so it is better to make the transfer in July. The onus is not what is in the bank account but what is in the program. Do not want accumulated funds not spent; that goes to the grants and is never recovered. We can still apply if

we can show the funds are committed even though they have not been expended. Ms. Vega is meeting with the State to verify information from previous discussions. She also noted in conversations with the State on the Congregate, there are different avenues for funding for priority projects and core services such as the kitchen. This particular situation does not preclude them from requesting State funding.

Interim Executive Director's Report

Ms. Vega reported the following:

1. Started introduction conversations with vendors, CHFA, DOH; looking for expectations and what needs to be submitted. She and Mrs. Cantafio are working on a master calendar to include pertinent information such as submission dates, DOH report deadlines, financial information deadlines for the accountant, etc. to keep on track.
2. Looking to speak with the Asset Manager with regard to Small Cities for information.
3. Held the first Staff meeting this week and introduced the new Housing Clerk. This position is in other housing authorities and lies between Property Manager and Administrative Assistant. They handle rents, answer questions, give tours, provide phone coverage, tenant relations follow-ups or directing to the appropriate Staff.
4. Finished most of the recerts at the Congregate and Stern. Remaining recerts are from residents not available for different reasons and she is dealing with their families. Should be completed by the end of the week. Rent roll needs to be submitted for July; recerts need to be completed soon.
5. Interviewing maintenance techs. Looking to restructure staffing with two additional techs to start.
6. Budget review conducted with Mr. Geel.
7. Plan is to review and assess everything, fix the urgent issues, continue to build a rapport with the tenants and vendors and make sure Staff is working as a team. Emphasized to Staff the importance of doing their job and following up with tenant reports to make sure they are being heard and understood because safety and concern is what they care about most.
8. Ten vacant units. Interviewed three wait list individuals but they were not able to sign a lease at this time for various reasons. Six of the ten units are ready with two being worked on by the contractor and two with Maintenance Staff.
9. Contractor redirected to address a bathroom needing immediate repair. Contractor was asked to redirect materials from his rehab units to this unit. This will be ADA. Ms. Vega requested approval of funding to replace materials. **Mrs. Anderson motioned to approve $13,000 out of reserves to repair the bathroom. Seconded by Mrs. Bova. After discussion, Mrs. Anderson amended her motion to state not to exceed $13,000. Approved unanimously.**

Discussion was held regarding extra cash at the Congregate. Mr. Geel noted it is due to staffing changes that have benefited both Stern and Congregate. Hoping to increase reserves.

10. Two units are vacant at the Congregate. Staff is focusing on these units and should be completed in about two weeks.
11. Congregate Wait List is 19; Stern is 83.

Budget Review

Mr. Geel reviewed the Congregate budget. The budget has two sides – rental and services. Budgeted for a $50.00 increase in services and $25.00 increase in rent. This is more beneficial to the residents. Discussed the accounts with regard to increases, contract obligations; not many controllable costs. Discussion was held regarding the food contract; the increase will be checked. On the rental side, they

are predicting a $16,000 contribution to reserves. This budget shows a healthy reserve with a modest increase; downside are the maintenance repair contracts and what funds will be needed for projects in the budget. Any questions/input will be addressed by the next meeting; vote to approve needs to be taken in April. Mr. Geel noted the number or tenants affected is minimal.

Mr. Geel reviewed the Village budget. Reserve Deposits line was discussed. You can budget for reserves and hold it until the end of the year. Staffing changes, benefit increases could affect the number. Discussed accounts with regard to insurance, staffing changes, grounds contract, salaries. Discussion was held regarding the grounds contract quotes, what is being considered, current status. Snow plowing is still being discussed by Staff. Mrs. Cantafio noted they looked into getting new equipment and budgeted funds for vehicle and maintenance equipment operation and repair. Also looking at leasing and purchasing driver covers for current equipment. Utilities are always under budget. Admin costs allow for new computers, cameras, copier. Rent increase is 4%; 2% is on the resident with the remainder COLA. Working to reduce vacancies to the goal of eight units.

New Business

1. Landscape Scope of Work – provided to the Board for review.

Old Business

1. Update Internal Controls Policy – previously discussed.
2. Update – Tenant Representative Election – discussing election with the State on how to proceed; waiting for answers to questions.
3. Status – On-Site CNA – Ms. Vega indicated she spoke with the State and they recommended if the last assessment for the Congregate was over five years, a new one should be conducted. Discussion held regarding the upcoming projects; do not want it on the CNA as the work is being scheduled. Many repairs are dependent on the grant recently applied for through the State. The lack of a CNA will not prevent getting emergency funding. CNA expense was not budgeted or voted on.
4. Update – Maintenance Equipment for Snow removal – Workers Compensation Grant – Mr. Vega looking into this.
5. Update – Insurance Coverage Information – no discussion. Ms. Vega is meeting with broker.
6. Update – Truck Repairs – previously discussed.

Public Comments

Guy Simpson, Unit 99 – has very good contacts for used trucks. Provide specifications and he will follow through with possibilities.

Leslie Miller, Unit 80 - questioned how many units were under construction. Noted the contractor goes from unit to unit instead of finishing one and moving on to the next. Ms. Vega noted this is the contractor's work flow that is dependent on trade availability (plumber/electrician), supply availability, subcontractor schedules for specialty work (sheet rock), etc.

Debbie Khawatmi, Unit 172 – commented on the snow removal and the possible use of automated/electronic snow removal units that could be cost effective in the next few years. Suggested Staff look into this device.

Executive Session

Ms. Pederson motioned to enter Executive Session at 6:19 pm for the purpose of discussing the contracts for landscaping; seconded by Mrs. Anderson. Attendees included the Board, Ms. Vega, Mrs. Cantafio and Mr. Geel. **Mrs. Anderson motioned to exit Executive Sesson at 7:25 pm; seconded by Mrs. Bova. Approved by unanimous consent.**

Ms. Pederson motioned to accept Antonio's Landscaping contract; seconded by Mrs. Anderson. Approved by unanimous consent.

Adjournment

There being no further business, motion was made by Ms. Pederson to adjourn the meeting at 7:30 pm. Seconded by Ms. Pflueger. Approved by unanimous consent.

Respectfully submitted,

Barbara Crandall
Clerk

Trumbull Housing Authority
Financial Highlights for March 31, 2026

For the nine-month period ended March 31, 2026, the Authority had an operating gain before capital activity and depreciation of $202,915, of which $164,242 is attributable to Stern Village and $38,673 to Congregate.

For Stern Village, operating results exceeded budgeted gain by approximately $35,000 due to ongoing savings from payroll/staffing. Maintenance wage savings have now been offset by snow removal costs as the cold season concludes. The largest remaining budget item remaining is for annual cleaning of the mini-split heat pumps with a remaining budget of $36,000 to be spent. Otherwise, other than administrative wages and employee benefit savings, all other expense classifications are right at budgeted amounts. There were no significant expenses incurred this month.

For Congregate, the operating gain exceeded budget by $30,000 for the year, same as the prior month. There were no significant changes to operating results from the prior period with maintenance contracts increasing near budgeted amounts. The most significant cost this month was the commercial dishwasher repair totaling about $2,000. Upcoming significant costs will be the annual elevator maintenance contract due in May, which is a budgeted item.

Tenant Accounts Receivable balances are as follows:

	6/30/2025	# of Tenants	3/31/2026	# of Tenants
Stern Village				
One Month or Less	$ (225)	41	$ (2,225)	57
Over One Month Rent	$ 664	1	$ 1,576	2
Inactive AR	$ 4,290	37	$ 922	6
Total	$ 4,729	79	$ 273	65
Congregate				
One Month or Less	$ 319	17	$ 344	19
Over One Month Rent	$ 5,002	2	$ 3,500	1
Inactive AR	$ 5,450	6	$ 1,368	3
Total	$ 10,771	25	$ 5,212	23

Total Cash of the Authority, including reserves and security deposits, is $866,397.

A snapshot of program balances is as follows:

	6/30/2025	2/28/2026	3/31/2026	YTD Change
Stern Village				
Cash	$ 156,029	$ 122,788	$ 69,413	$ (86,616)
Accounts Payable	$ 89,529	$ 90,388	$ 35,558	$ (53,971)
Interprogram Loan	$ 352,814	$ 350,726	$ 354,542	$ 1,728
Reserves	$ 583,617	$ 599,744	$ 586,644	$ 3,027
Excess Cash	*$ (28,802)*	*$ (67,763)*	*$ (64,691)*	
Congregate				
Cash	$ 89,631	$ 171,202	$ 143,411	$ 53,780
Accounts Payable	$ 17,172	$ 15,808	$ 16,339	$ (833)
Interprogram Loan	$ 352,814	$ 350,726	$ 354,542	$ 1,728
Reserves	$ 10,925	$ 11,227	$ 14,267	$ 3,342

A schedule of operating cash activity for the period:

Cash Flow	**Village**	**Congregate**
Beginning		
2/28/2026	$ 122,788	$ 171,202
Plus		
Rents and Other	100,231	31,630
DOH Subsidy	-	-
Interentity Transfers	15,405	(15,405)
Reserve Activity	15,000	(3,000)
Less		
Vendor Payables	(132,447)	(41,016)
Payroll	(51,564)	-
Ending		
3/31/2026	$ 69,413	$ 143,411

Management is closely monitoring cash levels, having used $15,000 this month to help fund approved unit turnovers. Reserve usage will remain only as necessary through year end, to minimize any risk of Excess Cash accumulation this year. For Congregate, management now plans to invest significant excess cash into its reserve before the fiscal year ends after depositing the initial $3,000 this month.

GEEL
AUDIT & ACCOUNTING

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 March 31, 2026, and the related operating statement with the budget for nine 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
April 22, 2026

Trumbull Housing Authority
Balance Sheet
March 2026

Program: State Elderly Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
TD Bank	122,788	(53,374)	69,413
STIF	599,744	(13,100)	586,644
Petty Cash	175		175
TOTAL CASH	**722,707**	**(66,474)**	**656,233**
ACCOUNTS RECEIVABLE			
Accounts Receivable	(33)	306	273
Accounts Receivable - Manual	1,312	2,111	3,424
Allowance for Collection Loss	(2,975)		(2,975)
TOTAL ACCOUNTS RECEIVABLE	**(1,696)**	**2,417**	**721**
OTHER CURRENT ASSETS			
Sundry AR-Stern Center	350,726	3,816	354,542
Accounts Receivable Misc	14		14
Cash - Security Deposits	52,604	58	52,662
Other Prepaid Expense	3,783		3,783
Unexpired Insurance	13,419	12,556	25,975
TOTAL OTHER CURRENT ASSETS	**420,546**	**16,430**	**436,976**
TOTAL CURRENT ASSETS	**1,141,557**	**(47,627)**	**1,093,930**
NONCURRENT ASSETS			
FIXED ASSETS			
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	(7,710,730)	(32,773)	(7,743,503)
TOTAL FIXED ASSETS	**6,340,062**	**(32,773)**	**6,307,289**
WORK IN PROGRESS			
CIP - Construction Contingency - SSHP	7,113		7,113
TOTAL WORK IN PROGRESS	**7,113**		**7,113**
TOTAL NONCURRENT ASSETS	**6,347,174**	**(32,773)**	**6,314,401**

Trumbull Housing Authority
Balance Sheet
March 2026

Program: State Elderly Project: Consolidated

	Beginning Balance	Period Amount	Balance
LIABILITIES AND SURPLUS			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
Accrued Payables	(14,710)	(1,500)	(16,210)
Accounts Payable	(75,678)	56,330	(19,348)
TOTAL ACCOUNTS PAYABLE	**(90,388)**	**54,830**	**(35,558)**
OTHER CURRENT LIABILITIES			
Other Liabilities Union Dues	(48)	(55)	(104)
Deposit Liability	(50,999)		(50,999)
Accrued Payroll	(3,051)		(3,051)
Accrued Compensated Absence	(39,066)	6,663	(32,402)
Accrued P.I.L.O.T.	(56,685)	(2,880)	(59,566)
Prepaid Rents	(1,312)	(2,111)	(3,424)
TOTAL OTHER CURRENT LIABILITIES	**(151,162)**	**1,617**	**(149,545)**
TOTAL CURRENT LIABILITIES	**(241,550)**	**56,446**	**(185,103)**
EQUITY			
Income & Expense Clearance (Current Year)	286,794	23,953	310,747
Retained Earn. Maint & Replace	(115,970)		(115,970)
Net Investment in Capital Assets	(6,572,247)		(6,572,247)
Unrestricted Net Position	(845,758)		(845,758)
TOTAL EQUITY	**(7,247,181)**	**23,953**	**(7,223,228)**
TOTAL LIABILITIES AND SURPLUS	**(7,488,731)**	**80,400**	**(7,408,331)**

Trumbull Housing Authority

Operating Statement

Nine Months Ending 03/31/2026

Program: State Elderly Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME					
Rental Income Base	886,363	878,175	8,188	1,170,900	(284,538)
Rental Income-Excess of Base	73,119	85,500	(12,381)	114,000	(40,881)
Excess Utilities	26		26		26
Vacancy Loss	(68,160)	(43,909)	(24,251)	(58,545)	(9,615)
TOTAL RENTAL INCOME	**891,348**	**919,766**	**(28,418)**	**1,226,355**	**(335,007)**
OTHER INCOME					
Sales & Service To Tenants	934	1,875	(941)	2,500	(1,566)
Interest Income	18,295	18,750	(455)	25,000	(6,705)
Other Income	3,163	1,875	1,288	2,500	663
Laundry Income	12,371	9,750	2,621	13,000	(629)
TOTAL OTHER INCOME	**34,763**	**32,250**	**2,513**	**43,000**	**(8,237)**
ADMINISTRATIVE					
Salaries	175,099	192,090	16,991	256,120	81,021
Legal & Other Outside Services	7,809	12,375	4,566	16,500	8,691
Bookkeeping	56,160	56,160		74,880	18,720
Audit Fees	13,500	15,000	1,500	20,000	6,500
Office Supplies	2,894	3,563	669	4,750	1,856
Travel	1,675	4,875	3,200	6,500	4,825
Other Office Expense	8,896	7,238	(1,658)	9,650	754
Other Office Advertising		1,875	1,875	2,500	2,500
Other Office Computer	9,866	9,375	(491)	12,500	2,634
Other Office Telephone	4,070	3,750	(320)	5,000	930
Pensions & Other-Health Ins.	37,031	30,647	(6,384)	40,862	3,831
Pension & Other - Retirement	5,378	8,771	3,393	11,694	6,316
Payroll Taxes	21,797	28,373	6,576	37,831	16,034
Provision For Collection Loss		750	750	1,000	1,000
TOTAL ADMINISTRATIVE	**344,175**	**374,840**	**30,666**	**499,787**	**155,612**
TENANT SERVICES					
Tenant Services	712	1,200	488	1,600	888
TOTAL TENANT SERVICES	**712**	**1,200**	**488**	**1,600**	**888**

Trumbull Housing Authority

Operating Statement

Nine Months Ending 03/31/2026

Program: State Elderly Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
UTILITIES					
Water	20,383	23,625	3,242	31,500	11,117
Electric	28,874	28,875	1	38,500	9,626
Gas	3,749	3,188	(562)	4,250	501
Cable/Television	3,526	3,563	36	4,750	1,224
TOTAL UTILITIES	**56,532**	**59,250**	**2,718**	**79,000**	**22,468**
MAINTENANCE					
Salaries Maintenance	94,810	141,713	46,903	188,951	94,141
Supplies	25,545	28,541	2,996	38,054	12,509
Contract Services	21,897	24,488	2,590	32,650	10,753
Exterminating Contracts	4,145	2,625	(1,520)	3,500	(645)
Heating	13,149	37,125	23,976	49,500	36,351
Snow Removal	47,421		(47,421)		(47,421)
Maint. Shop Equip.	9,110	5,625	(3,485)	7,500	(1,610)
Miscellaneous Operating and Maint. - Appliances	15,003	13,125	(1,878)	17,500	2,497
TOTAL MAINTENANCE	**231,080**	**253,241**	**22,161**	**337,655**	**106,575**
OTHER					
Refuse Removal	17,820	18,750	930	25,000	7,180
Insurance	67,991	70,875	2,884	94,500	26,509
Worker's Compensation	17,638	20,438	2,799	27,250	9,612
P.I.L.O.T.	25,922	25,922		34,563	8,641
TOTAL OTHER	**129,371**	**135,985**	**6,613**	**181,313**	**51,942**
CAPITAL EXPENSE					
Nonoperating Expense - Unit Rehabs	180,030		(180,030)		(180,030)
Depreciation Expense	294,959		(294,959)		(294,959)
Provision For R.M.&R		127,500	127,500	170,000	170,000
TOTAL CAPITAL EXPENSE	**474,989**	**127,500**	**(347,489)**	**170,000**	**(304,989)**
SURPLUS	**(310,747)**		**(310,747)**		**(310,747)**

Trumbull Housing Authority
Balance Sheet
March 2026

Program: Congregate Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
TD Bank	171,202	(27,791)	143,411
STIF Investment 1235575430	11,227	3,040	14,267
Petty Cash	200		200
TOTAL CASH	**182,629**	**(24,751)**	**157,879**
ACCOUNTS RECEIVABLE			
Accounts Receivable	5,215	(3)	5,212
Accounts Receivable - Manual	872	(218)	654
Allowance For Collection Loss	(5,450)		(5,450)
TOTAL ACCOUNTS RECEIVABLE	**636**	**(221)**	**415**
OTHER CURRENT ASSETS			
Other Prepaid Expense	14,662		14,662
Unexpired Insurance	1,651	1,632	3,283
TOTAL OTHER CURRENT ASSETS	**16,313**	**1,632**	**17,945**
TOTAL CURRENT ASSETS	**199,579**	**(23,340)**	**176,239**
NONCURRENT ASSETS			
FIXED ASSETS			
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	(3,284,346)	(6,742)	(3,291,088)
TOTAL FIXED ASSETS	**1,177,852**	**(6,742)**	**1,171,111**
TOTAL NONCURRENT ASSETS	**1,177,852**	**(6,742)**	**1,171,111**

Trumbull Housing Authority
Balance Sheet
March 2026

Program: Congregate Project: Consolidated

	Beginning Balance	Period Amount	Balance
LIABILITIES AND SURPLUS			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
Accrued Payables	(4,855)	(167)	(5,022)
Accounts Payable	(10,953)	(365)	(11,318)
TOTAL ACCOUNTS PAYABLE	(15,808)	(531)	(16,339)
OTHER CURRENT LIABILITIES			
Deposit Liability	(3,996)		(3,996)
Payable to THA Stern Village	(350,726)	(3,816)	(354,542)
Sundry AP-DOH	(7,589)		(7,589)
Accrued Salaries & Wages	(812)		(812)
Accrued Compensated Absences	(8,045)	740	(7,305)
Accrued P.I.L.O.T	(7,994)	(510)	(8,504)
Deferred Revenue-Subsidy	(83,821)	18,841	(64,980)
Deferred Revenue-RAP	(4,421)	7,675	3,254
Prepaid Rents	(872)	218	(654)
TOTAL OTHER CURRENT LIABILITIES	(468,276)	23,147	(445,128)
TOTAL CURRENT LIABILITIES	(484,084)	22,616	(461,468)
LONG TERM LIABILITIES			
DEBT			
Capital Improvements Loan	(13,250)		(13,250)
TOTAL DEBT	(13,250)		(13,250)
TOTAL LONG TERM LIABILITIES	(13,250)		(13,250)
EQUITY			
Income & Expense Clearing	70,024		70,024
Income & Expense Clearing (Current Year)	14,535	7,466	22,001
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
TOTAL EQUITY	(880,098)	7,466	(872,632)
TOTAL LIABILITIES AND SURPLUS	(1,377,432)	30,082	(1,347,350)

Trumbull Housing Authority
Operating Statement
Nine Months Ending 03/31/2026
Program: Congregate Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME					
Rental Income Base	133,159	139,041	(5,883)	185,388	(52,230)
Rental Income-RAP	68,945	65,079	3,866	86,772	(17,828)
Excess Utilities	38		38		38
Vacancy Loss	(10,120)	(10,206)	86	(13,608)	3,488
TOTAL RENTAL INCOME	**192,021**	**193,914**	**(1,893)**	**258,552**	**(66,531)**
OTHER INCOME					
Sales & Services To Tenants	2,325		2,325		2,325
Interest Income	342	375	(33)	500	(158)
Other Income	4,577	375	4,202	500	4,077
Laundry Income	2,755	3,375	(620)	4,500	(1,745)
TOTAL OTHER INCOME	**9,998**	**4,125**	**5,873**	**5,500**	**4,498**
ADMINISTRATIVE					
Salaries	38,900	39,808	908	53,077	14,177
Legal and Other Outside Services	1,228	3,563	2,334	4,750	3,522
Bookkeeping	7,020	7,020		9,360	2,340
Audit Fees	1,500	1,688	187	2,250	750
Office Supplies	388	1,350	962	1,800	1,412
Telephone & Answering Service	3,869	3,188	(681)	4,250	381
Travel		281	281	375	375
Other Office Expense	3,300	3,938	638	5,250	1,950
Advertising		600	600	800	800
Pension & Other-Health Ins.	6,015	5,917	(98)	7,889	1,874
Pension & Other 457	1,217	1,667	450	2,222	1,005
Payroll Taxes	3,414	4,722	1,308	6,296	2,882
TOTAL ADMINISTRATIVE	**66,850**	**73,739**	**6,889**	**98,319**	**31,469**
UTILITIES					
Water	7,630	7,500	(130)	10,000	2,370
Electric	20,223	24,000	3,777	32,000	11,777
Gas	5,920	6,375	455	8,500	2,580
Cable Television	2,958	3,000	42	4,000	1,042
TOTAL UTILITIES	**36,731**	**40,875**	**4,144**	**54,500**	**17,769**
MAINTENANCE					
Salaries Maintenance	10,109	15,746	5,638	20,995	10,886
Supplies	52	1,418	1,366	1,891	1,839
Contract Services	30,605	27,544	(3,061)	36,725	6,120
Exterminating Contracts	245	938	693	1,250	1,005
Elevator Maint. Contract		4,313	4,313	5,750	5,750
Heating Contracts	203	3,563	3,360	4,750	4,547
Miscellaneous Operating & Maintenance	45	1,313	1,268	1,750	1,705
TOTAL MAINTENANCE	**41,259**	**54,833**	**13,574**	**73,111**	**31,852**

Trumbull Housing Authority
Operating Statement
Nine Months Ending 03/31/2026
Program: Congregate Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OTHER					
Refuse Removal	1,980	2,250	270	3,000	1,020
Insurance	9,289	10,125	836	13,500	4,211
Worker's Compensation	2,646	2,625	(21)	3,500	854
P.I.L.O.T.	4,592	4,592	(0)	6,122	1,530
TOTAL OTHER	**18,506**	**19,592**	**1,085**	**26,122**	**7,616**
RESERVE PROVISIONS					
Depreciation Expense	60,674		(60,674)		(60,674)
Provision For R.M.&R.		9,000	9,000	12,000	12,000
TOTAL RESERVE PROVISIONS	**60,674**	**9,000**	**(51,674)**	**12,000**	**(48,674)**
SERVICES INCOME					
Tenants' Contrib-Core Services	139,362	131,841	7,521	175,788	(36,426)
Meal Income	29		29		29
State Subsidy-Core	186,645	198,640	(11,995)	264,853	(78,208)
State Subsidy-Expanded Core	14,428	18,225	(3,797)	24,300	(9,872)
TOTAL SERVICES INCOME	**340,464**	**348,706**	**(8,242)**	**464,941**	**(124,477)**
SERVICES EXPENSE					
Bookkeeping	7,020	7,020		9,360	2,340
Housing Management Salaries	15,379	15,323	(56)	20,430	5,051
Health Insurance	1,375	1,378	2	1,837	462
Fringe Benefits-Pension	281	412	131	549	268
Payroll Taxes 8106	1,131	1,226	95	1,634	503
Worker's Compensation	467	188	(279)	250	(217)
Contract Services	132,179	138,646	6,467	184,861	52,682
Cleaning Of Common Areas	20,481	18,518	(1,963)	24,690	4,209
Cleaning Supplies	3,957	3,563	(394)	4,750	793
Meal Services	142,898	142,898		190,530	47,633
Supplies/Utensils	870	1,313	443	1,750	880
Resident Services Coordinator	12,174	13,365	1,191	17,820	5,646
Wellness/Preventive Program	2,254	4,860	2,606	6,480	4,226
TOTAL SERVICES EXPENSE	**340,464**	**348,706**	**8,242**	**464,941**	**124,477**
SURPLUS	**(22,001)**		**(22,001)**		**(22,001)**

Stern Village

	LINE ITEM DESCRIPTION	2024 ACTUAL	2025 ACTUAL	2026 ACTUAL* (Annualized)	2026 BUDGET	VARIANCE	2027 BUDGET	2027 ADJUST +/-	COMMENTS / NOTES
1	Rent Revenue-Gross Potential (Tenant's Portion)	865,755	1,125,392	1,181,502	1,170,900	10,602	1,198,380	27,480	Rent Increase / Tenant COLA
2	Rental Income-Excess of Base	229,908	108,058	98,010	114,000	(15,990)	132,240	18,240	Due to Base Rent realignment
12	Excess Utilities	71	364	0	0	0	0	0	
13	Rent Revenue- Insurance	0	0	0	0	0	0	0	
14	Special Claims Revenue	0	0	0	0	0	0	0	
15	Retained Excess Income	0	0	0	0	0	0	0	
16	**Total Rent Revenue (GPI @ 100% Occupancy)**	1,095,734	1,233,814	1,279,512	1,284,900	(5,388)	1,330,620	45,720	4%
17	Apartments- Vacancy	93,200	115,775	92,490	58,545	33,945	59,919	1,374	
21	Miscellaneous (other vacancy)	0	0	0	0	0	0	0	
22	**Total Vacancies**	93,200	115,775	92,490	58,545	33,945	59,919	1,374	
23	**Net Rental Revenue (Rent Revenue Less Vacan**	1,002,534	1,118,039	1,187,022	1,226,355	(39,333)	1,270,701	44,346	
25	Financial Revenue- Project Operations	29,261	27,615	24,506	25,000	(495)	23,000	(2,000)	
28	Revenue from Investments- Miscellaneous	0	0	0	0	0	0	0	
29	**Total Financial Revenue**	29,261	27,615	24,506	25,000	(495)	23,000	(2,000)	
30	Laundry & Vending Revenue	10,807	16,093	18,557	13,000	5,557	16,000	3,000	
31	NSF & Late Fees	0	0	0	0	0	0	0	
32	Damages & Cleaning Fees	0	0	0	0	0	0	0	
33	Forfeited Tenant Security Deposits	0	0	0	0	0	0	0	
34	Sales & Service to Tenants (including Cable TV fe	653	1,684	1,386	2,500	(1,114)	1,500	(1,000)	
35	Interest Reduction Payments	0	0	0	0	0	0	0	
36	Grant Income-Capital Grant-Unrestricted	0	0	0	0	0	0	0	
37	Grant Income-Capital Grant-Temporarily Restricte	0	0	0	0	0	0	0	
38	Miscellaneous Revenue	0	6,229	4,985	2,500	2,485	2,500	0	Insurance Dividends & Other
39	**Total Other Revenue**	11,460	24,006	24,927	18,000	6,927	20,000	2,000	
40	**TOTAL REVENUE**	1,043,255	1,169,660	1,236,455	1,269,355	(32,901)	1,313,701	44,346	6%
41	Conventions & Meetings	6,166	7,337	2,478	6,500	(4,022)	7,000	500	
42	Management Consultants	0	0	0	0	0	0	0	
43	Advertising & Marketing	2,554	927	0	2,500	(2,500)	2,000	(500)	re-open waitlist
46	Office Salaries	240,376	260,262	229,893	256,120	(26,227)	206,339	(49,781)	Per Salary Schedule
50	Office Supplies	5,026	3,077	3,498	4,750	(1,252)	4,250	(500)	
51	Management Fee	0	0	0	0	0	0	0	
54	Legal Expense (Project)	9,191	6,611	9,269	16,500	(7,232)	16,750	250	Tenant evictions, General Legal, Union
55	Audit Expense	23,903	18,000	18,000	20,000	(2,000)	20,000	0	
56	Bookkeeping Fees/Accounting Services	71,520	73,920	74,880	74,880	0	76,000	1,120	
57	Telephone & Answering Service	1,803	4,878	5,651	5,000	651	5,500	500	Cellphones and Robocall
58	Bad Debts	2,704	4,736	0	1,000	(1,000)	1,000	0	
59	State Service Charge - Administrative	0	0	0	0	0	0	0	
60	Miscellaneous Administrative Expenses	34,038	21,384	28,626	23,750	4,876	36,400	12,650	See Attached
61	**Total Administrative Expenses**	397,281	401,132	372,294	411,000	(38,706)	375,239	(35,761)	1%
62	Fuel Oil/ Coal	0	0	0	0	0	0	0	
63	Electricity	32,846	43,992	38,313	38,500	(187)	39,000	500	Decreased w/ Occupancy
64	Water	27,541	27,354	26,817	31,500	(4,683)	31,000	(500)	Increase w/ Occupancy
65	Gas	3,059	3,672	4,787	4,250	537	5,250	1,000	
66	Sewer	0	0	0	0	0	0	0	
67	Cable Television	4,458	4,609	4,674	4,750	(76)	4,750	0	Includes Office Phone
68	**Total Utilities Expense**	67,904	79,627	74,591	79,000	(4,410)	80,000	1,000	7%

Stern Village

	LINE ITEM DESCRIPTION	2024 ACTUAL	2025 ACTUAL	Annualized 2026 ACTUAL*	2026 BUDGET	VARIANCE	2027 BUDGET	2027 ADJUST +/-	COMMENTS / NOTES
73	Exterminating Contracts	5,270	1,980	5,955	3,500	2,455	4,000	500	
76	Garbage & Trash Removal	24,570	23,355	23,457	25,000	(1,543)	25,000	0	
81	Grounds Contracts	0	0	0	0	0	47,700	47,700	Landscaping / Triming
82	Repairs Payroll	170,583	175,533	126,857	188,951	(62,095)	182,374	(6,577)	Per Salary Schedule
83	Repairs Material	37,645	34,460	34,997	38,054	(3,058)	35,500	(2,554)	
84	Repairs Contracts	22,231	45,690	29,442	32,650	(3,208)	35,500	2,850	See Attached
85	Elevator Maintenance Contract	0	0	0	0	0	0	0	
86	Heating/Cooling Repairs & Maintenance	28,692	44,008	16,914	49,500	(32,586)	39,438	(10,062)	HVAC cleaning and Service
87	Swimming Pool Maintenance Contract	0	0	0	0	0	0	0	
88	Snow Removal	0	0	51,570	0	51,570	25,000	25,000	Outsource Snow Removal
89	Decorating (Painting) Contract/Payroll	0	0	0	0	0	0	0	
90	Decorating Supplies	0	0	0	0	0	0	0	
91	Vehicle & Maint. Equip. Operation & Repair	8,653	10,049	12,602	7,500	5,102	8,000	500	Increase for Equipment repairs
92	Miscellaneous Operating & Maintenance	7,592	11,467	22,505	17,500	5,005	17,500	0	Appliances and Cameras
93	**Total Operating & Maintenance Expenses**	305,236	346,542	324,297	362,655	(38,358)	420,012	57,357	30%
94	Real Estate Tax	28,190	31,434	34,563	34,563	(0)	35,864	1,300	Per Agreement
95	Payroll Taxes (project share)	31,281	33,023	26,423	37,831	(11,409)	36,928	(903)	Per salary
96	Miscellaneous Taxes, Licenses, Permits	0	0	0	0	0	0	0	
97	Property & Liability Insurance	75,945	86,255	90,654	94,500	(3,846)	98,500	4,000	8% per industry
98	Fidelity Bond Insurance	0	0	0	0	0	0	0	
99	Workmen's Compensation	10,720	28,784	23,519	27,250	(3,732)	28,500	1,250	
100	Health Insurance & Other Employee Benefits	46,415	40,724	49,986	40,862	9,124	54,000	13,138	8%
101	Pension Expense	5,566	7,768	6,996	11,694	(4,698)	9,659	(2,035)	Per salary
102	Other Post-Employment Benefits Expense	0	0	0	0	0	0	0	
103	Other Insurance	0	0	0	0	0	0	0	
104	**Total Taxes & Insurance**	198,117	227,988	232,140	246,700	(14,560)	263,450	16,750	13%
106	**TOTAL OPERATING EXPENSES**	968,538	1,055,289	1,003,322	1,099,355	(96,034)	1,138,701	39,346	13%
107	**OPERATING INCOME (LOSS)**	74,717	114,371	233,133	170,000	63,133	175,000	5,000	
113	Replacement Reserve Deposits	45,847	26,281	270,045	170,000	100,045	175,000	5,000	Increased for Unit Turns and Split Unit Replac
114	Operation & Maintenance Escrow Acct. Deposits			0	0	0	0	0	
115	Operating (Other) Reserve Deposits	0	0	0	0	0	0	0	
116	**CASH FLOW AFTER RESERVES**	28,870	88,090	(36,912)	(0)	(36,912)	(0)	(0)	

CONGREGATE

	LINE ITEM DESCRIPTION	2024 ACTUAL	2025 ACTUAL	Annualized 2026 ACTUAL*	2026 BUDGET	VARIANCE	2027 BUDGET	2027 ADJUST +/-	COMMENTS / NOTES
1	Rent Revenue- Gross Potential (Tenant's Portion)	180,728	180,281	176,964	185,388	(8,424)	191,083	5,695	Base Rent Increase $25
2	Rental Income-Excess of Base	0	0	0	0	0	0	0	
3	Tenant Assistance Payments (HAP Receipts)	0	0	0	0	0	0	0	
4	Tenant Assistance Payments (RAP Receipts)	0	0	0	0	0	0	0	
5	Tenant Assistance Payments (ERAP Receipts)	0	0	0	0	0	0	0	
6	Tenant Assistance Payments - Congregate	54,744	74,799	91,877	86,772	5,105	91,877	5,105	Per tenant incomes
15	Retained Excess Income	0	323	38	0	38	0	0	
16	**Total Rent Revenue (GPI @ 100% Occupancy)**	235,472	255,403	268,879	272,160	(3,281)	282,960	10,800	4%
17	Apartments- Vacancy	8,150	24,923	13,029	13,608	(579)	14,148	540	5% rate
21	Miscellaneous (other vacancy)	0	0	0	0	0	0	0	
22	**Total Vacancies**	8,150	24,923	13,029	13,608	(579)	14,148	540	
23	**Net Rental Revenue (Rent Revenue Less Vacancy)**	227,322	230,480	255,851	258,552	(2,701)	268,812	10,260	
24	**Elderly & Congregate Serv. Income (attach schedule)**	411,634	439,020	464,706	464,941	0	486,540	21,599	$50 Services Increase
25	Financial Revenue- Project Operations	446	494	398	500	(102)	500	0	
28	Revenue from Investments- Miscellaneous	0	0	0	0	0	0	0	
29	**Total Financial Revenue**	446	494	398	500	(102)	500	0	
30	Laundry & Vending Revenue	2,996	3,796	4,723	4,500	223	4,250	(250)	
31	NSF & Late Fees	0	0	0	0	0	0	0	
32	Damages & Cleaning Fees	0	0	0	0	0	0	0	
33	Forfeited Tenant Security Deposits	0	0	0	0	0	0	0	
34	Sales & Service to Tenants (including Cable TV fees)	370	100	2,325	0	2,325	0	0	
35	Interest Reduction Payments	0	0	0	0	0	0	0	
36	Grant Income-Capital Grant-Unrestricted	0	0	0	0	0	0	0	
37	Grant Income-Capital Grant-Temporarily Restricted	0	0	0	0	0	0	0	
38	Miscellaneous Revenue	2,827	3,014	4,577	500	4,077	500	0	Insurance Dividends
39	**Total Other Revenue**	6,193	6,910	11,625	5,000	6,625	4,750	(250)	
40	**TOTAL REVENUE**	645,595	676,904	732,579	728,993	3,821	760,602	31,609	4%
41	Conventions & Meetings	395	200	0	375	(375)	1,175	800	Conference / Training
42	Management Consultants	0	0	0	0	0	0	0	
43	Advertising & Marketing	344	0	0	800	(800)	600	(200)	Waitlist
45	Other Renting Expenses	0	0	0	0	0	0	0	
46	Office Salaries	49,528	56,654	51,787	53,077	(1,290)	53,204	127	Per Salary Schedule
50	Office Supplies	2,486	1,401	309	1,800	(1,491)	1,600	(200)	
54	Legal Expense (Project)	13,854	6,255	778	4,750	(3,972)	4,250	(500)	Tenant Evictions / Union
55	Audit Expense	2,000	2,000	2,001	2,250	(249)	2,250	0	
56	Bookkeeping Fees/Accounting Services	14,400	9,240	9,360	9,360	0	9,600	240	
57	Telephone & Answering Service	3,148	4,388	5,547	4,250	1,297	3,120	(1,130)	Switched to Charter for telephone
58	Bad Debts	0	2,942	0	0	0	0	0	
60	Miscellaneous Administrative Expenses	6,783	7,119	3,243	5,250	(2,007)	9,100	3,850	See Attached
61	**Total Administrative Expenses**	92,938	90,199	73,025	81,912	(8,887)	84,899	2,987	4%
62	Fuel Oil/ Coal	0	0	0	0	0	0	0	
63	Electricity	25,892	32,592	28,191	32,000	(3,809)	32,250	250	
64	Water	8,550	9,875	10,186	10,000	186	10,750	750	
65	Gas	11,155	9,623	8,880	8,500	380	9,750	1,250	
66	Sewer	0	0	0	0	0	0	0	
67	Cable Television	3,700	3,694	3,831	4,000	(169)	4,000	0	
68	**Total Utilities Expense**	49,297	55,784	51,089	54,500	(3,411)	56,750	2,250	4%

CONGREGATE

	LINE ITEM DESCRIPTION	2024 ACTUAL	2025 ACTUAL	2026 ACTUAL* (Annualized)	2026 BUDGET	VARIANCE	2027 BUDGET	2027 ADJUST +/-	COMMENTS / NOTES
73	Exterminating Contracts	1,180	245	163	1,250	(1,087)	2,250	1,000	
74	Operating & Maintenance Rent Free Unit	0	0	0	0	0	0	0	
75	Exterminating Supplies	0	0	0	0	0	0	0	
76	Garbage & Trash Removal	2,730	2,595	2,640	3,000	(360)	3,150	150	
77	Security Payroll/ Contracts	0	0	0	0	0	0	0	
82	Repairs Payroll	19,136	19,503	13,582	20,995	(7,413)	21,042	47	Per Salary Schedule
83	Repairs Material	3,900	1,682	58	1,891	(1,833)	1,689	(202)	
84	Repairs Contracts	23,250	19,182	38,550	36,725	1,825	32,000	(4,725)	See Attached
85	Elevator Maintenance Contract	5,400	3,533	5,750	5,750	0	6,750	1,000	Maintenance Contract and Calls only
86	Heating/Cooling Repairs & Maintenance	2,840	11,198	348	4,750	(4,402)	5,250	500	Heating service calls
91	Vehicle & Maint. Equip. Operation & Repair	50	0	77	0	77	0	0	
92	Miscellaneous Operating & Maintenance	1,496	1,707	0	1,750	(1,750)	1,850	100	Appliances & Other
93	**Total Operating & Maintenance Expenses**	59,982	59,645	61,169	76,111	(14,942)	73,981	(2,130)	-3%
94	Real Estate Tax	5,341	3,147	6,122	6,122	0	6,362	240	Per Agreement
95	Payroll Taxes (project share)	6,180	5,298	4,574	6,296	(1,722)	7,053	757	Salary Schedule
96	Miscellaneous Taxes, Licenses, Permits	0	0	0	0	0	0	0	
97	Property & Liability Insurance	10,298	12,070	12,386	13,500	(1,114)	14,250	750	
98	Fidelity Bond Insurance	0	0	0	0	0	0	0	
99	Workmen's Compensation	1,852	4,318	3,528	3,500	28	3,850	350	
100	Health Insurance & Other Employee Benefits	8,041	6,629	8,229	7,889	340	9,078	1,189	
101	Pension Expense	500	1,753	1,606	2,222	(616)	1,839	(383)	Salary Schedule
102	Other Post-Employment Benefits Expense	0	0	0	0	0	0	0	
103	Other Insurance	0	0	0	0	0	0	0	
104	**Total Taxes & Insurance**	32,212	33,215	36,444	39,529	(3,084)	42,432	2,904	7%
105	**Elderly & Congregate Serv. Expense**	411,934	441,344	464,706	464,941	0	486,540	21,599	
106	**TOTAL OPERATING EXPENSES**	646,362	680,187	686,433	716,993	(30,324)	744,602	27,610	4%
107	**OPERATING INCOME (LOSS)**	(767)	(3,283)	46,146	12,000	34,146	16,000	3,999	
113	Replacement Reserve Deposits			0	12,000		16,000	4,000	
114	Operation & Maintenance Escrow Acct. Deposits		1,231	0	0		0	0	
115	Operating (Other) Reserve Deposits			0	0		0	0	
116	**CASH FLOW AFTER DEBT SERVICE**		(4,514)	46,146	0		(0)	(1)	

		Actual 2024	Actual 2025	Budget 2026	Projected 2026	Budget 2027	COMMENTS
CONGREGATE REVENUE - ALL SERVICES							
7010	Tenant Contribution - Congregate Services	203,121	177,316	175,788	185,945	197,388	$50 Services Increase
7020	Tenant Contribution - Assisted Living Services						
7011	Other Income/Meals	13	5		50		
2811	State Subsidy - Congregate Core Services	186,858	237,901	264,853	258,486	264,852	Per April Rent Roll
2811	State Subsidy - Congregate Expanded Core Services	21,642	24,300	24,300	20,225	24,300	Per DOH allowance
2811	State Subsidy - ALSA						
	TOTAL REVENUE CONGREGATE SERVICES	411,634	439,522	464,941	464,706	486,540	5%
CONGREGATE CORE SERVICE EXPENSES							
8100	**HOUSE MANAGEMENT**						
8101	Bookkeeping/Reception (See Page 2)	8,940	9,240	9,360	9,360	9,600	
8102	House Manager Salary (See Page 2)	16,947	19,433	20,430	20,326	20,856	Per Salary Schedule
8103	Attendants' Salary (See Page 2)						
8104	Overtime/Vacation Overlap (See Page 2)						
8105	Fringe Benefits (See Page 2)	1,983	2,403	2,386	2,290	3,108	Per Salary Schedule
8106	Payroll Taxes (See Page 2)	3,524	1,654	1,634	1,344	1,981	Per Salary Schedule
8107	Workers' Compensation Insurance (See Page 2)	463	762	250	622	275	
8108	Outside Security Services (See Page 2)	165,457	179,361	184,861	185,790	190,435	Minimum wage increase estimate
	TOTAL HOUSE MANAGEMENT	197,314	212,853	218,921	219,733	226,255	3%
8200	**HOUSEKEEPING**						
8201	Chore Service Salary (See Page 2)	4,037	0	0	0	0	
8202	Cleaning of Common Areas (See Page 2)	18,677	23,643	24,690	27,917	28,615	Minimum wage increase estimate
8203	Laundry (non tenant)						
8204	Cleaning Supplies (See Page 2)	4,028	4,138	4,750	6,446	4,785	
	TOTAL HOUSEKEEPING	26,742	27,781	29,440	34,363	33,400	13%
8300	**MEAL EXPENSE**						
8301	Food Cost (See Page 2)						
8302	Meal Services (See Page 2)	165,153	178,585	190,530	190,531	200,385	$1 per meal increase confirmed
8303	Kitchen Supplies/Utensils (See Page 2)	1,083	1,185	1,750	1,116	2,200	
8304	Utilities (See Page 2)	0	0				
	TOTAL MEAL EXPENSE	166,236	179,770	192,280	191,647	202,585	5%
8400	**SOCIAL SERVICE**						
8401	Social Service Salary (See Page 2)						
8402	Supplies (See Page 2)	0	0				
	TOTAL SOCIAL SERVICES	0	0	0	0	0	
	TOTAL EXPENSE - CORE SERVICES	390,292	420,404	440,641	445,743	462,240	5%
EXPANDED CORE SERVICES							
9001	Resident Services Coordinator (See Page 3)	15,177	15,125	17,820	15,943	17,820	
9002	Wellness/Preventive Program (See Page 3)	6,465	5,815	6,480	3,021	6,480	
9003	Emergency Transportation (See Page 3)						
	TOTAL EXPENSE - EXPANDED CORE	21,642	20,940	24,300	18,963	24,300	
	TOTAL CONGREGATE EXPENSES	411,934	441,344	464,941	464,706	486,540	
	NET INCOME	(300)	(1,822)	0	(0)	(0)	

Miscellaneous Admin

	Village	Congregate
Software	6,750.00	1,250.00
IT	4,500.00	2,000.00
Computers	4,000.00	2,250.00
Copier Replacement	3,750.00	
Cameras	5,000.00	1,500.00
Payroll/Bank Fees	3,600.00	1,200.00
Staff Morale	1,500.00	250.00
Membership fees	1,750.00	250.00
Clerk Fee	1,500.00	
Resident Activities	2,500.00	
Credit Checks	550.00	200.00
Copier Usage	350.00	
Other Misc.	650.00	200.00
	36,400.00	9,100.00

Contract Maintenance

	Village	Congregate	
Plumbing Repairs	10,000.00	3,750.00	As Needed
Tree Pruning	12,000.00		Preventive
Fire and Sprinkler Contract		10,250.00	Contract+
Sewer Maintenance	5,500.00		Preventive
General Repairs	4,000.00	5,500.00	As Needed
Electrical Repairs	2,800.00	2,750.00	As Needed
Inspections and Cleanings	1,200.00	2,250.00	Historical
Elevator Repairs		7,500.00	As Needed
	35,500.00	32,000.00	

TRUMBULL HOUSING AUTHORITY
RESOLUTION 2026-1
INCREASE BASE RENTS AND CORE SERVICES CHARGES

WHEREAS, the Trumbull Housing Authority {"THA") operates a State Congregate Housing Program known as the Stern Center. The property is located at 210 Hedgehog Circle in Trumbull, Connecticut and consists of 36 units.

WHEREAS, this property receives compliance monitoring from the Department of Housing (DOH);

WHEREAS, THA seeks to implement Base Rent and Core Services Charges increases for the property in accordance with the Congregate Services Management Plan via submission to DOH:

	July 1, 2025	**July 1, 2026**
Base Rents	$630	$655
Utility Allowance	$ 36	$ 36
Total Shelter Rent	$666	$691
Core Services Charges	$1,020	$1,070

WHEREAS, once approved by the Commissioners and subsequently DOH, residents shall be properly notified;

BE IT RESOLVED, that the Board of Commissioners of the Trumbull Housing Authority authorizes the Executive Director to put forth a formal request to DOH to implement an increase in the base rent and core services charges at Stern Center to be effective July 1, 2026.

TRUMBULL HOUSING AUTHORITY

RESOLUTION 2025-2
INCREASE IN BASE RENTS

WHEREAS, the Trumbull Housing Authority {"THA") operates a State Elderly Housing Program known as the Stern Village. The property is located at 200 Hedgehog Circle in Trumbull, Connecticut and consists of 186 units.

WHEREAS, this property receives compliance monitoring from the Connecticut Housing Finance Authority (CHFA);

WHEREAS, THA seeks to implement Base Rent increases for the property in accordance with the Management Plan via submission to CHFA; THA proposes to adjust charges as follows:

All base rents at or below $300 shall increase by $15

All base rents above $300 shall increase by $10

WHEREAS, once approved by the Commissioners and subsequently CHFA, residents shall be properly notified;

BE IT RESOLVED, that the Board of Commissioners of the Trumbull Housing Authority authorizes the Executive Director to put forth a formal request to CHFA to implement an increase in the base rent at Stern Village to be effective July 1, 2026.