



TRUMBULL HOUSING AUTHORITY VIRTUAL REGULAR BOARD MEETING AGENDA

DATE: July 27, 2021

TIME: 4:30 PM

Join the Meeting Online

<https://us06web.zoom.us/j/87898704450?pwd=a2M2R3ppcVJOZnhveVcvcDNjd01oZz09>

Webinar ID: 878 9870 4450

Password: 480476

Join by telephone: (301) 715-8592 / Webinar ID: 968 6416 2364/ Password: 480476

During Resident Comments: If you would like to speak, press *9 on your phone during resident comments when asked.

1. Call to Order
2. Roll Call and Pledge of Allegiance
3. Resident Comments
4. Reading and Approval of Minutes for June 22, 2021 Regular THA Board Meeting.
5. Treasurer's Report & Discussion of Financials
6. Executive Director's Report
7. Congregate Updates and Congregate Energy Enhancements-2019 Small Cities
8. Unfinished Business
 - Discussion of Security Deposit Policy for Incoming Residents to the Congregate and Consideration of Motion to Approve.
 - Discussion of a 3 year contract extension for Automatic Laundry Services Co., Inc. and Consideration of Motion to Approve.
 - Discussion of Write-offs for Stern Village and Consideration of Motion to Approve.
 - Discussion of Write-offs for Congregate and Consideration of Motion to Approve.
9. New Business
10. Adjournment

Trumbull Housing Authority – June 22, 2021

Trumbull Housing Authority Virtual Meeting
June 22, 2021
4:30 pm

Commissioners Present: Laurel Anderson, Maureen Bova, Suzanne Donofrio and Kathleen McGannon (entered at 4:36 pm)

Also Present: Executive Director Harriet Polansky; Jason Geel, Accountant and Kent Lewis, Consultant (left the meeting at 5:42 pm)

Absent: Charlene Pederson

The meeting was called to order by Mrs. Anderson at 4:30 pm followed by the Pledge of Allegiance.

Resident Comments

Debbie Van Scoy, from the Congregate, relayed a situation where she was unable to find the security guard when a medical emergency arose with one of the residents. She also questioned if anyone is allowed to enter apartments without the resident's knowledge indicating she had found her apartment door ajar and was told they were checking on AC units. Ms. Polansky noted she will be having a meeting with the security company regarding the emergency situation. She also stated that no one can enter any resident's apartment without permission. Ms. Van Scoy also relayed a concern from other residents regarding a situation in the Congregate. This will be addressed off line.

Past Minutes

Motion was made by Mrs. Anderson to approve the minutes of April 27, 2021 as written. Seconded by Mrs. Bova and approved by unanimous consent. Motion was made by Mrs. Anderson to approve the minutes of May 25, 2021 as written. Seconded by Mrs. Bova. Ms. Polansky noted one correction – Page 3, under Executive Director's Report, #3 should read – Ms. Polansky intends to hire summer help for up to 20 hours per week..." Approved by unanimous consent.

Treasurer's Report and Discussion of Financials

Mrs. Bova presented the financials for July 1, 2020 through May 31, 2021 noting the overall gain of the Housing Authority was \$215,772. The Operating Gain, before capital grants and depreciation, was \$121,722 of which \$117,428 is attributable to the Village and \$4,294 to Congregate.

For Stern Village, the current month's Operating Gain was \$13,129 compared to the budgeted gain of \$4,578. The higher than projected gain is, like last month, due to lower than budgeted salary costs and no required repair contracts this month. Rent revenues continue to exceed expectations, now \$25,000 over budgeted amounts.

For Congregate, the current month's Operating Gain was \$4,221 compared to the budgeted gain of \$301. The gain represents allocation of additional subsidies awarded by DOH to reimburse the program for losses incurred due to extended vacancies earlier in the year. Otherwise, costs continue to fall within

Trumbull Housing Authority – June 22, 2021

budgeted amounts with Gas utilities being the most significant over budget (\$3,689) due to delayed replacement of the heating system.

The overall cash position of the Authority, including reserves, was \$668,706 which includes \$43,558 reserved for renovation costs at Stern Village. Construction payables total \$30,202.

A snapshot of program balances are as follows:

Stern Village	<u>6/30/2020</u>	<u>4/30/21</u>	<u>5/31/21</u>	YTD Change
Cash	\$ 87,630	\$119,820	\$118,129	\$ 30,499
Accounts Payable	\$ 57,117	\$ 57,951	\$ 51,456	\$ 5,661
Interprogram Loan	\$322,823	\$351,089	\$362,974	\$ 40,151
Reserves	\$506,321	\$506,800	\$506,800	\$ 479
Excess Cash	\$ (3,665)	\$ 36,697	\$ 27,709	

Congregate

Cash	\$ 42,376	\$ 7,484	\$ 90,810	\$ 48,434
Accounts Payable	\$ 22,993	\$ 5,914	\$ 15,106	\$ 7,887
Interprogram Loan	\$322,823	\$351,089	\$362,974	\$ (40,151)
Reserves	\$ 9,462	\$ 9,471	\$ 9,471	\$ 9

Congregate payable to Village increase represents March, April and May's cost share, to be paid in June, utilizing the funds on hand as of May 2021. Receipt of funds from Congregate would push the total Excess Cash in Village to \$67,860 which would slightly exceed projected funds available to be spent prior to yearend, due to positive operating results in the Village.

Tenant Accounts Receivable balances as follows:

Stern Village	<u>6/30/2020</u>	Tenants	<u>4/30/21</u>	Tenants
One Month or Less	\$ (674)	39	\$ (6,445)	46
Over One Month Rent	\$ 1,433	4	\$ 3,338	4
Inactive AR	\$ 7,220	34	\$ 16,561	45
Total	\$ 7,989	77	\$ 13,454	95
Congregate				
One Month or Less	\$ 425	8	\$ (2,958)	6
Over One Month Rent	\$ -	0	\$ -	0
Inactive AR	\$ 2,406	8	\$ 15,725	19
Total	\$ 2,831	16	\$ 9,645	25

The above balances show increases to tenant delinquent accounts from the beginning of the year, primarily by those that have since vacated the respective property. May 2021 balances include credits due to prepayment of June rents and other small overpayments. The average amount due upon vacating was \$381 for the Village and \$847 for Congregate as of May 31, 2021.

Trumbull Housing Authority – June 22, 2021

Discussion was held regarding the inactive AR. Mr. Geel noted it was a cumulative amount covering approximately eleven residents who left for various reasons with money owed. These accounts are considered bad debt as they have been deemed inactive. Mrs. Anderson requested that the collection process be discussed at the monthly meeting with Mrs. McGannon and Ms. Polansky. Ms. Geel noted that with a security deposit required on admission to the facility, a large majority of the debt would be covered.

Discussion was held regarding the transfer of money from the Congregate to the Village each month. Mr. Geel noted they are now at a point where this can be evaluated and they could set aside a designated amount of funds each month. There should be a process to justify the decisions made. Part of this is cash flow dynamics. They are trying to evaluate this and put in a better system so that it does not hinder the current cash program.

Executive Director's Report

Ms. Polansky noted the following:

1. When the weather is nice the maintenance crew is working outside. They ordered 20 yards of topsoil over the past month for filling gaps around the property and next to the sidewalks which occurred over the winter. Patrick, the new part-time employee hired, is great. The trees and bushes will be trimmed shortly.
2. Plants and bushes are being purchased for the side of the Community Room where everyone sits.
3. Additional picnic tables with seats have been purchased to be placed around the Village as well as benches.
4. Additional security cameras are being installed to be placed in strategic areas around the Village.
5. Rehab of apartments in section 1 continues. They typically rehab two units every four to six weeks. They have approximately eleven more units to rehab based on the HTCC funding.
6. All radon mitigation systems have been installed and test results should be back next week.
7. The electrician is in the process of determining the costs for running the new fans. Residents who have them will receive an additional utility allowance prorated from the time the fans were installed.
8. The deadline for taking applications for Stern Village was June 15. They received approximately 100. Heather is reviewing each application, prior to credit and criminal checks. After they get the results of the credit and criminal checks, Paulette and Heather will review each application and sign-off where it's accepted or rejected. Letters will be sent to every applicant. For those who are accepted, they will receive a number that coincides with their position on the wait list. They are hoping to fill vacancies by August 15. Even though someone is on the wait list, they still need to get landlord verifications, employer verifications and personal references prior to interviewing each applicant.
9. The Community Room is open 9 – 4 daily. Residents are welcome to come. Masks are required. Ms. Polansky noted the Community Room in Trumbull is one of the few that have reopened.
10. A new lock is being installed on the Laundry Room in the third section. Upon completion, it will be open again.

Trumbull Housing Authority – June 22, 2021

Mrs. McGannon noted the residents are anxious to be able to attend the Board meetings again. She noted the Town Administration is watching the State guidelines for guidance as to when in-person meetings would be acceptable.

Congregate Updates and Congregate Energy Enhancements – 2019 Small Cities

Ms. Polansky noted the following:

1. Daisy has one vacancy this month that she is hoping to fill around July 1.
2. Residents are enjoying having lunch in the dining room and being together.
3. Vaccinated residents from the Village are allowed into the Congregate according to DOH guidelines.
4. The boiler project is going well. All the boilers are hooked up to the generator. They are currently doing the electrical work for the new panel. We are anticipating the project to be completed the end of July, including painting. Mr. Lewis is contacting DOH regarding acceptable uses for the remaining funds. He has not heard back from them at this time.
5. Mr. Lewis noted the chimney sleeve is expected to be delivered this week with installation the next day.
6. The CO approved at the last meeting still requires dates from the contractor.

Unfinished Business

1. Discussion of the Updated THA Smoking Policy and Consideration of Motion to Approve - Ms. Polansky reviewed the revised smoking policy noting it has not changed much from the original document already in use. She will revise the document to reflect the recent changes regarding the use of recreational and/or medical marijuana. The violation sequence was discussed. Ms. Polansky will include the position Property Manager in the second offense. This sequence allows for three meetings prior to an eviction notice being given. The document will be updated with the discussed changes. All residents will receive a copy and it will be attached to all new leases. The violation sequence can be initiated even if the resident is not actually seen smoking outside of designated areas. If smoking is detected in the residence, they can move forward. **Motion was made by Mrs. Anderson to approve the updated document. Seconded by Mrs. Bova and approved by unanimous consent.**
2. Discussion of Security Deposit Policy for Incoming Residents to the Congregate and Consideration of Motion to Approve – Ms. Polansky noted this would only be the rent portion of their monthly bill. If someone moves out during the month, the rent is prorated. Mrs. Bova noted individuals are asking about a security deposit and are happy there is not one, but they are not being asked about it by the staff. Question was asked if other authorities have a security deposit. Ms. Polansky is meeting with DOH and will ask about this. Discussion was held regarding the process when residents are admitted to a nursing home and leave their apartments as well as how to protect the Authority. It was agreed to defer this topic to next month until further clarification can be made.

New Business

1. Discussion of Non-Payment Time Extension for Contractor for the Congregate Energy Efficiency Project and Consideration of Motion to Approve – Mr. Lewis noted that the project had a late start due to COVID restrictions and the boiler project being moved to spring. He expects the projects will be completed by the end of June and they may not need this extension. The contractor is asking for an extension until the end of July so that he does not have to make

Trumbull Housing Authority – June 22, 2021

payments due to non-compliance. Nothing with regard to the grant would be in jeopardy and there is no risk to the Authority. **Motion was made by Mrs. Anderson that the Board approve a non-payment time extension for PAC through July 31, 2021 for the Congregate Energy Efficiency Project. Seconded by Mrs. Bova. Discussion. Approved by unanimous consent.**

2. Discussion of a Three Year Contract Extension of Automatic Laundry Services Co., Inc. and Consideration of Motion to Approve – Ms. Polansky noted they need another currency station to cover all the laundry rooms so that residents do not have to go to another area for a machine in order to add money to their laundry card. The company would like a three year extension and would install the additional machine. This would extend the contract for five years as the original end date of the current contract is 2023. Discussion was held regarding the number of currency stations in use at this time and the need for a third. It was agreed to defer this topic to next month until further clarification can be made.

Mr. Lewis left the meeting at 5:42 pm.

3. Discussion of Write-offs for Stern Village and Consideration of Motion to Approve – After discussion, it was agreed additional clarification was necessary. This topic was deferred to next month's meeting until further clarification can be made with regard to account balances.
4. Discussion of Write-offs for Congregate and Consideration of Motion to Approve – After discussion, it was agreed additional clarification was necessary. This topic was deferred to next month's meeting until further clarification can be made with regard to account balances.

Adjournment

There being no further business, motion was made by Mrs. Bova to adjourn the meeting at 5:48 pm. Seconded by Mrs. Anderson and approved by unanimous consent.

Respectfully submitted,

Barbara Crandall
Clerk

Trumbull Housing Authority - STERN VILLAGE

Public Housing Account Aging Report

FROM 2013 -2020

Unit #	Tenant Rent	Balance	0-30 Days	30-60 Days	60-90 Days	90+ Days
<i>Stern Village</i>						
	Inactive	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
	Inactive	\$179.00	\$0.00	\$0.00	\$0.00	\$179.00
	Inactive	\$629.00	\$0.00	\$0.00	\$0.00	\$629.00
	Inactive	\$626.00	\$0.00	\$0.00	\$0.00	\$626.00
	Inactive	\$137.00	\$0.00	\$0.00	\$0.00	\$137.00
	Inactive	\$480.00	\$0.00	\$0.00	\$480.00	\$0.00
	Inactive	\$483.15	\$0.00	\$0.00	\$0.00	\$483.15
	Inactive	\$128.00	\$0.00	\$0.00	\$0.00	\$128.00
	Inactive	\$900.00	\$0.00	\$0.00	\$0.00	\$900.00
	Inactive	\$779.00	\$0.00	\$0.00	\$0.00	\$779.00
	Inactive	\$536.00	\$0.00	\$0.00	\$0.00	\$536.00
	Inactive	\$181.00	\$0.00	\$0.00	\$0.00	\$181.00
	Inactive	\$345.00	\$0.00	\$0.00	\$0.00	\$345.00
	Inactive	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00
	Inactive	\$248.00	\$0.00	\$0.00	\$0.00	\$248.00
	Inactive	\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
	Inactive	\$235.00	\$0.00	\$0.00	\$0.00	\$235.00
	Inactive	\$1.00	\$0.00	\$0.00	\$0.00	\$1.00
	Inactive	\$161.00	\$0.00	\$0.00	\$0.00	\$161.00
	Inactive	\$162.00	\$0.00	\$0.00	\$0.00	\$162.00
	Inactive	\$1,009.00	\$0.00	\$0.00	\$542.00	\$467.00
	Inactive	\$352.00	\$0.00	\$0.00	\$0.00	\$352.00
	Inactive	\$588.00	\$0.00	\$0.00	\$0.00	\$588.00
	Inactive	\$243.00	\$0.00	\$0.00	\$0.00	\$243.00
	Inactive	\$405.00	\$0.00	\$0.00	\$0.00	\$405.00
	Inactive	\$292.00	\$0.00	\$0.00	\$0.00	\$292.00
	Inactive	\$365.00	\$0.00	\$0.00	\$0.00	\$365.00
	Inactive	\$91.00	\$0.00	\$0.00	\$0.00	\$91.00
	Inactive	\$567.00	\$0.00	\$0.00	\$0.00	\$567.00
	Inactive	\$256.00	\$0.00	\$0.00	\$0.00	\$256.00
	Inactive	\$125.00	\$0.00	\$0.00	\$0.00	\$125.00
	Inactive	\$310.00	\$0.00	\$0.00	\$0.00	\$310.00
	Inactive	\$450.00	\$0.00	\$0.00	\$450.00	\$0.00
	Inactive	\$688.00	\$0.00	\$0.00	\$0.00	\$688.00
	Inactive	\$310.00	\$0.00	\$0.00	\$0.00	\$310.00
	Inactive	\$1,530.00	\$0.00	\$0.00	\$0.00	\$1,530.00
	Inactive	\$372.00	\$0.00	\$0.00	\$0.00	\$372.00
		\$15,165.15	\$0.00	\$0.00	\$1,972.00	\$13,193.15

Account Aging Totals

Report has been generated for debit balances only

	Count	Total Amount
Debit Balances		
Active Tenant Accounts		
One Month of Rent or Less	0	\$0.00
Over One Month Rent	0	\$0.00
Sub Total	0	\$0.00
Inactive Tenant Accounts	37	\$15,165.15
Total	37	\$15,165.15
Credit Balances		
Active Tenant Accounts		
Inactive Tenant Accounts	0	\$0.00
Total	0	\$0.00
Zero Balances	0	
Grand Total	37	\$15,165.15

Percentage Analysis - Accounts Receivable of Active Tenants

Percent of Accounts Delinquent	0.00%
Percent of Amount Delinquent to Total Current Charges	0.00%

175

Total Occupied Units

Total Current Charges \$73,719.00

Trumbull Housing Authority - Henry Stern Center- Congregate

Public Housing Account Aging Report

FOR 2013 -2020

		Tenant Rent	Balance	0-30 Days	30-60 Days	60-90 Days	90+ Days
<i>Congregate</i>							
	Inactive		\$811.00	\$0.00	\$0.00	\$0.00	\$811.00
	Inactive		\$399.00	\$0.00	\$0.00	\$0.00	\$399.00
	Inactive		\$38.31	\$0.00	\$0.00	\$0.00	\$38.31
	Inactive		\$995.00	\$0.00	\$0.00	\$0.00	\$995.00
	Inactive		\$770.00	\$0.00	\$0.00	\$0.00	\$770.00
	Inactive		\$0.00	\$0.00	\$600.00	\$0.00	(\$600.00)
	Inactive		\$1,225.00	\$0.00	\$0.00	\$0.00	\$1,225.00
	Inactive		\$664.00	\$0.00	\$0.00	\$0.00	\$664.00
	Inactive		\$1,225.00	\$0.00	\$0.00	\$0.00	\$1,225.00
	Inactive		(\$1,225.00)	\$0.00	\$0.00	\$0.00	(\$1,225.00)
	Inactive		\$8,501.00	\$0.00	\$631.00	\$781.00	\$7,089.00
	Inactive		\$2,112.00	\$0.00	\$0.00	\$0.00	\$2,112.00
			\$15,515.31	\$0.00	\$1,231.00	\$781.00	\$13,503.31

Account Aging Totals

	Count	Total Amount
Debit Balances		
Active Tenant Accounts		
One Month of Rent or Less	0	\$0.00
Over One Month Rent	0	\$0.00
Sub Total	0	\$0.00
Inactive Tenant Accounts	10	\$16,740.31
Total	10	\$16,740.31
Credit Balances		
Active Tenant Accounts		
Inactive Tenant Accounts	1	(\$1,225.00)
Total	1	(\$1,225.00)
Zero Balances	1	
Grand Total	12	\$15,515.31

Percentage Analysis - Accounts Receivable of Active Tenants

Percent of Accounts Delinquent	0.00%
Percent of Amount Delinquent to Total Current Charges	0.00%

32

Total Occupied Units

Total Current Charges	\$29,414.00
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**Trumbull Housing Authority
Financial Highlights for June 30, 2021**

From July 1, 2020 through June 30, 2021, the overall gain of the Housing Authority was \$980,974. Further, the Operating gain before capital grants and depreciation was \$54,677, of which, \$58,046 is attributable to the Village, and (\$3,369) to Congregate.

For Stern Village, the current month's operating loss was (\$57,058) compared to the budgeted gain of \$4,578. The loss is attributable to planned spenddown of surplus funds for the year related to maintenance, expensing of prior year \$30,000 in architect fees for the CDBG Fire Alarm grant application that was never awarded and \$4,905 in current year bad debt write-offs for vacated tenants. Also noted is June was a five-week payroll month. In addition, the Village incurred \$49,900 in unit renovation costs in its effort to continue remodeling and updated units. Overall, annual Base rents exceeded budgeted amounts due to tenant turnover and annual expenses were within planned or budgeted amounts with Insurance expense representing the most significant cost overrun with Property and Liability insurance exceeding budgeted amounts by \$6,414 for the year.

For Congregate, the current month's operating loss was (\$7,075) compared to the budgeted gain of \$301. The loss primary relates to bad debt expenses recognized of \$12,459 for the year, which were primarily attributable to one former resident. Annual results include \$862,511 in CDBG Grant funds passed through the Town for the heating project but were otherwise close to budgeted results despite generating almost \$10,000 less in revenues due to Tenant turnover and vacancies. This was accomplished through cost savings in most expense line items with Gas Utilities being the primary cost overbudget for the year.

The overall cash position of the Authority, including reserves is \$710,736, which includes \$43,558, reserved for renovation costs at Stern Village. Construction payables total \$30,202.

A snapshot of program balances are as follows:

	6/30/2020	5/31/2021	6/30/2021	YTD Change
Stern Village				
Cash	\$ 87,630	\$ 118,129	\$ 104,160	\$ 16,530
Accounts Payable	\$ 57,117	\$ 51,456	\$ 75,128	\$ (18,011)
Interprogram Loan	\$ 322,823	\$ 362,974	\$ 378,049	\$ 55,226
Reserves	\$ 506,321	\$ 506,819	\$ 506,831	\$ 510
<i>Excess Cash</i>	\$ (3,665)	\$ 27,709	\$ (46,759)	
Congregate				
Cash	\$ 42,376	\$ 90,810	\$ 90,274	\$ 47,898
Accounts Payable	\$ 22,993	\$ 15,106	\$ 26,174	\$ (3,181)
Interprogram Loan	\$ 322,823	\$ 362,974	\$ 378,049	\$ (55,226)
Reserves	\$ 9,462	\$ 9,471	\$ 9,471	\$ 9

Congregate payable to Village increase represents March through June's cost share, to be paid down in July 2021. June financial results indicate no excess cash generated for the year, due to payment of \$49,900 towards unit renovations and additional equipment for maintenance staff.

Tenant Accounts Receivable balances as follows:

	<u>6/30/2020</u>	<u># of Tenants</u>	<u>6/30/2021</u>	<u># of Tenants</u>
Stern Village				
One Month or Less	\$ (674)	39	\$ (3,314)	50
Over One Month Rent	\$ 1,443	4	\$ 3,051	4
Inactive AR	<u>\$ 7,220</u>	<u>34</u>	<u>\$ 13,307</u>	<u>44</u>
Total	\$ 7,989	77	\$ 13,044	98
 Congregate				
One Month or Less	\$ 425	4	\$ 606	5
Over One Month Rent	\$ -	0	\$ -	0
Inactive AR	<u>\$ 2,406</u>	<u>8</u>	<u>\$ 15,515</u>	<u>11</u>
Total	\$ 2,831	12	\$ 16,121	16

The above balances show increases to tenant delinquent accounts from the beginning of the year, primarily by those that have since vacated the respective property. June credit balances have increased due to residents paying July 2021 increased rent amounts early.

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 June 30, 2021, and the related operating statement with the budget for the year then ended in accordance with accounting principles generally accepted in the United States of America. We have performed compilation engagements 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.



Maletta & Company
Certified Public Accountants

Bristol, Connecticut
July 22, 2021

Trumbull Housing Authority

Balance Sheet

June 2021

Program: State Elderly

Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
1111 TD Bank	118,401	(57,974)	60,427
1112 Stern Village Development Funds	43,558	0	43,558
1113.3 STIF	506,819	12	506,831
1117 Petty Cash	200	(25)	175
TOTAL CASH	668,977	(57,987)	610,990
ACCOUNTS RECEIVABLE			
1122 Accounts Receivable	15,421	(2,377)	13,044
1122.1 Accounts Receivable - Manual	4,345	1,002	5,347
1123.1 Allowance for Collection Loss	(10,438)	(4,905)	(15,343)
TOTAL ACCOUNTS RECEIVABLE	9,328	(6,280)	3,048
OTHER CURRENT ASSETS			
1129 Sundry AR-Stern Center	362,974	15,075	378,049
1129.8 Sundry AR- New 501(c)3	1,010	0	1,010
1191 Cash - Security Deposits	0	25	25
1210 Other Prepaid Expense	3,006	0	3,006
1211 Unexpired Insurance	8,537	(5,747)	2,789
TOTAL OTHER CURRENT ASSETS	375,526	9,353	384,879
TOTAL CURRENT ASSETS	1,053,831	(54,914)	998,918
NONCURRENT ASSETS			
WORK IN PROGRESS			
1305 HTCC Funding & Expenses	494,516	(444,616)	49,900
1305.1 HTCC- Consultant Fee & Expenses	10,485	(5,485)	5,000
1405.1 Architect Fees	125,730	(15,000)	110,730
1405.2 Environmental Consultant	3,650	0	3,650
1405.3 Legal Fees for Development	770	0	770
1405.4 Marketing Consultant	1,080	0	1,080
1405.9 Development Radon & Asbestos	63,750	0	63,750
1406 Construction in Progress	734,895	(15,000)	719,895
1406.01 CIP - General Requirements - SSHP	217,700	0	217,700
1406.011 CIP - OH&P - SSHP	238,049	0	238,049
1406.012 CIP - Bond Premium - SSHP	53,529	0	53,529
1406.013 CIP - Permits and Other - SSHP	13,838	0	13,838
1406.021 CIP - Site Work - Radon - SSHP	17,000	0	17,000
1406.023 CIP - Site Work - Topsoil - SSHP	67,485	0	67,485
1406.024 CIP - Site Work - Demolition - SSHP	23,603	0	23,603
1406.025 CIP - Sitework - Paving - SSHP	612,275	0	612,275
1406.026 CIP - Sitework - Curbing - SSHP	41,700	0	41,700
1406.027 CIP - Sitework - Paving/Walkways - SSHP	28,504	0	28,504
1406.028 CIP - Sitework - Other	35,000	0	35,000
1406.061 CIP - Carpentry - Moulding - SSHP	13,002	0	13,002
1406.062 CIP - Carpentry - Trim - SSHP	97,803	0	97,803
1406.071 CIP - Thermal/Moisture - Insulation - SSHP	103,125	0	103,125
1406.072 CIP - Thermal/Moisture - Roofing - SSHP	771,846	0	771,846
1406.073 CIP - Thermal/Moisture - Soffit - SSHP	168,020	0	168,020
1406.074 CIP - Thermal/Moisture - Gutters - SSHP	155,470	0	155,470
1406.075 CIP - Thermal/Moisture - Siding - SSHP	37,945	0	37,945
1406.081 CIP - Doors - Exterior Doors - SSHP	247,950	0	247,950

Trumbull Housing Authority

Balance Sheet

June 2021

Program: State Elderly

Project: Consolidated

NONCURRENT ASSETS

WORK IN PROGRESS

1406.082 CIP - Doors - Interior Doors - SSHP	37,680	0	37,680
1406.083 CIP - Doors - Door Hardware - SSHP	13,804	0	13,804
1406.084 CIP - Doors - Specialty Doors - SSHP	57,572	0	57,572
1406.091 CIP - Finishes - Drywall - SSHP	67,598	0	67,598
1406.092 CIP - Finishes - Flooring - SSHP	65,742	0	65,742
1406.093 CIP - Finishes - Interior Painting - SSHP	63,715	0	63,715
1406.094 CIP - Finishes - Exterior Painting - SSHP	40,920	0	40,920
1406.102 CIP - Specialties - Porch Columns - SSHP	47,281	0	47,281
1406.111 CIP - Equipment - Cabinets - SSHP	54,104	0	54,104
1406.112 CIP - Equipment - Range - SSHP	12,697	0	12,697
1406.113 CIP - Equipment - Refrigerator - SSHP	15,150	0	15,150
1406.131 CIP - Special Construction - Community - SSHP	474,905	7,981	482,886
1406.151 CIP - Plumbing - Lav Fixtures - SSHP	36,755	0	36,755
1406.152 CIP - Plumbing - Shower/Tub - SSHP	35,523	0	35,523
1406.153 CIP - Plumbing - Hot Water Heaters	183,217	0	183,217
1406.154 CIP - Plumbing - Other - SSHP	40,509	0	40,509
1406.162 CIP - Electrical - Rough Wiring - SSHP	125,977	0	125,977
1406.163 CIP - Electrical - Switches - SSHP	188	0	188
1406.164 CIP - Electrical - Lighting Fixtures - SSHP	8,039	0	8,039
1406.165 CIP - Electrical - Emergency Call for Aid - SSHP	2,491	0	2,491
1406.190 CIP - Construction Contingency - SSHP	13,330	0	13,330
1406.21 A&E - Contract Admin	89,850	0	89,850
1406.22 CIP - Engineering - SSHP	2,915	0	2,915
1406.23 Surveys	11,402	0	11,402
1406.4 Soft Costs - Legal Counsel - SSHP	18,224	0	18,224
1406.41 CIP - Title Insurance - SSHP	16,292	0	16,292
1406.46 CIP - Development Consultant - SSHP	114,500	0	114,500
1406.47 Soft Costs - Relocation - SSHP	58,739	0	58,739
1406.48 Soft Costs - Contingency - SSHP	40,553	0	40,553
TOTAL WORK IN PROGRESS	6,128,389	(472,119)	5,656,270

FIXED ASSETS

1410 Land	85,140	0	85,140
1420 Buildings	4,774,645	0	4,774,645
1425 Building Equipment	687,359	0	687,359
1430 Furniture & Equipment	706,003	0	706,003
1440 Capital Improvements	140,513	500,000	640,513
1470 Maintenance Equipment	16,163	0	16,163
1480 Maintenance Vehicles	34,492	0	34,492
1495 Accumulated Depreciation	(6,202,933)	(28,591)	(6,231,524)
TOTAL FIXED ASSETS	241,382	471,409	712,791

TOTAL NONCURRENT ASSETS

6,369,771 (710) 6,369,060

CURRENT LIABILITIES

OTHER CURRENT LIABILITIES

2101 Other Liabilities Union Dues	(45)	0	(45)
2114 Deposit Liability	(30)	0	(30)
2114.9 Manual Entry	(280)	0	(280)
2117.1 Employee Pension	0	0	0
2117.3 Employee Med Premiums Withheld	0	0	0
2119 Sundry Accounts Payable	(300)	0	(300)

Trumbull Housing Authority

Balance Sheet

June 2021

Program: State Elderly

Project: Consolidated

CURRENT LIABILITIES

OTHER CURRENT LIABILITIES

2135 Accrued Payroll	0	(4,035)	(4,035)
2135.1 Accrued Compensated Absence	(21,984)	937	(21,047)
2137 Accrued P.I.L.O.T.	(42,538)	(2,525)	(45,063)
2220.3 Prepaid Rents	(3,989)	(1,002)	(4,991)
TOTAL OTHER CURRENT LIABILITIES	(69,166)	(6,624)	(75,790)

ACCOUNTS PAYABLE

2110 Administration Fund Creditors	(17,204)	(6,120)	(23,324)
2111 Accounts Payable	(34,524)	(17,281)	(51,805)
TOTAL ACCOUNTS PAYABLE	(51,728)	(23,401)	(75,128)

TOTAL CURRENT LIABILITIES

(120,894) (30,025) (150,919)

EQUITY

2830.1 Income & Expense Clearance	(6,151,187)	0	(6,151,187)
2830.1 Income & Expense Clearance (Current Year)	(227,545)	85,649	(141,897)
2900 Net Investment in Capital Assets	(243,943)	0	(243,943)
2910 Unrestricted Net Position	(680,032)	0	(680,032)
TOTAL EQUITY	(7,302,708)	85,649	(7,217,059)

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Trumbull Housing Authority
Operating Statement
Twelve Months Ending 06/30/2021
Program: State Elderly Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME								
3100 Rental Income Base	57,017	52,783	4,234	664,861	633,400	31,461	633,400	31,461
3100.1 Rental Income-Excess of Base	20,693	22,425	(1,732)	260,097	269,100	(9,003)	269,100	(9,003)
3120 Excess Utilities	0	0	0	438	0	438	0	438
3210 Vacany Loss	(5,925)	(4,907)	(1,018)	(57,425)	(58,883)	1,458	(58,883)	1,458
TOTAL RENTAL INCOME	71,785	70,301	1,484	867,971	843,617	24,354	843,617	24,354
OTHER INCOME								
3510 Sales & Service To Tenants	20	100	(80)	465	1,200	(735)	1,200	(735)
3610 Interest Income	12	688	(676)	510	8,260	(7,750)	8,260	(7,750)
3620 Other Income	90	100	(10)	1,762	1,200	562	1,200	562
3620.1 Laundry Income	0	800	(800)	7,258	9,600	(2,342)	9,600	(2,342)
3680 Other Income-UI Incentives	0	0	0	115,352	0	115,352	0	115,352
3970 Donations	0	0	0	17,768	0	17,768	0	17,768
TOTAL OTHER INCOME	122	1,688	(1,566)	143,115	20,260	122,855	20,260	122,855
ADMINISTRATIVE								
4120 Salaries	19,713	15,607	(4,106)	184,918	187,288	2,370	187,288	2,370
4120.1 Compensated Absence	3,914	0	(3,914)	3,914	0	(3,914)	0	(3,914)
4130 Legal & Other Outside Services	31,141	1,333	(29,808)	47,053	16,000	(31,053)	16,000	(31,053)
4131 Bookkeeping	1,200	1,200	0	14,400	14,400	0	14,400	0
4131.1 Audit Fees	7,650	625	(7,025)	7,650	7,500	(150)	7,500	(150)
4131.2 Independent Controller	4,400	4,767	367	57,200	57,200	0	57,200	0
4151 Office Supplies	4,081	633	(3,448)	9,080	7,600	(1,480)	7,600	(1,480)
4153 Travel	0	125	125	86	1,500	1,414	1,500	1,414
4159 Other Office Expense	60	1,188	1,128	3,543	14,250	10,707	14,250	10,707
4159.1 Other Office Advertising	398	142	(256)	2,422	1,700	(722)	1,700	(722)
4159.2 Other Office Computer	93	167	74	7,514	2,000	(5,514)	2,000	(5,514)
4159.3 Other Office Telephone	296	450	154	4,625	5,400	775	5,400	775
4159.5 Dues	135	0	(135)	364	0	(364)	0	(364)
4159.7 Other Office Postage	47	21	(26)	325	250	(75)	250	(75)
4160 Pensions & Other-Health Ins.	2,575	4,036	1,460	43,050	48,428	5,378	48,428	5,378
4160.1 Pension & Other - 457	(1,903)	872	2,776	6,009	10,468	4,459	10,468	4,459
4160.4 Pension & Other - Life	148	0	(148)	1,180	0	(1,180)	0	(1,180)
4161 Payroll Taxes	2,475	2,815	341	29,194	33,784	4,590	33,784	4,590
TOTAL ADMINISTRATIVE	76,422	33,981	(42,442)	422,527	407,768	(14,759)	407,768	(14,759)
4200 Tenant Services	289	0	(289)	5,417	0	(5,417)	0	(5,417)
UTILITIES								
4310 Water	2,459	2,333	(126)	29,201	27,996	(1,205)	27,996	(1,205)
4320 Electric	1,625	2,567	942	28,182	30,800	2,618	30,800	2,618
4330 Gas	164	175	11	2,603	2,100	(503)	2,100	(503)
4350 Cable/Television	337	350	13	3,990	4,200	210	4,200	210
TOTAL UTILITIES	4,584	5,425	840	63,975	65,096	1,121	65,096	1,121
MAINTENANCE								
4410 Salaries Maintenance	16,398	14,028	(2,371)	158,074	168,330	10,256	168,330	10,256
4410.1 Compensated Absences	(4,852)	0	4,852	(4,852)	0	4,852	0	4,852

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4420 Supplies	6,221	1,300	(4,921)	24,474	15,600	(8,874)	15,600	(8,874)
4430 Contract Services	4,944	1,292	(3,652)	13,788	15,500	1,712	15,500	1,712
4430.2 Exterminating Contracts	140	150	10	910	1,800	890	1,800	890
4430.3 Heating	4,477	2,500	(1,977)	27,733	30,000	2,268	30,000	2,268
4430.5 Misc Elec & Plumbing	0	150	150	1,385	1,800	415	1,800	415
4440 Maint. Shop Equip.	5,284	438	(4,846)	12,411	5,250	(7,161)	5,250	(7,161)
4490 Miscellaneous Operating and Maint. - Appliances	0	0	0	1,960	0	(1,960)	0	(1,960)
TOTAL MAINTENANCE	32,612	19,857	(12,755)	235,881	238,280	2,399	238,280	2,399
OTHER								
4710 Refuse Removal	315	1,633	1,318	18,833	19,600	768	19,600	768
4711 Insurance	6,791	3,750	(3,041)	51,414	45,000	(6,414)	45,000	(6,414)
4711.3 Worker's Compensation	521	810	289	10,569	9,720	(849)	9,720	(849)
4715 P.I.L.O.T.	2,525	1,957	(568)	24,168	23,482	(686)	23,482	(686)
4810 Provision For R.M.&R	0	4,563	4,563	0	54,750	54,750	54,750	54,750
TOTAL OTHER	10,152	12,713	2,561	104,983	152,552	47,569	152,552	47,569
4820 Provision For Collection Loss	4,905	0	(4,905)	4,905	0	(4,905)	0	(4,905)
CAPITAL GRANTS								
5980 Grant Income - Capital Grant	0	0	0	11,197	0	11,197	0	11,197
TOTAL CAPITAL GRANTS	0	0	0	11,197	0	11,197	0	11,197
CAPITAL								
6600 Depreciation Expense	28,591	0	(28,591)	42,698	0	(42,698)	0	(42,698)
TOTAL CAPITAL	28,591	0	(28,591)	42,698	0	(42,698)	0	(42,698)
SURPLUS	(85,649)	15	(85,664)	141,897	181	141,716	181	141,716

Trumbull Housing Authority

Balance Sheet

June 2021

Program: Congregate

Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CHECKING/SAVINGS			
CASH			
1111 TD Bank	90,810	(735)	90,074
1113.3 STIF Investment 1235575430	9,471	0	9,471
1117 Petty Cash	200	0	200
TOTAL CASH	100,481	(735)	99,746
TOTAL CHECKING/SAVINGS	100,481	(735)	99,746
ACCOUNTS RECEIVABLE			
1122 Accounts Receivable	15,286	835	16,121
1122.9 Accounts Receivable - Manual	2,810	(2,572)	238
1123.1 Allowance For Collection Loss	(3,643)	(12,459)	(16,102)
TOTAL ACCOUNTS RECEIVABLE	14,453	(14,196)	257
OTHER CURRENT ASSETS			
1210 Other Prepaid Expense	1,056	0	1,056
1211 Unexpired Insurance	(175)	979	805
1211.1 Prepaid Insur - Cong Services	(198)	0	(198)
TOTAL OTHER CURRENT ASSETS	684	979	1,663
TOTAL CURRENT ASSETS	115,618	(13,952)	101,666
FIXED ASSETS			
1405.1 Legal Costs	1,368	0	1,368
1406.1 Small Cities Grant 2019	30,181	862,511	892,692
1420 Buildings	2,791,716	0	2,791,716
1425 Building Equipment	14,841	0	14,841
1430 Furniture & Equipment	84,052	10,296	94,348
1440 Capital Improvements	335,416	0	335,416
1480 Maintenance Vehicles	3,832	0	3,832
1495 Accumulated Depreciation	(2,916,963)	(1,672)	(2,918,635)
1600.1 Consulting Costs	1,200	(1,200)	0
TOTAL FIXED ASSETS	345,643	869,935	1,215,578
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
2110 Administration Fund Creditors	(856)	(1,180)	(2,036)
2111 Accounts Payable	(14,249)	(9,889)	(24,138)
TOTAL ACCOUNTS PAYABLE	(15,106)	(11,069)	(26,174)
OTHER CURRENT LIABILITIES			
2114 Deposit Liability	(1,400)	(100)	(1,500)
2114.1 Deposit Liability	250	0	250
2119 Sundry Accounts Payable	(362,974)	(15,075)	(378,049)
2119.9 Sundry AP-DOH	(2,717)	0	(2,717)
2135 Accrued Salaries & Wages	0	(1,215)	(1,215)
2135.1 Accrued Compensated Absences	(8,460)	2,113	(6,347)
2137 Accrued P.I.L.O.T	(6,953)	579	(6,374)
2220.1 Deferred Revenue-Subsidy	(30,653)	18,174	(12,479)
2220.2 Deferred Revenue-RAP	(20,361)	1,801	(18,560)

Trumbull Housing Authority

Balance Sheet

June 2021

Program: Congregate

Project: Consolidated

CURRENT LIABILITIES

OTHER CURRENT LIABILITIES

2220.3 Prepaid Rents

(2,810)	2,572	(238)
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TOTAL OTHER CURRENT LIABILITIES

<u>(436,077)</u>	<u>8,849</u>	<u>(427,228)</u>
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TOTAL CURRENT LIABILITIES

<u>(451,182)</u>	<u>(2,220)</u>	<u>(453,402)</u>
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TOTAL EQUITY

2830.1 Income & Expense Clearing

(62,006)	0	(62,006)
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2830.1 Income & Expense Clearing (Current Year)

14,686	(853,764)	(839,077)
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2900 Net Investment in Capital Assets

(74,696)	0	(74,696)
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2910 Unrestricted Net Position

111,936	0	111,936
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TOTAL TOTAL EQUITY

<u>(10,079)</u>	<u>(853,764)</u>	<u>(863,842)</u>
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<u>0</u>	<u>0</u>	<u>0</u>
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Trumbull Housing Authority
Operating Statement
Twelve Months Ending 06/30/2021
Program: Congregate Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME								
3100 Rental Income Base	13,499	13,916	(417)	162,755	166,992	(4,237)	166,992	(4,237)
3102.3 Rental Income-RAP	1,801	1,384	417	20,618	16,608	4,010	16,608	4,010
3210 Vacancy Loss	(901)	(863)	(38)	(14,305)	(10,350)	(3,955)	(10,350)	(3,955)
TOTAL RENTAL INCOME	14,400	14,438	(38)	169,067	173,250	(4,183)	173,250	(4,183)
OTHER INCOME								
3510 Sales & Services To Tenants	0	42	(42)	0	500	(500)	500	(500)
3610 Interest Income	0	15	(15)	(1)	180	(181)	180	(181)
3620 Other Income	25	0	25	7,794	0	7,794	0	7,794
3620.2 Laundry Income	0	350	(350)	5,340	4,200	1,140	4,200	1,140
3620.3 Miscellaneous Income	0	42	(42)	0	500	(500)	500	(500)
TOTAL OTHER INCOME	25	448	(423)	13,133	5,380	7,753	5,380	7,753
CAPITAL GRANTS								
3980 Grant Income - Capital Grant - Unrestricted	862,511	0	862,511	862,511	0	862,511	0	862,511
TOTAL CAPITAL GRANTS	862,511	0	862,511	862,511	0	862,511	0	862,511
ADMINISTRATIVE								
4120 Salaries	4,424	3,406	(1,018)	41,034	40,875	(159)	40,875	(159)
4120.1 Compensated Absences	(1,574)	0	1,574	(1,574)	0	1,574	0	1,574
4130 Outside Services	1,326	150	(1,176)	5,230	1,800	(3,430)	1,800	(3,430)
4131 Bookkeeping	150	150	0	1,800	1,800	0	1,800	0
4131.1 Audit Fees	1,350	83	(1,267)	1,350	1,000	(350)	1,000	(350)
4132 Independent Controller	550	596	46	7,150	7,150	0	7,150	0
4151 Office Supplies	0	50	50	740	600	(140)	600	(140)
4151.1 Telephone & Answering Service	203	250	47	2,787	3,000	213	3,000	213
4159 Other Office Expense	38	100	62	1,490	1,200	(290)	1,200	(290)
4159.1 Credit Checks	0	125	125	611	1,500	889	1,500	889
4160 Pension & Other-Health Ins.	487	636	149	7,423	7,626	203	7,626	203
4160.1 Pension & Other 457	(361)	105	466	1,189	1,255	66	1,255	66
4160.4 Pension & Other Life	16	0	(16)	131	0	(131)	0	(131)
4161 Payroll Taxes	386	456	70	4,437	5,470	1,033	5,470	1,033
TOTAL ADMINISTRATIVE	6,994	6,106	(888)	73,798	73,276	(522)	73,276	(522)
UTILITIES								
4310 Water	799	771	(28)	9,597	9,250	(347)	9,250	(347)
4320 Electric	1,463	1,738	274	21,555	20,850	(705)	20,850	(705)
4330 Gas	325	771	445	12,494	9,250	(3,244)	9,250	(3,244)
4350 Cable Television	310	308	(2)	3,621	3,690	69	3,690	69
TOTAL UTILITIES	2,897	3,587	689	47,266	43,040	(4,226)	43,040	(4,226)
MAINTENANCE								
4410 Salaries Maintenance	1,756	1,392	(364)	17,240	16,703	(537)	16,703	(537)
4410.1 Compensated Absences	(539)	0	539	(539)	0	539	0	539
4420 Supplies	660	179	(481)	2,187	2,150	(37)	2,150	(37)
4430 Contract Services	2,595	917	(1,679)	14,710	11,000	(3,710)	11,000	(3,710)
4430.2 Exterminating Contracts	0	42	42	0	500	500	500	500
4430.5 Elevator Maint. Contract	2,772	563	(2,208)	6,438	6,760	322	6,760	322

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4430.6 Heating Contracts	0	798	798	93	9,575	9,482	9,575	9,482
TOTAL MAINTENANCE	7,244	3,891	(3,353)	40,130	46,688	6,558	46,688	6,558
OTHER								
4710 Refuse Removal	35	188	153	2,093	2,260	168	2,260	168
4711 Insurance	(703)	410	1,113	5,337	4,920	(417)	4,920	(417)
4711.3 Worker's Compensation	0	70	70	1,299	840	(459)	840	(459)
4715 P.I.L.O.T.	(579)	333	912	3,084	4,000	916	4,000	916
TOTAL OTHER	(1,247)	1,002	2,249	11,812	12,020	208	12,020	208
RESERVE PROVISIONS								
4810 Provision For R.M.&R.	0	300	300	0	3,600	3,600	3,600	3,600
4820 Provision for Collection Loss	12,459	0	(12,459)	12,459	0	(12,459)	0	(12,459)
6600 Depreciation Expense	1,672	0	(1,672)	20,065	0	(20,065)	0	(20,065)
TOTAL RESERVE PROVISIONS	14,131	300	(13,831)	32,524	3,600	(28,924)	3,600	(28,924)
SERVICES INCOME								
7010 Tenants' Contrib-Core Services	18,552	21,900	(3,348)	221,325	262,800	(41,476)	262,800	(41,476)
7011 Meal Income	0	0	0	11	0	11	0	11
7030.1 State Subsidy-Core	10,899	6,900	3,999	119,733	82,800	36,933	82,800	36,933
7030.2 State Subsidy-Expanded Core	7,275	3,875	3,400	45,444	46,500	(1,056)	46,500	(1,056)
TOTAL SERVICES INCOME	36,726	32,675	4,051	386,513	392,100	(5,588)	392,100	(5,588)
SERVICES EXPENSE								
8101 Bookkeeping	700	746	46	8,950	8,950	0	8,950	0
8102 Housing Management Salaries	1,946	1,502	(444)	18,535	18,028	(507)	18,028	(507)
8105 Health Insurance	(9)	199	208	1,894	2,390	496	2,390	496
8105.1 Fringe Benefits-Pension	41	33	(8)	113	395	282	395	282
8106 Payroll Taxes 8106	273	410	137	3,790	4,920	1,130	4,920	1,130
8107 Worker's Compensation	0	15	15	472	180	(292)	180	(292)
8108 Contract Services	10,028	10,619	591	128,929	127,426	(1,503)	127,426	(1,503)
8201 Chore Service Salary	1,835	1,040	(795)	14,566	12,480	(2,086)	12,480	(2,086)
8202 Cleaning Of Common Areas	0	306	306	1,181	3,666	2,485	3,666	2,485
8204 Cleaning Supplies	0	188	188	1,759	2,250	491	2,250	491
8301.1 Food Services - Exc.	12,045	13,140	1,095	156,066	157,680	1,614	157,680	1,614
8303 Supplies/Utensils	263	224	(39)	263	2,685	2,422	2,685	2,422
8304 Utilities Expense	288	358	71	4,653	4,300	(353)	4,300	(353)
8402 Supplies	0	21	21	0	250	250	250	250
9001 Resident Services Coordinator	1,189	1,500	311	12,756	18,000	5,244	18,000	5,244
9002 Wellness/Preventive Program	1,280	2,375	1,095	32,688	28,500	(4,188)	28,500	(4,188)
TOTAL SERVICES EXPENSE	29,879	32,675	2,796	386,616	392,100	5,484	392,100	5,484
SURPLUS	853,764	1	853,763	839,077	6	839,071	6	839,071

LEASE EXTENSION

This Lease Extension made this 15th day of June 2021 by and between Trumbull Housing Authority, as Lessor under a Lease Agreement dated November 21, 2017 for the laundry rooms serving the premises located at Trumbull Housing Authority and Automatic Laundry Services Company, Inc., as Lessee under the Lease Agreement hereby amend said Lease Agreement as follows:

In consideration of Lessee:

1. Installing one (1) additional Currency and Code to Card Add Value Station in the laundry room located at 55-56 Hedgehog Circle, Trumbull, CT 06611.

The Lessor and Lessee agree to extend the current lease term an additional three (3) years. The Lessor and the Lessee further confirm the provisions of the Lease Agreement and Lease Extension in all other respects.

Automatic Laundry Services Co., Inc.

Trumbull Housing Authority

By: _____

By: _____

Date: _____

Date: _____