Trumbull Housing Authority
Regular Meeting
Tuesday, July 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 June 23, 2026

Reports

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

New Business

Old Business

1. Update on Gutter Cleaning and Heat Pumps
2. Updated Project List
3. Status of Priority Needs Application for Congregate Kitchen Equipment
4. Second reading of Signature Policy

Executive Session to discuss staff compensation

Next Meeting: September 22, 2026

Adjournment

Trumbull Housing Authority Meeting
Tuesday, June 23, 2026
5:00 pm
Stern Village, Community Room

Commissioners Present: Kathleen McGannon, Laurel Anderson, Sara Pflueger and Les Miller

Absent: Charlene Pederson

Also Present: Jacqueline Vega, Interim Executive Director; Dawn Cantafio, Director of Finance; Lisa Alhabal, Resident Service Coordinator; Anne McGee, Congregate Manager; Gail Ayotte, Housing Clerk and Jason Geel, Accountant

Meeting was called to order at 5:00 pm by Mrs. McGannon followed by the Pledge of Allegiance and Roll Call.

Past Minutes
Mrs. Anderson motioned to approve the Regular Meeting minutes of May 26, 2026; seconded by Ms. Pflueger. Approved by unanimous consent.

Report of Director of Finance
Mrs. Cantafio deferred her presentation of the policies for approval until Old Business.

Report of Congregate Manager
Mrs. McGee reported the following:

1. 33 occupied units; 3 unoccupied. Two units are ready for leasing; Maintenance Staff is working on the third. Tours and interviews are being scheduled.
2. Wait List is 29. Applications can be submitted at any time.

Resident Service Coordinator
Ms. Alhabal reported the following:

1. June 11 - Mobile Food Pantry on site; 46 residents participated. Twenty-two residents were served from the in-house pantry.
2. June 17 – Father's Day Lunch was held; everyone enjoyed themselves.
3. June 22 – Jake, the Wellness Dog, was on site with his handler, Kaitlin, as well as Giovanna Mozza, Police Department Social Worker, to discuss what to do when the police are on site. Also discussed scams and what to look for. Eighteen residents participated; hope to have them annually to answer questions.
4. June 25 – Presentation on Healthy Brain and Mind Games.
5. June 27 – expecting a food delivery from the Trumbull Democratic Town Committee after their food drive at Stop and Shop.
6. June 30 – Music on the Lawn at the Congregate with Tony Castle.
7. July 2 – Ice Cream Social from 1-3 pm in the Community Room sponsored by the Activities Committee. Noted they are doing a great job creating resident activities.
8. July 7 – a home care agency will do a presentation on services they provide.
9. July 15 – summer blast picnic.
10. August presentations are being finalized.

11. Working with residents on redeterminations, navigating letters from DSS, conflict resolution.
12. July/August newsletter should be out next week.

Discussion was held regarding SNAP benefits and health care for people of working age. Ms. Alhabal noted this change affects individuals from 18-64 that are now required to do 80 hours of work or volunteer 80 hours per month. No one has come to her noting they are being affected. She noted she would make referrals for food to various locations, if necessary. The $300 approved by the legislature is a one-time payment to supplement what has been lost through federal cuts; to be sent directly to those who lost benefits; no specific date on disbursement. The process has not been worked out by DSS; some individuals have already lost benefits; unknown about the work/volunteer status for individuals. Mrs. Anderson suggested they speak with the TDTC about a food drive for the next few months, if needed. Currently the pantry is stocked and the Congregate will be stocked with the June 27 delivery. Mr. Miller suggested this information be in the next newsletter so they know about the program; details need to be confirmed.

Discussion was held regarding health insurance changes. Some residents may not have coverage. Will need to know where to send them for help.

Treasurer's Report and Discussion of Financials
Ms. Pflueger summarized the ten-month period ending May 31, 2026. Highlights are posted with the meeting agenda.

Stern Village continues to run ahead of budget for operations even though a little light on rental income due to vacancies and turnover. Expenses remain mostly on track aside from staffing and seasonal landscaping work that hit this month. The maintenance/landscaping contract began this month as a new cost. In other expenses, paid out $78,838 for Board approved capital improvement projects.

The Congregate also remains in good shape with lower expenses helping to stay within budget despite a small dip in revenue due to tenant changes. On the cash side, Congregate is stronger for the first time in years as it has not needed a transfer from Stern Village to manage its costs.

Overall, financials are consistent with expectations as they head into the year end. Recommend the Board accept the May financial report as presented.

Discussion was held regarding the STIF withdrawal of $40,000. There was enough cash flow to cover. Mr. Geel discussed line items in the operating statement for repairs for the year. Mrs. Anderson noted she was impressed with the cash position to be able to provide this coverage and lower expenses.

Discussion was held regarding reserves for the Congregate. Mr. Geel noted $28,000 has been put into reserves – approximately $40,000 total. Wellness funds need to be spent down. Mrs. Anderson questioned if funds could be used for paper goods/food; cannot buy for a specific individual, it needs to be for all individuals.

Discussion was held on services income. Mr. Gee explained the differences in the budget; should come close to projected revenues.

Mrs. Anderson motioned to accept the Financial Report; seconded by Mr. Miller. Approved by unanimous consent. Mrs. Anderson complimented staff on a great job this year. This is an amazing year end. It was noted it was a joint effort including guidance from Mr. Geel and staff.

Interim Executive Director's Report
Ms. Vega reported the following:
Property Manager:

1. Occupied at 174 units; 12 unoccupied units. Housed two new tenants in June. Have five units ready for occupancy. Had two unexpected vancancies. Need full rehabs on a couple of vacant units and expect two vacancies at the end of June with move outs.
2. Work Order completed this month were 31. Project Work Orders for the month of June are 32. Getting quotes for the repairs. The new Maintenance Technician, Dan, started June 22. Working with Anton at this time but expect he will soon work independently.
3. Noted a tenant stopped her before the meeting and told her he was very happy with what he was seeing with the grounds, work orders being done, etc.
4. Wait List stands at 55 applicants. Sent out applications from 4-23 and working on applicants 1-3 for interviews. Denials are attributable to finances; do not meet financial eligibility; the income is appropriate but incidentals such as electricity, food, etc. need to be considered. Base rents are very low compared to other facilities. She noted she has spoken with the asset manager about the situation.
5. Received training through PHA Web on how to better utilize the system. Just included digital imaging.
6. Attended a CONN-NAHRO luncheon. Networked with other individuals and obtained some great information to be considered for Stern.

Mrs. Anderson questioned the status of the Small Cities Grant. Ms. Vega noted it is closed for this year but will be reopened in 2027 for application submission. This grant is prepared through the Town and Mrs. Anderson requested conversations be initiated with Ms. Bakalar regarding requirements/timing so we can prepared prior to the submission date.

Mrs. Anderson questioned if funds were in the budget for cleaning the gutters. Ms. Vega indicated yes and that she is currently obtaining quotes. Project will be done in the coming fiscal year. A scope of work will be developed so that everyone is quoting the same project requirements. Heat pumps are being worked on; most vendors only do residential properties, not commercial properties. She has one contact for a vendor; has one quote from current vendor.

Money was approved out of reserves for repairs. There is approximately $24,240. The State still requires spending from reserves. Mrs. Anderson requested another project list for the July meeting. Ms. Vega noted some of the newly vacated units need more extensive repairs, others require floors, etc. All are being considered for updating. This will be an agenda item for July.

Housing Clerk - Ms. Ayotte noted she has been supporting the Staff; working to take over some of the property management duties from Ms. Vega.

New Business
Mrs. McGannon noted at the last meeting they had an Executive Session to discuss staffing for Stern Village and the Housing Authority and will now entertain a motion to appoint a permanent

Executive Director. **Mrs. Anderson motioned that the Board appoint Jacqueline Vega as permanent Executive Director; seconded by Ms. Pflueger.** Mrs. Anderson noted she was very impressed with Ms. Vega's ability to pull things together and her work with the staff in bringing everyone together. **Motion approved 3 (Pflueger, McGannon, Anderson) – 0 – 1 (Miller).** Mr. Miller's reason for obstaining was that he wanted to have more time before he made a decision.

Old Business

1. Update – Village Senior Affordable Housing Upgrade Community Program – grant is still on target for September.
2. Update – Funding for Congregate Kitchen Equipment – Ms. Vega noted she is working on an application for priority needs because it affects the core services. Hopes to finalize the application in July.

Mr. Miller questioned the grant for the AC in the Congregate and the fact it will be the fall before funds are released. Ms. Vega noted bids were already submitted with the grant as required. Mrs. Anderson suggested some type of temporary cooling be considered during the summer for some relief. This would cool just enough to get through to September.

3. Update – Maintenance Staff Status – second technician started on June 22.
4. Internal Controls Policy – Mrs. Cantafio presented the following policies for approval:
    a. Internal Control Process - Cash Disbursements; Audit Area: Accounts Payable – requested the change of Executive Director/designee in all areas. **Mrs. Anderson motioned to approve the document for Cash Disbursements- AP with the correction; seconded by Ms. Pflueger. Approved by unanimous consent.**
    b. Internal Control Process - End of the Month Financial Reporting – **Ms. Pflueger motioned to approve the document for End Month for Financial Reporting; seconded by Mr. Miller. Approved by unanimous consent.**
    c. Internal Control Process - Accounts Receivable; Audit Area: Accounts Receivable/Rent Revenue – **Mrs. Anderson motioned to approve the document for Accounts Receivable – Accounts Receivable/Rent Revenue; seconded by Ms. Pflueger. Approved by unanimous consent.**
5. Update - Signature Policy – Mrs. Cantafio noted this policy is submitted for a first reading. Mrs. Anderson noted there needs to be something in the policy specific about who is allowed to sign and how they receive the right to sign. This should be taken from the Bylaws. It should indicate the Board needs to vote on who has the right to sign. Document information was taken from CHFA and the bank. It will be revised and submitted at the next meeting.
6. Ms. Vega verified the THA insurance still covers the THC under its policy on renewal. Information will be forwarded to the Board. Directors and Officers coverage is important.

Executive Session

Mrs. Anderson motioned to enter into Executive Session to discuss insurance information at 5:57 pm; seconded by Mr. Miller. Approved by unanimous consent. Members present were the Board, Ms. Vega, Mrs. Cantafio and Mr. Geel. **Mrs. Anderson motioned to exit Executive Session at 6:25 pm; seconded by Mr. Miller. Approved by unanimous consent.**

Adjournment

There being no further business, motion was made by Mr. Miller to adjourn the meeting at 6:28 pm; seconded by Mrs. Anderson. Approved by unanimous consent.

Respectfully submitted,

Barbara Crandall
Clerk

Trumbull Housing Authority

Banking Guidelines

Purpose

These guidelines are intended to protect Housing Authority funds and ensure that all bank accounts are managed properly and in compliance with state and federal requirements.

Use of Housing Authority Bank Accounts

Housing Authority bank accounts may only be used for official Housing Authority business.

Housing Authority funds may not be used for personal expenses or any illegal activity. Funds obtained through unlawful activities may not be deposited into Housing Authority accounts.

Authorized Signers

The Board of Commissioners approves who may act as authorized signers on Housing Authority bank accounts.

Authorized signers may:

- Sign checks.
- Approve electronic payments and transfers.
- Deposit funds.
- Open, maintain, or close bank accounts.
- Sign banking documents on behalf of the Housing Authority.

The Housing Authority must notify the bank whenever an authorized signer is added or removed.

Internal Spending Controls

Although the bank may honor transactions signed by any authorized signer, the Housing Authority will follow its own purchasing and procurement policies to ensure proper oversight of spending.

All purchases and payments must:

- Be properly approved.
- Have supporting documentation.
- Follow established purchasing limits and procedures.

Separate Bank Accounts

The Housing Authority will maintain separate accounts for different types of funds, including:

- Operating funds
- Security deposits
- Reserve funds
- Any other restricted funds required by funding agencies

Funds should not be mixed between accounts unless permitted by applicable regulations.

Reserve Accounts

Reserve accounts must be maintained according to Connecticut Housing Finance Authority (CHFA) requirements.

Any interest earned on reserve funds will remain in the reserve account and be used for Housing Authority purposes.

Use of Reserve Funds

Reserve funds may only be used for approved purposes.

When required, the Housing Authority must obtain approval before withdrawing money from reserve accounts for capital improvements, repairs, or other eligible expenses.

Monthly Account Reconciliation

All bank accounts will be reconciled every month to ensure that records match bank statements.

Any discrepancies will be investigated and corrected promptly.

Financial Records and Audits

The Housing Authority will maintain accurate financial records and comply with all applicable accounting and reporting requirements.

Annual financial audits will be completed as required by state and federal regulations.

Banking Relationships

The Housing Authority will use financial institutions that offer secure services, reasonable fees, and comply with Connecticut laws governing public funds.

Policy Review

These guidelines will be reviewed periodically by the Board of Commissioners and updated as needed.

DRAFT

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 June 30, 2026, 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 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
July 22, 2026

Trumbull Housing Authority
Balance Sheet
June 2026

Program: State Elderly Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
TD Bank	65,232	19,845	85,077
STIF	565,261	1,749	567,010
Petty Cash	175		175
TOTAL CASH	**630,668**	**21,594**	**652,262**
ACCOUNTS RECEIVABLE			
Accounts Receivable	2,998	(1,415)	1,583
Accounts Receivable - Manual	3,424		3,424
Allowance for Collection Loss	(2,975)		(2,975)
TOTAL ACCOUNTS RECEIVABLE	**3,447**	**(1,415)**	**2,032**
OTHER CURRENT ASSETS			
Sundry AR-Stern Center	351,332	1,530	352,862
Accounts Receivable Misc	14		14
Sundry AR- New 501(c)3	75		75
Cash - Security Deposits	52,777	2,617	55,394
Other Prepaid Expense	3,783		3,783
Unexpired Insurance	11,802	(7,086)	4,716
TOTAL OTHER CURRENT ASSETS	**419,782**	**(2,938)**	**416,843**
TOTAL CURRENT ASSETS	**1,053,896**	**17,241**	**1,071,137**
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	(7,809,049)	(32,773)	(7,841,823)
TOTAL FIXED ASSETS	**6,241,742**	**(32,773)**	**6,208,969**
WORK IN PROGRESS			
CIP - Construction Contingency - SSHP	7,113		7,113
TOTAL WORK IN PROGRESS	**7,113**		**7,113**
TOTAL NONCURRENT ASSETS	**6,248,855**	**(32,773)**	**6,216,082**

Trumbull Housing Authority
Balance Sheet
June 2026

Program: State Elderly Project: Consolidated

	Beginning Balance	Period Amount	Balance
LIABILITIES AND SURPLUS			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
Accrued Payables	(19,210)	(1,500)	(20,710)
Accounts Payable	(17,005)	(480)	(17,485)
TOTAL ACCOUNTS PAYABLE	(36,215)	(1,980)	(38,194)
OTHER CURRENT LIABILITIES			
Other Liabilities Union Dues	(48)		(48)
Deposit Liability	(52,339)	(1,432)	(53,771)
Accrued Payroll	(3,051)		(3,051)
Accrued Compensated Absence	(32,402)		(32,402)
Accrued P.I.L.O.T.	(65,326)	(2,880)	(68,206)
Prepaid Rents	(3,424)		(3,424)
TOTAL OTHER CURRENT LIABILITIES	(156,590)	(4,312)	(160,903)
TOTAL CURRENT LIABILITIES	(192,805)	(6,292)	(199,097)
EQUITY			
Income & Expense Clearance (Current Year)	424,029	21,824	445,853
Retained Earn. Maint & Replace	(24,240)		(24,240)
Net Investment in Capital Assets	(6,572,247)		(6,572,247)
Unrestricted Net Position	(937,488)		(937,488)
TOTAL EQUITY	(7,109,946)	21,824	(7,088,122)
TOTAL LIABILITIES AND SURPLUS	(7,302,751)	15,532	(7,287,219)

Trumbull Housing Authority

Operating Statement

Twelve Months Ending 06/30/2026

Program: State Elderly Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME					
Rental Income Base	1,185,127	1,170,900	14,227	1,170,900	14,227
Rental Income-Excess of Base	96,137	114,000	(17,863)	114,000	(17,863)
Excess Utilities	52		52		52
Vacancy Loss	(92,585)	(58,545)	(34,040)	(58,545)	(34,040)
TOTAL RENTAL INCOME	**1,188,731**	**1,226,355**	**(37,624)**	**1,226,355**	**(37,624)**
OTHER INCOME					
Sales & Service To Tenants	1,702	2,500	(798)	2,500	(798)
Interest Income	23,833	25,000	(1,167)	25,000	(1,167)
Other Income	5,557	2,500	3,057	2,500	3,057
Laundry Income	17,054	13,000	4,054	13,000	4,054
TOTAL OTHER INCOME	**48,147**	**43,000**	**5,147**	**43,000**	**5,147**
ADMINISTRATIVE					
Salaries	255,612	256,120	508	256,120	508
Legal & Other Outside Services	11,731	16,500	4,769	16,500	4,769
Bookkeeping	74,880	74,880		74,880	
Audit Fees	18,000	20,000	2,000	20,000	2,000
Office Supplies	4,516	4,750	234	4,750	234
Travel	3,647	6,500	2,853	6,500	2,853
Other Office Expense	11,277	9,650	(1,627)	9,650	(1,627)
Other Office Advertising		2,500	2,500	2,500	2,500
Other Office Computer	12,622	12,500	(122)	12,500	(122)
Other Office Telephone	5,092	5,000	(92)	5,000	(92)
Pension & Other - Retirement	6,558	11,694	5,136	11,694	5,136
Payroll Taxes	30,590	37,831	7,241	37,831	7,241
Provision For Collection Loss		1,000	1,000	1,000	1,000
TOTAL ADMINISTRATIVE	**482,452**	**499,787**	**17,335**	**499,787**	**17,335**
TENANT SERVICES					
Tenant Services	947	1,600	653	1,600	653
TOTAL TENANT SERVICES	**947**	**1,600**	**653**	**1,600**	**653**

Trumbull Housing Authority

Operating Statement

Twelve Months Ending 06/30/2026

Program: State Elderly Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
UTILITIES					
Water	26,571	31,500	4,929	31,500	4,929
Electric	35,632	38,500	2,868	38,500	2,868
Gas	4,446	4,250	(196)	4,250	(196)
Cable/Television	4,755	4,750	(5)	4,750	(5)
TOTAL UTILITIES	**71,403**	**79,000**	**7,597**	**79,000**	**7,597**
MAINTENANCE					
Salaries Maintenance	115,798	188,951	73,153	188,951	73,153
Supplies	35,009	38,054	3,045	38,054	3,045
Contract Services	42,010	32,650	(9,360)	32,650	(9,360)
Exterminating Contracts	5,825	3,500	(2,325)	3,500	(2,325)
Heating	13,457	49,500	36,043	49,500	36,043
Snow Removal	47,421		(47,421)		(47,421)
Miscellaneous Operating and Maint. - Appliances	21,059	17,500	(3,559)	17,500	(3,559)
TOTAL MAINTENANCE	**290,396**	**337,655**	**47,259**	**337,655**	**47,259**
OTHER					
Refuse Removal	23,760	25,000	1,240	25,000	1,240
Insurance	90,654	94,500	3,846	94,500	3,846
Worker's Compensation	23,518	27,250	3,732	27,250	3,732
P.I.L.O.T.	34,563	34,563		34,563	
TOTAL OTHER	**172,495**	**181,313**	**8,818**	**181,313**	**8,818**
CAPITAL EXPENSE					
Nonoperating Expense - Unit Rehabs	271,760		(271,760)		(271,760)
Depreciation Expense	393,278		(393,278)		(393,278)
Provision For R.M.&R		170,000	170,000	170,000	170,000
TOTAL CAPITAL EXPENSE	**665,038**	**170,000**	**(495,038)**	**170,000**	**(495,038)**
SURPLUS	**(445,853)**		**(445,853)**		**(445,853)**

Trumbull Housing Authority
Balance Sheet
June 2026

Program: Congregate Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
TD Bank	139,350	(25,298)	114,051
STIF Investment 1235575430	39,333	100	39,433
Petty Cash	200		200
TOTAL CASH	**178,882**	**(25,198)**	**153,684**
ACCOUNTS RECEIVABLE			
Accounts Receivable	7,796	1,458	9,254
Accounts Receivable - Manual	654		654
Allowance For Collection Loss	(5,450)		(5,450)
TOTAL ACCOUNTS RECEIVABLE	**2,999**	**1,458**	**4,457**
OTHER CURRENT ASSETS			
Other Prepaid Expense	14,662		14,662
Unexpired Insurance	1,384	(949)	434
TOTAL OTHER CURRENT ASSETS	**16,046**	**(949)**	**15,097**
TOTAL CURRENT ASSETS	**197,928**	**(24,689)**	**173,238**
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	(3,304,571)	(6,742)	(3,311,312)
TOTAL FIXED ASSETS	**1,157,628**	**(6,742)**	**1,150,886**
TOTAL NONCURRENT ASSETS	**1,157,628**	**(6,742)**	**1,150,886**

Trumbull Housing Authority
Balance Sheet
June 2026

Program: Congregate Project: Consolidated

	Beginning Balance	Period Amount	Balance
LIABILITIES AND SURPLUS			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
Accrued Payables	(5,355)	(1,608)	(6,963)
Accounts Payable	(11,383)	(3,996)	(15,379)
TOTAL ACCOUNTS PAYABLE	(16,738)	(5,604)	(22,342)
OTHER CURRENT LIABILITIES			
Deposit Liability	(3,996)		(3,996)
Payable to THA Stern Village	(351,332)	(1,530)	(352,862)
Sundry AP-DOH	(7,589)		(7,589)
Accrued Salaries & Wages	(812)		(812)
Accrued Compensated Absences	(7,305)		(7,305)
Accrued P.I.L.O.T	(9,525)	(510)	(10,035)
Deferred Revenue-Subsidy	(86,076)	31,514	(54,562)
Deferred Revenue-RAP	(2,864)	7,675	4,811
Prepaid Rents	(654)		(654)
TOTAL OTHER CURRENT LIABILITIES	(470,152)	37,149	(433,003)
TOTAL CURRENT LIABILITIES	(486,890)	31,544	(455,345)
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)	39,218	(114)	39,104
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	(855,415)	(114)	(855,529)
TOTAL LIABILITIES AND SURPLUS	(1,355,555)	31,431	(1,324,124)

Trumbull Housing Authority
Operating Statement
Twelve Months Ending 06/30/2026
Program: Congregate Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME					
Rental Income Base	178,054	185,388	(7,335)	185,388	(7,335)
Rental Income-RAP	91,970	86,772	5,198	86,772	5,198
Excess Utilities	38		38		38
Vacancy Loss	(13,900)	(13,608)	(292)	(13,608)	(292)
TOTAL RENTAL INCOME	**256,161**	**258,552**	**(2,391)**	**258,552**	**(2,391)**
OTHER INCOME					
Sales & Services To Tenants	2,438		2,438		2,438
Interest Income	508	500	8	500	8
Other Income	4,577	500	4,077	500	4,077
Laundry Income	3,816	4,500	(684)	4,500	(684)
TOTAL OTHER INCOME	**11,338**	**5,500**	**5,838**	**5,500**	**5,838**
ADMINISTRATIVE					
Salaries	54,807	53,077	(1,730)	53,077	(1,730)
Legal and Other Outside Services	1,895	4,750	2,855	4,750	2,855
Bookkeeping	9,360	9,360		9,360	
Audit Fees	2,000	2,250	250	2,250	250
Office Supplies	935	1,800	865	1,800	865
Telephone & Answering Service	4,972	4,250	(722)	4,250	(722)
Travel		375	375	375	375
Other Office Expense	4,087	5,250	1,163	5,250	1,163
Advertising		800	800	800	800
Pension & Other-Health Ins	7,764	7,889	125	7,889	125
Pension & Other 457	1,482	2,222	740	2,222	740
Payroll Taxes	4,825	6,296	1,471	6,296	1,471
TOTAL ADMINISTRATIVE	**92,127**	**98,319**	**6,192**	**98,319**	**6,192**
UTILITIES					
Water	11,703	10,000	(1,703)	10,000	(1,703)
Electric	26,241	32,000	5,759	32,000	5,759
Gas	8,139	8,500	361	8,500	361
Cable Television	3,803	4,000	197	4,000	197
TOTAL UTILITIES	**49,887**	**54,500**	**4,613**	**54,500**	**4,613**
MAINTENANCE					
Salaries Maintenance	12,441	20,995	8,554	20,995	8,554
Supplies	917	1,891	974	1,891	974
Contract Services	34,657	36,725	2,068	36,725	2,068
Exterminating Contracts	485	1,250	765	1,250	765
Elevator Maint. Contract	4,909	5,750	841	5,750	841
Heating Contracts	1,155	4,750	3,595	4,750	3,595
Miscellaneous Operating & Maintenance	4,452	1,750	(2,702)	1,750	(2,702)
TOTAL MAINTENANCE	**59,016**	**73,111**	**14,095**	**73,111**	**14,095**

Trumbull Housing Authority
Operating Statement
Twelve Months Ending 06/30/2026
Program: Congregate Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OTHER					
Refuse Removal	2,640	3,000	360	3,000	360
Insurance	12,385	13,500	1,115	13,500	1,115
Worker's Compensation	3,528	3,500	(28)	3,500	(28)
P.I.L.O.T.	6,122	6,122	(0)	6,122	(0)
TOTAL OTHER	**24,675**	**26,122**	**1,447**	**26,122**	**1,447**
RESERVE PROVISIONS					
Depreciation Expense	80,899		(80,899)		(80,899)
Provision For R.M.&R.		12,000	12,000	12,000	12,000
TOTAL RESERVE PROVISIONS	**80,899**	**12,000**	**(68,899)**	**12,000**	**(68,899)**
SERVICES INCOME					
Tenants' Contrib-Core Services	185,703	175,788	9,915	175,788	9,915
Meal Income	29		29		29
State Subsidy-Core	258,824	264,853	(6,029)	264,853	(6,029)
State Subsidy-Expanded Core	21,955	24,300	(2,345)	24,300	(2,345)
TOTAL SERVICES INCOME	**466,511**	**464,941**	**1,570**	**464,941**	**1,570**
SERVICES EXPENSE					
Bookkeeping	9,360	9,360		9,360	
Housing Management Salaries	21,627	20,430	(1,197)	20,430	(1,197)
Health Insurance	1,748	1,837	89	1,837	89
Fringe Benefits-Pension	342	549	207	549	207
Payroll Taxes 8106	1,565	1,634	69	1,634	69
Worker's Compensation	623	250	(373)	250	(373)
Contract Services	181,991	184,861	2,870	184,861	2,870
Cleaning Of Common Areas	26,775	24,690	(2,085)	24,690	(2,085)
Cleaning Supplies	4,165	4,750	585	4,750	585
Meal Services	191,506	190,530	(976)	190,530	(976)
Supplies/Utensils	4,854	1,750	(3,104)	1,750	(3,104)
Resident Services Coordinator	16,271	17,820	1,549	17,820	1,549
Wellness/Preventive Program	5,684	6,480	796	6,480	796
TOTAL SERVICES EXPENSE	**466,511**	**464,941**	**(1,570)**	**464,941**	**(1,570)**
SURPLUS	**(39,104)**		**(39,104)**		**(39,104)**

Trumbull Housing Authority
Financial Highlights for June 30, 2026

For the year ended June 30, 2026, the Authority had an operating gain before capital activity and depreciation of $260,980, of which, $219,185 is attributable to Stern Village and $41,795 to Congregate.

Stern Village finished the year with a surplus of $49,185 over budgeted figures. Operating expenses were under budget by $81,662 or 7% of budgeted amounts. Contracted snow removal remained the only significant expenditure overbudget for the year, which was funded/offset by maintenance payroll savings. Rental revenue charged was $37,624 under budget due to higher vacancy rates. Rental loss due to vacant units was 7% of rents or 2% over the short-term goal for the property.

Congregate finished the year with a surplus of $29,795 over budgeted figures. Operating expenses were under budget by $26,347 or 10% of budgeted amounts. There were no significant operating expense overruns. In addition, congregate services and DOH program subsidy were fully expended for the year.

Tenant Accounts Receivable balances are as follows:

	6/30/2025	# of Tenants	6/30/2026	# of Tenants
Stern Village				
One Month or Less	$ (225)	41	$ (1,926)	73
Over One Month Rent	$ 664	1	$ -	0
Inactive AR	$ 4,290	37	$ 3,509	8
Total	$ 4,729	79	$ 1,583	81
Congregate				
One Month or Less	$ 319	17	$ 433	21
Over One Month Rent	$ 5,002	2	$ 3,500	1
Inactive AR	$ 5,450	6	$ 5,321	4
Total	$ 10,771	25	$ 9,254	26

Stern Village and Congregate finished the year having collected 99.6% and 97.1% of billings for each property, respectively.

Total Cash of the Authority, including reserves and security deposits, is $860,965.

A snapshot of program balances is as follows:

	6/30/2025	5/31/2026	6/30/2026	YTD Change
Stern Village				
Cash	$ 156,029	$ 65,232	$ 85,077	$ (70,952)
Accounts Payable	$ 89,529	$ 36,215	$ 38,194	$ (51,335)
Interprogram Loan	$ 352,814	$ 351,332	$ 352,862	$ 48
Reserves	$ 583,617	$ 565,261	$ 567,010	$ (16,607)
Excess Cash	*$ (28,802)*	*$ (75,234)*	*$ (60,249)*	
Congregate				
Cash	$ 89,631	$ 139,350	$ 114,051	$ 24,420
Accounts Payable	$ 17,172	$ 16,738	$ 22,342	$ 5,170
Interprogram Loan	$ 352,814	$ 351,332	$ 352,862	$ 48
Reserves	$ 10,925	$ 39,333	$ 39,433	$ 28,508

A schedule of operating cash activity for the period:

Cash Flow	**Village**	**Congregate**
Beginning		
6/30/2025	$ 156,029	$ 89,631
Plus		
Rents and Other	1,249,503	389,806
DOH Subsidy	-	355,022
Interentity Transfers	231,394	(231,394)
Reserve Activity	40,000	(28,000)
Less		
Vendor Payables	(1,076,208)	(461,014)
Payroll	(515,641)	-
Ending		
6/30/2026	$ 85,077	$ 114,051