Trumbull Housing Authority Regular Meeting
Tuesday, September 22, 2026
Stern Village Community Room
5:00 pm

Agenda

Call To Order

Pledge of Allegiance/Roll Call

Approval of Minutes - Regular Meeting Minutes of July 28, 2026
Special Virtual Meeting of September 8, 2026

Reports

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

New Business

1. Discussion of New Board Policy to Cover Emergency Spending Requests
2. Review of Rehab Tracker

Old Business

1. Status of Priority Needs Application

Executive Session
to discuss upcoming snow removal contract and to review quotes received for gutters.

Next Meeting: October 27, 2026

Adjournment

Trumbull Housing Authority Meeting – July 28, 2026

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

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

Also Present: Jacqueline Vega, Executive Director; Dawn Cantafio, Director of Finance; 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 minutes of June 23, 2026 as written; seconded by Ms. Pflueger. One correction – Page 2, last paragraph, should read "Mr. Geel". **Approved with one abstention from Ms. Pederson.**

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

1. Continuing to monitor orders and purchases for all units. Still doing upgrades; looking for ways to improve the units.
2. There were a lot of refrigerators that needed replacement recently.
3. Continues to discuss options with staff to obtain best pricing.

Mr. Miller requested a copy of last month's expenditures; Mrs. Cantafio will provide a copy from the financials previously distributed.

Report of Congregate Manager
Mrs. McGee reported the following:

1. Two units are vacant. Several applicants have come in for interviews. Maintenance staff are true "super stars" with the renovations.
2. August 25, 1939 was proclaimed as Wizard of Oz Day despite the fact that the film was released on August 13, 1939. August 3 is being proclaimed as Wizard of Oz Day at the Congregate.
3. Outdoor activities are planned but are dependent on the weather.

Resident Service Coordinator
Ms. Vega reported the following for Ms. Alhabal:

1. Tenants are enjoying the Dance and Groove sessions that started on June 24. The Activities Committee will be having Dance to the Music sessions from 2:30-3:30 and every other Wednesday until August 19.
2. June 25 – presentation on having a Healthy Brain and Mind Games was enjoyed by 16 residents.
3. June 27 – food delivery was received from the Trumbull Democratic Town Committee; very appreciative of the food received. Inventory has been completed; for the next drive they will have a list of needs. They were able to supply items to both pantries.
4. June 30 – Music on the Lawn at the Congregate Building was a huge success. Italian ices were enjoyed and music was provided by Tony Castle.

5. July 7 – Homecare agency presentation cancelled due to weather.
6. July 9 – Mobile Food Pantry was on-site; 51 residents participated; 23 residents have received food from the in-house pantry so far this month.
7. July 15 – Summer Blast Luncheon; 25 residents participated and enjoyed the delicious food.
8. August 5 – Activities Committee will be having an ice cream social from 1-3 pm during game day.
9. August 18 – Lunch and Paint and Sip session.
10. Working on the Medicare update presentations for residents and attending webinars on the changes for 18-64 year old disabled that may lose SNAP and Medicaid/Husky benefits in 2027. Justice in Aging webinar indicated the government is looking at additional information that may make more people lose benefits by having to prove they are on disability and unable to work.
11. Helping residents having trouble with benefits – SNAP benefits stolen, not receiving benefits for two months, redetermination information not received. Also helping with applications for new SNAP benefits and applying for in-home services.
12. Continue to work on conflict resolutions with residents.

Treasurer's Report and Discussion of Financials

Ms. Pflueger summarized the year-end report. Highlights are posted with the meeting agenda. Had a great year-end with Stern having a surplus of approximately $50,000 and Congregate a $30,000 surplus. Able to stay in budget, rent collections being good made it possible for management to have good cash balances and keep within budget.

Executive Director's Report

Ms. Vega reported the following as Property Manager:

1. 173 units are occupied; 13 unoccupied. Housed one individual this month with two move outs. Five units are ready with all units being identified to applicants; waiting for the five-day policy to make sure all credit/background checks are received. Ms. Ayotte has been handling these transactions.
2. Wait list is 42. Individuals have not been responding to the applications. Once the deadline passes, their name is withdrawn according to the Tenant Selection Plan. Six are being processed at this time. Sent the next 17 applications out. May be looking to open the Wait List in November (current list was opened in June 2025).

Ms. Vega reported the following as Executive Director:

1. Continues to update documents with appropriate names so they are current.
2. Working on quotes.
3. Was nominated to become a committee member of the Conn-Nahro Round Table. Will be working on round tables for other PHA on different topics.
4. Looking into options for funding in the future.

Old Business

1. Ms. Vega noted she created a Board file folder online that will include access to quotes, projects, excels. It is a shared link. Gutter and heat pump quotes and the project list will be posted for review.
2. Waiting on third party letters for the Priority Needs application. Need to indicate the status of the equipment. Once those are received, there is a visit from the Health Department on August 31. Hoping to finalize the application after that meeting and send in for consideration.
3. Ms. Cantafio presented the revised Signature Policy for a second reading. Topics included were reviewed. **Ms. Pederson motioned to approve the Signature Policy; seconded by Ms. Pflueger. Approved by unanimous consent.**

Housing Clerk

Ms. Ayotte reported the following:

1. Balancing the Housing Clerk and Property Manager position duties.
2. Taking seminars regarding recertifications and PHA webinars to learn how to use PHA and create new tenant packets to make it more streamlined when doing move-ins. Everyone would have access in the event she is unavailable.
3. Continues to meet with residents and is discussing what they might like for their units.

Mr. Miller remarked on the removal of a tree on the property by an outside vendor instead of the Maintenance Staff and the rehab of one unit. Brief discussion; Board members indicated topics should be brought to Management for resolution.

Executive Session

Mr. Miller motioned to enter into Executive Session to discuss staff compensation at 5:23 pm; seconded by Ms. Pflueger. Approved unanimously. In attendance were the Board members and Mr. Geel. **Mrs. Anderson motioned to exit Executive Session at 6:10 pm; seconded by Ms. Pederson. Approved by unanimous consent.**

Adjournment

There being no further business, motion was made by Ms. Pederson to adjourn the meeting at 6:13 pm; seconded by Mr. Miller. Approved by unanimous consent.

Respectfully submitted,

Barbara Crandall
Clerk

Trumbull Housing Authority Special Virtual Meeting – September 8, 2026

Trumbull Housing Authority Virtual Special Meeting
Tuesday, September 8, 2026
3:30 pm

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

Absent: Les Miller

Also Present: Jacqueline Vega, Executive Director

Call to Order
The meeting was called to order at 3:33 pm by Chairman McGannon followed by the Pledge of Allegiance and Roll Call.

Mrs. McGannon noted the reason for the Special Meeting was to discuss emergency repair of a floor in a tenant unit. Ms. Vega gave a brief overview of the situation noting the unit was having a water issue. After investigation, it was determined there was water in the slab under the foundation. Remedy requires removal of the floor, repair of the problem and installation of a new floor. Insurance coverage is being investigated but still uncertain. Would need to put in a claim first.

The amount requested for repair is $6,500. After further discussion, **Ms. Pederson motioned to approve the contracts for the repair of the water damage; seconded by Mrs. Anderson. Approved unanimously.**

Mrs. Anderson requested a discussion item for the next regular meeting to address a mechanism authorizing a specific amount of money and giving authority to the THA Treasurer to review emergency requests as presented by the Executive Director under certain guidelines. This would avoid delays in the future.

Adjournment
Ms. Pederson motioned to adjourn the meeting at 3:42 pm; seconded by Ms. Pflueger. Approved unanimously.

Respectfully submitted,

Barbara Crandall
Clerk

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 August 31, 2026, and the related operating statement with the budget for two 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
September 15, 2026

Trumbull Housing Authority
Balance Sheet
August 2026

Program: State Elderly Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
TD Bank	130,300	44,267	174,567
STIF	567,010	3,604	570,614
Petty Cash	175		175
TOTAL CASH	**697,485**	**47,871**	**745,356**
ACCOUNTS RECEIVABLE			
Accounts Receivable	2,025	1,962	3,986
Accounts Receivable - Manual	3,369		3,369
Allowance for Collection Loss	(3,517)		(3,517)
TOTAL ACCOUNTS RECEIVABLE	**1,877**	**1,962**	**3,838**
OTHER CURRENT ASSETS			
Sundry AR-Stern Center	350,880	4,202	355,082
Accounts Receivable Misc	14		14
Sundry AR- New 501(c)3	175		175
Cash - Security Deposits	56,845	713	57,558
Other Prepaid Expense	3,783		3,783
Unexpired Insurance	(3,264)	15,557	12,293
TOTAL OTHER CURRENT ASSETS	**408,432**	**20,471**	**428,904**
TOTAL CURRENT ASSETS	**1,107,794**	**70,304**	**1,178,098**
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	(7,880,216)	(33,838)	(7,914,054)
TOTAL FIXED ASSETS	**6,170,575**	**(33,838)**	**6,136,738**
WORK IN PROGRESS			
CIP - Construction Contingency - SSHP	7,113		7,113
TOTAL WORK IN PROGRESS	**7,113**		**7,113**
TOTAL NONCURRENT ASSETS	**6,177,688**	**(33,838)**	**6,143,850**

Trumbull Housing Authority
Balance Sheet
August 2026

Program: State Elderly Project: Consolidated

	Beginning Balance	Period Amount	Balance
LIABILITIES AND SURPLUS			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
Accrued Payables	(22,376)	(392)	(22,768)
Accounts Payable	(13,887)	(54,697)	(68,584)
TOTAL ACCOUNTS PAYABLE	**(36,263)**	**(55,089)**	**(91,352)**
OTHER CURRENT LIABILITIES			
Other Liabilities Union Dues	(48)		(48)
Deposit Liability	(54,946)	(41)	(54,987)
Employee Pension	0		0
Employee Med Premiums Withheld	(0)		(0)
Accrued Payroll	(3,205)		(3,205)
Accrued Compensated Absence	(13,717)		(13,717)
Accrued P.I.L.O.T.	(70,293)	(2,988)	(73,281)
Prepaid Rents	(3,369)		(3,369)
TOTAL OTHER CURRENT LIABILITIES	**(145,578)**	**(3,030)**	**(148,608)**
TOTAL CURRENT LIABILITIES	**(181,841)**	**(58,119)**	**(239,960)**
EQUITY			
Income & Expense Clearance	433,689		433,689
Income & Expense Clearance (Current Year)	(3,355)	21,652	18,298
Retained Earn. Maint & Replace	(24,240)	9,450	(14,790)
Net Investment in Capital Assets	(6,572,247)		(6,572,247)
Unrestricted Net Position	(937,488)	(9,450)	(946,938)
TOTAL LIABILITIES AND SURPLUS	**(7,285,482)**	**(36,466)**	**(7,321,948)**

Trumbull Housing Authority

Operating Statement
Two Months Ending 08/31/2026
Program: State Elderly Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME					
Rental Income Base	204,451	200,180	4,271	1,201,080	(996,629)
Rental Income-Excess of Base	22,472	21,590	882	129,540	(107,068)
Excess Utilities	18		18		18
Vacancy Loss	(17,706)	(10,009)	(7,697)	(60,054)	42,348
TOTAL RENTAL INCOME	**209,235**	**211,761**	**(2,526)**	**1,270,566**	**(1,061,331)**
OTHER INCOME					
Sales & Service To Tenants	180	250	(70)	1,500	(1,320)
Interest Income	3,729	3,833	(104)	23,000	(19,271)
Other Income	7,084	417	6,667	2,500	4,584
Laundry Income	4,367	2,667	1,700	16,000	(11,633)
TOTAL OTHER INCOME	**15,359**	**7,167**	**8,193**	**43,000**	**(27,641)**
ADMINISTRATIVE					
Salaries	42,855	34,390	(8,465)	206,339	163,484
Legal & Other Outside Services	8,644	2,792	(5,852)	16,750	8,106
Bookkeeping	12,693	12,667	(27)	76,000	63,307
Audit Fees	3,333	3,333	(0)	20,000	16,667
Office Supplies	238	708	470	4,250	4,012
Travel/Training/Conferences	1,579	1,167	(412)	7,000	5,421
Other Office Expense	5,042	3,233	(1,809)	19,400	14,358
Other Office Advertising		333	333	2,000	2,000
Other Office Computer	1,488	2,542	1,054	15,250	13,762
Other Office Telephone	482	917	435	5,500	5,018
Dues	250	292	42	1,750	1,500
Pensions & Other-Health Ins.	6,842	9,000	2,158	54,000	47,158
Pension & Other - Retirement	800	1,610	810	9,659	8,859
Payroll Taxes	5,201	6,155	953	36,928	31,727
Provision For Collection Loss		167	167	1,000	1,000
TOTAL ADMINISTRATIVE	**89,448**	**79,304**	**(10,143)**	**475,826**	**386,378**

Trumbull Housing Authority

Operating Statement
Two Months Ending 08/31/2026
Program: State Elderly Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
UTILITIES					
Water	3,444	5,167	1,723	31,000	27,556
Electric	3,415	6,500	3,085	39,000	35,585
Gas	556	875	319	5,250	4,694
Cable/Television	821	792	(29)	4,750	3,929
TOTAL UTILITIES	**8,235**	**13,333**	**5,098**	**80,000**	**71,765**
MAINTENANCE					
Salaries Maintenance	17,690	30,396	12,706	182,374	164,684
Supplies	5,482	5,895	413	35,369	29,887
Contract Services	15,790	13,867	(1,924)	83,200	67,410
Exterminating Contracts	965	667	(298)	4,000	3,035
Heating	2,842	6,573	3,731	39,438	36,596
Snow Removal		4,167	4,167	25,000	25,000
Maint. Shop Equip.	322	1,333	1,011	8,000	7,678
Miscellaneous Operating and Maint. - Appliances	3,156	2,917	(240)	17,500	14,344
TOTAL MAINTENANCE	**46,247**	**65,814**	**19,566**	**394,881**	**348,634**
OTHER					
Refuse Removal	1,980	4,167	2,187	25,000	23,020
Insurance	15,487	16,417	930	98,500	83,013
Worker's Compensation	(1,607)	4,750	6,357	28,500	30,107
P.I.L.O.T.	5,977	5,977		35,859	29,883
TOTAL OTHER	**21,837**	**31,310**	**9,473**	**187,859**	**166,022**
CAPITAL EXPENSE					
Nonoperating Expense - Unit Rehabs	9,450		(9,450)		(9,450)
Depreciation Expense	67,675		(67,675)		(67,675)
Provision For R.M.&R		29,167	29,167	175,000	175,000
TOTAL CAPITAL EXPENSE	**77,125**	**29,167**	**(47,959)**	**175,000**	**97,875**
SURPLUS	**(18,298)**	**(0)**	**(18,298)**		**(18,298)**

Trumbull Housing Authority
Balance Sheet
August 2026

Program: Congregate Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
TD Bank	78,999	73,254	152,253
STIF Investment 1235575430	39,433	251	39,684
Petty Cash	200		200
TOTAL CASH	**118,632**	**73,505**	**192,137**
ACCOUNTS RECEIVABLE			
Accounts Receivable	9,011	(101)	8,910
Accounts Receivable - Manual	907		907
Allowance For Collection Loss	(5,321)		(5,321)
TOTAL ACCOUNTS RECEIVABLE	**4,596**	**(101)**	**4,495**
OTHER CURRENT ASSETS			
Other Prepaid Expense	14,662		14,662
Unexpired Insurance	(350)	2,165	1,815
TOTAL OTHER CURRENT ASSETS	**14,312**	**2,165**	**16,478**
TOTAL CURRENT ASSETS	**137,541**	**75,569**	**213,110**
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	(3,318,282)	(6,774)	(3,325,056)
TOTAL FIXED ASSETS	**1,143,916**	**(6,774)**	**1,137,142**
TOTAL NONCURRENT ASSETS	**1,143,916**	**(6,774)**	**1,137,142**

Trumbull Housing Authority
Balance Sheet
August 2026

Program: Congregate Project: Consolidated

	Beginning Balance	Period Amount	Balance
LIABILITIES AND SURPLUS			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
Accrued Payables	(5,709)	38	(5,672)
Accounts Payable	(2,694)	(6,444)	(9,138)
TOTAL ACCOUNTS PAYABLE	**(8,403)**	**(6,406)**	**(14,810)**
OTHER CURRENT LIABILITIES			
Deposit Liability	(3,996)		(3,996)
Payable to THA Stern Village	(350,880)	(4,202)	(355,082)
Sundry AP-DOH	(7,589)		(7,589)
Accrued Salaries & Wages	(909)		(909)
Accrued Compensated Absences	(6,588)		(6,588)
Accrued P.I.L.O.T	(7,985)	(530)	(8,515)
Deferred Revenue-Subsidy	(24,388)	(48,330)	(72,718)
Deferred Revenue-RAP	12,901	(4,622)	8,280
Prepaid Rents	(907)		(907)
TOTAL OTHER CURRENT LIABILITIES	**(390,341)**	**(57,683)**	**(448,024)**
TOTAL CURRENT LIABILITIES	**(398,744)**	**(64,090)**	**(462,834)**
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	100,219		100,219
Income & Expense Clearing (Current Year)	(4,604)	(4,706)	(9,310)
Net Investment in Capital Assets	(1,309,828)		(1,309,828)
Unrestricted Net Position	344,750		344,750
TOTAL EQUITY	**(869,463)**	**(4,706)**	**(874,169)**
TOTAL LIABILITIES AND SURPLUS	**(1,281,457)**	**(68,795)**	**(1,350,252)**

Trumbull Housing Authority
Operating Statement
Two Months Ending 08/31/2026
Program: Congregate Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME					
Rental Income Base	30,980	28,182	2,798	169,092	(138,112)
Rental Income-RAP	16,180	18,978	(2,798)	113,868	(97,688)
Vacancy Loss	(3,930)	(2,358)	(1,572)	(14,148)	10,218
TOTAL RENTAL INCOME	**43,230**	**44,802**	**(1,572)**	**268,812**	**(225,582)**
OTHER INCOME					
Interest Income	251	83	167	500	(249)
Other Income	4,262	83	4,179	500	3,762
Laundry Income	884	708	176	4,250	(3,366)
TOTAL OTHER INCOME	**5,397**	**875**	**4,522**	**5,250**	**147**
ADMINISTRATIVE					
Salaries	9,669	8,867	(802)	53,204	43,535
Legal and Other Outside Services	1,500	708	(792)	4,250	2,750
Bookkeeping	1,587	1,600	13	9,600	8,013
Audit Fees	375	375		2,250	1,875
Office Supplies	211	267	56	1,600	1,389
Telephone & Answering Service	567	520	(47)	3,120	2,553
Travel/Training/Conferences	18	196	178	1,175	1,157
Other Office Expense	445	1,517	1,072	9,100	8,655
Advertising		100	100	600	600
Pension & Other-Health Ins.	1,098	1,513	415	9,078	7,980
Pension & Other 457	178	307	128	1,839	1,661
Payroll Taxes	835	1,176	341	7,053	6,218
TOTAL ADMINISTRATIVE	**16,482**	**17,145**	**663**	**102,869**	**86,387**
UTILITIES					
Water	1,737	1,792	55	10,750	9,013
Electric	3,681	5,375	1,694	32,250	28,569
Gas	428	1,625	1,197	9,750	9,322
Cable Television	523	667	143	4,000	3,477
TOTAL UTILITIES	**6,369**	**9,458**	**3,089**	**56,750**	**50,381**
MAINTENANCE					
Salaries Maintenance	1,966	3,507	1,541	21,042	19,076
Supplies	335	282	(53)	1,689	1,354
Contract Services	1,811	5,333	3,522	32,000	30,189
Exterminating Contracts		375	375	2,250	2,250
Elevator Maint. Contract		1,125	1,125	6,750	6,750
Heating Contracts	143	875	732	5,250	5,107
Maint. Shop Equip	10		(10)		(10)
Miscellaneous Operating & Maintenance	1,694	308	(1,386)	1,850	156
TOTAL MAINTENANCE	**5,959**	**11,805**	**5,846**	**70,831**	**64,872**

Trumbull Housing Authority
Operating Statement
Two Months Ending 08/31/2026
Program: Congregate Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OTHER					
Refuse Removal	220	525	305	3,150	2,930
Insurance	2,086	2,375	289	14,250	12,164
Worker's Compensation	(484)	642	1,126	3,850	4,334
P.I.L.O.T.	1,060	1,060	(0)	6,362	5,302
TOTAL OTHER	**2,882**	**4,602**	**1,720**	**27,612**	**24,730**
RESERVE PROVISIONS					
Depreciation Expense	13,548		(13,548)		(13,548)
Provision For R.M.&R.		2,667	2,667	16,000	16,000
TOTAL RESERVE PROVISIONS	**13,548**	**2,667**	**(10,882)**	**16,000**	**2,452**
SERVICES INCOME					
Tenants' Contrib-Core Services	31,342	32,806	(1,464)	196,836	(165,494)
State Subsidy-Core	44,188	44,234	(46)	265,404	(221,216)
State Subsidy-Expanded Core	4,050	4,050		24,300	(20,250)
TOTAL SERVICES INCOME	**79,580**	**81,090**	**(1,510)**	**486,540**	**(406,960)**
SERVICES EXPENSE					
Bookkeeping	1,587	1,600	13	9,600	8,013
Housing Management Salaries	3,209	3,476	267	20,856	17,647
Health Insurance	232	427	195	2,563	2,331
Fringe Benefits-Pension	42	87	45	522	480
Payroll Taxes 8106	257	330	73	1,981	1,724
Worker's Compensation	105	46	(60)	275	170
Contract Services	28,386	31,739	3,353	190,435	162,049
Cleaning Of Common Areas	4,196	4,773	577	28,638	24,442
Cleaning Supplies	127	798	671	4,785	4,658
Meal Services	32,708	33,398	690	200,385	167,677
Supplies/Utensils		367	367	2,200	2,200
Resident Services Coordinator	2,793	2,970	177	17,820	15,027
Wellness/Preventive Program	15	1,080	1,065	6,480	6,465
TOTAL SERVICES EXPENSE	**73,657**	**81,090**	**7,433**	**486,540**	**412,883**
SURPLUS	**9,310**	**(0)**	**9,310**		**9,310**

Trumbull Housing Authority
Financial Highlights for August 31, 2026

For the two-month period ended August 31, 2026, the Authority had an operating gain before capital activity and depreciation of $81,685, of which $58,827 is attributable to Stern Village and $22,858 to Congregate.

For Stern Village, operating results exceeded budgeted gain by approximately $30,000 due to savings on maintenance staffing costs for budget. In addition, THA received deposits this period totaling $14,550 for a workman's compensation premium return due to audit and property insurance dividend check this year. These payments typically occur annually if at all and were not budgeted revenues. Despite the positive results, there were larger costs this period including $10,000 legal cost for an ongoing personnel matter reported to the insurance carrier and $6,000 in maintenance contract costs for sewer line clogs at two different buildings.

For Congregate, the operating gain exceeded budget by approximately $20,000 due to similar expense savings as Stern Village. In addition, the property received an annual solar credit payment totaling $3,080.

Tenant Accounts Receivable balances are as follows:

	6/30/2026	# of Tenants	8/31/2026	# of Tenants
Stern Village				
One Month or Less	$ (1,926)	73	$ (573)	76
Over One Month Rent	$ -	0	$ -	0
Inactive AR	$ 3,509	8	$ 4,559	10
Total	$ 1,583	81	$ 3,986	86
Congregate				
One Month or Less	$ 433	19	$ 288	20
Over One Month Rent	$ 3,500	2	$ 3,300	1
Inactive AR	$ 5,321	4	$ 5,321	4
Total	$ 9,254	25	$ 8,909	25

A snapshot of program balances are as follows:

	6/30/2026	7/31/2026	8/31/2026	YTD Change
Stern Village				
Cash	$ 85,077	$ 130,300	$ 174,567	$ 44,267
Accounts Payable	$ 38,194	$ 36,263	$ 91,352	$ 55,089
Interprogram Loan	$ 352,862	$ 350,880	$ 355,082	$ 4,202
Reserves	$ 567,010	$ 568,890	$ 570,614	$ 1,724
Excess Cash	*$ (60,249)*	*$ (15,321)*	*$ (10,406)*	
Congregate				
Cash	$ 114,051	$ 78,999	$ 152,253	$ 73,254
Accounts Payable	$ 22,342	$ 8,403	$ 14,810	$ 6,407
Interprogram Loan	$ 352,862	$ 350,880	$ 355,082	$ 4,202
Reserves	$ 39,433	$ 39,433	$ 39,684	$ 251

The overall cash position of the Authority, including reserves and security deposits, is $940,243.

A schedule of operating cash activity for the period:

Cash Flow	**Village**	**Congregate**
Beginning		
7/31/2026	$ 130,300	$ 78,999
Plus		
Rents and Other	116,874	29,297
DOH Subsidy	-	85,138
Interentity Transfers	12,231	(12,231)
Less		
Vendor Payables	(42,761)	(28,950)
Payroll	(42,077)	-
Reserve Activity	-	-
Ending		
8/31/2026	$ 174,567	$ 152,253

Congregate cash balance on target with potential reserve contribution in September for the first quarter. Village cash includes $14,790 obligated and unspent unit improvement funds and is otherwise pending further capital improvement plans.