

Trumbull Housing Authority
Agenda
October 25, 2022 6:00 PM
By Zoom

Call to Order
Pledge of Allegiance
Roll Call
Resident Comments
Approval of minutes of September 27, 2022
Report of Director of Finance
Report of Congregate Manager
Treasurer's Report and Discussion of Financials
Executive Director's Report
Unfinished Business

- Sidewalk repair bid
- Congregate A/C units

New Business
Resident Comments

Executive Session, if needed

Adjournment

To join:
Trumbull Housing Authority Regular Meeting

Oct 25, 2022 6:00 PM

<https://us06web.zoom.us/j/83959656933?pwd=c01PMjZRVTJaRIErY3Rzdjd2dE5OUT09>

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Trumbull Housing Authority – September 27, 2022

Trumbull Housing Authority Virtual Meeting
September 27, 2022
6:00 pm

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

Also Present: Interim Executive Director Paulette Mack; Dawn Cantafio, Director of Finance, Accountant Jason Geel and Dr. Cornelia Morris, Mary Sherlach Counseling Center

The meeting was called to order by Mrs. McGannon at 6:03 pm followed by the Pledge of Allegiance and Roll Call.

Resident Comments

Dr. Cornelia Morris will speak later in the meeting.

Approval of Minutes

Motion was made by Ms. Pederson to approve the minutes of August 2, 2022 as written. Seconded by Ms. Pflueger and approved by unanimous consent.

Report of Director of Finance

Mrs. Cantafio reported the following:

1. FEMA funds were received for the Congregate for reimbursement of supplies.
2. CHFA approved the funding for the elevator. Work should begin around October 20 and should take two or three days.
3. The Maintenance Staff is keeping current with work orders. Monthly reviews with the Maintenance Staff seem to be working very well. There are only twelve outstanding work orders to be completed by the end of the month. Last month, work orders totaled 108; this month 90 have been completed.
4. Draft policies for Maintenance, including a Vehicle Policy, will be distributed to the Commissioners for review. She met with the Maintenance Staff to see if they had any comments.
5. Thank you to Bill Chin who is keeping the website up-to-date.
6. Jason and Michele have been helping with getting current spending logs and budgets and she will continue to monitor spending. They are buying in bulk to save money and are working with Maintenance on their spending. They will continue to get supplies for rehabbing future apartments.
7. Mailing, billing and filing of all bills will be part of her responsibilities and will allow her to monitor and keep everything current. This was previously done by Heather, Assistant Property Manager, but now falls within her new position as Director of Finance.

Mrs. Anderson questioned the possibility of new grants. She is concerned about financing any new projects in their current fiscal position and asked for a report at the next meeting on funding possibilities. Mrs. Cantafio noted she and Ms. Mack have reached out to several individuals to get a general contractor for that platform. They were advised by Mr. Lewis to close out the current grants before applying for new ones but continue to actively look for funding sources. Mrs. Cantafio and Ms.

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Mack are registering next month to become certified for the Small Cities Grants, including a section on Environmental Small Cities Grants, as required in order to apply for them. The projected time line for closing out the current grants is October 15. Millennium would then like to meet with the Commission to give a final report.

Discussion was held regarding the floors that needed repair. Mrs. Cantafio noted this a structural issue beneath the floors, causing flexing, that was not the responsibility of Millennium in this project.

Discussion was held regarding the \$30,000 held for Millennium at the completion of the project. Millennium must finish the punch list before the funds are released. Mrs. Anderson requested Ms. Mack and Mrs. Cantafio be diligent in working on this punch list so that everything is covered. Once the payment is made, the project is complete and there may not be any warrantee or recourse for repairs of any kind. The HTCC money for \$27,000 was discussed. Mr. Geel clarified the funding situation for the Commission including balances due. Release of HTCC funds depends on CO's being received; all CO's have been received for all rehabbed units. Mrs. Cantafio will check with the Building Department to confirm completion. Question was asked if it is okay to release the funds. All units are occupied so there should be no problem.

Report of Congregate Manager

Ms. Mack reported for Ms. Torres:

1. ALB Masonry checked out the sidewalk and will be providing a second bid. When this is received, she will send the information to the Commissioners.
2. Food service is doing well. Approximately 10-15 residents come down for the meal. Questionnaire responses were reviewed by Ms. McGannon. Most respondents were satisfied with the food. She noted some residents come down for the meal and take it back to eat at a later time because the early lunch does not fit their timetable. Discussion was held regarding the obligation to provide meals. Mr. Geel noted it is required by the State as the residents are paying for it. However, there may be some leeway in what is provided each day. The chef must provide for all 36 residents whether or not they participate.
3. A/C units have been turned off with the onset of the cooler weather. Replacement/repair of the two units is a concern. Cost estimates should be obtained now so a decision can be made as to what can be done before warmer weather returns next year. Ms. Torres will be instructed to obtain estimates and report her findings at the October or November meeting.
4. CNA was discussed. Mrs. Anderson requested this be reviewed to see if any additional repairs need to be considered before funding for projects is addressed. Ms. Mack noted the only remaining project was the painting of the stairwell. Ms. Torres will be instructed to make a walk through to check for anything additional that needs to be addressed.
5. Three units remain empty in the Congregate. Two are ready for occupancy. As of now they have no tenants moving in. Ms. Torres does have a waiting list.
6. Applications for Stern Village will be taken until September 30.

Treasurer's Report and Discussion of Financials.

Mrs. Bova reported for the two-month period ending August 31, 2022. The overall loss of the Housing Authority was (\$3,307). However, the Operating Gain, before capital grants and depreciation, was \$21,605, of which \$9,293 is attributable to Stern Village and \$12,312 to Congregate.

Stern Village had a current month's Operating Loss of (\$113) compared to a budgeted gain of \$7,500. The month's loss is due to various maintenance contract services incurred totaling over \$13,000 putting

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maintenance over budget for the month by over \$9,000. The most significant of these costs being hedging, trimming and tree work. Legal fees were also significantly overbudget due to general labor matters this year. It's also noted that August is a five-week payroll month impacting payroll related costs for the month. Despite the current month operating results, the property is expected to reach budgeted surpluses this year, generating \$9,293 of the budgeted \$15,000 surplus so far this year.

For Congregate, the current month's Operating Gain was \$5,876 compared to a budgeted gain of \$1,083. The month's gain is due primarily to lower-than-average utility costs and a \$4,396 grant funding from FEMA to cover prior year COVID costs. For the year, revenue is underbudget due to vacancies, but expenses are underbudget as well, contributing to positive operating results.

The overall cash position of the Authority, including reserves, is \$691,072. Payables include construction payables totaling \$40,202.

A snapshot of program balances are as follows:

| Stern Village | <u>6/30/2022</u> | <u>7/31/22</u> | <u>8/31/2022</u> | <u>YTD Change</u> |
|----------------------|------------------|----------------|------------------|-------------------|
| Cash | \$103,203 | \$ 83,804 | \$ 75,162 | \$(28,041) |
| Accounts Payable | \$ 65,441 | \$ 65,844 | \$ 75,486 | \$(10,045) |
| Interprogram Loan | \$355,881 | \$366,466 | \$384,808 | \$ 28,927 |
| Reserves | \$507,142 | \$507,142 | \$508,311 | \$ 1,169 |
| Excess Cash | \$ (73,436) | \$ (72,086) | \$ (91,005) | |
| | | | | |
| Congregate | | | | |
| Cash | \$ 59,264 | \$ 49,106 | \$ 97,900 | \$ 38,636 |
| Accounts Payable | \$ 35,652 | \$ 9,035 | \$ 7,467 | \$ 28,185 |
| Interprogram Loan | \$ 355,881 | \$ 366,466 | \$ 384,808 | \$ (28,927) |
| Reserves | \$ 9,499 | \$ 9,499 | \$ 9,499 | \$ |

Village cash still includes unspent insurance proceeds of \$23,755. Management is still waiting for supplies to finish the fire loss work, with a \$2,500 bill included in August operations. Congregate received the first quarter DOH funding in August which will enable additional repayment to Village in September. Congregate made an approximately \$15,000 payment to Village in August.

Tenant Accounts Receivable balances as follows:

| Stern Village | <u>6/30/2022</u> | <u># of Tenants</u> | <u>8/31/2022</u> | <u># of Tenants</u> |
|----------------------|------------------|-------------------------|------------------|-------------------------|
| One Month or Less | \$ (2,953) | 46 | \$ (3,179) | 62 |
| Over One Month Rent | \$ 3,578 | 4 | \$ 4,630 | 6 |
| Inactive AR | <u>\$ 1,744</u> | <u>10</u> | <u>\$ 2,410</u> | <u>8</u> |
| Total | \$ 2,369 | 60 | \$ 3,861 | 76 |
| | | | | |
| Congregate | | | | |
| One Month or Less | \$ (960) | 5 | \$ (622) | 5 |
| Over One Month Rent | \$ - | 0 | \$ - | 0 |
| Inactive AR | <u>\$ 2,184</u> | <u>4</u> | <u>\$ 2,869</u> | <u>5</u> |

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Total \$ 1,224 9 \$ 2,247 10

Several residents are unable to pay their rent for various, unforeseen, reasons. Ms. Mack is working with these individuals. Late fees are being charged. Discussion was held regarding the budget summary, in particular, Cash and Accounts Payable as noted in the financial report. Mr. Geel explained there was a recording error of \$15,000 due to a check that was not cashed and it was not included in the current report. Mr. Geel noted the account is very close to the minimum balance but with the correction would not be as bad as it appears. A tentative meeting was set for Mr. Geel to meet with Mrs. Anderson and Ms. Pflueger on October 20 to review the last fiscal year numbers.

Executive Director’s Report

Ms. Mack reported on the following:

1. The annual picnic was held September 23 with 167 residents participating. Food was provided by Vazzy’s Food Truck and entertainment by Tony Castle.
2. A meeting was held regarding new computers and cameras for Stern Village. Camera location would be in the entrance/exit to capture traffic. They are waiting to receive a price for the camera.
3. A CHFA walk through was conducted on September 19. They did well and were passed by the State.
4. Unit 131 is coming along well.
5. Signs have been ordered noting the speed limit and a reminder for pet owners to pick up after their pets.
6. Walk through on September 28 with HAI, the insurance company. Two catalytic converters were stolen on the property last weekend. The Trumbull police will be patrolling. ICS, the security service, was contacted regarding additional security on the grounds. This can be done at an additional charge.
7. ALB – working on a proposal for the sidewalk in front of the Congregate.
8. October 3, Victor will clean the heat pumps. It should take about two weeks. Starting October 17, they will start the Stern Village inspections. Congregate inspections will start in November.
9. On-site visit with Mentor, October 20, 2022 at 10am.

Unfinished Business

1. Sidewalk Repair Bid – discussed previously.
2. Questionnaire – discussed previously.
3. Congregate A/C Units – discussed previously.

New Business

1. Grants – discussed previously.
2. Repair to Village and Congregate – discussed previously.

Resident Comments

Dr. Cornelia Morris, Counselor from the Mary Sherlach Counseling Center, spoke regarding concerns she has encountered in her monthly session with some of the residents. In particular, she mentioned the camera being considered to cover the entrance/exit of the property, which is intended for public safety, and residents who are unaware of the dangers of drug exchanges (illegal or prescription) either on or off the property. It was suggested that the Police Department or Health Department attend a resident meeting to speak about both concerns.

Trumbull Housing Authority – September 27, 2022

Executive Session

The Board entered into Executive Session at 7:08 pm to review the Consultant’s Report on Continued Training and Further Discussion of Legal Services. Those in attendance were the THA Board members and Allyson Maida, Consultant. Motion was made by Mrs. Anderson to exit the Executive Session at 9:24 pm. Seconded by Ms. Pflueger and approved by unanimous consent.

Adjournment

There being no further business, motion was made by Ms. Pflueger to adjourn the meeting at 9:26 pm. Seconded by Mrs. Anderson and approved by unanimous consent.

Respectfully submitted,

Barbara Crandall
Clerk

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 September 30, 2022, and the related operating statement with the budget for the three months 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
October 19, 2022

Trumbull Housing Authority

Balance Sheet

September 2022

Program: State Elderly

Project: Consolidated

| | Beginning Balance | Period Amount | Balance |
|---|-------------------|-----------------|----------------|
| CURRENT ASSETS | | | |
| CASH | | | |
| 1111 TD Bank | 75,565 | (13,489) | 62,076 |
| 1112 Stern Village Development Funds | (578) | (97) | (675) |
| 1113.3 STIF | 508,311 | 2,699 | 511,010 |
| 1117 Petty Cash | 175 | 0 | 175 |
| TOTAL CASH | 583,473 | (10,887) | 572,586 |
| ACCOUNTS RECEIVABLE | | | |
| 1122 Accounts Receivable | 3,860 | 610 | 4,470 |
| 1122.1 Accounts Receivable - Manual | 4,479 | 36 | 4,515 |
| 1123.1 Allowance for Collection Loss | (1,744) | 0 | (1,744) |
| TOTAL ACCOUNTS RECEIVABLE | 6,595 | 646 | 7,241 |
| OTHER CURRENT ASSETS | | | |
| 1129 Sundry AR-Stern Center | 384,808 | (21,648) | 363,160 |
| 1129.8 Sundry AR- New 501(c)3 | 1,110 | 0 | 1,110 |
| 1191 Cash - Security Deposits | 11,911 | 0 | 11,911 |
| 1210 Other Prepaid Expense | 3,006 | 0 | 3,006 |
| 1211 Unexpired Insurance | (7,045) | 27,359 | 20,314 |
| TOTAL OTHER CURRENT ASSETS | 393,789 | 5,711 | 399,500 |
| TOTAL CURRENT ASSETS | 983,857 | (4,530) | 979,327 |
| NONCURRENT ASSETS | | | |
| WORK IN PROGRESS | | | |
| 1305 HTCC Funding & Expenses | 3,626 | 523 | 4,149 |
| 1305.1 HTCC- Consultant Fee & Expenses | 5,000 | 0 | 5,000 |
| 1405.1 Architect Fees | 110,730 | 0 | 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 | 719,895 | 0 | 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 | 80,479 | 587 | 81,066 |
| 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 |

Trumbull Housing Authority

Balance Sheet

September 2022

Program: State Elderly

Project: Consolidated

NONCURRENT ASSETS

WORK IN PROGRESS

| | | | |
|---|------------------|--------------|------------------|
| 1406.081 CIP - Doors - Exterior Doors - SSHP | 247,950 | 0 | 247,950 |
| 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 | 483,502 | 0 | 483,502 |
| 1406.151 CIP - Plumbing - Lav Fixtures - SSHP | 36,782 | 0 | 36,782 |
| 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 |
| 1406.161 CIP - Electrical - Main Service Panel - SSHP | 635 | 0 | 635 |
| 1406.162 CIP - Electrical - Rough Wiring - SSHP | 127,966 | 0 | 127,966 |
| 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 |
| 1406.43 CIP - Cost Certification - SSHP | 10,000 | 0 | 10,000 |
| 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 | 5,686,741 | 1,110 | 5,687,851 |

FIXED ASSETS

| | | | |
|-------------------------------|------------------|----------------|------------------|
| 1410 Land | 85,140 | 0 | 85,140 |
| 1420 Buildings | 4,774,645 | 0 | 4,774,645 |
| 1425 Building Equipment | 708,335 | 0 | 708,335 |
| 1430 Furniture & Equipment | 706,003 | 0 | 706,003 |
| 1440 Capital Improvements | 1,190,413 | 0 | 1,190,413 |
| 1470 Maintenance Equipment | 16,163 | 0 | 16,163 |
| 1480 Maintenance Vehicles | 34,492 | 0 | 34,492 |
| 1495 Accumulated Depreciation | (6,315,549) | (6,002) | (6,321,551) |
| TOTAL FIXED ASSETS | 1,199,641 | (6,002) | 1,193,640 |

TOTAL NONCURRENT ASSETS

6,886,382 (4,892) 6,881,491

CURRENT LIABILITIES

OTHER CURRENT LIABILITIES

| | | | |
|-----------------------------------|----------|-------|----------|
| 2101 Other Liabilities Union Dues | (45) | 0 | (45) |
| 2114 Deposit Liability | (12,881) | (600) | (13,481) |

Trumbull Housing Authority

Balance Sheet

September 2022

Program: State Elderly

Project: Consolidated

CURRENT LIABILITIES

OTHER CURRENT LIABILITIES

| | | | |
|--|-----------------|---------------|-----------------|
| 2114.9 Manual Entry | (280) | 0 | (280) |
| 2117.1 Employee Pension | (1,442) | 0 | (1,442) |
| 2117.3 Employee Med Premiums Withheld | 1,442 | 0 | 1,442 |
| 2119 Sundry Accounts Payable | (300) | 0 | (300) |
| 2119.3 Deferred Revenue | (21,255) | 28,022 | 6,767 |
| 2135 Accrued Payroll | (6,593) | 0 | (6,593) |
| 2135.1 Accrued Compensated Absence | (15,132) | 5,714 | (9,418) |
| 2137 Accrued P.I.L.O.T. | (30,072) | (2,183) | (32,255) |
| 2220.3 Prepaid Rents | (4,123) | (36) | (4,159) |
| TOTAL OTHER CURRENT LIABILITIES | (90,681) | 30,918 | (59,763) |

ACCOUNTS PAYABLE

| | | | |
|------------------------------------|-----------------|----------------|-----------------|
| 2110 Administration Fund Creditors | (17,818) | (638) | (18,455) |
| 2111 Accounts Payable | (57,668) | (9,048) | (66,715) |
| TOTAL ACCOUNTS PAYABLE | (75,486) | (9,685) | (85,171) |

TOTAL CURRENT LIABILITIES

(166,167) 21,233 (144,934)

EQUITY

| | | | |
|--|--------------------|-----------------|--------------------|
| 2830.1 Income & Expense Clearance | (631,621) | 0 | (631,621) |
| 2830.1 Income & Expense Clearance (Current Year) | 2,711 | (11,811) | (9,100) |
| 2900 Net Investment in Capital Assets | (6,369,060) | 0 | (6,369,060) |
| 2910 Unrestricted Net Position | (706,102) | 0 | (706,102) |
| TOTAL EQUITY | (7,704,073) | (11,811) | (7,715,884) |

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Trumbull Housing Authority
Operating Statement
Three Months Ending 09/30/2022
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 | 64,634 | 60,833 | 3,801 | 193,380 | 182,500 | 10,880 | 730,000 | (536,620) |
| 3100.1 Rental Income-Excess of Base | 19,560 | 20,417 | (857) | 58,406 | 61,250 | (2,844) | 245,000 | (186,594) |
| 3120 Excess Utilities | 0 | 0 | 0 | 125 | 0 | 125 | 0 | 125 |
| 3210 Vacancy Loss | (6,250) | (3,042) | (3,208) | (19,200) | (9,125) | (10,075) | (36,500) | 17,300 |
| TOTAL RENTAL INCOME | 77,944 | 78,208 | (264) | 232,711 | 234,625 | (1,914) | 938,500 | (705,789) |
| OTHER INCOME | | | | | | | | |
| 3510 Sales & Service To Tenants | 10 | 146 | (136) | 1,103 | 438 | 666 | 1,750 | (647) |
| 3610 Interest Income | 2,699 | 25 | 2,674 | 2,699 | 75 | 2,624 | 300 | 2,399 |
| 3620 Other Income | 30 | 208 | (178) | 30 | 625 | (595) | 2,500 | (2,470) |
| 3620.1 Laundry Income | 0 | 813 | (813) | 2,256 | 2,438 | (182) | 9,750 | (7,494) |
| 3620.3 Grant Income | 0 | 0 | 0 | 2,500 | 0 | 2,500 | 0 | 2,500 |
| TOTAL OTHER INCOME | 2,739 | 1,192 | 1,547 | 8,588 | 3,575 | 5,013 | 14,300 | (5,712) |
| ADMINISTRATIVE | | | | | | | | |
| 4120 Salaries | 12,480 | 15,788 | 3,308 | 46,057 | 47,364 | 1,307 | 189,456 | 143,399 |
| 4130 Legal & Other Outside Services | 570 | 1,125 | 555 | 8,337 | 3,375 | (4,962) | 13,500 | 5,163 |
| 4131 Bookkeeping | 5,960 | 6,000 | 40 | 17,880 | 18,000 | 120 | 72,000 | 54,120 |
| 4131.1 Audit Fees | 638 | 750 | 113 | 1,913 | 2,250 | 338 | 9,000 | 7,088 |
| 4151 Office Supplies | 516 | 604 | 88 | 1,050 | 1,813 | 763 | 7,250 | 6,200 |
| 4153 Travel | 75 | 42 | (33) | 75 | 125 | 50 | 500 | 425 |
| 4159 Other Office Expense | 534 | 1,750 | 1,216 | 1,670 | 5,250 | 3,580 | 21,000 | 19,330 |
| 4159.1 Other Office Advertising | 0 | 167 | 167 | 1,235 | 500 | (735) | 2,000 | 765 |
| 4159.2 Other Office Computer | 1,160 | 0 | (1,160) | 1,236 | 0 | (1,236) | 0 | (1,236) |
| 4159.3 Other Office Telephone | 202 | 396 | 194 | 622 | 1,188 | 566 | 4,750 | 4,128 |
| 4159.7 Other Office Postage | 120 | 0 | (120) | 245 | 0 | (245) | 0 | (245) |
| 4160 Pensions & Other-Health Ins. | 5,300 | 3,750 | (1,550) | 10,089 | 11,250 | 1,161 | 45,000 | 34,911 |
| 4160.1 Pension & Other - 457 | 547 | 708 | 162 | 1,782 | 2,125 | 343 | 8,500 | 6,718 |
| 4160.4 Pension & Other - Life | 0 | 0 | 0 | 107 | 0 | (107) | 0 | (107) |
| 4161 Payroll Taxes | 2,258 | 3,019 | 761 | 7,347 | 9,058 | 1,711 | 36,231 | 28,884 |
| TOTAL ADMINISTRATIVE | 30,359 | 34,099 | 3,740 | 99,643 | 102,297 | 2,654 | 409,187 | 309,544 |
| TENANT SERVICES | | | | | | | | |
| 4200 Tenant Services | 150 | 0 | (150) | 359 | 0 | (359) | 0 | (359) |
| TOTAL TENANT SERVICES | 150 | 0 | (150) | 359 | 0 | (359) | 0 | (359) |
| UTILITIES | | | | | | | | |
| 4310 Water | 2,574 | 2,583 | 9 | 7,882 | 7,750 | (132) | 31,000 | 23,118 |
| 4320 Electric | 1,325 | 2,667 | 1,342 | 4,665 | 8,000 | 3,335 | 32,000 | 27,335 |
| 4330 Gas | 115 | 208 | 93 | 338 | 625 | 287 | 2,500 | 2,162 |
| 4350 Cable/Television | 197 | 350 | 153 | 1,036 | 1,050 | 14 | 4,200 | 3,164 |
| TOTAL UTILITIES | 4,211 | 5,808 | 1,597 | 13,921 | 17,425 | 3,504 | 69,700 | 55,779 |
| MAINTENANCE | | | | | | | | |
| 4410 Salaries Maintenance | 9,271 | 14,405 | 5,133 | 39,478 | 43,215 | 3,736 | 172,858 | 133,380 |
| 4420 Supplies | 3,097 | 1,980 | (1,117) | 5,590 | 5,941 | 352 | 23,765 | 18,175 |
| 4430 Contract Services | 1,534 | 1,396 | (138) | 15,914 | 4,188 | (11,727) | 16,750 | 836 |
| 4430.2 Exterminating Contracts | 645 | 100 | (545) | 1,965 | 300 | (1,665) | 1,200 | (765) |

| | Period Amount | Period Budget | Period Variance | YTD Amount | YTD Budget | YTD Variance | Annual Budget | Remaining Budget |
|---|------------------|------------------|--------------------|---------------|---------------|-----------------|------------------|---------------------|
| MAINTENANCE | | | | | | | | |
| 4430.3 Heating | 0 | 2,792 | 2,792 | 1,961 | 8,375 | 6,415 | 33,500 | 31,540 |
| 4430.5 Misc Elec & Plumbing | 0 | 0 | 0 | 2,009 | 0 | (2,009) | 0 | (2,009) |
| 4430.7 Snow Removal | 0 | 167 | 167 | 0 | 500 | 500 | 2,000 | 2,000 |
| 4440 Maint. Shop Equip. | 170 | 375 | 205 | 806 | 1,125 | 319 | 4,500 | 3,694 |
| 4490 Miscellaneous Operating and Maint. - Appliances | 0 | 1,042 | 1,042 | 0 | 3,125 | 3,125 | 12,500 | 12,500 |
| TOTAL MAINTENANCE | 14,717 | 22,256 | 7,539 | 67,722 | 66,768 | (954) | 267,073 | 199,351 |
| OTHER | | | | | | | | |
| 4710 Refuse Removal | 2,166 | 1,679 | (487) | 6,171 | 5,038 | (1,134) | 20,150 | 13,979 |
| 4711 Insurance | 5,550 | 4,833 | (717) | 14,561 | 14,500 | (61) | 58,000 | 43,439 |
| 4711.3 Worker's Compensation | 665 | 1,042 | 377 | 1,687 | 3,125 | 1,438 | 12,500 | 10,813 |
| 4715 P.I.L.O.T. | 2,183 | 2,183 | 0 | 6,548 | 6,548 | 0 | 26,190 | 19,643 |
| 4820 Provision For Collection Loss | 0 | 0 | 0 | 712 | 0 | (712) | 0 | (712) |
| TOTAL OTHER | 10,564 | 9,737 | (827) | 29,679 | 29,210 | (469) | 116,840 | 87,161 |
| CAPITAL | | | | | | | | |
| 6200 Nonoperating Expense - Unit Rehabs | 2,868 | 0 | (2,868) | 2,868 | 0 | (2,868) | 0 | (2,868) |
| 6600 Depreciation Expense | 6,002 | 0 | (6,002) | 18,005 | 0 | (18,005) | 0 | (18,005) |
| TOTAL CAPITAL | 8,870 | 0 | (8,870) | 20,874 | 0 | (20,874) | 0 | (20,874) |
| SURPLUS | 11,811 | 7,500 | 4,311 | 9,100 | 22,500 | (13,400) | 90,000 | (80,900) |

Trumbull Housing Authority

Balance Sheet

September 2022

Program: Congregate

Project: Consolidated

| | Beginning Balance | Period Amount | Balance |
|--|-------------------|-----------------|------------------|
| CURRENT ASSETS | | | |
| CHECKING/SAVINGS | | | |
| CASH | | | |
| 1111 TD Bank | 97,700 | (24,471) | 73,229 |
| 1113.3 STIF Investment 1235575430 | 9,499 | 50 | 9,549 |
| 1117 Petty Cash | 200 | 0 | 200 |
| TOTAL CASH | 107,399 | (24,420) | 82,978 |
| TOTAL CHECKING/SAVINGS | 107,399 | (24,420) | 82,978 |
| ACCOUNTS RECEIVABLE | | | |
| 1122 Accounts Receivable | 2,247 | (1,369) | 878 |
| 1122.9 Accounts Receivable - Manual | 2,308 | 1,369 | 3,677 |
| 1123.1 Allowance For Collection Loss | (2,184) | 0 | (2,184) |
| TOTAL ACCOUNTS RECEIVABLE | 2,371 | 0 | 2,371 |
| OTHER CURRENT ASSETS | | | |
| 1210 Other Prepaid Expense | 13,922 | 0 | 13,922 |
| 1211 Unexpired Insurance | (951) | 3,508 | 2,557 |
| 1211.1 Prepaid Insur - Cong Services | (198) | 0 | (198) |
| TOTAL OTHER CURRENT ASSETS | 12,774 | 3,508 | 16,281 |
| TOTAL CURRENT ASSETS | 122,543 | (20,912) | 101,631 |
| FIXED ASSETS | | | |
| 1420 Buildings | 2,791,716 | 0 | 2,791,716 |
| 1425 Building Equipment | 1,125,773 | 0 | 1,125,773 |
| 1430 Furniture & Equipment | 94,348 | 0 | 94,348 |
| 1440 Capital Improvements | 356,279 | 3,313 | 359,592 |
| 1480 Maintenance Vehicles | 3,832 | 0 | 3,832 |
| 1495 Accumulated Depreciation | (3,008,988) | (6,454) | (3,015,442) |
| TOTAL FIXED ASSETS | 1,362,960 | (3,141) | 1,359,818 |
| CURRENT LIABILITIES | | | |
| ACCOUNTS PAYABLE | | | |
| 2110 Administration Fund Creditors | (3,719) | (119) | (3,838) |
| 2111 Accounts Payable | (3,749) | (13,448) | (17,196) |
| TOTAL ACCOUNTS PAYABLE | (7,467) | (13,567) | (21,034) |
| OTHER CURRENT LIABILITIES | | | |
| 2114 Deposit Liability | (2,150) | (100) | (2,250) |
| 2114.1 Deposit Liability | 250 | 0 | 250 |
| 2119 Sundry Accounts Payable | (369,787) | 6,627 | (363,160) |
| 2119.9 Sundry AP-DOH | (18,459) | 0 | (18,459) |
| 2135 Accrued Salaries & Wages | (1,817) | 0 | (1,817) |
| 2135.1 Accrued Compensated Absences | (6,243) | 635 | (5,608) |
| 2137 Accrued P.I.L.O.T | (3,776) | (377) | (4,152) |
| 2220.1 Deferred Revenue-Subsidy | (20,399) | 19,819 | (580) |
| 2220.2 Deferred Revenue-RAP | (12,732) | 5,245 | (7,487) |
| 2220.3 Prepaid Rents | (2,308) | (1,369) | (3,677) |
| TOTAL OTHER CURRENT LIABILITIES | (437,421) | 30,480 | (406,941) |
| TOTAL CURRENT LIABILITIES | (444,888) | 16,914 | (427,975) |

Trumbull Housing Authority

Balance Sheet

September 2022

Program: Congregate

Project: Consolidated

TOTAL EQUITY

| | | | |
|--|--------------------|--------------|--------------------|
| 2830.1 Income & Expense Clearing | (1,017,010) | 0 | (1,017,010) |
| 2830.1 Income & Expense Clearing (Current Year) | 596 | 7,140 | 7,736 |
| 2830.1 Income & Expense Clearing (Unclosed 2021) | 565 | 0 | 565 |
| 2900 Net Investment in Capital Assets | (1,215,578) | 0 | (1,215,578) |
| 2910 Unrestricted Net Position | 1,190,812 | 0 | 1,190,812 |
| TOTAL TOTAL EQUITY | (1,040,614) | 7,140 | (1,033,474) |

PROOF

| | | |
|----------|----------|----------|
| 0 | 0 | 0 |
|----------|----------|----------|

Trumbull Housing Authority
Operating Statement
Three Months Ending 09/30/2022
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 | 12,755 | 13,475 | (720) | 38,971 | 40,425 | (1,455) | 161,700 | (122,730) |
| 3102.3 Rental Income-RAP | 5,245 | 4,525 | 720 | 15,030 | 13,575 | 1,455 | 54,300 | (39,271) |
| 3210 Vacancy Loss | (1,000) | (900) | (100) | (3,750) | (2,700) | (1,050) | (10,800) | 7,050 |
| TOTAL RENTAL INCOME | 17,000 | 17,100 | (100) | 50,250 | 51,300 | (1,050) | 205,200 | (154,950) |
| OTHER INCOME | | | | | | | | |
| 3610 Interest Income | 50 | 0 | 50 | 50 | 1 | 49 | 5 | 45 |
| 3620 Other Income | 0 | 188 | (188) | 1,209 | 563 | 647 | 2,250 | (1,041) |
| 3620.2 Laundry Income | 0 | 317 | (317) | 926 | 950 | (24) | 3,800 | (2,874) |
| 3620.3 Grant Income | 0 | 0 | 0 | 4,396 | 0 | 4,396 | 0 | 4,396 |
| TOTAL OTHER INCOME | 50 | 505 | (454) | 6,582 | 1,514 | 5,069 | 6,055 | 527 |
| ADMINISTRATIVE | | | | | | | | |
| 4120 Salaries | 3,149 | 3,673 | 524 | 10,487 | 11,019 | 532 | 44,075 | 33,588 |
| 4130 Legal and Other Outside Services | 0 | 208 | 208 | 1,503 | 625 | (878) | 2,500 | 997 |
| 4131 Bookkeeping | 745 | 750 | 5 | 2,235 | 2,250 | 15 | 9,000 | 6,765 |
| 4131.1 Audit Fees | 119 | 138 | 19 | 356 | 413 | 56 | 1,650 | 1,294 |
| 4151 Office Supplies | 242 | 83 | (158) | 283 | 250 | (33) | 1,000 | 717 |
| 4151.1 Telephone & Answering Service | 184 | 250 | 66 | 569 | 750 | 181 | 3,000 | 2,431 |
| 4159 Other Office Expense | 362 | 313 | (49) | 527 | 938 | 410 | 3,750 | 3,223 |
| 4159.1 Advertising | 0 | 0 | 0 | 105 | 0 | (105) | 0 | (105) |
| 4160 Pension & Other-Health Ins. | 1,003 | 654 | (349) | 1,905 | 1,962 | 56 | 7,846 | 5,941 |
| 4160.1 Pension & Other 457 | 104 | 138 | 35 | 338 | 415 | 77 | 1,661 | 1,323 |
| 4160.4 Pension & Other Life | 0 | 0 | 0 | 12 | 0 | (12) | 0 | (12) |
| 4161 Payroll Taxes | 352 | 478 | 126 | 1,145 | 1,435 | 290 | 5,740 | 4,595 |
| TOTAL ADMINISTRATIVE | 6,259 | 6,685 | 426 | 19,466 | 20,056 | 589 | 80,222 | 60,756 |
| UTILITIES | | | | | | | | |
| 4310 Water | 698 | 1,096 | 398 | 2,176 | 3,288 | 1,111 | 13,150 | 10,974 |
| 4320 Electric | 3,482 | 2,208 | (1,274) | 6,736 | 6,625 | (111) | 26,500 | 19,764 |
| 4330 Gas | 570 | 935 | 365 | 1,509 | 2,806 | 1,297 | 11,223 | 9,714 |
| 4350 Cable Television | 284 | 310 | 26 | 865 | 930 | 65 | 3,720 | 2,855 |
| TOTAL UTILITIES | 5,034 | 4,549 | (484) | 11,287 | 13,648 | 2,361 | 54,593 | 43,306 |
| MAINTENANCE | | | | | | | | |
| 4410 Salaries Maintenance | 1,030 | 1,564 | 534 | 4,386 | 4,692 | 305 | 18,766 | 14,380 |
| 4420 Supplies | 319 | 146 | (173) | 591 | 438 | (153) | 1,750 | 1,159 |
| 4430 Contract Services | 0 | 1,354 | 1,354 | 1,699 | 4,063 | 2,364 | 16,250 | 14,551 |
| 4430.2 Exterminating Contracts | 575 | 42 | (533) | 770 | 125 | (645) | 500 | (270) |
| 4430.5 Elevator Maint. Contract | 0 | 250 | 250 | 3,313 | 750 | (2,563) | 3,000 | (313) |
| 4430.6 Heating Contracts | 0 | 250 | 250 | 0 | 750 | 750 | 3,000 | 3,000 |
| 4490 Miscellaneous Operating & Maintenance | 0 | 356 | 356 | 0 | 1,067 | 1,067 | 4,268 | 4,268 |
| TOTAL MAINTENANCE | 1,924 | 3,961 | 2,037 | 10,758 | 11,884 | 1,126 | 47,534 | 36,776 |
| OTHER | | | | | | | | |
| 4710 Refuse Removal | 198 | 190 | (8) | 813 | 570 | (243) | 2,280 | 1,468 |
| 4711 Insurance | 614 | 653 | 38 | 1,843 | 1,958 | 114 | 7,830 | 5,987 |

| | Period Amount | Period Budget | Period Variance | YTD Amount | YTD Budget | YTD Variance | Annual Budget | Remaining Budget |
|-------------------------------------|------------------|------------------|--------------------|----------------|---------------|-----------------|------------------|---------------------|
| OTHER | | | | | | | | |
| 4711.3 Worker's Compensation | 18 | 107 | 89 | 53 | 320 | 267 | 1,278 | 1,225 |
| 4715 P.I.L.O.T. | 377 | 377 | 0 | 1,130 | 1,130 | 0 | 4,518 | 3,389 |
| TOTAL OTHER | 1,206 | 1,326 | 120 | 3,838 | 3,977 | 139 | 15,906 | 12,068 |
| RESERVE PROVISIONS | | | | | | | | |
| 6600 Depreciation Expense | 6,454 | 0 | (6,454) | 19,361 | 0 | (19,361) | 0 | (19,361) |
| TOTAL RESERVE PROVISIONS | 6,454 | 0 | (6,454) | 19,361 | 0 | (19,361) | 0 | (19,361) |
| SERVICES INCOME | | | | | | | | |
| 7010 Tenants' Contrib-Core Services | 12,464 | 12,806 | (342) | 37,592 | 38,418 | (826) | 153,672 | (116,080) |
| 7030.1 State Subsidy-Core | 17,794 | 17,794 | 0 | 53,382 | 53,382 | 0 | 213,528 | (160,146) |
| 7030.2 State Subsidy-Expanded Core | 2,025 | 2,025 | 0 | 6,075 | 6,075 | 0 | 24,300 | (18,225) |
| TOTAL SERVICES INCOME | 32,283 | 32,625 | (342) | 97,049 | 97,875 | (826) | 391,500 | (294,451) |
| SERVICES EXPENSE | | | | | | | | |
| 8101 Bookkeeping | 745 | 750 | 5 | 2,235 | 2,250 | 15 | 9,000 | 6,765 |
| 8102 Housing Management Salaries | 1,453 | 1,575 | 121 | 4,724 | 4,724 | 0 | 18,896 | 14,172 |
| 8105 Health Insurance | 266 | 237 | (29) | 504 | 712 | 208 | 2,847 | 2,343 |
| 8105.1 Fringe Benefits-Pension | 28 | 0 | (28) | 90 | 0 | (90) | 0 | (90) |
| 8106 Payroll Taxes 8106 | 249 | 339 | 90 | 811 | 1,017 | 205 | 4,066 | 3,255 |
| 8107 Worker's Compensation | 100 | 21 | (79) | 299 | 63 | (237) | 250 | (49) |
| 8108 Contract Services | 16,430 | 12,093 | (4,337) | 38,275 | 36,279 | (1,997) | 145,114 | 106,839 |
| 8201 Chore Service Salary | 1,371 | 2,157 | 786 | 4,494 | 6,470 | 1,976 | 25,880 | 21,386 |
| 8204 Cleaning Supplies | 452 | 211 | (240) | 452 | 634 | 182 | 2,536 | 2,084 |
| 8301.1 Food Services - Exc. | 12,866 | 13,031 | 165 | 38,599 | 39,094 | 495 | 156,376 | 117,777 |
| 8303 Supplies/Utensils | 82 | 165 | 83 | 1,591 | 496 | (1,095) | 1,985 | 394 |
| 8304 Utilities Expense | 204 | 0 | (204) | 834 | 0 | (834) | 0 | (834) |
| 8402 Supplies | 0 | 21 | 21 | 0 | 63 | 63 | 250 | 250 |
| 9001 Resident Services Coordinator | 1,201 | 1,485 | 284 | 3,808 | 4,455 | 647 | 17,820 | 14,012 |
| 9002 Wellness/Preventive Program | 150 | 540 | 390 | 191 | 1,620 | 1,429 | 6,480 | 6,289 |
| TOTAL SERVICES EXPENSE | 35,597 | 32,625 | (2,972) | 96,907 | 97,875 | 968 | 391,500 | 294,593 |
| SURPLUS | (7,140) | 1,083 | (8,223) | (7,736) | 3,250 | (10,986) | 13,000 | (20,736) |

Trumbull Housing Authority
Financial Highlights for September 30, 2022

For the three-month period ended September 30, 2022, the overall gain of the Housing Authority was \$1,364. Further, the operating gain before capital grants and depreciation was \$41,598, of which, \$29,973 is attributable to Stern Village and \$11,625 to Congregate.

Stern Village had a current month's operating gain of \$17,813 compared to a budgeted gain of \$7,500. The month's gain is due to minimal maintenance contract services and use of vacation time which had a positive impact on current month salary expense. For the year, vacancy losses are 50% over budget, but total revenue and expenses have met budgeted amounts. Village is on pace to meet Surplus goals so far this year, but utilities and maintenance costs tend to increase during the winter months.

For Congregate, the current month's operating loss was (\$686) compared to a budgeted gain of \$1,083. The month's loss is due primarily to three billing cycles of security contract expenses, putting security about 5% over budget so far this year. For the year, revenue is underbudget due to vacancies, but expenses are underbudget as well, contributing to positive operating results.

The overall cash position of the Authority including reserves is \$655,514.

A snapshot of program balances are as follows:

| | <u>6/30/2022</u> | <u>8/31/2022</u> | <u>9/30/2022</u> | <u>YTD Change</u> |
|----------------------|--------------------|--------------------|--------------------|-----------------------|
| Stern Village | | | | |
| Cash | \$ 103,203 | \$ 75,162 | \$ 61,576 | \$ (41,627) |
| Accounts Payable | \$ 65,441 | \$ 75,486 | \$ 44,969 | \$ 20,472 |
| Interprogram Loan | \$ 355,881 | \$ 384,808 | \$ 363,160 | \$ 7,279 |
| Reserves | \$ 507,142 | \$ 508,311 | \$ 511,010 | \$ 3,868 |
| <i>Excess Cash</i> | <i>\$ (73,436)</i> | <i>\$ (91,005)</i> | <i>\$ (83,358)</i> | |
| Congregate | | | | |
| Cash | \$ 59,264 | \$ 97,900 | \$ 73,429 | \$ 14,165 |
| Accounts Payable | \$ 35,652 | \$ 7,467 | \$ 21,034 | \$ 14,618 |
| Interprogram Loan | \$ 355,881 | \$ 384,808 | \$ 363,160 | \$ (7,279) |
| Reserves | \$ 9,499 | \$ 9,499 | \$ 9,549 | \$ 50 |

Cash balances are closely monitored each month per cash management procedures. Management does not anticipate a need to borrow from reserves and will continue to monitor vacancy turnover status as it has had a negative impact on rental revenues and cash generated.

Tenant Accounts Receivable balances as follows:

| | <u>6/30/2022</u> | <u># of Tenants</u> | <u>9/30/2022</u> | <u># of Tenants</u> |
|----------------------|------------------|-------------------------|------------------|-------------------------|
| Stern Village | | | | |
| One Month or Less | \$ (2,953) | 46 | \$ (3,342) | 58 |
| Over One Month Rent | \$ 3,578 | 4 | \$ 5,079 | 5 |
| Inactive AR | \$ 1,744 | 10 | \$ 2,733 | 9 |
| Total | \$ 2,369 | 60 | \$ 4,470 | 72 |
| Congregate | | | | |
| One Month or Less | \$ (960) | 5 | \$ (1,991) | 4 |
| Over One Month Rent | \$ - | 0 | \$ - | 0 |
| Inactive AR | \$ 2,184 | 4 | \$ 2,869 | 5 |
| Total | \$ 1,224 | 9 | \$ 878 | 9 |