Trumbull Housing Authority Regular Meeting
Tuesday, October 27, 2026
Stern Village Community Room
5:00 pm

Agenda

Call To Order

Pledge of Allegiance/Roll Call

Approval of Minutes - Regular Meeting Minutes of September 22, 2026

Reports

1. Director of Finance
2. Congregate Manager
3. Resident Service Coordinator
4. Property Manager
5. Housing Clerk
6. Treasurer and Discussion of Financials
7. Executive Director
    a. Status of Priority Needs Application
    b. Rehab Tracker Update

New Business
Report on grant from Congressman Himes' office

Old Business

Next Meeting: November 17, 2026

Adjournment

Trumbull Housing Authority Meeting – September 22, 2026

Trumbull Housing Authority Meeting
Tuesday, September 22, 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; Lisa Alhabal, Resident Services Coordinator; Pam Poarch, Housing Clerk; Allie Cohen, Social Work Intern 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
Ms. Pederson motioned to approve the minutes of July 28 2026 as written; seconded by Mrs. Anderson. Approved by unanimous consent.

Ms. Pflueger motioned to approve the minutes of the September 8, 2026 Special Virtual Meeting as written; seconded by Ms. Pederson. Approved with abstention from Mr. Miller.

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

1. Obtaining quotes for the Critical Needs Assessment for replacement of equipment – stoves, freezers and refrigerators. Ms. Vega met with the Health Department and will finalize after updating some documents.
2. Clogs continue to be a very large part of Contract Services.
3. Rents are being monitored and tenants are responding to calls to pay rents on time.
4. Rehabs continue to be assessed. Unit clean outs are being done as needed when tenants move and do not remove items. They have become a member of the Royal Blue Junk removal program and receive a discounted rate. Now it can be done more efficiently and in a timely manner.
5. Stoves are being purchased at 30" for the new rehabs; other units have 24" ovens and Congregate has 20" ovens. Moving forward, all rehabs will be equipped with the 30" ovens; smaller ovens are more expensive and difficult to secure.
6. Pam Poarch, Housing Clerk, was introduced. She will be dealing with all the applications and looking into funding. In the office Monday through Friday.
7. Allie Cohen, Social Work Intern, was introduced. She will be doing community based work. Currently conducting a survey in the Village and Congregate to identify potential activities.
8. Ms. Vega invited the Board members to the End of Summer Celebration on October 10. It will be a multi-cultural event celebrating everyone. TPAUD will be on site to provide suicide prevention information. Event runs from 12-3 pm.

Report of Congregate Manager
Mrs. McGee reported the following:

1. There was one lease signing on September 1; another lease will be signed on October 15. Currently conducting interviews for a third tenant and then the Congregate will be full.

2. Wait List stands at 30 and she continues to receive applications weekly.
3. Tenant inspections will begin October 14 for the first floor and October 15 for the second floor.
4. Tenants have been more social the past few weeks; many on the porch and in the dining room after lunch. Hoping residents will continue to gather inside with the onset of cold weather.

Resident Service Coordinator

Ms. Alhabal reported the following:

1. Requests received for Food Pantry items – Jewish Family Services serviced 57 people in September and in-house pantry had 56 requests in August and September.
2. Juniper Healthcare was on site to speak about in-home services; refreshments were served. They would like to bring some activities at the Village such as ZUMBA, Tia-Chi and offered to have a bus transport residents to their adult day center to experience this type of setting.
3. Activities Committee is hosting "Dance and Groove" on Wednesday; this is going well. Refreshments will be served.
4. Health Department will be on site September 29 from 9-12 to administer flu shots.
5. Open enrollment is coming up. Stressed the need for residents/care givers to review their Annual Notice of Change for Medicare Advantage Plans and Drug Plans when it is received as there are many changes expected including programs being discontinued, programs merging or no longer serving Southwest CT as well as increased co-pays. This will be discussed at the resident meeting. Discussion was held regarding the changes. SWCAA will be on-site on October 22 to discuss these changes as well as a broker in November. Mrs. Anderson felt, after the election, the State Representatives and Senator be invited to meet with the residents to discuss the impact of these changes so they can bring back information to Hartford for the next legislative session. They could be instrumental in requesting supplemental funds to help individuals who now face a financial burden because of the changes. Ms. Alhabal will coordinate a program; the League may also help with logistics.
6. October 15 – December 7 is open enrollment; another open enrollment is January 1 – March 31 for Medicare Advantage Plans.
7. Reminding tenants to bring letters from the Department of Social Services to her for help in determining benefit status. Some benefits have been discontinued in error; may also be able to assist with other benefits the individual may be entitled to.
8. Six referrals were made for in-home services with other applications being completed. This is having a positive impact on the residents receiving assistance. It was noted she has done a lot to reverse the stigma of services taking away independence into making the resident more independent.

Treasurer's Report and Discussion of Financials

Ms. Pflueger summarized the financials through August noting they are positive with staffing savings, rebates, dividends from insurance, WC audit credit, and staff turnover. Maintenance Staff is under budget due to one vacant position. There have been larger expenses on the Village side including a new copier (in the budget), insurance deductible, septic line clogs ($6,000).

Mrs. Anderson is concerned about the $6,000 and confused as to why residents continue to put things down the toilet. It is an on-going problem. Resident education has been conducted through meetings, newsletters and discussions at lease signing with lists provided of non-flushable items. Conversation is being held with the contractor regarding what can be done to help the situation. There is a quarterly contract where the sewer is jetted into the main line. Unable to determine source because of piping configuration in the units. Mr. Miller suggested the contractor speak with the residents to explain the

situation; good idea but not all residents come to the meeting from the affected quads and do not hear the message. A letter from the sewer contractor was suggested to be sent to the residents with specific information. Resident should inform Staff when they encounter a slow drain to prevent back-up. It was noted this is the #1 issue at housing authorities.

Mr. Geel spoke on the Worker's Compensation line item; due to turnover with less staff. Discussion was held regarding the payment between Congregate and Village.

Mrs. Anderson noted she and Ms. Pflueger met with Mr. Geel to review the year end financials. They were very impressed with the outcome. The simplified details were beneficial for understanding the numbers. She noted one request from this meeting was for Mr. Geel to provide an executive summary as part of the audit document to make it easier to absorb the information. They also requested the auditors to come in to review the audit so the Board can indicate the audit can be filed.

Property Manager Report

Ms. Vega reported the following for Gail Ayotte:

1. 173 units are occupied; 13 unoccupied. For the month of August and September, there were four move-ins and three move-outs. Out of the 13 open units, two units are ready and have been assigned for lease signings and the remainder are rehabs.
2. Work Orders from August 1 to date – completed 144; 53 are outstanding including inspections.
3. Inspections started on September 8 but were postponed due to COVID cases. Sixty units were completed. Will resume in late October.

Executive Director Report

Ms. Vega reported the following:

1. Opened the Wait List from September 4 through September 18 receiving over 200 applications, (maximum accepted was 200). Applicants accepted will be notified on October 1 of their position number on the Wait List and given information on the process.
2. Met with the inspector to review what is required for the Priority Needs application. One additional letter is required outlining the changes.
3. Unit Rehab Tracker was forwarded to the Board for units requiring rehab - occupied and unoccupied. Funds are needed to complete full rehabs for six units and does not include the move-outs in the last month. Discussion was held regarding these rehabs including requesting additional quotes. Some units have gone through a rehab in the past and require small changes; others have not been updated in fifteen plus years. It was suggested a special meeting be set to review the Unit Rehab Tracker and determine how to move forward. Ms. Vega will update the Tracker to include the recent move-outs. Funding and estimates discussed. **Ms. Pederson motioned to spend up to $35,000 to rehab two units; seconded by Mrs. Aderson.** Mr. Miller questioned the cost of the rehabs; Ms. Vega noted it depends on the size of the units and materials used. Materials are being standardized so Staff is able to do repairs efficiently. All components were specked out; Staff is aware of the cost of materials. Mr. Miller discussed a guidebook provided by builders describing work costs. He will share this information with Ms. Vega. **Approved by unanimous consent.**

New Business

1. Discussion of New Board Policy to Cover Emergency Spending Requests – Mrs. McGannon read the following draft policy –

To avoid delays in addressing emergency repairs or situations that require immediate action, the Treasurer is authorized to approve an expenditure of up to $10,000 when the expenditure is reasonably necessary to address an emergency and cannot be reasonably delayed until the next regularly scheduled Board meeting. Before authorizing the expenditure, the Treasurer shall consult with the Executive Director and a representative of the accounting firm, when reasonably practicable.

Any expenditure authorized under this provision shall be reported to the Board and placed on the agenda of the next regularly scheduled Board meeting for discussion and Board approval. The Treasurer or Executive Director shall provide documentation of the emergency, the amount spent, and the reason immediate action was necessary.

This emergency spending authority is intended solely for situations requiring prompt action and shall not be used to circumvent normal purchasing, budgeting, or Board approval procedures.

After discussion, the following change was made to the first paragraph – last sentence should read - Before authorizing the expenditure, the Treasurer must consult with the Executive Director and, when reasonably practicable, a representative of accounting. **Ms. Pederson motioned to approve the policy with the discussed change; seconded by Ms. Anderson. Approved by unanimous consent.**

2. Review of Rehab Tracker – previously discussed.

Old Business

1. Status of Priority Needs Application – previously discussed.

Executive Session

Mr. Miller motioned to enter into Executive Session to discuss upcoming snow removal contract and quotes received for gutters at 6:08 pm; seconded by Ms. Pederson. Approved unanimously. In attendance were the Board members, Ms. Vega and Mr. Geel. **Ms. Pederson motioned to exit Executive Session at 6:57 pm; seconded by Mr. Miller. Approved by unanimous consent.**

Next Meeting

October 27, 2026

Adjournment

There being no further business, Ms. Pederson motioned to adjourn the meeting at 6:59 pm; seconded by Mrs. Anderson. Approved by unanimous consent.

Respectfully submitted,

Barbara Crandall
Clerk

Trumbull Housing Authority
Financial Highlights for September 30, 2026

For the three-month period ended September 30, 2026, the Authority had an operating gain before capital activity and depreciation of $87,653, of which $66,633 is attributable to Stern Village and $21,020 to Congregate.

For Stern Village, operating results exceeded budgeted gain by approximately $20,000 due primarily to unbudgeted rebates/refund from early in the year. The primary cost overruns are for Legal, as identified in prior months, and now maintenance contracts. Maintenance contract overruns include $6,500 for mold remediation and another $6,500 for plumbing clogs as previously noted. Other significant costs this month include the purchase of about 20 new appliances for use in updating unit refrigerators and stoves, as was budgeted this year. Management does not expect any budgeted overruns this year as of yet, with the exception of vacancy loss, which is to be actively addressed in the coming months.

For Congregate, the operating gain exceeded budget by approximately $15,000 due to initial rebates/refunds similar to Village as well as seasonal utility and maintenance cost savings so far this year. The only significant cost overrun was for appliance purchases totaling $3,439 so far this year, which exceeds initial budgeted plans this year. Management anticipates cost savings in other maintenance areas throughout the year to offset the projected cost overrun.

Tenant Accounts Receivable balances are as follows:

	6/30/2026	# of Tenants	9/30/2026	# of Tenants
Stern Village				
One Month or Less	$ (1,926)	73	$ (1,496)	76
Over One Month Rent	$ -	0	$ -	0
Inactive AR	$ 3,509	8	$ 5,234	11
Total	$ 1,583	81	$ 3,738	87
Congregate				
One Month or Less	$ 433	19	$ 304	21
Over One Month Rent	$ 3,500	2	$ 3,200	1
Inactive AR	$ 5,321	4	$ 5,321	4
Total	$ 9,254	25	$ 8,825	26

A snapshot of program balances are as follows:

	6/30/2026	8/31/2026	9/30/2026	YTD Change
Stern Village				
Cash	$ 85,077	$ 174,567	$ 100,561	$ (74,006)
Accounts Payable	$ 38,194	$ 91,352	$ 54,989	$ (36,363)
Interprogram Loan	$ 352,862	$ 355,082	$ 355,516	$ 434
Reserves	$ 567,010	$ 570,614	$ 572,414	$ 1,800
Excess Cash	*$ (60,249)*	*$ (10,406)*	*$ (51,360)*	
Congregate				
Cash	$ 114,051	$ 152,253	$ 117,527	$ (34,726)
Accounts Payable	$ 22,342	$ 14,810	$ 10,220	$ (4,590)
Interprogram Loan	$ 352,862	$ 355,082	$ 355,516	$ 434
Reserves	$ 39,433	$ 39,684	$ 39,809	$ 125

The overall cash position of the Authority, including reserves and security deposits, is $886,598.

A schedule of operating cash activity for the period:

Cash Flow	Village	Congregate
Beginning		
8/31/2026	$ 174,567	$ 152,253
Plus		
Rents and Other	109,597	30,975
DOH Subsidy	-	-
Interentity Transfers	21,840	(21,840)
Less		
Vendor Payables	(152,649)	(43,861)
Payroll	(52,794)	-
Reserve Activity	-	-
Ending		
9/30/2026	$ 100,561	$ 117,527

Cash balances remain within expected / planned amounts. Congregate reserve contribution to occur next month upon receipt of subsidy for the quarter. Discussions continue as to the planned use of Village funds in the coming months.

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 September 30, 2026, and the related operating statement with the budget for three 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
October 22, 2026

Trumbull Housing Authority
Balance Sheet
September 2026

Program: State Elderly Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
TD Bank	174,567	(74,005)	100,561
STIF	570,614	1,800	572,414
TOTAL CASH	**745,181**	**(72,206)**	**672,976**
ACCOUNTS RECEIVABLE			
Accounts Receivable	3,986	(248)	3,738
Accounts Receivable - Manual	3,369	371	3,740
Allowance for Collection Loss	(3,517)		(3,517)
TOTAL ACCOUNTS RECEIVABLE	**3,838**	**123**	**3,961**
OTHER CURRENT ASSETS			
Sundry AR-Stern Center	355,082	435	355,516
Sundry AR- New 501(c)3	175	(275)	(100)
Cash - Security Deposits	57,558	(1,138)	56,419
Unexpired Insurance	12,293	15,557	27,849
TOTAL OTHER CURRENT ASSETS	**425,107**	**14,578**	**439,685**
TOTAL CURRENT ASSETS	**1,174,126**	**(57,505)**	**1,116,621**
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	(7,914,054)	(33,838)	(7,947,892)
TOTAL FIXED ASSETS	**6,136,738**	**(33,838)**	**6,102,900**
TOTAL NONCURRENT ASSETS	**6,136,738**	**(33,838)**	**6,102,900**

Trumbull Housing Authority
Balance Sheet
September 2026

Program: State Elderly Project: Consolidated

	Beginning Balance	Period Amount	Balance
LIABILITIES AND SURPLUS			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
Accrued Payables	(22,768)	(1,667)	(24,435)
Accounts Payable	(68,584)	38,029	(30,555)
TOTAL ACCOUNTS PAYABLE	**(91,352)**	**36,363**	**(54,989)**
OTHER CURRENT LIABILITIES			
Deposit Liability	(54,987)	(1,300)	(56,287)
Accrued Payroll	(22,116)	18,911	(3,205)
Accrued Compensated Absence	(13,717)		(13,717)
Accrued P.I.L.O.T.	(73,281)	(2,988)	(76,269)
Prepaid Rents	(3,369)	(371)	(3,740)
TOTAL OTHER CURRENT LIABILITIES	**(167,471)**	**14,252**	**(153,218)**
TOTAL CURRENT LIABILITIES	**(258,823)**	**50,615**	**(208,208)**
EQUITY			
Income & Expense Clearance	433,689		433,689
Income & Expense Clearance (Current Year)	18,298	40,728	59,025
Income & Expense Clearance (Unclosed 2026)	29,947		29,947
Retained Earn. Maint & Replace	(14,790)	14,695	(95)
Net Investment In Capital Assets	(6,572,247)		(6,572,247)
Unrestricted Net Position	(946,938)	(14,695)	(961,633)
TOTAL EQUITY	**(7,052,041)**	**40,728**	**(7,011,313)**
TOTAL LIABILITIES AND SURPLUS	**(7,310,864)**	**91,343**	**(7,219,521)**

Trumbull Housing Authority

Operating Statement

Three Months Ending 09/30/2026

Program: State Elderly Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME					
Rental Income Base	305,850	300,270	5,580	1,201,080	(895,230)
Rental Income-Excess of Base	33,764	32,385	1,379	129,540	(95,776)
Excess Utilities	18		18		18
Vacancy Loss	(25,936)	(15,014)	(10,923)	(60,054)	34,118
TOTAL RENTAL INCOME	**313,696**	**317,642**	**(3,945)**	**1,270,566**	**(956,870)**
OTHER INCOME					
Sales & Service To Tenants	315	375	(60)	1,500	(1,185)
Interest Income	5,591	5,750	(159)	23,000	(17,409)
Other Income	7,472	625	6,847	2,500	4,972
Laundry Income	4,367	4,000	367	16,000	(11,633)
TOTAL OTHER INCOME	**17,744**	**10,750**	**6,994**	**43,000**	**(25,256)**
ADMINISTRATIVE					
Salaries	53,982	51,585	(2,397)	206,339	152,357
Legal & Other Outside Services	8,740	4,188	(4,553)	16,750	8,010
Bookkeeping	19,040	19,000	(40)	76,000	56,960
Audit Fees	5,000	5,000	(0)	20,000	15,000
Office Supplies	335	1,063	728	4,250	3,915
Travel/Training/Conferences	1,579	1,750	171	7,000	5,421
Other Office Expense	6,223	4,850	(1,373)	19,400	13,177
Other Office Advertising	654	500	(154)	2,000	1,346
Other Office Computer	3,156	3,813	656	15,250	12,094
Other Office Telephone	737	1,375	638	5,500	4,763
Dues	845	438	(408)	1,750	905
Pension & Other - Retirement	1,293	2,415	1,122	9,659	8,366
Payroll Taxes	7,232	9,232	2,000	36,928	29,696
Provision For Collection Loss		250	250	1,000	1,000
TOTAL ADMINISTRATIVE	**123,702**	**118,957**	**(4,746)**	**476,826**	**352,124**

Trumbull Housing Authority

Operating Statement

Three Months Ending 09/30/2026

Program: State Elderly Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
Water	5,522	7,750	2,228	31,000	25,478
Electric	5,540	9,750	4,210	39,000	33,460
Gas	983	1,313	330	5,250	4,268
Cable/Television	1,231	1,188	(44)	4,750	3,519
TOTAL UTILITIES	**13,277**	**20,000**	**6,723**	**80,000**	**66,723**
MAINTENANCE					
Salaries Maintenance	28,637	45,594	16,957	182,374	153,737
Supplies	9,710	8,842	(868)	35,369	25,659
Contract Services	34,671	20,800	(13,871)	83,200	48,529
Exterminating Contracts	2,720	1,000	(1,720)	4,000	1,280
Heating	5,926	9,860	3,934	39,438	33,512
Snow Removal		6,250	6,250	25,000	25,000
Maint. Shop Equip.	1,262	2,000	738	8,000	6,738
Miscellaneous Operating and Maint. - Appliances	8,143	4,375	(3,768)	17,500	9,357
TOTAL MAINTENANCE	**91,068**	**98,720**	**7,652**	**394,881**	**303,813**
OTHER					
Refuse Removal	3,960	6,250	2,290	25,000	21,040
Insurance	23,419	24,625	1,206	98,500	75,081
Worker's Compensation	417	7,125	6,708	28,500	28,083
P.I.L.O.T.	8,965	8,965		35,859	26,894
TOTAL OTHER	**36,761**	**46,965**	**10,204**	**187,859**	**151,098**
Nonoperating Expense - Unit Rehabs	24,145		(24,145)		(24,145)
Depreciation Expense	101,513		(101,513)		(101,513)
Provision For R.M.&R		43,750	43,750	175,000	175,000
TOTAL CAPITAL EXPENSE	**125,658**	**43,750**	**(81,908)**	**175,000**	**49,342**
SURPLUS	**(69,026)**		**(59,026)**		**(59,026)**

Trumbull Housing Authority
Balance Sheet
September 2026

Program: Congregate Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
TD Bank	152,253	(34,726)	117,527
STIF Investment 1235575430	39,684	125	39,809
TOTAL CASH	**191,937**	**(34,601)**	**157,336**
ACCOUNTS RECEIVABLE			
Accounts Receivable	8,910	(85)	8,825
Accounts Receivable - Manual	907	(196)	711
Allowance For Collection Loss	(5,321)		(5,321)
TOTAL ACCOUNTS RECEIVABLE	**4,495**	**(281)**	**4,214**
OTHER CURRENT ASSETS			
Other Prepaid Expense	14,662		14,662
Unexpired Insurance	1,815	2,165	3,981
TOTAL OTHER CURRENT ASSETS	**16,478**	**2,165**	**18,643**
TOTAL CURRENT ASSETS	**212,910**	**(32,717)**	**180,193**
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	(3,325,056)	(6,774)	(3,331,830)
TOTAL FIXED ASSETS	**1,137,142**	**(6,774)**	**1,130,368**
TOTAL NONCURRENT ASSETS	**1,137,142**	**(6,774)**	**1,130,368**

Trumbull Housing Authority
Balance Sheet
September 2026

Program: Congregate Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
Accrued Payables	(5,672)	(188)	(5,859)
Accounts Payable	(9,138)	4,777	(4,361)
TOTAL ACCOUNTS PAYABLE	**(14,810)**	**4,589**	**(10,220)**
OTHER CURRENT LIABILITIES			
Deposit Liability	(3,996)	(150)	(4,146)
Payable to THA Stern Village	(355,082)	(435)	(355,516)
Sundry AP-DOH	(7,589)		(7,589)
Accrued Salaries & Wages	(3,010)	2,101	(909)
Accrued Compensated Absences	(6,588)		(6,588)
Accrued P.I.L.O.T	(8,515)	(530)	(9,045)
Deferred Revenue-Subsidy	(72,718)	16,901	(55,817)
Deferred Revenue-RAP	8,280	8,206	16,486
Prepaid Rents	(907)	196	(711)
TOTAL OTHER CURRENT LIABILITIES	**(450,125)**	**26,290**	**(423,836)**
TOTAL CURRENT LIABILITIES	**(464,935)**	**30,879**	**(434,056)**
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)	(9,310)	8,612	(698)
Income & Expense Clearing (Unclosed 2026)	2,301		2,301
Net Investment in Capital Assets	(1,309,828)		(1,309,828)
Unrestricted Net Position	344,750		344,750
TOTAL EQUITY	**(871,867)**	**8,612**	**(863,255)**
TOTAL LIABILITIES AND SURPLUS	**(1,350,052)**	**39,491**	**(1,310,562)**

Trumbull Housing Authority
Operating Statement
Three Months Ending 09/30/2026
Program: Congregate Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME					
Rental Income Base	46,354	42,273	4,081	169,092	(122,738)
Rental Income-RAP	24,386	28,467	(4,081)	113,868	(89,482)
Excess Utilities	18		18		18
Vacancy Loss	(5,240)	(3,537)	(1,703)	(14,148)	8,908
TOTAL RENTAL INCOME	**65,518**	**67,203**	**(1,685)**	**268,812**	**(203,294)**
OTHER INCOME					
Interest Income	376	125	251	500	(124)
Other Income	4,262	125	4,137	500	3,762
Laundry Income	884	1,063	(178)	4,250	(3,366)
TOTAL OTHER INCOME	**5,522**	**1,313**	**4,210**	**5,250**	**272**
ADMINISTRATIVE					
Salaries	13,997	13,301	(696)	53,204	39,207
Legal and Other Outside Services	1,500	1,063	(438)	4,250	2,750
Bookkeeping	2,380	2,400	20	9,600	7,220
Audit Fees	563	563		2,250	1,688
Office Supplies	489	400	(89)	1,600	1,111
Telephone & Answering Service	1,065	780	(285)	3,120	2,055
Travel/Training/Conferences	18	294	276	1,175	1,157
Other Office Expense	679	2,275	1,596	9,100	8,421
Advertising		150	150	600	600
Pension & Other-Health Ins.	2,389	2,270	(119)	9,078	6,689
Pension & Other 457	288	460	171	1,839	1,551
Payroll Taxes	1,227	1,763	536	7,053	5,826
TOTAL ADMINISTRATIVE	**24,594**	**26,717**	**1,123**	**102,869**	**78,275**
UTILITIES					
Water	3,077	2,688	(389)	10,750	7,673
Electric	6,718	8,063	1,345	32,250	25,532
Gas	428	2,438	2,009	9,750	9,322
Cable Television	523	1,000	477	4,000	3,477
TOTAL UTILITIES	**10,746**	**14,188**	**3,441**	**56,750**	**46,004**
MAINTENANCE					
Salaries Maintenance	3,182	5,261	2,079	21,042	17,860
Supplies	751	422	(329)	1,689	938
Contract Services	2,105	8,000	5,895	32,000	29,895
Exterminating Contracts	70	563	493	2,250	2,180
Elevator Maint. Contract		1,688	1,688	6,750	6,750
Heating Contracts	143	1,313	1,169	5,250	5,107
Miscellaneous Operating & Maintenance	3,439	463	(2,977)	1,850	(1,589)
TOTAL MAINTENANCE	**9,690**	**17,708**	**8,017**	**70,831**	**61,141**

Trumbull Housing Authority
Operating Statement
Three Months Ending 09/30/2026
Program: Congregate Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OTHER					
Refuse Removal	440	788	348	3,150	2,710
Insurance	3,140	3,563	422	14,250	11,110
Worker's Compensation	(181)	963	1,143	3,850	4,031
P.I.L.O.T.	1,591	1,591	(0)	6,362	4,771
TOTAL OTHER	**4,990**	**6,903**	**1,913**	**27,612**	**22,622**
RESERVE PROVISIONS					
Depreciation Expense	20,322		(20,322)		(20,322)
Provision For R.M.&R.		4,000	4,000	16,000	16,000
TOTAL RESERVE PROVISIONS	**20,322**	**4,000**	**(16,322)**	**16,000**	**(4,322)**
SERVICES INCOME					
Tenants' Contrib-Core Services	47,738	49,209	(1,471)	196,836	(149,098)
State Subsidy-Core	59,758	66,351	(6,593)	265,404	(205,646)
State Subsidy-Expanded Core	5,381	6,075	(694)	24,300	(18,919)
TOTAL SERVICES INCOME	**112,877**	**121,635**	**(8,758)**	**486,540**	**(373,663)**
SERVICES EXPENSE					
Bookkeeping	2,380	2,400	20	9,600	7,220
Housing Management Salaries	5,215	5,214	(1)	20,856	15,641
Health Insurance	513	641	127	2,563	2,050
Fringe Benefits-Pension	67	131	63	522	455
Payroll Taxes 8106	424	495	72	1,981	1,557
Worker's Compensation	159	69	(90)	275	116
Contract Services	42,852	47,609	4,757	190,435	147,583
Cleaning Of Common Areas	6,294	7,160	865	28,638	22,344
Cleaning Supplies	474	1,196	722	4,785	4,311
Meal Services	49,061	50,096	1,035	200,385	151,324
Supplies/Utensils	57	550	493	2,200	2,143
Expanded Core	29		(29)		(29)
Resident Services Coordinator	4,684	4,455	(229)	17,820	13,136
Wellness/Preventive Program	668	1,620	952	6,480	5,812
TOTAL SERVICES EXPENSE	**112,877**	**121,635**	**8,758**	**486,540**	**373,663**
SURPLUS	**698**		**698**		**698**