

Trumbull Housing Authority  
Agenda  
January 24, 2023 6 PM  
By Zoom

Call to Order  
Pledge of Allegiance  
Roll Call  
Resident Comments  
Approval of minutes of Meeting: December 13, 2022  
Report of Director of Finance  
Report of Congregate Manager  
Treasurer's Report and Discussion of Financials  
Executive Director's Report  
Unfinished Business  
New Business

- Approval of meeting dates
- ELITE Bookstore Invitation

Resident Comments  
Adjournment

Trumbull Housing Authority Regular Meeting

Jan 24, 2023 6:00 PM

<https://us06web.zoom.us/j/84412690736?pwd=SzN2SVRsMkJOtTJNT3R6V3N3R3JKdz09>

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# Trumbull Housing Authority – December 13, 2022

Trumbull Housing Authority Virtual Meeting  
December 13, 2022  
5:00 pm

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

Also Present: Executive Director Paulette Mack; Daisy Torres, Congregate Manager and Accountant Jason Geel

Absent: Dawn Cantafio, Director of Finance

The meeting was called to order by Mrs. McGannon at 5:06 pm followed by the Pledge of Allegiance and Roll Call.

## **Resident Comments**

No resident comments.

## **Approval of Minutes**

**Motion was made by Ms. Pederson to approve the minutes of October 25, 2022 as written. Seconded by Mrs. Anderson and approved by unanimous consent.**

**Motion was made by Ms. Pederson to approve the Special Meeting minutes of November 3, 2022 as written. Seconded by Ms. Pflueger and approved by unanimous consent.**

**Motion was made by Ms. Pflueger to approve the Special Meeting minutes of November 9, 2022 as written. Seconded by Ms. Pederson and approved by unanimous consent.**

## **Report of Director of Finance**

Ms. Mack reported for Mrs. Cantafio:

1. The elevator panel was installed last month and the tenants noted the KONE workers were very helpful throughout the process.
2. Work Orders continue to be completed in a timely manner. Work Order report was reviewed noting between 1/1/2022 and 12/5/2022, Stern Village had 706 Work Orders completed and the Congregate had 170 completed. Currently, there are six incomplete Work Orders in the Village and eleven in the Congregate.
3. Work continues to close out the grants which is expected in early 2023.
4. Audit report was sent to CHFA for review. The Executive Director is waiting for confirmation from the State.
5. Working with the New Office Manager, Lisa LaBella, on review of approximately 200 applications. Letters have been sent already. Mrs. LaBella has contacted other State officials and EDs to assist with the process and set up best practices.
6. A draft of the new policies has been sent to the Commissioners for input before finalization and distribution.
7. She wished Happy Holidays to everyone.

# Trumbull Housing Authority – December 13, 2022

## Report of Congregate Manager

Ms. Torres reported the following:

1. There is one empty apartment being worked on.
2. Work Order status will be checked as she believes they are up-to-date. She felt there should only be three or four outstanding including those that cannot be completed for various reasons. She will check and report back.
3. Thank you to Mrs. Bova for stepping up and helping in the Congregate recently.
4. Discussions should be held next year with regard to boosting morale and making some changes.
5. The new chef started last Wednesday. So far, the food has been good with minimal comments and only one complaint. Fewer residents are coming to the dining room, possibly because of the increase in illness.
6. Various dinners for the residents have been scheduled for the holidays sponsored by Trumbull Helps, Knights of Columbus and the security company. The residents are very appreciative of these events.

## Treasurer’s Report and Discussion of Financials

Mrs. Bova reported for the five-month period ending November 30, 2022. The overall loss of the Housing Authority was (\$33,230). However, the operating results before capital activity and depreciation was \$31,916, of which \$10,723 is attributable to Stern Village and \$21,163 to Congregate.

Stern Village had a current month’s Operating Loss of (\$5,708) compared to a budgeted gain of \$7,500. The month’s loss is due to significant increase to maintenance salaries due to additional compensation paid to cover duties assumed during foreman’s sick leave earlier in the year. For the year, vacancy loss is approximately \$20,000 over budget which is the primary driver in not meeting surplus goals for the year. In addition, Village has incurred unbudgeted maintenance contract work in recent months including call for aid repairs and termite extermination that has exhausted the relevant budgeted line items for the year.

For Congregate, the current month’s Operating Gain was \$205 compared to a budgeted gain of \$1,083. The month’s gain was achieved despite overbudget heating and air conditioning costs due to full occupancy this month. For the year, both revenue and expenses are right on budget for the year putting Congregate in a position to meet its reserve funding goals for the first time in recent years.

The overall cash position of the Authority including reserves is \$663,693.

A snapshot of program balances are as follows:

|                      | <u>6/30/2022</u> | <u>10/31/22</u> | <u>11/30/2022</u> | <u>YTD Change</u> |
|----------------------|------------------|-----------------|-------------------|-------------------|
| <b>Stern Village</b> |                  |                 |                   |                   |
| Cash                 | \$103,203        | \$ 66,775       | \$ 45,437         | \$(57,766)        |
| Accounts Payable     | \$ 65,441        | \$111,808       | \$ 89,689         | \$(24,248)        |
| Interprogram Loan    | \$355,881        | \$359,257       | \$356,247         | \$ 366            |
| Reserves             | \$507,142        | \$511,010       | \$513,969         | \$ 6,827          |
| Excess Cash          | \$( 73,436)      | \$( 90,798)     | \$( 99,497)       |                   |
| <b>Congregate</b>    |                  |                 |                   |                   |
| Cash                 | \$ 59,264        | \$ 58,981       | \$ 95,362         | \$ 36,098         |
| Accounts Payable     | \$ 35,652        | \$ 26,723       | \$ 29,596         | \$ 6,056          |

## Trumbull Housing Authority – December 13, 2022

|                   |           |           |           |          |
|-------------------|-----------|-----------|-----------|----------|
| Interprogram Loan | \$355,881 | \$359,257 | \$356,247 | \$ (366) |
| Reserves          | \$ 9,499  | \$ 9,549  | \$ 9,605  | \$ 106   |

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. Of note, the Village has paid out Fire Loss repairs in excess of insurance receipts with the final \$18,000 insurance reimbursement received in December 2022. It's also noted that approximately \$45,000 in Village payables are attributable and to be reimbursed by SSHP proceeds which is approaching closeout in early 2023.

Tenant Accounts Receivable balances as follows:

|                       | <u>6/30/2022</u> | <u># of<br/>Tenants</u> | <u>11/30/2022</u> | <u># of<br/>Tenants</u> |
|-----------------------|------------------|-------------------------|-------------------|-------------------------|
| <b>Stern Village</b>  |                  |                         |                   |                         |
| One Month or Less     | \$ (2,953)       | 46                      | \$ (3,287)        | 62                      |
| Over One Month Rent   | \$ 3,578         | 4                       | \$ 5,593          | 4                       |
| Inactive AR           | <u>\$ 1,744</u>  | <u>10</u>               | <u>\$ 3,219</u>   | <u>12</u>               |
| Total                 | \$ 2,369         | 60                      | \$ 5,525          | 78                      |
| <br><b>Congregate</b> |                  |                         |                   |                         |
| One Month or Less     | \$ (960)         | 5                       | \$ (939)          | 5                       |
| Over One Month Rent   | \$ -             | 0                       | \$ -              | 0                       |
| Inactive AR           | <u>\$ 2,184</u>  | <u>4</u>                | <u>\$ 2,869</u>   | <u>5</u>                |
| Total                 | \$ 1,224         | 9                       | \$ 1,930          | 10                      |

Mr. Geel noted there are large items on the contract side that were not anticipated or budgeted. Congregate is doing well but Village is struggling because of the vacancies that are higher than anticipated. They are close to the levels during the development when they held apartments vacant. If it stays this way, it will be close to the vacancy loss of two years ago. As far as cost controls, over all they are where they need to be. A discussion with Management and/or a member of the Board who is interested, should be held to look at some of the accounts. He would like to recommend Management transfer funds into the Reserve Account for the Congregate in January. This will meet the goal even though it may need to be used in the future. Funds will be received for the elevator work done of approximately \$8,000 to replace the funds spent by the Congregate.

Speaking on the morale of the residents, he noted there is approximately \$2,000 to \$3,000 underspent in the budget for Services available for wellness activities for the Congregate. Programs for the Congregate that will use the funds have been planned for the next three months. Funds can be used for exercise classes which would keep the residents engaged and out of their units. Mrs. McGannon suggested Mrs. Jakab at the Senior Center be contacted for her input in finding an instructor. The return of Bingo and the Rosary was discussed. Contact will be made with St. Theresa's Church for dates.

Discussion was held regarding some type of resident council that could review potential programs and present them for consideration.

### Executive Director's Report

Ms. Mack reported the following:

# Trumbull Housing Authority – December 13, 2022

1. Jim Zygmunt from the IT Department switched the Trumbull Housing technology from Google to Microsoft and they now have ten licenses at no cost. Carbonite will be eliminated as well. They will no longer be invoiced for services.
2. One hundred ten rejection letters were sent to applicants who applied for housing. Phone calls are being received with only one appeal so far.
3. Eight units are ready to rent with one to be ready soon.
4. Residents have asked for the return of Pokeno and cards in 2023.
5. They are looking for the nurse at the Senior Center to help with blood pressure screening once a week.
6. Thank you to the residents who decorated the Christmas tree in the Community Room.
7. On December 10, residents attended a holiday program of Christmas carols by Crossroads Church.
8. Holiday party on December 16 is sponsored by a vendor of the Housing Authority. Food will be provided by Old Towne Restaurant.
9. No one is scheduled to move into the ready apartments at this time. Letters will be sent to those that were accepted and then their names will be put into a lottery.

## Unfinished Business

No unfinished business.

## New Business

1. Review of Policies Submitted by Ms. Mack – will be reviewed at the workshop scheduled for January 21, 2023.
2. Approval of Meeting dates for 2023 – to be approved at the January 24, 2023 meeting.
3. Setting of Annual Meeting Date of the THC – meeting will be held after the January 24, 2023 regular THA meeting.

## Resident Comments

No resident comments.

## Executive Session

**Motion was made by Ms. Pflueger to enter into Executive Session at 5:40 pm to discuss recent findings of the staffing consultant after meeting with staff. Seconded by Mrs. Anderson and approved by unanimous consent. Those in attendance included all Commissioners and Ms. Mack. Motion was made by Mrs. Anderson to exit Executive Session at 6:18 pm. Seconded by Ms. Pflueger and approved by unanimous consent.**

## Adjournment

**There being no further business, motion was made by Mrs. Anderson to adjourn the meeting at 6:21 pm. Seconded by Ms. Pflueger and approved by unanimous consent.**

Respectfully submitted,

Barbara Crandall  
Clerk

**Trumbull Housing Authority  
Financial Highlights for December 31, 2022**

For the five-month period ended December 31, 2022, the overall loss of the Housing Authority was (\$39,653). However, the operating gain before capital activity and depreciation was \$337,949, of which, \$16,072 is attributable to Stern Village and \$21,877 to Congregate.

Stern Village had a current month's operating gain of \$5,319 compared to a budgeted gain of \$7,500. The month's gain is near budgeted amounts despite incurring approximately \$14,000 in consulting costs related to policy and staff review services and vacancy loss being almost \$6,000 over budgeted amounts. For the year, vacancy loss is approximately \$25,000 over budget which is the primary driver in not meeting surplus goals for the year.

For Congregate, the current month's operating gain was \$713 compared to a budgeted gain of \$1,083. The month's financial results reflect another month of close adherence to budget with electricity representing the sole significant negative item as electric costs are currently 10% over budgeted amounts. For the year, both revenue and expenses are closely within budgeted amounts. Further, congregate services funds are currently \$4,800 underspent which could result in the return of unused grant funds at yearend.

The overall cash position of the Authority including reserves is \$642,172.

A snapshot of program balances are as follows:

|                      | <u>6/30/2022</u>   | <u>11/30/2022</u>  | <u>12/31/2022</u>  | <u>YTD<br/>Change</u> |
|----------------------|--------------------|--------------------|--------------------|-----------------------|
| <b>Stern Village</b> |                    |                    |                    |                       |
| Cash                 | \$ 103,203         | \$ 45,437          | \$ 59,881          | \$ (43,322)           |
| Accounts Payable     | \$ 65,441          | \$ 89,689          | \$ 92,413          | \$ (26,972)           |
| Interprogram Loan    | \$ 355,881         | \$ 356,247         | \$ 352,435         | \$ (3,446)            |
| Reserves             | \$ 507,142         | \$ 513,969         | \$ 515,841         | \$ 8,699              |
| <i>Excess Cash</i>   | <i>\$ (73,436)</i> | <i>\$ (99,497)</i> | <i>\$ (85,053)</i> |                       |
| <b>Congregate</b>    |                    |                    |                    |                       |
| Cash                 | \$ 59,264          | \$ 95,362          | \$ 56,635          | \$ (2,629)            |
| Accounts Payable     | \$ 35,652          | \$ 29,596          | \$ 19,912          | \$ 15,740             |
| Interprogram Loan    | \$ 355,881         | \$ 356,247         | \$ 352,435         | \$ 3,446              |
| Reserves             | \$ 9,499           | \$ 9,605           | \$ 9,640           | \$ 141                |

Congregate cash and the Village loan balances are right at planned amounts. Management expected to make a reserve contribution as soon as the next subsidy payment is received from DOH in early next quarter. Village cash position continues to struggle due to operating results, however, insurance proceeds totaling over \$30,000 were received in January 2023. Management hopes to have the Development Cost Certification submitted to CHFA in January 2023 which should result in significant funds returned to reimburse its costs during development.

Tenant Accounts Receivable balances as follows:

|                      | <u>6/30/2022</u> | <u># of<br/>Tenants</u> | <u>12/31/2022</u> | <u># of<br/>Tenants</u> |
|----------------------|------------------|-------------------------|-------------------|-------------------------|
| <b>Stern Village</b> |                  |                         |                   |                         |
| One Month or Less    | \$ (2,953)       | 46                      | \$ (5,533)        | 66                      |
| Over One Month Rent  | \$ 3,578         | 4                       | \$ 3,617          | 3                       |
| Inactive AR          | \$ 1,744         | 10                      | \$ 7,147          | 13                      |
| Total                | \$ 2,369         | 60                      | \$ 5,231          | 82                      |
| <b>Congregate</b>    |                  |                         |                   |                         |
| One Month or Less    | \$ (960)         | 5                       | \$ (1,166)        | 5                       |
| Over One Month Rent  | \$ -             | 0                       | \$ -              | 0                       |
| Inactive AR          | \$ 2,184         | 4                       | \$ 2,869          | 5                       |
| Total                | \$ 1,224         | 9                       | \$ 1,703          | 10                      |

**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 December 31, 2022, and the related operating statement with the budget for the six 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  
December 9, 2022



**Trumbull Housing Authority**

**Balance Sheet**

**December 2022**

**Program: State Elderly**

**Project: Consolidated**

|   | Beginning Balance | Period Amount | Balance        |
|---|-------------------|---------------|----------------|
| <b>CURRENT ASSETS</b>                               |                   |               |                |
| <b>CASH</b>   |                   |               |                |
| 1111 TD Bank  | 45,437            | 14,444        | 59,881         |
| 1112 Stern Village Development Funds                | (855)             | (139)         | (994)          |
| 1113.3 STIF   | 513,969           | 1,872         | 515,841        |
| 1117 Petty Cash                                     | 175               | 0             | 175            |
| <b>TOTAL CASH</b>                                   | <b>558,727</b>    | <b>16,177</b> | <b>574,904</b> |
| <b>ACCOUNTS RECEIVABLE</b>                          |                   |               |                |
| 1122 Accounts Receivable                            | 5,524             | (293)         | 5,231          |
| 1122.1 Accounts Receivable - Manual                 | 5,001             | 2,015         | 7,016          |
| 1123.1 Allowance for Collection Loss                | (1,744)           | 0             | (1,744)        |
| <b>TOTAL ACCOUNTS RECEIVABLE</b>                    | <b>8,781</b>      | <b>1,721</b>  | <b>10,502</b>  |
| <b>OTHER CURRENT ASSETS</b>                         |                   |               |                |
| 1129 Sundry AR-Stern Center                         | 356,247           | (3,812)       | 352,435        |
| 1129.8 Sundry AR- New 501(c)3                       | 1,110             | 0             | 1,110          |
| 1191 Cash - Security Deposits                       | 12,641            | 460           | 13,101         |
| 1210 Other Prepaid Expense                          | 3,006             | 0             | 3,006          |
| 1211 Unexpired Insurance                            | 13,513            | 10,616        | 24,130         |
| <b>TOTAL OTHER CURRENT ASSETS</b>                   | <b>386,517</b>    | <b>7,265</b>  | <b>393,781</b> |
| <b>TOTAL CURRENT ASSETS</b>                         | <b>954,025</b>    | <b>25,163</b> | <b>979,188</b> |
| <b>NONCURRENT ASSETS</b>                            |                   |               |                |
| <b>WORK IN PROGRESS</b>                             |                   |               |                |
| 1305 HTCC Funding & Expenses                        | 4,149             | 0             | 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             | 81,066            | 0             | 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**

**December 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           | 5,000        | 15,000           |
| 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           |
| <b>TOTAL WORK IN PROGRESS</b>                             | <b>5,687,851</b> | <b>5,000</b> | <b>5,692,851</b> |

**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 | (6,333,555)      | (6,002)        | (6,339,556)      |
| <b>TOTAL FIXED ASSETS</b>     | <b>1,181,636</b> | <b>(6,002)</b> | <b>1,175,634</b> |

**TOTAL NONCURRENT ASSETS**

**6,869,487 (1,002) 6,868,485**

**CURRENT LIABILITIES**

**OTHER CURRENT LIABILITIES**

|                                   |          |     |          |
|-----------------------------------|----------|-----|----------|
| 2101 Other Liabilities Union Dues | (45)     | 0   | (45)     |
| 2114 Deposit Liability            | (14,211) | 550 | (13,661) |

**Trumbull Housing Authority**

**Balance Sheet**

**December 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                | 22,949          | (18,474)        | 4,475           |
| 2135 Accrued Payroll                   | (6,593)         | 0               | (6,593)         |
| 2135.1 Accrued Compensated Absence     | (9,418)         | 0               | (9,418)         |
| 2137 Accrued P.I.L.O.T.                | (36,620)        | (2,183)         | (38,802)        |
| 2220.3 Prepaid Rents                   | (4,645)         | (2,015)         | (6,660)         |
| <b>TOTAL OTHER CURRENT LIABILITIES</b> | <b>(49,163)</b> | <b>(22,121)</b> | <b>(71,284)</b> |

**ACCOUNTS PAYABLE**

|                                    |                 |                |                 |
|------------------------------------|-----------------|----------------|-----------------|
| 2110 Administration Fund Creditors | (19,730)        | 4,057          | (15,673)        |
| 2111 Accounts Payable              | (69,959)        | (6,780)        | (76,740)        |
| <b>TOTAL ACCOUNTS PAYABLE</b>      | <b>(89,689)</b> | <b>(2,723)</b> | <b>(92,413)</b> |

**TOTAL CURRENT LIABILITIES**

**(138,853) (24,844) (163,697)**

**EQUITY**

|  |                    |            |                    |
|--|--------------------|------------|--------------------|
| 2830.1 Income & Expense Clearance                | (631,621)          | 0          | (631,621)          |
| 2830.1 Income & Expense Clearance (Current Year) | 22,124             | 683        | 22,807             |
| 2900 Net Investment in Capital Assets            | (6,369,060)        | 0          | (6,369,060)        |
| 2910 Unrestricted Net Position                   | (706,102)          | 0          | (706,102)          |
| <b>TOTAL EQUITY</b>                              | <b>(7,684,659)</b> | <b>683</b> | <b>(7,683,976)</b> |

**PROOF**

**0 0 0**

**Trumbull Housing Authority**  
**Operating Statement**  
**Six Months Ending 12/31/2022**  
**Program: State Elderly      Project: Consolidated**

|                                     | Period<br>Amount | Period<br>Budget | Period<br>Variance | YTD<br>Amount  | YTD<br>Budget  | YTD<br>Variance | Annual<br>Budget | Remaining<br>Budget |
|-------------------------------------|------------------|------------------|--------------------|----------------|----------------|-----------------|------------------|---------------------|
| <b>RENTAL INCOME</b>                |                  |                  |                    |                |                |                 |                  |                     |
| 3100 Rental Income Base             | 66,612           | 60,833           | 5,779              | 392,396        | 365,000        | 27,396          | 730,000          | (337,604)           |
| 3100.1 Rental Income-Excess of Base | 18,986           | 20,417           | (1,431)            | 115,635        | 122,500        | (6,865)         | 245,000          | (129,365)           |
| 3120 Excess Utilities               | 0                | 0                | 0                  | 125            | 0              | 125             | 0                | 125                 |
| 3210 Vacancy Loss                   | (8,600)          | (3,042)          | (5,558)            | (43,850)       | (18,250)       | (25,600)        | (36,500)         | (7,350)             |
| <b>TOTAL RENTAL INCOME</b>          | <b>76,998</b>    | <b>78,208</b>    | <b>(1,210)</b>     | <b>464,306</b> | <b>469,250</b> | <b>(4,944)</b>  | <b>938,500</b>   | <b>(474,194)</b>    |
| <b>OTHER INCOME</b>                 |                  |                  |                    |                |                |                 |                  |                     |
| 3510 Sales & Service To Tenants     | 36               | 146              | (110)              | 1,184          | 875            | 309             | 1,750            | (566)               |
| 3610 Interest Income                | 1,872            | 25               | 1,847              | 7,530          | 150            | 7,380           | 300              | 7,230               |
| 3620 Other Income                   | 10               | 208              | (198)              | 108            | 1,250          | (1,142)         | 2,500            | (2,392)             |
| 3620.1 Laundry Income               | 0                | 813              | (813)              | 4,307          | 4,875          | (568)           | 9,750            | (5,443)             |
| 3620.3 Grant Income                 | 0                | 0                | 0                  | 2,500          | 0              | 2,500           | 0                | 2,500               |
| <b>TOTAL OTHER INCOME</b>           | <b>1,918</b>     | <b>1,192</b>     | <b>726</b>         | <b>15,629</b>  | <b>7,150</b>   | <b>8,479</b>    | <b>14,300</b>    | <b>1,329</b>        |
| <b>ADMINISTRATIVE</b>               |                  |                  |                    |                |                |                 |                  |                     |
| 4120 Salaries                       | 11,235           | 15,788           | 4,553              | 81,486         | 94,728         | 13,242          | 189,456          | 107,970             |
| 4130 Legal & Other Outside Services | 13,228           | 1,125            | (12,103)           | 26,281         | 6,750          | (19,531)        | 13,500           | (12,781)            |
| 4131 Bookkeeping                    | 5,960            | 6,000            | 40                 | 35,760         | 36,000         | 240             | 72,000           | 36,240              |
| 4131.1 Audit Fees                   | 638              | 750              | 113                | 3,825          | 4,500          | 675             | 9,000            | 5,175               |
| 4151 Office Supplies                | 296              | 604              | 308                | 1,761          | 3,625          | 1,864           | 7,250            | 5,489               |
| 4153 Travel                         | 0                | 42               | 42                 | 75             | 250            | 175             | 500              | 425                 |
| 4159 Other Office Expense           | 1,127            | 1,750            | 623                | 4,046          | 10,500         | 6,454           | 21,000           | 16,954              |
| 4159.1 Other Office Advertising     | 0                | 167              | 167                | 1,235          | 1,000          | (235)           | 2,000            | 765                 |
| 4159.2 Other Office Computer        | 624              | 0                | (624)              | 3,377          | 0              | (3,377)         | 0                | (3,377)             |
| 4159.3 Other Office Telephone       | 206              | 396              | 190                | 1,374          | 2,375          | 1,001           | 4,750            | 3,376               |
| 4159.7 Other Office Postage         | 37               | 0                | (37)               | 283            | 0              | (283)           | 0                | (283)               |
| 4160 Pensions & Other-Health Ins.   | 855              | 3,750            | 2,895              | 23,914         | 22,500         | (1,414)         | 45,000           | 21,086              |
| 4160.1 Pension & Other - 457        | 454              | 708              | 255                | 3,366          | 4,250          | 884             | 8,500            | 5,134               |
| 4160.4 Pension & Other - Life       | 0                | 0                | 0                  | 107            | 0              | (107)           | 0                | (107)               |
| 4161 Payroll Taxes                  | 2,173            | 3,019            | 846                | 14,932         | 18,116         | 3,183           | 36,231           | 21,299              |
| <b>TOTAL ADMINISTRATIVE</b>         | <b>36,832</b>    | <b>34,099</b>    | <b>(2,733)</b>     | <b>201,823</b> | <b>204,594</b> | <b>2,771</b>    | <b>409,187</b>   | <b>207,364</b>      |
| <b>TENANT SERVICES</b>              |                  |                  |                    |                |                |                 |                  |                     |
| 4200 Tenant Services                | 300              | 0                | (300)              | 659            | 0              | (659)           | 0                | (659)               |
| <b>TOTAL TENANT SERVICES</b>        | <b>300</b>       | <b>0</b>         | <b>(300)</b>       | <b>659</b>     | <b>0</b>       | <b>(659)</b>    | <b>0</b>         | <b>(659)</b>        |
| <b>UTILITIES</b>                    |                  |                  |                    |                |                |                 |                  |                     |
| 4310 Water                          | 2,821            | 2,583            | (238)              | 16,044         | 15,500         | (544)           | 31,000           | 14,956              |
| 4320 Electric                       | 3,125            | 2,667            | (459)              | 11,391         | 16,000         | 4,609           | 32,000           | 20,609              |
| 4330 Gas                            | 532              | 208              | (324)              | 1,343          | 1,250          | (93)            | 2,500            | 1,157               |
| 4350 Cable/Television               | 315              | 350              | 35                 | 1,960          | 2,100          | 140             | 4,200            | 2,240               |
| <b>TOTAL UTILITIES</b>              | <b>6,793</b>     | <b>5,808</b>     | <b>(985)</b>       | <b>30,738</b>  | <b>34,850</b>  | <b>4,112</b>    | <b>69,700</b>    | <b>38,962</b>       |
| <b>MAINTENANCE</b>                  |                  |                  |                    |                |                |                 |                  |                     |
| 4410 Salaries Maintenance           | 14,980           | 14,405           | (575)              | 95,252         | 86,429         | (8,823)         | 172,858          | 77,606              |
| 4420 Supplies                       | 1,437            | 1,980            | 544                | 13,104         | 11,883         | (1,221)         | 23,765           | 10,661              |
| 4430 Contract Services              | 2,854            | 1,396            | (1,458)            | 26,888         | 8,375          | (18,513)        | 16,750           | (10,138)            |
| 4430.2 Exterminating Contracts      | 0                | 100              | 100                | 4,065          | 600            | (3,465)         | 1,200            | (2,865)             |

|   | Period<br>Amount | Period<br>Budget | Period<br>Variance | YTD<br>Amount   | YTD<br>Budget  | YTD<br>Variance | Annual<br>Budget | Remaining<br>Budget |
|---|------------------|------------------|--------------------|-----------------|----------------|-----------------|------------------|---------------------|
| <b>MAINTENANCE</b>                                      |                  |                  |                    |                 |                |                 |                  |                     |
| 4430.3 Heating  | 1,264            | 2,792            | 1,528              | 31,780          | 16,750         | (15,030)        | 33,500           | 1,721               |
| 4430.5 Misc Elec & Plumbing                             | 975              | 0                | (975)              | 3,514           | 0              | (3,514)         | 0                | (3,514)             |
| 4430.7 Snow Removal                                     | 0                | 167              | 167                | 0               | 1,000          | 1,000           | 2,000            | 2,000               |
| 4440 Maint. Shop Equip.                                 | 810              | 375              | (435)              | 1,919           | 2,250          | 331             | 4,500            | 2,581               |
| 4490 Miscellaneous Operating<br>and Maint. - Appliances | 0                | 1,042            | 1,042              | 0               | 6,250          | 6,250           | 12,500           | 12,500              |
| <b>TOTAL MAINTENANCE</b>                                | <b>22,320</b>    | <b>22,256</b>    | <b>(63)</b>        | <b>176,522</b>  | <b>133,537</b> | <b>(42,985)</b> | <b>267,073</b>   | <b>90,551</b>       |
| <b>OTHER</b>  |                  |                  |                    |                 |                |                 |                  |                     |
| 4710 Refuse Removal                                     | 0                | 1,679            | 1,679              | 8,556           | 10,075         | 1,519           | 20,150           | 11,594              |
| 4711 Insurance  | 4,505            | 4,833            | 328                | 28,077          | 29,000         | 923             | 58,000           | 29,923              |
| 4711.3 Worker's Compensation                            | 665              | 1,042            | 377                | 3,681           | 6,250          | 2,569           | 12,500           | 8,819               |
| 4715 P.I.L.O.T.   | 2,183            | 2,183            | 0                  | 13,095          | 13,095         | 0               | 26,190           | 13,095              |
| 4820 Provision For Collection<br>Loss                   | 0                | 0                | 0                  | 712             | 0              | (712)           | 0                | (712)               |
| <b>TOTAL OTHER</b>                                      | <b>7,353</b>     | <b>9,737</b>     | <b>2,384</b>       | <b>54,122</b>   | <b>58,420</b>  | <b>4,298</b>    | <b>116,840</b>   | <b>62,718</b>       |
| <b>CAPITAL</b>  |                  |                  |                    |                 |                |                 |                  |                     |
| 6200 Nonoperating Expense -<br>Unit Rehabs              | 0                | 0                | 0                  | 2,868           | 0              | (2,868)         | 0                | (2,868)             |
| 6600 Depreciation Expense                               | 6,002            | 0                | (6,002)            | 36,011          | 0              | (36,011)        | 0                | (36,011)            |
| <b>TOTAL CAPITAL</b>                                    | <b>6,002</b>     | <b>0</b>         | <b>(6,002)</b>     | <b>38,879</b>   | <b>0</b>       | <b>(38,879)</b> | <b>0</b>         | <b>(38,879)</b>     |
| <b>SURPLUS</b>  | <b>(683)</b>     | <b>7,500</b>     | <b>(8,183)</b>     | <b>(22,807)</b> | <b>45,000</b>  | <b>(67,807)</b> | <b>90,000</b>    | <b>(112,807)</b>    |

**Trumbull Housing Authority**

**Balance Sheet**

**December 2022**

**Program: Congregate**

**Project: Consolidated**

|  | Beginning Balance | Period Amount   | Balance          |
|--|-------------------|-----------------|------------------|
| <b>CURRENT ASSETS</b>                  |                   |                 |                  |
| <b>CHECKING/SAVINGS</b>                |                   |                 |                  |
| <b>CASH</b>                            |                   |                 |                  |
| 1111 TD Bank                           | 95,162            | (38,726)        | 56,435           |
| 1113.3 STIF Investment 1235575430      | 9,605             | 35              | 9,640            |
| 1117 Petty Cash                        | 200               | 0               | 200              |
| <b>TOTAL CASH</b>                      | <b>104,966</b>    | <b>(38,691)</b> | <b>66,275</b>    |
| <b>TOTAL CHECKING/SAVINGS</b>          | <b>104,966</b>    | <b>(38,691)</b> | <b>66,275</b>    |
| <b>ACCOUNTS RECEIVABLE</b>             |                   |                 |                  |
| 1122 Accounts Receivable               | 1,930             | (227)           | 1,703            |
| 1122.9 Accounts Receivable - Manual    | 2,777             | 153             | 2,930            |
| 1123.1 Allowance For Collection Loss   | (2,184)           | 0               | (2,184)          |
| <b>TOTAL ACCOUNTS RECEIVABLE</b>       | <b>2,523</b>      | <b>(74)</b>     | <b>2,449</b>     |
| <b>OTHER CURRENT ASSETS</b>            |                   |                 |                  |
| 1210 Other Prepaid Expense             | 13,922            | 0               | 13,922           |
| 1211 Unexpired Insurance               | 1,631             | 1,448           | 3,079            |
| 1211.1 Prepaid Insur - Cong Services   | (198)             | 0               | (198)            |
| <b>TOTAL OTHER CURRENT ASSETS</b>      | <b>15,356</b>     | <b>1,448</b>    | <b>16,804</b>    |
| <b>TOTAL CURRENT ASSETS</b>            | <b>122,845</b>    | <b>(37,317)</b> | <b>85,528</b>    |
| <b>FIXED ASSETS</b>                    |                   |                 |                  |
| 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              | 369,529           | 0               | 369,529          |
| 1480 Maintenance Vehicles              | 3,832             | 0               | 3,832            |
| 1495 Accumulated Depreciation          | (3,028,350)       | (6,454)         | (3,034,804)      |
| <b>TOTAL FIXED ASSETS</b>              | <b>1,356,848</b>  | <b>(6,454)</b>  | <b>1,350,394</b> |
| <b>CURRENT LIABILITIES</b>             |                   |                 |                  |
| <b>ACCOUNTS PAYABLE</b>                |                   |                 |                  |
| 2110 Administration Fund Creditors     | (10,372)          | (119)           | (10,491)         |
| 2111 Accounts Payable                  | (9,223)           | 9,803           | (9,421)          |
| <b>TOTAL ACCOUNTS PAYABLE</b>          | <b>(29,596)</b>   | <b>9,684</b>    | <b>(19,912)</b>  |
| <b>OTHER CURRENT LIABILITIES</b>       |                   |                 |                  |
| 2114 Deposit Liability                 | (2,300)           | 0               | (2,300)          |
| 2114.1 Deposit Liability               | 250               | 0               | 250              |
| 2119 Sundry Accounts Payable           | (356,247)         | 3,812           | (352,435)        |
| 2119.9 Sundry AP-DOH                   | (18,459)          | 0               | (18,459)         |
| 2135 Accrued Salaries & Wages          | (1,817)           | 0               | (1,817)          |
| 2135.1 Accrued Compensated Absences    | (5,608)           | 0               | (5,608)          |
| 2137 Accrued P.I.L.O.T                 | (4,905)           | (377)           | (5,282)          |
| 2220.1 Deferred Revenue-Subsidy        | (14,045)          | 19,819          | 5,774            |
| 2220.2 Deferred Revenue-RAP            | (10,772)          | 5,245           | (5,527)          |
| 2220.3 Prepaid Rents                   | (2,777)           | (153)           | (2,930)          |
| <b>TOTAL OTHER CURRENT LIABILITIES</b> | <b>(416,680)</b>  | <b>28,346</b>   | <b>(388,334)</b> |
| <b>TOTAL CURRENT LIABILITIES</b>       | <b>(446,276)</b>  | <b>38,030</b>   | <b>(408,246)</b> |

**Trumbull Housing Authority**

**Balance Sheet**

**December 2022**

**Program: Congregate**

**Project: Consolidated**

|  |                    |              |                    |
|--|--------------------|--------------|--------------------|
| 2326 Capital Improvements Loan                   | (3,313)            | 0            | (3,313)            |
| <b>TOTAL EQUITY</b>                              |                    |              |                    |
| 2830.1 Income & Expense Clearing                 | (1,017,010)        | 0            | (1,017,010)        |
| 2830.1 Income & Expense Clearing (Current Year)  | 11,106             | 5,741        | 16,846             |
| 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          |
| <b>TOTAL TOTAL EQUITY</b>                        | <b>(1,030,104)</b> | <b>5,741</b> | <b>(1,024,364)</b> |
|  | =====              | =====        | =====              |
| <b>PROOF</b>                                     | <b>0</b>           | <b>0</b>     | <b>0</b>           |
|  | =====              | =====        | =====              |

**Trumbull Housing Authority**  
**Operating Statement**  
**Six Months Ending 12/31/2022**  
**Program: Congregate      Project: Consolidated**

|  | Period<br>Amount | Period<br>Budget | Period<br>Variance | YTD<br>Amount  | YTD<br>Budget  | YTD<br>Variance | Annual<br>Budget | Remaining<br>Budget |
|--|------------------|------------------|--------------------|----------------|----------------|-----------------|------------------|---------------------|
| <b>RENTAL INCOME</b>                       |                  |                  |                    |                |                |                 |                  |                     |
| 3100 Rental Income Base                    | 12,755           | 13,475           | (720)              | 77,236         | 80,850         | (3,615)         | 161,700          | (84,465)            |
| 3102.3 Rental Income-RAP                   | 5,245            | 4,525            | 720                | 30,765         | 27,150         | 3,615           | 54,300           | (23,536)            |
| 3120 Excess Utilities                      | 0                | 0                | 0                  | 17             | 0              | 17              | 0                | 17                  |
| 3210 Vacancy Loss                          | (500)            | (900)            | 400                | (5,000)        | (5,400)        | 400             | (10,800)         | 5,800               |
| <b>TOTAL RENTAL INCOME</b>                 | <b>17,500</b>    | <b>17,100</b>    | <b>400</b>         | <b>103,017</b> | <b>102,600</b> | <b>417</b>      | <b>205,200</b>   | <b>(102,183)</b>    |
| <b>OTHER INCOME</b>                        |                  |                  |                    |                |                |                 |                  |                     |
| 3510 Sales & Services To Tenants           | 25               | 0                | 25                 | 25             | 0              | 25              | 0                | 25                  |
| 3610 Interest Income                       | 35               | 0                | 35                 | 141            | 3              | 138             | 5                | 136                 |
| 3620 Other Income                          | 0                | 188              | (188)              | 1,209          | 1,125          | 84              | 2,250            | (1,041)             |
| 3620.2 Laundry Income                      | 0                | 317              | (317)              | 1,611          | 1,900          | (289)           | 3,800            | (2,189)             |
| 3620.3 Grant Income                        | 0                | 0                | 0                  | 4,396          | 0              | 4,396           | 0                | 4,396               |
| <b>TOTAL OTHER INCOME</b>                  | <b>60</b>        | <b>505</b>       | <b>(445)</b>       | <b>7,382</b>   | <b>3,028</b>   | <b>4,355</b>    | <b>6,055</b>     | <b>1,327</b>        |
| <b>ADMINISTRATIVE</b>                      |                  |                  |                    |                |                |                 |                  |                     |
| 4120 Salaries                              | 3,130            | 3,673            | 543                | 20,670         | 22,038         | 1,368           | 44,075           | 23,405              |
| 4130 Legal and Other Outside Services      | 89               | 208              | 120                | 1,622          | 1,250          | (372)           | 2,500            | 878                 |
| 4131 Bookkeeping                           | 745              | 750              | 5                  | 4,470          | 4,500          | 30              | 9,000            | 4,530               |
| 4131.1 Audit Fees                          | 119              | 138              | 19                 | 713            | 825            | 113             | 1,650            | 938                 |
| 4151 Office Supplies                       | 7                | 83               | 76                 | 355            | 500            | 145             | 1,000            | 645                 |
| 4151.1 Telephone & Answering Service       | 198              | 250              | 52                 | 1,162          | 1,500          | 338             | 3,000            | 1,838               |
| 4159 Other Office Expense                  | 1,794            | 313              | (1,481)            | 2,500          | 1,875          | (625)           | 3,750            | 1,250               |
| 4159.1 Advertising                         | 0                | 0                | 0                  | 105            | 0              | (105)           | 0                | (105)               |
| 4160 Pension & Other-Health Ins.           | 159              | 654              | 495                | 4,520          | 3,923          | (597)           | 7,846            | 3,326               |
| 4160.1 Pension & Other 457                 | 86               | 138              | 52                 | 639            | 831            | 191             | 1,661            | 1,022               |
| 4160.4 Pension & Other Life                | 0                | 0                | 0                  | 12             | 0              | (12)            | 0                | (12)                |
| 4161 Payroll Taxes                         | 339              | 478              | 140                | 2,327          | 2,870          | 543             | 5,740            | 3,413               |
| <b>TOTAL ADMINISTRATIVE</b>                | <b>6,665</b>     | <b>6,685</b>     | <b>20</b>          | <b>39,094</b>  | <b>40,111</b>  | <b>1,017</b>    | <b>80,222</b>    | <b>41,128</b>       |
| <b>UTILITIES</b>                           |                  |                  |                    |                |                |                 |                  |                     |
| 4310 Water                                 | 719              | 1,096            | 377                | 4,576          | 6,575          | 1,999           | 13,150           | 8,574               |
| 4320 Electric                              | 3,418            | 2,208            | (1,209)            | 15,099         | 13,250         | (1,849)         | 26,500           | 11,401              |
| 4330 Gas                                   | 1,573            | 935              | (638)              | 4,726          | 5,612          | 885             | 11,223           | 6,497               |
| 4350 Cable Television                      | 291              | 310              | 19                 | 1,738          | 1,860          | 122             | 3,720            | 1,982               |
| <b>TOTAL UTILITIES</b>                     | <b>6,000</b>     | <b>4,549</b>     | <b>(1,451)</b>     | <b>26,139</b>  | <b>27,297</b>  | <b>1,158</b>    | <b>54,593</b>    | <b>28,454</b>       |
| <b>MAINTENANCE</b>                         |                  |                  |                    |                |                |                 |                  |                     |
| 4410 Salaries Maintenance                  | 1,664            | 1,564            | (101)              | 10,583         | 9,383          | (1,200)         | 18,766           | 8,183               |
| 4420 Supplies                              | 0                | 146              | 146                | 926            | 875            | (51)            | 1,750            | 824                 |
| 4430 Contract Services                     | 2,004            | 1,354            | (650)              | 6,020          | 8,125          | 2,105           | 16,250           | 10,230              |
| 4430.2 Exterminating Contracts             | 0                | 42               | 42                 | 770            | 250            | (520)           | 500              | (270)               |
| 4430.5 Elevator Maint. Contract            | 240              | 250              | 10                 | 240            | 1,500          | 1,260           | 3,000            | 2,760               |
| 4430.6 Heating Contracts                   | 0                | 250              | 250                | 3,065          | 1,500          | (1,565)         | 3,000            | (65)                |
| 4490 Miscellaneous Operating & Maintenance | 0                | 356              | 356                | 0              | 2,134          | 2,134           | 4,268            | 4,268               |
| <b>TOTAL MAINTENANCE</b>                   | <b>3,909</b>     | <b>3,961</b>     | <b>52</b>          | <b>21,605</b>  | <b>23,767</b>  | <b>2,162</b>    | <b>47,534</b>    | <b>25,929</b>       |



|                                     | Period<br>Amount | Period<br>Budget | Period<br>Variance | YTD<br>Amount   | YTD<br>Budget  | YTD<br>Variance | Annual<br>Budget | Remaining<br>Budget |
|-------------------------------------|------------------|------------------|--------------------|-----------------|----------------|-----------------|------------------|---------------------|
| <b>OTHER</b>                        |                  |                  |                    |                 |                |                 |                  |                     |
| 4710 Refuse Removal                 | 0                | 190              | 190                | 1,078           | 1,140          | 63              | 2,280            | 1,203               |
| 4711 Insurance                      | 614              | 653              | 38                 | 3,686           | 3,915          | 229             | 7,830            | 4,144               |
| 4711.3 Worker's Compensation        | 18               | 107              | 89                 | 106             | 639            | 533             | 1,278            | 1,172               |
| 4715 P.I.L.O.T.                     | 377              | 377              | 0                  | 2,259           | 2,259          | 0               | 4,518            | 2,259               |
| <b>TOTAL OTHER</b>                  | <b>1,008</b>     | <b>1,326</b>     | <b>317</b>         | <b>7,128</b>    | <b>7,953</b>   | <b>825</b>      | <b>15,906</b>    | <b>8,778</b>        |
| <b>RESERVE PROVISIONS</b>           |                  |                  |                    |                 |                |                 |                  |                     |
| 6600 Depreciation Expense           | 6,454            | 0                | (6,454)            | 38,723          | 0              | (38,723)        | 0                | (38,723)            |
| <b>TOTAL RESERVE PROVISIONS</b>     | <b>6,454</b>     | <b>0</b>         | <b>(6,454)</b>     | <b>38,723</b>   | <b>0</b>       | <b>(38,723)</b> | <b>0</b>         | <b>(38,723)</b>     |
| <b>SERVICES INCOME</b>              |                  |                  |                    |                 |                |                 |                  |                     |
| 7010 Tenants' Contrib-Core Services | 13,077           | 12,806           | 271                | 77,485          | 76,836         | 649             | 153,672          | (76,187)            |
| 7030.1 State Subsidy-Core           | 17,794           | 17,794           | 0                  | 106,764         | 106,764        | 0               | 213,528          | (106,764)           |
| 7030.2 State Subsidy-Expanded Core  | 2,025            | 2,025            | 0                  | 12,150          | 12,150         | 0               | 24,300           | (12,150)            |
| <b>TOTAL SERVICES INCOME</b>        | <b>32,896</b>    | <b>32,625</b>    | <b>271</b>         | <b>196,399</b>  | <b>195,750</b> | <b>649</b>      | <b>391,500</b>   | <b>(195,101)</b>    |
| <b>SERVICES EXPENSE</b>             |                  |                  |                    |                 |                |                 |                  |                     |
| 8101 Bookkeeping                    | 745              | 750              | 5                  | 4,470           | 4,500          | 30              | 9,000            | 4,530               |
| 8102 Housing Management Salaries    | 1,453            | 1,575            | 121                | 9,447           | 9,448          | 1               | 18,896           | 9,449               |
| 8105 Health Insurance               | 41               | 237              | 196                | 1,198           | 1,424          | 226             | 2,847            | 1,649               |
| 8105.1 Fringe Benefits-Pension      | 23               | 0                | (23)               | 170             | 0              | (170)           | 0                | (170)               |
| 8106 Payroll Taxes 8106             | 240              | 339              | 99                 | 1,648           | 2,033          | 385             | 4,066            | 2,418               |
| 8107 Worker's Compensation          | 100              | 21               | (79)               | 598             | 125            | (473)           | 250              | (348)               |
| 8108 Contract Services              | 11,259           | 12,093           | 834                | 70,947          | 72,557         | 1,610           | 145,114          | 74,167              |
| 8201 Chore Service Salary           | 1,443            | 2,157            | 714                | 8,936           | 12,940         | 4,004           | 25,880           | 16,944              |
| 8202 Cleaning Of Common Areas       | 560              | 0                | (560)              | 1,568           | 0              | (1,568)         | 0                | (1,568)             |
| 8204 Cleaning Supplies              | 1,905            | 211              | (1,694)            | 4,166           | 1,268          | (2,898)         | 2,536            | (1,630)             |
| 8301.1 Food Services - Exc.         | 12,866           | 13,031           | 165                | 77,198          | 78,188         | 991             | 156,376          | 79,179              |
| 8303 Supplies/Utensils              | 0                | 165              | 165                | 479             | 993            | 514             | 1,985            | 1,506               |
| 8304 Utilities Expense              | 0                | 0                | 0                  | 834             | 0              | (834)           | 0                | (834)               |
| 8402 Supplies                       | 0                | 21               | 21                 | 0               | 125            | 125             | 250              | 250                 |
| 9001 Resident Services Coordinator  | 1,083            | 1,485            | 402                | 7,714           | 8,910          | 1,196           | 17,820           | 10,106              |
| 9002 Wellness/Preventive Program    | 442              | 540              | 98                 | 1,583           | 3,240          | 1,657           | 6,480            | 4,897               |
| <b>TOTAL SERVICES EXPENSE</b>       | <b>32,161</b>    | <b>32,625</b>    | <b>464</b>         | <b>190,956</b>  | <b>195,750</b> | <b>4,794</b>    | <b>391,500</b>   | <b>200,544</b>      |
| <b>SURPLUS</b>                      | <b>(5,741)</b>   | <b>1,083</b>     | <b>(6,824)</b>     | <b>(16,846)</b> | <b>6,500</b>   | <b>(23,346)</b> | <b>13,000</b>    | <b>(29,846)</b>     |