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

Agenda

Call To Order

Pledge of Allegiance/Roll Call

Approval of Minutes - Regular Meeting Minutes of May 26, 2026

Reports

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

New Business

Old Business

1. Update – Village Senior Affordable Housing Upgrade Community Program
2. Update – Funding for Congregate Kitchen Equipment
3. Update – Maintenance Staff Status
4. Discussion and Approval of Internal Control Policies
    a. Internal Control Process – Cash Disbursements; Audit Area: Accounts Payable
    b. Internal Control Process – End of the Month Financial Reporting
    c. Internal Control Process – Accounts Receivable; Audit Area: Accounts Receivable/Rent Revenue
5. Update – Signature Policy
6. Update - Insurance Coverage for THC

Next Meeting: July 28, 2026

Adjournment

Trumbull Housing Authority Meeting
Tuesday, May 26, 2026
5:00 pm
Stern Village, Community Room

Commissioners Present: Kathleen McGannon, Laurel Anderson, Charlene Pederson, Sara Pflueger and Les Miller (entered the meeting at 5:06 pm)

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

Meeting was called to order at 5:02 pm by Mrs. McGannon followed by the Pledge of Allegiance and Roll Call.

Past Minutes
Ms. Pederson motioned to approve the Regular Meeting minutes of April 28, 2026; seconded by Mrs. Anderson. Approved by unanimous consent.

Review of Commissioners Role in THA
Mrs. Anderson motioned to defer the review of commissioners roles in the THA to later in the meeting; seconded by Ms. Pederson. Approved by unanimous consent.

Election of Treasurer
Ms. Pederson nominated Sara Pflueger for the position of Treasurer; seconded by Mrs. Anderson. Approved by unanimous consent.

Report of Director of Finance
Mrs. Cantafio reported the following:
1. Three internal control policies will be presented under Old Business.
2. Fobs have been received for the Congregate.

Mrs. McGannon announced the Village Senior Affordable Housing Upgrade Community Program has advanced through the proper house committee in the amount of $618,067. Expect to receive what was requested.

Mr. Miller entered the meeting at 5:06 pm.

Mrs. Cantafio noted this funding was requested for projects in the Congregate - HVAC on the first and second floor, new elevator, gutters, doors and handles. For Village – new door handles and security updates for all units. Should cover all projects in the request; award is expected in September/October when it is fully approved.

Report of Congregate Manager
Mrs. McGee reported the following:
1. 34 occupied units; 2 unoccupied. One unit is being shown to applicants; one unit will be ready next week.

2. Food Pantry – room has been cleared and updated with shelving. Contact was made with the Democratic Town Committee for a food drive in the next few months.

Resident Service Coordinator

Ms. Alhabal reported the following:

1. The Mother's Day Luncheon held on May 6 was well attended.
2. The Mobile Food pantry was held on May 14 and served 46 residents; in-house pantry served 22 residents mostly from the Congregate.
3. Clear Captions presentation was held on May 19. Four residents came to access the free phone service.
4. Police Chief Lombardo has been provided potential dates for a safety presentation as well as an introduction of the new Wellness Dog.
5. A Memorial Day program was held on May 22 with refreshments.
6. Dance time is scheduled for May 27 and June 10 at 2:30 pm for all residents. Sponsored by the Activities Committee.
7. Working with residents on procuring in-home services and other home services that are available.
8. A Father's Day Program is scheduled for June 17 at noon.
9. The National Association of Health will be presenting a program June 25 on mind games. This includes games that stimulate and maintain memory and a healthy brain.
10. New food pantry items collected are shared with the Congregate. With the new shelving, it will be more organized.

Treasurer's Report and Discussion of Financials

Ms. Pflueger summarized the nine-month period ending April 30, 2026. Highlights are posted with the meeting agenda.

Both programs for the Congregate and Stern Village continue to operate ahead of budget as of April 30 with a combined Operating Gain of approximately $232,000 as a result of costs savings. $200,000 of that amount is allocated to approved unit maintenance. Cash balances remain adequate. The Congregate balance increased due to the DOH subsidy and the Village balance, as of April 30, is being held for unit repairs. A large portion of the balance was spent last week for the unit improvements. There was nothing unusual or unbudgeted requiring Board action. **Ms. Pflueger moved the Board accept the financials as presented; seconded by Mrs. Anderson. Motion passed - 4 (McGannon, Anderson, Pederson, Pflueger) – 1 (Miller) – 0.**

Mr. Geel commented that the net results this year have been obligated into additional unit repairs. Finalizing remaining repairs - $25,000 remains. For next year's budget, they hope to use the same process for expenditures. Expenses are on budget; no excess cash at this time. Fund transfers were made according to policy for cash through the end of the year. HVAC cleaning is being discussed. Cash in excess of payables is returnable to the State. Cash must be encumbered to prevent the need to refund the State.

Mr. Miller questioned the status of the AC in the Congregate. It was noted this is part of the grant received for $618,067 as well as other repairs. Maintenance contract is included. Mr. Miller questioned the bidding/award process for projects. The process was reviewed and it was noted the lowest responsible bidder is chosen, not always the lowest bidder. He is looking for the process to be done correctly and projects to be completed accurately.

Interim Executive Director's Report

Ms. Vega reported the following:

Property Manager:

1. 174 occupied units; 12 unoccupied units. Five are ready with lease signings June 1, two have interviews scheduled, one pending. Gail Ayotte was introduced as the new Housing Clerk who has been assisting with the property manager duties in conjunction with some Congregate duties. Twenty-five applications were sent out; currently 77 on the Wait List. Five units are with Maintenance Staff for work; the two contractor units are completed. Should be able to house three additional people in the June/July timeframe. Condolences were expressed for two unexpected move-outs this month; families will be returning keys.
2. Work Orders are being closed out; some are project based. Looking to use funds for painting and floors where necessary and putting hood fan work off until completed.

Interim Executive Director:

1. Received packet from CHFA to move forward for the Priority Needs funds for the Congregate. This will cover new kitchen equipment because it affects the Core Services.
2. Continuing to attend meetings to introduce Stern to the community. Giovanna Mozzo, PD Social Worker, was introduced to Ms. Alhabal for coordination of social work services.
3. Continues to update accounts.
4. Update was completed with the TD scanner for banking that allows the processing of checks to be completed in-house.
5. Anticipate hiring one individual for a maintenance staff position by June 1; waiting for paperwork.

Review of Commissioners Roles in the THA

Ms. Pederson reviewed the roles noting the Board is the governing body and has broad powers. Specific oversight items were reviewed according to State statute. The job of the Board is to provide the leadership that enables the Housing Authority to fulfill its mission. The Board is involved with policies and procedures/governance but not in the daily activities of the Authority. The Executive Director and her team are responsible for daily activities. Meetings were explained with regard to regular and special meetings and executive sessions where sensitive information is discussed. Finances/spending are also areas of input.

Old Business

1. Internal Controls Policy – Mrs. Cantafio discussed three policies for a first reading to be approved at the June regular meeting. All Staff/Board input received has been incorporated into the policies. The three policies were requested by the auditors after the last review. Not doing anything incorrectly; need staff to memorialize information according to policy.
    a. Internal Control Process - Cash Disbursements; Audit Area: Accounts Payable
    b. Internal Control Process - End of the Month Financial Reporting
    c. Internal Control Process - Accounts Receivable; Audit Area: Accounts Receivable/Rent Revenue

Mrs. Anderson questioned if there is a policy to designate who can sign and how they get authority to sign. After discussion, Mrs. Cantafio will develop a policy. Mr. Miller questioned the generation of receipts for payments by residents. Staff noted residents are welcome to request a receipt for any payments. Mr. Geel noted rent payments are received in various ways and receipts have not automatically been given but they can be generated, if requested.

2. Mrs. Anderson requested Ms. Vega verify that the THA insurance still covers the THC under its policy on renewal.

Executive Session
Ms. Pederson motioned to enter into Executive Session to discuss staffing at 5:47 pm; seconded by Mrs. Anderson. Motion passed - 4 (Pflueger, McGannon, Anderson, Pederson) – 1 (Miller) – 0. In attendance were the Board members and Ms. Vega. **Ms. Pflueger motioned to exit Executive Session at 7:07 pm; seconded by Ms. Pederson. Approved by unanimous consent.**

Adjournment
There being no further business, motion was made by Ms. Pederson to adjourn the meeting at 7:08 pm; seconded by Mr. Miller. Approved by unanimous consent.

Respectfully submitted,

Barbara Crandall
Clerk

Trumbull Housing Authority
Financial Highlights for May 31, 2026

For the eleven-month period ended May 31, 2026, the Authority had an operating gain before capital activity and depreciation of $243,175, of which, $208,236 is attributable to Stern Village and $34,939 to Congregate.

For Stern Village, operating results exceeded budgeted gain by approximately $50,000, similar to previous months. Rental revenues for the year continue to trail budgeted amounts due to ongoing vacancies and unit turnover. However, operating expenses continue to meet budgeted amounts with the ongoing exception of staffing costs as noted throughout the year. The most significant costs this month relate to new landscaping contract costs of approximately $10,000 for spring clean-up and ongoing lawncare.

For Congregate, the operating gain exceeded budget by about $20,000 through May this year. There were no significant changes to operating results from the prior period as lower expenses continue to drive operating gains. It was noted that revenues are now slightly underbudget this year due to changes in tenant mix and a slight increase to vacancies for the first time this year.

Tenant Accounts Receivable balances are as follows:

	6/30/2025	# of Tenants	5/31/2026	# of Tenants
Stern Village				
One Month or Less	$ (225)	41	$ (2,321)	68
Over One Month Rent	$ 664	1	$ 1,810	2
Inactive AR	$ 4,290	37	$ 3,509	8
Total	$ 4,729	79	$ 2,998	78
Congregate				
One Month or Less	$ 319	17	$ 292	19
Over One Month Rent	$ 5,002	2	$ 3,500	1
Inactive AR	$ 5,450	6	$ 4,004	4
Total	$ 10,771	25	$ 7,796	24

Total Cash of the Authority, including reserves and security deposits, is $968,679.

A snapshot of program balances is as follows:

	6/30/2025	4/30/2026	5/31/2026	YTD Change
Stern Village				
Cash	$ 156,029	$ 107,709	$ 65,232	$ (90,797)
Accounts Payable	$ 89,529	$ 48,443	$ 36,215	$ (53,314)
Interprogram Loan	$ 352,814	$ 352,326	$ 351,332	$ (1,482)
Reserves	$ 583,617	$ 587,452	$ 565,261	$ (18,356)
Excess Cash	*$ (28,802)*	*$ (27,086)*	*$ (75,234)*	
Congregate				
Cash	$ 89,631	$ 208,209	$ 139,350	$ 49,719
Accounts Payable	$ 17,172	$ 21,107	$ 16,738	$ (434)
Interprogram Loan	$ 352,814	$ 352,326	$ 351,332	$ (1,482)
Reserves	$ 10,925	$ 14,310	$ 39,333	$ 28,408

A schedule of operating cash activity for the period:

Cash Flow	Village	Congregate
Beginning		
4/30/2026	$ 107,709	$ 208,209
Plus		
Rents and Other	99,214	34,592
DOH Subsidy	-	-
Interentity Transfers	14,984	(14,984)
Reserve Activity	25,000	(25,000)
Less		
Vendor Payables	(138,106)	(63,467)
Payroll	(43,569)	-
Ending		
5/31/2026	$ 65,232	$ 139,350

Congregate cash is getting closer to cash management amounts with another $25,000 contributed to its reserve account. The Congregate reserve balance now exceeds the $36,000 minimum floor as recommended by CHFA and DOH for the first time in many years. Village cash includes $25,000 transferred from the reserves to cover help cover $78.830 in unit turnover costs this month. The balance on Board obligated unit repair work is now at $24,240 to be expended in June.

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 May 31, 2026, and the related operating statement with the budget for eleven 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
June 17, 2026

Trumbull Housing Authority
Balance Sheet
May 2026

Program: State Elderly Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
TD Bank	107,709	(42,477)	65,232
STIF	587,452	(22,192)	565,261
Petty Cash	175		175
TOTAL CASH	**695,337**	**(64,669)**	**630,668**
ACCOUNTS RECEIVABLE			
Accounts Receivable	1,720	1,278	2,998
Accounts Receivable - Manual	3,424		3,424
Allowance for Collection Loss	(2,975)		(2,975)
TOTAL ACCOUNTS RECEIVABLE	**2,169**	**1,278**	**3,447**
OTHER CURRENT ASSETS			
Sundry AR-Stern Center	352,326	(995)	351,332
Accounts Receivable Misc	14		14
Sundry AR- New 501(c)3		75	75
Cash - Security Deposits	52,718	58	52,777
Other Prepaid Expense	3,783		3,783
Unexpired Insurance	16,461	(4,659)	11,802
TOTAL OTHER CURRENT ASSETS	**425,303**	**(5,521)**	**419,782**
TOTAL CURRENT ASSETS	**1,122,808**	**(68,912)**	**1,053,896**
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	(7,776,276)	(32,773)	(7,809,049)
TOTAL FIXED ASSETS	**6,274,516**	**(32,773)**	**6,241,742**
WORK IN PROGRESS			
CIP - Construction Contingency - SSHP	7,113		7,113
TOTAL WORK IN PROGRESS	**7,113**		**7,113**
TOTAL NONCURRENT ASSETS	**6,281,628**	**(32,773)**	**6,248,855**

Trumbull Housing Authority
Balance Sheet
May 2026

Program: State Elderly Project: Consolidated

	Beginning Balance	Period Amount	Balance
LIABILITIES AND SURPLUS			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
Accrued Payables	(17,710)	(1,500)	(19,210)
Accounts Payable	(30,733)	13,729	(17,005)
TOTAL ACCOUNTS PAYABLE	**(48,443)**	**12,229**	**(36,215)**
OTHER CURRENT LIABILITIES			
Other Liabilities Union Dues	(48)		(48)
Deposit Liability	(50,999)	(1,340)	(52,339)
Accrued Payroll	(3,051)		(3,051)
Accrued Compensated Absence	(32,402)		(32,402)
Accrued P.I.L.O.T.	(62,446)	(2,880)	(65,326)
Prepaid Rents	(3,424)		(3,424)
TOTAL OTHER CURRENT LIABILITIES	**(152,370)**	**(4,220)**	**(156,590)**
TOTAL CURRENT LIABILITIES	**(200,813)**	**8,008**	**(192,805)**
EQUITY			
Income & Expense Clearance (Current Year)	330,352	93,676	424,029
Retained Earn. Maint & Replace	(103,070)	78,830	(24,240)
Net Investment in Capital Assets	(6,572,247)		(6,572,247)
Unrestricted Net Position	(858,658)	(78,830)	(937,488)
TOTAL EQUITY	**(7,203,623)**	**93,676**	**(7,109,946)**
TOTAL LIABILITIES AND SURPLUS	**(7,404,436)**	**101,685**	**(7,302,751)**

Trumbull Housing Authority

Operating Statement

Eleven Months Ending 05/31/2026

Program: State Elderly Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME					
Rental Income Base	1,085,517	1,073,325	12,192	1,170,900	(85,383)
Rental Income-Excess of Base	88,487	104,500	(16,013)	114,000	(25,513)
Excess Utilities	26		26		26
Vacancy Loss	(84,755)	(53,666)	(31,089)	(58,545)	(26,210)
TOTAL RENTAL INCOME	**1,089,276**	**1,124,159**	**(34,883)**	**1,226,355**	**(137,079)**
OTHER INCOME					
Sales & Service To Tenants	1,094	2,292	(1,198)	2,500	(1,406)
Interest Income	22,025	22,917	(891)	25,000	(2,975)
Other Income	5,557	2,292	3,266	2,500	3,057
Laundry Income	17,054	11,917	5,138	13,000	4,054
TOTAL OTHER INCOME	**45,731**	**39,417**	**6,315**	**43,000**	**2,731**
ADMINISTRATIVE					
Salaries	223,813	234,777	10,964	256,120	32,307
Legal & Other Outside Services	11,731	15,125	3,394	16,500	4,769
Bookkeeping	68,640	68,640		74,880	6,240
Audit Fees	16,500	18,333	1,833	20,000	3,500
Office Supplies	4,483	4,354	(129)	4,750	267
Travel	1,717	5,958	4,242	6,500	4,783
Other Office Expense	10,634	8,846	(1,789)	9,650	(984)
Other Office Advertising		2,292	2,292	2,500	2,500
Other Office Computer	11,735	11,458	(277)	12,500	765
Other Office Telephone	4,873	4,583	(289)	5,000	127
Pension & Other - Retirement	6,093	10,720	4,626	11,694	5,601
Payroll Taxes	27,698	34,678	6,981	37,831	10,133
Provision For Collection Loss		917	917	1,000	1,000
TOTAL ADMINISTRATIVE	**433,040**	**458,138**	**25,098**	**499,787**	**66,747**
TENANT SERVICES					
Tenant Services	947	1,467	520	1,600	653
TOTAL TENANT SERVICES	**947**	**1,467**	**520**	**1,600**	**653**

Trumbull Housing Authority

Operating Statement

Eleven Months Ending 05/31/2026

Program: State Elderly Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
UTILITIES					
Water	24,041	28,875	4,834	31,500	7,459
Electric	33,881	35,292	1,410	38,500	4,619
Gas	4,314	3,896	(418)	4,250	(64)
Cable/Television	4,345	4,354	9	4,750	405
TOTAL UTILITIES	**66,582**	**72,417**	**5,835**	**79,000**	**12,418**
MAINTENANCE					
Salaries Maintenance	109,456	173,205	63,750	188,951	79,495
Supplies	31,046	34,883	3,837	38,054	7,008
Contract Services	34,493	29,929	(4,563)	32,650	(1,843)
Exterminating Contracts	4,985	3,208	(1,777)	3,500	(1,485)
Heating	13,457	45,375	31,918	49,500	36,043
Snow Removal	47,421		(47,421)		(47,421)
Miscellaneous Operating and Maint. - Appliances	17,408	16,042	(1,366)	17,500	92
TOTAL MAINTENANCE	**268,082**	**309,517**	**41,435**	**337,655**	**69,573**
OTHER					
Refuse Removal	21,780	22,917	1,137	25,000	3,220
Insurance	83,100	86,625	3,525	94,500	11,400
Worker's Compensation	21,558	24,979	3,421	27,250	5,692
P.I.L.O.T.	31,683	31,683		34,563	2,880
TOTAL OTHER	**158,121**	**166,204**	**8,083**	**181,313**	**23,192**
CAPITAL EXPENSE					
Nonoperating Expense - Unit Rehabs	271,760		(271,760)		(271,760)
Depreciation Expense	360,505		(360,505)		(360,505)
Provision For R.M.&R		155,833	155,833	170,000	170,000
TOTAL CAPITAL EXPENSE	**632,265**	**155,833**	**(476,432)**	**170,000**	**(462,265)**
SURPLUS	**(424,029)**	**0**	**(424,029)**		**(424,029)**

Trumbull Housing Authority
Balance Sheet
May 2026

Program: Congregate Project: Consolidated

	Beginning Balance	Period Amount	Balance
CURRENT ASSETS			
CASH			
TD Bank	208,209	(68,860)	139,350
STIF Investment 1235575430	14,310	25,022	39,333
Petty Cash	200		200
TOTAL CASH	**222,719**	**(43,837)**	**178,882**
ACCOUNTS RECEIVABLE			
Accounts Receivable	7,263	533	7,796
Accounts Receivable - Manual	654		654
Allowance For Collection Loss	(5,450)		(5,450)
TOTAL ACCOUNTS RECEIVABLE	**2,466**	**533**	**2,999**
OTHER CURRENT ASSETS			
Other Prepaid Expense	14,662		14,662
Unexpired Insurance	1,905	(521)	1,384
TOTAL OTHER CURRENT ASSETS	**16,567**	**(521)**	**16,046**
TOTAL CURRENT ASSETS	**241,753**	**(43,825)**	**197,928**
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	(3,297,829)	(6,742)	(3,304,571)
TOTAL FIXED ASSETS	**1,164,369**	**(6,742)**	**1,157,628**
TOTAL NONCURRENT ASSETS	**1,164,369**	**(6,742)**	**1,157,628**

Trumbull Housing Authority
Balance Sheet
May 2026

Program: Congregate Project: Consolidated

	Beginning Balance	Period Amount	Balance
LIABILITIES AND SURPLUS			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE			
Accrued Payables	(5,189)	(167)	(5,355)
Accounts Payable	(15,918)	4,535	(11,383)
TOTAL ACCOUNTS PAYABLE	**(21,107)**	**4,369**	**(16,738)**
OTHER CURRENT LIABILITIES			
Deposit Liability	(3,996)		(3,996)
Payable to THA Stern Village	(352,326)	995	(351,332)
Sundry AP-DOH	(7,589)		(7,589)
Accrued Salaries & Wages	(812)		(812)
Accrued Compensated Absences	(7,305)		(7,305)
Accrued P.I.L.O.T	(9,014)	(510)	(9,525)
Deferred Revenue-Subsidy	(110,172)	24,096	(86,076)
Deferred Revenue-RAP	(10,539)	7,675	(2,864)
Prepaid Rents	(654)		(654)
TOTAL OTHER CURRENT LIABILITIES	**(502,407)**	**32,256**	**(470,152)**
TOTAL CURRENT LIABILITIES	**(523,514)**	**36,624**	**(486,890)**
LONG TERM LIABILITIES			
DEBT			
Capital Improvements Loan	(13,250)		(13,250)
TOTAL DEBT	**(13,250)**		**(13,250)**
TOTAL LONG TERM LIABILITIES	**(13,250)**		**(13,250)**
EQUITY			
Income & Expense Clearing	70,024		70,024
Income & Expense Clearing (Current Year)	25,275	13,942	39,218
Income & Expense Clearing (Unclosed 2025)	421		421
Net Investment in Capital Assets	(1,309,828)		(1,309,828)
Unrestricted Net Position	344,750		344,750
TOTAL EQUITY	**(869,358)**	**13,942**	**(855,415)**
TOTAL LIABILITIES AND SURPLUS	**(1,406,122)**	**50,567**	**(1,355,555)**

Trumbull Housing Authority
Operating Statement
Eleven Months Ending 05/31/2026
Program: Congregate Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
RENTAL INCOME					
Rental Income Base	163,089	169,939	(6,851)	185,388	(22,300)
Rental Income-RAP	84,295	79,541	4,754	86,772	(2,478)
Excess Utilities	38		38		38
Vacancy Loss	(12,640)	(12,474)	(166)	(13,608)	968
TOTAL RENTAL INCOME	**234,781**	**237,006**	**(2,225)**	**258,552**	**(23,771)**
OTHER INCOME					
Sales & Services To Tenants	2,438		2,438		2,438
Interest Income	407	458	(51)	500	(93)
Other Income	4,577	458	4,118	500	4,077
Laundry Income	3,816	4,125	(309)	4,500	(684)
TOTAL OTHER INCOME	**11,238**	**5,042**	**6,196**	**5,500**	**5,738**
ADMINISTRATIVE					
Salaries	48,816	48,654	(162)	53,077	4,261
Legal and Other Outside Services	1,895	4,354	2,459	4,750	2,855
Bookkeeping	8,580	8,580		9,360	780
Audit Fees	1,833	2,063	229	2,250	417
Office Supplies	911	1,650	739	1,800	889
Telephone & Answering Service	4,640	3,896	(744)	4,250	(390)
Travel		344	344	375	375
Other Office Expense	3,857	4,813	956	5,250	1,393
Advertising		733	733	800	800
Pension & Other-Health Ins.	7,314	7,232	(82)	7,889	575
Pension & Other 457	1,378	2,037	659	2,222	845
Payroll Taxes	4,360	5,771	1,411	6,296	1,936
TOTAL ADMINISTRATIVE	**83,583**	**90,126**	**6,543**	**98,319**	**14,736**
UTILITIES					
Water	9,937	9,167	(770)	10,000	63
Electric	24,249	29,333	5,085	32,000	7,751
Gas	7,563	7,792	229	8,500	937
Cable Television	3,506	3,667	161	4,000	494
TOTAL UTILITIES	**45,254**	**49,958**	**4,704**	**54,500**	**9,246**
MAINTENANCE					
Salaries Maintenance	11,736	19,245	7,510	20,995	9,259
Supplies	167	1,733	1,566	1,891	1,724
Contract Services	34,657	33,665	(993)	36,725	2,068
Exterminating Contracts	435	1,146	711	1,250	815
Elevator Maint. Contract	3,822	5,271	1,448	5,750	1,928
Heating Contracts	1,155	4,354	3,199	4,750	3,595
Miscellaneous Operating & Maintenance	4,452	1,604	(2,848)	1,750	(2,702)
TOTAL MAINTENANCE	**56,425**	**67,018**	**10,594**	**73,111**	**16,686**

Trumbull Housing Authority
Operating Statement
Eleven Months Ending 05/31/2026
Program: Congregate Project: Consolidated

	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OTHER					
Refuse Removal	2,420	2,750	330	3,000	580
Insurance	11,353	12,375	1,022	13,500	2,147
Worker's Compensation	3,234	3,208	(25)	3,500	266
P.I.L.O.T.	5,612	5,612	(0)	6,122	510
TOTAL OTHER	**22,619**	**23,945**	**1,326**	**26,122**	**3,503**
RESERVE PROVISIONS					
Depreciation Expense	74,157		(74,157)		(74,157)
Provision For R.M.&R.		11,000	11,000	12,000	12,000
TOTAL RESERVE PROVISIONS	**74,157**	**11,000**	**(63,157)**	**12,000**	**(62,157)**
SERVICES INCOME					
Tenants' Contrib-Core Services	170,256	161,139	9,117	175,788	(5,532)
Meal Income	29		29		29
State Subsidy-Core	230,787	242,782	(11,995)	264,853	(34,066)
State Subsidy-Expanded Core	18,478	22,275	(3,797)	24,300	(5,822)
TOTAL SERVICES INCOME	**419,550**	**426,196**	**(6,646)**	**464,941**	**(45,391)**
SERVICES EXPENSE					
Bookkeeping	8,580	8,580		9,360	780
Housing Management Salaries	19,279	18,728	(551)	20,430	1,151
Health Insurance	1,656	1,684	28	1,837	181
Fringe Benefits-Pension	318	503	185	549	231
Payroll Taxes 8106	1,422	1,498	76	1,634	212
Worker's Compensation	571	229	(342)	250	(321)
Contract Services	168,070	169,456	1,386	184,861	16,791
Cleaning Of Common Areas	24,677	22,633	(2,045)	24,690	13
Cleaning Supplies	4,013	4,354	341	4,750	737
Meal Services	175,153	174,653	(500)	190,530	15,378
Supplies/Utensils	892	1,604	712	1,750	858
Resident Services Coordinator	14,758	16,335	1,577	17,820	3,062
Wellness/Preventive Program	3,361	5,940	2,579	6,480	3,119
TOTAL SERVICES EXPENSE	**422,749**	**426,196**	**3,447**	**464,941**	**42,192**
SURPLUS	**(39,218)**	**(0)**	**(39,218)**		**(39,218)**