TRUMBULL HOUSING AUTHORITY
200 Hedgehog Circle
Trumbull, CT 06611

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE TRUMBULL HOUSING AUTHORITY

DATE: January 29, 2013

TIME: 7:30 p.m.

LOCATION: Stern Village
200 Hedgehog Circle
Trumbull, CT 06611
Community Hall

1. Roll Call & Pledge of Allegiance
2. Public Comment
3. Approval of Minutes
4. Bills & Communications
5. Treasurer's Report
6. Approval of Employee Unused Vacation Time Carry Over to Year 2013
7. Generator Bid Update
8. Emergency Plan
9. Old Business
10. New Business
11. Adjournment

EMPLOYEE HOURS REMAINING AS OF 12/23/12

EMPLOYEE	VACATION	SICK TIME
Donnelly	58	254
Holt	80	411
Miller	44	377
Saslafsky	70	134
Smerglinolo	80	48
Wise	112	496

EMPLOYEE HOURS CARRIED OVER TO 2013

EMPLOYEE	VACATION Balance	SICK TIME Balance
Donnelly	58	254
Holt	80	411
Miller	44	377
Saslafsky	70	134
Smerglinolo	80	48
Wise	80	496
Brown		

Housing Authority of the Town of Trumbull - CT E-27, 110, 146, 167
Balance Sheet
As of December 31, 2012

		Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13
	ASSETS												
1111.0	Cash-Checking	152,867.15	35,119.22	12,075.79	31,809.82	36,989.65	103,057.64						
1113.0	Reserve Cash-Savings	0.00	0.00	0.00	0.00	0.00	0.00						
1113.3	Reserve Cash-Investment (STIF)	1,282,432.42	1,332,626.86	1,332,879.02	1,333,088.87	1,333,343.46	1,333,557.64						
1117.0	Petty Cash Fund	200.00	200.00	200.00	200.00	200.00	200.00						
	Total Cash	1,435,499.57	1,367,946.08	1,345,154.81	1,365,098.69	1,370,533.11	1,436,815.28	0.00	0.00	0.00	0.00	0.00	0.00
1122.0	Tenants' Accounts Receivable	(400.00)	282.52	(299.84)	368.16	(1,405.84)	(435.84)						
1123.1	Allowance for Collection Loss	(5,837.56)	(5,837.56)	(4,477.56)	(4,477.56)	(4,477.56)	(4,477.56)						
1129.0	Sundry Accounts Receivable	138,789.25	139,501.66	162,531.51	156,732.15	175,960.63	122,118.76						
1211.0	Unexpired Insurance	26,558.83	25,093.99	37,524.70	32,722.65	29,322.91	24,762.62						
	Total Accounts Receivable	159,110.52	159,040.61	195,278.81	185,345.40	199,400.14	141,968.00	0.00	0.00	0.00	0.00	0.00	0.00
1405.0	Development Cost	3,844,572.53	3,844,572.53	3,844,572.53	3,844,572.53	3,844,572.53	3,844,572.53						
1430.0	Furniture and Equipment	669,752.71	669,752.71	669,752.71	669,752.71	669,752.71	669,752.71						
1440.0	Capital Improvements-State Rehab Grants	577,023.00	577,023.00	577,023.00	577,023.00	577,023.00	577,023.00						
	Total Fixed Assets	5,091,348.24	5,091,348.24	5,091,348.24	5,091,348.24	5,091,348.24	5,091,348.24	0.00	0.00	0.00	0.00	0.00	0.00
1503.1	Rehabilitation Program Expenditures	116,689.30	116,689.30	116,689.30	116,689.30	116,689.30	116,689.30						
1503.2	Rehabilitation Program Expenditures	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00						
1503.3	Rehabilitation Program Expenditures	319,100.11	319,100.11	319,100.11	319,100.11	319,100.11	319,100.11						
	Total Other Assets	438,189.41	438,189.41	438,189.41	438,189.41	438,189.41	438,189.41	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL ASSETS	7,124,147.74	7,056,524.34	7,069,971.27	7,079,981.74	7,099,470.90	7,108,320.93	0.00	0.00	0.00	0.00	0.00	0.00

See Accountant's Report
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Housing Authority of the Town of Trumbull - CT E-27, 110, 146, 167
Balance Sheet
As of December 31, 2012

		Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13
	LIABILITIES												
2100.0	Administration Fund Creditors	15,230.59	15,230.59	15,230.59	15,230.59	15,230.59	15,230.59						
2117.0	Payroll Deductions	(74.70)	35.76	224.10	4,982.31	154.79	171.34						
	Total Accounts Payable	15,155.89	15,266.35	15,454.69	20,212.90	15,385.38	15,401.93	0.00	0.00	0.00	0.00	0.00	0.00
2137.0	Accrued Liability to Municipality In Lieu of Taxes	35,572.00	20,307.00	21,839.00	23,371.00	24,903.00	26,435.00						
	Total Accrued Expenses	35,572.00	20,307.00	21,839.00	23,371.00	24,903.00	26,435.00	0.00	0.00	0.00	0.00	0.00	0.00
2313.0	Indebtedness to State of CT-Mortgage	311,360.00	311,360.00	311,360.00	311,360.00	311,360.00	311,360.00						
2313.1	Debt Retirement-Mortgage	(311,360.00)	(311,360.00)	(311,360.00)	(311,360.00)	(311,360.00)	(311,360.00)						
2119.0	Deferred Revenue	15,450.00	15,300.00	15,150.00	15,000.00	14,850.00	14,700.00						
	Total Long Term Liabilities	15,450.00	15,300.00	15,150.00	15,000.00	14,850.00	14,700.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL LIABILITIES	66,177.89	50,873.35	52,443.69	58,583.90	55,138.38	56,536.93	0.00	0.00	0.00	0.00	0.00	0.00
	EQUITY												
2810.0	Capital Grant by the State of CT	3,759,432.53	3,759,432.53	3,759,432.53	3,759,432.53	3,759,432.53	3,759,432.53						
2813.0	Valuation of Fixed Assets	669,752.71	669,752.71	669,752.71	669,752.71	669,752.71	669,752.71						
2814.0	Contribution by the Municipality	85,140.00	85,140.00	85,140.00	85,140.00	85,140.00	85,140.00						
2814.3	Gifts & Donations	0.00	0.00	0.00	0.00	0.00	0.00						
2820.0	Rehabilitation Funds Authorized	300,000.00	300,000.00	300,000.00	300,000.00	300,000.00	300,000.00						
2821.0	Capital Grant by the State of CT-Rehabilitation	265,663.00	265,663.00	265,663.00	265,663.00	265,663.00	265,663.00						
2826.0	Rehabilitation Loan Liquidation	311,360.00	311,360.00	311,360.00	311,360.00	311,360.00	311,360.00						
2830.0	Unappropriated Retained Earnings	363,590.18	363,590.18	363,590.18	363,590.18	363,590.18	363,590.18						
2830.1	Income and Expense Clearance	4,344.47	8,811.62	7,103.94	3,555.71	13,927.28	7,080.31						
2830.4	Retained Earnings Appropriated-R M & R	1,298,686.96	1,241,900.95	1,255,485.22	1,262,803.71	1,275,466.82	1,289,765.27						
	TOTAL EQUITY	7,057,969.85	7,005,650.99	7,017,527.58	7,021,397.84	7,044,332.52	7,051,784.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL LIABILITIES AND EQUITY	7,124,147.74	7,056,524.34	7,069,971.27	7,079,981.74	7,099,470.90	7,108,320.93	0.00	0.00	0.00	0.00	0.00	0.00

Housing Authority of the Town of Trumbull - CT E-27, 110, 146, 167
Operating Statement
For the Month and Six Months Ended December 31, 2012

		Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Total
	INCOME													
3100.0	Rental Income-Base	21,750.00	21,750.00	21,750.00	21,750.00	21,750.00	21,750.00							130,500.00
3100.1	Rental Income-Excess of Base	32,582.00	32,564.00	32,584.00	32,622.00	32,147.00	31,813.00							194,312.00
3210.0	Vacancy Loss	(675.00)	(563.00)	(639.00)	(410.00)	(485.00)	(735.00)							(3,507.00)
3510.0	Sales & Service to Tenants	0.00	143.52	0.00	55.00	0.00	0.00							198.52
3610.0	Interest Income	221.71	206.43	258.41	213.06	260.51	222.62							1,382.74
3620.0	Other Income	879.86	820.38	955.90	715.30	874.64	1,459.64							5,705.72
3620.1	Outside Grant Income	0.00	0.00	0.00	0.00	0.00	0.00							0.00
	GROSS INCOME	54,758.57	54,921.33	54,909.31	54,945.36	54,547.15	54,510.26	0.00	0.00	0.00	0.00	0.00	0.00	328,591.98
	EXPENSE													
4120.0	Salaries-Office	7,364.37	9,205.46	7,516.14	9,205.46	7,381.96	7,399.57							48,072.96
4130.0	Legal & Other Services	1,827.84	330.73	259.52	331.96	253.96	2,754.47							5,758.48
4131.0	Accounting Fees	0.00	1,687.50	562.50	0.00	562.50	0.00							2,812.50
4131.1	Audit Fee	0.00	0.00	0.00	5,400.00	0.00	0.00							5,400.00
4151.0	Office Supplies	90.00	48.96	53.95	830.23	0.00	90.00							1,113.14
4153.0	Travel	270.00	119.80	40.50	119.80	64.72	43.15							657.97
4159.0	Other Office Expense	1,085.77	950.32	1,312.59	223.19	641.13	2,300.52							6,513.52
4160.0	Pensions & Other Funds	3,072.13	599.86	3,967.50	5,971.36	278.08	6,932.79							20,821.72
4161.0	Payroll Taxes	1,341.68	1,776.38	1,393.12	1,511.21	1,230.62	1,277.65							8,530.66
	Total Management Expense	15,051.79	14,719.01	15,105.82	23,593.21	10,412.97	20,798.15	0.00	0.00	0.00	0.00	0.00	0.00	99,680.95
4310.0	Water	0.00	0.00	5,861.86	0.00	0.00	4,789.63							10,651.49
4320.0	Electricity	1,650.25	1,912.68	1,918.71	1,789.11	1,743.20	2,074.63							11,088.58
4330.0	Gas	189.21	309.01	144.55	127.61	344.55	643.43							1,758.36
4350.0	Cable Television	0.00	0.00	0.00	0.00	0.00	0.00							0.00
	Total Utility Expense	1,839.46	2,221.69	7,925.12	1,916.72	2,087.75	7,507.69	0.00	0.00	0.00	0.00	0.00	0.00	23,498.43
4410.0	Maintenance Wages	9,762.16	11,365.84	10,722.78	9,430.07	7,588.48	8,947.53							57,816.86
4420.0	Materials & Supplies	662.27	557.95	349.86	108.54	1,310.86	521.35							3,510.83
4430.0	Contractual Services	0.00	0.00	0.00	0.00	0.00	0.00							0.00
4440.0	Maintenance Shop & Equipment Expense	0.00	0.00	219.90	0.00	0.00	479.22							699.12
	Total Maintenance Expense	10,424.43	11,923.79	11,292.54	9,538.61	8,899.34	9,948.10	0.00	0.00	0.00	0.00	0.00	0.00	62,026.81
4710.0	Refuse Removal	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00							10,800.00
4711.0	Insurance	4,555.42	3,046.69	3,750.51	4,802.05	4,332.52	4,560.29							25,047.48
4715.0	Payment in Lieu of Tax	1,532.00	1,532.00	1,532.00	1,532.00	1,532.00	1,532.00							9,192.00
4716.0	Administrative Oversight Charge	0.00	0.00	0.00	0.00	0.00	0.00							0.00
4717.0	Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00							0.00
	Total Other Expense	7,887.42	6,378.69	7,082.51	8,134.05	7,664.52	7,892.29	0.00	0.00	0.00	0.00	0.00	0.00	45,039.48
4810.0	Provision for Repairs, Maint & Replacements	15,211.00	15,211.00	15,211.00	15,211.00	15,211.00	15,211.00							91,266.00
4820.0	Provision for Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00							0.00
	Total Expenses	50,414.10	50,454.18	56,616.99	58,393.59	44,275.58	61,357.23	0.00	0.00	0.00	0.00	0.00	0.00	321,511.67
	NET GAIN (LOSS) FOR THE PERIOD	4,344.47	4,467.15	(1,707.68)	(3,448.23)	10,271.57	(6,846.97)	0.00	0.00	0.00	0.00	0.00	0.00	7,080.31

See Accountant's Report

Housing Authority of the Town of Trumbull - CT E-27, 110, 146, 167
Operating Statement
For the Month and Six Months Ended December 31, 2012

		Current Month	Budget	Variance	%	Year to Date	0.50 Budget	Variance	%	Annual Budget	Variance	%
	INCOME											
100.0	Rental Income-Base	21,750.00	21,750.00	0.00	0%	130,500.00	130,500.00	0.00	0%	261,000.00	(130,500.00)	-50%
100.1	Rental Income-Excess of Base	31,813.00	34,421.00	(2,608.00)	-8%	194,312.00	206,526.00	(12,214.00)	-6%	413,052.00	(218,740.00)	-53%
210.0	Vacancy Loss	(735.00)	(833.34)	98.34	-12%	(3,507.00)	(5,000.00)	1,493.00	-30%	(10,000.00)	6,493.00	-65%
510.0	Sales & Service to Tenants	0.00	41.66	(41.66)	-100%	198.52	250.00	(51.48)	-21%	500.00	(301.48)	-60%
610.0	Interest Income	222.62	166.67	55.95	34%	1,382.74	1,000.00	382.74	38%	2,000.00	(617.26)	-31%
620.0	Other Income	1,459.64	1,075.00	384.64	36%	5,705.72	6,450.00	(744.28)	-12%	12,900.00	(7,194.28)	-56%
620.1	Outside Grant Income	0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	
	GROSS INCOME	54,510.26	56,620.99	(2,110.73)	-4%	328,591.98	339,726.00	(11,134.02)	-3%	679,452.00	(350,860.02)	-52%
	EXPENSE											
120.0	Salaries-Office	7,399.57	8,160.08	760.51	9%	48,072.96	48,960.50	887.54	2%	97,921.00	49,848.04	51%
130.0	Legal & Other Services	2,754.47	500.00	(2,254.47)	-451%	5,758.48	3,000.00	(2,758.48)	-92%	6,000.00	241.52	4%
131.0	Accounting Fees	0.00	666.67	666.67	100%	2,812.50	4,000.00	1,187.50	30%	8,000.00	5,187.50	65%
131.1	Audit Fee	0.00	833.33	833.33	100%	5,400.00	5,000.00	(400.00)	-8%	10,000.00	4,600.00	46%
151.0	Office Supplies	90.00	150.00	60.00	40%	1,113.14	900.00	(213.14)	-24%	1,800.00	686.86	38%
153.0	Travel	43.15	83.33	40.18	48%	657.97	500.00	(157.97)	-32%	1,000.00	342.03	34%
159.0	Other Office Expense	2,300.52	933.33	(1,367.19)	-146%	6,513.52	5,600.00	(913.52)	-16%	11,200.00	4,686.48	42%
160.0	Pensions & Other Funds	6,932.79	2,491.67	(4,441.12)	-178%	20,821.72	14,950.00	(5,871.72)	-39%	29,900.00	9,078.28	30%
161.0	Payroll Taxes	1,277.65	1,629.08	351.43	22%	8,530.66	9,774.50	1,243.84	13%	19,549.00	11,018.34	56%
	Total Management Expense	20,798.15	15,447.49	(5,350.66)	-35%	99,680.95	92,685.00	(6,995.95)	-8%	185,370.00	85,689.05	46%
310.0	Water	4,789.63	1,495.33	(3,294.30)	-220%	10,651.49	8,972.00	(1,679.49)	-19%	17,944.00	7,292.51	41%
320.0	Electricity	2,074.63	2,283.33	208.70	9%	11,088.58	13,700.00	2,611.42	19%	27,400.00	16,311.42	60%
330.0	Gas	643.43	491.67	(151.76)	-31%	1,758.36	2,950.00	1,191.64	40%	5,900.00	4,141.64	70%
350.0	Cable Television	0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	
	Total Utility Expense	7,507.69	4,270.33	(3,237.36)	-76%	23,498.43	25,622.00	2,123.57	8%	51,244.00	27,745.57	54%
410.0	Maintenance Wages	8,947.53	10,104.92	1,157.39	11%	57,816.86	60,629.50	2,812.64	5%	121,259.00	63,442.14	52%
420.0	Materials & Supplies	521.35	1,000.00	478.65	48%	3,510.83	6,000.00	2,489.17	41%	12,000.00	8,489.17	71%
430.0	Contractual Services	0.00	2,425.00	2,425.00	100%	0.00	14,550.00	14,550.00	100%	29,100.00	29,100.00	100%
440.0	Maintenance Shop & Equipment Expense	479.22	166.67	(312.55)	-188%	699.12	1,000.00	300.88	30%	2,000.00	1,300.88	65%
	Total Maintenance Expense	9,948.10	13,696.59	3,748.49	27%	62,026.81	82,179.50	20,152.69	25%	164,359.00	102,332.19	62%
1710.0	Refuse Removal	1,800.00	1,800.00	0.00	0%	10,800.00	10,800.00	0.00	0%	21,600.00	10,800.00	50%
1711.0	Insurance	4,560.29	4,663.58	103.29	2%	25,047.48	27,981.50	2,934.02	10%	55,963.00	30,915.52	55%
1715.0	Payment in Lieu of Tax	1,532.00	1,532.00	0.00	0%	9,192.00	9,192.00	0.00	0%	18,384.00	9,192.00	50%
1716.0	Administrative Oversight Charge	0.00	0.00	0.00	0%	0.00	0.00	0.00	0%	0.00	0.00	0%
1717.0	Interest Expense	0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	
	Total Other Expense	7,892.29	7,995.58	103.29	1%	45,039.48	47,973.50	2,934.02	6%	95,947.00	50,907.52	53%
1810.0	Provision for Repairs, Maint & Replacements	15,211.00	15,211.00	0.00	0%	91,266.00	91,266.00	0.00	0%	182,532.00	91,266.00	50%
1820.0	Provision for Collection Loss	0.00	0.00	0.00	0%	0.00	0.00	0.00	0%	0.00	0.00	0%
	Total Expenses	61,357.23	56,620.99	(4,736.24)	-8%	321,511.67	339,726.00	18,214.33	5%	679,452.00	357,940.33	53%
	NET GAIN (LOSS) FOR THE PERIOD	(6,846.97)	0.00	(6,846.97)		7,080.31	0.00	7,080.31		0.00	7,080.31	

See Accountant's Report

BROOKS ACCOUNTING SERVICES, LLC

ACCOUNTING AND CONSULTING
171 NORTH STREET
WALLINGFORD, CT 06492
TEL: (203) 494-9466 FAX: (203) 284-3753
brooksaccounting@sbcglobal.net

ACCOUNTANT'S COMPILATION REPORT

To the Board of Commissioners
Housing Authority of the Town of Trumbull E27, E110, E146, E167
Trumbull, CT

I have compiled the balance sheet of the Housing Authority of the Town of Trumbull E27, E110, E146, E167 as of December 31, 2012 and the related operating statements for the month and the six months then ended included in the accompanying prescribed form. I have not audited or reviewed the financial statements included in the accompanying prescribed form and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements included in the form prescribed by the State of Connecticut Department of Economic and Community Development and the Connecticut Housing Finance Authority and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

The financial statements included in the accompanying prescribed form are presented in accordance with the requirements of the State of Connecticut Department of Economic and Community Development and the Connecticut Housing Finance Authority, and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Housing Authority of the Town of Trumbull, the State of Connecticut Department of Economic and Community Development and the Connecticut Housing Finance Authority and is not intended to be and should not be used by anyone other than the specified parties.

I am not independent with respect to the Housing Authority of the Town of Trumbull E27, E110, E146, E167.

Beth Brooks, CPA

January 18, 2013

Housing Authority of the Town of Trumbull - CT C-13
Balance Sheet
As of December 31, 2012

		Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13
	ASSETS												
11.0	Cash-Checking	78,004.94	53,697.52	64,125.83	137,234.87	149,443.62	81,845.88						
13.0	Reserve Cash-Savings	0.00	0.00	0.00	0.00	0.00	0.00						
13.3	Reserve Cash-Investment (STIF)	140,044.70	140,065.60	140,092.11	140,114.18	140,140.91	140,163.42						
17.0	Petty Cash Fund	200.00	200.00	200.00	200.00	200.00	200.00						
	Total Cash	218,249.64	193,963.12	204,417.94	277,549.05	289,789.53	222,209.30	0.00	0.00	0.00	0.00	0.00	0.00
22.0	Tenants' Accounts Receivable	60.00	(2.00)	(4.00)	(13.00)	547.00	1,006.00						
23.1	Allowance for Collection Loss	(5,028.26)	(5,061.59)	(5,094.92)	(5,128.25)	(5,161.58)	(5,194.93)						
24.0	Unissued State Subsidy-Congregate	0.00	189,085.00	189,085.00	94,543.00	94,543.00	94,543.00						
11.0	Unexpired Insurance	2,915.38	2,771.58	4,161.10	3,661.16	3,256.22	2,747.64						
	Total Accounts Receivable	(2,052.88)	186,792.99	188,147.18	93,062.91	93,184.64	93,101.71	0.00	0.00	0.00	0.00	0.00	0.00
05.0	Development Cost	2,757,276.69	2,757,276.69	2,757,276.69	2,757,276.69	2,757,276.69	2,757,276.69						
30.0	Furniture and Equipment	74,461.10	74,461.10	74,461.10	74,461.10	74,461.10	74,461.10						
40.0	Capital Improve-St Rehab Grants	34,439.33	34,439.33	34,439.33	34,439.33	34,439.33	34,439.33						
	Total Fixed Assets	2,866,177.12	2,866,177.12	2,866,177.12	2,866,177.12	2,866,177.12	2,866,177.12	0.00	0.00	0.00	0.00	0.00	0.00
04.0	Net Program Cost-Cong FYE 6/11	165,808.69	165,808.69	0.00	0.00	0.00	0.00						
04.0	Net Program Cost-Cong FYE 6/12	164,302.17	164,302.17	164,302.17	164,302.17	164,302.17	164,302.17						
04.0	Net Program Cost-Cong FYE 6/13	5,372.17	25,421.35	32,052.74	44,521.04	54,199.67	62,977.64						
07.0	RAP Subsidy Payments	64,193.00	66,696.00	35,653.00	38,156.00	40,659.00	42,752.00						
	Total Other Assets	399,676.03	422,228.21	232,007.91	246,979.21	259,160.84	270,031.81	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL ASSETS	3,482,049.91	3,669,161.44	3,490,750.15	3,483,768.29	3,508,312.13	3,451,519.94	0.00	0.00	0.00	0.00	0.00	0.00

Housing Authority of the Town of Trumbull - CT C-13
Balance Sheet
As of December 31, 2012

		Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13
	LIABILITIES												
100.0	Administration Fund Creditors	6,600.40	6,600.40	4,300.40	4,300.40	4,300.40	4,300.40						
119.0	Sundry Accounts Payable	138,789.25	139,501.66	162,531.51	156,732.15	175,960.63	122,118.78						
119.1	Deferred Revenue	1,716.66	1,699.99	1,683.32	1,666.65	1,649.98	1,633.31						
	Total Accounts Payable	147,106.31	147,802.05	168,515.23	162,699.20	181,911.01	128,052.49	0.00	0.00	0.00	0.00	0.00	0.00
137.0	Accrued PILOT	5,731.25	3,291.50	3,531.75	3,772.00	4,012.25	4,252.50						
	Total Accrued Expenses	5,731.25	3,291.50	3,531.75	3,772.00	4,012.25	4,252.50	0.00	0.00	0.00	0.00	0.00	0.00
313.0	Indebtedness-St of CT-Mortgage	32,149.69	32,149.69	32,149.69	32,149.69	32,149.69	32,149.69						
313.1	Debt Retirement-Mortgage	(32,149.69)	(32,149.69)	(32,149.69)	(32,149.69)	(32,149.69)	(32,149.69)						
	Total Long Term Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL LIABILITIES	152,837.56	151,093.55	172,046.98	166,471.20	185,923.26	132,304.99	0.00	0.00	0.00	0.00	0.00	0.00
	EQUITY												
810.0	Capital Grant by the State of CT	2,725,127.00	2,725,127.00	2,725,127.00	2,725,127.00	2,725,127.00	2,725,127.00						
811.0	St Subsidy Authorized-Congregate	358,375.00	547,460.00	373,658.00	373,658.00	373,658.00	373,658.00						
813.0	Valuation of Fixed Assets	74,461.10	74,461.10	74,461.10	74,461.10	74,461.10	74,461.10						
814.3	Gifts and Donations	0.00	0.00	0.00	0.00	0.00	0.00						
821.0	Capital Grant by the State of CT	34,439.33	34,439.33	34,439.33	34,439.33	34,439.33	34,439.33						
825.0	Mortgage Loan Liquidation	32,149.69	32,149.69	32,149.69	32,149.69	32,149.69	32,149.6						
830.0	Unapprop Retained Earnings	28,205.57	28,205.57	20,216.57	20,216.57	20,216.57	20,216.57						
830.1	Income and Expense Clearance	1,471.47	210.58	(1,367.10)	(2,876.93)	412.84	(3,122.76)						
830.2	RE - Prior Period Entries	0.00	0.00	(15,263.69)	(15,263.69)	(15,263.69)	(15,263.69)						
830.4	RE - Appropriated-RM&R	74,983.19	76,014.62	75,282.27	75,386.02	77,188.03	77,549.71						
	TOTAL EQUITY	3,329,212.35	3,518,067.89	3,318,703.17	3,317,297.09	3,322,388.87	3,319,214.95	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL LIABILITIES AND EQUITY	3,482,049.91	3,669,161.44	3, 90,750.15	3,483,768.29	3,508,312.13	3,451,519.94	0.00	0.00	0.00	0.00	0.00	0.00

See Accountant's Report
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Housing Authority of the Town of Trumbull - CT C-13
Operating Statement
For the Month and Six Months Ended December 31, 2012

		Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Total
	INCOME													
3100.0	Rental Income-Base	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00							70,200.00
3210.0	Vacancy Loss	0.00	0.00	0.00	(195.00)	(140.00)	(324.00)							(659.00)
3510.0	Sales & Service to Tenants	0.00	0.00	0.00	0.00	0.00	0.00							0.00
3610.0	Interest Income	31.19	29.62	34.97	31.58	44.51	42.00							213.87
3620.0	Other Income	190.98	207.13	188.84	135.72	200.59	397.31							1,320.57
	GROSS INCOME	11,922.17	11,936.75	11,923.81	11,672.30	11,805.10	11,815.31	0.00	0.00	0.00	0.00	0.00	0.00	71,075.44
	EXPENSE													
4120.0	Salaries-Office	1,663.64	2,079.05	1,702.97	2,076.40	1,692.03	1,678.78							10,892.87
4130.0	Legal & Other Services	31.64	36.75	28.84	36.89	28.22	306.05							468.39
4131.0	Accounting Fees	0.00	187.50	62.50	0.00	62.50	0.00							312.50
4131.1	Audit Fees	0.00	0.00	0.00	600.00	0.00	0.00							600.00
4151.0	Office Supplies	0.00	277.31	6.00	59.47	119.98	0.00							462.76
4153.0	Travel	30.00	13.31	4.50	13.31	7.19	4.79							73.10
4159.0	Other Office Expense	171.47	1,459.80	485.49	874.74	538.26	639.21							4,168.97
4160.0	Pensions & Other Funds	317.89	37.62	1,417.56	634.18	5.22	959.55							3,372.02
4161.0	Payroll Taxes	219.05	290.02	227.45	246.73	200.92	208.59							1,392.76
	Total Management Expense	2,433.69	4,381.36	3,935.31	4,541.72	2,654.32	3,796.97	0.00	0.00	0.00	0.00	0.00	0.00	21,743.37
4310.0	Water	1,117.34	1,781.15	2,449.62	664.72	0.00	2,290.45							8,303.28
4320.0	Electricity	2,029.91	2,236.81	2,204.44	2,037.75	1,727.91	1,538.40							11,775.22
4330.0	Gas	580.90	465.97	543.64	704.72	0.00	3,394.86							5,690.09
	Total Utility Expense	3,728.15	4,483.93	5,197.70	3,407.19	1,727.91	7,223.71	0.00	0.00	0.00	0.00	0.00	0.00	25,768.59
4410.0	Maintenance Wages	1,084.68	1,262.87	1,191.42	1,047.79	843.16	994.17							6,424.09
4420.0	Materials & Supplies	73.58	37.79	28.96	0.00	135.87	44.70							320.90
4430.0	Contractual Services	0.00	90.00	0.00	1,040.00	0.00	84.00							1,214.00
4440.0	Maintenance Shop & Equipment Expense	0.00	0.00	24.43	0.00	0.00	53.25							77.68
	Total Maintenance Expense	1,158.26	1,390.66	1,244.81	2,087.79	979.03	1,176.12	0.00	0.00	0.00	0.00	0.00	0.00	8,036.67
4710.0	Refuse Removal	200.00	200.00	200.00	200.00	200.00	200.00							1,200.00
4711.0	Insurance	262.19	93.28	275.26	297.02	305.66	305.66							1,559.07
4715.0	Payment in Lieu of Tax	240.25	240.25	240.25	240.25	240.25	240.25							1,441.50
4716.0	Administrative Oversight Charge	0.00	0.00	0.00	0.00	0.00	0.00							0.00
4717.0	Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00							0.00
	Total Other Expense	722.44	533.53	715.51	737.27	745.91	745.91	0.00	0.00	0.00	0.00	0.00	0.00	4,200.57
4810.0	Provision for Repairs, Maint & Replacements	2,374.83	2,374.83	2,374.83	2,374.83	2,374.83	2,374.85							14,249.00
4820.0	Provision for Collection Losses	33.33	33.33	33.33	33.33	33.33	33.35							200.00
	Total Expenses	10,450.70	13,197.64	13,501.49	13,182.13	8,515.33	15,350.91	0.00	0.00	0.00	0.00	0.00	0.00	74,198.20
	NET GAIN (LOSS) FOR THE PERIOD	1,471.47	(1,260.89)	(1,577.68)	(1,509.83)	3,289.77	(3,535.60)	0.00	0.00	0.00	0.00	0.00	0.00	(3,122.76)

See Accountant's Report

Housing Authority of the Town of Trumbull - CT C-13
Operating Statement
For the Month and Six Months Ended December 31, 2012

		Current Month	Budget	Variance	%	Year to Date	0.50 Budget	Variance	%	Annual Budget	Variance	%
	INCOME											
100.0	Rental Income-Base	11,700.00	11,700.00	0.00	0%	70,200.00	70,200.00	0.00	0%	140,400.00	(70,200.00)	-50%
210.0	Vacancy Loss	(324.00)	(108.33)	(215.67)	199%	(659.00)	(650.00)	(9.00)	1%	(1,300.00)	641.00	-49%
510.0	Sales & Service to Tenants	0.00	8.33	(8.33)	-100%	0.00	50.00	(50.00)	-100%	100.00	(100.00)	-100%
610.0	Interest Income	42.00	83.34	(41.34)	-50%	213.87	500.00	(286.13)	-57%	1,000.00	(786.13)	-79%
620.0	Other Income	397.31	391.67	5.64	1%	1,320.57	2,350.00	(1,029.43)	-44%	4,700.00	(3,379.43)	-72%
	GROSS INCOME	11,815.31	12,075.01	(259.70)	-2%	71,075.44	72,450.00	(1,374.56)	-2%	144,900.00	(73,824.56)	-51%
	EXPENSE											
120.0	Salaries-Office	1,678.78	1,820.67	141.89	8%	10,892.87	10,924.00	31.13	0%	21,848.00	10,955.13	50%
130.0	Legal & Other Services	306.05	50.00	(256.05)	-512%	468.39	300.00	(168.39)	-56%	600.00	131.61	22%
131.0	Accounting Fees	0.00	70.00	70.00	100%	312.50	420.00	107.50	26%	840.00	527.50	63%
131.1	Audit Fees	0.00	75.00	75.00	100%	600.00	450.00	(150.00)	-33%	900.00	300.00	33%
151.0	Office Supplies	0.00	91.67	91.67	100%	462.76	550.00	87.24	16%	1,100.00	637.24	58%
153.0	Travel	4.79	8.92	4.13	46%	73.10	53.50	(19.60)	-37%	107.00	33.90	32%
159.0	Other Office Expense	639.21	431.67	(207.54)	-48%	4,168.97	2,590.00	(1,578.97)	-61%	5,180.00	1,011.03	20%
160.0	Pensions & Other Funds	959.55	491.67	(467.88)	-95%	3,372.02	2,950.00	(422.02)	-14%	5,900.00	2,527.98	43%
161.0	Payroll Taxes	208.59	279.17	70.58	25%	1,392.76	1,675.00	282.24	17%	3,350.00	1,957.24	58%
	Total Management Expense	3,796.97	3,318.77	(478.20)	-14%	21,743.37	19,912.50	(1,830.87)	-9%	39,825.00	18,081.63	45%
310.0	Water	2,290.45	766.67	(1,523.78)		8,303.28	4,600.00	(3,703.28)	-81%	9,200.00	896.72	10%
320.0	Electricity	1,538.40	1,875.00	336.60	18%	11,775.22	11,250.00	(525.22)	-5%	22,500.00	10,724.78	48%
330.0	Gas	3,394.86	941.67	(2,453.19)	-261%	5,690.09	5,650.00	(40.09)	-1%	11,300.00	5,609.91	50%
	Total Utility Expense	7,223.71	3,583.34	(3,640.37)	-102%	25,768.59	21,500.00	(4,268.59)	-20%	43,000.00	17,231.41	40%
410.0	Maintenance Wages	994.17	1,141.17	147.00	13%	6,424.09	6,847.00	422.91	6%	13,694.00	7,269.91	53%
420.0	Materials & Supplies	44.70	166.67	121.97	73%	320.90	1,000.00	679.10	68%	2,000.00	1,679.10	84%
430.0	Contractual Services	84.00	700.00	616.00	88%	1,214.00	4,200.00	2,986.00	71%	8,400.00	7,186.00	86%
440.0	Maint Shop & Equip	53.25	8.32	(44.93)	-540%	77.68	50.00	(27.68)	-55%	100.00	22.32	22%
	Total Maintenance Expense	1,176.12	2,016.16	840.04	42%	8,036.67	12,097.00	4,060.33	34%	24,194.00	16,157.33	67%
710.0	Refuse Removal	200.00	200.00	0.00	0%	1,200.00	1,200.00	0.00	0%	2,400.00	1,200.00	50%
711.0	Insurance	305.66	308.33	2.67	1%	1,559.07	1,850.00	290.93	16%	3,700.00	2,140.93	58%
715.0	Payment in Lieu of Tax	240.25	240.25	0.00	0%	1,441.50	1,441.50	0.00	0%	2,883.00	1,441.50	50%
716.0	Administrative Oversight Charge	0.00	0.00	0.00	0%	0.00	0.00	0.00	0%	0.00	0.00	0%
717.0	Interest Expense	0.00	0.00	0.00	0%	0.00	0.00	0.00	0%	0.00	0.00	0%
	Total Other Expense	745.91	748.58	2.67	0%	4,200.57	4,491.50	290.93	6%	8,983.00	4,782.43	53%
810.0	Provision-Repairs Maint&Replacemt	2,374.85	2,374.83	(0.02)	0%	14,249.00	14,249.00	0.00	0%	28,498.00	14,249.00	50%
820.0	Provision for Collection Losses	33.35	33.33	(0.02)	0%	200.00	200.00	0.00	0%	400.00	200.00	50%
	Total Expenses	15,350.91	12,075.01	(3,275.90)	-27%	74,198.20	72,450.00	(1,748.20)	-2%	144,900.00	70,701.80	49%
	NET GAIN (LOSS) FOR THE PERIOD	(3,535.60)	0.00	(3,535.60)		(3,122.76)	0.00	(3,122.76)		0.00	(3,122.76)	

See Accountant's Report

Housing Authority of the Town of Trumbull - CT C-13
Operating Statement
For the Month and Six Months Ended December 31, 2012

		Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Total
	REVENUE													
010.0	Tenants' Contributions-Core Services	13,102.00	13,102.00	13,102.00	12,776.00	12,942.00	13,821.00							78,845.00
011.0	Other Income/Meals	0.00	45.00	22.50	15.00	22.50	82.50							187.50
														0.00
	TOTAL REVENUE CONGREGATE SERVICES	13,102.00	13,147.00	13,124.50	12,791.00	12,964.50	13,903.50	0.00	0.00	0.00	0.00	0.00	0.00	79,032.50
	CONGREGATE CORE SERVICES													
	House Management													
101.0	Bookkeeping	143.03	178.79	151.91	178.79	144.06	145.09							941.67
102.0	House Manager Salary	1,396.71	1,745.06	1,433.83	1,740.69	1,440.39	1,415.27							9,171.95
103.0	Attendants' Wages	4,696.21	6,043.69	4,805.60	5,400.14	5,083.34	4,199.52							30,228.50
105.0	Fringe Benefits	455.58	563.69	452.13	569.37	466.99	1,486.12							3,993.88
106.0	Payroll Taxes	1,177.39	1,558.87	1,222.54	1,326.16	1,079.93	1,121.19							7,486.08
107.0	Insurance-Workers Comp	226.28	226.28	144.50	202.92	202.92	202.92							1,205.82
														0.00
	Total Management	8,095.20	10,316.38	8,210.51	9,418.07	8,417.63	8,570.11	0.00	0.00	0.00	0.00	0.00	0.00	53,027.90
	Housekeeping													
201.0	Chore Service Salary	1,615.00	2,070.00	1,615.00	1,967.50	1,050.00	1,587.50							9,905.00
202.0	Cleaning Common Areas	125.00	447.00	125.00	250.00	250.00	281.35							1,478.35
204.0	Cleaning Supplies	0.00	620.51	80.00	363.08	97.46	48.00							1,209.05
														0.00
	Total Housekeeping	1,740.00	3,137.51	1,820.00	2,580.58	1,397.46	1,916.85	0.00	0.00	0.00	0.00	0.00	0.00	12,592.40
	Meal Expense													
301.0	Food Costs	2,233.37	10,413.16	2,798.75	5,154.44	5,612.17	4,651.66							30,863.55
302.0	Meal Services	4,553.85	5,575.70	4,674.48	5,510.27	4,722.70	4,474.00							29,511.00
303.0	Supplies/Utensils	32.00	1,302.16	389.79	292.96	302.70	601.76							2,921.37
304.0	Utilities	286.29	300.31	305.14	304.72	190.80	545.82							1,933.08
	Total Meals	7,105.51	17,591.33	8,168.16	11,262.39	10,828.37	10,273.24	0.00	0.00	0.00	0.00	0.00	0.00	65,229.00
	Social Services													
401.0	Social Service Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402.0	Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
														0.00
	Total Social Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL EXPENSES-CORE SERVICES	16,940.71	31,045.22	18,198.67	23,261.04	20,643.46	20,760.20	0.00	0.00	0.00	0.00	0.00	0.00	130,849.30
	EXPANDED CORE SERVICES													
9001.0	Resident Services Coordinator	1,433.46	1,790.98	1,471.56	1,786.50	1,478.29	1,452.51							9,413.30
9002.0	Wellness/Preventive Program	100.00	359.98	85.66	211.76	521.38	468.76							1,747.54
	TOTAL EXPENSES-EXPANDED CORE	1,533.46	2,150.96	1,557.22	1,998.26	1,999.67	1,921.27	0.00	0.00	0.00	0.00	0.00	0.00	11,160.84
	Total All Expenses	18,474.17	33,196.18	19,755.89	25,259.30	22,643.13	22,681.47	0.00	0.00	0.00	0.00	0.00	0.00	142,010.14
1504.0	Net Program Shortfall - Revenue Less Expenses	(5,372.17)	(20,049.18)	(6,631.39)	(12,468.30)	(9,678.63)	(8,777.97)	0.00	0.00	0.00	0.00	0.00	0.00	(62,977.64)
2811.0	State Subsidy-Core	11,111.75	11,111.75	11,111.75	11,111.75	11,111.75	11,111.75							66,670.50
2811.0	State Subsidy-Expanded Core	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33							12,500.00
ET GAIN (LOSS) FOR THE PERIOD INCLUDING SUBSIDY		7,822.91	(6,854.10)	6,563.69	726.78	3,516.45	4,417.11	0.00	0.00	0.00	0.00	0.00	0.00	16,192.86

See Accountant's Report

Housing Authority of the Town of Trumbull - CT C-13
Operating Statement
For the Month and Six Months Ended December 31, 2012

		Current Month	Budget	Variance	%	Year to Date	0.50 Budget	Variance	%	Annual Budget	Variance	%
	REVENUE											
7010.0	Tenants' Contributions-Core Services	13,821.00	12,698.00	1,123.00	9%	78,845.00	76,188.00	2,657.00	3%	152,376.00	(73,531.00)	-48%
7011.0	Other Income/Meals	82.50	970.32	(887.82)	-91%	187.50	5,822.00	(5,634.50)	-97%	11,644.00	(11,456.50)	-98%
	TOTAL REVENUE-CONGREGATE SERVICES	13,903.50	13,668.32	235.18	2%	79,032.50	82,010.00	(2,977.50)	-4%	164,020.00	(84,987.50)	-52%
	CONGREGATE CORE SERVICES											
	House Management											
8101.0	Bookkeeping	145.09	156.06	10.97	7%	941.67	936.50	(5.17)	-1%	1,873.00	931.33	50%
8102.0	House Manager Salary	1,415.27	1,554.08	138.81	9%	9,171.95	9,324.50	152.55	2%	18,649.00	9,477.05	51%
8103.0	Attendants' Wages	4,199.52	6,516.67	2,317.15	36%	30,228.50	39,100.00	8,871.50	23%	78,200.00	47,971.50	61%
8105.0	Fringe Benefits	1,486.12	1,929.25	443.13	23%	3,993.88	11,575.50	7,581.62	65%	23,151.00	19,157.12	83%
8106.0	Payroll Taxes	1,121.19	1,254.50	133.31	11%	7,486.08	7,527.00	40.92	1%	15,054.00	7,567.92	50%
8107.0	Insurance-Workers Comp	202.92	514.83	311.91	61%	1,205.82	3,089.00	1,883.18	61%	6,178.00	4,972.18	80%
	Total Management Expense	8,570.11	11,925.39	3,355.28	28%	53,027.90	71,552.50	18,524.60	26%	143,105.00	90,077.10	63%
	Housekeeping											
8201.0	Chore Service Salary	1,587.50	1,256.67	(330.83)	-26%	9,905.00	7,540.00	(2,365.00)	-31%	15,080.00	5,175.00	34%
8202.0	Cleaning Common Areas	281.35	151.67	(129.68)	-86%	1,478.35	910.00	(568.35)	-62%	1,820.00	341.65	19%
8204.0	Cleaning Supplies	48.00	230.42	182.42	79%	1,209.05	1,382.50	173.45	13%	2,765.00	1,555.95	56%
	Total Housekeeping	1,916.85	1,638.76	(278.09)	-17%	12,592.40	9,832.50	(2,759.90)	-28%	19,665.00	7,072.60	36%
	Meal Expense											
8301.0	Food Costs	4,651.66	6,159.17	1,507.51	24%	30,863.55	36,955.00	6,091.45	16%	73,910.00	43,046.45	58%
8302.0	Meal Services	4,474.00	4,314.42	(159.58)	-4%	29,511.00	25,886.50	(3,624.50)	-14%	51,773.00	22,262.00	43%
8303.0	Supplies/Utensils	601.76	313.75	(288.01)	-92%	2,921.37	1,882.50	(1,038.87)	-55%	3,765.00	843.63	-22%
8304.0	Utilities	545.82	374.83	(170.99)	-46%	1,933.08	2,249.00	315.92	14%	4,498.00	2,564.92	57%
	Total Meals	10,273.24	11,162.17	888.93	8%	65,229.00	66,973.00	1,744.00	3%	133,946.00	68,717.00	51%
	Social Services											
8401.0	Social Service Salary	0.00	17.08	17.08	100%	0.00	102.50	102.50	100%	205.00	205.00	100%
8402.0	Supplies	0.00	36.67	36.67	100%	0.00	220.00	220.00	100%	440.00	440.00	100%
	Total Social Services	0.00	53.75	53.75	100%	0.00	322.50	322.50	100%	645.00	645.00	100%
	TOTAL EXPENSES-CORE SERVICES	20,760.20	24,780.07	4,019.87	16%	130,849.30	148,680.50	17,831.20	12%	297,361.00	166,511.70	56%
	EXPANDED CORE SERVICES											
9001.0	Resident Services Coordinator	1,452.51	1,500.00	47.49	3%	9,413.30	9,000.00	(413.30)	-5%	18,000.00	8,586.70	48%
9002.0	Wellness/Preventive Program	468.76	583.33	114.57	20%	1,747.54	3,500.00	1,752.46	50%	7,000.00	5,252.46	75%
	TOTAL EXPENSES-EXPANDED CORE	1,921.27	2,083.33	162.06	8%	11,160.84	12,500.00	1,339.16	11%	25,000.00	13,839.16	55%
	Total All Expenses	22,681.47	26,863.40	4,181.93	16%	142,010.14	161,180.50	19,170.36	12%	322,361.00	180,350.86	56%
1504.0	Net Program Shortfall-Revenue Less Expenses	(8,777.97)	(13,195.08)	4,417.11	-33%	(62,977.64)	(79,170.50)	16,192.86	-20%	(158,341.00)	95,363.36	-60%
2811.0	State Subsidy-Core	11,111.75	11,111.75	0.00	0%	66,670.50	66,670.50	0.00	0%	133,341.00	(66,670.50)	-50%
2811.0	State Subsidy-Expanded Core	2,083.33	2,083.33	0.00	0%	12,500.00	12,500.00	0.00	0%	25,000.00	(12,500.00)	-50%
	ET GAIN (LOSS) FOR THE PERIOD INCLUDING SUBSIDY	4,417.11	0.00	4,417.11		16,192.86	0.00	16,192.86		0.00	16,192.86	

BROOKS ACCOUNTING SERVICES, LLC

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ACCOUNTANT'S COMPILATION REPORT

To the Board of Commissioners
Housing Authority of the Town of Trumbull C-13
Trumbull, CT

I have compiled the balance sheet of the Housing Authority of the Town of Trumbull C-13 as of December 31, 2012 and the related operating statements for the month and six months then ended included in the accompanying prescribed form. I have not audited or reviewed the financial statements included in the accompanying prescribed form and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements included in the form prescribed by the State of Connecticut Department of Economic and Community Development and the Connecticut Housing Finance Authority and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

The financial statements included in the accompanying prescribed form are presented in accordance with the requirements of the State of Connecticut Department of Economic and Community Development and the Connecticut Housing Finance Authority, and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Housing Authority of the Town of Trumbull, the State of Connecticut Department of Economic and Community Development and the Connecticut Housing Finance Authority and is not intended to be and should not be used by anyone other than the specified parties.

I am not independent with respect to the Housing Authority of the Town of Trumbull C-13.

Beth Brooks, CPA

January 18, 2013