

MINUTES

COPY RECEIVED
DATE: 10/7/2026
TIME: 10:00 AM
TOWN CLERK'S OFFICE

Seymour Housing Authority

➤ 1089th Regular Meeting

The 1089th Meeting, a Regular meeting of the Seymour Housing Authority, was held at Smithfield Gardens Assisted Living in the Multipurpose Room located at 26 Smith Street, Seymour, on Wednesday August 5, 2026, and was called to order by Chairperson White at 5:38 p.m.

➤ Roll Call

Answering the Roll Call were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Also, present was the Executive Director David Keyser.

➤ Public Session

None

➤ Previous Minutes

Chairperson White introduced the previous meeting minutes of the 1088th Reg Meeting held July 15 2026.

Commissioner Bellucci motioned to accept the minutes of the 1088th Special as presented. Commissioner Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked all in favor of the motion to vote aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Chairperson White declared the motion carried and the minutes accepted as presented.

➤ Bills & Communication

Chairperson White introduced the Bills. (See Exhibit I)

After discussion, review, and questions Commissioner Bellucci motioned to approve the bills as presented and authorize payment of the bills. Commissioner Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Chairperson White declared the motion carried and the Bills approved for payment as presented.

The Executive Director and the Board discussed an email complaint forwarded from the First Selectwoman's office. The complaint was from a non-resident who visited someone in Norman Ray House. The complaint included smoking in the building, litter, alleged

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mold and unclean conditions. The Executive Director received an email from HUD asking to respond. The Executive Director will write a response to the email.

➤ **Executive Director's Report**

See Exhibit II

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➤ **Old Business**

None

➤ **New Business**

Chairperson White Introduced the 2nd quarter 2026 Financial Reports – Callahan House, (See Exhibit III).

The Executive Director reviewed the Financial Operating Statement for Rev. Callahan House and discussed the line item variances and reported total income was \$410,500, total expenses were \$448,587, resulting in a net loss of \$38,073.

Commissioner Bellucci motioned to acknowledge the financial reports for Rev. Callahan House as reported by the Executive Director. Commissioner Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Davenport, Golebieski and White. Commissioners Bellucci and Ortiz abstained from voting to avoid a conflict of interest. Chairperson White declared the motion carried

Chairperson White Introduced the 2nd quarter 2026 Financial Reports Norman Ray House. See Exhibit IV)

The Executive Director reviewed the Financial Operating Statement for Norman Ray House and discussed variances including total income was \$153,941, total expenses were \$178,196, resulting in a net loss of approximately \$24,000.

Commissioner Bellucci motioned to acknowledge the financial reports for Norman Ray House as reported by the Executive Director. Commissioner Ortiz seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Chairperson White declared the motion carried
Chairperson White Introduced the 2nd quarter 2026 Financial Moderate Rental. (See Exhibit V)

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The Executive Director reviewed the Financial Operating Statement for Moderate Rental and discussed variances including Total income was \$357,056, total expenses were \$400,435, resulting in a net loss of approximately \$43,000.

Commissioner Bellucci motioned to acknowledge the financial reports for Moderate Rental as reported by the Executive Director. Commissioner Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Golebieski, Ortiz and White. Commissioner Davenport abstained from voting to avoid a conflict of interest. Chairperson White declared the motion carried,

Chairperson White Introduced the 2nd quarter 2026 Financial Reports for Smithfield Gardens. (See Exhibit VI)

The Executive Director reviewed the Financial Operating Statement for Smithfield Gardens and discussed variances including Total income was approximately \$1.607 million, total expenses were \$1,720,806, resulting in a net loss of approximately \$113,000.

Commissioner Bellucci motioned to acknowledge the financial reports for Smithfield Gardens Assisted Living as reported by the Executive Director. Commissioner Golebieski seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Chairperson White declared the motion carried

➤ Any Other Business Pertaining to the Board

None

➤ Adjournment

Chairperson White asked for a motion to adjourn the 1089th meeting of the Seymour Housing Authority. At 6:28 P.M. Commissioner Bellucci motioned to adjourn the 1089th Meeting of the Seymour Housing Authority. Commissioner Golebieski seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor by voting aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Chairperson White declared the motion carried and the 1089th Meeting, a Regular Meeting, duly adjourned.

Submitted by:



David J. Keyser, Secretary and
Executive Director

Minutes Exhibit I Seymour Housing Authority

Vendor Accounting Cash Payment/Receipt Register Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: July 2026 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Liberty, Bank Account: 6579325060, GL Account: 1000.5060

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Yoked</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
14	07/09/2026	No	DD	SHA PAYROLL	Payroll #14	No	\$38,121.29
15	07/22/2026	No	DD	SHA PAYROLL	Payroll #15	No	\$39,852.64
17711	07/27/2026	No	CHK	Aflac Attn: Remittance Processing	June 2026 Bill Period Act# DHF89	No	\$321.04
17712	07/27/2026	No	CHK	AmTrust North America	Workers Compensation Policy KWC	No	\$1,629.00
17713	07/27/2026	No	CHK	Anthem Blue Cross Blue Shield	Billing Period: 08/01/2026 - 09/01/20	No	\$10,641.54
17714	07/27/2026	No	CHK	Lincoln National Life Insurance C	Coverage: 08/01/2026 - 08/31/2026	No	\$430.80
17715	07/27/2026	No	CHK	VSP	August 2026 billing 30019995	No	\$66.73
17716	07/27/2026	No	CHK	Accavallo & Company LLC	Ray Accounting services for June 20	No	\$968.00
17717	07/27/2026	No	CHK	American Rooter LLC	Snake tub drain at 12 Ray	No	\$268.50
17718	07/27/2026	No	CHK	Aquarion Water Company	Act# 200086455 - Ray	No	\$124.85
17719	07/27/2026	No	CHK	Aquarion Water Company	Act# 200086443 - Callahan	No	\$124.85
17720	07/27/2026	No	CHK	Arthur J Davies State Marshal	SHA vs Hunt, Eviction summons	No	\$83.00
17721	07/27/2026	No	CHK	Calvert Safe & Lock Ltd.	Key duplication	No	\$341.00
17722	07/27/2026	No	CHK	Clear Water	Full Service Water Treatment Progra	No	\$153.13
17723	07/27/2026	No	CHK	Comcast	Act# 8773 40 216 0510406 - Callaha	No	\$143.61
17724	07/27/2026	No	CHK	Comcast	Act# 8773 40 216 0027070 - Callaha	No	\$2,021.98
17725	07/27/2026	No	CHK	Comcast	Act# 8773 40 216 0041287 - Ray	No	\$1,023.38
17726	07/27/2026	No	CHK	Comcast	Act# 8773 40 216 0174468 - Callaha	No	\$193.80
17727	07/27/2026	No	CHK	Comcast	Act# 8773 40 216 0256349 - Ray	No	\$180.57
17728	07/27/2026	No	CHK	Eversource	Act# 5775 048 0048 - Callahan Gas	No	\$2,312.34
17729	07/27/2026	No	CHK	Eversource	Act# 5177 958 3004 - Callahan	No	\$4,308.31
17730	07/27/2026	No	CHK	Eversource	Act# 5136 648 3014 - Ray	No	\$1,367.28
17731	07/27/2026	No	CHK	Eversource	Act# 5145 776 4090 - Ray	No	\$386.36
17732	07/27/2026	No	CHK	Eversource	Act# 5136 410 4042 - Ray	No	\$5.18
17733	07/27/2026	No	CHK	Friends Of Fur LLC	Treat Callahan kitchen for ants	No	\$160.00
17734	07/27/2026	No	CHK	Frontier	Act# 203-881-2464-110206-5 - Calla	No	\$996.59
17735	07/27/2026	No	CHK	Ge Appliance	Air Conditioners	No	\$4,736.00
17736	07/27/2026	No	CHK	Interstate Waste Services	Ray July Monthly Trash Service	No	\$1,328.25
17737	07/27/2026	No	CHK	Jeff's Appliance And Vacuums	Control knobs	No	\$131.88
17738	07/27/2026	No	CHK	Mary Androski	SHA mediation Andrea Scully	No	\$200.00
17739	07/27/2026	No	CHK	NRG Business Marketing	Act# 726491 - 966599	No	\$2,432.24
17740	07/27/2026	No	CHK	Nurse's Touch Cleaning Service L	Callahan May 2026 Cleanings plus 4	No	\$3,290.00
17741	07/27/2026	No	CHK	Quadient, Inc.	Silver Maintenance Billing Period: 5/	No	\$480.00
17742	07/27/2026	No	CHK	Aquarion Water Company	Act# 200086434 - Ray	No	\$437.62
17743	07/27/2026	No	CHK	Aquarion Water Company	Act# 200086423 - Callahan	No	\$865.58
17744	07/28/2026	No	CHK	Accavallo & Company LLC	MR Accounting services for June 20	No	\$275.00
17745	07/28/2026	No	CHK	Advance Communications Inc	Message Service: 5/20/2026 - 06/16	No	\$1,514.50
17746	07/28/2026	No	CHK	Aquarion Water Company	Act# 200249585 - 11 Seymour	No	\$13.62
17747	07/28/2026	No	CHK	Comcast	Act# 8773 40 216 0069528 - SHA	No	\$229.80
17748	07/28/2026	No	CHK	Comcast Business	Act# 8773 40 216 0263568 - SHA	No	\$191.62
17749	07/28/2026	No	CHK	ERS Plumbing and Heating LLC	Replaced 3/4 ball valve on water ma	No	\$970.00
17750	07/28/2026	No	CHK	Eversource	Act# 5145 266 4030 - 8 Brothers	No	\$316.47
17751	07/28/2026	No	CHK	Eversource	Act# 5111 869 4017 - MR	No	\$44.75
17752	07/28/2026	No	CHK	Frontier	Act# 203-888-4579-123179-5 - SHA	No	\$811.67
17753	07/28/2026	No	CHK	Grassy Turtle Services LLC	Bagged Salt	No	\$1,095.00
17754	07/28/2026	No	CHK	HD Supply	Trash bags	No	\$447.32
17755	07/28/2026	No	CHK	Home Depot Credit Services	Pest treatment at 1A,1E, and 4X	No	\$4,287.14

*Minutes
Exhibit I*
Seymour Housing Authority

Vendor Accounting Cash Payment/Receipt Register
Moderate Rental

Filter Criteria Includes: 1) Program: Moderate Rental 2) Project: All Projects 3) Payment Date: All 4) Financial Period: July 2026 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: TD Banknorth, Bank Account: 12345, GL Account: 1111.2

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
40999	07/15/2026	No	CHK	Seymour Housing Authority	MR AMEX ACH funding for Inv# 047	No	\$672.53
41000	07/15/2026	No	CHK	Seymour Housing Authority	MR AMEX ACH funding for Inv# 047	No	\$2,814.82
41001	07/16/2026	No	CHK	Seymour Housing Authority	Wire Fee 13	No	\$10.00
41002	07/16/2026	No	CHK	Seymour Housing Authority	Wire Fee 14	No	\$10.00
41003	07/16/2026	No	CHK	Seymour Housing Authority	CHFA Wire Shortage 13	No	\$1.00
41004	07/16/2026	No	CHK	Seymour Housing Authority	CHFA Wire Shortage 14	No	\$1.00
41005	07/16/2026	No	CHK	Seymour Housing Authority	Soft cost transferred to reserve CHF	No	\$123.00
41006	07/22/2026	No	CHK	Seymour Housing Authority	Fund Payroll # 14 15 MR	No	\$18,770.87
41007	07/28/2026	No	CHK	3 Leos Construction, LLC	Painting of 18.5 Chamberlin bathroo	No	\$400.00
41008	07/28/2026	No	CHK	Belletti's Tree Service	Removed 4 trees at 3 & 5 Brothers	No	\$2,550.00
41009	07/28/2026	No	CHK	Bender Plumbing Supplies Inc.	Liberty 1/3 HP Automatic laundry tra	No	\$932.67
41010	07/28/2026	No	CHK	Buddy's Fuel, LLC	Replaced thermostat wire	No	\$270.00
41011	07/28/2026	No	CHK	Buddy's Fuel, LLC	Oil fill at 24 Seymour	No	\$920.38
41012	07/28/2026	No	CHK	Connecticut Housing Finance Aut	Loan 96089D payment SHA Hoffma	No	\$481.35
41013	07/28/2026	No	CHK	Eversource	Act# 5145 856 4002 - 17 Seymour	No	\$968.75
41014	07/28/2026	No	CHK	G. Parenti's Professional Carpet	Clean Floor/Wall Supplies	No	\$475.00
41015	07/28/2026	No	CHK	HARRG, Inc.	Policy# HARRG-794-259448-2026	No	\$2,096.00
41016	07/28/2026	No	CHK	Housing Insurance Services Inc.	Policy# HAPI-794-259465-2026 Co	No	\$12,431.00
41017	07/28/2026	No	CHK	Online Information Services Inc	Online rental exchange criminal & ev	No	\$31.43
41018	07/28/2026	No	CHK	Professional Painters	Paint 2 Chamberlin	No	\$2,600.00
41019	07/28/2026	No	CHK	Seymour Housing Authority	MR Pays Rent To SGAL	No	\$3,028.32
41020	07/28/2026	No	CHK	Seymour Housing Authority	Purchase Money Market for Sick Ti	No	\$900.00
41021	07/28/2026	No	CHK	Theresa Maltese	Admin Assistant Services 6/16/26	No	\$250.00
41022	07/28/2026	No	CHK	Titan Enterprises, Inc.	Receive railing & retrofit to fit as raili	No	\$2,264.00
41023	07/28/2026	No	CHK	A-Preferred Construction	Chimney repair at 27 Seymour Ave	No	\$1,550.00
41024	07/29/2026	No	CHK	Seymour Housing Authority	Funding for Doctor Roof N Shine AC	No	\$2,789.00
41025	07/29/2026	No	CHK	Seymour Housing Authority	Fund AP MR July Rent	No	\$17,000.60

Bank: Liberty, Bank Account: 6576691951, GL Account: 1111.18511.1951

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
260	07/16/2026	No	CHK	Eagle Environmental Inc.	Hazardous Materials monitoring serv	No	\$5,572.50
261	07/16/2026	No	CHK	Excellent Quality Movers	Moving of 26, 20, and 17 Seymour	No	\$7,332.00
262	07/16/2026	No	CHK	HousingToHome, LLC	4 moveouts and 3 move ins for May	No	\$10,902.20
263	07/16/2026	No	CHK	Nurse's Touch Cleaning Service L	Cleaning of 11 Seymour for Castle H	No	\$1,025.00
264	07/16/2026	No	CHK	Quisenberry Arcari Architects, LL	Construction Admin & Closeout	No	\$13,940.30
265	07/16/2026	No	CHK	Seymour Housing Authority	Vacancy Loss	No	\$11,757.00
266	07/16/2026	No	CHK	Titan Enterprises, Inc.	Remove & replace railings at 2, 4, 6,	No	\$10,189.00
267	07/16/2026	No	CHK	Vase Management, LLC	Requisition No. 13	No	\$233,079.00
268	07/17/2026	No	CHK	Vase Management, LLC	Correction for writing out check# 256	No	\$5.00

Bank: Liberty, Bank Account: 6579689721, GL Account: 1000.HTCC

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
104	07/17/2026	No	CHK	Vase Management, LLC	\$2 short pay for Req #4 check# 101	No	\$2.00

Minister
Exhibit I

Seymour Housing Authority

Vendor Accounting Cash Payment/Receipt Register
Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: July 2026 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Liberty, Bank Account: 6579325060, GL Account: 1000.5060

Posted Payments

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
17756	07/28/2026	No	CHK	Hungerfords Pump Service	Preventative Maintenance	No	\$300.00
17757	07/28/2026	No	CHK	Management Computer Services I	Monthly Support Fee	No	\$1,977.09
17758	07/28/2026	No	CHK	New England Septic & Excavating	Grinder Pit Pump	No	\$305.00
17759	07/28/2026	No	CHK	Nurse's Touch Cleaning Service L	SHA May 2026 Monthly Office Clean	No	\$910.00
17760	07/28/2026	No	CHK	Pitney Bowes Inc	Red ink	No	\$338.61
17761	07/28/2026	No	CHK	Primo Brands BlueTriton Brands, I	Primo 5G Purified Water	No	\$132.67
17762	07/28/2026	No	CHK	Purchase Power	Postage	No	\$500.00
17763	07/28/2026	No	CHK	Spruce Scoop Dog Waste Remov	26 & 32 Smith Street Clean up and g	No	\$528.52
17764	07/28/2026	No	CHK	St. Treasurer For Merfund	MERF 05-2026	No	\$13,334.44
17765	07/28/2026	No	CHK	Supreme Office Technology	Meter billing: 5/24/26 - 6/23/26	No	\$322.04
17766	07/28/2026	No	CHK	Swanson Electric LLC	Change twin breaker at 9 Brothers	No	\$250.00
17767	07/28/2026	No	CHK	Talix	NSC Service Agreement	No	\$963.90
17768	07/28/2026	No	CHK	T-Mobile	Monthly Charges 05/21/26 - 6/20/26	No	\$208.82
17769	07/28/2026	No	CHK	VitalShred	Destruction bin console	No	\$77.84
17770	07/28/2026	No	CHK	Aquarion Water Company	Act# 20055269 - 25 Seymour Ave	No	\$27.54
17771	07/28/2026	No	CHK	Aquarion Water Company	Act# 200262479 - 4 Brothers	No	\$32.07
17772	07/28/2026	No	CHK	Aquarion Water Company	Act# 200378269 - 8 Brothers	No	\$45.35
17773	07/28/2026	No	CHK	Aquarion Water Company	Act# 200249961 - 17 Seymour	No	\$19.26
17774	07/28/2026	No	CHK	Aquarion Water Company	Act# 200563680 - 2 Chamberlin	No	\$11.17
17775	07/28/2026	No	CHK	Eversource	Act# 5159 046 4053 - 4 Brothers	No	\$153.67
17776	07/28/2026	No	CHK	St. Treasurer For Merfund	MERF - Annual Administrative Char	No	\$2,080.00
21433	04/20/2026	No	INV	Doctor Roofn' Shine	Power wash units on Seymour Ave	No	\$2,789.00

Capital Fund

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
113	07/17/2026	No	CHK	West State Mechanical, Inc	Periodic Est. #4	No	\$43,088.75

Seymour Housing Authority

Vendor Accounting Cash Payment/Receipt Register
Federal

Filter Criteria Includes: 1) Program: Federal 2) Project: All Projects 3) Payment Date: All 4) Financial Period: July 2026 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: TD Banknorth, Bank Account: 424-0200579, GL Account: 1111.4

Posted Payments

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
21196	07/13/2026	No	CHK	SNE Building Systems	CO3 Low Voltage Interlock wiring	No	\$13,108.00
21197	07/15/2026	No	CHK	3 Leos Construction, LLC	Painting of 40 Ray	No	\$5,500.00
21198	07/15/2026	No	CHK	Seymour Housing Authority	FED AMEX ACH funding for Inv# 04	No	\$1,775.77
21199	07/15/2026	No	CHK	Seymour Housing Authority	FED AMEX ACH funding for Inv# 04	No	\$1,294.47
21200	07/17/2026	No	CHK	Seymour Housing Authority	Voucher# 092-01223885 Grant# CT	No	\$43,088.75
21201	07/22/2026	No	CHK	Seymour Housing Authority	Fund Payroll # 14 15 Federal	No	\$26,507.53
21202	07/27/2026	No	CHK	Ally	2022 Chevy Silverado June 2026	No	\$1,454.82
21203	07/27/2026	No	CHK	Online Information Services Inc	Online rental exchange criminal & ev	No	\$545.27
21204	07/27/2026	No	CHK	Seymour Housing Authority	Federal pays rent which is split by th	No	\$4,486.39
21205	07/27/2026	No	CHK	Seymour Housing Authority	Purchase Money Market for Sick Ti	No	\$1,320.00
21206	07/28/2026	No	CHK	Seymour Housing Authority	Opening CD at Ives Bank	No	\$30,000.00
21207	07/29/2026	No	CHK	Seymour Housing Authority	Fund AP July Cal Federal	No	\$47,003.73

Minutes
Exhibit 5

Seymour Housing Authority
Vendor Accounting Cash Payment/Receipt Register
Smithfield Gardens

Filter Criteria Includes: 1) Program: Smithfield Gardens 2) Project: All Projects 3) Payment Date: All 4) Financial Period: July 2026 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: TD Banknorth, Bank Account: 4318164011, GL Account: 1120.1

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
92935	07/07/2026	No	CHK	Glendale Senior Dining, Inc.	Reimbursement Allowable	No	\$9,986.00
92936	07/09/2026	No	CHK	Connecticut Housing Finance Aut	Edgerton 1/29 Down Pymt bank to R	No	\$121,399.50
92937	07/15/2026	No	CHK	Seymour Housing Authority	SGAL AMEX ACH funding for Inv# 0	No	\$1,941.95
92938	07/15/2026	No	CHK	Seymour Housing Authority	SGAL AMEX ACH funding for Inv# 0	No	\$205.79
92939	07/16/2026	No	CHK	Edgerton, Inc	Balance invoice for completed boiler	No	\$121,379.50
92940	07/22/2026	No	CHK	Seymour Housing Authority	Fund Payroll # 14 15 SGAL	No	\$32,695.53
92941	07/28/2026	No	CHK	Seymour Housing Authority	SGAL pays To Federal Management	No	\$5,200.00
92942	07/28/2026	No	CHK	Seymour Housing Authority	Purchase Money Market for Sick Ti	No	\$600.00
92943	07/28/2026	No	CHK	Young at Heart	Meal Services - June 2026	No	\$39,900.00
92944	07/29/2026	No	CHK	Seymour Housing Authority	Fund AP- July SGAL	No	\$10,863.96

Minutes
Exhibit #

DIRECTOR'S REPORT AUGUST 2026

HOUSING AUTHORITY OF THE TOWN OF SEYMOUR

Occupancy

REV. CALLAHAN HOUSE

2026 YEAR TO DATE VACANCIES 6

Callahan House remained fully occupied during July, 2026. Callahan House has experienced 264 days vacant since January 1, 2026, and has averaged 44 turn around days per vacancy. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 80 units X 365 days = 29,200 days available; 264 days/29200 days available = .9041 % percentage through June 30, 2026.

Beginning with July 1, 2011, HUD is using a new formula being applied to the Operating subsidy Calculation. HUD is allowing 3% vacancy. Vacancy over the 3% will not be paid in subsidy. For example, Callahan House has: 80 units X 12 mos. = 960-unit months available (UMA). $960 \times 3\% = 29$ UMA or 348 days. For the 2027 FYE Budget we have used 0 vacancy days and have 348 days remaining For the 2026 FYE budget we have used 513 days and have exceeded allowable days by 165. For the 2025 FYE Budget we have used 304 vacancy days and have 44 days remaining to use For the 2024 FYE Budget we have used 352 vacancy days and have exceeded our UMA by 4 days for the 2024 FYE budge period. For the 2023 FYE Budget we have used 245 days and have 139 days remaining to use. For the 2022 FYE Budget we have used 310 days and have 38 days remaining to use. For the 2021 FYE Budget we have used 231 days and have 117 days remaining to use. For 2020 FYE Budget we used 151 days have 197 days remaining to use.

Callahan House Vacancy/Turnover Days 6 YTD 2026

Unit	Prior Resident	Move Out	New Resident	Move In Date	No. of Days
3X	Carson	12/19/2025	Falcioni	01/27/2026	27
3E	Falcioni	1/27/2026	Madgic	04/17/2026	62
2B	Mahan	03/01/2026	Gonzalez	04/17/2026	47
3U	Pettway	03/05/2026	Castillo	05/15/2026	71
2G	Lenart	03/30/2026	Colasanto	04/24/2026	26
4V	Mooney	04/06/2026	Scully	05/07/2026	31

Average number of vacant days per vacancy

44

Minutes Exhibit

RAY HOUSE 2026 YEAR TO DATE VACANCIES 5

Norman Ray House experienced two move ins during July 2026. Norman Ray House is now fully occupied. Norman Ray House has experienced 171 days vacant since January 1, 2026 and has averaged 34.2 turn around days per vacancy. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: $40 \text{ units} \times 365 \text{ days} = 14,600 \text{ days available}$; $171 \text{ days} / 14,600 \text{ days available} = 1.17\%$ percentage through May 31, 2026.

Beginning with July 1, 2011, HUD is using a new formula being applied to the Operating subsidy Calculation. HUD is allowing 3% vacancy. Vacancy over the 3% will not be paid in subsidy. For example, Norman Ray House has: $40 \text{ units} \times 12 \text{ mos.} = 480\text{-unit months available (UMA)}$. $480 \times 3\% = 14.4 \text{ UMA or } 168 \text{ days}$. We have used 36 vacancy days for the FFY Budget Year 2027 and have 132 days remaining to use. We have used 41 vacancy days for the FFY Budget Year 2026 and have 127 days remaining to use. We have used 181 vacancy days for FFY 2025 and have exceed the HUD guideline by 13 days. We have used 137 vacancy days for the FFY Budget Year 2024 and have 31 days remaining to use. We have used 148 vacancy days for the FYE Budget Year 2023 and have 20 vacancy days remaining. We have used 50 vacancy days for the FYE 2022 Budget year and have 118 vacancy days remaining. We have used 159 vacancy days for the FYE 2021 Budget year and had 9 vacancy days remaining. For the 2020 budget we have used 133 days and had 35 days remaining to use. For 2019 FYE Budget we have used 240 vacancy days and had exceeded UMA by 72 days. In 2017 we used 39 vacancy days and in 2018 we used 164 vacancy days

Norman Ray House Vacancy/Turnover Days 2026

Unit	Prior Resident	Move Out	New Resident	Move In Date	No. of Days
40	Tuozzola	03/25/2026	Martinez	06/09/2026	76
36	Toupin	04/10/2026	Corrigan	05/15/2026	35
17	Maloney	06/01/2026	Grathwohl	06/24/2026	24
19	Beltran	07/02/2026	Collins	07/16/2026	14
30	Kryvanis	07/06/2026	Jennings	07/28/2026	22

Average number of vacancy days per vacancy 34.2

Minuter Exhibit II

STATE MODERATE RENTAL

2026 YEAR TO DATE VACANCIES 14

Eight units remained vacant during July due to the Rehabilitation project and we experienced One transfer at the Moderate Rental Program during July 2026. The Moderate Rental Program has experienced 1,735 days vacant since January 1, 2026 and has averaged 123.93 turn around days per vacancy. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 81 units X 365 days = 29,565 days available; 1,735 days/29,565 days available = 5.868% percentage through July 31, 2026.

Moderate Rental

Vacancy/Turnover Days

2025

Base Rent	Unit	Prior Resident	Move out Date	New Resident	Move in Date	No. of Days	
\$562 / \$574	14S *	Lydem	08/10/2023	Chase	07/10/2026	190	\$3,563
\$562 / \$574	26S*	Teal	5/15/2024	Phaneuf	06/01/2026	150	\$2,810
\$565 / \$590	4B*	Harris	07/01/2024	Vacant		210	\$3,694
\$565 / \$590	8B*	Rocha	07/08/2024	Vacant		210	\$3,694
\$555 / \$580	17S*	Taylor-Smith	04/22/2025	Vacant		210	\$3,910
\$555 / \$580	25S*	Guzman	04/01/2025	Vacant		210	\$3,910
\$555 / \$580	34S*	Taber	11/20/2025	Orzech	06/01/2026	150	\$2,775
\$565 / \$590	2B	Morales	12/15/2025	Blasi	03/20/2026	63	\$1,187
\$615 / \$640	17C	Torres	01/09/2026	Molina	03/02/2026	52	\$1,109
\$562 / \$574	4S	Sanni	04/30/2026	Vacant		90	\$1,689
\$555 / \$580	2C	Cahil	06/02/2026	Vacant		59	\$1,098
\$555 / \$580	9S	Orzech	06/01/2026	Vacant		60	\$1,135
\$555 / \$580	11S	Chase	07/10/2026	Vacant		21	\$ 406
\$562 / \$574	10S	Phaneuf	06/01/2026	Vacant		60	\$1,136

Average number of vacancy days per vacancy: 98.7

We have experienced \$32,565 in vacancy Loss since January 1, 2026. We budgeted \$2,917 for vacancy loss through July 31, 2026.

Minutes Exhibit J

SMITHFIELD GARDENS ASSISTED LIVING 2026 YEAR TO DATE VACANCIES 18

Smithfield Gardens experienced one move out and two units remained vacant during July 2026. Smithfield has experienced 617 days vacant since January 1, 2026 and has averaged 34.27 turn around days per vacancy. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 56 units X 365 days = 20,440 days available; 617 days/20,440 days available = 3.02% percentage through July 31, 2026

Smithfield Gardens Vacancy/Turnover Days 2026

Rent	Unit	Prior Resident	Move out Date	New Resident	Move in Date	No. of Days	Dollars lost
\$1,095	125	Schietinger	12/11/2025	Spickle	01/15/2026	15	\$548
\$ 925	223	Messier	01/06/2026	Grega	01/20/2026	14	\$432
\$1,095	214	Wojtowicz	01/31/2026	Epstein	03/06/2026	29	\$1,059
\$1,095	222	Bendler	02/03/2026	Cormack	03/09/2026	25	\$ 925
\$1,095	122	Cusanelli	02/04/2026	Wilde	03/19/2026	24	\$ 876
\$1,095	121	Fernandes	02/20/2026	Tillotson	04/06/2026	8	\$ 292
\$1,095	208	Lucuk	02/20/2026	Bierwirth	05/19/2026	27	\$ 986
\$ 925	204	Miner	02/25/2026	Vacant		34	\$1,048
\$1,095	113	Aldrich	03/13/2026	Ciliberti	05/19/2026	37	\$1,351
\$ 925	105	Lynch	03/31/2026	Santopietro	06/04/2026	65	\$2,004
\$1,095	120	Franklin	04/15/2026	Hodder	06/03/2026	49	\$1,789
\$925	111	Dahm	04/20/2026	Fox	06/12/2026	53	\$1,634
\$925	204	Shiff	04/26/2026	Vacant		96	\$2,560
\$1,095	102	Fortier	05/02/2026	Fortin	06/04/2026	33	\$1,205
\$1,095	225	Lamberg	06/05/2026	Schwichtenberg	06/15/2026	41	\$1,497
\$1,095	205	Hunt	06/11/2025	Vacant		50	\$1,825
\$ 925	212	Quinn	06/22/2026	Pollack	07/06/2026	14	\$ 432
\$1,095	202	Casey	07/28/2026	Vacant		3	\$ 110

Average number of vacancy days per vacancy: 34.27

We have experienced \$20,573 vacancy loss since January 1, 2026. We have budgeted \$6,181 for vacancy loss through July 31, 2026.

Complaints

Callahan House

Complaint received about disruptive behavior between two residents. Completed fact finding and referred to Mediation.

A prior incident involving VAWA concerns has resulted in opening a prior resolved complaint. Staff has recommended a transfer of one resident to our other building. This was refused. This has been referred to Counsel for Non-Compliance review.

Ray House

Management discovered two residents who exchanged inappropriate handwritten notes containing offensive language and personal insults. Pre-termination notices were sent to both residents. During the course of the complaints, one resident alleged that the other had engaged in inappropriate behavior and made unwanted advances. The matter was documented by management and referred to the Resident Services Coordinator. One resident was referred to the Seymour Police Department. In addition, both residents were referred to mediation in an effort to resolve the ongoing dispute. Management will continue to monitor the situation and take any additional action deemed appropriate to ensure the safety and peaceful enjoyment of the premises by all residents.

Complaint received that one tenant is stalking and making comments to other residents about her. This issue between these two residents has gone to mediation in the past. Referring this back to grievance and mediation. The matter has also been referred to the Resident Services Coordinator.

We received a complaint from a resident concerning several maintenance items in her unit. It has been referred to maintenance for review. Appropriate work orders will be created and the work will be addressed.

Moderate Rental

Complaint from the Contractor that a resident entered a construction zone unit. Resident told not to do that and reminded of the liability issues.

GENERAL

Annual IPA Audit site work will be happening during the early weeks of September. Audit information has already begun to be forwarded to the Auditor

REV. CALLAHAN HOUSE

Callahan House – Co-Generation Plant Restoration Project

The restoration of the Callahan House Co-Generation Plant continues to move toward completion following the unexpected fire in **March 2025** that destroyed the Authority's aging co-generator. What began as an insurance claim to replace damaged equipment has evolved into a comprehensive modernization of the entire energy plant, utilizing both insurance proceeds and Capital Improvement Program funding to replace critical mechanical components that were approaching the end of their useful life.

West State Mechanical has successfully completed the installation of the new co-generator, including replacement of the building's **Yazaki absorption chiller**. During construction, it became necessary to retain **SNE Building Systems** to completely rewire and modernize the plant's control systems. This work included the electrical controls and automation for the co-generator, boilers, circulation pumps, and dump radiator, allowing the entire mechanical plant to operate more efficiently while providing the capability for remote monitoring and system adjustments. However, the Yazaki control panel is out of SNE Building System's scope and ability to complete at this time.

The new co-generation system, boilers, pumps, and associated controls have now been fully commissioned and have operated successfully for approximately **45 days**, demonstrating reliable performance and improved system efficiency.

The final phase of the project involves placing the newly installed Yazaki chiller into service. Because the original control panel cannot communicate or integrate with the new chiller, a new custom control panel must be manufactured. Management has retained **ELM Electrical, Inc.**, a Massachusetts-based manufacturer specializing in custom industrial control systems, to design and fabricate the replacement panel. Once fabrication is complete, the Authority will procure a contractor to install the panel and integrate it into the existing control system. Upon completion of that work, **West State Mechanical** will return to perform the final startup, testing, and commissioning of the chiller.

The fabrication and installation of the replacement control panel is expected to require approximately **six to eight weeks**. Upon completion, this long-term restoration project, which began following the March 2025 fire, will be substantially complete. The finished project will provide Callahan House with a fully modernized, reliable, and energy-efficient co-generation plant capable of supporting the building's heating, domestic hot water, and central air conditioning systems for many years to come.

The 2026 Capital Fund was funded in the amount of \$245,000. There is some funding in there to complete pump repairs for the Co-Generator and to resume work on the asbestos remediation.

HUD has provided the funding for the 2026 to 2029 RSC funding and made it accessible in the LOCCs distribution portal. We have recently been informed by the PIH Ross team that Callahan House Tenant Association was one of Seven Tenant Associations across the country that received RSC funding. This is followed by the 2023-2026 was the only RSC funding provided in the entire State of Connecticut. This program continues to be successful for the residents in our federal elderly programs.

Resident Services

Last month, **TEAM, Inc.** approached the Seymour Housing Authority to host its upcoming six-part **Financial Education Program** for residents. Management welcomed the opportunity to partner with TEAM, Inc. in providing educational resources designed to improve financial literacy, budgeting skills, credit management, and long-term financial stability for our residents.

Over the past several weeks, staff has worked collaboratively with TEAM, Inc. to coordinate the program, promote participation, and prepare for the first educational session. While the program was initially intended for residents of Callahan House, the Housing Authority has encouraged TEAM to expand the invitation to include residents of the Moderate Rental Program and the residents of Ray House in an effort to maximize participation and extend the benefits of the program to a broader segment of our resident population.

The first session of the six-part series is scheduled for **Thursday, August 6, 2026**, in the **Callahan House Community Room**. A complimentary lunch will be served beginning at **1:00 p.m.**, followed by the financial education presentation from **2:00 p.m. to 3:30 p.m.**

In addition to promoting financial education, management views this event as an opportunity to introduce more residents to the **Callahan House Congregate Meal Program**. By combining these initiatives, the Authority hopes to increase resident engagement, encourage participation in available supportive services, and further its commitment to promoting resident self-sufficiency, independence, and overall quality of life.

NORMAN RAY HOUSE

We are following up on a complaint from a resident about a list of repairs she reported in her unit.

MODERATE RENTAL

SSHP & CDBG Funding – Castle Heights.

Vase Construction is currently working on 4, 9, 10, 11, 15, 19 and 20 Seymour Ave. They completed 12 Seymour Ave, and the resident has been returned to their home.

We were informed that 4, 9 and 19 were expected to be returned for re-occupancy last week. However, Construction activity at Castle Heights experienced significant delays during July. The primary issue remains the contractor's inability to obtain siding materials for seven rehabilitation units. As a result, radon mitigation work could not be scheduled until exterior siding is

Minutes, Exhibit II

completed. These delays have also postponed planned tenant transfers and have extended anticipated unit turnover into early August.

Staff continue to monitor contractor performance closely while coordinating future resident relocations as construction milestones are achieved.

During the month, the Authority responded to an emergency involving a large white oak tree located on Housing Authority property at the cul-de-sac end of Chamberlin Road. A substantial limb, large enough to be comparable in size to an entire tree, unexpectedly failed and fell across **Progress Lane**, completely blocking access to the Haynes Construction facility located behind the Chamberlin Road property.

Following notification of the incident, the Housing Authority was contacted by the First Selectwoman's Office, which advised that the Town had dispatched **Out on a Limb Tree Service** to perform the emergency removal. During the operation, electrical service to the Haynes Construction facility was temporarily disconnected after it was determined that the fallen limb had struck a utility pole, allowing the tree removal to be completed safely.

Following the incident, the Authority retained **Belletti Tree Service** to evaluate the condition of the remaining white oak. Their professional assessment concluded that the tree is healthy and structurally sound. As a precautionary measure, management intends to have several remaining leader branches professionally trimmed in the near future to further reduce the potential for future limb failure and to enhance public safety.

The prompt response by the Town and its contractor allowed the roadway to be reopened quickly while minimizing disruption to the surrounding businesses and ensuring the continued safety of the public.

We anticipate an invoice for this emergency work

On **Wednesday and Thursday** of last week, **PKA Associates** completed the Authority's annual dwelling inspections for the Moderate Rental Program, including units located on **Seymour Avenue, Chamberlain Road, and Brothers Court**.

The inspections were conducted to evaluate the overall condition of the dwelling units, identify maintenance deficiencies, assess housekeeping standards, and ensure compliance with Housing Authority lease requirements and property standards.

Management is currently reviewing the inspection reports and evaluating the findings. Maintenance work orders will be generated for identified repair items, and residents requiring housekeeping or lease compliance corrections will receive written notices outlining the deficiencies and providing a reasonable timeframe for corrective action. Follow-up inspections will be scheduled, as necessary, to verify that all required corrections have been completed.

These annual inspections are an important component of the Authority's preventative maintenance program and help ensure that Housing Authority properties remain safe, well-maintained, and in compliance with applicable housing standards.

Minute
Exhibit

Maintenance staff continued to make significant progress on repairs and unit improvements throughout the Moderate Rental Program during the month. Completed work included plumbing repairs, leak remediation, ceiling repairs, bathroom floor replacements, bathtub reglazing, flooring replacement, fixture upgrades, and unit sanitization.

Among the more notable projects completed were the replacement of bathroom flooring at **7 and 14 Chamberlain Road**, installation of a new toilet at **14 Chamberlain Road**, leak and ceiling repairs at **24 Chamberlain Road**, bathtub reglazing at **2 and 22 Chamberlain Road**,

SMITHFIELD GARDENS ASSISTED LIVING

Occupancy Statistics:

- 96% (54 of 56 units) occupied as of 07/31/2026
- 3 applications in processing
- July move-ins: 1
- July move-outs: 1
- 26 applicants on waiting list for 60% units (\$1,095 rent)
- 7 applicants on waiting list for 50% units (\$925 rent)
- Average age is 84.1; age range is 68 – 101 (2 centenarians in occupancy!)
- Average length of tenancy is 34.05 months

Budgeting Statistics:

- 18 of 19 units rented at \$900/\$925
- 37 of 37 units rented at \$1,065/\$1,095
- 55 of 57 residents participating in the meal plan (\$505 per month)

Other:

- MRC/ALSA meeting held with Utopia on 7/1, 7/8, 7/22, 7/29 attended by MRC Director, RSC, SALSA, and LPN
57 residents' statuses reviewed each week; two residents out at rehab as of 07/31/2026
- Rent increase for 2026 as residents move in or recertify (\$900 to \$925 and \$1,065 to \$1,095)
- Meal Plan increase for 2026 to \$505 per month on 01/01/2026
- Resident Council Meeting held 07/02/2026; next meeting scheduled 09/03/2026
- Insurance claim for boiler replacement approved 06/25/2026
- July fire drill completed 07/21/2026 (first shift)

Application Processing:

SC	Returned to waiting list; CHCPE – penalty to 03/2027
BT	SGAL verifications complete; CHCPE – in progress; ALSA – to be scheduled
MW	SGAL verifications in progress; CHCPE – in progress; ALSA – to be scheduled
JS	SGAL Interview – to be scheduled

A recent move out left the unit in unsanitary condition and resulted in the unit to be required to have the vinyl composite floor tiles removed and the unit sanitized. The subfloor was sealed and new vinyl plank flooring was installed. The subfloor, floor tiles and toilet were required to be replaced in the bathroom. The total anticipated cost is approximately \$7,500.

Additional work to the heat loop in Smithfield Gardens Assisted Living included continued coordination with Clearwater regarding Smithfield Gardens' heating system. Reports have shown the water to be too acidic and this

Minutes
Exhibit 1

threatens the warranty on the new boiler. We are working with Clearwater to balance the acidity with glycol. Once the proper balance is achieved, the manufacturer will be informed of the condition of the loop water quality.

Management has been addressing operational concerns with the passenger elevator at Smithfield Gardens after residents and staff observed that the elevator was exhibiting excessive vibration and was not consistently leveling properly at each floor.

Following an inspection by **KONE**, the Authority was advised that several critical gaskets and related components have reached the end of their service life and require replacement to restore the elevator's safe and reliable operation. KONE has submitted a proposal in the amount of approximately **\$37,000** to complete the necessary repairs.

The work is expected to take approximately **four days**, during which the elevator.

We are still reviewing the replacement of the second boiler at Smithfield. We have one quote for this replacement, and we intend to seek 2 other quotes. The work is anticipated to cost \$132,000 and will require a Replacement Reserve request from CHFA. The second boiler would be needed should the Co-generator fail. The one boiler in place may not be able to efficiently heat the entire building by itself should the Co-generator go down.

Minute
Exhibit III
Seymour Housing Authority
Operating Statement
Six Months Ending 06/30/2026
Reverend Callahan House

	Last Year's YTD Amount	YTD Amount	YTD Budget	YTD Variance
INCOME				
Rental Income	228,432	238,364	233,889	4,476
Interest Income	580	1,632	600	1,032
Tenant Charges	6,584	4,604	4,750	(216)
Other Income	19,876	20,295	19,579	717
Operating Subsidy	171,989	146,688	200,443	(54,755)
TOTAL INCOME	427,461	410,514	459,260	(48,746)
EXPENSES				
ADMINISTRATIVE				
Wages	77,739	76,913	70,785	(6,128)
Legal	4,791	2,085	4,055	1,969
Travel	1,507	1,157	1,756	598
Accounting & Auditing	12,789	16,477	15,600	124
Office Supplies	2,948	4,867	3,082	(1,786)
Office Expenses	24,266	22,903	23,189	286
Office Rent	17,423	17,946	18,036	90
Tenant Services	10,008	10,024	10,653	629
TOTAL ADMINISTRATIVE	151,472	151,372	147,154	(4,218)
UTILITIES				
Water	6,095	5,586	6,750	1,164
Electricity	66,625	66,825	60,000	3,175
Gas	15,618	19,245	16,000	(3,245)
Cable	1,963	2,769	2,000	(769)
TOTAL UTILITIES	90,301	84,425	84,750	325
MAINTENANCE				
Wages	32,309	34,709	39,660	4,951
Supplies	18,507	18,022	20,050	2,028
Contractors	73,126	60,863	65,200	4,337
TOTAL MAINTENANCE	123,942	113,594	124,910	11,316
OTHER				
Insurance	24,757	23,246	23,245	(1)
Employee Benefits	47,257	49,655	50,042	987
Miscellaneous	1,964	2,100	1,000	(1,100)
Extraordinary Maintenance	8,900	6,200	5,000	(1,200)
Pilot	14,009	15,671	16,914	1,243
Property Betterments	5,848	2,924	6,100	3,176
TOTAL OTHER	102,736	99,196	102,301	3,105
TOTAL EXPENSES	468,451	448,587	459,115	(13,452)
NET SURPLUS	(40,990)	(38,073)	145	(38,218)

Minutes Exhibit 10

Seymour Housing Authority
Operating Statement
Six Months Ending 06/30/2026
Norman Ray House

	Last Year's YTD Amount	YTD Amount	YTD Budget	YTD Variance
INCOME				
Rental Income	80,622	84,809	86,544	(1,735)
Tenant Charges	1,648	1,493	1,700	(207)
Other Income	15,483	15,600	15,579	22
Operating Subsidy	61,501	52,039	69,250	(17,211)
TOTAL INCOME	159,254	153,941	173,073	(19,132)
EXPENSES				
ADMINISTRATIVE				
Wages	38,682	38,036	34,975	(3,061)
Legal	1,093	406	2,027	1,621
Travel	634	571	578	7
Accounting & Auditing	7,116	7,450	7,800	350
Office Supplies	1,346	2,395	1,541	(854)
Office Expenses	9,213	9,583	9,383	800
Office Rent	8,711	8,973	9,018	45
Tenant Services	1,300	1,300	900	(400)
TOTAL ADMINISTRATIVE	68,095	67,713	66,221	(1,492)
UTILITIES				
Water	3,296	3,277	4,250	973
Electricity	14,544	10,873	14,500	3,627
Cable	1,027	1,519	1,000	(519)
TOTAL UTILITIES	18,867	15,669	19,750	4,081
MAINTENANCE				
Wages	15,127	16,229	13,545	(2,684)
Supplies	9,787	8,433	8,100	(333)
Contractors	30,191	26,119	21,425	(4,694)
TOTAL MAINTENANCE	55,105	50,781	43,070	(7,711)
OTHER				
Insurance	11,777	10,806	10,804	(3)
Employee Benefits	23,040	23,905	21,409	(2,497)
Miscellaneous	482	816		(816)
Extraordinary Maintenance			750	750
Pilot	6,278	7,066	8,130	1,064
Property Betterments	2,881	1,440	2,900	1,460
TOTAL OTHER	44,458	44,033	43,992	(42)
TOTAL EXPENSES	186,525	178,196	173,033	3,723
NET SURPLUS	(27,272)	(24,255)	40	(24,295)

Minute Exhibit V

**Seymour Housing Authority
Operating Statement
Six Months Ending 06/30/2026
Moderate Rental**

	Last Year's YTD Amount	YTD Amount	YTD Budget	YTD Variance
INCOME				
TENANT RENT				
Rental Income - Base Rent	261,654	273,804	279,795	(5,991)
Rental Income - Excess of Base	108,058	107,523	94,187	13,336
Dwelling Vacancy Loss	(24,472)	(27,724)	(2,500)	(25,221)
TOTAL TENANT RENT	345,241	353,606	371,482	(17,876)
Interest Income	127	234		234
Tenant Charges	2,661	1,919	2,000	(85)
Other Income		1,500		1,500
TOTAL INCOME	348,028	357,255	373,482	(16,227)
EXPENSES				
ADMINISTRATIVE				
Office Salaries	78,308	77,431	71,235	(6,197)
Employee Benefits	42,034	43,849	41,057	(2,792)
Legal	9,477	6,706	10,080	3,374
Accounting & Auditing	5,293	5,471	5,565	94
Office Supplies	2,594	5,060	4,334	(727)
Rent	17,641	18,170	18,036	(134)
Travel	1,867	600	1,408	808
Office Expense	17,545	19,012	16,695	(2,318)
Payroll Taxes	8,524	8,719	8,608	(112)
TOTAL ADMINISTRATIVE	183,282	185,019	177,015	(8,004)
UTILITIES				
Water	120	1,382	100	(1,282)
Electricity	2,253	4,571	1,750	(2,821)
Fuel Oil	2,287	14,141	1,500	(12,641)
TOTAL UTILITIES	4,660	20,095	3,350	(16,745)
MAINTENANCE				
Maintenance Wages	40,199	43,292	39,495	(3,798)
Maintenance Materials	20,749	12,208	15,650	3,442
Maintenance Contractors	69,458	49,917	45,000	(4,917)
TOTAL MAINTENANCE	130,406	105,418	100,145	(5,273)
OTHER EXPENSES				
Interest Expense	524	277		(277)
Insurance	28,496	35,324	35,324	
Payment in Lieu of Taxes	34,058	33,351	36,813	3,462
Mortgage Payments	2,888	2,688	2,772	(116)
Prov for Repair & Replacement	18,817	13,064	13,064	
Prov for Collection Losses	7,500	5,000	5,000	
TOTAL OTHER EXPENSES	92,282	89,904	92,973	3,069
TOTAL EXPENSES	410,630	400,435	373,482	26,953
Surplus Subtotal	(62,602)	(43,180)		(43,180)

Minutes Exhibit UT

**Seymour Housing Authority
Operating Statement
Six Months Ending 06/30/2026
Smithfield Gardens**

	Last Year's YTD Amount	YTD Amount	YTD Budget	YTD Variance
INCOME				
RENT				
Tenant Rent Revenues	329,860	341,606	343,718	(2,113)
Rental Subsidies	317,485	296,286	296,616	1,670
Other Rent Revenues	43,775	44,432	45,089	(657)
Vacancy Loss	(159)	(21,037)	(17,186)	(3,851)
TOTAL RENT	690,961	660,285	668,236	(4,951)
ASSISTED LIVING SERVICES				
Core Services Income	156,548	156,309	155,344	(19,035)
Meal Service Income	165,387	164,005	166,953	(12,948)
ALSA Service Income	729,650	647,677	700,000	(52,323)
TOTAL ASSISTED LIVING SERVICES	1,051,585	967,991	1,022,297	(84,306)
Other Revenues	583	5,938	875	5,063
TOTAL INCOME	1,743,140	1,634,214	1,691,408	(84,194)
EXPENSES				
ADMINISTRATIVE				
Meetings & Marketing	2,480	2,763	2,784	21
Office Salaries	14,678	15,409	15,114	(295)
Office Expense	19,751	26,170	20,617	(5,553)
Management Fee	31,200	31,200	31,158	(43)
Manager Salaries	36,075	37,060	39,835	2,785
Legal, Accounting & Auditing	10,781	10,696	12,288	1,592
Miscellaneous Administrative	66	40	650	610
TOTAL ADMINISTRATIVE	115,032	123,328	122,445	(884)
UTILITIES				
Electricity	21,941	20,828	20,000	(828)
Water	3,533	3,182	4,250	1,068
Gas	34,759	49,114	36,000	(13,114)
TOTAL UTILITIES	60,233	73,123	60,250	(12,873)
MAINTENANCE				
Maintenance/Cleaning Salaries	15,752	17,161	11,793	(5,368)
Supplies	7,158	22,385	7,250	(15,135)
Contractors	26,601	35,034	26,750	(8,284)
Trash Removal	5,044	5,128	4,050	(1,076)
HVAC Repairs & Maintenance	17,639	27,249	18,900	(8,349)
Snow Removal	11,862	15,111	6,250	(8,861)
Cable & Internet	7,927	6,979	7,950	971
TOTAL MAINTENANCE	91,983	129,047	82,943	(46,102)
OTHER EXPENSE				
Payroll & Property Taxes	13,675	13,869	12,302	(1,567)
Insurance	61,126	63,414	63,415	1
Employee Benefits	30,307	31,238	27,582	(3,656)
Misc Taxes, Licenses, Ins.			100	100
Mortgage Payments	210,710	210,710	210,710	0
Replacement Reserve Deposits	17,676	17,676	17,676	
TOTAL OTHER EXPENSE	333,494	336,906	331,784	(5,122)
ASSISTED LIVING SERVICES				
Core Services	158,226	168,723	159,086	(9,637)
Meal Services	228,218	242,004	242,725	721
ALSA Services	729,650	647,677	700,000	52,323
TOTAL ASSISTED LIVING SERVICES	1,116,094	1,058,404	1,101,811	43,407
TOTAL EXPENSES	1,716,835	1,720,806	1,699,232	(21,674)
NET SURPLUS	26,304	(13,592)	(7,824)	105,768