

**Edison Housing Authority Board Meeting**  
**Tuesday, May 18, 2021**  
at  
**6:00 pm**

*In light of meeting restrictions due to the coronavirus,  
this meeting will take place via- zoom video conference*

**Join Zoom Meeting**

<https://zoom.us/j/95375821127?pwd=UytZVmFDRjdwWUhdDU1hZOHRhWXIvZz09>

**Meeting ID: 953 7582 1127**

**Passcode: 642950**

**Conference call#: +1 646 558 8656 Codes: 95375821127# \*642950#**

**AGENDA**

Call to Order

Pledge of Allegiance

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 29, 2020 and a copy of the notice was published in the Home News Tribune on December 31, 2020. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison, clerk and posted in the Municipal Building.

Also, due to meeting restrictions surrounding the Coronavirus, the Edison Housing Authority Board Meeting will conduct meetings via-zoom video conference until further notice. The meeting is open to the public. Said notice included the zoom video conference password, code and conference number. Notice was also submitted to the Township of Edison, and has been posted onto the Edison Housing Authority website.

4. Roll Call

5. Approval of April 20, 2021 Regular Meeting Minutes

6. Resolutions:

1-5-2021 Resolution to approve  
vouchers for payment of invoices  
in the amount of \$109,756.18 for  
the month of May.

2-5-2021 Resolution to approve the Edison Housing  
Authority Fiscal Year 2021-20221 budget.

**Edison Housing Authority Board Meeting  
Tuesday, May 18, 2021  
at  
6:00 pm**

3-5-2021 Resolution by the Commissioners of the Edison Housing Authority to approve the purchase of a Tenant Website Portal provided by PHWeb that will allow Edison Housing Authority residents to pay rent online with credit cards, debit cards, and e-checks.

7. Old Business:

a.) Financial Summary

8. New Business:

a.) Presentation of the FY 2021-2022 Budget by Tony Polcari, Accountant, Polcari & Polcari

b.) Executive Director Report

9. Public Portion

10. Adjournment

**EDISON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
April 20, 2021  
6:00 PM  
MINUTES**

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held via-conference call due to meeting restrictions surrounding the coronavirus. The meeting was called to order at 6:04 pm.

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 29, 2020 and a copy of the notice was published in the Home News Tribune on December 31, 2020. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison Clerk and posted in the Municipal Building.

Also, due to meeting restrictions surrounding the Coronavirus, the Edison Housing Authority Board Meeting will conduct meetings via-video conference until further notice. The meeting is open to the public. Said notice included the zoom video conference password, code and conference number. Notice was also submitted to the Township of Edison, and has been posted onto the Edison Housing Authority website.

**Roll call**

**In attendance:** Chairman Carlos N. Sanchez, Commissioner Toni Johnson, Commissioner Dale Jones, Commissioner Raymond Koperwhats, Commissioner Lou Mangione, Jr., Commissioner Lennox Small, Executive Director Deborah Hurley, Attorney Terrence Corriston, Township of Edison Liaison, Councilwoman Joyce Ship-Freeman.

**Absent:** Commissioner Barry Telesnick

**Guest:** Richard Ginnetti, The Brooke Group  
Holly Ginnetti, The Brooke Group

**Motion to approve the minutes of March 16, 2021, Board Meeting**

**Motion:** Commissioner Raymond Koperwhats

**Second:** Commissioner Toni Johnson

**Discussion:** Chairman N. Sanchez asked if there were any questions. There was no discussion.

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick				x
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Small	x			

Chairman Carlos N. Sanchez asked if anyone had an objection to allow our guest Mr. Richard Ginnetti from Brook Group to present before proceeding onto the approval of resolutions. There was no objection.

**Motion to allow Presentation by The Brooke Group, Richard Ginnetti and Holly Ginnetti, RAD**

**Consultants:** Commissioner Ray Koperwhats

**Seconded:** Commissioner Lou Mangione, Jr.

Chairman Carlos N. Sanchez and Deborah Hurley, Executive Director presented introductory remarks and asked the board members to introduce themselves. Richard Ginnetti, Managing Director, The Brooke Groupe provided an overview of their history performing RAD conversions for Housing Authorities. The presentation included several examples with images highlighting projects that were successfully redeveloped and converted to a RAD program. In addition, Richard Ginnetti expressed how his process stresses the inclusion of keeping the staff intact and allow the housing authority to remain in control of management once the RAD conversion and redevelopment has been completed.

**Resolution 1-4-2021 to authorize and approve vouchers for payment of invoices in the amount of \$140,307.58 for the month of April.**

**Motion:** Commissioner Koperwhats

**Second:** Commissioner Mangione, Jr.

**Discussion**

Chairman N. Sanchez asked if there were any questions. Commissioner Dale Jones inquired about the line item for accounting bill, as their billing appears to be inconsistent. Executive Director, Deborah Hurley provided information about bill, as the \$700.00 increase reflect work performed for utility calculations. Commissioner Dale Jones further questioned why the service is not included as part of the contract. Chairman Carlos N. Sanchez agreed and asked the Executive Director to revisit the contract for services provided to monitor additional fees.

**Member Recorded Vote**

	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick				x



Commissioner Johnson	x
Commissioner Jones	x
Commissioner Koperwhats	x
Commissioner Mangione, Jr.	x
Commissioner Lennox Small	x

**Resolution 2-4-2021 by the Commissioners of the Edison Housing Authority, authorizing the Executive Director to enter into an agreement with BIDNET DIRECT.**

**Motion:** Commissioner Ray Koperwhats

**Second:** Commissioner Lennox Small

**Discussion**

Chairman N. Sanchez expressed that securing this feature at no cost to the housing authority would allow the housing authority to expand its outreach when conducting the rfp and rfq process. There was no further discussion.

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick				x
Commissioner Johnson	x			
Commissioner Jones	x			
Commissioner Koperwhats	x			
Commissioner Mangione, Jr.	x			
Commissioner Lennox Small	x			

**Resolution 3-4-2021 authorizing the Executive Director to enter into an agreement with the Brooke Group, LLC to perform RAD (Rental Assistance Demonstration) Consultation for the Edison Housing Authority.**

**Motion:** Commissioner Lou Mangione, Jr.

**Second:** Commissioner Toni Johnson

**Discussion**

Chairman Carlos N. Sanchez provided details about the interview and selection process that involved a committee consisting of the executive director, Tony Polcari, accountant, Commissioner Ray Koperwhats and himself, the chairman. Deborah Hurley, Executive Director also provided insight about the rfp process, as there were only four candidates that responded, and each proposal provided a unique perspective in their approach working with EHA. As a result, The Brooke Group's presented a solid presentation that included two key areas that met our requirement: a.) fee for service and b.) presented scenarios that allow EHA to manage the property and secure existing staff employment. Commissioner Koperwhats expressed that their presentation was impressive. Commissioner Dale Jones inquired about the potential conflict of interest having the Chairman involved with the selection process. Attorney Terrence Corriston

explained that there is no conflict of interest, as long as the committee has no personal stake or relationship with the firm. Commissioner Jones inquired about the evaluation process, as it is important to conduct, especially in case there is an OPRA request. Chairman Carlos N. Sanchez agreed and assured the commissioner that the evaluation process would be completed in written form and filed. Chairman Carlos N. Sanchez expanded by indicating the amount of the contract has been increased to cover any miscellaneous costs. Commissioner Jones indicated that the term of the proposal should be included in the resolution not to exceed three years.

*Chairman Carlos N. Sanchez presented that the resolution shall be amended to reflect the term of the contract shall not exceed (3) three years without further approval.*

**Motion:** Commissioner Toni Johnson

**Seconded:** Commissioner Lou Mangione, Jr.

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick				x
Commissioner Johnson	x			
Commissioner Jones	x			
Commissioner Koperwhats	x			
Commissioner Mangione, Jr.	x			
Commissioner Lennox Small	x			

**Old Business:**

a.) **Financial Summary:** Chairman Carlos N. Sanchez presented an overview and requested that the Exec. Director invite Accountant, Polcari and Polcari to present an overview of the financials at the next meeting. There was no further discussion.

**New Business:**

a.) **Executive Director's Report:**

Deborah Hurley, Executive Director provided the following updates:

**Programs:**

- ✓ COVID-Testing: Through the Department of Health, we are able to now provide COVID-19 testing every second Monday at Robert Holmes Gardens and the second, Friday of the month at Julius Engel Gardens until further notice.
- ✓ Food Program: Continues to see increased participation.
- ✓ Vaccination: Registration for the vaccination will be held twice in the

month of April with the support from the Catholic Charities program, Family Mobile Success. In addition, the Moderna or Pfizer vaccination is in the works of being administered at EHA.

- ✓ Job Fair Program: Drive Thru Job Fair was a success. The Department of Labor indicated that there were more than 328 people who came through and another 43 applicants registered online.
- ✓ Mentoring Program: The program has received a strong response from the families. We have an average of 18-20 students participating in the STEM program. Ages range from elementary to middle school.
- ✓ Bridges Program: Pat Tamburello will remain as our case worker for the senior residents, as the ROSS grant was awarded. Pat is still working from home and plans to return to a regular working schedule at Julius Engel Gardens in June.

**Property:**

- ✓ Landscaping Service: The landscaping company conducted their first clean up April 1<sup>st</sup>, and has begun to cut the grass every Tuesday.
- ✓ Recently received information from the Township of Edison that Avenue C and Willard Dunham Drive roads will be repaved this year.
- ✓ REAC Inspections: We are preparing for REAC inspections and have begun to conduct wellness inspections to see how residents are taking care of their units, as well as, make repairs where necessary.

**Section 8 Program:**

- ✓ Voucher Program is healthy. We are working on reconciling accounts receivables from 2019.

**Public Portion:**

**Motion:** Commissioner Ray Koperwhats

**Seconded:** Commissioner Toni Johnson

**Motion to close public portion:** 7:48 PM

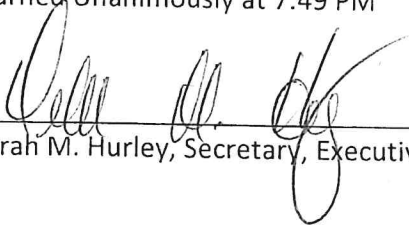
**Moved:** Commissioner Koperwhats

**Seconded:** Commissioner Johnson

**Motion:** to adjourn by Commissioner Toni Johnson

**Second by:** Commissioner Ray Koperwhats

Adjourned Unanimously at 7:49 PM



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Deborah M. Hurley, Secretary, Executive Director

## Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/21/2021 Thru: 5/18/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address				Print 1099			
AB Universal Messaging	56-2554760	PO Box 195 Spring Lake NJ 07762				Yes			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3082	CHK	7380042420 21	answering service-apr 2021	04/21	answering service-apr 2021	\$95.04		\$95.04
<b>Totals For Vendor: AB Universal Messaging</b>									<b>\$95.04</b>
Aflac		1932 Wynnton Road Columbus GA 31999-0797				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3107	CHK	575705	insurance premium-ap	04/21	insurance premium-apr	\$180.32		\$180.32
<b>Totals For Vendor: Aflac</b>									<b>\$180.32</b>
Breslin and Breslin, P.A.		41 Main Street Hackensack NJ 07601-7087				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3108	CHK	0321	legal services mar 20	04/21	legal services - mar 202	\$2,350.00		\$4,700.00
			0421	legal services apr 202	04/21	legal services - apr 202	\$2,350.00		
<b>Totals For Vendor: Breslin and Breslin, P.A.</b>									<b>\$4,700.00</b>
Carlos N Sanchez		3 McEvoy Road Edison NJ 08837				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3083	CHK	42021	board meeting attenda	04/21	board meeting attendan	\$25.00		\$25.00
<b>Totals For Vendor: Carlos N Sanchez</b>									<b>\$25.00</b>
Carpet Place Inc.		1101 Inman Avenue Edison NJ 08820				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3084	CHK	738	apt 6A replaced tenan	04/21	apt 6A replaced tenant	\$199.00		\$199.00
<b>Totals For Vendor: Carpet Place Inc.</b>									<b>\$199.00</b>
Cilla Manzo PR Marketing		3400 Avenue of the Arts G221 Costa Mesa CA 92626				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3085	CHK	ED-Apr-2021	website maintenance-	04/21	website maintenance-a	\$150.00		\$150.00
<b>Totals For Vendor: Cilla Manzo PR Marketing</b>									<b>\$150.00</b>
CIT		21146 Network Place Chicago IL 60673-1211				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3086	CHK	37624153	telephone system leas	04/21	telephone system lease	\$258.78		\$258.78
<b>Totals For Vendor: CIT</b>									<b>\$258.78</b>
Corbett Exterminating, Inc.		284 Sheffield Street Unit: Suite 2 Mountainside NJ 07092				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3087	CHK	0513645	reh cemit treatment	04/21	reh cemit treatment	\$181.00		\$181.00
05/14/2021	3109	CHK	0516294	reh - roach cleanout,fr	04/21	reh - roach cleanout,frui	\$190.00		\$190.00
<b>Totals For Vendor: Corbett Exterminating, Inc.</b>									<b>\$371.00</b>
Dale Jones		52 Portland Street Edison NJ 08820				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3088	CHK	42021	board meeting attenda	04/21	board meeting attendan	\$25.00		\$25.00
<b>Totals For Vendor: Dale Jones</b>									<b>\$25.00</b>
De Lage Landen Financial Services, Inc.		PO Box 41602 Philadelphia PA 19101-1602				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3110	CHK	72509608	reh copier lease 6/15/	04/21	reh copier lease 6/15/21	\$366.37		



## Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/21/2021 Thru: 5/18/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address					Print 1099		
			72509283	jeg copier lease 6/15/	04/21	jeg copier lease 6/15/21	\$187.46		\$553.83
<b>Totals For Vendor: De Lage Landen Financial Services, Inc.</b>									<b>\$553.83</b>
Deborah Hurley			1434 Maplewood Terrace Plainfield NJ 07060				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3089	CHK	41921	reimb for dinner-meeti	04/21	reimb for dinner-meetin	\$61.80		\$61.80
<b>Totals For Vendor: Deborah Hurley</b>									<b>\$61.80</b>
D'Onofrio & Son Landscaping			433 Hillside Avenue Hillside NJ 07205				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3111	CHK	30414	reh & jeg lawn mainte	04/21	reh & jeg lawn maintena	\$3,062.50		\$3,062.50
<b>Totals For Vendor: D'Onofrio &amp; Son Landscaping</b>									<b>\$3,062.50</b>
Edison Plumbing			94 Woodbury Road Edison NJ 08820				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3090	CHK	31521	bldg 8 cleaned sewer l	04/21	bldg 8 cleaned sewer lin	\$310.00		
			4621	apt 15H bathroom-wall	04/21	apt 15H bathroom-wall	\$540.00		
			33021	bldg 1 cleaned sewer l	04/21	bldg 1 cleaned sewer lin	\$290.00		
			41121	bldg C - cleaned sewe	04/21	bldg C - cleaned sewer l	\$310.00		
			32621	bldg C cleaned sewer	04/21	bldg C cleaned sewer li	\$310.00		\$1,760.00
<b>Totals For Vendor: Edison Plumbing</b>									<b>\$1,760.00</b>
Edison Township Tax Assessor			100 Municipal Blvd Edison NJ 08817				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3091	CHK	PILOT63020 (2)	PILOT bal FYE 6/30/20	04/21	PILOT bal FYE 6/30/20	\$8,052.00		\$8,052.00
<b>Totals For Vendor: Edison Township Tax Assessor</b>									<b>\$8,052.00</b>
Elizabethtown Gas			PO Box 6031 Bellmawr NJ 08099				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3092	CHK	0577138900-42021	reh gas 3/19/21-4/20/21	04/21	reh gas 3/19/21-4/20/21	\$10.00		
			3922309254-42021	reh gas 3/19/21-4/20/21	04/21	reh gas 3/19/21-4/20/21	\$1,029.77		
			4458334671-42021	reh gas 3/19/21-4/20/21	04/21	reh gas 3/19/21-4/20/21	\$247.65		\$1,287.42
05/14/2021	3112	CHK	3996554541-43021	reh gas 3/31/21-4/30/21	04/21	reh gas 3/31/21-4/30/21	\$6,682.25		\$6,682.25
<b>Totals For Vendor: Elizabethtown Gas</b>									<b>\$7,969.67</b>
Enes Service Center LLC			247 Central Avenue Metuchen NJ 08840				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3113	CHK	0421	gas fuel for auto-apr 2	04/21	gas fuel for auto-apr 20	\$179.15		\$179.15
<b>Totals For Vendor: Enes Service Center LLC</b>									<b>\$179.15</b>
Ferraro's Pizzeria			1067 Inman Avenue Edison NJ 08820				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3114	CHK	0421	food for mentoring pro	04/21	food for mentoring progr	\$558.00		\$558.00
<b>Totals For Vendor: Ferraro's Pizzeria</b>									<b>\$558.00</b>

## Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/21/2021 Thru: 5/18/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address				Print 1099			
General Security			971 Lehigh Avenue Union NJ 07083			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3115	CHK	1413495	fire alarm system insp	04/21	fire alarm system inspe	\$875.00		\$875.00
<b>Totals For Vendor: General Security</b>									<b>\$875.00</b>
Grainger			Dept 836223800 Palatine IL 60038-0001			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3093	CHK	9870127512	floor scrubber(strippin	04/21	floor scrubber(stripping	\$1,243.00		\$1,243.00
<b>Totals For Vendor: Grainger</b>									<b>\$1,243.00</b>
Gurney Electric LLC			93 Spruce Street Port Reading NJ 07064			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3116	CHK	15819	apt 4A no power condi	04/21	apt 4A no power conditi	\$145.00		\$145.00
<b>Totals For Vendor: Gurney Electric LLC</b>									<b>\$145.00</b>
Home Depot Credit Services			Dept 32 - 2531888992 PO Box 78047 Phoenix AZ 85062-8047			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3117	CHK	2022961	maintenance material	04/21	maintenance materials	\$314.73		
			1044341	maintenance supplies	04/21	maintenance supplies &	\$118.48		
			4023835	maint supplies & mate	04/21	maint supplies & materi	\$231.75		
			3046727	reh maint materials &	04/21	reh maint materials & s	\$317.90		
			7024733	apt c-6 vacancy maint	04/21	apt c-6 vacancy maint	\$45.83		
			25577	apt E6 vacancy materi	04/21	apt E6 vacancy material	\$446.79		
			9320179	jeg garden supplies	04/21	jeg garden supplies	\$260.59		
<b>Totals For Vendor: Home Depot Credit Services</b>									<b>\$1,736.07</b>
InterGlobe Communications, Inc.			101 Tyrellan Avenue Staten Island NY 10309-2651			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3118	CHK	211205721	telephone service - ap	04/21	telephone service - apr	\$704.19		\$704.19
<b>Totals For Vendor: InterGlobe Communications, Inc.</b>									<b>\$704.19</b>
KBL Housing Consultants			1913 Wayne St Columbia SC 29201			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3094	CHK	96	registration for REAC	04/21	registration for REAC vi	\$189.99		\$189.99
<b>Totals For Vendor: KBL Housing Consultants</b>									<b>\$189.99</b>
Lennox H Small			206 West Shirley Ave Edison NJ 08820			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3095	CHK	42021	board meeting travel a	04/21	board meeting travel att	\$25.00		\$25.00
<b>Totals For Vendor: Lennox H Small</b>									<b>\$25.00</b>
Louis A Mangione, Jr. Esq.			2 Cedar Place Gladstone NJ 07934			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3096	CHK	42021	board meeting attenda	04/21	board meeting attendan	\$25.00		\$25.00
<b>Totals For Vendor: Louis A Mangione, Jr. Esq.</b>									<b>\$25.00</b>
Michelle Thorne			1324 Goshen Lane Somerset NJ 08873			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3119	CHK	2021	2021 prescription eye	04/21	2021 prescription eyegl	\$250.00		\$250.00
<b>Totals For Vendor: Michelle Thorne</b>									<b>\$250.00</b>

## Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/21/2021 Thru: 5/18/2021, 3) Program: Public Housing

Check Name		SSN / TIN	Check Address				Print 1099		
Middlesex Water Company			PO Box 826538 Philadelphia PA 19182-6538				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3097	CHK	5535300000-31621	jeg water 3/16/21-4/15/21	04/21	jeg water 3/16/21-4/15/21	\$3,726.47		\$3,726.47
<b>Totals For Vendor: Middlesex Water Company</b>									<b>\$3,726.47</b>
NetConnect, Inc.			111 Storer Avenue Unit: Suite B2 Staten Island NY 10309				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3120	CHK	N6760	remote & onsite maint	04/21	remote & onsite maint o	\$792.00		\$792.00
<b>Totals For Vendor: NetConnect, Inc.</b>									<b>\$792.00</b>
New Jersey American Water			Box 371331 Pittsburgh PA 15250-7331				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3121	CHK	1018-210021901730-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$181.45		
			1018-210018967338-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$285.05		
			1018-210021837815-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$174.05		
			1018-210021838511-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$218.44		
			1018-210021901341-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$410.84		
			1018-210021605605-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$442.63		
			1018-210021839385-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$1,811.54		
			1018-210021902436-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$181.45		
			1018-210021836324-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$464.83		
			1018-210021837112-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$218.44		
			1018-210021840699-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$225.85		
			1018-210021657798-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$376.03		
			1018-210021656696-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$1,545.18		
			1018-210021902795-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$632.83		
			1018-210021604954-42821	reh water 3/26/21-4/28/21	04/21	reh water 3/26/21-4/28/21	\$77.85		\$7,246.46
<b>Totals For Vendor: New Jersey American Water</b>									<b>\$7,246.46</b>



## Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/21/2021 Thru: 5/18/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
New Jersey Public Housing Authority JIF			PO Box 11487 Newark NJ 07101				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3122	CHK	NJPHA403-2021	2020 Property,General Liabi	04/21	2020 Property,General Liability,Auto Liability,P	\$39,503.50		\$39,503.50
<b>Totals For Vendor: New Jersey Public Housing Authority JIF</b>									
									<b>\$39,503.50</b>
Optimum			PO Box 70340 Philadelphia PA 19176-0340				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3098	CHK	07875-386464011-62121	reh internet service	04/21	reh internet service	\$146.18		\$146.18
04/29/2021	3099	CHK	453477012-62121	maintenance shop internet svc	04/21	maintenance shop internet svc	\$81.27		\$81.27
04/29/2021	3100	CHK	207961039-62121	jeg internet service 5/22/21-6/21/21	04/21	jeg internet service 5/22/21-6/21/21	\$116.18		\$116.18
<b>Totals For Vendor: Optimum</b>									
									<b>\$343.63</b>
Palmer Heating, LLC			265 Central Avenue (Rear) Clark NJ 07066				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3123	CHK	11655	bldg 5 hot water pump	04/21	bldg 5 hot water pumps	\$2,920.40		\$2,920.40
<b>Totals For Vendor: Palmer Heating, LLC</b>									
									<b>\$2,920.40</b>
PHADA			511 Capitol Court NE Washington DC 20002				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3124	CHK	18878	annual membership d	04/21	annual membership due	\$970.00		\$970.00
<b>Totals For Vendor: PHADA</b>									
									<b>\$970.00</b>
Phoenix Specialties, LLC			650-C South Avenue Garwood NJ 07027				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3101	CHK	34575	toile tissues,trash bag	04/21	toile tissues,trash bags	\$328.12		\$328.12
			34605	apt c6 kitchen cabinet	04/21	apt c6 kitchen cabinets,	\$333.29		\$333.29
<b>Totals For Vendor: Phoenix Specialties, LLC</b>									
									<b>\$661.41</b>
Polcari & Co.			2035 Hamburg Turnpike Unit: H Wayne NJ 07470				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/14/2021	3125	CHK	12923	accounting services-a	04/21	accounting services-apr	\$2,900.00		\$2,900.00
<b>Totals For Vendor: Polcari &amp; Co.</b>									
									<b>\$2,900.00</b>
PSE&G CO			PO Box 144444 New Brunswick NJ 08906-4444				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3102	CHK	6691572106-42021	jeg gas & electric 3/19/21-4/20/21	04/21	jeg gas & electric 3/19/21-4/20/21	\$6,852.15		\$6,852.15
05/14/2021	3126	CHK	5031000869-11	reh electric 3/23/21-4/22/21	04/21	reh electric 3/23/21-4/22/21	\$2,046.94		\$2,046.94
<b>Totals For Vendor: PSE&amp;G CO</b>									
									<b>\$8,899.09</b>
Raymond Koperwhats			12 Deerwood Avenue Edison NJ 08817				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/29/2021	3103	CHK	42021	board meeting attenda	04/21	board meeting attendan	\$25.00		\$25.00
<b>Totals For Vendor: Raymond Koperwhats</b>									
									<b>\$25.00</b>

# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/21/2021 Thru: 5/18/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address				Print 1099				
Reserve Account(Postage)		PO Box 223648 Pittsburgh PA 15250			No					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
05/14/2021	3127	CHK	0421	postage reserve- apr	04/21	postage reserve-apr 20	\$400.00		\$400.00	
<b>Totals For Vendor: Reserve Account(Postage)</b>									<b>\$400.00</b>	
See-More TV & Appliance		551 Middlesex Avenue Metuchen NJ 08840			No					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
05/14/2021	3128	CHK	1301600	apt 12A gas range & r	04/21	apt 12A gas range & ref	\$1,219.00		\$1,219.00	
<b>Totals For Vendor: See-More TV &amp; Appliance</b>									<b>\$1,219.00</b>	
Standard Waste Services		21 Edgeboro Road East Brunswick NJ 08816			No					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
04/29/2021	3104	CHK	402489	30 yd roll off + tons ch	04/21	30 yd roll off + tons char	\$283.90			
			403085	reh trash service- may	04/21	reh trash service-may 2	\$2,808.00			
			404301	30 yd roll off + tons dis	04/21	30 yd roll off + tons disp	\$265.00		\$3,356.90	
05/14/2021	3129	CHK	404471	30 yd roll off + tons dis	04/21	30 yd roll off + tons disp	\$300.10		\$300.10	
<b>Totals For Vendor: Standard Waste Services</b>									<b>\$3,657.00</b>	
Staples		PO Box 70242 Philadelphia PA 19176-0242			No					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
04/29/2021	3105	CHK	8061888692	mentoring program - 2	04/21	mentoring program - 24	\$334.70			
			8061960981	reh office supplies	04/21	reh office supplies	\$282.98		\$617.68	
05/14/2021	3130	CHK	8062031162	reh office supply	04/21	reh office supply	\$14.47		\$14.47	
<b>Totals For Vendor: Staples</b>									<b>\$632.15</b>	
Starlite Services LLC		27-4731063	PO Box 487 Perth Amboy NJ 08862			Yes				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
05/14/2021	3131	CHK	0018	apt C6 - vacant apt cle	04/21	apt C6 - vacant apt clea	\$350.00		\$350.00	
<b>Totals For Vendor: Starlite Services LLC</b>									<b>\$350.00</b>	
Toni Johnson		B5 Willard Dunham Drive Edison NJ 08837			No					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
04/29/2021	3106	CHK	42021	board meeting attenda	04/21	board meeting attendan	\$25.00		\$25.00	
<b>Totals For Vendor: Toni Johnson</b>									<b>\$25.00</b>	
Verizon Wireless		PO Box 408 Newark NJ 07101-0408			No					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
05/14/2021	3132	CHK	9878670636	cell phone service 3/2	04/21	cell phone service 3/29/	\$501.66		\$501.66	
<b>Totals For Vendor: Verizon Wireless</b>									<b>\$501.66</b>	
William Thomas		136-64-7766	35 Markham Road Edison NJ 08817			Yes				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
05/14/2021	3133	CHK	42821	mentoring program 16	04/21	mentoring program 16.5	\$538.20		\$538.20	
<b>Totals For Vendor: William Thomas</b>									<b>\$538.20</b>	
Work 'N Gear, LLC		PO Box 174 Brattleboro VT 05302-0174			No					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
05/14/2021	3134	CHK	HA142785	maintenance uniforms	04/21	maintenance uniforms	\$1,050.87		\$1,050.87	
<b>Totals For Vendor: Work 'N Gear, LLC</b>									<b>\$1,050.87</b>	
<b>Grand Totals:</b>			<b>Total Payments:</b>				<b>46</b>		<b>\$109,756.18</b>	



**RESOLUTION # 1-5-2021**

**APPROVE VOUCHERS FOR PAYMENT OF INVOICES**

**WHEREAS**, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices in the amount of \$109,756.18 for the month of May.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 1-5-2021 shall be approved.

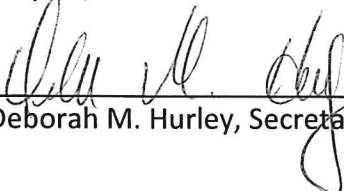
**MOVED:** COMMISSIONER DALE JONES

**SECONDED:** COMMISSIONER LENNOX H. SMALL

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Vice Chairman Telesnick	X			
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Koperwhats				X
Commissioner Mangione, Jr.	X			
Commissioner Lennox Small	X			

PASSED AND ADOPTED THE 18 day of May, 2021

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting May 18, 2021

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

*Authority Budget of:  
Edison Housing Authority*

State Filing Year

2021

*For the Period:*

*July 1, 2021 to June 30, 2022*

[www.edisonha.org](http://www.edisonha.org)

Authority Web Address



*Division of Local Government Services*

**2021 (2021-2022) HOUSING AUTHORITY BUDGET**

**Certification Section**

2021 (2021-2022)

**EDISON HOUSING AUTHORITY  
HOUSING AUTHORITY BUDGET**

FISCAL YEAR: FROM July 1, 2021 TO June 30, 2022

*For Division Use Only*

**CERTIFICATION OF APPROVED BUDGET**

*It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.*

*State of New Jersey  
Department of Community Affairs  
Director of the Division of Local Government Services*

By: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF ADOPTED BUDGET**

*It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.*

*State of New Jersey  
Department of Community Affairs  
Director of the Division of Local Government Services*

By: \_\_\_\_\_ Date: \_\_\_\_\_

# 2021 (2021-2022) PREPARER'S CERTIFICATION

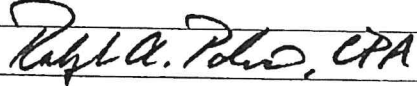
## EDISON HOUSING AUTHORITY

### HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022

It is hereby certified that the Housing Authority Budget, including both the Annual Budget and the Capital Budget/Program annexed hereto, represents the members of the governing body's resolve with respect to statute in that: all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in itemization, form and content, the budget will permit the exercise of the comptroller function within the Housing Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:			
Name:	Ralph A. Polcari, CPA		
Title:	Fee Accountant		
Address:	2035 Hamburg Turnpike – Unit H Wayne, NJ 07470		
Phone Number:	973-831-6969	Fax Number:	973-831-6972
E-mail address	ralph@polcarico.com		



# 2021 (2021-2022) APPROVAL CERTIFICATION

## EDISON HOUSING AUTHORITY HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: July 1, 2020 TO: June 30, 2021

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Edison Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 18th day of May, 2021.

It is further certified that the recorded vote appearing in the resolution represents not less than a majority of the full membership of the governing body thereof.

Officer's Signature:			
Name:	Deborah Hurley		
Title:	Executive Director		
Address:	14 Rev Samuel Carpenter Blvd Edison, NJ 08260		
Phone Number:	908-561-2525	Fax Number:	908-561-7517
E-mail address	dhurley@edisonha.org		

## INTERNET WEBSITE CERTIFICATION

<b>Authority's Web Address:</b>	www.edisonha.org
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All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- A description of the Authority's mission and responsibilities
- The budgets for the current fiscal year and immediately preceding two prior years
- The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information (**Similar information are items such as Revenue and Expenditures Pie Charts or other types of Charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority**)
- The complete (**All Pages**) annual audits (**Not the Audit Synopsis**) of the most recent fiscal year and immediately two prior years
- The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the authority to the interests of the residents within the authority's service area or jurisdiction
- Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time, date, location and agenda of each meeting
- The approved minutes of each meeting of the Authority including all resolutions of the board and their committees, for at least three consecutive fiscal years
- The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

Name of Officer Certifying compliance

Deborah Hurley

Title of Officer Certifying compliance

Executive Director

Signature

\_\_\_\_\_

RESOLUTION # 2-5-2021

2021 (2021-2022) HOUSING AUTHORITY BUDGET  
RESOLUTION  
EDISON HOUSING AUTHORITY

FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022

WHEREAS, the Annual Budget and Capital Budget for the Edison Housing Authority for the fiscal year beginning, July 1, 2021 and ending, June 30, 2022 has been presented before the governing body of the Edison Housing Authority at its open public meeting of May 18, 2021; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$6,488,351 , Total Appropriations, including any Accumulated Deficit if any, of \$6,466,230 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$286,500 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority, at an open public meeting held on May 18, 2021 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning, July 1, 2021 and ending, June 30, 2022 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Edison Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on June 15, 2021.

\_\_\_\_\_  
(Secretary's Signature)

\_\_\_\_\_  
(Date)

Governing Body  
Member:

Recorded Vote

Aye

Nay

Abstain

Absent

Carlos Sanchez

Barry Telesnick

Louis Mangione

Dale Jones

Lennox Smalls

Raymond Koperwhats

Toni Johnson

# 2021 (2021-2022) ADOPTION CERTIFICATION

## EDISON HOUSING AUTHORITY

### HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022

**Note: This is filled on for Adoption of the Budget Don't fill in for Introduction of the Budget**

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Edison Housing Authority, pursuant to N.J.A.C. 5:31-2.3, on the 15 day of, June, 2021.

Officer's Signature:			
Name:	Deborah Hurley		
Title:	Exccutive Director		
Address:	14 Rev Samuel Carpenter Blvd Edison, NJ 08260		
Phone Number:	908-561-2525	Fax Number:	908-561-7517
E-mail address	dhurley@edisonha.org		



**2021 (2021-2022) ADOPTED BUDGET RESOLUTION**  
**Important --The Amounts on this page need to agree with budget pages F-1 and CB-3. Fill these amounts in after you finalize the amounts on pages F-1 and CB-3. Re-check before this resolution is adopted**

**EDISON HOUSING AUTHORITY**

**FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022**

WHEREAS, the Annual Budget and Capital Budget/Program for the Edison Housing Authority for the fiscal year beginning July 1, 2021 and ending, June 30, 2022 has been presented for adoption before the governing body of the Edison Housing Authority at its open public meeting of June 15, 2021; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$6,488,351, Total Appropriations, including any Accumulated Deficit, if any, of \$6,466,230 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$286,500 and Total Unrestricted Net Position planned to be utilized of \$0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Edison Housing Authority, at an open public meeting held on June 15, 2021 that the Annual Budget and Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning, July 1, 2021 and, ending, June 30, 2022, is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

\_\_\_\_\_  
 (Secretary's Signature)

\_\_\_\_\_  
 (Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent

Carlos Sanchez  
 Barry Telesnick  
 Louis Mangione  
 Dale Jones  
 Lennox Smalls  
 Raymond Koperwhats  
 Toni Johnson



**2021 (2021-2022) HOUSING AUTHORITY BUDGET**

**Narrative and Information Section**

**2021 (2021-2022) HOUSING AUTHORITY BUDGET  
MESSAGE & ANALYSIS  
EDISON HOUSING AUTHORITY  
HOUSING AUTHORITY BUDGET**

**FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022**

*Answer all questions below. Attach additional pages and schedules as needed.*

1. Complete a brief statement on the 2021/2021-2022 proposed Annual Budget and make comparison to the 2020/2020-2021 adopted budget for each *Revenues and Appropriations*. Explain any variances over +/-10% (As shown on budget pages F-2 and F-4 explain the reason for changes for each revenue and appropriation changing more than 10%) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. (Example Rate Increase authorized by resolution or by HUD).

*Budgeted revenues are anticipated to be adequate to cover projected expenses for the budget year ended June 30, 2022, resulting in a moderate budget surplus from operations of \$22,121. Anticipated revenues total \$6,488,351; an increase of \$320,599 (5.2%) as compared to the prior year. Total appropriations budgeted for the fiscal year ended June 30, 2022 are \$6,466,230; an increase of \$314,354 (5.1%) versus the prior year.*

*Significant changes in budgeted revenues (variances of +/- 10%) are as follows:*

Revenues

*HCV Program incoming portability administrative fees increased \$9,250, or 58.7%, to be more in-line with actual results.*

*CDBG grant revenue increased \$65,000, or 100%, as the Authority applied for and fully expects to receive \$65,000 in grant revenue for the FYE 6/30/22.*

*These two increases are the primary reasons total other revenue increased \$79,517, or 70.2%.*

Expenses

*Administrative salaries and wages increased \$62,172, or 16.4%, due to increased staff and cost of living increases.*

*Travel decreased \$3,500, or 35.0%, due to Covid-19 restrictions and employees preferring on-line training courses.*

*Tenant services increased \$15,000, or 100.0%, as the Authority plans to continue and strengthen its mentoring program with the community's children.*

*Protective services expenses increased \$55,000, or 100%, as the Authority has hired a private security firm to monitor the community and increase tenant safety.*

*PILOT expense increased \$3,500, or 11.1%, as the rental revenue increased significantly from the prior year budget.*

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program. **Example would be effect on a recession in the economy on the housing Authority**

*The local / regional economy is weak, but stable especially due to Covid-19. The effects of the economy have been considered in projecting tenant income and resulting rental income and housing assistance payments expense in the public housing and housing choice voucher programs. Thus, the state of the local / regional economy does not have a significant impact on the proposed budget.*

3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget, i.e. rate stabilization, debt service reduction, to balance the budget, etc. If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered.

*N/A – No unrestricted net position will be utilized in the proposed budget.*

4. Identify any sources of funds transferred to the County/Municipality as a Pilot Payments, or a shared service and explain the reason for the transfer -- **Housing Authorities cannot transfer Unrestricted Net Position** (i.e.: to balance the County/Municipality budget, etc.).

*Under federal, state, and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make payments in lieu of taxes (PILOT) for the low-income housing program in accordance with the provision of its Cooperation Agreement with the City of Edison. Under the Cooperation Agreement, the Authority must pay the municipality the lesser of 10% of its net shelter rent or the approximate full real property taxes.*

5. The proposed budget must not reflect an anticipated deficit from 2021/2021-2022 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

**(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75).**

*Edison Housing Authority, excluding the discretely presented component unit, has a net position of \$399,100 per the most recent audited financial statements. The Authority does not anticipate a deficit in the proposed budget. The deficit in unrestricted net position of \$2,342,051 (again, excluding the component unit) is the direct result of OPEB and pension liabilities, related deferred inflows and deferred outflows. The Authority would require additional funding from HUD or a new revenue stream to eliminate this deficit.*

## HOUSING AUTHORITY CONTACT INFORMATION AUTHORITY CONTACT INFORMATION 2021 (2021-2022)

Please complete the following information regarding this Authority. **All** information requested below must be completed.

<b>Name of Authority:</b>	Edison Housing Authority		
<b>Federal ID Number:</b>	22-6015626		
<b>Address:</b>	14 Rev. Samuel Carpenter Blvd.		
<b>City, State, Zip:</b>	Edison	NJ	08820
<b>Phone: (ext.)</b>	908-561-2525	<b>Fax:</b>	908-561-7517

<b>Preparer's Name:</b>	Ralph A. Polcari, CPA		
<b>Preparer's Address:</b>	Polcari & Co., CPAs 2035 Hamburg Turnpike – Unit H		
<b>City, State, Zip:</b>	Wayne	NJ	07470
<b>Phone: (ext.)</b>	973-831-6969	<b>Fax:</b>	973-831-6972
<b>E-mail:</b>	<a href="mailto:ralph@polcarico.com">ralph@polcarico.com</a>		

<b>Chief Executive Officer:(1)</b>	Deborah Hurley		
<i>(1) Or person who performs these functions under another Title</i>			
<b>Phone: (ext.)</b>	908-561-2525	<b>Fax:</b>	908-561-7517
<b>E-mail:</b>	<a href="mailto:dhurley@edisonha.org">dhurley@edisonha.org</a>		

<b>Chief Financial Officer(1)</b>	Jocelyn Silva		
<i>(1) Or person who performs these functions under another Title</i>			
<b>Phone: (ext.)</b>	908-561-2525	<b>Fax:</b>	908-561-7517
<b>E-mail:</b>	<a href="mailto:jsilva@edisonha.org">jsilva@edisonha.org</a>		

<b>Name of Auditor:</b>	Anthony Giampaolo		
<b>Name of Firm:</b>	Hymanson, Parnes & Giampaolo		
<b>Address:</b>	467 Middletown-Lincroft Road		
<b>City, State, Zip:</b>	Lincroft	NJ	07738
<b>Phone: (ext.)</b>	732-842-4550	<b>Fax:</b>	732-842-4551
<b>E-mail:</b>	<a href="mailto:hpgcpa@comcast.net">hpgcpa@comcast.net</a>		



# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

## EDISON HOUSING AUTHORITY

FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022

Answer all questions below completely and attach additional information as required.

- 1) Provide the number of individuals employed in (Use **Most Recent W-3 Available 2019 or 2020**) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 21
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use **Most Recent W-3 Available 2019 or 2020**) Transmittal of Wage and Tax Statements: \$541,243
- 3) Provide the number of regular voting members of the governing body: 7 (Even if not all commissioners have been appointed (Total Commissioners are either 5 or 7 as per statute for your Authority)
- 4) Provide the number of alternate voting members of the governing body: 0 (Maximum is 2)
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? No *If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.*
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year (Most Recent Filing that March 31, 2020 or 2021 deadline has passed 2020 or 2021) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) **Yes If "no,"** provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? No *If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.*
- 8) Was the Authority a party to a business transaction with one of the following parties:
  - a. A current or former commissioner, officer, key employee, or highest compensated employee? No
  - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? No
  - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? No*If the answer to any of the above is "yes," attach a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.*
- 9) Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract? A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. No *If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.*
- 10) Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. **Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2).**  
*The Board of Commissioners approves all initial employee salaries based on a comparability analysis prior to the beginning of each fiscal year. Any increased granted during the fiscal year require Board approval, at which time an additional comparability analysis is performed. All employees are evaluated annually by their immediate supervisor and those evaluations are considered when determining compensation for the next fiscal year. Only the Executive Director serves under a written employment contract.*



- 11) Did the Authority pay for meals or catering during the current fiscal year? No *If "yes," attach a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.*
- 12) Did the Authority pay for travel expenses for any employee or individual listed on Page N-4? No *If "yes," attach a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.*
- 13) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?
  - a. First class or charter travel No
  - b. Travel for companions No
  - c. Tax indemnification and gross-up payments No
  - d. Discretionary spending account No
  - e. Housing allowance or residence for personal use No
  - f. Payments for business use of personal residence No
  - g. Vehicle/auto allowance or vehicle for personal use No
  - h. Health or social club dues or initiation fees No
  - i. Personal services (i.e.: maid, chauffeur, chef) No*If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.*
- 14) Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? *Yes. Under the housing authority's travel policy, staff and commissioners are given a standard per diem rate to cover meals and incidental expenses. That rate is consistent with rates paid to federal employees for daily subsistence. Airline and hotel costs are reimbursed to the employee after travel or paid directly by the housing authority prior to the date of travel if required* *If "no," attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements indicate that in answer)*
- 15) Did the Authority make any payments to current or former commissioners or employees for severance or termination? No *If "yes," attach explanation including amount paid.*
- 16) Did the Authority make any payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? No *If "yes," attach explanation including amount paid.*
- 17) Did the Authority comply with its Continuing Disclosure Agreements for all debt issuances outstanding by submitting its audited annual financial statements, annual operating data, and notice of material events to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) as required? *N/A* *If "no," attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future. (If no bonded Debt answer is Not Applicable) (Loans from a Bank or State Agencies are not bonded Debt)*
- 18) Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No *If "yes," attach explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.*
- 19) Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e.: sewer overflow, etc.)? No *If "yes," attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.*
- 20) Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations? No *If "yes," attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.*
- 21) Has the Authority been deemed "troubled" by the Department of Housing and Urban Development? No *If "yes," attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.*

*(This page is directions for filling in page (N-4 (2-of 2) ) (No answers should be entered on this page)*

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES,  
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS  
EDISON HOUSING AUTHORITY**

**FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022**

*Complete the attached table for all persons required to be listed per #1-4 below.*

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority and any other public entities as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority and any other public entities.
- 3) List all of the Authority's former officers, key employees and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.

**Commissioner:** A member of the governing body of the authority with voting rights. Include alternates for purposes of this schedule.

**Officer:** A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial official as officers. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

**Key employee:** An employee or independent contractor of the authority (other than a commissioner or officer) who meets both of the following criteria:

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

**Highest compensated employee:** One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

**Compensation:** All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

**Reportable compensation:** (Use the Most Recent W-2 available 2019 or 2020. The aggregate compensation that is reported (or is required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year. For example, for fiscal years ending December 31, 2021, the most recent W-2 and 1099 should be used 2020 or 2019 (60 days prior to start of budget year is November 1, 2020, with 2019 being the most recent calendar year ended), and for fiscal years ending June 30, 2021, the calendar year 2020 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2021, with 2020 being the most recent calendar year ended).

**Other Public Entity:** Any municipality, county, local authority, fire district, or other government unit, regardless of whether it is related in any way to the Authority either by function or by physical location.



Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)

Edison Housing Authority  
June 30, 2022

For the Period July 1, 2021 to June 30, 2022

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
Name		Title	Average Hours per Week Dedicated to Position	Commissioner	Officer	Key Employee	Highest Compensated Employee	Former	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority	Names of Other Public Entities where Individual is an Employee or Member of the Governing Body (1) See note below	Positions held at Other Public Entities Listed in Column O	Average Hours per Week Dedicated to Positions at Other Public Entities Listed in Column O	Reportable Compensation from Other Public Entities (W-2/ 1099)	Estimated amount of other compensation from Other Public Entities (health benefits, pension, payment in lieu of health benefits, etc.)	Total Compensation All Public Entities
1	Deborah Hurley	Executive Director	40	X	X	X			\$ 130,000			\$ 21,748	\$ 151,748	None	N/A	N/A			\$ 151,748
2	Jocelyn Silva	Admin. Pers. Asst.	40	X	X				\$ 60,998			\$ 42,760	\$ 103,758	None	N/A	N/A			\$ 103,758
3	Carlos N. Sanchez	Commissioner	1	X									\$ 103,758	Dir of Economic I	35	125,000	48,000	173,000	
4	Barry Telesnick	Commissioner	1	X									0	N/A	N/A			0	
5	Louis Mangione	Commissioner	1	X									0	N/A	N/A			0	
6	Dale Jones	Commissioner	1	X									0	N/A	N/A			0	
7	Lennox Smalls	Commissioner	1	X									0	N/A	N/A			0	
8	Raymond Kperwhats	Commissioner	1	X									0	N/A	N/A			0	
9	Toni Johnson	Commissioner	1	X									0	N/A	N/A			0	
10													0					0	
11													0					0	
12													0					0	
13													0					0	
14													0					0	
15													0					0	
Total:									\$ 190,998	\$ -	\$ -	\$ 64,508	\$ 255,506				\$ 125,000	\$ 48,000	\$ 428,506

(1) Insert "None" in this column for each individual that does not hold a position with another Public Entity

# Schedule of Health Benefits - Detailed Cost Analysis

Edison Housing Authority  
 For the Period July 1, 2021 to June 30, 2022

Inout- X - in Box Below IF this Page is Non-Applicable

	# of Covered Members		Annual Cost Estimate per Employee		Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Prior Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
	Proposed Budget	(Medical & Rx)	Proposed Budget	Proposed Budget						
<b>Active Employees - Health Benefits - Annual Cost</b>										
Single Coverage	2		\$ 11,744	\$ 23,488		2	\$ 11,544	\$ 23,087	\$ 401	1.7%
Parent & Child	2		21,022	42,043		2	20,663	41,326	718	1.7%
Employee & Spouse (or Partner)	1		23,488	23,488		1	23,087	23,087	401	1.7%
Family	4		32,766	131,062		4	32,206	128,825	2,237	1.7%
Employee Cost Sharing Contribution (enter as negative - )				(30,000)				(30,000)	-	0.0%
<b>Subtotal</b>	<b>9</b>			<b>190,081</b>		<b>9</b>		<b>186,325</b>	<b>3,756</b>	<b>2.0%</b>
<b>Commissioners - Health Benefits - Annual Cost</b>										
Single Coverage										#DIV/0!
Parent & Child										#DIV/0!
Employee & Spouse (or Partner)										#DIV/0!
Family										#DIV/0!
Employee Cost Sharing Contribution (enter as negative - )										#DIV/0!
<b>Subtotal</b>	<b>0</b>					<b>0</b>				<b>#DIV/0!</b>
<b>Retirees - Health Benefits - Annual Cost</b>										
Single Coverage	1		4,346	4,345		1	3,954	3,954	391	9.9%
Parent & Child										#DIV/0!
Employee & Spouse (or Partner)										#DIV/0!
Family										#DIV/0!
Employee Cost Sharing Contribution (enter as negative - )										#DIV/0!
<b>Subtotal</b>	<b>1</b>			<b>4,346</b>		<b>1</b>		<b>3,954</b>	<b>391</b>	<b>9.9%</b>
<b>GRAND TOTAL</b>	<b>10</b>			<b>\$ 194,427</b>		<b>10</b>		<b>\$ 190,279</b>	<b>\$ 4,147</b>	<b>2.2%</b>

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box)  Yes  No  
 Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box)  Yes  No

**Note: Remember to Enter an amount in rows for Employee Cost Sharing**

# Schedule of Accumulated Liability for Compensated Absences

Edison Housing Authority

For the Period

July 1, 2021

to

June 30, 2022

Complete the below table for the Authority's accrued liability for compensated absences.

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences at beginning of Current Year	Dollar Value of Accrued Compensated Absence Liability	Legal Basis for Benefit (check applicable items)			
			Approved Labor Agreement	Resolution	Individual Employment Agreement	
See Attached Schedule						
<b>Total liability for accumulated compensated absences at beginning of current year</b>						

The total Amount Should agree to most recently issued audit report for the Authority





HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
ACCRUED COMPENSATED ABSENCES  
FYE JUNE 30, 2020

EMPLOYEE	UNUSED VACATION HOURS	UNUSED SICK HOURS	HOURLY RATE OF PAY	ACCRUED VACATION PAY	ACCRUED SICK PAY	TOTAL	COCC	REH	JCE	HCV
Hurley, Deborah	150.50	52.50	63.19	9,510.10	1,658.74	11,168.83	11,168.83	-	-	-
Silva, Jocelyn	192.49	25.43	31.04	5,974.89	394.67	6,369.56	6,369.56	-	-	-
Kelly, Kathleen	39.00	31.38	18.83	734.37	295.44	1,029.81	1,029.81	-	-	-
Thorne, Michelle	175.00	131.07	29.18	5,106.50	1,912.31	7,018.81	7,018.81	-	-	-
Kubacka, Jolanta	93.10	43.38	23.82	2,217.64	516.66	2,734.30	-	2,734.30	-	-
Geva, Antonio	52.50	255.50	24.14	1,267.35	3,083.89	4,351.24	-	2,175.62	2,175.62	-
Lopez, Nester	157.50	-	23.82	3,751.65	-	3,751.65	-	1,875.83	1,875.83	-
Webb, Marc	150.75	409.50	28.48	4,293.36	5,831.28	10,124.64	-	5,062.32	5,062.32	-
Public Housing Accrual				32,855.86	13,692.99	46,548.84	18,568.21	16,132.57	11,848.06	-
FICA Expense				2,513.47	1,047.51	3,560.99	1,420.47	1,234.14	906.38	-
Total Public Housing				35,369.33	14,740.50	50,109.83	19,988.68	17,366.72	12,754.44	-
Landero, Raquel	38.50	-	21.98	846.23	-	846.23	-	-	-	846.23
Opt Hof, Christine	58.33	63.00	30.22	1,762.73	951.93	2,714.66	-	-	-	2,714.66
Section 8 Accrual				2,608.96	951.93	3,560.89	-	-	-	3,560.89
FICA Expense				199.59	72.82	272.41	-	-	-	272.41
Total HCV				2,808.55	1,024.75	3,833.30	-	-	-	3,833.30
Total Comp Abs Accrual				38,177.88	15,765.25	53,943.13	19,988.68	17,366.72	12,754.44	3,833.30
Current Portion							1,998.87	1,736.67	1,275.44	383.33
Non- Current Portion							17,989.81	15,630.04	11,478.99	3,449.97
							19,988.68	17,366.72	12,754.44	3,833.30

PHA	VOUCHER	TOTAL
5,010.98 TB	383.33 TB	5,394.31
45,098.85 TB	3,449.97 TB	48,548.82
\$50,109.83	\$3,833.30	\$53,943.13

**2021 (2022) HOUSING AUTHORITY BUDGET**

**Financial Schedules Section**

**SUMMARY**

Edison Housing Authority  
 For the Period July 1, 2021 to June 30, 2022

	FY 2022 Proposed Budget				FY 2021 Adopted Budget Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs			
<b>REVENUES</b>							
Total Operating Revenues	\$ 1,762,451	\$ -	\$ 3,757,000	\$ -	\$ 5,519,451	\$ 5,213,452	5.9%
Total Non-Operating Revenues	1,600	-	1,200	966,100	968,900	14,600	1.5%
Total Anticipated Revenues	1,764,051	-	3,758,200	966,100	6,488,351	320,599	5.2%
<b>APPROPRIATIONS</b>							
Total Administration	697,961	-	324,925	73,822	1,096,708	87,495	8.7%
Total Cost of Providing Services	1,063,122	-	3,416,400	890,000	5,369,522	226,859	4.4%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!
Total Operating Appropriations	1,761,083	-	3,741,325	963,822	6,466,230	314,354	5.1%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	1,761,083	-	3,741,325	963,822	6,466,230	314,354	5.1%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	1,761,083	-	3,741,325	963,822	6,466,230	314,354	5.1%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ 2,968	\$ -	\$ 16,875	\$ 2,278	\$ 22,121	\$ 15,876	\$ 6,245 39.3%



## Revenue Schedule

Edlson Housing Authority  
For the Period July 1, 2021 to June 30, 2022

	<b>FY 2022 Proposed Budget</b>				<b>FY 2021 Adopted Budget</b>	<b>\$ Increase (Decrease) Proposed vs. Adopted</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
<b>OPERATING REVENUES</b>								
<i>Rental Fees</i>								
Homebuyers' Monthly Payments					\$ -	\$ -	\$ -	#DIV/0!
Dwelling Rental	700,000				700,000	648,000	52,000	8.0%
Excess Utilities					-	-	-	#DIV/0!
Non-Dwelling Rental	3,625				3,625	4,000	(375)	-9.4%
HUD Operating Subsidy	890,966				890,966	824,109	66,857	8.1%
New Construction - Acc Section 8 Voucher - Acc Housing Voucher			3,732,000		-	-	-	#DIV/0!
Total Rental Fees	1,594,591	-	3,732,000	-	5,326,591	5,100,109	226,482	4.4%
<i>Other Operating Revenues (List)</i>								
Incoming Portability Admin Fees			25,000		25,000	15,750	9,250	58.7%
Other Tenant Charges	4,100				4,100	4,550	(450)	-9.9%
Management Fee from EAH	5,000				5,000	5,000	-	0.0%
Management Fee from HCV Program	65,760				65,760	60,000	5,760	9.6%
Bookkeeping Fee from HCV Program	28,000				28,000	28,043	(43)	-0.2%
CDBG Grant	65,000				65,000	-	65,000	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Total Other Revenue	167,860	-	25,000	-	192,860	113,343	79,517	70.2%
Total Operating Revenues	1,762,451	-	3,757,000	-	5,519,451	5,213,452	305,999	5.9%
<b>NON-OPERATING REVENUES</b>								
<i>Other Non-Operating Revenues (List)</i>								
Shelter Plus Care				965,000	965,000	950,000	15,000	1.6%
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Total Other Non-Operating Revenue				965,000	965,000	950,000	15,000	1.6%
<i>Interest on Investments &amp; Deposits (List)</i>								
Interest Earned	1,600		1,200	1,100	3,900	4,300	(400)	-9.3%
Penalties					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Interest	1,600	-	1,200	1,100	3,900	4,300	(400)	-9.3%
Total Non-Operating Revenues	1,600	-	1,200	966,100	968,900	954,300	14,600	1.5%
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 1,764,051</b>	<b>\$ -</b>	<b>\$ 3,758,200</b>	<b>\$ 966,100</b>	<b>\$ 6,488,351</b>	<b>\$ 6,167,752</b>	<b>\$ 320,599</b>	<b>5.2%</b>

## Prior Year Adopted Revenue Schedule

Edison Housing Authority

*FY 2021 Adopted Budget*

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING REVENUES</b>					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments Dwelling Rental	648,000				\$ -
Excess Utilities					648,000
Non-Dwelling Rental	4,000				-
HUD Operating Subsidy	824,109				4,000
New Construction - Acc Section 8					824,109
Voucher - Acc Housing Voucher			3,624,000		-
<b>Total Rental Fees</b>	<b>1,476,109</b>	<b>-</b>	<b>3,624,000</b>	<b>-</b>	<b>5,100,109</b>
<i>Other Revenue (List)</i>					
Incoming Portability Admin Fees			15,750		15,750
Other Tenant Charges	4,550				4,550
Management Fee from EAH	5,000				5,000
Management Fee from HCV Program	60,000				60,000
Bookkeeping Fee from HCV Program	28,043				28,043
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
<b>Total Other Revenue</b>	<b>97,593</b>	<b>-</b>	<b>15,750</b>	<b>-</b>	<b>113,343</b>
<b>Total Operating Revenues</b>	<b>1,573,702</b>	<b>-</b>	<b>3,639,750</b>	<b>-</b>	<b>5,213,452</b>
<b>NON-OPERATING REVENUES</b>					
<i>Other Non-Operating Revenues (List)</i>					
Shelter Plus Care			950,000		950,000
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
<b>Total Other Non-Operating Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>950,000</b>	<b>950,000</b>
<i>Interest on Investments &amp; Deposits</i>					
Interest Earned	1,500		2,000	800	4,300
Penalties					-
Other					-
<b>Total Interest</b>	<b>1,500</b>	<b>-</b>	<b>2,000</b>	<b>800</b>	<b>4,300</b>
<b>Total Non-Operating Revenues</b>	<b>1,500</b>	<b>-</b>	<b>2,000</b>	<b>950,800</b>	<b>954,300</b>
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 1,575,202</b>	<b>\$ -</b>	<b>\$ 3,641,750</b>	<b>\$ 950,800</b>	<b>\$ 6,167,752</b>

## Appropriations Schedule

Edison Housing Authority  
For the Period July 1, 2021 to June 30, 2022

	<b>FY 2022 Proposed Budget</b>				Total All Operations	FY 2021 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs				
<b>OPERATING APPROPRIATIONS</b>								
<i>Administration</i>								
Salary & Wages	336,126		75,760	29,750	\$ 441,636	\$ 379,464	\$ 62,172	16.4%
Fringe Benefits	177,285		39,655	15,572	232,512	220,756	11,756	5.3%
Legal	21,000		17,000		38,000	38,000	-	0.0%
Staff Training	8,000		8,000	2,000	18,000	19,500	(1,500)	-7.7%
Travel	2,500		2,500	1,500	6,500	10,000	(3,500)	-35.0%
Accounting Fees	40,800				40,800	45,000	(4,200)	-9.3%
Auditing Fees	5,250		5,250		10,500	10,500	-	0.0%
Miscellaneous Administration*	107,000		176,760	25,000	308,760	285,993	22,767	8.0%
<b>Total Administration</b>	<b>697,961</b>	<b>-</b>	<b>324,925</b>	<b>73,822</b>	<b>1,096,708</b>	<b>1,009,213</b>	<b>87,495</b>	<b>8.7%</b>
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services					-	-	-	#DIV/0!
Salary & Wages - Maintenance & Operation	162,238				162,238	169,238	(7,000)	-4.1%
Salary & Wages - Protective Services					-	-	-	#DIV/0!
Salary & Wages - Utility Labor					-	-	-	#DIV/0!
Fringe Benefits	121,884				121,884	119,025	2,859	2.4%
Tenant Services	30,000				30,000	15,000	15,000	100.0%
Utilities	350,000				350,000	333,000	17,000	5.1%
Maintenance & Operation	230,000				230,000	209,300	20,700	9.9%
Protective Services	55,000				55,000	-	55,000	#DIV/0!
Insurance	72,000				72,000	70,000	2,000	2.9%
Payment in Lieu of Taxes (PILOT)	35,000				35,000	31,500	3,500	11.1%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	7,000				7,000	-	(600)	-7.9%
Other General Expense					-	-	-	#DIV/0!
Rents			3,416,400	890,000	4,306,400	4,188,000	118,400	2.8%
Extraordinary Maintenance					-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment					-	-	-	#DIV/0!
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
<b>Total Cost of Providing Services</b>	<b>1,063,122</b>	<b>-</b>	<b>3,416,400</b>	<b>890,000</b>	<b>5,369,522</b>	<b>5,142,663</b>	<b>226,859</b>	<b>4.4%</b>
Total Principal Payments on Debt Service In Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
<b>Total Operating Appropriations</b>	<b>1,761,083</b>	<b>-</b>	<b>3,741,325</b>	<b>963,822</b>	<b>6,466,230</b>	<b>6,151,876</b>	<b>314,354</b>	<b>5.1%</b>
<b>NON-OPERATING APPROPRIATIONS</b>								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve					-	-	-	#DIV/0!
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
<b>Total Non-Operating Appropriations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>TOTAL APPROPRIATIONS</b>	<b>1,761,083</b>	<b>-</b>	<b>3,741,325</b>	<b>963,822</b>	<b>6,466,230</b>	<b>6,151,876</b>	<b>314,354</b>	<b>5.1%</b>
<b>ACCUMULATED DEFICIT</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	<b>1,761,083</b>	<b>-</b>	<b>3,741,325</b>	<b>963,822</b>	<b>6,466,230</b>	<b>6,151,876</b>	<b>314,354</b>	<b>5.1%</b>
<b>UNRESTRICTED NET POSITION UTILIZED</b>								
Municipality/County Appropriation	-	-	-	-	-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
<b>Total Unrestricted Net Position Utilized</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>TOTAL NET APPROPRIATIONS</b>	<b>\$ 1,761,083</b>	<b>\$ -</b>	<b>\$ 3,741,325</b>	<b>\$ 963,822</b>	<b>\$ 6,466,230</b>	<b>\$ 6,151,876</b>	<b>\$ 314,354</b>	<b>5.1%</b>

\* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations      \$ 88,054.15      \$ -      \$ 187,066.25      \$ 48,191.10      \$ 323,311.50

Edison Housing Authority  
Miscellaneous Administrative Expenses  
FYE June 30, 2022 Budget

RAD Consultant	\$ 30,000
Telephones and Answering Services	12,000
Office Supplies	12,000
Sundry (1)	53,000
Total - Public Housing	<u>\$ 107,000</u>

(1) PHA-Web and other IT, Copier Lease, Postage, Dues,  
Advertising, Internet/Remote Access, Background Checks



## Prior Year Adopted Appropriations Schedule

Edison Housing Authority

*FY 2021 Adopted Budget*

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	273,346		83,800	22,318	\$ 379,464
Fringe Benefits	143,498		60,589	16,669	220,756
Legal	28,000		10,000		38,000
Staff Training	10,000		9,500		19,500
Travel	5,000		5,000		10,000
Accounting Fees	45,000		-		45,000
Auditing Fees	6,500		4,000		10,500
Miscellaneous Administration*	89,350		171,993	24,650	285,993
Total Administration	600,694	-	344,882	63,637	1,009,213
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	169,238				169,238
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	119,025				119,025
Tenant Services	15,000				15,000
Utilities	333,000				333,000
Maintenance & Operation	209,300				209,300
Protective Services					-
Insurance	70,000				70,000
Payment in Lieu of Taxes (PILOT)	31,500				31,500
Terminal Leave Payments					-
Collection Losses	7,600				7,600
Other General Expense					-
Rents			3,288,000	900,000	4,188,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	954,663	-	3,288,000	900,000	5,142,663
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Total Operating Appropriations	1,555,357	-	3,632,882	963,637	6,151,876
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	1,555,357	-	3,632,882	963,637	6,151,876
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	1,555,357	-	3,632,882	963,637	6,151,876
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	\$ 1,555,357	\$ -	\$ 3,632,882	\$ 963,637	\$ 6,151,876

\* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations      \$ 77,767.85      \$ -      \$ 181,644.10      \$ 48,181.85      \$ 307,593.80

## Debt Service Schedule - Principal

Edison Housing Authority

If Authority has no debt X this box

	<i>Fiscal Year Ending in</i>										Total Principal Outstanding
	Proposed Budget Year 2022	2023	2024	2025	2026	2027	Thereafter				
CFP Leveraging	\$ 55,000	\$ 60,000	\$ 65,000	\$ 65,000	\$ 70,000	\$ 75,000	-	-	-	-	\$ 395,000
TOTAL PRINCIPAL	55,000	60,000	65,000	65,000	70,000	75,000	-	-	-	-	395,000
LESS: HUD SUBSIDY	55,000	60,000	65,000	65,000	70,000	75,000	-	-	-	-	395,000
NET PRINCIPAL	-	-	-	-	-	-	-	-	-	-	-

<i>Indicate the Authority's most recent bond rating and the year of the rating by ratings service.</i>	
<i>Moody's</i>	<i>Standard &amp; Poors</i>
N/A	N/A
N/A	N/A
if no Rating type in Not Applicable	

## Debt Service Schedule - Interest

Edison Housing Authority

If Authority has no debt X this box

	<i>Fiscal Year Ending in</i>						Thereafter	Total Interest Payments Outstanding
	Proposed Budget Year 2022	2023	2024	2025	2026	2027		
CFP Leveraging	22,380	16,645	13,660	10,424	7,190	3,720	-	71,269
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>TOTAL INTEREST</b>	<b>22,380</b>	<b>16,645</b>	<b>13,660</b>	<b>10,424</b>	<b>7,190</b>	<b>3,720</b>	<b>-</b>	<b>71,269</b>
LESS: HUD SUBSIDY	22,380	16,645	13,660	10,424	7,190	3,720	-	71,269
<b>NET INTEREST</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# Net Position Reconciliation

Edison Housing Authority  
 For the Period July 1, 2021 to June 30, 2022

## FY 2022 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)</b>					
Less: Invested in Capital Assets, Net of Related Debt (1)	\$ 184,761	\$ -	\$ (389,566)	\$ 603,905	\$ 399,100
Less: Restricted for Debt Service Reserve (1)	2,682,728		1,851		2,684,579
Less: Other Restricted Net Position (1)			56,572		-
Total Unrestricted Net Position (1)	(2,497,967)	-	(447,989)	603,905	(2,342,051)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	1,260,861		360,841		1,621,702
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	1,814,079		519,164		2,333,243
Plus: Estimated Income (Loss) on Current Year Operations (2)	2,968		16,875	2,278	22,121
Plus: Other Adjustments (attach schedule)					-
<b>UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET</b>	579,941	-	448,891	606,183	1,635,015
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-
<b>PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR</b>					
(4)	\$ 579,941	\$ -	\$ 448,891	\$ 606,183	\$ 1,635,015

(1) Total of all operations for this line item must agree to audited financial statements.  
 (2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.  
 (3) Amount may not exceed 5% of total operating appropriations. See calculation below.  
     Maximum Allowable Appropriation to Municipality/County \$ 88,054 \$ - \$ 187,066 \$ 48,191 \$ 323,312  
 (4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.



2021 (2021-2022)  
EDISON  
HOUSING  
AUTHORITY  
CAPITAL  
BUDGET/  
PROGRAM

# 2021 (2021-2022) CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

## EDISON HOUSING AUTHORITY

**FISCAL YEAR: FROM:** July 1, 2021 **TO:** June 30, 2022

**[X] enter X to the left if this paragraph is applicable**

It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the Edison Housing Authority, on the 18th day of May, 2021.

**OR**

**[ ] enter X to the left if this paragraph is applicable**

It is hereby certified that the governing body of the \_\_\_\_\_ Housing Authority have elected **NOT** to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2 for the following \_\_\_\_\_ reason(s): \_\_\_\_\_

Officer's Signature:			
Name:	Deborah Hurley		
Title:	Executive Director		
Address:	14 Rev. Samuel Carpenter Blvd. Edison, New Jersey 08260		
Phone Number:	908-561-2525	Fax Number:	908-561-7517
E-mail address	<a href="mailto:dhurley@edisonha.org">dhurley@edisonha.org</a>		

# 2021 (2021-2022) CAPITAL BUDGET/PROGRAM MESSAGE

## EDISON HOUSING AUTHORITY

FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022

This section is included in the Capital Budget pursuant to N.J.A.C. 5:31-2. It does not in itself confer any authorization to raise or expend funds. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (This may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these Projects?

*Yes, the budget has been reviewed and approved by the municipal government and all residents of the effected developments.*

2. Has each capital project/project financing been developed from a specific plan or report and have the full life cycle costs of each been calculated?

*Yes. All budgeted items are in accordance with the Authority's five year plan and all costs required to maintain the projects undertaken have been considered.*

3. Has a long-term (5 years or more) infrastructure needs and other capital items (Vehicles, Equipment) needs assessment been prepared?

*Yes, the Edison Housing Authority has prepared a five year capital plan and submitted the plan to HUD.*

4. If amounts are on Page CB-3 in the column Debt Authorizations. Indicate the primary source of funding the debt service for the Debt Authorizations (Example HUD Funding or Other sources)

*N/A*

5. Have the current capital projects been reviewed and approved by HUD?

*Yes, the Housing Authority has prepared a five year capital plan and submitted the plan to HUD.*

*Add additional sheets if necessary.*

## Proposed Capital Budget

Edison Housing Authority  
For the Period July 1, 2021 to June 30, 2022

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Boilers/Hot Water Tanks/Heating Pipes	\$ 131,500				\$ 131,500	
Maintenance Truck	40,000				40,000	
Security Cameras, Lighting and Basketball Court	95,000				95,000	
Physical Needs Assessment	20,000				20,000	
Total	286,500	-	-	-	286,500	-
<i>Section 8</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ 286,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 286,500</b>	<b>\$ -</b>

Enter brief description of up to four projects for each operation above. For operations with more than four budgeted projects, please attach additional schedules. Input total amount of all projects for the operation on single line and enter "See Attached Schedule" instead of project description.



## 5 Year Capital Improvement Plan

Edison Housing Authority  
For the Period July 1, 2021 to June 30, 2022

*Fiscal Year Beginning in*

	Estimated Total Cost	Current Budget				
		Year 2022	2023	2024	2025	2026
<i>Public Housing Management</i>						
Boilers/Hot Water Tanks/Heatir	\$ 231,500	\$ 131,500	\$ 50,000	\$ 50,000		
Maintenance Truck	40,000	40,000				
Security Cameras, Lighting and I	95,000	95,000				
Physical Needs Assessment	20,000	20,000				
<b>Total</b>	<b>386,500</b>	<b>286,500</b>	<b>50,000</b>	<b>50,000</b>	-	-
<i>Section 8</i>						
Type in Description	-	-				
Type in Description	-	-				
Type in Description	-	-				
Type in Description	-	-				
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Housing Voucher</i>						
Type in Description	-	-				
Type in Description	-	-				
Type in Description	-	-				
Type in Description	-	-				
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Other Programs</i>						
Type in Description	-	-				
Type in Description	-	-				
Type in Description	-	-				
Type in Description	-	-				
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>	<b>\$ 386,500</b>	<b>\$ 286,500</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>

*Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.*

## 5 Year Capital Improvement Plan Funding Sources

Edison Housing Authority  
For the Period July 1, 2021 to June 30, 2022

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
<i>Public Housing Management</i>					
Boilers/Hot Water Tanks/Heating Pipes	\$ 231,500				\$ 231,500
Maintenance Truck	40,000				40,000
Security Cameras, Lighting and Basketball Court	95,000				95,000
Physical Needs Assessment	20,000				20,000
Total	386,500	-	-	-	386,500
<i>Section 8</i>					
Type in Description	-				-
Type in Description	-				-
Type in Description	-				-
Type in Description	-				-
Total	-	-	-	-	-
<i>Housing Voucher</i>					
Type in Description	-				-
Type in Description	-				-
Type in Description	-				-
Type in Description	-				-
Total	-	-	-	-	-
<i>Other Programs</i>					
Type in Description	-				-
Type in Description	-				-
Type in Description	-				-
Type in Description	-				-
Total	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 386,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 386,500</b>
Total 5 Year Plan per CB-4	<b>\$ 386,500</b>				
Balance check					

- If amount is other than zero, verify that projects listed above match projects listed on CB-4.

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

**RESOLUTION # 2-5-2021**

**2021 (2021-2022) HOUSING AUTHORITY BUDGET  
RESOLUTION  
EDISON HOUSING AUTHORITY**

**FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022**

WHEREAS, the Annual Budget and Capital Budget for the Edison Housing Authority for the fiscal year beginning, July 1, 2021 and ending, June 30, 2022 has been presented before the governing body of the Edison Housing Authority at its open public meeting of May 18, 2021; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$6,488,351 , Total Appropriations, including any Accumulated Deficit if any, of \$6,466,230 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$286,500 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

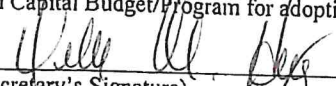
WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority, at an open public meeting held on May 18, 2021 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning, July 1, 2021 and ending, June 30, 2022 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Edison Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on June 15, 2021.

  
\_\_\_\_\_  
(Secretary's Signature)

5/18/21  
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Carlos Sanchez	X			
Barry Telesnick	X			
Louis Mangione	X			
Dale Jones	X			
Lennox Smalls	X			
Raymond Koperwhats				
Toni Johnson	X			X

MOVED: Louis Mangione  
SECONDED: Barry Telesnick

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
PRELIMINARY FINANCIAL SUMMARY**

APRIL 30, 2021 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
<b>OPERATING REVENUE</b>				
Tenant Rental Revenue	\$ 615,566	\$ 540,000	\$ 75,566	14.0%
Operating Subsidies	709,124	686,758	22,367	3.3%
Other Revenue	81,004	85,911	(4,907)	-5.7%
Year-to-Date Operating Revenue	<u>1,405,694</u>	<u>1,312,668</u>	<u>93,026</u>	<u>7.1%</u>
<b>OPERATING EXPENSES</b>				
Salaries & Benefits	634,604	587,589	(47,015)	-8.0%
Utilities Expense	311,271	277,500	(33,771)	-12.2%
Maintenance Materials & Contract Costs	186,432	174,417	(12,015)	-6.9%
Other Operating Expenses	252,228	256,625	4,397	1.7%
Year-to-Date Operating Expenses	<u>1,384,535</u>	<u>1,296,131</u>	<u>(88,404)</u>	<u>-6.8%</u>
Net Operating Surplus / (Deficit)	<u>\$ 21,159</u>	<u>\$ 16,538</u>	<u>\$ 4,621</u>	<u>27.9%</u>
CARES Act Revenue	106,106	-	106,106	100.0%
Net Surplus Including CARES Act Revenue	<u>\$ 127,265</u>	<u>\$ 16,538</u>	<u>\$ 110,728</u>	<u>669.6%</u>

APRIL 30, 2021 FISCAL YTD OPERATING SUMMARY HCV PROGRAM				
	<u>Admin</u>	<u>CARES Act</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 322,375	\$ 131,980	\$ 2,772,301	\$ 3,226,656
<b>Operating Expenses:</b>				
Salaries & Benefits	(48,437)	(77,296)	-	(125,733)
Other Admin. Expense	(113,716)	(54,684)	-	(168,400)
Housing Assistance Payments	-	-	(2,772,301)	(2,772,301)
Net Operating Surplus / (Deficit)	<u>\$ 160,222</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 160,222</u>

UNRESTRICTED CASH & INVESTMENTS			
	<u>April</u>	<u>March</u>	<u>Variance</u>
Public Housing & Business Activities	\$ 1,531,876	\$ 1,640,426	\$ (108,550)
Housing Choice Voucher / SPC	496,811	394,636	102,175
Housing Authority Total	<u>2,028,687</u>	<u>2,035,062</u>	<u>(6,375)</u>
Component Unit EHA	534,932	530,099	4,833
UNRESTRICTED CASH & INVESTMENTS	<u>\$ 2,563,619</u>	<u>\$ 2,565,161</u>	<u>\$ (1,542)</u>

GRANT SUMMARY					
	<u>CFP 2018</u>	<u>CFP 2019</u>	<u>CFP 2020</u>	<u>LRPH CARES</u>	<u>HCV CARES</u>
Total Budget (excl. debt service)	\$ 218,108	\$ 234,240	\$ 253,968	\$ 126,550	\$ 142,284
Total Funds Obligated	218,108	42,436	-	112,020	131,980
Total Funds Expended	212,452	42,436	-	112,020	131,980
Unobligated Funds	-	191,804	253,968	14,530	10,304
Unexpended Funds	5,656	191,804	253,968	14,530	10,304



HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
PRELIMINARY FINANCIAL SUMMARY NOTES  
April 30, 2021

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating profit through April 30, 2021 is \$21,159. Including unbudgeted CARES Act revenue of \$106,106, the Authority has a \$127,265 profit.

Operating Revenues – YTD operating revenues are \$1,405,694, or \$93,026 (7.1%) better than budget.

- o Tenant rental revenue is \$615,566, or \$75,566 (14.0%) better than budget. As previously mentioned, rental revenue is better than budget, however tenant accounts receivable continues to be an area of concern. The tenant accounts receivable balance at April 30 is over \$99,000. EHA must improve its collection efforts and attempt to decrease this balance over the next few months.
- o Operating subsidies are \$709,124, or \$22,367 (3.3%) better than budget.
- o Other revenue is \$81,004 or \$4,907 (5.7%) below budget. Other revenue includes management fees from the HCV program, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are \$1,384,535, or \$88,404 (6.8%) higher than budget.

- o Salaries and benefits are \$634,604, or \$47,015 (8.0%) higher than budget. This unfavorable budget variance is primarily due to overtime, retroactive pay and new hires during the current fiscal year. Please note EHA made its annual pension contribution of \$77,329 in April.
- o Utilities expenses are \$311,271, or \$33,771 (12.2%) higher than budget. EHA gas and electric utility expenses should slightly decrease over the next two months due to the Spring weather.
- o Maintenance materials/contracts expenses are \$186,432, or \$12,015 (6.9%) higher than budget. EHA's largest maintenance expenses continue to be heating/plumbing repairs, trash removal, and landscaping. There were no out of the ordinary maintenance expenses incurred this month.
- o Other operating expenses are \$252,228, or \$4,397 (1.7%) better than budget. These expenses include legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, etc.

CARES Act revenue was not budgeted as the program was not yet finalized when the budget was prepared. The Authority was awarded \$126,550 and has used \$106,106 during the current fiscal year. These funds can and are being used to pay for normal operating expenses of the Authority. EHA did not use any LRP/COCC CARES funds during the current month.

Housing Choice Voucher Program

EHA's Housing Choice Voucher program's fiscal YTD net operating profit through April 30, 2021 is \$28,842. Including unbudgeted CARES Act revenue of \$131,980, the Authority has a \$160,222 profit. The HCV program has used \$131,980 of its \$142,284 CARES Act funding during the current fiscal year. As previously discussed, EHA is working diligently to reconcile and correctly apply its portability receipts.

Unrestricted Cash & Investments

The Housing Authority and the Edison Affordable Housing Corporation continue to maintain strong cash and investment balances in each of its programs.

Grant Summary

The Authority has approximately \$450,000 of capital funds available for upcoming capital improvement projects – some upcoming projects that are included in next year's budget are heating upgrades, a maintenance truck, security cameras, lighting, a new basketball court and the RAD physical needs assessment. Please see above for the public housing and HCV program CARES grant comments.