

**Edison Housing Authority Board Meeting
Tuesday, June 15, 2021
at
6:00 pm**

*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=UytZVmFDRjdwWUhDU1hZOHRhWXIvZz09>

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 May 18, 2021 Regular Meeting Minutes

6. Resolutions:

1-6-2021 Resolution to approve
vouchers for payment of invoices
in the amount of \$93,106.01 for
the month of June.

2-6-2021 Resolution to adopt the Edison Housing
Authority Fiscal Year 2021-2021 budget.

Edison Housing Authority Board Meeting
Tuesday, June 15, 2021
at
6:00 pm

3-6-2021 Resolution by the Commissioners of the Edison Housing Authority to approve the purchase of a Tenant Website Portal provided by PHAWeb 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.) Executive Director Report

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY

REGULAR BOARD MEETING

May 18, 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 restriction surrounding the coronavirus. The meeting was called to order at 6:03 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 Home 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 Edison Housing Authority Website.

Roll call.

In attendance: Chairman Carlos N. Sanchez, Vice Chairman Barry Telesnick, Commissioner Toni Johnson, Commissioner Dale Jones, Commissioner Lou Mangione, Jr., Commissioner Lennox H. Small, Executive Director Deborah Hurley, Terrence Corrison, Attorney, Councilwoman Joyce Ship-Freeman, and Ralph Polcari, Accountant, Polcari and Polcari.

Absent: Commissioner Raymond Koperwhats

Motion to approve the minutes of April 20, 2021, Board Meeting

Motion: Commissioner Toni Johnson

Second: Commissioner Dale Jones

Discussions: No discussion or amendments were made to the minutes.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats			X	
Commissioner Lou Mangione, Jr.	X			
Commissioner Lennox H. Small	X			

Chairman Carlos N. Sanchez requested a motion to go out of order and have Accountant, Ralph Polcari present the Edison Housing Authority budget for FY 2021-2022.

Motion: Commissioner Barry Telesnick

Second: Commissioner Lou Mangione, Jr.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats			X	
Commissioner Lou Mangione, Jr.	X			
Commissioner Lennox H. Small	X			

Ralph Polcari, Accountant presented the fiscal year 2021-2022 budget for the Edison Housing Authority with input and direction provided by the Executive Director. Overall, the housing authority has a strong budget. Due to Covid-19, you will see that conservative changes were made. Highlights include: Revenue increased compared to last year; Salary wages were included in the budget; Protective services were included for the private security company; RAD consultant, and the mentoring program were included. Collection losses were reflected in the budget, which happens every year because tenants end up not paying. Highlights for the Capital Fund compared to previous years increased because of the CDBG program awarded funds for the basketball court; the need to purchase a truck for snow removal; and physical needs assessment for the RAD program. The Executive Director, Deborah Hurley mentioned she consulted with the RAD consultant to discuss anticipated expenses for the RAD conversion, as a result, the needs assessment has been included.

Chairman Carlos N. Sanchez asked if there were any questions. Commissioner Dale Jones mentioned that Commissioner Toni Johnson was missing on page 4, and commented on the increase in administration salaries. Ralph Polcari, accountant mentioned that since last year's budget, there is a new position for the Executive Director's Administrative Assistant which reflects the budget increase of 33% for 2021 – 2022.

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

Motion: Commissioner Dale Jones

Second: Commissioner Lennox H. Small

Discussion: There was no discussion.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			

Commissioner Dale Jones	X	
Commissioner Raymond Koperwhats		X
Commissioner Lou Mangione, Jr.	X	
Commissioner Lennox H. Small	X	

Resolution 2-5-2021 to approve the Edison Housing Authority Fiscal Year 2021-2022 budget.

Motion: Commissioner Lou Mangione, Jr.

Second: Commissioner Barry Telesnick

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

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats			X	
Commissioner Lou Mangione, Jr.	X			
Commissioner Lennox H. Small	X			

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

Motion: Commissioner Toni Johnson

Second: Commissioner Lou Mangione, Jr.

Deborah Hurley, Executive Director presented an overview of the feature offered by PHA WEB, which would allow for families to pay their rent online. The cost includes set-up, annual fee, and training. The portal will be placed on our website and families will be notified of the new feature. Commissioner Dale Jones posed the following questions: How much is the annual fee? Will tenant incur a fee using the feature? and is there an mobile app feature? Executive Director, Deborah Hurley mentioned that she would be able to provide a more detailed breakdown at the next meeting, as well as look into the mobile app feature.

This resolution was tabled for the next meeting in order to compile information requested by commissioners.

Motion to table Resolution 3-5-2021

Motion: Commissioner Toni Johnson

Second: Commissioner Dale Jones

Old Business:

a.) **Financial Summary:** Chairman Carlos N. Sanchez presented an overview. There was no further discussion.

Public Portion: 6:40 pm

Motion: Commissioner Barry Telesnick

Second: Commissioner Lou Mangione, Jr.

Councilwoman Joyce Ship-Freeman brought attention to an energy savings plan that will be promoted in August and explained that it would be in the benefit seniors and families financially long-term if they continue to stay with PSEG's program. Also, on Sunday, May 22, 2021, there will be a Unity Rally from 2 pm - 4 pm and please remember those who served their country, as Memorial Day is approaching.

Motion to close the public portion: 6:41 pm

Motion: Commissioner Lennox H. Small

Second: Commissioner Dale Jones

Executive Director, Deborah Hurley mentioned to the Chairman that a report from the Exec. Director needed to be presented.

Executive Director Report:

- ✓ J&J Vaccination will be administered in conjunction with the food panty this month.
- ✓ The second round of the Moderna shot would be administered at Robert E. Holmes Gardens-- more than 25 people showed up
- ✓ Stem Mentoring program – going strong and coming to an end.
- ✓ Commissioners who are designated to sign checks were asked to respond to email correspondences that require them to review and approve bills, as their responses need to be documented, especially since their signatures are on the checks being processed.

Chairman Carlos N. Sanchez initiated a discussion surrounding the comfort level of resuming in-person board meetings. Several commissioners voiced their opinions, as Vice Chairman Barry Telesnick is ready to meet in person and Commissioner Dale Jones recommended the board host one more video-conference meeting. Chairman Carlos N. Sanchez, also suggested the idea of administering the meeting partially in person and via-zoom. Deborah Hurley, Executive Director reminded everyone that the Housing Authority may not be equipped to conduct a public meeting via-video conference. It was decided that the Executive Director would do research and board members would be notified about the decision.

Motion: to adjourn by Vice Chairman Barry Telesnick

Second by: Commissioner Toni Johnson

Adjourned Unanimously at 7:03 pm

Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority

Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/19/2021 Thru: 6/15/2021, 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	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
05/19/2021	3135	CHK	7380032720 21a	answering service-holiday charges, good	05/21	answering service-holiday charges, good fr	\$20.00		\$20.00
06/07/2021	3138	CHK	7380052220 21	answering service-may 2021	06/21	answering service-may 2021	\$106.24		\$106.24
Totals For Vendor: AB Universal Messaging									\$126.24
Aflac			1932 Wynnton Road Columbus GA 31999-0797					No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3163	CHK	016709	insurance premium-m	06/21	insurance premium-may	\$180.32		\$180.32
Totals For Vendor: Aflac									\$180.32
American Shredder, Inc.			170 Oberlin Avenue North Unit: Suite 20 Lakewood NJ 08701					No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3164	CHK	18403	6/9/21 shredding servi	06/21	6/9/21 shredding servic	\$55.00		\$55.00
Totals For Vendor: American Shredder, Inc.									\$55.00
Barry Telesnick			142 Ethel Road Edison NJ 08817					No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3165	CHK	51821	zoom board meeting 5	06/21	zoom board meeting 5/	\$25.00		\$25.00
Totals For Vendor: Barry Telesnick									\$25.00
Black Belt Security & Investigations, LLC			60 Evergreen Place Unit: 510 East Orange NJ 07018					No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3139	CHK	665	security guard service	06/21	security guard services-	\$13,295.10		\$13,295.10
06/10/2021	3166	CHK	681	reh security services -	06/21	reh security services - 2	\$8,901.06		\$8,901.06
Totals For Vendor: Black Belt Security & Investigations, LLC									\$22,196.16
Breslin and Breslin, P.A.			41 Main Street Hackensack NJ 07601-7087					No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3167	CHK	0521	legal services may 20	06/21	legal services - may 20	\$2,350.00		\$2,350.00
Totals For Vendor: Breslin and Breslin, P.A.									\$2,350.00
Carlos N Sanchez			3 McEvoy Road Edison NJ 08837					No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3168	CHK	51821	zoom board meeting	06/21	zoom board meeting 5/	\$25.00		\$25.00
Totals For Vendor: Carlos N Sanchez									\$25.00
Cilla Manzo PR Marketing			3400 Avenue of the Arts G221 Costa Mesa CA 92626					No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3140	CHK	ED-May-2021	website maintenance-may 2021	06/21	website maintenance-may 2021	\$150.00		\$150.00
Totals For Vendor: Cilla Manzo PR Marketing									\$150.00
CIT			21146 Network Place Chicago IL 60673-1211					No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3141	CHK	37794526	telephone system leas	06/21	telephone system lease	\$258.78		\$258.78
Totals For Vendor: CIT									\$258.78

Edison Housing Authority

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Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/19/2021 Thru: 6/15/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
Corbett Exterminating, Inc.			284 Sheffield Street Unit: Suite 2 Mountainside NJ 07092				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3142	CHK	0516218	jeg - ant treatment 5/1	06/21	jeg - ant treatment 5/10/	\$142.50		\$142.50
Totals For Vendor: Corbett Exterminating, Inc.									\$142.50
Dale Jones			52 Portland Street Edison NJ 08820				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3169	CHK	51821	zoom board meeting 5	06/21	zoom board meeting 5/	\$25.00		\$25.00
Totals For Vendor: Dale Jones									\$25.00
DCB Enterprise LLC			4935 Wagner Dr Bethlehem PA 18020				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3170	CHK	4939	apt 3C sloping ramp	06/21	apt 3C sloping ramp	\$7,457.00		\$7,457.00
Totals For Vendor: DCB Enterprise LLC									\$7,457.00
Deborah Hurley			1434 Maplewood Terrace Plainfield NJ 07060				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3143	CHK	51921	reimb staff lunch - me	06/21	reimb staff lunch - meeti	\$63.40		\$63.40
06/10/2021	3171	CHK	6921	reimb for purchase of f	06/21	reimb for purchase of fl	\$87.10		\$87.10
Totals For Vendor: Deborah Hurley									\$150.50
D'Onofrio & Son Landscaping			433 Hillside Avenue Hillside NJ 07205				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3172	CHK	30624	reh & jeg lawn mainte	06/21	reh & jeg lawn maintena	\$3,062.50		\$3,062.50
Totals For Vendor: D'Onofrio & Son Landscaping									\$3,062.50
Edison Plumbing			94 Woodbury Road Edison NJ 08820				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3144	CHK	41721	bldg 1 - cleaned sewe	06/21	bldg 1 - cleaned sewer l	\$310.00		
			42421	bldg 12 cleaned sewer	06/21	bldg 12 cleaned sewer li	\$320.00		
			41221	17G replaced bathtub	06/21	17G replaced bathtub tu	\$350.00		
			41521	apt c4 replaced tub w	06/21	apt c4 replaced tub was	\$290.00		\$1,270.00
06/10/2021	3173	CHK	5521	bldg 1 cleaned sewer l	06/21	bldg 1 cleaned sewer lin	\$360.00		
			52021	apt 9F replaced broke	06/21	apt 9F replaced broken	\$550.00		
			51521	bldg A & C cleaned m	06/21	bldg A & C cleaned mai	\$360.00		\$1,270.00
Totals For Vendor: Edison Plumbing									\$2,540.00
Elizabethtown Gas			PO Box 6031 Bellmawr NJ 08099				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3145	CHK	4458334671-51821	reh gas 4/20/21-5/18/21	06/21	reh gas 4/20/21-5/18/21	\$96.76		
			3922309254-51821	reh gas 4/20/21-5/18/21	06/21	reh gas 4/20/21-5/18/21	\$826.38		
			0577138900-51821	reh gas 4/20/21-5/18/21	06/21	reh gas 4/20/21-5/18/21	\$10.00		\$933.14
Totals For Vendor: Elizabethtown Gas									\$933.14
Enes Service Center LLC			247 Central Avenue Metuchen NJ 08840				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3174	CHK	0521	auto fuel - may 2021	06/21	auto fuel - may 2021	\$190.00		\$190.00
Totals For Vendor: Enes Service Center LLC									\$190.00

Edison Housing Authority

Vendor Payment History Report

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Check Name		SSN / TIN	Check Address				Print 1099		
Ferraro's Pizzeria			1067 Inman Avenue Edison NJ 08820				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3175	CHK	35921	pizza for mentoring pr	06/21	pizza for mentoring pro	\$528.00		\$528.00
Totals For Vendor: Ferraro's Pizzeria									\$528.00
Gannet New Jersey Newspapers			PO Box 677599 Dallas TX 75267-7599				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3146	CHK	3877657	publication 4/2/21	06/21	publication 4/2/21	\$68.54		\$68.54
Totals For Vendor: Gannet New Jersey Newspapers									\$68.54
Gurney Electric LLC			93 Spruce Street Port Reading NJ 07064				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3147	CHK	15825	bldg E breezeway LE	06/21	bldg E breezeway LED I	\$371.50		\$371.50
Totals For Vendor: Gurney Electric LLC									\$371.50
Home Depot Credit Services			Dept 32 - 2531888992 PO Box 78047 Phoenix AZ 85062-8047				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
05/19/2021	3136	CHK	3021620A	maintenance supplies	05/21	maintenance supplies	\$95.10		
			8782542A	acrylic shield-short py	05/21	acrylic shield-short pymt	\$69.99		\$165.09
06/07/2021	3148	CHK	8321787	reh maintenance supp	06/21	reh maintenance suppli	\$324.38		
			2021324	maintenance supplies	06/21	maintenance supplies	\$104.21		
			1021538	plants & supplies for j	06/21	plants & supplies for jeg	\$298.49		
			9973899	jeg maintenance suppl	06/21	jeg maintenance suppli	\$143.45		\$870.53
Totals For Vendor: Home Depot Credit Services									\$1,035.62
InterGlobe Communications, Inc.			101 Tyrellan Avenue Staten Island NY 10309-2651				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3176	CHK	211515721	telephone service - m	06/21	telephone service - may	\$703.60		\$703.60
Totals For Vendor: InterGlobe Communications, Inc.									\$703.60
Jocelyn Silva			1132 Raritan Avenue Highland Park NJ 08904				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3149	CHK	2021	2021 prescription eye	06/21	2021 prescription eyegl	\$250.00		\$250.00
Totals For Vendor: Jocelyn Silva									\$250.00
KYOCERA Document Solutions New York Metro, Inc			225 Sand Road Unit: Suite 100 Fairfield NJ 07004				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3150	CHK	55K1582634	copier network connec	06/21	copier network connecti	\$395.00		\$395.00
Totals For Vendor: KYOCERA Document Solutions New York Metro, Inc									\$395.00
Lennox H Small			206 West Shirley Ave Edison NJ 08820				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3177	CHK	51821	zoom board meeting 5	06/21	zoom board meeting 5/	\$25.00		\$25.00
Totals For Vendor: Lennox H Small									\$25.00
Louis A Mangione, Jr. Esq.			2 Cedar Place Gladstone NJ 07934				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3178	CHK	62021	zoom board meeting 6	06/21	zoom board meeting 6/	\$25.00		\$25.00
Totals For Vendor: Louis A Mangione, Jr. Esq.									\$25.00

Edison Housing Authority

Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/19/2021 Thru: 6/15/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
Meg Fry LLC			Punchline Publicity 1668 Springfield Ave New Providence NJ 07974						
<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>
06/07/2021	3151	CHK	51721	EHA J&J vaccine clini	06/21	EHA J&J vaccine clinic	\$55.00		\$55.00
Totals For Vendor: Meg Fry LLC									\$55.00
Middlesex Water Company			PO Box 826538 Philadelphia PA 19182-6538						
<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>
06/07/2021	3152	CHK	5535300000-51421	jeg water 4/15/21-5/14/21	06/21	jeg water 4/15/21-5/14/21	\$3,284.04		\$3,284.04
Totals For Vendor: Middlesex Water Company									\$3,284.04
Nan McKay & Associates, Inc.			1810 Gillespie Way Ste 202 El Cajon CA 92020						
<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>
06/10/2021	3179	CHK	258378	public housing master	06/21	public housing master b	\$329.00		\$329.00
Totals For Vendor: Nan McKay & Associates, Inc.									\$329.00
Nestor Lopez			82 Harned Avenue Perth Amboy NJ 08861						
<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>
06/07/2021	3153	CHK	2021	2021 prescription eye	06/21	2021 prescription eyegl	\$250.00		\$250.00
Totals For Vendor: Nestor Lopez									\$250.00
NetConnect, Inc.			111 Storer Avenue Unit: Suite B2 Staten Island NY 10309						
<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>
06/07/2021	3154	CHK	N6702	remote & onsite maint	06/21	remote & onsite maint o	\$792.00		\$792.00
06/10/2021	3180	CHK	N6805	remote & onsite maint	06/21	remote & onsite maint o	\$792.00		\$792.00
Totals For Vendor: NetConnect, Inc.									\$1,584.00
New Jersey American Water			Box 371331 Pittsburg PA 15250-7331						
<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>
06/10/2021	3181	CHK	1018-210021902795-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21	\$492.23		
			1018-210021840699-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21	\$196.24		
			1018-210021838511-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21	\$188.85		
			1018-210018967338-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21	\$211.04		
			1018-210021901341-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21	\$285.05		
			1018-210021901730-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21	\$188.85		
			1018-210021902436-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21	\$166.65		
			1018-210021604954-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21	\$77.85		
			1018-210021839385-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21	\$1,639.95		

Edison Housing Authority

Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/19/2021 Thru: 6/15/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
		1018-2100216566 96-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21		\$1,182.60		
		1018-2100218378 15-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21		\$166.65		
		1018-2100218371 12-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21		\$292.44		
		1018-2100216056 05-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21		\$420.43		
		1018-2100218363 24-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21		\$383.43		
		1018-2100216577 98-52621	reh water 4/29/21-5/26/21	06/21	reh water 4/29/21-5/26/21		\$361.23		\$6,253.49
Totals For Vendor: New Jersey American Water									\$6,253.49
NTN-Philadelphia			PO Box 1023 Blackwood NJ 08012			No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3155	CHK	NJ5507105	reh background check	06/21	reh background check o	\$182.00		\$182.00
Totals For Vendor: NTN-Philadelphia									\$182.00
Optimum			PO Box 70340 Philadelphia PA 19176-0340			No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3156	CHK	453477012-72121	maintenance shop internet svc	06/21	maintenance shop internet svc	\$81.27		\$81.27
06/07/2021	3157	CHK	07875-386464011-72121	reh internet service	06/21	reh internet service	\$146.18		\$146.18
06/07/2021	3158	CHK	207961039-7/21/21	jeg internet service 6/22/21-7/21/21	06/21	jeg internet service 6/22/21-7/21/21	\$116.18		\$116.18
Totals For Vendor: Optimum									\$343.63
Palmer Heating, LLC			265 Central Avenue (Rear) Clark NJ 07066			No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3182	CHK	11681	bldg 4,6,7,8,9,10,12,1	06/21	bldg 4,6,7,8,9,10,12,17	\$21,628.60		
			11686	bldg 15 domestic hot	06/21	bldg 15 domestic hot w	\$569.00		\$22,197.60
Totals For Vendor: Palmer Heating, LLC									\$22,197.60
Petty Cash - Jocelyn Silva			14 Rev Samuel Carpenter Blvd Edison NJ 08820			No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3183	CHK	61021	petty cash replenishm	06/21	petty cash replenishme	\$193.30		\$193.30
Totals For Vendor: Petty Cash - Jocelyn Silva									\$193.30
Phoenix Specialties, LLC			650-C South Avenue Garwood NJ 07027			No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3159	CHK	34733	apt 17C kitchen cabin	06/21	apt 17C kitchen cabinet	\$588.59		\$588.59
Totals For Vendor: Phoenix Specialties, LLC									\$588.59

Edison Housing Authority

Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/19/2021 Thru: 6/15/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
Pitney Bowes Global Financial Services LLC		PO Box 371887 Pittsburgh PA 15250-7887	No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3184	CHK	3313548081	postage machine leas	06/21	postage machine lease	\$325.23		
			10349	medals for mentoring	06/21	medals for mentoring pr	\$290.00		\$615.23
Totals For Vendor: Pitney Bowes Global Financial Services LLC									\$615.23
PSE&G CO		PO Box 144444 New Brunswick NJ 08906-4444	No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3160	CHK	6691572106-51921	jeg gas & electric 4/19/21-5/19/21	06/21	jeg gas & electric 4/19/21-5/19/21	\$3,891.29		\$3,891.29
06/10/2021	3185	CHK	1300007818-52121	reh electric 4/22/21-5/21/21	06/21	reh electric 4/22/21-5/21/21	\$1,785.60		\$1,785.60
Totals For Vendor: PSE&G CO									\$5,676.89
Raquel Landero		39 Madison Avenue Avenel NJ 07001	No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3186	CHK	2021	2021 prescription eye	06/21	2021 prescription eyegl	\$250.00		\$250.00
Totals For Vendor: Raquel Landero									\$250.00
Reserve Account(Postage)		PO Box 223648 Pittsburgh PA 15250	No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3187	CHK	521	postage reserve- may	06/21	postage reserve-may 2	\$400.00		\$400.00
Totals For Vendor: Reserve Account(Postage)									\$400.00
Sherwin Williams Co.		226 Talmadge Road Edison NJ 08817-2824	No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3188	CHK	0038-1	50 gals of antique whit	06/21	50 gals of antique white	\$1,036.00		\$1,036.00
Totals For Vendor: Sherwin Williams Co.									\$1,036.00
Standard Waste Services		21 Edgeboro Road East Brunswick NJ 08816	No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/07/2021	3161	CHK	405535	reh trash service- june	06/21	reh trash service-june 2	\$2,808.00		
			405011	30 yd roll off + tons dis	06/21	30 yd roll off + tons disp	\$249.70		\$3,057.70
06/10/2021	3189	CHK	406878	30 yd roll off + tons dis	06/21	30 yd roll off + tons disp	\$303.70		\$303.70
Totals For Vendor: Standard Waste Services									\$3,361.40
text-em-all		3803 Parkwood Blvd Unit: Suite 900 Frisco TX 75034	No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3190	CHK	56011	7/1/21-9/30/21 mass	06/21	7/1/21-9/30/21 mass ca	\$315.00		\$315.00
Totals For Vendor: text-em-all									\$315.00
The Print Post		274 Chestnut Street Newark NJ 07105	No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3191	CHK	26343	job fair flyers design	06/21	job fair flyers design	\$45.00		
			26342	STEM flyer design	06/21	STEM flyer design	\$45.00		
			26344	STEM program certific	06/21	STEM program certifica	\$80.00		\$170.00
Totals For Vendor: The Print Post									\$170.00
Toni Johnson		B5 Willard Dunham Drive Edison NJ 08837	No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/10/2021	3192	CHK	51821	zoom board meeting 5	06/21	board meeting attendan	\$25.00		\$25.00
Totals For Vendor: Toni Johnson									\$25.00

Edison Housing Authority

Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/19/2021 Thru: 6/15/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
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>
06/10/2021	3193	CHK	988081245	cell phone service 4/2	06/21	cell phone service 4/29/	\$510.06		\$510.06
Totals For Vendor: Verizon Wireless									\$510.06
West Hudson Industries			1687 St. Georges Ave Rahway NJ 07065				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>
06/10/2021	3194	CHK	17600	bronze plaque w/ tree	06/21	bronze plaque w/ tree a	\$710.51		\$710.51
Totals For Vendor: West Hudson Industries									\$710.51
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>
06/10/2021	3195	CHK	52621	mentoring program 14	06/21	mentoring program 14 h	\$455.00		\$455.00
Totals For Vendor: William Thomas									\$455.00
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>
06/07/2021	3162	CHK	4308	maintenance uniforms	06/21	maintenance uniforms	\$1,050.87		\$1,050.87
Totals For Vendor: Work 'N Gear, LLC									\$1,050.87
Grand Totals:			Total Payments:				50		\$93,106.01

RESOLUTION # 1-6-2021

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices in the amount of \$93,106.01 for the month of June.

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 1-6-2021 shall be approved.

MOVED: _____

SECONDED: _____

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
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Chairman N. Sanchez

Vice Chairman Telesnick

Commissioner Johnson

Commissioner Jones

Commissioner Koperwhats

Commissioner Mangione, Jr.

Commissioner Lennox Small

PASSED AND ADOPTED THE 15 day of June, 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
June 15, 2021

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 2-6-2021

2021 (2021-2022) ADOPTED BUDGET RESOLUTION

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

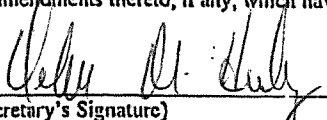
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

6/15/2021
(Date)

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

*Authority Budget of:
Edison Housing Authority*

APPROVED COPY

State Filing Year 2021

For the Period:

July 1, 2021 to June 30, 2022

www.edisonha.org
Authority Web Address

MAY 21 2021



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: Paul D Gwart CPA, RMA Date: 5/26/2021

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:	<i>Ralph A. Polcaro, CPA</i>		
Name:	Ralph A. Polcaro, 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

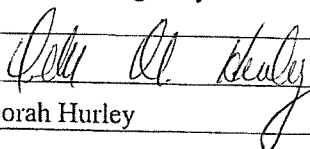
EDISON HOUSING AUTHORITY

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

Authority's Web Address:

www.edisonha.org

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.

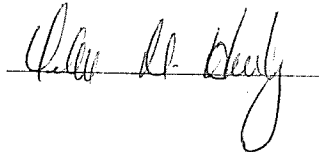
Name of Officer Certifying compliance

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:

Carlos Sanchez

Barry Telesnick

Louis Mangione

Dale Jones

Lennox Smalls

Raymond Koperwhats

Toni Johnson

Recorded Vote

Aye

Nay

Abstain

Absent

X

X

X

X

X

X

X

X

MOVED: Louis Mangione
SECONDED: Barry Telesnick

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) 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.

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

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

Chief Executive Officer:(1)	Deborah Hurley		
(1) Or person who performs these functions under another Title			
Phone: (ext.)	908-561-2525	Fax:	908-561-7517
E-mail:	dhurley@edisonha.org		

Chief Financial Officer(1)	Jocelyn Silva		
(1) Or person who performs these functions under another Title			
Phone: (ext.)	908-561-2525	Fax:	908-561-7517
E-mail:	jsilva@edisonha.org		

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

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? NoIf 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
 For the Period July 1, 2021 to June 30, 2022
 Reportable Compensation from Authority (W-2/ 1099)

Name			Title	Average Hours per Week Dedicated to Position	Commissioner	Officer	Key Employee	Highest Compensated Employee	Former	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	
										Base Salary/ Stipend	Bonus									
1	Deborah Hurley	Executive Director	40	X	X	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	X	X	X		60,998		42,760	103,758	None	N/A	N/A	35		103,758	
3	Carlos N. Sanchez	Commissioner	1	X										Union Township	Dir of Economic I		125,000	48,000	173,000	
4	Barry Telesnick	Commissioner	1	X										0 None	N/A	N/A			0	
5	Louis Mangione	Commissioner	1	X										0 None	N/A	N/A			0	
6	Dale Jones	Commissioner	1	X										0 None	N/A	N/A			0	
7	Lennox Smalls	Commissioner	1	X										0 None	N/A	N/A			0	
8	Raymond Kperwhats	Commissioner	1	X										0 None	N/A	N/A			0	
9	Toni Johnson	Commissioner	1	X										0 None	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

June 30, 2022

	# of Covered Members		Annual Cost		# of Covered Members		Annual Cost		# of Covered Members		Annual Cost		% Increase (Decrease)
	# of Covered Members (Medical & Rx)		Estimate per Employee		# of Covered Members (Medical & Rx)		Estimate per Employee		# of Covered Members (Medical & Rx)		Estimate per Employee		% Increase (Decrease)
	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Current Year	Current Year	Current Year	Current Year	Current Year	Current Year	Current Year	Current Year	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost													
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%	
Subtotal	9			190,081	9				186,325		3,756	2.0%	
Commissioners - Health Benefits - Annual Cost													
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!	
Subtotal	0			-	0				-		-	#DIV/0!	
Retirees - Health Benefits - Annual Cost													
Single Coverage	1	4,346		4,346	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!	
Subtotal	1			4,346	1				3,954		391	9.9%	
GRAND TOTAL													
	10		\$	194,427	10		\$	190,279	\$	4,147	2.2%		

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

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

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

Edison Housing Authority

July 1, 2021

June 30, 2022

*Legal Basis for Benefit
(check applicable items)*

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

<u>EMPLOYEE</u>	<u>UNUSED VACATION HOURS</u>	<u>UNUSED SICK HOURS</u>	<u>HOURLY RATE OF PAY</u>	<u>ACCRUED VACATION PAY</u>	<u>ACCRUED SICK PAY</u>	<u>TOTAL</u>	<u>COCC</u>	<u>REH</u>	<u>JCE</u>	<u>HCV</u>
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
Op't 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

<u>PHA</u>	<u>VOUCHER</u>	<u>TOTAL</u>
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

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

	FY 2022 Proposed Budget					FY 2021 Adopted Budget	Total All Operations	All Operations	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations				
REVENUES									
Total Operating Revenues	\$ 1,762,451	\$ -	\$ 3,757,000	\$ -	\$ 5,519,451	\$ 5,213,452	\$ 305,999	5.9%	
Total Non-Operating Revenues	1,600	-	1,200	966,100	968,900	954,300	14,600	1.5%	
Total Anticipated Revenues	1,764,051	-	3,758,200	966,100	6,488,351	6,167,752	320,599	5.2%	
APPROPRIATIONS									
Total Administration	697,961	-	324,925	73,822	1,096,708	1,009,213	87,495	8.7%	
Total Cost of Providing Services	1,063,122	-	3,416,400	890,000	5,369,522	5,142,663	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	6,151,876	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	6,151,876	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	6,151,876	314,354	5.1%	
ANTICIPATED SURPLUS (DEFICIT)	\$ 2,968	\$ -	\$ 16,875	\$ 2,278	\$ 22,121	\$ 15,876	\$ 6,245	39.3%	

Revenue Schedule

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

	FY 2022 Proposed Budget				FY 2021 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations
OPERATING REVENUES							
<i>Rental Fees</i>							
Homebuyers' Monthly Payments							
Dwelling Rental	700,000				\$ -	\$ -	#DIV/0!
Excess Utilities					700,000	648,000	52,000 8.0%
Non-Dwelling Rental	3,625				-	-	#DIV/0!
HUD Operating Subsidy	890,966				3,625	4,000	(375) -9.4%
New Construction - Acc Section 8					890,966	824,109	66,857 8.1%
Voucher - Acc Housing Voucher					-	-	#DIV/0!
Total Rental Fees			3,732,000		3,732,000	3,624,000	108,000 3.0%
	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!
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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%
NON-OPERATING REVENUES							
<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!
Total Other Non-Operating Revenue			965,000		965,000	950,000	15,000 1.6%
<i>Interest on Investments & 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%
TOTAL ANTICIPATED REVENUES	\$ 1,764,051	\$ -	\$ 3,758,200	\$ 966,100	\$ 6,488,351	\$ 6,167,752	\$ 320,599 5.2%

Prior Year Adopted Revenue Schedule

Edison Housing Authority

FY 2021 Adopted Budget

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

Appropriations Schedule

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

	FY 2022 Proposed Budget				FY 2021 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations
OPERATING APPROPRIATIONS							
<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%
Total Administration	697,961	-	324,925	73,822	1,096,708	1,009,213	87,495 8.7%
<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 9.0%
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	7,600	(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!
Total Cost of Providing Services	1,063,122	-	3,416,400	890,000	5,369,522	5,142,663	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	6,151,876	314,354 5.1%
NON-OPERATING APPROPRIATIONS							
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!
Total Non-Operating Appropriations	-	-	-	-	-	-	- #DIV/0!
TOTAL APPROPRIATIONS	1,761,083	-	3,741,325	963,822	6,466,230	6,151,876	314,354 5.1%
ACCUMULATED DEFICIT					-	-	- #DIV/0!
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,761,083	-	3,741,325	963,822	6,466,230	6,151,876	314,354 5.1%
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation	-	-	-	-	-	-	- #DIV/0!
Other					-	-	- #DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	- #DIV/0!
TOTAL NET APPROPRIATIONS	\$ 1,761,083	\$ -	\$ 3,741,325	\$ 963,822	\$ 6,466,230	\$ 6,151,876	\$ 314,354 5.1%

* 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
OPERATING APPROPRIATIONS					
<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	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Total Operating Appropriations	1,555,357	-	3,632,882	963,637	6,151,876
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	1,555,357	-	3,632,882	963,637	6,151,876
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,555,357	-	3,632,882	963,637	6,151,876
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 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

If Authority has no debt X this box		Edison Housing Authority									
		Fiscal Year Ending in									
CFP Leveraging	Adopted Budget Year 2021	Proposed Budget Year 2022	2023	2024	2025	2026	2027	Thereafter	Total Principal Outstanding		
	\$ 55,000	\$ 60,000	\$ 60,000	\$ 65,000	\$ 65,000	\$ 70,000	\$ 75,000	\$ -	\$ -	\$ 395,000	
	-	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	-	
TOTAL PRINCIPAL LESS: HUD SUBSIDY NET PRINCIPAL	55,000	60,000	60,000	65,000	65,000	70,000	75,000	-	-	395,000	
	55,000	60,000	60,000	65,000	65,000	70,000	75,000	-	-	395,000	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Indicate the Authority's most recent bond rating and the year of the rating by ratings service.											
Bond Rating Year of Last Rating	Moody's	Fitch	Standard & Poor's								
	N/A	N/A	N/A								
	N/A	N/A	N/A								
If no Rating type in Not Applicable											

If Authority has no debt X this box

☐

Debt Service Schedule - Interest

Edison Housing Authority

	Fiscal Year Ending in								Total Interest
	Proposed Budget Year 2022	2023	2024	2025	2026	2027	Thereafter	Payments Outstanding	
CFP Leveraging	22,380	19,630	16,645	13,660	10,424	7,190	3,720	71,269	
	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	
TOTAL INTEREST	22,380	19,630	16,645	13,660	10,424	7,190	3,720	71,269	
LESS: HUD SUBSIDY	22,380	19,630	16,645	13,660	10,424	7,190	3,720	71,269	
NET INTEREST	-	-	-	-	-	-	-	-	

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
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 184,761	\$ -	\$ (389,566)	\$ 603,905	\$ 399,100
Less: Invested in Capital Assets, Net of Related Debt (1)	2,682,728		1,851		2,684,579
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)			56,572		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)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	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	-	-	-	-	-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR	579,941	-	448,891	606,183	1,635,015
(4)					

(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

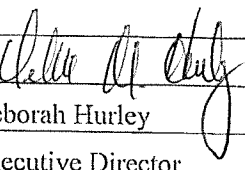
☒ [X] enter X to the left if this paragraph is applicable

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	dhurley@edisonha.org		

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

		Funding Sources				
	Estimated Total Cost	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	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 286,500	\$ -	\$ -	\$ -	\$ 286,500	\$ -

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	2027
<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					
Total	386,500	286,500	50,000	50,000	-	-	-
<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	-	-	-	-	-	-	-
TOTAL	\$ 386,500	\$ 286,500	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -

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
Public Housing Management						
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	-
Section 8						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
Housing Voucher						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
Other Programs						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
TOTAL	\$ 386,500	\$ -	\$ -	\$ -	\$ 386,500	\$ -
Total 5 Year Plan per CB-4	\$ 386,500					
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 # 3-6-2021

**RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO
APPROVE THE PURCHASE OF A TENANT WEBSITE PORTAL PROVIDED BY PHAWEB THAT
WILL ALLOW EDISON HOUSING AUTHORITY RESIDENTS TO PAY RENT ONLINE WITH
CREDIT CARDS, DEBIT CARDS, AND E-CHECKS.**

WHEREAS, the Edison Housing Authority continuous to improve the administrative office operations to ensure employees are able to perform in an efficient manner; and

WHEREAS, the Edison Housing Authority continues to strive in keeping both residents and staff safe during the COVID-19 pandemic; and

WHEREAS, the Edison Housing Authority has identified a feature offered by PHAWeb that allows for residents to pay their rent online with credit cards, debit cards, and e-checks; and

WHEREAS, there will be a one-time fee of \$500 to set-up the portal link that includes training, and a \$666.00 annual Tenant Portal service fee; and

WHEREAS, the Edison Housing Authority will provide residents with written notice informing them of the new feature offered that is convenient for residents to pay their rent(s) timely, while remaining safe during the pandemic; and

NOW, THEREFORE, Be It Resolved that the Board of Commissioners of the Edison Housing Authority approves the purchase of the Tenant Website Portal.

MOVED: _____

SECONDED: _____

MOVED: _____

SECONDED: _____

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

PASSED AND ADOPTED THE 15 day of June, 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
June 15, 2021

Deborah M. Hurley, Secretary, Executive Director

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

MAY 31, 2021 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
OPERATING REVENUE				
Tenant Rental Revenue	\$ 677,781	\$ 594,000	\$ 83,781	14.1%
Operating Subsidy	783,902	755,433	28,469	3.8%
Other Revenue	89,187	94,502	(5,315)	-5.6%
Year-to-Date Operating Revenue	1,550,870	1,443,935	106,935	7.4%
OPERATING EXPENSES				
Salaries & Benefits	699,593	646,348	(53,245)	-8.2%
Utilities Expense	338,036	305,250	(32,786)	-10.7%
Maintenance Materials & Contract Costs	189,370	191,858	2,488	1.3%
Protective Services Contract	38,370	-	(38,370)	-100.0%
Other Operating Expenses	251,183	282,288	31,105	11.0%
Year-to-Date Operating Expenses	1,516,552	1,425,744	(90,808)	-6.4%
Net Operating Surplus / (Deficit)	\$ 34,318	\$ 18,191	\$ 16,127	88.7%
 CARES Act Revenue	 117,453	 -	 117,453	 100.0%
Net Surplus Including CARES Act Revenue	\$ 151,771	\$ 18,191	\$ 133,580	734.3%

MAY 31, 2021 FISCAL YTD OPERATING SUMMARY HCV PROGRAM				
	<u>Admin</u>	<u>CARES Act</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 353,729	\$ 140,251	\$ 3,035,771	\$ 3,529,751
Operating Expenses:				
Salaries & Benefits	(53,993)	(84,009)	-	(138,002)
Other Admin. Expense	(125,136)	(56,242)	-	(181,378)
Housing Assistance Payments	-	-	(3,035,771)	(3,035,771)
Net Operating Surplus / (Deficit)	\$ 174,600	\$ -	\$ -	\$ 174,600

UNRESTRICTED CASH & INVESTMENTS	<u>May</u>	<u>April</u>	<u>Variance</u>
Public Housing & Business Activities	\$ 1,571,490	\$ 1,531,876	\$ 39,614
Housing Choice Voucher / SPC	534,645	496,811	37,834
Housing Authority Total	2,106,135	2,028,687	77,448
Component Unit EHA	538,992	534,932	4,060
UNRESTRICTED CASH & INVESTMENTS	\$ 2,645,127	\$ 2,563,619	\$ 81,508

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	69,468	-	123,367	140,251
Total Funds Expended	212,452	69,468	-	123,367	140,251
Unobligated Funds	-	164,772	253,968	3,183	2,033
Unexpended Funds	5,656	164,772	253,968	3,183	2,033

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY NOTES
May 31, 2021

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating profit through May 31, 2021 is \$34,318. Including unbudgeted CARES Act revenue of \$117,453, the Authority has a \$151,771 profit.

Operating Revenues – YTD operating revenues are \$1,550,870, or \$106,935 (7.4%) better than budget.

- Tenant rental revenue is \$677,781, or \$83,781 (14.1%) better than budget. Although rental revenue is better than budget, tenant accounts receivable continues to be an area of concern. The tenant accounts receivable balance at May 31 is over \$100,000. EHA must improve its collection efforts and attempt to decrease this balance over the next few months.
- Operating subsidies are \$783,902, or \$28,649 (3.8%) better than budget.
- Other revenue is \$89,187 or \$5,315 (5.6%) below budget. Other revenue includes management fees from the HCV program, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are \$1,516,552, or \$90,808 (6.4%) higher than budget.

- Salaries and benefits are \$699,593, or \$53,245 (8.2%) higher than budget. This unfavorable budget variance is primarily due to overtime, retroactive pay and new hires during the current fiscal year.
- Utilities expenses are \$338,036, or \$32,786 (10.7%) higher than budget. EHA gas and electric utility expenses usually decrease in the Spring months, which should improve this unfavorable budget variance.
- Maintenance materials/contracts expenses are \$189,370, or \$2,488 (1.3%) better than budget. EHA's largest maintenance expenses continue to be heating/plumbing repairs, trash removal, and landscaping.
- Protective services contracts were not budgeted, but EHA has contracted with Black Belt Security to monitor the Authority. YTD expenses for this security monitoring are \$38,370. We've reclassified the protective services expenses from other operating expenses to create this new expense category beginning this month.
- Other operating expenses are \$251,183, or \$31,105 (11.0%) 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 \$117,453 during the current fiscal year. These funds can and are being used to pay for normal operating expenses of the Authority. EHA used \$11,347 of CARES Act funding this month, primarily on Black Belt Security.

Housing Choice Voucher Program

EHA's Housing Choice Voucher program's fiscal YTD net operating profit through May 31, 2021 is \$34,349. Including unbudgeted CARES Act revenue of \$140,251, the Authority has a \$174,600 profit. The HCV program has used \$140,251 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 \$425,000 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.