

**Edison Housing Authority Board Meeting**  
Julius Engel Gardens  
1 Willard Dunham Drive, Edison, NJ  
(Community Room)

**Tuesday, February 18, 2025**  
**6:00 pm**

**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 19, 2024 and a copy of the notice was published in the Home News Tribune on December 23, 2024. 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.

4. Roll Call

5. Approval of January 21, 2025, Regular Meeting Minutes

6. Resolutions:

- |          |  |
|----------|--|
| 1-2-2025 | Resolution to approve vouchers for payment of invoices in the amount of \$136,806.48 for the month of February.  |
| 2-2-2025 | Resolution by the Board of Commissioners of the Edison Housing Authority to approve the 2024 Year End Audit.   |
| 3-2-2025 | Resolution authorizing the use of Capital Funds to pay Magic Touch for emergency service for furnace replacement at Robert E. Holmes and heating system replacement at Julius Engel Gardens. |

**Edison Housing Authority Board Meeting**  
Julius Engel Gardens  
1 Willard Dunham Drive, Edison, NJ  
(Community Room)

**Tuesday, February 18, 2025**  
**6:00 pm**

4-2-2025 Resolution to approve Staff and Commissioners to travel to the 2025 NJNAHRO Spring Conference and Trade Show on April 27 – 30, 2025, Borgata Hotel & Casino, Atlantic City, NJ

7. Old Business:

a.) Financial Summary for Review

8. New Business:

- a.) Audit Presentation, Anthony Giampaolo, Giampaolo & Associates
- b.) Executive Director's Report

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
**Robert E. Holmes Gardens**  
Tuesday, January 21, 2025  
6:00 PM  
**MINUTES**

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Robert E. Holmes Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ in the community room. The meeting was called to order at 6:10 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 19, 2024 and a copy of the notice was published in the Home News Tribune on December 23, 2024. 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.

**4. Roll Call:**

**In attendance:** Chairman, Barry Telesnick, Commissioner Deborah Andrews, Commissioner Toni Johnson (via-zoom), Commissioner Lennox Small, Ed.D., Commissioner Sonali Patel, Commissioner Brent Scott, Commissioner William Thomas, Deborah Hurley, Executive Director, and Terrance Corriston, Esq., EHA Counsel.

**5. Edison Housing Authority Reorganization Meeting:**

**Elections of Officers** – Chairman yields Chair to Attorney Nominations for Chairman:

**Nominations:** Commissioner Deborah Andrews **nominates** Commissioner Barry Telesnick

Commissioner William Thomas **nominates** Commissioner Lennox H. Small, Ed.D.

**Roll Call Vote for Chairman Approved as follows:**

**Member Recorded**

Chairman Barry Telesnick  
Vice Chairman Lennox Small, Ed.D.  
Commissioner Deborah Andrews  
Commissioner Toni Johnson  
Commissioner Sonali Patel  
Commissioner Brent Scott  
Commissioner William Thomas

**Vote for**

Commissioner Barry Telesnick  
Commissioner Lennox Small, Ed.D.  
Commissioner Barry Telesnick  
Commissioner Lennox Small, Ed.D.  
Commissioner Lennox Small, Ed.D.  
Commissioner Lennox Small, Ed.D.  
Commissioner Lennox Small, Ed.D.

**The Attorney returns the gavel to Chairman: Lennox H. Small, Ed.D.**  
**Chairman makes Nominations for Vice Chair**  
Commissioner William Thomas nominates Commissioner Deborah Andrews

**Moved by Commissioner Barry Telesnick**  
**Seconded by Chairman Lennox H. Small, Ed.D.**

**Approved as follows:**

	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Lennox Small, Ed.D.	x			
Commissioner Deborah Andrews	x			
Commissioner Toni Johnson	x			
Commissioner Sonali Patel	x			
Commissioner Brent Scott	x			
Commissioner William Thomas	x			
Commissioner Barry Telesnick	x			

**Chairman makes Nominations for Treasurer**

Commissioner Toni Johnson nominates Commissioner Sonali Patel  
Chairman Deborah Andrews nominates Commissioner William Thomas

**Roll Call Vote for Treasurer Approved as follows:**

<b>Member Recorded</b>	<b>Vote for</b>
Chairman Lennox Small, Ed.D.	Commissioner William Thomas
Vice Chairwoman Deborah Andrews	Commissioner William Thomas
Commissioner Toni Johnson	Commissioner Sonali Patel
Commissioner Sonali Patel	Commissioner William Thomas
Commissioner Brent Scott	Commissioner William Thomas
Commissioner Barry Telesnick	Commissioner Sonali Patel
Commissioner William Thomas	Commissioner William Thomas

**Secretary by law Executive Director Deborah Hurley is Secretary.**

Statement by the Executive Director: The RAD project is progressing, with groundbreaking anticipated in July. A presentation will be made to the Township administration, including the councilmember, to discuss project developments. Additionally, a community meeting will be held on Thursday, January 30th, at 5:30 PM to provide residents with an update on the progress made so far. The importance of board member participation was emphasized.

Efforts are underway to secure a new truck and implement the security grant. Commissioner Thomas and Commissioner Telesnick's input in the truck selection process will be valuable and appreciated.

6. Approval of December 17, 2024, Regular Meeting Minutes

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Sonali Patel

**Discussions:** There was no discussion.

**Approved as follows:**

	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Lennox Small, Ed.D.	x			
Vice Chair Deborah Andrews	x			
Commissioner William Thomas	x			
Commissioner Toni Johnson	x			
Commissioner Sonali Patel	x			
Commissioner Brent Scott	x			
Commissioner Barry Telesnick	x			

**7. Resolutions**

**Resolution 1-1-2025 to approve vouchers for payment of invoices in the amount of \$250,781.65 for the month of January 2025.**

**Motion:** Vice Chair Deborah Andrews

**Second:** Commissioner Brent Scott

**Discussions: Executive Director's Report**

The Executive Director provided an explanation regarding the plumbing expense. An emergency at JEG required the replacement of a boiler, the same model purchased last year for \$47,045. Since the boiler was still under warranty, the plumber shipped it back to the manufacturer, and reimbursement is expected. A resolution addressing this bill will be presented soon.

A Commissioner inquired about the payment to the Woodbridge Housing Authority. Executive Director Deborah Hurley clarified that EHA has a two-year contract for a part-time social worker serving Highland Park on behalf of the agency. The social worker supports residents in 124 occupied units, many of whom are elderly, disabled, or experiencing mental health challenges. Additionally, EHA administration is working on securing a ROSS grant to enhance support services for these tenants.

**Approved as follows:**

	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Lennox Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews	X			
Commissioner William Thomas	X			

Commissioner Toni Johnson	X
Commissioner Sonali Patel	X
Commissioner Brent Scott	X
Commissioner Barry Telesnick	X

**Resolution 2-1-2025 authorizing the use of Capital Funds to pay Mitchell’s Plumbing and Heating for emergency boiler replacement services at Julius Engel Gardens.**

**Motion:** Vice Chair Deborah Andrews  
**Second:** Commissioner William Thomas

**Discussions:** Commissioners were inquiring about Mitchell’s Plumbing. Exec. Director, Deborah Hurley explained that Mitchell Plumbing was still under contract with EHA during the time emergency repairs were needed, which occurred during the holiday weekend. There was no further discussion.

**Approved as follows:**

	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Lennox Small, Ed.D.	X			
Vice Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

**Resolution 3-1-2025 by the Board of the Commissioner of the Edison Housing Authority to adopt the Utility Allowance Schedule.**

**Motion:** Commissioner Brent Scott  
**Second:** Commissioner Toni Johnson

**Discussions:** Section 8 Director Zena Sutton presented to the board on how the utility allowance works. Residents receive the allowance which is applied to the rent and is sent directly to PSE&G.

**Approved as follows:**

	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Lennox Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			

Commissioner Brent Scott	X
Commissioner Barry Telesnick	X

**8. Old Business:**

**a) Financial Summary for Review**

Finance Administrative Manager, Sarayu Saamera and Accountant managed to get everything up to date to ensure the financial summary is produced timely.

**b) Highland Park Housing Authority: Update**

HPHA audit has been completed which indicated that there were no findings. The Borough of Highland Park has been helpful in assisting with snow removal. The agency is now preparing the budget and rent collections are at 98%.

**9. Executive Directors Report:**

- a.) EHA audit was rescheduled for January 28<sup>th</sup>, since staff members have been sick. Plans are underway to work on the Annual and Five-Year Plans
- b.) Truck - EHA will need to purchase a truck. Commissioners Telesnick and Thomas are supporting the Executive Director with the specs to make sure it is a successful investment.
- c) RAD Community Meeting is on January 30, 2025 at 5:30 pm. Hope to see everyone at the community meeting.

**10. Open to Public at 7:56 pm**

**Motion:** Commissioner Barry Telesnick

**Second:** Vice Chair Deborah Andrews

**Public Portion:** No Discussion.

**Close Public Portion:** 7:56 pm

**Motion:** Commissioner Barry Telesnick

**Second:** Vice Chair Deborah Andrews

**Motion to adjourn:** Commissioner Barry Telesnick

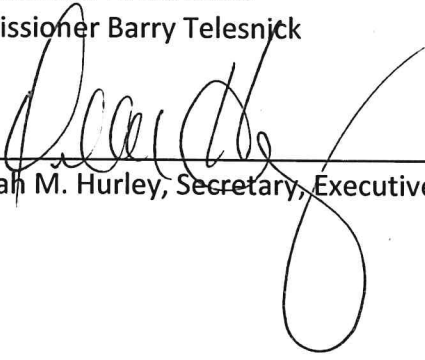
**Second:** Commissioner William Thomas

**11. Adjourned: 7:59 pm**

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Chairman Lennox Small, Ed.D.	X			

Vice Chair Deborah Andrews	X	
Commissioner William Thomas	X	
Commissioner Toni Johnson		X
Commissioner Sonali Patel	X	
Commissioner Brent Scott	X	
Commissioner Barry Telesnick		X



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Deborah M. Hurley, Secretary, Executive Director



# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 1/17/2025 Thru: 2/14/2025, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address							Print 1099
AB Universal Messaging	56-2554760	PO Box 195 Spring Lake NJ 07762							Yes
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/04/2025	6354	CHK	7380012520 25	answering service and Patch charges -	02/25	answering service -	\$95.44		\$95.44
<b>Totals For Vendor: AB Universal Messaging</b>									<b>\$95.44</b>
Aflac		1932 Wynnton Road Columbus GA 31999-0797							No
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/04/2025	6355	CHK	987795	insurance premium - J	02/25	insurance premium - Ja	\$264.50		\$264.50
<b>Totals For Vendor: Aflac</b>									<b>\$264.50</b>
Antonio Geva		L1 Willard Dunham Drive Edison NJ 08837							No
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/24/2025	6344	CHK	110624	reimb for assisting wit	01/25	reimb for assisting with t	\$37.50		\$37.50
<b>Totals For Vendor: Antonio Geva</b>									<b>\$37.50</b>
April Mobley		7 Catherine St Carteret NJ 07008							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>
02/14/2025	6370	CHK	012925	Mileage for Food Pant	02/25	Mileage for Food Pantry	\$67.20		\$67.20
<b>Totals For Vendor: April Mobley</b>									<b>\$67.20</b>
Breslin and Breslin, P.A.		41 Main Street Hackensack NJ 07601-7087							No
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6371	CHK	013125	legal services for Janu	02/25	legal services for Janua	\$2,580.00		\$5,160.00
			123124	legal services for Dec	02/25	legal services for Dece	\$2,580.00		
<b>Totals For Vendor: Breslin and Breslin, P.A.</b>									<b>\$5,160.00</b>
Cafe Gallo	26-3516239	1153 Inman Ave Edison NJ 08820							No
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6372	CHK	01925,02625	large Pizza -STEM-1/	02/25	6 large Pizza -STEM-1/	\$184.00		\$184.00
<b>Totals For Vendor: Cafe Gallo</b>									<b>\$184.00</b>
Carmen Amalbert		11 Vermeer Drive South Amboy NJ 08879							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>
02/14/2025	6373	CHK	021325- STEM	STEM Program table covers bought	02/25	STEM- Program table covers bought	\$11.00		\$11.00
<b>Totals For Vendor: Carmen Amalbert</b>									<b>\$11.00</b>
De Lage Landen Financial Services, Inc.		PO Box 41602 Philadelphia PA 19101-1602							No
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/04/2025	6356	CHK	83448906	REH copier lease 01/1	02/25	REH copier lease 01/15	\$366.37		\$366.37
02/14/2025	6374	CHK	83344479	REH copier lease 12/1	02/25	REH copier lease 12/15	\$366.37		
			83542516	REH copier lease 02/1	02/25	REH copier lease 02/15	\$384.69		
<b>Totals For Vendor: De Lage Landen Financial Services, Inc.</b>									<b>\$751.06</b>
<b>Totals For Vendor: De Lage Landen Financial Services, Inc.</b>									<b>\$1,117.43</b>
Denise Blake		614 Cranbury Road Unit 732 East Brunswick NJ 08816							No
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6375	CHK	020425	Executive housing ma	02/25	Executive housing man	\$205.00		\$455.00
			2024	2024 prescription eye	02/25	2024 prescription eyegl	\$250.00		
<b>Totals For Vendor: Denise Blake</b>									<b>\$455.00</b>

# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 1/17/2025 Thru: 2/14/2025, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address							Print 1099
E&G Exterminators, Inc		22-2901530	122 North Broadway South Amboy NJ 08879						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>
02/04/2025	6357	CHK	647837	REH & JEG monthly C	02/25	REH & JEG monthly CE	\$645.00		
			656649	REH & JEG monthly C	02/25	REH & JEG monthly CE	\$645.00		\$1,290.00
<b>Totals For Vendor: E&amp;G Exterminators, Inc</b>									<b>\$1,290.00</b>
Elizabethtown Gas			PO Box 6031 Bellmawr NJ 08099						No
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/04/2025	6358	CHK	0577138900-012525	REH Vacant apt gas 5 Weston 12/17/24-01/2	02/25	REH Vacant apt gas 5 Weston 12/17/24-01/21/	\$11.50		\$11.50
02/04/2025	6359	CHK	3922309254-012125	REH gas 12/17/24-01/21/25 -15 beaver A	02/25	REH gas 12/17/24-01/21/25 -15 beaver Av	\$1,354.59		\$1,354.59
<b>Totals For Vendor: Elizabethtown Gas</b>									<b>\$1,366.09</b>
Ferraro's Pizzeria			1067 Inman Avenue Edison NJ 08820						No
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6376	CHK	0037	food for STEM 01/23/2	02/25	food for STEM 01/23/20	\$278.60		\$278.60
<b>Totals For Vendor: Ferraro's Pizzeria</b>									<b>\$278.60</b>
General Security			271 Cox Street Roselle NJ 07203						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>
02/14/2025	6377	CHK	2036973	alarm monitoring & se	02/25	alarm monitoring & serv	\$297.42		\$297.42
<b>Totals For Vendor: General Security</b>									<b>\$297.42</b>
Giampaolo & Associates			467 Middletown Lincroft Road Lincroft NJ 07738						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>
02/14/2025	6378	CHK	021425	independent audit of fi	02/25	Independent audit of fin	\$11,900.00		\$11,900.00
<b>Totals For Vendor: Giampaolo &amp; Associates</b>									<b>\$11,900.00</b>
Got Trash?		20-4821850	P.O. Box 197 Marlboro NJ 07746						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>
02/14/2025	6379	CHK	11661	Junk Removal from U	02/25	Junk Removal from Unit	\$1,900.00		\$1,900.00
<b>Totals For Vendor: Got Trash?</b>									<b>\$1,900.00</b>
Grainger			Dept 836223800 Palatine IL 60038-0001						No
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6380	CHK	9384443397, 9384443405	Broadcast Spreader and Pneumatic Wheel	02/25	Broadcast Spreader and Pneumatic Wheel	\$419.02		\$419.02
<b>Totals For Vendor: Grainger</b>									<b>\$419.02</b>
Home Depot Credit Services			Dept 32 - 2531888992, PO Box 70293 Philadelphia PA 19176-0293						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>
02/14/2025	6381	CHK	3011112	REH maint materials-3	02/25	REH maint materials	\$463.90		
			12212	REH maint materials-b	02/25	REH maint materials	\$865.93		
			8324655	JEG maint material -D	02/25	JEG maint material	\$230.78		\$1,560.61
<b>Totals For Vendor: Home Depot Credit Services</b>									<b>\$1,560.61</b>
InterGlobe Communications, Inc.			4295 Arthur Kill Road Staten Island NY 10309						No
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6382	CHK	58292	REH telephone servic	02/25	REH telephone service	\$1,010.73		\$1,010.73
<b>Totals For Vendor: InterGlobe Communications, Inc.</b>									<b>\$1,010.73</b>

# Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 1/17/2025 Thru: 2/14/2025, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
Interstate Waste Services of New Jersey	22-3076098	PO Box 554744 Detroit MI 48255	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>
02/14/2025	6383	CHK	0010360249	REH trash service-Fe	02/25	REH trash service-Feb	\$2,000.00		
			0010375818	REH trash remove 30	02/25	REH trash remove 30Y	\$411.10		\$2,411.10
<b>Totals For Vendor: Interstate Waste Services of New Jersey</b>									<b>\$2,411.10</b>
Jolanta Kubacka		40 Koyen Street Fords NJ 08863	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>
02/14/2025	6384	CHK	013125	Mileage Jan 25 & Co	02/25	Mileage for the Food Pa	\$229.51		\$229.51
<b>Totals For Vendor: Jolanta Kubacka</b>									<b>\$229.51</b>
Jose Malave	141-58-6215	F6 Willard Dunham Drive Edison NJ 08837	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>
01/24/2025	6345	CHK	012025	snow removal help15.	01/25	now removal help15.50	\$248.00		\$248.00
02/14/2025	6385	CHK	021225	snow removal help8 h	02/25	now removal help 8 hou	\$128.00		\$128.00
<b>Totals For Vendor: Jose Malave</b>									<b>\$376.00</b>
Magic Touch Construction Co., Inc	22-1968634	59 W Front St. Keyport NJ 07735	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>
02/14/2025	6386	CHK	40617A	REH-12C Leak on Ra	02/25	REH-12C Leak on Radi	\$328.36		
			40812A	REH-15A Leak on Kitch	02/25	REH-15A Leak on Kitch	\$986.94		
			40616A	REH-7E New Radiator	02/25	REH-7E New Radiator i	\$2,112.05		
			40639A	REH-Main office cole	02/25	REH-Main office colem	\$11,102.49		
			40658A	REH-7E,7F Leak in w	02/25	REH-7E,7F Leak in wall	\$2,422.55		
			40628A	REH-Boiler Furnace n	02/25	REH-Boiler Furnace not	\$474.22		
			40653A	REH-6C Leak on Kitch	02/25	REH-6C Leak on Kitch	\$328.36		
			40783A	REH -Bldg. 9 Sewer b	02/25	REH -Bldg. 9 Sewer ba	\$2,513.35		
			40372A	JEG- S3 remove and r	02/25	JEG- S3 remove and re	\$1,208.58		
			40362A	REH-9B Radiator pipe	02/25	REH-9B Radiator pipe l	\$701.63		
			40250A	REH- Apt 15 E& F Hot	02/25	REH- Apt 15 E& F Hot	\$2,382.80		
			40453A	REH-9B Install New R	02/25	REH-9B Install New Ra	\$1,910.04		
			40905A	JEG-Safety relief valu	02/25	JEG-Safety relief value	\$964.80		
			40421A	JEG-Bldg. J Replace	02/25	JEG-Bldg. J Replace Ai	\$606.17		
			40361A	REH-10C Radiator Pip	02/25	REH-10C Radiator Pipe	\$275.61		
			40847A	JEG- Emergency Bldg	02/25	JEG- Emergency Bldg	\$9,570.98		
			40202A	JEG Hot water Not wo	02/25	JEG Hot water Not work	\$748.50		\$38,637.43
<b>Totals For Vendor: Magic Touch Construction Co., Inc</b>									<b>\$38,637.43</b>
Marczak's		247 Central Avenue Metuchen NJ 08840	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6387	CHK	1203	1996 Jeep Fix and rep	02/25	1996 Jeep Fix and repla	\$500.00		
			0117	2013 GMC Sierra towi	02/25	2013 GMC Sierra towin	\$950.00		\$1,450.00
<b>Totals For Vendor: Marczak's</b>									<b>\$1,450.00</b>
Marquise Webb	137-19-6991	10 A Cleveland Place Edison NJ 08820	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>
01/28/2025	6348	CHK	012025	snow removal help 9.5	01/25	snow removal help 9.5	\$152.00		\$152.00
02/14/2025	6388	CHK	020925	snow removal help 7.5	02/25	snow removal help 7.50	\$120.00		\$120.00
<b>Totals For Vendor: Marquise Webb</b>									<b>\$272.00</b>

# Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 1/17/2025 Thru: 2/14/2025, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
Metuchen Mower		865 Middlesex Avenue Metuchen NJ 08840	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6389	CHK	100208	chain saw carburetor	02/25	chain saw carburetor kit	\$362.39		\$362.39
<b>Totals For Vendor: Metuchen Mower</b>									<b>\$362.39</b>
Miaili Wilson		136-11-3493 17D Beaver Avenue Edison NJ 08820	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>
01/24/2025	6346	CHK	011325	Food pantry -part tim	01/25	Food pantry help -part ti	\$180.17		\$180.17
02/11/2025	6368	CHK	020525	Food pantry & Scout h	02/25	Food pantry help -part ti	\$135.75		\$135.75
02/11/2025	6369	CHK	020625STEM	Part time work 8.75hrs. @\$15 on 1/9,	02/25	Part time work 2.75 hrs. @\$15 -STEM	\$131.25		\$131.25
<b>Totals For Vendor: Miaili Wilson</b>									<b>\$447.17</b>
Middlesex Water Company		PO Box 826538 Philadelphia PA 19182-6538	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/04/2025	6360	CHK	5535300000 011525	Water bill for JEG for 12/13/24-01/15/25	02/25	Water bill for JEG for 12/13/24-01/15/25	\$8,491.76		\$8,491.76
<b>Totals For Vendor: Middlesex Water Company</b>									<b>\$8,491.76</b>
Mold Test Company		62 Industrial Park Road Dawsonville GA 30534	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>
02/11/2025	0	ZCA	035347	Mold test for REH -10	05/23	Mold test for REH -1000	\$469.00		\$469.00
			035347	Mold test for REH -10	07/23	Mold test for REH -1000	(\$469.00)		\$0.00
<b>Totals For Vendor: Mold Test Company</b>									<b>\$0.00</b>
Nan McKay & Associates, Inc.		1810 Gillespie Way Ste 202 El Cajon CA 92020	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>
02/14/2025	6390	CHK	INV296608	digital revision service	02/25	digital revision service o	\$478.00		\$478.00
<b>Totals For Vendor: Nan McKay &amp; Associates, Inc.</b>									<b>\$478.00</b>
NetConnect, Inc.		111 Storer Avenue Unit: Suite B2 Staten Island NY 10309	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6391	CHK	N9777	microsoft licenses,rem	02/25	microsoft licenses,remo	\$3,343.36		\$3,343.36
			N9790	remote & onsite maint.	02/25	remote & onsite maint.	\$1,176.58		\$4,519.94
<b>Totals For Vendor: NetConnect, Inc.</b>									<b>\$4,519.94</b>
New Jersey American Water		Box 371331 Pittsburgh PA 15250-7331	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/21/2025	6341	CHK	1018- 2100216056 05-112624	17 Beaver street A- REH water-10/26/24- 11/26/24	12/24	17 Beaver street-REH water- 10/26/24- 11/26/24	\$3,002.97		\$3,002.97
01/21/2025	6342	CHK	1018210021 902436 112624	8 Weston Forbes CT E Edison -10/26/24- 11/26/24	12/24	8 Weston Forbes CT E Edison - 10/26/24- 11/26/24	\$206.32		\$206.32
02/14/2025	6392	CHK	1018- 2100218371 12 012924	3 WESTON FORBES CT D EDISON- 12/25/24-01/29/25	02/25	3 WESTON FORBES CT D EDISON-12/25/24 -01/29/25	\$205.09		\$205.09
02/14/2025	6393	CHK	1018- 2100219027 95 012925	12 Wintergreen Ave WE Edison NJ- 12/25/24-01/29/25	02/25	12 Wintergreen Ave WE Edison NJ 12/25/24- 01/29/25	\$296.33		\$296.33
02/14/2025	6394	CHK	1018 2100189673 38 012925	1 wintergreen Ave. WB edison-12/25/24- 01/29/25	02/25	1 wintergreen Ave. WB edison- 12/25/24- 01/29/25	\$397.72		\$397.72

# Edison Housing Authority

## Vendor Payment History Report

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Check Name	SSN / TIN	Check Address	Print 1099
02/14/2025 6395	CHK	1018- 2100216566 96 012925 15 LYLE PLACE H EDISON-12/25/24-01/29/25	02/25 15 LYLE PLACE H EDISON-12/25/24-01/29/25 \$2,181.76 \$2,181.76
02/14/2025 6396	CHK	1018210021 657798-012925 11 LYLE PL A - 12/25/24-01/29/25	02/25 11 LYLE PL A - 12/25/24-01/29/25 \$336.35 \$336.35
02/14/2025 6397	CHK	1018- 2100218363 24-012925 9 LYLE PL H EDISON WATER BILL- 12/25/24-01/29/25	02/25 9 LYLE PL H EDISON WATER BILL-12/25/24-01/29/25 \$498.58 \$498.58
02/14/2025 6398	CHK	1018 2100219017 30 012925 7 Weston Forbes CT. D Edison- 12/25/24-01/29/25	02/25 7 weston forbes ct D Edison- 12/25/24-01/29/25 \$1,695.60 \$1,695.60
02/14/2025 6399	CHK	1018- 2100218406 99 012925 6 WESTON FORBES CT D-12/25/24-01/29/25	02/25 6 WESTON FORBES CT D-12/25/24-01/29/25 \$244.97 \$244.97
02/14/2025 6400	CHK	1018- 2100216056 05-012925 17 Beaver street A- REH water-12/25/24-01/29/25	02/25 17 Beaver street-REH water- 12/25/24-01/29/25 \$3,185.56 \$3,185.56
02/14/2025 6401	CHK	1018 2100216049 54 012925 14 rev Samuel carpenter water 12/25/24-01/29/25	02/25 14 rev Samuel carpenter water 12/25/24-01/29/25 \$40.75 \$40.75
02/14/2025 6402	CHK	1018210021 838511 012925 4 WESTON FORBES CT C-12/25/24-01/29/25	02/25 4 WESTON FORBES CT C-12/25/24-01/29/25 \$296.33 \$296.33
02/14/2025 6403	CHK	1018- 2100218393 85 012925 5 WESTON FORBES CT B -12/25/24-01/29/25	02/25 5 WESTON FORBES CT B 12/25/24-01/29/25 \$2,622.28 \$2,622.28
02/14/2025 6404	CHK	1018- 2100218378 15 012925 2 WESTON FORBES CT C EDISON- 12/25/24-01/29/25	02/25 2 WESTON FORBES CT C EDISON-12/25/24-01/29/25 \$285.48 \$285.48
02/14/2025 6405	CHK	1018210021 902436 012925 8 Weston Forbes CT E Edison -12/25/24-01/29/25	02/25 8 Weston Forbes CT E Edison - 12/25/24-01/29/25 \$235.49 \$235.49
02/14/2025 6406	CHK	1018- 2100219013 41 012925 8 Weston Forbes CT C Edison -12/25/24-01/29/25	02/25 8 Weston Forbes CT E Edison - 12/25/24-01/29/25 \$356.37 \$356.37

**Totals For Vendor: New Jersey American Water**

**\$16,087.95**

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
Nexacomm LLC 1869 E Seltice Way # 521 Post Falls ID 83854							No		
02/14/2025	6407	CHK	0005387	JEG telephone servic	02/25	JEG telephone service -	\$92.09		\$92.09

**Totals For Vendor: Nexacomm LLC**

**\$92.09**

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
NJ BLD. Laborers Statewide Welfare Fund 485 Route 1 south, Bld. B suite 401 Iselin NJ 08830							No		
02/14/2025	6408	CHK	013125	dues union 3 labor-1/	02/25	dues union 3 labor-1/1	\$1,646.44		\$1,646.44

**Totals For Vendor: NJ BLD. Laborers Statewide Welfare Fund**

**\$1,646.44**

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
Northeast Power Dry, Inc PO BOX 6803 Bridgewater NJ 08807							No		
01/21/2025	6343	CHK	Inv-081643	JEG- Emergency Sew	01/25	JEG- Emergency Sewer	\$379.08		\$379.08

**Totals For Vendor: Northeast Power Dry, Inc**

**\$379.08**

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
Optimum PO Box 70340 Philadelphia PA 19176-0340							No		
02/04/2025	6361	CHK	07875-207961-03-9-022125	JEG Internet 01/22/25 -02/21/25	02/25	JEG Internet 01/22/25-02/21/25	\$160.94		\$160.94

# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 1/17/2025 Thru: 2/14/2025, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address			Print 1099				
02/04/2025	6362	CHK	07875-453477-01-2-022125	maintenance internet service 01/22/25-02/21/25 Weston Forb	02/25	maintenance internet service 01/22/25-02/21/25	\$166.94		\$166.94
02/04/2025	6363	CHK	07875-386464-01-1-022125	REH office internet 01/22/25-02/21/25	02/25	REH office internet 01/22/25-02/21/25	\$190.94		\$190.94
<b>Totals For Vendor: Optimum</b>									<b>\$518.82</b>
Phoenix Specialties, LLC			650-C South Avenue Garwood NJ 07027			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6409	CHK	41911	maintenance material-	02/25	maintenance material-I	\$972.50		\$972.50
<b>Totals For Vendor: Phoenix Specialties, LLC</b>									<b>\$972.50</b>
Picture-It, Inc.			1703 Route 27 Edison NJ 08817			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6410	CHK	16291	nameplate for Commi	02/25	nameplate for Commis	\$20.00		\$20.00
02/14/2025	6411	CHK	16256	Walnut Gavel with bra	02/25	Walnut Gavel with bras	\$123.00		\$123.00
02/14/2025	6412	CHK	16250	4 nameplates-wood fi	02/25	4 nameplates-wood fini	\$80.00		\$80.00
02/14/2025	6423	CHK	16264	24 medallion for STE	02/25	24 medallion for STEM	\$129.60		\$129.60
<b>Totals For Vendor: Picture-It, Inc.</b>									<b>\$352.60</b>
PSE&G CO			PO Box 144444 New Brunswick NJ 08906-4444			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/28/2025	6350	CHK	1300007818 122024	REH Electric 11/19/24 to 12/20/24	01/25	REH Electric 11/19/24 to 12/20/24	\$3,231.37		\$3,231.37
02/04/2025	6364	CHK	6691572106-012125	JEG gas & electric 12/19/24-01/21/25	02/25	JEG gas & electric 12/19/24-01/21/25	\$11,203.09		\$11,203.09
02/04/2025	6365	CHK	7753579304-012325	Vacant Apt 4C -REH electric 12/21/24-01/2	02/25	4C Vacant REH electric 12/21/24-01/23/	\$6.00		\$6.00
02/04/2025	6366	CHK	7716007807-012325	Vacant Apt 15C -REH electric 12/21/24-01/2	02/25	15C Vacant REH electric 12/21/24-01/23/	\$16.57		\$16.57
02/04/2025	6367	CHK	1300007818 012325	REH Electric 12/20/24 -01/23/25	02/25	REH Electric 12/20/24-01/23/25	\$3,611.53		\$3,611.53
<b>Totals For Vendor: PSE&amp;G CO</b>									<b>\$18,068.56</b>
Quadient Leasing USA, Inc			Dept 3682, PO BOX 123682 Dallas TX 75312-3682			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>
01/28/2025	6351	CHK	Q1678696	postage meter Lease	01/25	postage meter Lease p	\$196.50		\$196.50
<b>Totals For Vendor: Quadient Leasing USA, Inc</b>									<b>\$196.50</b>
Rutgers University			Ctr. for Govt Serv, 3 Rutgers Plaza, 3rd Fl New Brunswick NJ 08901			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>
02/14/2025	6413	CHK	83723	Reg fee for Comm. Br	02/25	Reg fee for Comm. Bre	\$205.00		\$205.00
<b>Totals For Vendor: Rutgers University</b>									<b>\$205.00</b>
See-More TV & Appliance			551 Middlesex Avenue Metuchen NJ 08840			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6414	CHK	1316323	JEG -E1 Electric rang	02/25	JEG -E1 Electric range	\$705.00		\$705.00
<b>Totals For Vendor: See-More TV &amp; Appliance</b>									<b>\$705.00</b>
Staples			PO Box 70242 Philadelphia PA 19176-0242			No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
02/14/2025	6415	CHK	7003990794	office supplies-Heavy	02/25	office sup-address label	\$792.81		\$792.81
<b>Totals For Vendor: Staples</b>									<b>\$792.81</b>

# Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 1/17/2025 Thru: 2/14/2025, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099							
Steven Galante	151-82-0716	6 Atlantic Road Somerset NJ 08873	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>	
02/14/2025	6416	CHK	013125	Website maintenance	02/25	Website maintenance fo	\$150.00		\$150.00	
<b>Totals For Vendor: Steven Galante</b>									<b>\$150.00</b>	
Super Duper Deli		257 Talmadge Road Edison NJ 08817	No							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
01/29/2025	6352	CHK	13025	Sandwiches for RAD c	01/25	(Voided) Sandwiches fo	\$175.81	(\$175.81)	\$0.00	
01/31/2025	0	ZCA	13025	Sandwiches for RAD c	01/25	Sandwiches for RAD co	\$175.81			
			13025	Sandwiches for RAD c	01/25	Sandwiches for RAD co	(\$175.81)		\$0.00	
01/31/2025	6353	CHK	19	Sandwiches for RAD c	01/25	Sandwiches for RAD co	\$164.89		\$164.89	
<b>Totals For Vendor: Super Duper Deli</b>									<b>\$164.89</b>	
The Brooke Group LLC	27-0950485	209 E. Egnor Drive Absecon NJ 08205	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>	
02/14/2025	6417	CHK	EHA-GD12-2024	RAD Consulting - December 2024	02/25	RAD Consulting - December 2024	\$5,043.75		\$5,043.75	
<b>Totals For Vendor: The Brooke Group LLC</b>									<b>\$5,043.75</b>	
The Print Post		274 Chestnut Street Newark NJ 07105	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>	
01/27/2025	6347	CHK	32050	creative design and pr	12/24	creative design and prin	\$840.00		\$840.00	
<b>Totals For Vendor: The Print Post</b>									<b>\$840.00</b>	
The Sherwin Williams Co.		226 Talmadge Road Edison NJ 08817-2824	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>	
02/14/2025	6418	CHK	5264-8	JEG & REH 100 gals	02/25	JEG & REH 100 gals A	\$2,731.00		\$2,731.00	
<b>Totals For Vendor: The Sherwin Williams Co.</b>									<b>\$2,731.00</b>	
Verizon Wireless		PO Box 408 Newark NJ 07101-0408	No							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
02/14/2025	6419	CHK	6104757600	cell phone service 12/	02/25	cell phone service 12/2	\$359.87		\$359.87	
<b>Totals For Vendor: Verizon Wireless</b>									<b>\$359.87</b>	
Woodbridge Housing Authority		800B Bunns Lane Woodbridge NJ 07095	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>	
02/14/2025	6420	CHK	1012025	Administrative fee for	02/25	Administrative fee for S	\$2,083.33		\$2,083.33	
<b>Totals For Vendor: Woodbridge Housing Authority</b>									<b>\$2,083.33</b>	
Work 'N Gear, LLC		PO Box 843517 Boston MA 02284-3517	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>	
02/14/2025	6421	CHK	HA203749,H A203750	Embroidery charges on Uniforms-Nestor	02/25	Embroidery charges on Uniforms-HA203749	\$54.45		\$54.45	
<b>Totals For Vendor: Work 'N Gear, LLC</b>									<b>\$54.45</b>	
Yasir Riddick	153-17-7656	7 Weston Forbes Court, Apt C Edison NJ 08820	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>	
01/28/2025	6349	CHK	012025	snow removal help 9.5	01/25	snow removal help 9.5	\$152.00		\$152.00	
02/14/2025	6422	CHK	020925	snow removal help 7.5	02/25	snow removal help 7.50	\$120.00		\$120.00	
<b>Totals For Vendor: Yasir Riddick</b>									<b>\$272.00</b>	
<b>Grand Totals:</b>			<b>Total Payments:</b>				<b>51</b>	<b>\$136,806.48</b>		

**RESOLUTION # 1-2-2025**

**APPROVE VOUCHERS FOR PAYMENT OF INVOICES**

**WHEREAS**, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of February in the amount of \$136,806.48.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 1-2-2025 shall be approved.

**MOVED:** Commissioner William Thomas

**SECONDED:** Commissioner Sonali Patel

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox Small, Ed.D.	X			
Vice Chair Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson				X
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick				X

PASSED AND ADOPTED THE 18 day of February, 2025

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 February 18, 2025

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



**RESOLUTION # 2-2-2025**  
**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON**  
**TRANSMITTAL FORM**

**LOCAL AUTHORITIES**  
**BOARD RESOLUTION**

**PRESCRIBED BY**  
**THE NEW JERSEY LOCAL FINANCE BOARD**

**WHEREAS**, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and

**WHEREAS**, the annual audit report for the fiscal year ended June 30, 2024 has been completed and filed with the Housing Authority of the Town of Phillipsburg pursuant to N.J.S.A. 40A:5A-15, and

**WHEREAS**, N.J.S.A. 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments," "Recommendations," and "Schedule of Findings and Questioned Costs," and has evidenced that review by group affidavit in the form prescribed by the Local Finance Board, and

**WHEREAS**, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments," "Recommendations," and "Schedule of Findings and Questioned Costs," in accordance with N.J.S.A. 40A:5A-17.

**NOW, THEREFORE BE IT RESOLVED**, that the governing body of the Housing Authority of the Town of Phillipsburg hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended June 30, 2024, and specifically has reviewed the sections of the audit report entitled "General Comments," "Recommendations," and "Schedule of Findings and Questioned Costs," and has evidenced that review by group affidavit in the form prescribed by the Local Finance Board.

**BE IT FURTHER RESOLVED** that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

**IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON February 18, 2025** \_\_\_\_\_

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

*[Handwritten Signature]*  
2/19/2025

**RESOLUTION # 2-2-2025**  
**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON**  
**TRANSMITTAL FORM**

**LOCAL AUTHORITIES**  
**GROUP AFFIDAVIT FORM**

**PRESCRIBED BY**  
**THE NEW JERSEY LOCAL FINANCE BOARD**

**AUDIT REVIEW CERTIFICATE**

We, the members of the governing body of Housing Authority of the Township of Edison being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of the Housing Authority of the Township of Edison.
2. In performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of our Annual Housing Authority Audit report with the Clerk pursuant to N.J.S.A. 40A:5.6 for the year ending June 30, 2024.
3. We certify, that we have each reviewed the annual report for the fiscal year ended June 30, 2024 and specifically the section of the audit report entitled "Notes to Financial Statements", "Supplemental Information" and "Findings and General Comments and Recommendations".

NAME	SIGNATURE
<u>Chairman Lennox Small, Ed.D.</u>	_____
<u>Vice Chair Deborah Andrews</u>	_____
<u>Commissioner William Thomas</u>	_____
<u>Commissioner Toni Johnson</u>	_____
<u>Commissioner Sonali Patel</u>	_____
<u>Commissioner Brent Scott</u>	_____
<u>Commissioner Barry Telesnick</u>	_____

Sworn to and subscribed before me  
this 18 day of February 2025

Carmen H. Amalbert  
Notary Public of New Jersey

**MAGIC TOUCH CONSTRUCTION CO., INC.**  
 59 W FRONT ST, KEYPORT, NJ 07735  
 Phone: 732-888-9625 Fax: 732-888-9624  
 mtc@magictouchconstruction.com  
 Plumbing Lic # 36BI01267000 Electrical Lic # 34EI01543800  
 HVAC # 19HC00106100  
 G.C. Contractor Lic # 13VH01201100  
 \*CONSTRUCTION\*PLUMBING\*HVAC\*UNDERGROUND  
 UTILITY\*ELECTRICAL\*

Invoice

Invoice #:	40639A
Job Location	
Robert Holmes Gardens 14 Rev. Samuel Carpenter Blvd. Edison, NJ 08820	
Date	1/27/2025
P.O. No.	003482
Date of Service	1/24/2025

Customer

Edison Housing Authority  
 14 Rev Samuel Carpenter Blvd  
 Edison, NJ 08820

Visit us at: [www.magictouchplumbingheating.com](http://www.magictouchplumbingheating.com)

hours-Qty	Description	Unit Price	Total
	#5-12-2024		
16	1 plumber foreman @ 8 hours for (2) days (1/23 & 1/24)	137.11	2,193.76
16	1 plumber @ 8 hours for (2) days (1/23 & 1/24)	100.00	1,600.00
3	** extra work ** 1 plumber foreman @ 3 hours (1/24)	137.11	411.33
3	** extra work ** 1 plumber @ 3 hour (1/24)	100.00	300.00
	Subtotal		4,505.09
1	Coleman 100k btu furnace	4,077.64	4,077.64
1	Misc HVAC material	1,850.00	1,850.00
2	Truck consumables	35.00	70.00
	Subtotal		5,997.64
	10% Material Charge	10.00%	599.76
	Prop # 9470 - We will provide in install new 100k btu 96% efficient Coleman furnace to replace non working unit.		
	We performed work as per proposal # 9470.		

Terms	Net 30
Due Date	2/26/2025

Payments/Credits	<u>\$0.00</u>	Balance Due	<b>\$11102.49</b>
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NOTE  
 We specialize in construction, plumbing, electrical, underground utility, boilers and HVAC.

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 HVAC # 19HC00106100  
 G.C. Contractor Lic # 13VH01201100  
 \*CONSTRUCTION\*PLUMBING\*HVAC\*UNDERGROUND  
 UTILITY\*ELECTRICAL\*

Invoice

Invoice #:	40847A
Job Location	
1 Willard Dunham Dr Edison, NJ 08837	
Date	2/5/2025
P.O. No.	
Date of Service	2/5/2025

Customer

Edison Housing Authority  
 14 Rev Samuel Carpenter Blvd  
 Edison, NJ 08820

Visit us at: [www.magictouchplumbingheating.com](http://www.magictouchplumbingheating.com)

hours-Qty	Description	Unit Price	Total
	#5-12-2024		
2	1 plumber foreman @ 2 DT hours (2/2)	274.22	548.44
2	1 plumber @ 2 DT hours (2/2)	200.00	400.00
16	1 plumber foreman @ 8 hours (2/3 & 2/4)	137.11	2,193.76
16	1 plumber @ 8 hours (2/3 & 2/4)	100.00	1,600.00
6	1 plumber foreman @ 6 hours (2/5)	137.11	822.66
6	1 plumber @ 6 hours (2/5)	100.00	600.00
	Subtotal		6,164.86
1	2" IPS ball valve	359.65	359.65
1	1-1/2" IPS ball valves	158.65	158.65
2	2" Mega press slip coupling	199.96	399.92
1	2" x 12" black nipple	89.65	89.65
2	1 1/2" x 6" blk nipple	65.21	130.42
2	1 1/2 Mega press couplings	78.75	157.50
1	0-100 psi gauge 4.5"	58.95	58.95
2	Tyvek suit	36.99	73.98
8	1 1/4 PP 90	47.65	381.20
1	1 1/2 PP MALE ADP	68.95	68.95
4	1 1/4 male adapter pro press	52.36	209.44
2	1 1/4 x 10 copper type L	139.95	279.90
2	1 1/4 PP St 90	48.50	97.00
1	1 1/2 coupling PP	49.99	49.99
1	3/8 rod	42.95	42.95
7	1 1/4 x 1in wall of fiberglass insulation	19.58	137.06
6	3/8 washer/ nuts	2.36	14.16
3	6" metal sawzall blade	36.15	108.45

Terms	Net 30
Due Date	3/7/2025

Payments/Credits	Balance Due
NOTE	
We specialize in construction, plumbing, electrical, underground utility, boilers and HVAC.	
Page 1	

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 UTILITY\*ELECTRICAL\*

Invoice

Invoice #:	40847A
Job Location	
1 Willard Dunham Dr Edison, NJ 08837	
Date	2/5/2025
P.O. No.	
Date of Service	2/5/2025

Customer

Edison Housing Authority  
 14 Rev Samuel Carpenter Blvd  
 Edison, NJ 08820

Visit us at: [www.magictouchplumbingheating.com](http://www.magictouchplumbingheating.com)

hours-Qty	Description	Unit Price	Total
1	10 ft of 1 1/4 l copper	138.65	138.65
4	Truck consumables	35.00	140.00
	Subtotal		3,096.47
	10% Material Charge	10.00%	309.65
	<p>2/2 - Water gurgling under building F and drop in pressure in zone three . Upon arrival inspected underneath building F and heard water gurgling from air in the lines . No signs of any leaks . Went to boiler room and checked all gauges . Zone three is not losing any pressure but is stuck around 150 degrees while the other two zones are around 190. Both boilers are operating properly , also tested boilers feed line and everything is working properly . Building F is the only building without automatic bleeders and they would like them installed. Nestor did not want them installed today and said they would call back to schedule the work. Nestor also declined to have us go around the building and manually bleed out the air . Made material lists to install two new automatic bleeders at each end of building F.</p>		

Terms	Net 30
Due Date	3/7/2025

Payments/Credits	Balance Due
NOTE	
We specialize in construction, plumbing, electrical, underground utility, boilers and HVAC.	
Page 2	

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Invoice

Invoice #:	40847A
Job Location	
1 Willard Dunham Dr Edison, NJ 08837	
Date	2/5/2025
P.O. No.	
Date of Service	2/5/2025

Customer

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Visit us at: [www.magictouchplumbingheating.com](http://www.magictouchplumbingheating.com)

hours-Qty	Description	Unit Price	Total
	<p>2/3 - Heat line in crawl space line split between concrete floor and dumping water. No isolation valve for this section. Heat was shut down for entire development since last night. Had to cut in two new valves to isolate section. Pressurized system. Upon original inspection of break in line we noticed that most of the pipe in crawl space will be needed to be replaced. Nestor confirmed with Marc that this work is necessary. We will return.</p> <p>2/4 - Cut and removed damaged heat line. Work environment is about 60ft into crawl space. We removed as much water as we could by vacuuming. Hung rope lights along way. Cut vertical pipes coming through floor and removed nipples from fittings by pieing. Cut and removed pipe from below. Cleaned work area of insulation and pipe. Was able to remove and pie out nipples from fittings in crawl space. Began to re pipe. Will return tomorrow to complete new heat lines, new hangers, and re insulate.</p> <p>2/5 - Completed installation of new heat lines. Installed new hangers and pressurized system to check for leaks before installing insulation. Cleaned work area and removed debris. Bled air from system and made sure all units were hot and working properly. Obtained signature from Nestor.</p>		

Terms	Net 30
Due Date	3/7/2025

Payments/Credits	<u>\$0.00</u>	Balance Due	<b>\$9570.98</b>
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NOTE  
 We specialize in construction, plumbing, electrical, underground utility, boilers and HVAC.  
 Page 3

## RESOLUTION #3-2-2025

### RESOLUTION AUTHORIZING THE USE OF CAPITAL FUNDS TO PAY MAGIC TOUCH PLUMBING FOR EMERGENCY SERVICE FOR FURNACE REPLACEMENT AT REH AND HEATING SYSTEM REPLACEMENT AT JEG.

**WHEREAS**, the Edison Housing Authority has a responsibility to ensure the safety, and well being of residents living at both Julius Engel Gardens and Robert Holmes Gardens; and

**WHEREAS**, the Edison Housing Authority desires to secure funds from the Capital Fund to pay Magic Touch Plumbing for service for emergency replacement of the furnace at Robert E. Holmes and heating system replacement at Julius Engel Gardens; and

**WHEREAS**, the housing authority's fee accountant has determined that sufficient funding is available in the Capital Fund Project to support the necessary plumbing expenses that have occurred at Julius Engel Gardens during the month of February 2025; and

**WHEREAS**, expenditure from the Capital Fund shall total \$20,673.47, and;

**NOW THEREFORE, BE IT RESOVLED** by the Board of Commissioners that the executive director is authorized to use capital funds to pay Magic Touch Plumbing in the sum of \$20,673.47.

**MOVED:** Commissioner William Thomas

**SECONDED:** Vice Chair Deborah Andrews

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox Small, Ed.D.	X			
Vice Chair Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson				X
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick				X

PASSED AND ADOPTED THE 18 day of February 2025.

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 February 18, 2025

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

**RESOLUTION# 4-2-2025**

**APPROVE STAFF AND COMMISSIONERS TO TRAVEL TO THE NJNAHRO TRAINING CONFERENCE ON APRIL 27 TO 30, 2025 AT THE BORGATA HOTEL & CASINO, ATLANTIC CITY, NEW JERSEY.**

**WHEREAS**, the Edison Housing Authority has determined that it is in the Authority's best interest to provide continuing education for its Commissioners and Staff, and

**WHEREAS**, It is the Board of Commissioner's desire to attend NJNAHRO Annual Training Conference from April 27 to 30, 2025, Borgata Hotel & Casino, Atlantic City, NJ; and

**WHEREAS**, the staff and the Executive Director have determined that budgeted funds are available to pay the expenses of attendance; and

**NOW THEREFORE, BE IT RESOVLED** by the Board of Commissioners of the Edison Housing Authority, that Resolution Number 4-2-2025, authorizing staff and commissioners to attend NJNAHRO Training Conference is hereby approved.

**MOVED:** Vice Chair Deborah Andrews

**SECONDED:** Commissioner Brent Scott

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox Small, Ed.D.	X			
Vice Chair Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson				X
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick				X

PASSED AND ADOPTED THE 18 day of February 2025

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 February 18, 2025

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



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

<b>JANUARY 31, 2025 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC</b>				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
<b>OPERATING REVENUE</b>				
Tenant Rental Revenue	\$ 538,475	\$ 490,000	\$ 48,475	9.9%
Operating Subsidy	575,908	585,373	(9,465)	-1.6%
CDBG Grant Revenue	4,915	11,667	(6,752)	-57.9%
Other Revenue	229,659	196,816	32,844	16.7%
Year-to-Date Operating Revenue	<u>1,348,957</u>	<u>1,283,855</u>	<u>65,102</u>	<u>5.1%</u>
<b>OPERATING EXPENSES</b>				
Salaries & Benefits	551,928	553,248	1,320	0.2%
Utilities Expense	251,880	256,083	4,203	1.6%
Maintenance Materials & Contract Costs	111,814	172,667	60,853	35.2%
RAD Consulting Fees	28,756	26,250	(2,506)	-9.5%
Other Operating Expenses	249,303	228,346	(20,957)	-9.2%
Year-to-Date Operating Expenses	<u>1,193,681</u>	<u>1,236,594</u>	<u>42,913</u>	<u>3.5%</u>
Net Operating Surplus / (Deficit)	<u>\$ 155,276</u>	<u>\$ 47,261</u>	<u>\$ 108,015</u>	<u>228.5%</u>

<b>JANUARY 31, 2025 FISCAL YTD OPERATING SUMMARY HCV PROGRAM</b>			
	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 327,686	\$ 3,034,060	\$ 3,361,746
<b>Operating Expenses:</b>			
Salaries & Benefits	(84,250)	-	(84,250)
Other Admin. Expense	(151,420)	-	(151,420)
Housing Assistance Payments	-	(3,034,060)	(3,034,060)
Net Operating Surplus / (Deficit)	<u>\$ 92,016</u>	<u>\$ -</u>	<u>\$ 92,016</u>

<b>UNRESTRICTED CASH &amp; INVESTMENTS</b>		
	<u>January 2025</u>	<u>December 24</u>
Public Housing & Business Activities	\$ 1,980,339	\$ 2,093,908
Housing Choice Voucher / Cont. of Care	988,750	620,858
Housing Authority Total	<u>2,969,089</u>	<u>2,714,766</u>
Component Unit EHA	671,316	669,766
Unrestricted Cash & Investments	<u>\$ 3,640,405</u>	<u>\$ 3,384,532</u>

<b>GRANT SUMMARY</b>				
	<u>CFP 2022</u>	<u>CFP 2023</u>	<u>CFP 2024</u>	<u>CFP 2024 E</u>
Total Budget (excl. debt service)	\$ 349,797	\$ 352,153	\$ 368,789	\$ 250,000
Total Funds Obligated	349,797	149,952	-	-
Total Funds Expended	218,039	149,952	-	-
Unobligated Funds	-	202,201	368,789	250,000
Unexpended Funds	131,758	202,201	368,789	250,000

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
PRELIMINARY FINANCIAL SUMMARY NOTES  
January 31, 2025

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating profit through January 31, 2025 (7 months of the fiscal year) is \$155,276.

Operating Revenues – YTD operating revenues are \$1,348,957, or \$65,102 (5.1%) better than budget.

- Tenant rental revenue is \$538,475 or \$48,475 (9.9%) better than budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is currently above \$210,000. The Authority should also begin to evict tenants who are several months behind on paying their rent. The tenant accounts receivable detail report should be reviewed by the Executive Director and Housing Managers each month to determine the tenant balances that can be collected and the balances that should be written off as uncollectible.
- Operating subsidy is \$575,908, or \$9,465 (1.6%) below budget, due to HUD's allocation methodology.
- CDBG grant revenue is \$4,915, or \$6,752 (57.9%) below budget. The Authority received an approximate \$5,000 reimbursement for expenses related to STEM program. This is a cost reimbursement grant, so the Authority will be reimbursed for expenses as they submit them to the state/county.
- Other revenue is \$229,659 or \$32,844 (16.7%) above budget. Other revenue includes management fees from the HCV program and Highland Park HA, interest and other miscellaneous revenues. Other revenue is above budget primarily because of increased fees from the HCV program due to an increase in unit months leased, and higher interest rates at the bank.

Operating Expenses – YTD operating expenses are \$1,193,681 or \$42,913 (3.5%) lower than budget.

- Salaries and benefits are \$551,928, or \$1,320 (0.2%) better than budget, due to slightly lower than anticipated employee benefits costs.
- Utilities expenses are \$251,880, or \$4,203 (9.3%) better than budget. EHA utility expenses have increased as we've now encountered the cold winter weather.
- Maintenance materials/contracts expenses are \$111,814 or \$60,853 (35.2%) better than budget. The Authority has used approximately \$190,000 of CFP funds to pay for major improvements such as plumbing upgrades, bathroom renovations, and the basketball/tennis courts. These upgrades are major capital expenditures and recorded as fixed asset additions rather than maintenance expenses.
- RAD Consulting fees are \$28,756, or \$2,506 (9.5%) higher than budget. These expenses are all from The Brooke Group, LLC.
- Other operating expenses are \$249,303, or \$20,957 (9.2%) higher than budget. These expenses include legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, IT expenses and CDBG grant related expenses.

Housing Choice Voucher Program

EHA's Housing Choice Voucher program's fiscal YTD net operating profit at January 31, 2025 is \$92,016. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$92,016 more than the YTD actual expenses incurred. Edison HA's HCV program has received an increase in administrative funding from HUD during the last couple months.

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. Total unrestricted cash and investments is \$3,640,405. The Continuum of Care program drew-down over \$500,000 of grant revenue in January 2025.

Grant Summary

The Authority has approximately \$953,000 of unexpended capital funds available for upcoming capital improvement projects. Please note the \$250,000 2024 Emergency Grant has already been earmarked for security cameras.