

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

**Tuesday, October 21, 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 September 16, 2025, Regular Meeting Minutes

6. Resolutions:

- |           |  |
|-----------|--|
| 1-10-2025 | Resolution to approve vouchers for payment of invoices in the amount of \$151,401.30 for the month of October.                                   |
| 2-10-2025 | Resolution authorizing the Edison Housing Authority to dispose of non-working maintenance truck by auction on GOVDEALS.                          |
| 3-10-2025 | Resolution by the commissioners of the Edison Housing Authority to authorize the approval of Fair Market Rents for the Edison Housing Authority. |

7. Old Business:

- a.) RAD Update
- b.) FSS Program Update
- c.) Highland Park Update

8. New Business:      Executive Director Report

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

**Tuesday, October 21, 2025**  
**6:00 pm**

9. Public Portion

10. Adjournment

**EDISON HOUSING AUTHORITY  
BOARD MEETING**

September 16, 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 6:04 pm.

Please note that adequate notice of this meeting as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the 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.

**Roll Call**

**In attendance:** Chairman Lennox Small Ed. D., Vice Chair Deborah Andrews(6:18 PM), Commissioner Barry Telesnick, Commissioner Brent Scott, Commissioner Sonali Patel, Commissioner William Thomas, Commissioner Toni Johnson, Deborah Hurley Executive Director, and Terrance Corriston, Esq. EHA

**Absent:** None

**Approval of Minutes:**

Minutes of July 15, 2025 meeting.

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Toni Johnson

**Discussions:** No Discussion

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews			X	
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Brent Scott	X			
Commissioner Sonali Patel	X			
Commissioner William Thomas	X			

**1-9-2025 Resolution to approve vouchers for payment of invoices in the amount of \$182,031.51 for the month of August and September.**

**Motion:** Commissioner Toni Johnson

**Second:** Commissioner Sonali Patel

**Discussion:** Executive Director Deborah Hurley explained that some payments listed were for the instructors that helped us launch our tennis and basketball summer program. Many kids participated, especially in tennis, including those from public housing whose camp fees were also covered. Given the strong interest, especially in tennis the program should continue next summer.

Additional discussion on the plumbing work noted with how recurring issues have been handled and the high costs incurred; however, it was clarified that the root cause was a main line sewer break.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews			X	
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Brent Scott	X			
Commissioner Sonali Patel	X			
Commissioner William Thomas	X			

**2-9-2025 Resolution by the Board of Commissioners of the Edison Housing Authority Approving the staff and commissioners to attend the 2025 NJNAHRO full training conference.**

**Motion:** Commissioner William Thomas

**Second:** Commissioner Toni Johnson

**Discussion:** It was noted that Zulika temp staff will be the point of contact to compile coordinate the list of attendees.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews			X	
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson	X			



Commissioner Brent Scott	X
Commissioner Sonali Patel	X
Commissioner William Thomas	X

**3-9-2025 Resolution approving and authorizing the Executive Director Execute the Purchase of a Maintenance Truck.**

**Motion:** Commissioner William Thomas

**Second:** Commissioner Brent Scott

**Discussion:**

Credit was given to Director of Housing, Jolanta Kabaka, Director of Housing for her work in reviewing the list of companies, comparing options, and negotiating the best price from the state approved vendor list. With approval from the board, the order will be signed and placed, with delivery expected by the first or second week of December.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews			X	
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Brent Scott	X			
Commissioner Sonali Patel	X			
Commissioner William Thomas	X			

**4-9-2025 Resolution by the Commissioners of the Edison Housing Authority approving the revisions made to the Housing Authorities Significant Amendment.**

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Toni Johnson

**Discussion:**

The Executive Director reported that the significant amendment is a required document that must be included as part of the closing packet for the RAD project, which is currently under review. HUD requested revisions to the Housing Authority’s annual plan to reflect the RAD conversion anticipated budget for the project, including documentation of unit conversions and resident notification procedures. Since final figures are not yet determined, HUD instructed the Authority to include the highest estimated amount to ensure compliance.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews	X			
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Brent Scott	X			
Commissioner Sonali Patel	X			
Commissioner William Thomas	X			

**5-9-2025 Resolution to approve the opening of a new bank account at Provident Bank for the Family Self-Sufficiency FSS Escrow Funds.**

**Motion:** Commissioner Sonali Patel

**Second:** Commissioner Brent Scott

**Discussion:** The Board approved the FSS escrow account process update and acknowledged a client’s readiness for graduation.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews	X			
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Brent Scott	X			
Commissioner Sonali Patel	X			
Commissioner William Thomas	X			

**6-9-2025 Resolution authorizing payment of application fee to PGIM Real Estate Agency for the RAD Conversion at Robert Holmes Gardens.**

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Deborah Andrews

**Discussion:** The Board authorized payment of the Prudential application fee to advance the mortgage lending process.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews	X			
Commissioner Barry Telesnick	X			

Commissioner Toni Johnson	X
Commissioner Brent Scott	X
Commissioner Sonali Patel	X
Commissioner William Thomas	X

### **Staff Reports:**

#### Section 8 Program

Zena Sutton , Director of Section 8 reported the following:

- Section 8 program is financially on target with 341 families housed.
- Graduation of an FSS participant who purchased a home and approved continued management of escrow accounts.
- We achieved High Performer status under HUD guidelines this year.

Executive Deborah Hurley, recognized staff for their effective communication and follow-up with families; potential program staffing expansion was mentioned as a need to be expanded on in 2026. year.

#### **Executive Director Report:**

- Edison Housing Authority and Highland Park Authority property achieved HUD High Performer status.
- Resident Commissioner for HPHA was appointed.
- Public Housing Maintenance issues at EHA included: Summer sewage problems and remain an issue at both properties, payment agreements and court actions remain in progress for residents at both properties.
- Capital improvements and security projects underway, including camera installation at Robert Holmes property.

### **New Business:**

Executive Director, Deborah Hurley mentioned that there are several community initiatives that have taken place and are on the horizon for the end of 2025:

- Back-to-school program was a success serving more than served 200+ families and included haircuts for boys;
- STEM Program will begin in mid September and the Girl Scouts program is being supported by a grant this year.
- RAD Community meetings is scheduled for September 24th

Commissioner Toni Johnson inquired about the concerning incident with a resident living at Julius Engel Gardens. Deborah Hurley, Executive Director provided insight about the meeting with the family to assist with deescalating the concerns and suggested additional measures be implemented by the family to ensure that everyone is safe.

**Motion to enter public meeting at 6:42 pm:** Vice Chair Deborah Andrews

**Seconded:** Commissioner Sonali Patel

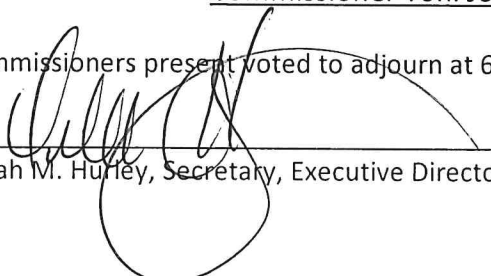
**Motion to close public meeting at 6:42pm :** Commissioner William Thomas

**Seconded:** Vice Chair Deborah Andrews

**Motion to adjourn:** Commissioner William Thomas

**Seconded:** Commissioner Toni Johnson

All commissioners present voted to adjourn at 6:44 PM



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Deborah M. Hurley, Secretary, Executive Director

## Edison Housing Authority Vendor Payment History Report

Check Name	SSN / TIN	Check Address
AB Universal Messaging	56-2554760	PO Box 195 Spring Lake NJ 07762

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6958	CHK	738009062025	Answering service and Patch charges -Sep 2025	09/25	\$90.64		\$90.64
10/07/2025	6975	CHK	738010042025	answering service and Patch charges -Oct 2025-Columbus day Holiday Charges	10/25	\$113.20		\$113.20

**Totals For Vendor: AB Universal Messaging** **\$203.84**

Acuity Specialty Products Inc	PO Box 3338 Boston MA 02241-3338
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	6990	CHK	9011876268	REH cleaning supplies, Wipes, Drain Solvent	10/25	\$394.96		
			9011876269	JEG- cleaning supplies, Wipes, Drain Solvent	10/25	\$297.78		\$692.74

**Totals For Vendor: Acuity Specialty Products Inc** **\$692.74**

Aflac	PO Box 535178 Pittsburgh PA 15253-5178
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	6991	CHK	603308	Insurance premium - September 2025	10/25	\$264.50		\$264.50

**Totals For Vendor: Aflac** **\$264.50**

AFSCME NJ Council 63	2653-A Whitehorse-Hamilton Sq Road
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	6992	CHK	093025	union dues Geva & Lopez Sep 2025	10/25	\$93.88		\$93.88

**Totals For Vendor: AFSCME NJ Council 63** **\$93.88**

Amazon Capital Services, Inc	45-3328644	PO BOX 035184 Seattle WA 98124
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	6993	CHK	1J9P-GX91-9XVF	office supplies & Business Prime Annual membership fee	10/25	\$179.00		
			1CLG-PC6P-99LY	2 American Flag 5*8 bought	10/25	\$79.98		\$258.98

**Totals For Vendor: Amazon Capital Services, Inc** **\$258.98**

April Mobley	7 Catherine St Carteret NJ 07008
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/08/2025	6987	CHK	10325-Exp	Food bought for Meeting 10/3/2025	10/25	\$111.65		\$111.65
10/17/2025	6994	CHK	093025	Mileage for Food Pantry 192 miles for September 2025	10/25	\$134.40		\$134.40

**Totals For Vendor: April Mobley** **\$246.05**



Breslin and Breslin, P.A. 41 Main Street Hackensack NJ 07601-7087

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6959	CHK	083125	legal services for Aug 2025	09/25	\$2,580.00		\$2,580.00
10/17/2025	6995	CHK	093025	legal services for Sep 2025	10/25	\$2,580.00		
			100225-evictions	Eviction complaints filed for 4 tenants @\$57 and 2warrants @\$42-2 certified notices- @\$11.02	10/25	\$334.04		\$2,914.04
<b>Totals For Vendor: Breslin and Breslin, P.A.</b>								<b>\$5,494.04</b>

Cafe Gallo 26-3516239 1153 Inman Ave Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	6996	CHK	100825-STEM	5 large Pizza -STEM	10/25	\$79.00		\$79.00
<b>Totals For Vendor: Cafe Gallo</b>								<b>\$79.00</b>

Cozette L Randolph 137-48-1492 294 Green Strret Woodbridge NJ 07095

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/01/2025	6974	CHK	007	Administrative fee for Social worker at HPHA- September 2025	10/25	\$1,559.52		\$1,559.52
<b>Totals For Vendor: Cozette L Randolph</b>								<b>\$1,559.52</b>

De Lage Landen Financial PO Box 825736 Philadelphia PA 19182-5736

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	6997	CHK	592598238	REH copier lease 10/15/2025-11/14/2025	10/25	\$366.37		\$366.37
<b>Totals For Vendor: De Lage Landen Financial Services, Inc.</b>								<b>\$366.37</b>

Deborah Hurley 1434 Maplewood Terrace Plainfield NJ 07060

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6960	CHK	091625	Coffee bought for Board meeting -exp reim 9/16/25	09/25	\$27.11		\$27.11
<b>Totals For Vendor: Deborah Hurley</b>								<b>\$27.11</b>

DWC Enterprises Inc P.O. Box 1293 Maplewood NJ 07040

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/07/2025	6976	CHK	3522	REH & JEG lawn maint.- Sept 2025	10/25	\$2,691.66		\$2,691.66
<b>Totals For Vendor: DWC Enterprises Inc</b>								<b>\$2,691.66</b>

E&G Exterminators, Inc 22-2901530 122 North Broadway South Amboy NJ 08879

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/07/2025	6977	CHK	677236	REH 4A Treat for Bees	10/25	\$175.00		
			674647	REH & JEG monthly Pest Control contract- July 2025	10/25	\$655.00		

			676448	REH 7A Treat for Bees	10/25	\$175.00		\$1,005.00
10/17/2025	6998	CHK	678862	REH & JEG monthly Pest Control contract-Sep 2025	10/25	\$655.00		\$655.00

**Totals For Vendor: E&G Exterminators, Inc** **\$1,660.00**

Edison Township Division 100 Municipal Blvd Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	6999	CHK	25100122595	12 Non-LHU registration fee 2500-4999Sq Ft.-25-26	10/25	\$175.00		\$175.00

**Totals For Vendor: Edison Township Division of Fire** **\$175.00**

Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/07/2025	6978	CHK	0577138900-091825	REH Vacant apt gas 5 Weston 8/20/25-9/18/25	10/25	\$11.50		\$11.50
10/07/2025	6979	CHK	4458334671-092225	REH gas-14 Cleveland place-8/20/25-9/18/25	10/25	\$41.67		\$41.67
10/07/2025	6980	CHK	3922309254-092225	REH gas-15 beaver Ave-8/20/25-9/18/25	10/25	\$727.31		\$727.31
10/17/2025	7000	CHK	3996554541-09/30/25	REH gas 5 Weston Forbes -08/31/2025-09/30/2025	10/25	\$2,746.16		\$2,746.16

**Totals For Vendor: Elizabethtown Gas** **\$3,526.64**

Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7001	CHK	093025	Gas fuel - September 2025	10/25	\$141.00		\$141.00

**Totals For Vendor: Enes Service Center LLC** **\$141.00**

Ferraro's Pizzeria 1067 Inman Avenue Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7002	CHK	0069-STEM	Food for Children- 20 Pizza, Chips STEM 10/15/2025	10/25	\$201.50		\$201.50

**Totals For Vendor: Ferraro's Pizzeria** **\$201.50**

Gurney Electric LLC 93 Spruce Street Port Reading NJ 07064

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6961	CHK	17788	REH-Apt 1B Power issue, burned breaker, changed	09/25	\$254.95		\$254.95

**Totals For Vendor: Gurney Electric LLC** **\$254.95**

Home Depot Credit Dept 32 - 2531888992,PO Box 70293

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7003	CHK	0903-092425	JEG & REH maint materials -09/03/25 - 09/24/25 Storm Door, Paints ,Vinyl plank flooring	10/25	\$3,949.72		\$3,949.72



<b>Totals For Vendor: Home Depot Credit Services</b>	<b>\$3,949.72</b>
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InterGlobe 4295 Arthur Kill Road Staten Island NY 10309	
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7004	CHK	69253	REH telephone service - Oct 2025	10/25	\$1,021.18		\$1,021.18

<b>Totals For Vendor: InterGlobe Communications, Inc.</b>	<b>\$1,021.18</b>
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Interstate Waste Services 22-3076098 PO Box 554744 Detroit MI 48255	
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6962	CHK	0011224693	REH trash remove 30YD roll off-Account l#766660 on 08/29/25	09/25	\$417.40		\$417.40
10/07/2025	6981	CHK	0011406298	REH trash service-Oct 2025 Account #766660	10/25	\$2,000.00		\$2,000.00
10/17/2025	7005	CHK	0011432571	REH trash remove 30YD roll off-Account l#766660 on 09/17/25	10/25	\$430.00		\$430.00

<b>Totals For Vendor: Interstate Waste Services of New Jersey</b>	<b>\$2,847.40</b>
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James Holliman 148-52-5589 7 B Weston Forbes Ct. Edison NJ 08820	
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6963	CHK	091225	Part time Maintenance help12 hours @\$16/hr. - 09/01/25 to 09/12/25	09/25	\$192.00		\$192.00
10/10/2025	6988	CHK	092625	Part time Maintenance help12 hours @\$16/hr. - 09/15/25 to 09/26/25	10/25	\$192.00		\$192.00
10/17/2025	7038	CHK	101025	Part time Maintenance help12 hours @\$16/hr. - 09/29/25 to 10/10/25	10/25	\$192.00		\$192.00

<b>Totals For Vendor: James Holliman</b>	<b>\$576.00</b>
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JCR Tree Service LLC 46-2546469 257 Mountain Ave North Plainfield NJ 07060-1440	
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7006	CHK	1086	jeg removed & prune trees, build retaining wall around trees	10/25	\$3,700.00		\$3,700.00

<b>Totals For Vendor: JCR Tree Service LLC</b>	<b>\$3,700.00</b>
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Jolanta Kubacka 40 Koyen Street Fords NJ 08863	
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6971	CHK	092425	Mileage & exp reim for RAD Meeting -09/24/25	09/25	\$588.47		\$588.47
10/17/2025	7007	CHK	100825-STEM	Chips bought for STEM exp reim -10/08/2025	10/25	\$100.31		\$100.31
10/17/2025	7008	CHK	10725	Mileage & exp reim for fall festival-JEG-10/8/2025	10/25	\$124.48		\$124.48

<b>Totals For Vendor: Jolanta Kubacka</b>	<b>\$813.26</b>
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KYOCERA Document 225 Sand Road Unit: Suite 100 Fairfield NJ

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7009	CHK	55K1788691	copies contract overage charge 07/03/25 - 10/02/25	10/25	\$309.34		\$309.34

**Totals For Vendor: KYOCERA Document Solutions NY Metro, Inc** **\$309.34**

Madeline Cook 115 Ridgeley Avenue Iselin NJ 08830

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7010	CHK	0701-123125-2nd half	Medicare premium reimb. 7/1/2025-12/31/2025	10/25	\$1,646.00		\$1,646.00

**Totals For Vendor: Madeline Cook** **\$1,646.00**

Magic Touch Construction 22-1968634 59 W Front St. Keyport NJ 07735

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7011	CHK	44894A-P	JEG-B1 cold water Spigot Leaking & Value - Repaired	10/25	\$3,550.78		\$3,550.78

**Totals For Vendor: Magic Touch Construction Co., Inc** **\$3,550.78**

McLaughlin Stauffer &amp; 4814 Outlook Drive Unit: Suite 112 Wall

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7012	CHK	09-21826	legal services(labor matters)-September 2025	10/25	\$904.50		\$904.50

**Totals For Vendor: McLaughlin Stauffer & Shaklee, PC** **\$904.50**

Miaili Wilson 136-11-3493 17D Beaver Avenue Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/22/2025	6956	CHK	091625	Food pantry help -part time \$16 8/27/25 to 9/16/25	09/25	\$443.68		\$443.68
10/10/2025	6989	CHK	100725	Food pantry help -part time \$16 9/17/25 to 10/7/25	10/25	\$288.00		\$288.00

**Totals For Vendor: Miaili Wilson** **\$731.68**

Middlesex Water PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6964	CHK	5535300000 091525	Water bill for JEG for 08/14/2025- 09/15/2025	09/25	\$5,426.87		\$5,426.87

**Totals For Vendor: Middlesex Water Company** **\$5,426.87**

National Center for Housing Management 115 Solana Drive, Unit D Ponte Vedra Beach FL 32082

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/29/2025	6972	CHK	INV-13803	Tax Credit Specialist online Training - Sarayu, Zena and Deborah	09/25	\$2,850.00		\$2,850.00

**Totals For Vendor: National Center for Housing Management** **\$2,850.00**

NetConnect, Inc. 111 Storer Avenue Unit: Suite B2 Staten Island

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
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10/17/2025	7013	CHK	N10578	remote & onsite maint. of networks-Oct 2025	10/25	\$1,176.58		\$1,176.58
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<b>Totals For Vendor: NetConnect, Inc.</b>	<b>\$1,176.58</b>
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New Jersey American Water	Box 371331 Pittsburgh PA 15250-7331
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7023	CHK	1018 21001896733 8 092625	1 wintergreen Ave. WB edison-08/28/25- 09/26/25	10/25	\$356.35		\$356.35
10/17/2025	7024	CHK	1018 21002160495 4 092625	14 rev Samuel carpenter water 08/28/25-09/26/25	10/25	\$150.28		\$150.28
10/17/2025	7025	CHK	1018- 21002160560 5-092625	17 Beaver Street A-REH water-08/28/25-09/26/25- Balance	10/25	\$510.48		\$510.48
10/17/2025	7026	CHK	1018- 21002165669 6 092725	15 LYLE PLACE H EDISON-08/28/25- 09/26/25	10/25	\$1,530.55		\$1,530.55
10/17/2025	7027	CHK	10182100216 57798-092625	11 LYLE PL A - 08/28/25-09/26/25	10/25	\$325.02		\$325.02
10/17/2025	7028	CHK	1018- 21002183711 2 092625	3 WESTON FORBES CT D-08/28/25-09/26/25	10/25	\$356.35		\$356.35
10/17/2025	7029	CHK	1018- 21002183781 5 092625	2 WESTON FORBES CT C-08/28/25-09/26/25	10/25	\$335.74		\$335.74
10/17/2025	7030	CHK	10182100218 38511 092625	4 WESTON FORBES CT C-08/28/25-09/26/25	10/25	\$222.39		\$222.39
10/17/2025	7031	CHK	1018- 21002183938 5 092625	5 WESTON FORBES CT B -08/28/25- 09/26/25	10/25	\$1,657.85		\$1,657.85
10/17/2025	7032	CHK	1018- 21002184069 9 092625	6 WESTON FORBES CT D-08/28/25-09/26/25	10/25	\$232.71		\$232.71
10/17/2025	7033	CHK	1018- 21002190134 1 092625	8 Weston Forbes CT C - 08/28/25-09/26/25	10/25	\$902.44		\$902.44
10/17/2025	7034	CHK	1018 21002190173 0 082725	7 Weston Forbes CT. D - 08/28/25-09/26/25	10/25	\$253.31		\$253.31
10/17/2025	7035	CHK	10182100219 02436 092625	8 Weston Forbes CT E - 08/28/25-09/26/25	10/25	\$160.57		\$160.57
10/17/2025	7036	CHK	1018- 21002190279 5 092625	12 Wintergreen Ave WE -08/28/25-09/26/25	10/25	\$253.31		\$253.31
10/17/2025	7037	CHK	1018- 21002183632 4-092625	9 LYLE PL H - 08/28/2025-09/26/2025	10/25	\$850.50		\$850.50

<b>Totals For Vendor: New Jersey American Water</b>	<b>\$8,097.85</b>
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Nexacomm LLC	333 Mamaroneck Ave #341 White Plains NY
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7014	CHK	0006120	JEG telephone service - October 2025	10/25	\$90.92		\$90.92

<b>Totals For Vendor: Nexacomm LLC</b>	<b>\$90.92</b>
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Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/07/2025	6982	CHK	07875-207961-03-9-102125	JEG Internet 09/22/25-10/21/25	10/25	\$160.94		\$160.94
10/07/2025	6983	CHK	07875-453477-01-2-102125	maintenance internet service 09/22/25-10/21/25 Weston Forbes APT C Basement	10/25	\$176.99		\$176.99
10/07/2025	6984	CHK	07875-386464-01-1-102125	REH office internet 09/22/25-10/21/25	10/25	\$200.99		\$200.99

**Totals For Vendor: Optimum** **\$538.92**

PGIM REAL ESTATE FINANCE 4350 N. Fairfax Drive, Suite 700 Arlington VA 22203

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/19/2025	09122025	INV		REH RAD application fee (30% of \$21,198000 amount) -Wired	09/25	\$66,296.70		\$66,296.70

**Totals For Vendor: PGIM REAL ESTATE FINANCE** **\$66,296.70**

Phoenix Specialties, LLC 650-C South Avenue Garwood NJ 07027

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7015	CHK	42703	JEG-Set Country Oak raised panels cabinets, all wood Cabinets counter top Vacant Apt # L1	10/25	\$1,205.00		
			42701	JEG-Set Country Oak raised panels cabinets, all wood Cabinets counter top Vacant Apt # H1	10/25	\$2,025.00		
			42702	JEG- A3 66" Butternut Rum counter top for Kitchen	10/25	\$128.00		\$3,358.00

**Totals For Vendor: Phoenix Specialties, LLC** **\$3,358.00**

Polcari & Co. 2035 Hamburg Turnpike Unit: H Wayne NJ 07470

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7016	CHK	16749	accounting services - September 2025	10/25	\$3,400.00		\$3,400.00

**Totals For Vendor: Polcari & Co.** **\$3,400.00**

Pro Ray's Tennis 90-0179342 718 Hillside Avenue Plainfield NJ 07060

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/19/2025	6954	CHK	070825	2 Tennis Instructors for summer camp fees 12 hours @75 -July-Aug 2025	09/25	\$900.00		\$900.00

**Totals For Vendor: Pro Ray's Tennis Promotions, LLC** **\$900.00**

PSE&amp;G CO PO Box 144444 New Brunswick NJ 08906-4444

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/07/2025	6985	CHK	7769352606-606104643097	Vacant Apt G3 -JEG electric 08/20/25 - 09/10/25	10/25	\$28.95		\$28.95
10/07/2025	6986	CHK	6691572106-600509867383	JEG gas & electric 08/19/25-09/18/25	10/25	\$2,269.68		\$2,269.68
<b>Totals For Vendor: PSE&amp;G CO</b>								<b>\$2,298.63</b>

Quadient Leasing USA, Dept 3682, PO BOX 123682 Dallas TX 75312-

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7017	CHK	Q2053894	Postage meter Lease payment-11/10/25 - 02/09/26	10/25	\$196.50		\$196.50
<b>Totals For Vendor: Quadient Leasing USA, Inc</b>								<b>\$196.50</b>

Robert Half 941-64-8752 12400 Collections Center Drive Chicago IL

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6965	CHK	65410593	Wages -Zuleika Valle WE 09/12/25-hours 35 hrs.	09/25	\$1,233.75		\$1,233.75
09/29/2025	6973	CHK	65429418	Wages -Zuleika Valle WE 09/19/25-hours 34.51 hrs.	09/25	\$1,216.48		\$1,216.48
10/17/2025	7018	CHK	65453873	Wages -Zuleika Valle WE 09/26/25-hours 35 hrs.	10/25	\$1,233.75		
			65483815	Wages -Zuleika Valle WE 10/03/25-hours 35 hrs.	10/25	\$1,233.75		
			65507494	Wages -Zuleika Valle WE 10/10/2025-33.84 hrs.	10/25	\$1,192.86		\$3,660.36
<b>Totals For Vendor: Robert Half</b>								<b>\$6,110.59</b>

Sarayu Sameera 254 Nebula Road Piscataway NJ 08854

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6966	CHK	092225	Exp Reim-Postage paid for 8 Certified mail 09/22/25	09/25	\$82.34		\$82.34
<b>Totals For Vendor: Sarayu Sameera</b>								<b>\$82.34</b>

See-More TV &amp; Appliance 551 Middlesex Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6967	CHK	1319099	REH -11A top Freezer Refrigerator replaced	09/25	\$755.00		
			1318984	JEG-apt M1 Electric Stove Replaced	09/25	\$675.00		\$1,430.00
10/17/2025	7019	CHK	1319193	JEG-apt B5 Electric Stove Replaced	10/25	\$705.00		\$705.00
<b>Totals For Vendor: See-More TV &amp; Appliance</b>								<b>\$2,135.00</b>

Stateside Affairs, LLC 47-4456642 120 Polk Drive Brick NJ 08724 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
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09/24/2025	6968	CHK	1017	Summer 2025 newsletter design & research,	09/25	\$550.00		\$550.00
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**Totals For Vendor: Stateside Affairs, LLC** **\$550.00**

Steven Galante 151-82-0716 6 Atlantic Road Somerset NJ 08873

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6969	CHK	083125	Website maintenance for EHA Aug 2025	09/25	\$150.00		\$150.00
10/17/2025	7020	CHK	093025	Website maintenance for EHA Sep 2025	10/25	\$150.00		\$150.00

**Totals For Vendor: Steven Galante** **\$300.00**

Tennis & Technology 22-3477341 290 River Road, #E5 Piscataway NJ 08854

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/19/2025	6955	CHK	EHA81825	Tennis Instructions for Summer Youth Tennis Camp July 25 to August 2025 10 weeks@\$100	09/25	\$1,100.00		\$1,100.00

**Totals For Vendor: Tennis & Technology** **\$1,100.00**

The Brooke Group LLC 27-0950485 209 E. Egnor Drive Absecon NJ 08205

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7021	CHK	EHA-GD08-2025	RAD Consulting - August 2025	10/25	\$7,788.75		\$7,788.75

**Totals For Vendor: The Brooke Group LLC** **\$7,788.75**

The Print Post 274 Chestnut Street Newark NJ 07105

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/24/2025	6970	CHK	33592	RAD Flyer printing & Adjust Artwork	09/25	\$97.00		
			33520	500 business cards for Zena Sutton	09/25	\$130.00		\$227.00

**Totals For Vendor: The Print Post** **\$227.00**

The Training Center 113 Monmouth Road, Suite 1 Wrightstown NJ 08520

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
09/22/2025	6957	CHK	11389	2 boiler log books for 2025-2026	09/25	\$130.00		\$130.00

**Totals For Vendor: The Training Center** **\$130.00**

Verizon Wireless PO Box 408 Newark NJ 07101-0408

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
10/17/2025	7022	CHK	6124712616	cell phone service 09/29/2025- 10/28/2025	10/25	\$360.01		\$360.01

**Totals For Vendor: Verizon Wireless** **\$360.01**

**Total Payments for October 2025** **\$151,401.30**

## RESOLUTION # 1-10-2025

### APPROVE VOUCHERS FOR PAYMENT OF INVOICES

**WHEREAS**, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of October in the amount of \$151,401.30.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 1-10-2025 shall be approved.

**MOVED: MOVED:** Commissioner William Thomas

**SECONDED:** Commissioner Deborah Andrews

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox H. 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			

PASSED AND ADOPTED THE 21 day of October, 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 October 21, 2025.

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











## RESOLUTION # 2-10-2025

### RESOLUTION AUTHORIZING THE EDISON HOUSING AUTHORITY TO DISPOSE OF A NON-WORKING MAINTENANCE TRUCK BY AUCTION ON GOVDEALS

**WHEREAS**, the Edison Housing Authority, the County of Middlesex is the owner of certain surplus property that is no longer needed for public use, specifically identified and described in attached Exhibit “A” (hereinafter Surplus Property); and

**WHEREAS**, the sales are being conducted pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-36 and guidance set forth in the Division of Local Government Services Local Finance Notice 2019-15, and

**WHEREAS**, the Edison Housing Authority intends to utilize the online auction services of Sourcewell, located at <http://www.sourcewell-mn.gov>; and

**WHEREAS**, all other terms and conditions of the auction of the Surplus Property and agreement with Sourcewell, Inc are on the company’s website and in the office of the Property Manager;

**WHEREAS**, the surplus property as attached in Exhibit “A” shall be sold in an “as is” condition without express or implied warranties with the successful bidder; and

**WHEREAS**, the Edison Housing Authority reserves the right to accept or reject any bid submitted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board for the Edison Housing Authority, begin the governing body thereof, as follows:

1. The Edison Housing Authority is hereby authorized to sell the surplus personal property as indicated on the attached Exhibit “A” on the online auction website entitled Sourcewell, <https://www.govdeals.com/edisonhousing>
2. The Board and Property Manager are hereby authorized and directed to execute a contract with Sourcewell/GovDeal at no cost to the housing authority.
3. This resolution and contract shall be available for public inspection in the office of the Property Manager.

**MOVED: MOVED:** Commissioner Barry Telesnick

**SECONDED:** Commissioner Brent Scott

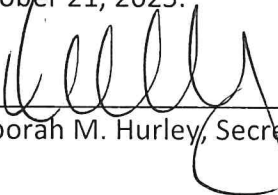
<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox H. Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews	X			
Commissioner William Thomas	X			

## RESOLUTION # 2-10-2025

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 21 day of October, 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 October 21, 2025.



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Deborah M. Hurley, Secretary, Executive Director

## Voucher Payment Standards

The voucher payment standards (VPS) schedule represents the maximum number of subsidies that the Edison Housing Authority (EHA) will pay to the owner on behalf of a Housing Choice Section 8 voucher holder. EHA payment standard schedule is based on the Fair Market Rent (FMR) for each HUD-established unit size.

Voucher Payment Standards effective October 1, 2025, for new rentals, transfers, and annual recertifications:

BEDROOM SIZE	PAYMENT STANDARD
Efficiency	\$1984
One Bedroom	\$2176
Two Bedroom	\$2,715
Three Bedroom	\$3279
Four Bedroom	\$3,626
Five Bedroom	\$3,668
Six Bedroom	\$3673

Payment standards are set at 110% of FMRs published by HUD.

**\*NOTE:** The utility allowances apply to Section 8 tenants who are responsible for paying their own HEAT, HOT WATER, GAS, ELECTRIC & WATER. It should be noted that the above figures do not include utility allowance.

## RESOLUTION NO# 3-10-2025

### RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE APPROVAL OF FAIR MARKET RENTS FOR THE EDISON HOUSING AUTHORITY

**WHEREAS**, the Commissioners of the Edison Housing Authority are responsible for establishing and approving fair market rents in accordance with the U.S. Department of Housing and Urban Development (HUD) guidelines; and

**WHEREAS**, the fee accountant of the Edison Housing Authority has established payment standards that are set at one hundred ten percent (110%) of the Fair Market Rents (FMRs) as published by HUD; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Edison Housing Authority that the fair market rents and corresponding payment standards, as set forth by the fee accountant and in accordance with HUD regulations, are hereby approved; and

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately upon its adoption.

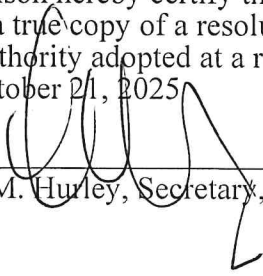
**MOVED:** Commissioner Barry Telesnick

**SECONDED:** Commissioner Toni Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox H. 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			

PASSED AND ADOPTED THE 21 day of October, 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 October 21, 2025

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

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
PRELIMINARY FINANCIAL SUMMARY NOTES  
SEPTEMBER 30, 2025

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating profit through September 30, 2025 (3 months of the fiscal year) is \$9,809.

Operating Revenues – YTD operating revenues are \$581,082, or \$31,695 (5.8%) better than budget.

- o Tenant rental revenue is \$228,325 or \$3,325 (1.5%) better than budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is currently above \$195,000. 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. AMP 1 occupancy rate is 76% and AMP 2 is 97%.
- o Operating subsidy is \$237,475, or \$19,475 (8.9%) above budget, due to HUD's allocation methodology.
- o CDBG grant revenue is \$0, or \$5,000 (100.0%) below budget. This is a state/county cost reimbursement grant, so the Authority will be reimbursed for expenses as they submit them.
- o FSS grant revenue is \$21,394 or \$7,644 (55.6%) above budget. The Authority applied for and was awarded this grant in February. The funds are used to pay salaries and benefits expenses related to tenant empowerment activities.
- o Other revenue is \$93,888 or \$6,251 (7.1%) above budget. Other revenue includes management fees from the HCV program and Highland Park HA, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are \$571,273 or \$28,514 (5.3%) higher than budget.

- o Salaries and benefits are \$230,375, or \$35,684 (13.4%) better than budget, primarily due to one employee out on disability. This employee is paid via insurance and the Authority has hired a temporary staff person as a replacement. The temporary staff expense is included in other operating expenses and not salaries.
- o Utilities expenses are \$96,935, or \$5,815 (5.7%) better than budget.
- o Maintenance materials/contracts expenses are \$51,175 or \$12,825 (20.0%) above budget. The largest vendors through September were Interstate Waste \$6,000, DWC Enterprises \$8,000 and Pathogend of NJ \$6,117. Pathogend was an unbudgeted expense related to bio-decontamination of the Authority offices, bathrooms and community room.
- o RAD Consulting fees are \$89,022, or \$72,772 (+100.0%) higher than budget. The Authority paid PGIM Real Estate \$66,297 and Brooke Group \$22,725. We believe the RAD consulting fees can be paid with capital funds and will draw-down the funds if possible. If capital funds can be used, next month's summary will exclude these costs.
- o Other operating expenses are \$103,766, or \$10,066 (10.7%) 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 September 30, 2025 is \$27,396. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$27,396 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 \$4,040,052.

Grant Summary

The Authority has approximately \$945,000 of unexpended capital funds available for upcoming capital improvement projects. Please note the CFP 2025 just became available for use a few weeks ago.

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

SEPTEMBER 30, 2025 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	\$ 228,325	\$ 225,000	\$ 3,325	1.5%	
Operating Subsidy	237,475	218,000	19,475	8.9%	
CDBG Grant	-	5,000	(5,000)	-100.0%	
FSS Grant	21,394	13,750	7,644	55.6%	
Other Revenue	93,888	87,638	6,251	7.1%	
Year-to-Date Operating Revenue	581,082	549,388	31,695	5.8%	
OPERATING EXPENSES					
Salaries & Benefits	230,375	266,059	35,684	13.4%	
Utilities Expense	96,935	102,750	5,815	5.7%	
Maintenance Materials & Contract Costs	51,175	64,000	12,825	20.0%	
RAD Consulting Fees	89,022	16,250	(72,772)	-447.8%	
Other Operating Expenses	103,766	93,700	(10,066)	-10.7%	
Year-to-Date Operating Expenses	571,273	542,759	(28,514)	-5.3%	
Net Operating Surplus / (Deficit)	\$ 9,809	\$ 6,628	\$ 3,181	48.0%	

SEPTEMBER 30, 2025 FISCAL YTD OPERATING SUMMARY HCV PROGRAM				
	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>	
Operating Revenue	\$ 129,088	\$ 1,353,857	\$ 1,482,945	
Operating Expenses:				
Salaries & Benefits	(39,818)	-	(39,818)	
Other Admin. Expense	(61,874)	-	(61,874)	
Housing Assistance Payments	-	(1,353,857)	(1,353,857)	
Net Operating Surplus / (Deficit)	\$ 27,396	\$ -	\$ 27,396	

UNRESTRICTED CASH & INVESTMENTS	<u>September 2025</u>
Public Housing & Business Activities	\$ 2,168,050
Housing Choice Voucher / Cont. of Care	1,164,829
Housing Authority Total	3,332,879
Component Unit EHA	707,173
Unrestricted Cash & Investments	\$ 4,040,052

GRANT SUMMARY					
	<u>CFP 2022</u>	<u>CFP 2023</u>	<u>CFP 2024</u>	<u>CFP 2024 E</u>	<u>CFP 2025</u>
Total Budget (excl. debt service)	\$ 349,797	\$ 352,153	\$ 368,789	\$ 124,854	\$ 376,670
Total Funds Obligated	349,797	352,153	77,535	124,854	-
Total Funds Expended	306,600	149,952	77,535	94,850	-
Unobligated Funds	-	-	291,254	-	376,670
Unexpended Funds	43,197	202,201	291,254	30,004	376,670