



1. Roll Call
2. Approval of Minutes of Regular Meeting held on March 17, 2026.
3. Public Participation
4. Report of the Executive Director
5. Communications  
Modernization Report, Work Order Report, Move in Move Out Report, Vacancy Report, State-wide waitlist Data Report, Service Coordinator Report
6. Items from Commissioners
7. Report from Committees
8. Broughton Road Redevelopment Updates
9. New Business Items that Involve Discussion by the Board or Votes
  - a. Board Vote-Bills/Payment transactions for the Agency for March 2026.
  - b. Board Vote-Financial Statements as provided by Fenten Ewald and Associates for period ending 1/31/26 and 2/28/26 and 3/31/26.
  - c. Board Vote-Collection of Losses and Write Offs as of 3/31/2026
  - d. Adjournment

**Hybrid Meeting Notice:** Members of the public are welcome to attend this in-person at the Marblehead Housing Authority Farrell Court Community Room, One Farrell Court, Marblehead, MA 01945 or by the remote zoom connection provided. Please note that the in-person meeting will not be suspended or terminated if technological problems interrupt the remote connection.

**THIS AGENDA IS SUBJECT TO CHANGE**

Chairperson:     Jenn Schaeffner      
Posted by:           Cathy Hoog            
Date:   April 16, 2026

**MINUTES OF THE  
REGULAR MEETING  
FOR THE MARBLEHEAD HOUSING AUTHORITY  
Tuesday March 17, 2026  
3:00 p.m.**

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**1. Called Meeting to Order at 3:00 p.m.**

**2. Roll Call**

Present

Jenn Schaeffner(online)  
Terri Tauro  
Kristin duBay Horton  
Bill Kuker

Absent

Jean Eldridge

Also Present: Cathy Hoog, Executive Director and Gary Dean Director of Maintenance(online)

**3. Minutes of Previous Meeting(s)**

Bill Kuker moved to approve the Minutes of the Regular Meeting held on January 20, 2026 and February 10, 2026. Jenn Schaeffner seconded the motion and the vote was as follows:

Ayes

Jenn Schaeffner  
Kristin duBay Horton  
Bill Kuker  
Terri Tauro

Nays

**4. Tenant/Public Engagement**

Joanne-Roads School-Reported that the washer and dryer repair company doesn't come quickly when called. ED will reach out to the company.

Judith Z. -Farrell Court-shares concerns about noise disturbances in her building along with cigarette smoke and marijuana smoke. She reads an article on noise disturbances in senior housing and asks the Board to consider a quiet hours policy. She also submitted a document to be included in the minutes as attached.

Elaine McGrath, Roads School-Shares complaints that robo call wasn't sent out as a reminder for the Board meeting to residents. She also shares complaints that Roads School benches need work, there is a broken lamp post and that dogs urinate in the grass and there should be a sign in her opinion that dogs aren't allowed on property.

***A motion was made to move the order of the agenda such that the Budget presentation could go ahead of the remaining agenda items. Motion was made by Bill Kuker and seconded by Jenn Schaeffner, all members were in favor.***

Board Vote-Marblehead Housing Authority Budget for Fiscal Year 2026

Following a presentation by Paul Pavia, Fee Accountant of the 2026 Budget and a question and answer period, Bill Kuker motioned to approve the MHA 2026 Budget which was seconded by Kristin duBay Horton. The vote was as follows:

Ayes

Kristin duBay Horton  
Jenn Schaeffner  
Bill Kuker  
Terri Tauro

Nays

***A motion was made by Bill Kuker which was seconded by Kristin duBay Horton to move back to the order of the original agenda beginning with Communications. All members were in favor.***

## 5. Communications

MHA Department Reports (Move In, Move Out, Modernization Report, Completed Work Orders, Resident Services Report, Champ Data Report-ED summarized the reports asking Board members if they have any questions.

**ED also shared new requested info on how many calls were received regarding champ questions in the last month.**

## **6. Items from the Commissioners**

Terri Tauro shares that she needs to reschedule the commissioner office hours and asked ED to send info on who is doing what office hours in the community amongst the staff.

## **7. Report from Committees**

A discussion took place regarding the funding availability for the 250<sup>th</sup> celebration of America and how the state money would be spent on an event.

## **8. Broughton Road Redevelopment Updates**

ED gave update to the Board about the recent two abutter meetings on 3/9 and 3/10 and the feedback received from the abutters about wanting landscaping buffer zones, the desire for coordination with the rail trail design team to ensure alignment with the two projects/drainage and feedback from the abutters on the latest design iterations. ED also informed the Board that EOHLC did not fund the project through the Housing Innovations grant for pre-development funding. The feedback was centered around the project not being in a position that was far enough along to apply for the next round of competitive funds as the NOFA stated that should be in place to coincide with the pre-development funding.

## **9. Report of the Executive Director**

Cathy Sheehan summarized Executive Director Report and gave Board members an opportunity to ask questions.

## **10. New Business**

- a. Board Vote-Vendor Payment Bills for Period of January 2026 and ending February 28, 2026.

Bill Kuker motioned to approve the Vendor payments for period January/February 2026 which was seconded by Kristin duBay Horton. The vote was as follows:

Ayes

Nays

Kristin duBay Horton  
Jenn Schaeffner  
Bill Kuker  
Terri Tauro

- b. Board Vote-Monthly Balance Statements of Revenues and Expenses as prepared by Fenton, Ewald and Associates for period January and February 2026.

A vote was not taken as the reporting was not yet completed by the Fee Accountant.

- c. Board Vote-Wage Match Employee Acknowledgement and Certification for 2026

Kristin duBay Horton motioned to approve the Wage Match Employees and the Certification which was seconded by Bill Kuker. The vote was as follows:

Ayes

Nays

Kristin duBay Horton  
Jenn Schaeffner  
Bill Kuker  
Terri Tauro

**11. Adjournment**

Bill Kuker moved that the Board adjourn the regular Meeting at 4:24 p.m. Kristin duBay Horton seconded the motion to adjourn the meeting. The vote was as follows:

Ayes

Kristin duBay Horton  
Jenn Schaeffner  
Bill Kuker  
Terri Taruo

Nays

Chairman Schaeffner adjourned the meeting at 4:24 PM.

Respectfully Submitted,

Cathy Sheehan

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Cathy Sheehan, Executive Director

In senior housing, noise disturbance is a significant health hazard that transcends mere annoyance. For older adults, chronic noise exposure triggers a physiological stress response, leading to a cascade of negative outcomes including **cardiovascular strain, cognitive decline, and severe sleep disruption**. Seniors are uniquely vulnerable due to age-related hearing changes (presbycusis) and a decline in physiological resilience, making them less able to filter out or adapt to environmental stressors.



Unigest +3

## 1. Physical and Cognitive Health Impacts

- **Cardiovascular Risks:** Chronic noise activates the "fight-or-flight" response, releasing cortisol and adrenaline. This can lead to **elevated blood pressure**, irregular heart rhythms, and an increased risk of heart attack or stroke.
- **Cognitive Decline:** Excessive noise makes it difficult for seniors to focus and retain information. In residents with dementia, it often triggers **agitation, confusion, and "sundowning" behaviors** (increased distress in the late afternoon).
- **Sleep Fragmentation:** Even sounds below 40 decibels (similar to a quiet conversation) can cause "micro-arousals" that prevent seniors from entering deep, restorative REM sleep. This lack of rest is linked to **increased fall risks**, impaired immune function, and slower healing.
- **Communication Barriers:** Background noise lowers the signal-to-noise ratio, making it nearly impossible for seniors with hearing aids to follow conversations, which often leads to **social withdrawal and isolation**.

UCLA Health +4

## 2. Psychological and Quality of Life Effects

- **Emotional Distress:** Persistent, unpredictable noise is strongly correlated with higher odds of **depression and anxiety**.
- **Loss of Control:** When residents cannot control their acoustic environment, they often experience a diminished sense of **dignity, autonomy, and safety**.
- **Caregiver Strain:** High noise levels increase behavioral challenges in residents, which in turn raises stress levels for facility staff.



[www.alertify.io](http://www.alertify.io) +5

### 3. Common Sources of Disturbance

While some noise is environmental, much of it stems from facility operations:



[www.alertify.io](http://www.alertify.io) +1

- **Staff Activity:** Loud conversations near resident rooms, rolling medical carts, and shift-change chatter.
- **Infrastructure:** Humming HVAC systems, clanging plumbing, and slamming doors or drawers.
- **Equipment:** Beeping medical monitors, loud televisions in adjoining rooms, and industrial kitchen appliances.



[www.alertify.io](http://www.alertify.io) +3

### 4. Mitigation and Design Strategies

Facilities are increasingly adopting "dementia-smart" acoustic designs and operational protocols:



HH Designers

- **Acoustic Treatment:** Installing sound-absorbing materials like **carpeting, acoustic ceiling tiles, and heavy draperies** to reduce echoes.
- **Operational Policies:** Establishing strictly enforced "quiet hours" (e.g., 9 PM to 7 AM) and training staff to use soft-soled shoes and hushed tones.

- **Smart Monitoring:** Using privacy-safe sensors (like those from [Alertify](#)) to provide real-time alerts when noise exceeds safe decibel thresholds without recording audio.
- **Mechanical Upgrades:** Retrofitting cabinetry with **soft-close hardware** and regularly maintaining HVAC units to prevent loud startups.



[www.alertify.io](http://www.alertify.io) +5

These articles explore the health and quality-of-life impacts of noise pollution on seniors and offer strategies for noise reduction in senior housing.



# Introduction: Quality of Life Shouldn't Be a Luxury

Everyone deserves to feel safe, healthy, and respected in their home—especially residents in affordable and public housing. But in many low-income housing communities, persistent noise pollution and smoking violations erode daily quality of life, triggering health concerns, community conflict, and tenant turnover.

For public housing authorities (PHAs) and affordable housing managers, these are not just minor nuisances—they're red flags that indicate systemic issues and costly liabilities. Worse, they disproportionately impact vulnerable residents who may lack the means to seek alternative housing or advocate for better conditions.

This blog post explores how noise and smoking violations directly affect the quality of life in public housing, why traditional enforcement falls short, and how smart tools like Alertify can help restore peace and protect residents.

## The Toll of Noise Pollution in Public Housing

### A Hidden Health Crisis

While often underestimated, chronic noise is a serious public health issue—especially in high-density, low-income housing where insulation is poor, units are close together, and noise from neighbors, streets, or nearby businesses is unavoidable.

According to the World Health Organization, prolonged exposure to noise above 55 decibels can increase the risk of cardiovascular disease, stress, anxiety, and sleep disorders. In many apartment buildings, this threshold is frequently exceeded.

### Real-World Impact

In a 2021 survey conducted by the Urban Institute, over 47% of affordable housing tenants reported noise disruptions as a recurring issue. Common complaints included:

- Loud music at night
- Arguments or domestic disputes
- Unsupervised children playing late
- Thin walls amplifying even everyday sounds

One tenant in a Section 8 building in Baltimore shared, *“My son has asthma and needs rest. But every night, our upstairs neighbor’s music keeps us up until 2 AM. Management says they need proof, but how do I prove noise without sounding like a complainer?”*

These experiences are not rare—and they accumulate over time to degrade both mental health and trust in property management.

## **The Smoking Impact in Affordable Housing**

### **Secondhand Smoke Still a Persistent Threat**

While many affordable housing units have adopted no-smoking policies in recent years—especially after the HUD no-smoking rule for public housing—enforcement remains inconsistent, and residents still report widespread violations.

According to the CDC, secondhand smoke exposure leads to over 41,000 deaths per year and disproportionately affects low-income individuals and children.

### **Tenant Health & Property Risks**

In affordable housing, where units share ventilation systems and common walls, smoke doesn’t stay confined to a single unit. Residents living near a smoker may experience:

- Respiratory flare-ups (especially among children and seniors)
- Increased risk of asthma or heart disease
- Smell intrusion that clings to clothes, curtains, and furniture

In fact, a study from ChangeLab Solutions found that residents in multi-unit housing are 3 to 5 times more likely to be exposed to secondhand smoke than those in single-family homes.

Beyond health, smoking risks in affordable housing is that smoking can also cause fires. The U.S. Fire Administration reports that smoking is a leading cause of residential fire deaths—something many PHAs can't afford to risk.

## **The Emotional Cost: Resident Stress and Community Conflict**

Whether it's noise or smoke, tenants who endure chronic violations experience significant emotional distress. This stress often leads to:

- Tenants breaking leases or moving out
- Complaints escalating into confrontations between neighbors
- A breakdown in community trust
- Feelings of being unheard or unsafe

The end result? A deteriorating living environment that affects all residents—not just the ones causing the disruption.

## **Management Challenges: Proof, Policy, and Prevention**

For affordable housing managers, enforcing rules around noise and smoking can be a legal and logistical nightmare. Staff are often overextended and lack the tools to:

- Verify complaints objectively
- Enforce lease violations without witness accounts
- De-escalate resident conflict without bias

And because noise and smoking don't always leave visible evidence, property managers frequently struggle to take meaningful action until it's too late.

# The Solution: Smart Monitoring for Noise & Smoking

Platforms like Alertify are changing the equation. With privacy-first, real-time sensors, property managers can now monitor:

- Noise thresholds across day and night settings
- Smoking events, including vaping and tobacco use
- Timestamped logs that can support lease enforcement or legal documentation
- Automated guest or tenant alerts, so issues can be addressed early and calmly

This proactive approach benefits everyone:

- Tenants gain a quieter, healthier living space.
- Managers reduce complaints, liability, and unit turnover.
- Communities become safer and more cohesive.

Want to learn how this works in practice? Read our Complete Guide to Smoking Detection in Affordable Housing.

## A Real-World Example

One nonprofit housing provider in Phoenix used Alertify to monitor 20 high-complaint units. Within 3 months, they reported:

- A 60% reduction in repeat noise complaints
- Fewer resident calls to management after hours
- Successful documentation of 8 lease violations, all supported by sensor logs
- Higher satisfaction scores in tenant surveys

With fewer disputes and stronger data, their team could shift from reacting to complaints to proactively building a better community.

# Conclusion: Protecting Public Housing Tenant Quality of Life

Noise and smoking violations aren't just rule-breaking—they're public housing tenant quality of life issues that threaten health, comfort, and community stability in affordable housing.

If housing managers and PHAs want to build safe, sustainable properties that residents are proud to call home, they must adopt smarter, more proactive enforcement tools. That means:

- Updating policies to include vaping and quiet hours
- Educating tenants on rules and consequences
- Using objective monitoring systems like Alertify
- Responding early and equitably to tenant concerns

Because when we protect the peace and air in someone's home, we're not just preventing complaints—we're improving lives. Find out more about [affordable housing smoking detection](#) in our post on [How Smoking Detection Can Help Affordable Housing Managers Enforce No-Smoking Policies](#).

## Executive Director Summary

April 2026

### Administration/Personnel

- “Future Forward” individual enrollment/goal setting completed for nine families in Marblehead and 11 families in Salem. Enrollment will be ongoing. Three families has begun earning escrow, we now have \$5011 in escrow! New Future Forward report in Board packages this month.
- Management Agreement Salem Housing Authority extended for five years. Thank you to Board members of both agencies for the partnership.

### Financial

- MHA Financials are in good standing. **See Financial reports included for specific details on monthly financials.**
- 2026 Budget was approved by EOHL.

### Broughton Road Redevelopment Updates

The team is planning two informal presentations to the Town to provide updates prior to permitting. One with the Planning Board scheduled for June 9<sup>th</sup> and a tentative meeting planned for June 10<sup>th</sup> with the Select Board.

### Funding Awards Summary for Period 2024-2025

- MHA and AgeSpan applied for funding for a supportive living program which would provide onsite Service Coordination and assisted living supports like community meals and onsite attendants for personal care services. The site chosen for the application was Farrell Court. **The application was funded**
- MHA RSC application for increased funding was awarded! **\$60,000.00**
- ED submitted Mass Housing Partnership grant for technical assistance to help MHA cover costs associated with legal/consulting fees in development of Memorandum of Understanding (MOU) for any chosen developer for Broughton Road redevelopment exploration. The application was funded **\$35,000.00**
- A Shade for Friends Grant was submitted last Fall in partnership with the Rotary Club. The grant was awarded, **two benches and three new trees were**

**installed and planted at Farrell Court in the Spring. A ribbon cutting celebration event will take place on June 5 at 3pm**

- State Self-Sufficiency Grant application in partnership with Salem HA was submitted in March 2025, the grant application was awarded, \$100,000/annually.
- Laura Veligor submitted a funding request to Marblehead Female Humane and Making Ends Meet for supplemental funding to support the Mobile Salem Food Pantry for our residents. **Both applications were successful and funded \$6,600.**
- **MAPC (Metropolitan Area Planning Council) Accelerating Climate Resilience grant MHA submitted in conjunction with the Town and Sustainable Marblehead was awarded \$80,000 for our “Resilient by Design Cooling Marblehead’s Housing for the Future”.** Funds for design services for Farrell Court, Barnard Hawkes Court and Green Street Court to design exterior cooling features for outdoor gathering.
- Winn and MHA submitted to the Town of Marblehead for HOME Funds in addition to Affordable Housing Trust funds.
- Submission for Sustainable Initiative Funds for heating/cooling submitted to EOHLC in November for Farrell Court electrification project. The grant was awarded in the amount of \$911,500!

### **Property/Modernization**

- **232 Work orders** logged for January and February 2026.
- See **work order reports, vacancy report and move in/move out reports for information related to work order data and public housing vacancies/move ins.**
- **New 24-hour Maintenance line in operation. Translations available.**
- See **modernization report** for specific project modernization information. **9 projects are in motion and/or design phase.**
- **150 applications** have been pulled for review.
- See **Champ Data report** for information related to list pulls and offers made to date.
- **2 new admissions** to public housing.
- **3 Vacancies- 3 units offered**

## Residents and Community

- 6 new referrals made for January and February to the Resident Services Coordinator, 291 contacts were made overall for both months.
- Ongoing programs for residents include-  
Community coffee hours with Lt. Ostrovitz  
Chair Yoga and Meditation  
Community Bingo  
Mobile Food Pantry  
Community Office Hours with Housing Managers as well as the Resident Services Coordinator
- Two Earth Day celebrations planned for family housing 4/21, flyer in the packages this month.
- A 250<sup>th</sup> Celebration of America is planned for June at the Masons Lodge for all. More details to come!
- A new Financial Literacy program is available to residents in our community- Woman's Money Matters, a free 8 week series to cover multiple topics related to financial freedom and healthy planning for the future.
- For more detailed information related to contacts made, please see the **Resident Services Coordinator monthly report.**



# **FUTURE FORWARD**

## **Self-Sufficiency Program (SSP)**

**MONTHLY REPORT: April, 2026**

**PREPARED BY: Sandra Reiniger/Future Forward Coordinator**

### **PROGRAM OVERVIEW**

The Future Forward Self-Sufficiency Program (SSP) supports Public Housing residents working toward greater economic stability through goal planning, connection to community resources, and individualized support and coaching

### **PROGRAM SNAPSHOT**

#### Marblehead Housing Authority

- Total Participants Enrolled: 6
- In Process of Enrollment: 3
- With Escrow: 2

#### Salem Housing Authority

- Total Participants Enrolled: 7
- In Process of Enrollment: 4
- With Escrow: 1

### **TOTAL ESCROW SAVED- Through March 31, 2026 - \$5,011**

Marblehead –\$4,281.

Salem - \$730.

### **MONTHLY HIGHLIGHTS**

- Women’s Money Matters – Initial cohort confirmed, Start date: May 12, 6:30-8:00  
Tuesdays evenings for 8 Weeks, 12-15 Participants, (flyer attached)

### **UPCOMING ACTIVITIES & FOCUS AREAS**

- Continue intake and enrollment in Future Forward Program
- Work with the RS team on developing required documentation and procedures to support the launch of our new Mass Broadband Institute grant funded “Connected and Online” initiative, including laptop computers and other equipment for an onsite computer lab and lending library.
- Work with the RS team on developing plans and procedures for the new Rainbow Hub, our multipurpose space for workshops, meetings and computer access.
- Work with RS team on planning 250<sup>th</sup> Year Celebration for public housing residents– June 18, 2-5:00. Live music, sing-along, BBQ meal from Roots, and more.

# GET Ready to Feel Empowered about Your Finances!



Women's Money Matters helps women and girls regain control of their finances, reduce financial anxiety, increase economic self-sufficiency and transform their lives by teaching core money management skills and strategies.

**Your are invited to join a FREE 8-Week Financial Futures Series with Women's Money Matters!!**

## Financial Futures will:

Improve your relationship with money through weekly discussions as well as support from a volunteer coach for personalized assistance as you brush up on financial skills, learn new strategies, and tackle your current financial issues!

## Core topics will include:

- Building and repairing credit
- Protecting yourself from fraud
- Creating a spending and savings plan that works for you
- Planning and saving for retirement
- Healthy eating on a budget
- and more!

## With Women's Money Matters, You Can:



See results like building a credit score, decreasing debts, and new or more savings



Reduce Financial Anxiety



Access direct relief organizations, preferred loans, and some giveaways and gifts!



Meet Other Women and Create a support Community



Access technology to connect to additional programs,



Connect with our community, access resources, monitor your credit score & report, and much more!

**Weekly on ZOOM**

**Tuesdays 6:30- 8:00pm**

**Start Date: MAY 12, 2026**

**SCAN HERE  
TO  
REGISTER  
TODAY!**



**GIFT CARDS  
for ALL!!**

**\$\$\$\$\$\$\$\$\$\$\$\$**

Everyone completing the series will receive a \$25. GIFT CARD!!

For more info: [womensmoneymatters.org](http://womensmoneymatters.org)  
or  
Call Sandie Reiniger 978-257-0376





**MARBLEHEAD**  
HOUSING AUTHORITY

Cathy Sheehan, Executive Director

April 14, 2026

**RESIDENT SERVICE COORDINATOR  
MONTHLY REPORT - March 2026**

<b><u>Total Referrals to RSC:</u></b>	<b>6</b>
From agency: (including MHA staff, MCC)	2
From individual: (including MHA residents, family members, etc.)	4
<b><u>Contacts:</u></b>	<b>291</b>
Phone calls:	103
Emails:	156
Home visits:	12
Office visit:	14
Flyers:	6
Programs:	
(Office Hours x3 + Mobile Pantry x3 + Chair Yogax4 + BINGO + 2 Coffees w Lt O = 87 participants)	

**Meetings:**

- 3/2/26 - Driftwood Garden Club @ FC
- 3/5/26 - S/MHA Managers Meeting
- 3/5/26 - FTC Roundtable - Scams
- 3/16/26 - MPD Community Meeting
- 3/18/26 - RSC Supervision

**Referrals made by RSC:**

- 2 SHINE
- 2 SNAP
- 1 COA

# NEIGHBORHOOD NEWS

Official Newsletter of the  
Marblehead Housing Authority



## RSC News

BY LAURA VELIGOR

Spring is here, and I'm excited to see everyone out and about enjoying the warmer weather!

### SALEM PANTRY MOBILE PANTRY

The Mobile Pantry visits Marblehead on the first Tuesday of each month, stopping at three of our sites. Thank you to MFHS and MEM for sponsoring this important program!

Upcoming Dates: April 7, May 5, and June 2

- 2:30–3:00 PM – Farrell Court (in front of the maintenance garage)
- 3:15–3:45 PM – Powder House Court (in front of #1)
- 4:00–4:30 PM – Broughton Road (at the circle)

### EARTH DAY CELEBRATIONS

Join us for our second annual Earth Day celebration on Tuesday, April 21:

- 1:00–2:00 PM – Barnard Hawkes Court
- 3:00–4:30 PM – Broughton Road

Activities include a summer clothing swap, seed planting, and a neighborhood clean-up. All participants will be entered to win a gift card!

### SPRING CLEANING

It's that time of year to freshen up after a long winter indoors. Did you know MHA families are eligible for free access to the Marblehead Transfer Station? To sign up, please email Laura with:

- Your car registration
- Your most recent electric bill

No email? Call Laura to make other arrangements.

## MHA Hours:

MONDAY 8:30AM – 4:00PM  
 TUESDAY 8:00AM – 5:00PM  
 WEDNESDAY 8:30AM – 4:00PM  
 THURSDAY 8:30AM – 4:00PM  
 FRIDAY 8:30AM – 12:00PM

## MHA STAFF:

CATHY SHEEHAN, EXECUTIVE DIR  
 GARY DEAN, DIR OF OPERATIONS  
 MAUREEN THOMAS, DIR OF PUB HSG  
 ROBERT LAMBERT, HOUSING MGR  
 DEBBIE SUTHERLAND, HOUSING MGR  
 JEANNE BOUCHARD, OFFICE MANAGER  
 PEYTON DIXEY, FINANCE COORD.  
 LAURA VELIGOR, RESIDENT SERVICES  
 LOUIS LOPEZ, DIR OF MAINTENANCE  
 TJ RUSSELL, MAINTENANCE FOREMAN  
 MAINTENANCE TEAM: STEVE ABRAMO,  
 TIM COLLINS, BRIAN SAUVAGEAU,  
 AND KEVIN VAZQUEZ

## MHA BOARD OF DIRECTORS:

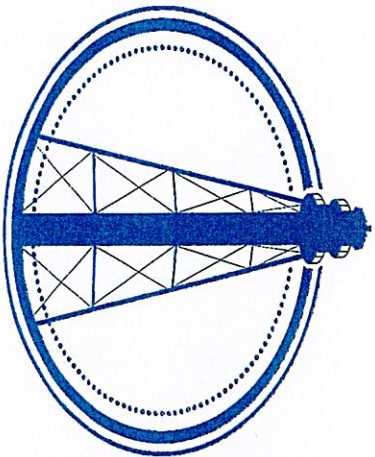
JENNIFER SCHAEFFNER, CHAIR  
 TERI TAURO, VICE CHAIR  
 JEAN ELDRIDGE, ASSIST. TREASURER  
 WILLIAM KUKER, TREASURER  
 KRISTIN DUBAY HORTON, MEMBER

## ADDRESS:

26 ROWLAND STREET, 01945  
 781-631-2580

Unit Address	City	State	Bedroom Size	Admission Date	Action Type	Move Out Reason	Effective Date
21 Powder House Court	Marblehead	MA	1	05/01/2007	End Participation		03/09/2026
34 Powder House Court	Marblehead	MA	1	02/18/2014	End Participation		03/18/2026
30 Powder House Court	Marblehead	MA	1	11/27/2023	End Participation		03/24/2026
41 Farrell Court	Marblehead	MA	1	06/07/2018	End Participation		03/24/2026
96 Farrell Court	Marblehead	MA	1	03/27/2026	New Admission		03/27/2026
26 Rowland Street Unit: #202	Marblehead	MA	1	08/05/2025	End Participation		03/13/2026

Unit Address	City	State	Bedroom Size	Admission Date	Action Type	Move Out Reason	Effective Date
28 Broughton Road	Marblehead	MA	2	03/27/2026	New Admission		03/27/2026



**MARBLEHEAD**  
HOUSING AUTHORITY

**24 Hour Maintenance Line**

**617-591-1033**



**Marblehead  
Housing Authority**

Maintenance Department

24 Hour

Answering Service

**617-591-1033**



**Marblehead  
Housing Authority**

Departamento de  
mantenimiento

Servicio de contestador  
24 horas

**617-591-1033**

**Marblehead Housing Authority  
Work Order Complete/Incomplete Report**

Program(s): State 667  
 Project(s): 667-5 Roads School  
 Status: All, Status Included: Emergency, Urgent, Routine, Preventive, Vacant, Inspection UPCS, Contract, Inspection Other, Employee:  
 All, Created From: 3/1/2026, Completed Through: 4/1/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	2	0	2	0.12	0.06
Routine	12	1	11	45.41	4.13
Vacant	1	0	1	13.08	13.08
<b>Totals:</b>	<b>15</b>	<b>1</b>	<b>14</b>	<b>58.61</b>	<b>4.19</b>

Work Order By Employee					
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Steve Abramo	14	1	13	57.69	4.44
T.J Russell	1	0	1	0.92	0.92
<b>Totals:</b>	<b>15</b>	<b>1</b>	<b>14</b>	<b>58.61</b>	<b>4.19</b>

**Marblehead Housing Authority  
Work Order Complete/Incomplete Report**

Program(s): State 705  
 Project(s): 705-1 New Broughton Road  
 Status: All, Status Included: Emergency, Urgent, Routine, Preventive, Vacant, Inspection UPCS, Contract, Inspection Other, Employee:  
 All, Created From: 3/1/2026, Completed Through: 4/1/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	6	0	6	3.11	0.52
Routine	2	0	2	6.25	3.13
<b>Totals:</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>9.36</b>	<b>1.17</b>

Work Order By Employee					
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	1	0	1	6.08	6.08
Kevin Vazquez	2	0	2	0.83	0.42
T.J Russell	5	0	5	2.45	0.49
<b>Totals:</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>9.36</b>	<b>1.17</b>

232 Total work orders This month

**Marblehead Housing Authority  
Work Order Complete/Incomplete Report**

Program(s): State 667  
 Project(s): 667-1 Powder House Court  
 Status: All, Status Included:Emergency, Urgent, Routine, Preventive, Vacant, Inspection UPCS, Contract, Inspection Other, Employee:  
 All, Created From: 3/1/2026, Created Through: 4/1/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	8	0	8	9.25	1.16
Routine	10	2	8	14.17	1.77
Vacant	3	1	2	42.50	21.25
Inspection UPCS	2	0	2	7.00	3.50
<b>Totals:</b>	<b>23</b>	<b>3</b>	<b>20</b>	<b>72.92</b>	<b>3.65</b>

Work Order By Employee					
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	7	2	5	13.75	2.75
Kevin Vazquez	2	0	2	42.50	21.25
Steve Abramo	2	0	2	2.00	1.00
Tim Collins	4	0	4	3.42	0.86
TJ Russell	8	1	7	11.25	1.61
<b>Totals:</b>	<b>23</b>	<b>3</b>	<b>20</b>	<b>72.92</b>	<b>3.65</b>

**Marblehead Housing Authority  
Work Order Complete/Incomplete Report**

Program(s): State 667  
 Project(s): 667-2 Green Street Court  
 Status: All, Status Included:Emergency, Urgent, Routine, Preventive, Vacant, Inspection UPCS, Contract, Inspection Other, Employee:  
 All, Created From: 3/1/2026, Created Through: 4/1/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	7	0	7	0.58	0.08
Routine	11	5	6	24.33	4.06
Inspection UPCS	1	1	0	0.00	N/A
<b>Totals:</b>	<b>19</b>	<b>6</b>	<b>13</b>	<b>24.91</b>	<b>1.92</b>

Work Order By Employee					
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	5	2	3	5.00	1.67
Kevin Vazquez	2	0	2	13.79	6.90
Steve Abramo	1	0	1	5.21	5.21
Tim Collins	3	1	2	0.21	0.11
TJ Russell	8	3	5	0.70	0.14
<b>Totals:</b>	<b>19</b>	<b>6</b>	<b>13</b>	<b>24.91</b>	<b>1.92</b>

## Marblehead Housing Authority Work Order Complete/Incomplete Report

Program(s): State 667

Project(s): 667-3 Farrell Court

Status: All, Status Included: Emergency, Urgent, Routine, Preventive, Vacant, Inspection UPCS, Contract, Inspection Other, Employee: All, Created From: 3/1/2026, Created Through: 4/1/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	14	0	14	2.28	0.16
Routine	12	3	9	20.45	2.27
Vacant	1	1	0	0.00	N/A
Inspection UPCS	7	2	5	4.37	0.87
<b>Totals:</b>	<b>34</b>	<b>6</b>	<b>28</b>	<b>27.10</b>	<b>0.97</b>

Work Order By Employee					
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	6	2	4	0.00	0.00
Kevin Vazquez	8	1	7	6.28	0.90
Steve Abramo	1	1	0	0.00	N/A
Tim Collins	9	1	8	4.41	0.55
TJ Russell	10	1	9	16.41	1.82
<b>Totals:</b>	<b>34</b>	<b>6</b>	<b>28</b>	<b>27.10</b>	<b>0.97</b>

## Marblehead Housing Authority Work Order Complete/Incomplete Report

Program(s): State 667

Project(s): 667-4 Farrell Court

Status: All, Status Included: Emergency, Urgent, Routine, Preventive, Vacant, Inspection UPCS, Contract, Inspection Other, Employee: All, Created From: 3/1/2026, Created Through: 4/1/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	8	0	8	5.53	0.69
Routine	60	5	55	53.59	0.97
Preventive	20	12	8	198.54	24.82
<b>Totals:</b>	<b>88</b>	<b>17</b>	<b>71</b>	<b>257.66</b>	<b>3.63</b>

Work Order By Employee					
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	7	3	4	7.96	1.99
Kevin Vazquez	3	0	3	1.50	0.50
Steve Abramo	3	0	3	15.84	5.28
Tim Collins	7	3	4	49.72	12.43
TJ Russell	68	11	57	182.64	3.20
<b>Totals:</b>	<b>88</b>	<b>17</b>	<b>71</b>	<b>257.66</b>	<b>3.63</b>

## Marblehead Housing Authority Work Order Complete/Incomplete Report

Program(s): State 200  
 Project(s): 200-1 Barnard Hawkes Court  
 Status: All, Status Included: Emergency, Urgent, Routine, Preventive, Vacant, Inspection UPCS, Contract, Inspection Other, Employee:  
 All, Created From: 3/1/2026, Created Through: 4/1/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	4	0	4	1.92	0.48
Routine	1	0	1	0.04	0.04
Inspection UPCS	2	0	2	0.34	0.17
<b>Totals:</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>2.30</b>	<b>0.33</b>

Work Order By Employee					
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	1	0	1	0.04	0.04
Steve Abramo	2	0	2	0.34	0.17
T.J Russell	4	0	4	1.92	0.48
<b>Totals:</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>2.30</b>	<b>0.33</b>

## Marblehead Housing Authority Work Order Complete/Incomplete Report

Program(s): State 200  
 Project(s): 200-2 Broughton Road  
 Status: All, Status Included: Emergency, Urgent, Routine, Preventive, Vacant, Inspection UPCS, Contract, Inspection Other, Employee:  
 All, Created From: 3/1/2026, Created Through: 4/1/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	17	0	17	3.98	0.23
Routine	17	3	14	33.50	2.39
Inspection UPCS	4	0	4	18.71	4.68
<b>Totals:</b>	<b>38</b>	<b>3</b>	<b>35</b>	<b>56.19</b>	<b>1.61</b>

Work Order By Employee					
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	6	0	6	9.29	1.55
Kevin Vazquez	7	0	7	3.79	0.54
Steve Abramo	3	1	2	6.25	3.13
Tim Collins	6	0	6	15.49	2.58
T.J Russell	17	2	15	21.37	1.42
<b>Totals:</b>	<b>38</b>	<b>3</b>	<b>35</b>	<b>56.19</b>	<b>1.61</b>

# Marblehead Housing Authority Work Order Complete/Incomplete Report

Program(s): State 200, State 667, State 705  
 Project(s): 200-1 Barnard Hawkes Court, 200-2 Broughton Road, 667-1 Powder House Court, 667-2 Green Street Court +4  
 Status: All, Status Included: Vacant, Employee: All, Created From: 3/1/2026, Created Through: 4/1/2026, Completed From: 1/1/1900,  
 Completed Through: 12/31/9999

Work Order By Priority				
Priority	Count	Incomplete	Complete	Avg. Days
Vacant	5	2	3	55.58
<b>Totals:</b>	<b>5</b>	<b>2</b>	<b>3</b>	<b>55.58</b>

Work Order By Employee						
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days	
Brian Sauvageau	1	1	0	0.00	N/A	
Kevin Vazquez	2	0	2	42.50	21.25	
Steve Abramo	2	1	1	13.08	13.08	
<b>Totals:</b>	<b>5</b>	<b>2</b>	<b>3</b>	<b>55.58</b>	<b>18.53</b>	

W/O #	Priority	Unit Address	Tenant Name	Created Date	Completed Date	Mat.	Labor	Actual	Billed
Program: State 667									
Project: 667-5 Roads School									
10505	Vacant	26 Rowland Street Unit: #202	Camilla Messia	03/18/2026 09:53 AM	03/31/2026 11:54 AM	\$0.00	\$0.00	\$0.00	\$0.00

Description: Turn over vacant unit

Completed Description: 202 RS Vacant  
 2/17 7hr repaired drawers patched walls removed remaining items began cleaning refrigerator.  
 2/18 5 hr cleaned bathroom fixtures washed windows caulked as needed cleaned cabinets applied 2nd coat joint compound as need to walls. Cleaned stove.  
 2/19 7.25hr general cleaning sanded primed patches paint caulked.  
 2/20 3hr finished paint cleaned heat adjusted closet door swept mopped floor.  
 2/24 sand poly cabinet exteriors  
 2/25 4hr poly cabinet interiors and shelves. Removed brackets in bathroom patched touch up paint. Adjusted doorknobs.  
 3/31 2.75 brought refrigerator from storage. Unpacked set up and removed packing materials. Final clean up.

Task Description: 507 - Rec vacancy for repair

<b>667-5 Roads School</b>	<b>Incomplete: 0</b>	<b>Complete: 1</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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W/O #	Priority	Unit Address	Tenant Name	Created Date	Completed Date	Mat.	Labor	Actual	Billed
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Program: State 667  
 Project: 667-1 Powder House Court

10516	Vacant	21 Powder House Court		03/09/2026 08:30 AM	04/07/2026 02:14 PM	\$0.00	\$161.13	\$161.13	\$0.00
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Description: repair vacancy

Completed Description: Clean out trash clean windows, fix walls, paint, clean appliances, replace light bulbs, replace bathroom light fixtures, replace bathroom medicine cabinet, replace toilet bolts wax ring and toilet seat, caulk bathroom tub sink, and kitchen sink fix cabinet door handle, replace window shade, re-finish wood kitchen cabinets, replace kitchen and bathroom sink aerator, sand and finish wood floors. Replace smoke and CO Detectors. Repair gas stove. Replace toilet paper holder. Replace fridge light bulb. Replace kitchen outlet. Fix storm door.

- Task Description: 507 - Rec vacancy for repair
- Task Description: 001 - General
- Task Description: 001 - General
- Task Description: 001 - General
- Task Description: 001 - General
- Task Description: 001 - General
- Task Description: 001 - General
- Task Description: 001 - General
- Task Description: 404 - Trash removal
- Task Description: 108 - Replace Smoke/CO detector
- Task Description: 200 - General plumbing
- Task Description: 001 - General
- Task Description: 100 - General electrical
- Task Description: REPAIR STORM DOOR

10517	Vacant	34 Powder House Court		03/18/2026 08:30 AM		\$0.00	\$0.00	\$0.00	\$0.00
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Description: repair vacancy

Task Description: 507 - Rec vacancy for repair

W/O #	Priority	Unit Address	Tenant Name	Created Date	Completed Date	Mat.	Labor	Actual	Billed
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Program: State 667

Project: 667-1 Powder House Court

10552 Vacant 30 Powder House Court 03/25/2026 08:00 AM 04/07/2026 02:01 PM \$0.00 \$30.55 \$30.55 \$0.00

Description: repair vacancy  
 Completed Description: Clean out trash. replace shades. paint. caulk kitchen countertop and bathroom tub. Installed bathroom door stopper. Replace kitchen outlet. Replace two outlet covers. Fix stove.

Task Description: 507 - Rec vacancy for repair  
 Task Description: 001 - General  
 Task Description: 001 - General  
 Task Description: 100 - General electrical

**667-1 Powder House Court Incomplete: 1 Complete: 2 \$0.00 \$191.68 \$191.68 \$0.00**

Project: 667-3 Farrell Court

10598 Vacant 41 Farrell Court 03/24/2026 08:00 AM \$0.00 \$752.80 \$752.80 \$0.00

Description: repair vacancy

Completed Description: 4/1 7h worked on general repairs. General cleaning.  
 4/2 7h general cleaning in unit and repairs to kitchen cabinets.  
 4/7 6h repair bathroom sink drain and cabinet door patch prime walls ceiling

Task Description: 507 - Rec vacancy for repair

**667-3 Farrell Court Incomplete: 1 Complete: 0 \$0.00 \$752.80 \$752.80 \$0.00**

**State 667 Incomplete: 2 Complete: 3 \$0.00 \$944.48 \$944.48 \$0.00**

**Grand Totals: Incomplete: 2 Complete: 3 \$0.00 \$944.48 \$944.48 \$0.00**

# Marblehead Housing Authority Work Order Complete/Incomplete Report

Program(s): State 200, State 667, State 705  
 Project(s): 200-1 Barnard Hawkes Court, 200-2 Broughton Road, 667-1 Powder House Court, 667-2 Green Street Court +4  
 Status: All, Status Included: Vacant, Employee: All, Created From: 1/1/1900, Created Through: 12/31/9999, Completed From: 3/1/2026,  
 Completed Through: 4/1/2026

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Vacant	3	0	3	383.54	127.85
<b>Totals:</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>383.54</b>	<b>127.85</b>

Work Order By Employee						
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days	
Kevin Vazquez	1	0	1	42.33	42.33	
Steve Abramo	2	0	2	341.21	170.61	
<b>Totals:</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>383.54</b>	<b>127.85</b>	

W/O #	Priority	Unit Address	Tenant Name	Created Date	Completed Date	Mat.	Labor	Actual	Billed
Program: State 667									
Project: 667-5 Roads School									
10505	Vacant	26 Rowland Street Unit: #202		03/18/2026 09:53 AM	03/31/2026 11:54 AM	\$0.00	\$0.00	\$0.00	\$0.00

Description: Turn over vacant unit  
 Completed Description: 202 RS Vacant  
 2/17 7hr repaired drawers patched walls removed remaining items began cleaning refrigerator.  
 2/18 5 hr cleaned bathroom fixtures washed windows caulked as needed cleaned cabinets applied 2nd coat joint compound as need to walls. Cleaned stove.  
 2/19 7.25hr general cleaning sanded primed patches paint caulked.  
 2/20 3hr finished paint cleaned heat adjusted closet door swept mopped floor.  
 2/24 sand poly cabinet exteriors  
 2/25 4hr poly cabinet interiors and shelves. Removed brackets in bathroom patched touch up paint. Adjusted doorknobs.  
 3/31 2.75 brought refrigerator from storage. Unpacked set up and removed packing materials. Final clean up.  
 Task Description: 507 - Rec vacancy for repair

10540	Vacant	26 Rowland Street Unit: #202		04/29/2025 01:50 PM	03/23/2026 04:00 PM	\$0.00	\$0.00	\$0.00	\$0.00
Description: repair unit / vacancy									
Completed Description: see work order 7997									

Task Description: 507 - Rec vacancy for repair									
<b>667-5 Roads School</b>			<b>Incomplete: 0</b>			<b>Complete: 2</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>State 667</b>			<b>Incomplete: 0</b>			<b>Complete: 2</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



# MHA MODERNIZATION (Capital Projects)

## STATE PROJECTS

Proj #

Development Scope

NTP

168122

Feasibility study for additional parking- 667-03, 667-04, 667-05

**\$45,375.00 – Proposed Budget**

**RCAT – Allen and Majors**

**Looking at three properties Roads School, Farrell Court and New Farrell Court to see if there is a way to add additional parking.**

12/20/23 - Preliminary Site visits with NE RCAT

2/13 – Preliminary site visits with Allen and Majors

3/13 – Allen and Majors working on Study

6/11 – Tenant Meeting Held

9/4 Continuing to use this FISH number for the upcoming projects

9/5 – surveyors were on both sites surveying the properties

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168121

Selective paving and fence work development wide - 200-01

**\$270,549.00 – Proposed Budget**

**EOHLC – Ben Oxender**

**Repairing or replacing the fencing and fixing or repaving the paving issues for the driveway, parking area, and walkways at Barnard Hawkes Court**

1/31/2024 – Preliminary site visit with Ben from EOHLC

6/14/2024 – Teams Meeting with Ben and Phillip from EOHLC and Gary Dean

8/5/2024 - Work Order and Schematic Design submitted to CapHub

12/5/2024 – Met with Jacob Murray from the Waterfeld Design Group

9/4/2025 – EOHLC approved Documents and we are ready to go out to bid.

9/17/2025 – site walkthrough for project

10/3/2025 – Low Bid Approval for “Site Improvements Inc.”

4/6/2026 – spoke to Site Improvements – ready to start soon

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168128

Fire Escape Repaint/Walkway site work – 667-3

**\$288,000 – Proposed Budget**

**EOHLC – SV Design llc**

**Looking at the fire escape and rear walkways at Old Farrell Court**

12/20/24 - Preliminary work with Jim McGurdy – EOHLC

03/06/25 – Meeting with Stefano Basso at the site to look at the site conditions

5/28/25 - Designs were submitted to EOHLC for approval

9/2/2025 – EOHLC approved drawings – working on advertisements and dates

10/22/25 – Site walkthrough Scheduled

## **MHA MODERNIZATION (Capital Projects)**

12/1/25 – Additional site walkthrough  
1/6/26 – Low Bidder was approved by EOHLIC  
2/20/26 – Contracts are in the process of signing  
3/26/26 – Pre-Con and NTP signed – walkthrough with GVW and designer

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**168127**

**New Potable Water System – 667-3, 667-4**

**\$644,000 – Proposed Budget**  
**EOHLIC – Crowley Engineering**  
**Replacement of the POTABLE hot water system at old and new Farrell court**  
1/8/2025 - Preliminary work with Marcel Dumitrescu – EOHLIC  
6/29/2025 – design documents uploaded to CapHub  
12/5/2025 – Boiler Replaced  
12/5/2025 – Electrification Project Granted for this property

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**168129**

**Routine Turnover**

**\$44,400.00 – Proposed Budget**

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**168130**

**Sump Pump Upgrades – 667-2, 3, 4**

**\$103,950.00 – Proposed Budget**  
**RCAT – Tricia Halpin – Rogue Engineering and Design**  
**Upgrading and replacing the sump pumps and selective piping throughout the properties.**  
1/20 – investigatory meeting  
3/04 – Testing done at all sights  
3/26 – more investigatory work done and electrician brought on site

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**168131**

**Intercom Systems – 667-2, 667-3, 667-4**

**\$295,000.00 – Proposed Budget**  
**EOHLIC – Marcel Dumitrescu**  
**Upgrade and installation of the Intercom Systems for three properties**  
1/7 – investigatory meeting

## MHA MODERNIZATION (Capital Projects)

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168132

**Mechanical Room Door and Vent Cover replacement – 667-1, 2**

**\$52,230.00 – Proposed Budget**

**RCAT – Tricia Halpin – Vance Architects**

**Replacing the mechanical room door and the basement / crawlspace vent covers**

1/20 – investigatory meeting

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168133

**Ventilation of attics and basements – 667-3, 4**

**\$170,550.00 – Proposed Budget**

**RCAT – Tricia Halpin – Vance Architects**

**Repairing or replacing or adding ventilation to the attic and crawlspace areas at the two properties.**

1/20 – investigatory meeting

3/04 – testing done at all sights

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168134

**Dry Sprinkler System Renovations – 667-5**

**\$129,570.00 – Proposed Budget**

**RCAT - Tricia Halpin – Rogue Engineering and Design**

**Repairing or replacing the components of the Dry System Sprinkler and piping**

2/18 – Testing Done in the attics and ceilings at RS

3/26 – more investigatory work done and electrician brought on site

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168135

**EMERGENCY – DCAMM – underground heat pipe replacement**

**\$84,705.00 – Proposed Budget**

**MHA – Gary Dean**

**Replacing a broken section of heat pipe. Repaving the area.**

3/24/2026 – work started and completed on this day.

FENTON, EWALD & ASSOCIATES, P.C.  
CERTIFIED PUBLIC ACCOUNTANTS  
280 HILLSIDE AVENUE  
NEEDHAM, MA 02494-1365

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To the Board of Commissioners  
Marblehead Housing Authority  
26 Rowland Street  
Marblehead, MA 01945

We have compiled the accompanying balance sheets of the Marblehead Housing Authority as of **January 31, 2026**, and the related statements of Revenues and Expenses for the 1 month then ended. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America. The information included in the accompanying Agency Wide Revenue and Expenses and Analysis of Nonroutine Expenditures and Credits are presented only for supplementary analysis purposes. Such information has been compiled from information that is the representation of management, without audit or review, and accordingly, we do not express an opinion or provide any assurance on such data.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusion about the Authority's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

*Fenton, Ewald & Associates, P.C.*

*Fenton, Ewald & Associates P.C.*

Needham, Massachusetts  
Dated: April 6, 2026

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT  
BALANCE SHEET

Marblehead Housing Authority  
1/31/2026 Period Ended  
4001 Program Number

ACCOUNT NUMBER	ASSETS		X Administration Modernization Development
<b>CASH</b>			
1111	Cash Development or Modernization fund - Unrestricted	0.00	
1111.1	Cash Development or Modernization fund - Restricted	0.00	
1112	Cash Administration Fund - Unrestricted	303,997.43	
1112.1	Cash Administration Fund - Restricted	0.00	
1113	Cash - Escrow	0.00	
1114	Security Deposit and Pet Deposit Fund Cash	15,144.37	
1117	Petty Cash	100.00	
1118	Change Fund	0.00	319,241.80
<b>ACCOUNTS RECEIVABLE</b>			
1121	Federal and DHCD--Section 8 Subsidy-Shelter Rent	0.00	
1122	Tenants Accounts Receivable	10,047.31	
1123	Allowance for Doubtful Accounts - Dwelling Rents	(14,247.32)	
1125	Accounts Receivable Subsidy	0.00	
1129	Accounts Receivable - Cultural Grants	0.00	
1130	Interprogram Due From State Mod	3,000.00	
1131	Allowance for Doubtful Accounts - Other	0.00	
1145	Accrued Interest Receivable	0.00	(1,200.01)
<b>INVESTMENTS</b>			
1162	Investments - Unrestricted		554,295.26
<b>DEFERRED CHARGES</b>			
1211	Prepaid Insurance	86,553.75	
1212	Inventory	0.00	
1290	Deferred Charges - Retirement	59,963.00	
1291	Deferred Outflows of Resources	168,446.00	314,962.75
<b>FIXED ASSETS</b>			
1400.2	Cost Control Account - Development/Modernization	0.00	
1401	Land	291,150.00	
1402	Building and Building Improvements	10,972,864.20	
1403	Furniture, Equipment and Machinery - Dwellings	159,112.80	
1404	Other Equipment - Administration/Maintenance	120,325.04	
1405	Leasehold Improvements	0.00	
1406	Accumulated Depreciation	(9,090,890.91)	
1407	Infrastructure	0.00	
1408	Capital Leases	0.00	2,452,561.13
<b>TOTAL ASSETS</b>			<b>3,639,860.93</b>
<b>LIABILITIES AND EQUITY</b>			
<b>ACCOUNTS PAYABLE</b>			
2106	Bank Overdraft	0.00	
2111	Accounts Payable <=90 Days	99,621.66	
2111.1	Accounts Payable >90 Days Past Due	0.00	
2112	Contract Costs	0.00	
2114	Tenants Security Deposits & Pet Deposits	15,250.39	
2115	Bid Deposits	0.00	
2117	Employee 's Payroll Deductions	3,349.27	
2118	Accounts Payable - Subsidy Overpayment	213,322.00	
2119	Accounts Payable - Interfund	0.00	
2120	Accounts Payable - Other	0.00	331,543.32
<b>ACCRUED LIABILITIES</b>			
2130.2	Accrued Contingent Liability	0.00	
2135	Accrued Compensated Absences - Current Portion	63,888.20	
2137	Payment in Lieu of Taxes (PILOT)	0.00	
2138	Accrued Payroll	9,308.40	
2139	Accrued Liabilities - Other	0.00	73,196.60
<b>DEFERRED CREDITS</b>			
2240	Tenants Prepaid Rents	0.00	
2290	Deferred Revenue - Rent	0.00	
2291	Deferred Revenue - Subsidy	0.00	
2292	Deferred Revenue - Other	475,180.00	475,180.00
<b>NOTES PAYABLE</b>			
2299	Notes Payable Capital Borrowings - Current Portion	0.00	
2299.1	Notes Payable Operating Borrowings - Current Portion	0.00	0.00
<b>NON-CURRENT LIABILITIES</b>			
2301	Notes Payable Capital Borrowings - Non-Current Portion	0.00	
2301.1	Notes Payable Operating Borrowings - Non-Current Portion	0.00	
2335.01	Accrued Compensated Absences - Non-Current Portion	0.00	
2339	Accrued Pension Liability - GASB 68	763,471.00	
2339.1	Accrued OPEB Liability - GASB 75	1,392,545.00	2,156,016.00
<b>EQUITY (NET ASSETS)</b>			
2700	Net Income (Deficit)	(8,840.75)	
2802	Invested in Capital Assets, net of Related Debt	2,452,561.13	
2805	Net Assets - Restricted	0.00	
2806	Net Assets - Unrestricted	Max % 49.54%	622,954.63
2806.1	Net Assets - Pension & OPEB Liabilities	(2,462,750.00)	603,925.01
<b>TOTAL LIABILITIES AND EQUITY</b>			<b>3,639,860.93</b>

See Accountants' Compilation Report

Marblehead Housing Authority  
1 month ending  
January 31, 2026

4001 307 units  
307 unit months

Fenton, Ewald & Associates, P.C.  
PSP 04/06/26

Account Number	Classification	Approved Budget Amount	Pro Rata Budget 1 Months	Budget P.U.M.	Actual To Date P.U.M.	Actual To Date Amount	Amount Favorable (Unfavorable)	Actual As a Factor of Pro Rata	Available Remainder of the Year
<b>OPERATING RECEIPTS</b>									
3110	Shelter Rent - Tenant	2,046,900	170,575	555.62	556.19	170,750.00	175	1.001	1,876,150
3115	Shelter Rent - Federal Sect. 8	0	0	0.00	0.00	0.00	0		0
3190	Non Dwelling Rentals	0	0	0.00	0.00	0.00	0		0
3400	Administrative Fees - MRVP	0	0	0.00	0.00	0.00	0		0
3610	Interest on Investments - Unrestricted	25,000	2,083	6.79	0.05	15.55	(2,068)	0.007	24,984
3611	Interest on Investments - Restricted	0	0	0.00	0.00	0.00	0		0
3690	Other Revenue	20,000	1,667	5.43	1.70	521.76	(1,145)	0.313	19,478
3950	Operating Grants	0	0	0.00	0.00	0.00	0		0
3691	Other Revenue Retained	0	0	0.00	0.00	0.00	0		0
3692	Other Revenue - Operating Reserves	0	0	0.00	0.00	0.00	0		0
3801	Operating Subsidy	503,638	41,970	136.71	121.23	37,218.00	(4,752)	0.887	466,420
3920	Gain/Loss From Sale/Disp.of Prop.	0	0	0.00	0.00	0.00	0		0
<b>TOTAL OPERATING RECEIPTS</b>		<b>2,595,538</b>	<b>216,295</b>	<b>704.54</b>	<b>679.17</b>	<b>208,505.31</b>	<b>(7,790)</b>	<b>0.964</b>	<b>2,387,033</b>
<b>OPERATING EXPENDITURES</b>									
<b>ADMINISTRATIVE</b>									
4110	Administration Salaries	254,321	21,193	69.03	55.37	16,999.62	4,194	0.802	237,321
4120	Compensated Absences	0	0	0.00	0.00	0.00	0		0
4130	Legal	40,000	3,333	10.86	10.15	3,117.50	216	0.935	36,883
4140	Compensation-Board Members	12,200	1,017	3.31	0.00	0.00	1,017	0.000	12,200
4150	Travel and Related Expenses	6,000	500	1.63	0.00	0.00	500	0.000	6,000
4170	Accounting Services	17,418	1,452	4.73	4.39	1,347.00	105	0.928	16,071
4171	Audit Services	5,250	438	1.43	0.00	0.00	438	0.000	5,250
4180	Penalties & Interest	0	0	0.00	0.00	0.00	0		0
4190	Administrative Other	262,288	21,857	71.20	119.51	36,689.85	(14,833)	1.679	225,598
4191	Tenant Organization	7,675	640	2.08	0.00	0.00	640	0.000	7,675
<b>TOTAL ADMINISTRATIVE EXPENSE</b>		<b>605,152</b>	<b>50,429</b>	<b>164.26</b>	<b>189.43</b>	<b>58,153.97</b>	<b>(7,725)</b>	<b>1.153</b>	<b>546,998</b>
<b>UTILITIES</b>									
4310	Water & Sewer	311,549	25,962	84.57	0.00	0.00	25,962	0.000	311,549
4320	Electricity	131,065	10,922	35.58	35.20	10,805.09	117	0.989	120,260
4330	Gas	160,618	13,385	43.60	61.16	18,777.08	(5,392)	1.403	141,841
4340	Fuel	0	0	0.00	0.00	0.00	0		0
4360	Energy Conservation	0	0	0.00	0.00	0.00	0		0
4390	Other	0	0	0.00	0.00	0.00	0		0
<b>TOTAL UTILITIES EXPENSE</b>		<b>603,232</b>	<b>50,269</b>	<b>163.74</b>	<b>96.36</b>	<b>29,582.17</b>	<b>20,687</b>	<b>0.588</b>	<b>573,650</b>
<b>ORDINARY MAINTENANCE</b>									
4410	Maintenance Labor	443,108	36,926	120.28	146.60	45,007.51	(8,082)	1.219	398,100
4420	Materials And Supplies	80,364	6,697	21.81	6.47	1,986.93	4,710	0.297	78,377
4430	Contract Costs	165,000	13,750	44.79	42.15	12,938.56	811	0.941	152,061
<b>TOTAL ORDINARY MAINTENANCE</b>		<b>688,472</b>	<b>57,373</b>	<b>186.88</b>	<b>195.22</b>	<b>59,933.00</b>	<b>(2,560)</b>	<b>1.045</b>	<b>628,539</b>
<b>GENERAL EXPENSE</b>									
4510	Insurance	127,850	10,654	34.70	31.52	9,677.00	977	0.908	118,173
4520	Pilot	4,951	413	1.34	1.38	422.75	(10)	1.025	4,528
4540	Employee Benefits	334,381	27,865	90.77	167.92	51,550.42	(23,685)	1.850	282,831
4570	Collection Losses	15,000	1,250	4.07	0.00	0.00	1,250	0.000	15,000
4580/90	General Expenses	0	0	0.00	0.00	0.00	0		0
<b>TOTAL GENERAL EXPENSES</b>		<b>482,182</b>	<b>40,182</b>	<b>130.89</b>	<b>200.81</b>	<b>61,650.17</b>	<b>(21,468)</b>	<b>1.534</b>	<b>420,532</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>2,379,038</b>	<b>198,253</b>	<b>645.78</b>	<b>681.82</b>	<b>209,319.31</b>	<b>(11,066)</b>	<b>1.056</b>	<b>2,169,719</b>
<b>NET INCOME (DEFICIT) BEFORE SUBSIDY and NON-ROUTINE EXPENSES</b>									
		<b>(287,138)</b>	<b>(23,928)</b>	<b>-77.94</b>	<b>(123.88)</b>	<b>(38,032.00)</b>	<b>(14,104)</b>	<b>1.589</b>	<b>(249,106)</b>
<b>NET INCOME (DEFICIT) before NON-ROUTINE, and INCLUDING SUBSIDY</b>									
		<b>216,500</b>	<b>18,042</b>	<b>58.77</b>	<b>(2.65)</b>	<b>(814.00)</b>	<b>(18,856)</b>	<b>-0.045</b>	<b>217,314</b>
<b>NONROUTINE EXPENSES AND (CREDITS)</b>									
4610	Extraordinary Maintenance	70,000	5,833	19.00	12.55	3,851.97	1,981	0.660	66,148
4611	Equip. Purchased - Non Capitalized	30,000	2,500	8.14	13.60	4,174.78	(1,675)	1.670	25,825
4612	Restricted Reserve Expenditures	0	0	0.00	0.00	0.00	0		0
4715	Housing Assistance Payments	0	0	0.00	0.00	0.00	0		0
<b>TOTAL NONROUTINE EXPENSES</b>		<b>100,000</b>	<b>8,333</b>	<b>27.14</b>	<b>26.15</b>	<b>8,026.75</b>	<b>307</b>		
<b>CAPITAL EXPENDITURES</b>									
7520	Replacement of Equipment-Capitalized	0	0	0.00	0.00	0.00	0		0
7540	Betterments & Additions - Capitalized	0	0	0.00	0.00	0.00	0		0
<b>TOTAL CAPITAL EXPENDITURES</b>		<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>		<b>0</b>
<b>2700 NET INCOME (DEFICIT) FROM OPERATIONS</b>		<b>116,500</b>	<b>9,708</b>	<b>31.62</b>	<b>(28.80)</b>	<b>(8,840.75)</b>	<b>(18,549)</b>		
4801	Depreciation Expense	0	0	0.00	0.00	0.00	0		0
4541	Other Post Employment Benefits Exp	0	0	0.00	0.00	0.00	0		0
<b>NET CHANGE IN UNRESTRICTED NET ASSETS</b>		<b>116,500</b>	<b>9,708</b>	<b>31.62</b>	<b>(28.80)</b>	<b>(8,840.75)</b>	<b>(18,549)</b>		

Operating Subsidy Earned year-to-date	37,218
Operating Subsidy Rec'd year-to-date	\$50,000
Amount (Over) or Under Subsidized	(\$12,782)



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To the Board of Commissioners  
Marblehead Housing Authority  
26 Rowland Street  
Marblehead, MA 01945

We have compiled the accompanying balance sheets of the Marblehead Housing Authority as of **February 28, 2026**, and the related statements of Revenues and Expenses for the 2 months then ended. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America. The information included in the accompanying Agency Wide Revenue and Expenses and Analysis of Nonroutine Expenditures and Credits are presented only for supplementary analysis purposes. Such information has been compiled from information that is the representation of management, without audit or review, and accordingly, we do not express an opinion or provide any assurance on such data.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusion about the Authority's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

*Fenton, Ewald & Associates, P.C.*

*Fenton, Ewald & Associates P.C.*

Needham, Massachusetts  
Dated: April 6, 2026

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT  
BALANCE SHEET

Marblehead Housing Authority  
2/28/2026 Period Ended  
4001 Program Number

ACCOUNT NUMBER	ASSETS		X Administration Modernization Development
<b>CASH</b>			
1111	Cash Development or Modernization fund - Unrestricted	0.00	
1111.1	Cash Development or Modernization fund - Restricted	0.00	
1112	Cash Administration Fund - Unrestricted	322,510.04	
1112.1	Cash Administration Fund - Restricted	0.00	
1113	Cash - Escrow	0.00	
1114	Security Deposit and Pet Deposit Fund Cash	42,573.43	
1117	Petty Cash	100.00	
1118	Change Fund	0.00	365,183.47
<b>ACCOUNTS RECEIVABLE</b>			
1121	Federal and DHCD—Section 8 Subsidy-Shelter Rent	0.00	
1122	Tenants Accounts Receivable	25,776.32	
1123	Allowance for Doubtful Accounts - Dwelling Rents	(14,247.32)	
1125	Accounts Receivable Subsidy	0.00	
1129	Accounts Receivable - Cultural Grants	0.00	
1130	Interprogram Due From State Mod	3,000.00	
1131	Allowance for Doubtful Accounts - Other	0.00	
1145	Accrued Interest Receivable	0.00	14,529.00
<b>INVESTMENTS</b>			
1162	Investments - Unrestricted		557,206.40
<b>DEFERRED CHARGES</b>			
1211	Prepaid Insurance	82,854.00	
1212	Inventory	0.00	
1290	Deferred Charges - Retirement	48,772.00	
1291	Deferred Outflows of Resources	168,446.00	300,072.00
<b>FIXED ASSETS</b>			
1400.2	Cost Control Account - Development/Modernization	0.00	
1401	Land	291,150.00	
1402	Building and Building Improvements	10,972,864.20	
1403	Furniture, Equipment and Machinery - Dwellings	159,112.80	
1404	Other Equipment - Administration/Maintenance	120,325.04	
1405	Leasehold Improvements	0.00	
1406	Accumulated Depreciation	(9,090,880.91)	
1407	Infrastructure	0.00	
1408	Capital Leases	0.00	2,452,561.13
<b>TOTAL ASSETS</b>			<b>3,689,552.00</b>
<b>LIABILITIES AND EQUITY</b>			
<b>ACCOUNTS PAYABLE</b>			
2106	Bank Overdraft	0.00	
2111	Accounts Payable <=90 Days	99,621.66	
2111.1	Accounts Payable >90 Days Past Due	0.00	
2112	Contract Costs	2,911.14	
2114	Tenants Security Deposits & Pet Deposits	15,251.85	
2115	Bid Deposits	0.00	
2117	Employee 's Payroll Deductions	3,901.11	
2118	Accounts Payable - Subsidy Overpayment	221,258.00	
2119	Accounts Payable - Interfund	0.00	
2120	Accounts Payable - Other	0.00	342,943.76
<b>ACCRUED LIABILITIES</b>			
2130.2	Accrued Contingent Liability	0.00	
2135	Accrued Compensated Absences - Current Portion	63,888.20	
2137	Payment in Lieu of Taxes (PILOT)	0.00	
2138	Accrued Payroll	9,308.40	
2139	Accrued Liabilities - Other	0.00	73,196.60
<b>DEFERRED CREDITS</b>			
2240	Tenants Prepaid Rents	0.00	
2290	Deferred Revenue - Rent	9,581.00	
2291	Deferred Revenue - Subsidy	0.00	
2292	Deferred Revenue - Other	475,180.00	484,761.00
<b>NOTES PAYABLE</b>			
2299	Notes Payable Capital Borrowings - Current Portion	0.00	
2299.1	Notes Payable Operating Borrowings - Current Portion	0.00	0.00
<b>NON-CURRENT LIABILITIES</b>			
2301	Notes Payable Capital Borrowings - Non-Current Portion	0.00	
2301.1	Notes Payable Operating Borrowings - Non-Current Portion	0.00	
2335.01	Accrued Compensated Absences - Non-Current Portion	0.00	
2339	Accrued Pension Liability - GASB 68	763,471.00	
2339.1	Accrued OPEB Liability - GASB 75	1,392,545.00	2,156,016.00
<b>EQUITY (NET ASSETS)</b>			
2700	Net Income (Deficit)	19,868.88	
2802	Invested in Capital Assets, net of Related Debt	2,452,561.13	
2805	Net Assets - Restricted	0.00	
2806	Net Assets - Unrestricted	Max % 51.86%	622,954.63
2806.1	Net Assets - Pension & OPEB Liabilities	(2,462,750.00)	632,634.64
<b>TOTAL LIABILITIES AND EQUITY</b>			<b>3,689,552.00</b>

See Accountants' Compilation Report

Marblehead Housing Authority  
2 months ending  
February 28, 2026

4001 307 units  
614 unit months

Fenton, Ewald & Associates, P.C.  
PSP 04/06/26

Account Number	Classification	Approved Budget Amount	Pro Rata Budget 2 Months	Budget P.U.M.	Actual To Date P.U.M.	Actual To Date Amount	Amount Favorable (Unfavorable)	Actual As a Factor of Pro Rata	Available Remainder of the Year
<b>OPERATING RECEIPTS</b>									
3110	Shelter Rent - Tenant	2,046,900	341,150	555.62	551.46	338,596.00	(2,554)	0.993	1,708,304
3115	Shelter Rent - Federal Sect. 8	0	0	0.00	0.00	0.00	0		0
3190	Non Dwelling Rentals	0	0	0.00	0.00	0.00	0		0
3400	Administrative Fees - MRVP	0	0	0.00	0.00	0.00	0		0
3610	Interest on Investments - Unrestricted	25,000	4,167	6.79	0.05	30.97	(4,136)	0.007	24,969
3611	Interest on Investments - Restricted	0	0	0.00	0.00	0.00	0		0
3690	Other Revenue	20,000	3,333	5.43	3.62	2,222.42	(1,111)	0.667	17,778
3950	Operating Grants	0	0	0.00	0.00	0.00	0		0
3691	Other Revenue Retained	0	0	0.00	0.00	0.00	0		0
3692	Other Revenue - Operating Reserves	0	0	0.00	0.00	0.00	0		0
3801	Operating Subsidy	503,638	83,940	136.71	72.12	44,282.00	(39,658)	0.528	459,356
3920	Gain/Loss From Sale/Disp.of Prop.	0	0	0.00	0.00	0.00	0		0
<b>TOTAL OPERATING RECEIPTS</b>		<b>2,595,538</b>	<b>432,590</b>	<b>704.54</b>	<b>627.25</b>	<b>385,131.39</b>	<b>(47,458)</b>	<b>0.890</b>	<b>2,210,407</b>
<b>OPERATING EXPENDITURES</b>									
<b>ADMINISTRATIVE</b>									
4110	Administration Salaries	254,321	42,387	69.03	55.34	33,978.63	8,408	0.802	220,342
4120	Compensated Absences	0	0	0.00	0.00	0.00	0		0
4130	Legal	40,000	6,667	10.86	25.24	15,496.00	(8,829)	2.324	24,504
4140	Compensation-Board Members	12,200	2,033	3.31	4.69	2,880.00	(847)	1.416	9,320
4150	Travel and Related Expenses	6,000	1,000	1.63	0.00	0.00	1,000	0.000	6,000
4170	Accounting Services	17,418	2,903	4.73	4.39	2,694.00	209	0.928	14,724
4171	Audit Services	5,250	875	1.43	0.00	0.00	875	0.000	5,250
4180	Penalties & Interest	0	0	0.00	0.00	0.00	0		0
4190	Administrative Other	262,288	43,715	71.20	61.70	37,884.63	5,830	0.867	224,403
4191	Tenant Organization	7,675	1,279	2.08	0.00	0.00	1,279	0.000	7,675
<b>TOTAL ADMINISTRATIVE EXPENSE</b>		<b>605,152</b>	<b>100,859</b>	<b>164.26</b>	<b>151.36</b>	<b>92,933.26</b>	<b>7,925</b>	<b>0.921</b>	<b>512,219</b>
<b>UTILITIES</b>									
4310	Water & Sewer	311,549	51,925	84.57	0.00	0.00	51,925	0.000	311,549
4320	Electricity	131,065	21,844	35.58	36.77	22,577.55	(733)	1.034	108,487
4330	Gas	160,618	26,770	43.60	30.58	18,777.08	7,993	0.701	141,841
4340	Fuel	0	0	0.00	0.00	0.00	0		0
4360	Energy Conservation	0	0	0.00	0.00	0.00	0		0
4390	Other	0	0	0.00	0.00	0.00	0		0
<b>TOTAL UTILITIES EXPENSE</b>		<b>603,232</b>	<b>100,539</b>	<b>163.74</b>	<b>67.35</b>	<b>41,354.63</b>	<b>59,184</b>	<b>0.411</b>	<b>561,877</b>
<b>ORDINARY MAINTENANCE</b>									
4410	Maintenance Labor	443,108	73,851	120.28	152.39	93,567.17	(19,716)	1.267	349,541
4420	Materials And Supplies	80,364	13,394	21.81	10.16	6,239.63	7,154	0.466	74,124
4430	Contract Costs	165,000	27,500	44.79	33.22	20,399.79	7,100	0.742	144,600
<b>TOTAL ORDINARY MAINTENANCE</b>		<b>688,472</b>	<b>114,745</b>	<b>186.88</b>	<b>195.78</b>	<b>120,206.59</b>	<b>(5,461)</b>	<b>1.048</b>	<b>568,265</b>
<b>GENERAL EXPENSE</b>									
4510	Insurance	127,850	21,308	34.70	33.60	20,630.00	678	0.968	107,220
4520	Pilot	4,951	825	1.34	1.38	845.50	(20)	1.025	4,106
4540	Employee Benefits	334,381	55,730	90.77	102.94	63,204.25	(7,474)	1.134	271,177
4570	Collection Losses	15,000	2,500	4.07	0.00	0.00	2,500	0.000	15,000
4580/90	General Expenses	0	0	0.00	0.00	0.00	0		0
<b>TOTAL GENERAL EXPENSES</b>		<b>482,182</b>	<b>80,364</b>	<b>130.89</b>	<b>137.91</b>	<b>84,679.75</b>	<b>(4,316)</b>	<b>1.054</b>	<b>397,502</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>2,379,038</b>	<b>396,506</b>	<b>645.78</b>	<b>552.40</b>	<b>339,174.23</b>	<b>57,332</b>	<b>0.855</b>	<b>2,039,864</b>
<b>NET INCOME (DEFICIT) BEFORE SUBSIDY and NON-ROUTINE EXPENSES</b>									
		<b>(287,138)</b>	<b>(47,856)</b>	<b>-77.94</b>	<b>2.73</b>	<b>1,675.16</b>	<b>49,531</b>	<b>-0.035</b>	<b>(288,813)</b>
<b>NET INCOME (DEFICIT) before NON-ROUTINE, and INCLUDING SUBSIDY</b>									
		<b>216,500</b>	<b>36,083</b>	<b>58.77</b>	<b>74.85</b>	<b>45,957.16</b>	<b>9,874</b>	<b>1.274</b>	<b>170,543</b>
<b>NONROUTINE EXPENSES AND (CREDITS)</b>									
4610	Extraordinary Maintenance	70,000	11,667	19.00	35.69	21,913.50	(10,247)	1.878	48,087
4611	Equip. Purchased - Non Capitalized	30,000	5,000	8.14	6.80	4,174.78	825	0.835	25,825
4612	Restricted Reserve Expenditures	0	0	0.00	0.00	0.00	0		0
4715	Housing Assistance Payments	0	0	0.00	0.00	0.00	0		0
<b>TOTAL NONROUTINE EXPENSES</b>		<b>100,000</b>	<b>16,667</b>	<b>27.14</b>	<b>42.49</b>	<b>26,088.28</b>	<b>(9,422)</b>		
<b>CAPITAL EXPENDITURES</b>									
7520	Replacement of Equipment-Capitalized	0	0	0.00	0.00	0.00	0		0
7540	Betterments & Additions - Capitalized	0	0	0.00	0.00	0.00	0		0
<b>TOTAL CAPITAL EXPENDITURES</b>		<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>		<b>0</b>
<b>2700 NET INCOME (DEFICIT) FROM OPERATIONS</b>		<b>116,500</b>	<b>19,417</b>	<b>31.62</b>	<b>32.36</b>	<b>19,868.88</b>	<b>452</b>		
4801	Depreciation Expense	0	0	0.00	0.00	0.00	0		0
4541	Other Post Employment Benfits Exp	0	0	0.00	0.00	0.00	0		0
<b>NET CHANGE IN UNRESTRICTED NET ASSETS</b>		<b>116,500</b>	<b>19,417</b>	<b>31.62</b>	<b>32.36</b>	<b>19,868.88</b>	<b>452</b>		

Operating Subsidy Earned year-to-date	44,282
Operating Subsidy Rec'd year-to-date	\$65,000
Amount (Over) or Under Subsidized	(\$20,718)



FENTON, EWALD & ASSOCIATES, P.C.  
CERTIFIED PUBLIC ACCOUNTANTS  
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NEEDHAM, MA 02494-1365

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To the Board of Commissioners  
Marblehead Housing Authority  
26 Rowland Street  
Marblehead, MA 01945

We have compiled the accompanying balance sheets of the Marblehead Housing Authority as of **March 31, 2026**, and the related statements of Revenues and Expenses for the **3** months then ended. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America. The information included in the accompanying Agency Wide Revenue and Expenses and Analysis of Nonroutine Expenditures and Credits are presented only for supplementary analysis purposes. Such information has been compiled from information that is the representation of management, without audit or review, and accordingly, we do not express an opinion or provide any assurance on such data.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusion about the Authority's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

*Fenton, Ewald & Associates, P.C.*

*Fenton, Ewald & Associates P.C.*

Needham, Massachusetts  
Dated: April 6, 2026

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT  
BALANCE SHEET

Marblehead Housing Authority  
3/31/2026 Period Ended  
4001 Program Number

ACCOUNT NUMBER	ASSETS		X Administration Modernization Development
<b>CASH</b>			
1111	Cash Development or Modernization fund - Unrestricted	0.00	
1111.1	Cash Development or Modernization fund - Restricted	0.00	
1112	Cash Administration Fund - Unrestricted	253,067.14	
1112.1	Cash Administration Fund - Restricted	0.00	
1113	Cash - Escrow	0.00	
1114	Security Deposit and Pet Deposit Fund Cash	19,537.71	
1117	Petty Cash	100.00	
1118	Change Fund	0.00	272,704.85
<b>ACCOUNTS RECEIVABLE</b>			
1121	Federal and DHCD—Section 8 Subsidy-Shelter Rent	0.00	
1122	Tenants Accounts Receivable	56,390.97	
1123	Allowance for Doubtful Accounts - Dwelling Rents	(14,247.32)	
1125	Accounts Receivable Subsidy	65,115.00	
1129	Accounts Receivable - Cultural Grants	0.00	
1130	Interprogram Due From State Mod	3,000.00	
1131	Allowance for Doubtful Accounts - Other	0.00	
1145	Accrued Interest Receivable	0.00	110,258.65
<b>INVESTMENTS</b>			
1162	Investments - Unrestricted		554,295.26
<b>DEFERRED CHARGES</b>			
1211	Prepaid Insurance	76,904.25	
1212	Inventory	0.00	
1290	Deferred Charges - Retirement	37,581.00	
1291	Deferred Outflows of Resources	168,446.00	282,931.25
<b>FIXED ASSETS</b>			
1400.2	Cost Control Account - Development/Modernization	0.00	
1401	Land	291,150.00	
1402	Building and Building Improvements	10,972,864.20	
1403	Furniture, Equipment and Machinery - Dwellings	159,112.80	
1404	Other Equipment - Administration/Maintenance	120,325.04	
1405	Leasehold Improvements	0.00	
1406	Accumulated Depreciation	(9,090,890.91)	
1407	Infrastructure	0.00	
1408	Capital Leases	0.00	2,452,561.13
<b>TOTAL ASSETS</b>			<b>3,672,751.14</b>
<b>LIABILITIES AND EQUITY</b>			
<b>ACCOUNTS PAYABLE</b>			
2106	Bank Overdraft	0.00	
2111	Accounts Payable <=90 Days	99,621.66	
2111.1	Accounts Payable >90 Days Past Due	0.00	
2112	Contract Costs	0.00	
2114	Tenants Security Deposits & Pet Deposits	19,537.71	
2115	Bid Deposits	0.00	
2117	Employee 's Payroll Deductions	1,329.68	
2118	Accounts Payable - Subsidy Overpayment	200,540.00	
2119	Accounts Payable - Interfund	0.00	
2120	Accounts Payable - Other	0.00	321,029.05
<b>ACCRUED LIABILITIES</b>			
2130.2	Accrued Contingent Liability	0.00	
2135	Accrued Compensated Absences - Current Portion	63,888.20	
2137	Payment in Lieu of Taxes (PILOT)	0.00	
2138	Accrued Payroll	9,308.40	
2139	Accrued Liabilities - Other	0.00	73,196.60
<b>DEFERRED CREDITS</b>			
2240	Tenants Prepaid Rents	35,203.53	
2290	Deferred Revenue - Rent	0.00	
2291	Deferred Revenue - Subsidy	0.00	
2292	Deferred Revenue - Other	475,180.00	510,383.53
<b>NOTES PAYABLE</b>			
2299	Notes Payable Capital Borrowings - Current Portion	0.00	
2299.1	Notes Payable Operating Borrowings - Current Portion	0.00	0.00
<b>NON-CURRENT LIABILITIES</b>			
2301	Notes Payable Capital Borrowings - Non-Current Portion	0.00	
2301.1	Notes Payable Operating Borrowings - Non-Current Portion	0.00	
2335.01	Accrued Compensated Absences - Non-Current Portion	0.00	
2339	Accrued Pension Liability - GASB 68	763,471.00	
2339.1	Accrued OPEB Liability - GASB 75	1,392,545.00	2,156,016.00
<b>EQUITY (NET ASSETS)</b>			
2700	Net Income (Deficit)	(639.80)	
2802	Invested in Capital Assets, net of Related Debt	2,452,561.13	
2805	Net Assets - Restricted	0.00	
2806	Net Assets - Unrestricted	622,954.63	
2806.1	Net Assets - Pension & OPEB Liabilities	(2,462,750.00)	612,125.96
<b>TOTAL LIABILITIES AND EQUITY</b>			<b>3,672,751.14</b>

See Accountants' Compilation Report

Marblehead Housing Authority  
3 months ending  
March 31, 2026

4001

307 units  
921 unit months

Fenton, Ewald & Associates, P.C.  
PSP 04/06/26

Account Number	Classification	Approved Budget Amount	Pro Rata Budget 3 Months	Budget P.U.M.	Actual To Date P.U.M.	Actual To Date Amount	Amount Favorable (Unfavorable)	Actual As a Factor of Pro Rate	Available Remainder of the Year
<b>OPERATING RECEIPTS</b>									
3110	Shelter Rent - Tenant	2,046,900	511,725	555.62	552.33	508,692.72	(3,032)	0.994	1,538,207
3115	Shelter Rent - Federal Sect. 8	0	0	0.00	0.00	0.00	0		0
3190	Non Dwelling Rentals	0	0	0.00	0.00	0.00	0		0
3400	Administrative Fees - MRVP	0	0	0.00	0.00	0.00	0		0
3610	Interest on Investments - Unrestricted	25,000	6,250	6.79	0.05	47.49	(6,203)	0.008	24,953
3611	Interest on Investments - Restricted	0	0	0.00	0.00	0.00	0		0
3690	Other Revenue	20,000	5,000	5.43	3.95	3,637.69	(1,362)	0.728	16,362
3950	Operating Grants	0	0	0.00	0.00	0.00	0		0
3691	Other Revenue Retained	0	0	0.00	0.00	0.00	0		0
3692	Other Revenue - Operating Reserves	0	0	0.00	0.00	0.00	0		0
3801	Operating Subsidy	503,638	125,910	136.71	211.85	195,115.00	69,206	1.550	308,523
3920	Gain/Loss From Sale/Disp.of Prop.	0	0	0.00	0.00	0.00	0		0
<b>TOTAL OPERATING RECEIPTS</b>		<b>2,595,538</b>	<b>648,885</b>	<b>704.54</b>	<b>768.18</b>	<b>707,492.90</b>	<b>58,608</b>	<b>1.090</b>	<b>1,888,045</b>
<b>OPERATING EXPENDITURES</b>									
<b>ADMINISTRATIVE</b>									
4110	Administration Salaries	254,321	63,580	69.03	55.33	50,957.64	12,623	0.801	203,363
4120	Compensated Absences	0	0	0.00	0.00	0.00	0		0
4130	Legal	40,000	10,000	10.86	21.71	19,995.62	(9,996)	2.000	20,004
4140	Compensation-Board Members	12,200	3,050	3.31	3.13	2,880.00	170	0.944	9,320
4150	Travel and Related Expenses	6,000	1,500	1.63	0.00	0.00	1,500	0.000	6,000
4170	Accounting Services	17,418	4,355	4.73	4.39	4,041.00	314	0.928	13,377
4171	Audit Services	5,250	1,313	1.43	0.00	0.00	1,313	0.000	5,250
4180	Penalties & Interest	0	0	0.00	0.00	0.00	0		0
4190	Administrative Other	262,288	65,572	71.20	80.63	74,262.41	(8,690)	1.133	188,026
4191	Tenant Organization	7,675	1,919	2.08	0.00	0.00	1,919	0.000	7,675
<b>TOTAL ADMINISTRATIVE EXPENSE</b>		<b>605,152</b>	<b>151,288</b>	<b>164.26</b>	<b>165.19</b>	<b>152,136.67</b>	<b>(849)</b>	<b>1.006</b>	<b>453,015</b>
<b>UTILITIES</b>									
4310	Water & Sewer	311,549	77,887	84.57	82.67	76,141.01	1,746	0.978	235,408
4320	Electricity	131,065	32,766	35.58	47.54	43,788.90	(11,023)	1.336	87,276
4330	Gas	160,618	40,155	43.60	85.70	78,934.02	(38,780)	1.966	81,684
4340	Fuel	0	0	0.00	0.00	0.00	0		0
4360	Energy Conservation	0	0	0.00	0.00	0.00	0		0
4390	Other	0	0	0.00	0.00	0.00	0		0
<b>TOTAL UTILITIES EXPENSE</b>		<b>603,232</b>	<b>150,808</b>	<b>163.74</b>	<b>215.92</b>	<b>198,863.93</b>	<b>(48,056)</b>	<b>1.319</b>	<b>404,368</b>
<b>ORDINARY MAINTENANCE</b>									
4410	Maintenance Labor	443,108	110,777	120.28	143.82	132,456.92	(21,680)	1.196	310,651
4420	Materials And Supplies	80,364	20,091	21.81	20.67	19,034.33	1,057	0.947	61,330
4430	Contract Costs	165,000	41,250	44.79	47.52	43,767.36	(2,517)	1.061	121,233
<b>TOTAL ORDINARY MAINTENANCE</b>		<b>688,472</b>	<b>172,118</b>	<b>186.88</b>	<b>212.01</b>	<b>195,258.61</b>	<b>(23,141)</b>	<b>1.134</b>	<b>493,213</b>
<b>GENERAL EXPENSE</b>									
4510	Insurance	127,850	31,963	34.70	35.29	32,505.00	(543)	1.017	95,345
4520	Pilot	4,951	1,238	1.34	1.38	1,268.25	(31)	1.025	3,683
4540	Employee Benefits	334,381	83,595	90.77	81.02	74,617.35	8,978	0.893	259,764
4570	Collection Losses	15,000	3,750	4.07	0.00	0.00	3,750	0.000	15,000
4580/90	General Expenses	0	0	0.00	0.00	0.00	0		0
<b>TOTAL GENERAL EXPENSES</b>		<b>482,182</b>	<b>120,546</b>	<b>130.89</b>	<b>117.69</b>	<b>108,390.60</b>	<b>12,155</b>	<b>0.899</b>	<b>373,791</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>2,379,038</b>	<b>594,760</b>	<b>645.78</b>	<b>710.80</b>	<b>654,649.81</b>	<b>(59,890)</b>	<b>1.101</b>	<b>1,724,388</b>
<b>NET INCOME (DEFICIT) BEFORE SUBSIDY and NON-ROUTINE EXPENSES</b>									
		<b>(287,138)</b>	<b>(71,785)</b>	<b>-77.94</b>	<b>(154.48)</b>	<b>(142,271.91)</b>	<b>(70,487)</b>	<b>1.982</b>	<b>(144,866)</b>
<b>NET INCOME (DEFICIT) before NON-ROUTINE, and INCLUDING SUBSIDY</b>									
		<b>216,500</b>	<b>54,125</b>	<b>58.77</b>	<b>57.38</b>	<b>52,843.09</b>	<b>(1,282)</b>	<b>0.976</b>	<b>163,657</b>
<b>NONROUTINE EXPENSES AND (CREDITS)</b>									
4610	Extraordinary Maintenance	70,000	17,500	19.00	53.54	49,308.11	(31,808)	2.818	20,692
4611	Equip. Purchased - Non Capitalized	30,000	7,500	8.14	4.53	4,174.78	3,325	0.557	25,825
4612	Restricted Reserve Expenditures	0	0	0.00	0.00	0.00	0		0
4715	Housing Assistance Payments	0	0	0.00	0.00	0.00	0		0
<b>TOTAL NONROUTINE EXPENSES</b>		<b>100,000</b>	<b>25,000</b>	<b>27.14</b>	<b>58.07</b>	<b>53,482.89</b>	<b>(28,483)</b>		
<b>CAPITAL EXPENDITURES</b>									
7520	Replacement of Equipment-Capitalized	0	0	0.00	0.00	0.00	0		0
7540	Betterments & Additions - Capitalized	0	0	0.00	0.00	0.00	0		0
<b>TOTAL CAPITAL EXPENDITURES</b>		<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>		<b>0</b>
<b>2700 NET INCOME (DEFICIT) FROM OPERATIONS</b>		<b>116,500</b>	<b>29,125</b>	<b>31.62</b>	<b>(0.69)</b>	<b>(639.80)</b>	<b>(29,765)</b>		
4801	Depreciation Expense	0	0	0.00	0.00	0.00	0		0
4541	Other Post Employment Benefits Exp	0	0	0.00	0.00	0.00	0		0
<b>NET CHANGE IN UNRESTRICTED NET ASSETS</b>		<b>116,500</b>	<b>29,125</b>	<b>31.62</b>	<b>(0.69)</b>	<b>(639.80)</b>	<b>(29,765)</b>		

Operating Subsidy Eamed year-to-date	195,115
Operating Subsidy Rec'd year-to-date	\$130,000
Amount (Over) or Under Subsidized	\$65,115

See Accountants' Compilation Report





**MARBLEHEAD**  
HOUSING AUTHORITY

Cathy Sheehan, Executive Director

**COLLECTION OF LOSSES – WRITE OFFS THROUGH  
3/31/2026**

<u>Tenant</u>	<u>Accounts Receivable</u>	<u>Reason</u>
<u>200</u>	\$ 494.00	Move Out, Death
<u>667</u>	\$ 308.00	Long Term, Death
<b>Total</b>	<b>\$ 802.00</b>	

mrtwriteoffmh



26 Rowland Street • Marblehead MA 01945  
TEL 781.631.2580 • FAX 781.660.8066 • [www.marbleheadha.org](http://www.marbleheadha.org)  
Equal Opportunity Employer



## Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/1/2026 Thru: 3/31/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address								Print 1099	
<b>Revolving Fund</b>											
A-1 Exterminators Inc		XXX-XX-XXXX	PO Box 310 Lynn MA 01903-0310						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>		
03/05/2026	24747	CHK	3315104	02-20: Outside Rodent	02/26	02-20: Outside Rodent	\$72.00				
			3315061	BR: 02-20: Outside Ro	02/26	BR: 02-20: Outside Rod	\$426.00		\$498.00		
03/26/2026	24827	CHK	3324347	RS: 03-13: Outside Ro	03/26	RS: 03-13: Outside Rod	\$72.00				
			3324299	BR: 03-18: Outside Ro	03/26	BR: 03-18: Outside Rod	\$426.00		\$498.00		
<b>Totals For Vendor: A-1 Exterminators Inc</b>									<b>\$996.00</b>		
Ace Hardware		XXX-XX-XXXX	70 Atlantic Avenue Marblehead MA 01945-3042						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>		
03/05/2026	24748	CHK	352347/1	14 BR: Maintenance S	02/26	14 BR: Maintenance Su	\$5.39		\$5.39		
<b>Totals For Vendor: Ace Hardware</b>									<b>\$5.39</b>		
Bay State Electric		XXX-XX-XXXX	38 Bowditch Street Peabody MA 01960						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>		
03/05/2026	24749	CHK	18796	RS: Heater: Wired He	02/26	RS: Heater: Wired Heat	\$660.00		\$660.00		
03/26/2026	24828	CHK	18834	667-4: Troubleshoot,	03/26	667-4: Troubleshoot, Pu	\$8,593.36		\$8,593.36		
<b>Totals For Vendor: Bay State Electric</b>									<b>\$9,253.36</b>		
Bob Pappas Welding		XXX-XX-XXXX	P.O. Box 881 Marblehead MA 01945						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>		
03/05/2026	24750	CHK	1540	Snow Blower Repair	02/26	Snow Blower Repair	\$250.00		\$250.00		
<b>Totals For Vendor: Bob Pappas Welding</b>									<b>\$250.00</b>		
Boston Automatic Time Clock Co., Inc.		XXX-XX-XXXX	738 Main St. Unit: 455 Waltham MA 02451						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>		
03/26/2026	24829	CHK	26-23256	02-25: Install New Rib	03/26	02-25: Install New Ribb	\$215.00		\$215.00		
<b>Totals For Vendor: Boston Automatic Time Clock Co., Inc.</b>									<b>\$215.00</b>		
Casey Lundregan Burns, P.C.		XXX-XX-XXXX	71 Washington Street Salem MA 01970						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>		
03/05/2026	24751	CHK	16876				\$626.54				
			16970				\$282.50				
			16969				\$260.00				
			16945				\$260.00				
			16926				\$35.00				
			16924				\$775.00				
			16912				\$52.50				
			16897				\$70.00		\$2,361.54		
03/16/2026	24789	CHK	16878				\$275.00		\$275.00		
03/26/2026	24830	CHK	17264				\$292.50				
			17233				\$524.04				
			17199				\$524.04				
			17159				\$155.00				
			17151				\$100.00				
			17149				\$267.50		\$1,863.08		
<b>Totals For Vendor: Casey Lundregan Burns, P.C.</b>									<b>\$4,499.62</b>		

## Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/1/2026 Thru: 3/31/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099						
Climate Zone	XXX-XX-XXXX	230 Essex Street Haverhill MA 01832	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>
03/05/2026	24752	CHK	58313299	#30 BR: HVAC Repair	02/26	#30 BR: HVAC Repair	\$450.00		\$450.00
<b>Totals For Vendor: Climate Zone</b>									<b>\$450.00</b>
Comcast	XXX-XX-XXXX	PO Box 70219 Philadelphia PA 19176	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>
03/05/2026	24753	CHK	020526	02-12/03-11: RS: Unit	02/26	02-12/03-11: RS: Unit R	\$559.49		\$559.49
03/05/2026	24754	CHK	020126	02-08/03-07: 18 BHC:	02/26	02-08/03-07: 18 BHC: R	\$99.95		\$99.95
03/05/2026	24755	CHK	020426	02-11/03-10: 29 PH: S	02/26	02-11/03-10: 29 PH: SP	\$99.95		\$99.95
03/05/2026	24756	CHK	021626	02-23/03-22: 26 RS	02/26	02-23/03-22: 26 RS	\$208.05		\$208.05
03/05/2026	24757	CHK	021426	02-21/03-20: 113 FC:	02/26	02-21/03-20: 113 FC: U	\$129.94		\$129.94
03/16/2026	24790	CHK	030126	03-08/04-07: 18 BHC:	03/26	03-08/04-07: 18 BHC: R	\$99.95		\$99.95
03/26/2026	24831	CHK	030426	03-11/04-10: 29 PH: S	03/26	03-11/04-10: 29 PH: SP	\$99.95		\$99.95
<b>Totals For Vendor: Comcast</b>									<b>\$1,297.28</b>
Concept Signs	XXX-XX-XXXX	57 Bridge Street Salem MA 01970	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>
03/16/2026	24791	CHK	30557	2015 New Van: Letteri	03/26	2015 New Van: Letterin	\$1,160.00		\$1,160.00
03/26/2026	24832	CHK	30564	#102 Van: Re-letter an	03/26	#102 Van: Re-letter and	\$510.00		\$510.00
<b>Totals For Vendor: Concept Signs</b>									<b>\$1,670.00</b>
Crugers Trucking	XXX-XX-XXXX	54 Chestnut Street Marblehead MA 01945	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>
03/16/2026	24792	CHK	4694	19 BR: Clean Out And	03/26	19 BR: Clean Out And	\$2,160.00		\$2,160.00
<b>Totals For Vendor: Crugers Trucking</b>									<b>\$2,160.00</b>
Drainpro Corporation	XXX-XX-XXXX	P.O. Box 641 Middleton MA 01949	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>
03/16/2026	24793	CHK	A7779	15 BR: Clear Main Dra	03/26	15 BR: Clear Main Dra	\$435.00		\$435.00
<b>Totals For Vendor: Drainpro Corporation</b>									<b>\$435.00</b>
Emily Achtenberg	XXX-XX-XXXX	47 Halifax Street Jamaica Plain MA 02130	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>
03/16/2026	24794	CHK	12	12-03/02-28: BR Cons	03/26	12-03/02-28: BR Consul	\$5,800.00		\$5,800.00
<b>Totals For Vendor: Emily Achtenberg</b>									<b>\$5,800.00</b>
Environmental Restorations Inc.	XXX-XX-XXXX	16 Hazel Drive Hampstead NH 03841	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>
03/16/2026	24795	CHK	INV-25-047	#311/#202 RS: Install	03/26	#311/#202 RS: Install T	\$5,990.00		\$5,990.00
<b>Totals For Vendor: Environmental Restorations Inc.</b>									<b>\$5,990.00</b>
F. W. Webb Company	XXX-XX-XXXX	160 Middlesex Turnpike Bedford MA 01730	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>
03/05/2026	24758	CHK	94001970	51 BR: Maintenance S	02/26	51 BR: Maintenance Su	\$491.34		
			94772459	Maintenance Supplies	02/26	Maintenance Supplies	\$62.68		
			94827490	Maintenance Supplies	02/26	Maintenance Supplies	\$413.53		
			94583429	11 BHC: Maintenance	02/26	11 BHC: Maintenance S	\$529.80		
			85557323	NFC: Maintenance Su	02/26	NFC: Maintenance Sup	\$230.77		
			92331443-2	Maintenance Supplies	02/26	Maintenance Supplies	\$125.26		
			050924	Taco 2400 Circ. FC P	02/26	Taco 2400 Circ. FC Pu	\$1,305.01		

## Marblehead Housing Authority Vendor Payment History Report

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Check Name	SSN / TIN	Check Address			Print 1099				
		85849899	Maintenance Supplies	02/26	Maintenance Supplies	\$433.40			
		89208057	Stock & 62 BR Spindl	02/26	Stock & 62 BR Spindles	\$155.62			
		90373351	Maintenance Supplies	02/26	Maintenance Supplies	\$111.48			
		94525477	22 BHC: Maintenance	02/26	22 BHC: Maintenance S	\$129.22			
		9444445270 67	22 BHC: Maintenance Supplies	02/26	22 BHC: Maintenance Supplies	\$73.85			
		93971073	Maintenance Supplies	02/26	Maintenance Supplies	\$223.73		\$4,285.69	
03/26/2026	24833	CHK	9511857	19 PHC: Ptrap	03/26	19 PHC: Ptrap	\$55.00		
			95096229	Sump Pump	03/26	Maintenance Supplies:	\$246.47		
			94948782	Maintenance Supplies	03/26	Maintenance Supplies:	\$154.66		
			94210718	51 BR: Flow Meter	03/26	51 BR: Flow Meter	\$355.76		
<b>Totals For Vendor: F. W. Webb Company</b>								<b>\$811.89</b>	
								<b>\$5,097.58</b>	
Fenton Ewald & Associates P.C.	XXX-XX-XXXX	Certified Public Accountants 280 Hillside Avenue Needham MA 02494 -1365				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>
03/16/2026	24796	CHK	030126	02-26: Professional S	03/26	02-26: Professional Ser	\$1,347.00		\$1,347.00
<b>Totals For Vendor: Fenton Ewald &amp; Associates P.C.</b>								<b>\$1,347.00</b>	
Ford Motor Credit Company LLC	XXX-XX-XXXX	PO Box 738506 Unit: Dallas TX 75373-8506				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>
03/05/2026	24759	CHK	1782837	02-26: Act 9628300: 2	02/26	02-26: Act 9628300: 24	\$1,376.83		\$1,376.83
<b>Totals For Vendor: Ford Motor Credit Company LLC</b>								<b>\$1,376.83</b>	
Group Insurance Commission	XXX-XX-XXXX	P.O. Box 412915 Boston MA 02241-2915				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>
03/05/2026	24760	CHK	999-3701-02 -01-2026- OEB	02-26: Active: Employee: Life, Health, LTD	02/26	02-26: Active: Employee: Life, Health, LTD	\$1,751.93		\$1,751.93
<b>Totals For Vendor: Group Insurance Commission</b>								<b>\$1,751.93</b>	
Harpers Time and Attendance - Labor Logic LLC	XXX-XX-XXXX	857 Post Road, Ste. 333 Fairfield CT 06824				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>
03/16/2026	24797	CHK	52174-R 52622	01-26: Monthly Servic 02-26: Monthly Servic	03/26	01-26: Monthly Service 02-26: Monthly Service	\$31.50 \$31.50		\$63.00
<b>Totals For Vendor: Harpers Time and Attendance - Labor Logic LLC</b>								<b>\$63.00</b>	
Hayden Safe & Lock Co., Inc.	XXX-XX-XXXX	119 Webb Street PO Box 864 Salem MA 01970				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>
03/05/2026	24761	CHK	312370 311907	GS&FC: Extra Keys fr 26 BR: Entry Knob,, M	02/26	GS&FC: Extra Keys fro 26 BR: Entry Knob,, Ma	\$1,464.50 \$175.28		\$1,639.78
<b>Totals For Vendor: Hayden Safe &amp; Lock Co., Inc.</b>								<b>\$1,639.78</b>	
Hayden Systems Inc	XXX-XX-XXXX	PO Box 713 15 Main Street Rowley MA 01969				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>
03/16/2026	24798	CHK	524773	RS: Emergency Call:	03/26	RS: Emergency Call: Tr	\$375.00		\$375.00
<b>Totals For Vendor: Hayden Systems Inc</b>								<b>\$375.00</b>	

## Marblehead Housing Authority Vendor Payment History Report

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Check Name	SSN / TIN	Check Address	Print 1099						
HD Supply Facilities Maintenance - San Diego	XXX-XX-XXXX	PO Box 509058 San Diego CA 92150-9058	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>
03/26/2026	24834	CHK	9246895138	Maintenance Supplies	03/26	Maintenance Supplies	\$28.39		
			9246849637	Maintenance Supplies	03/26	Maintenance Supplies	\$772.29		
			9246556404	Maintenance Supplies	03/26	Maintenance Supplies	\$715.25		
			9246500425	Maintenance Supplies	03/26	Maintenance Supplies	\$67.47		
			9246500424	Maintenance Supplies	03/26	Maintenance Supplies	\$956.91		
<b>Totals For Vendor: HD Supply Facilities Maintenance - San Diego</b>									<b>\$2,540.31</b>
Home Decor Group	XXX-XX-XXXX	515 Lowell Street Peabody MA 01960	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>
03/26/2026	24835	CHK	36865/3	Paint Supplies	03/26	Paint Supplies	\$466.22		\$466.22
<b>Totals For Vendor: Home Decor Group</b>									<b>\$466.22</b>
Home Depot Commercial Account - PO 70293	XXX-XX-XXXX	PO Box 70293 Dept 32 - 2650449519 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>
03/05/2026	24762	CHK	8893081	Maintenance Supplies	02/26	Maintenance Supplies	\$112.50		\$112.50
<b>Totals For Vendor: Home Depot Commercial Account - PO 70293</b>									<b>\$112.50</b>
HUB International New England, LLC	XXX-XX-XXXX	300 Ballardvale Street Wilmington MA 01887	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>
03/05/2026	24763	CHK	4493473	03-13-26/03-13-27: Di	02/26	03-13-26/03-13-27: Dire	\$4,811.00		\$4,811.00
<b>Totals For Vendor: HUB International New England, LLC</b>									<b>\$4,811.00</b>
Intellibeam LLC	XXX-XX-XXXX	2 Haven Street Suite 301 Reading MA 01867	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>
03/16/2026	24799	CHK	8245	2026-2027: Domain R	03/26	2026-2027: Domain Re	\$3,749.00		
			8192	01-26 Monthly Suppor	03/26	01-26 Monthly Support	\$648.18		\$4,397.18
<b>Totals For Vendor: Intellibeam LLC</b>									<b>\$4,397.18</b>
Jackson Street Automotive - Salem BP	XXX-XX-XXXX	84-86 Jackson Street Salem MA 01970	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>
03/05/2026	24764	CHK	51733	2012 Ford F350: Batte	02/26	2012 Ford F350: Batter	\$2,344.89		\$2,344.89
<b>Totals For Vendor: Jackson Street Automotive - Salem BP</b>									<b>\$2,344.89</b>
Jaguar Graphics, Inc.	XXX-XX-XXXX	3 Southside Road Danvers MA 01923	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>
03/05/2026	24765	CHK	155812	#10 Window Envelope	02/26	#10 Window Envelopes	\$119.00		\$119.00
03/26/2026	24836	CHK	156291	Forms: Additional Doc	03/26	Forms: Additional Docu	\$299.00		\$299.00
<b>Totals For Vendor: Jaguar Graphics, Inc.</b>									<b>\$418.00</b>
John Skouras & Co, Inc.	XXX-XX-XXXX	13 Mason St. Peabody MA 01960	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>
03/05/2026	24766	CHK	155	404 RS: 1 Bedroom	02/26	404 RS: 1 Bedroom	\$650.00		\$650.00
<b>Totals For Vendor: John Skouras &amp; Co, Inc.</b>									<b>\$650.00</b>
Laura Veligor	XXX-XX-XXXX	13 Lowell Junction Road Andover MA 01810	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>
03/16/2026	24800	CHK	021726	RSC: Coffee With Lt.	03/26	RSC: Coffee With Lt. O	\$36.58		\$36.58
<b>Totals For Vendor: Laura Veligor</b>									<b>\$36.58</b>

## Marblehead Housing Authority Vendor Payment History Report

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Check Name	SSN / TIN	Check Address								Print 1099
Maestranzi Bros. Inc.	XXX-XX-XXXX	58 Dunham Road Beverly MA 01915								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>	
03/16/2026	24801	CHK	282903	#2015491932 Snowbl	03/26	#2015491932 Snowblo	\$339.74		\$339.74	
<b>Totals For Vendor: Maestranzi Bros. Inc.</b>									<b>\$339.74</b>	
Marblehead Municipal Light Department	XXX-XX-XXXX	P.O. Box 369 Marblehead MA 01945								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>	
03/05/2026	24767	CHK	0129261	12-21/01-21 NBR: 19	02/26	12-21/01-21 NBR: 19 K	\$35.69		\$35.69	
03/05/2026	24768	CHK	012926	12-21/01-21 BR: 393	02/26	12-21/01-21 BR: 393 K	\$106.97		\$106.97	
03/16/2026	24802	CHK	020926	BH: 84 KWH	03/26	BH: 84 KWH	\$80.57		\$80.57	
03/16/2026	24803	CHK	021126	PH: 10,500 KWH	03/26	PH: 10,500 KWH	\$2,119.77		\$2,119.77	
03/16/2026	24804	CHK	021926	RS: 12,480 KWH	03/26	RS: 12,480 KWH	\$2,468.19		\$2,468.19	
03/16/2026	24805	CHK	030326	BR: 563 KWH	03/26	BR: 563 KWH	\$151.79		\$151.79	
03/16/2026	24806	CHK	0211262	FC: 31,680 KWH	03/26	FC: 31,680 KWH	\$6,070.63		\$6,070.63	
03/16/2026	24807	CHK	0211261	GS: 8,400 KWH	03/26	GS: 8,400 KWH	\$1,624.30		\$1,624.30	
03/26/2026	24837	CHK	0303261	BR: 125 KWH	03/26	BR: 125 KWH	\$39.94		\$39.94	
03/26/2026	24838	CHK	0303262	NBR: 53 KWH	03/26	NBR: 53 KWH	\$41.85		\$41.85	
03/26/2026	24839	CHK	110325	200-2: 09-21-25/10-20	03/26	200-2: 41 KWH: 09-21-	\$26.48		\$26.48	
<b>Totals For Vendor: Marblehead Municipal Light Department</b>									<b>\$12,766.18</b>	
Marblehead Water & Sewer Commission	XXX-XX-XXXX	P.o. Box 1108 Marblehead MA 01945								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>	
03/05/2026	24769	CHK	0130263	10-30/01-30: 26 RS: 2	02/26	10-30/01-30: 26 RS: 20,	\$5,066.55		\$5,066.55	
03/05/2026	24770	CHK	0130262	10-30/01/30: PH: 31,9	02/26	10-30/01/30: PH: 31,90	\$7,379.93		\$7,379.93	
03/05/2026	24771	CHK	0130261	10-09/01/12: GS 16,0	02/26	10-09/01/12: GS 16,000	\$3,845.60		\$3,845.60	
03/05/2026	24772	CHK	013026	10-03/01/05: 113 FC 8	02/26	10-03/01/05: 113 FC 82	\$20,709.85		\$20,709.85	
03/16/2026	24808	CHK	0215261	OBR: 98,700 CF	03/26	OBR: 98,700 CF	\$23,846.53		\$23,846.53	
03/16/2026	24809	CHK	021526	NBR: 19,700 CF	03/26	NBR: 19,700 CF	\$4,765.16		\$4,765.16	
<b>Totals For Vendor: Marblehead Water &amp; Sewer Commission</b>									<b>\$65,613.62</b>	
Metropolitan Life Insurance Company	XXX-XX-XXXX	PO Box 804466 Kansas City MO 64180-4466								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>	
03/05/2026	24773	CHK	021326	03-26: TM05731474 D	02/26	03-26: TM05731474 De	\$434.37		\$434.37	
03/26/2026	24840	CHK	031326	04-26: TM05731474:	03/26	04-26: TM05731474: D	\$447.39		\$447.39	
<b>Totals For Vendor: Metropolitan Life Insurance Company</b>									<b>\$881.76</b>	
National Grid	XXX-XX-XXXX	P. O. Box 371338 Pittsburgh PA 15250-7338								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>	
03/05/2026	24774	CHK	0128263	12-23/01-27: FC: 7,33	02/26	12-23/01-27: FC: 7,338	\$14,325.80		\$14,325.80	
03/05/2026	24775	CHK	012826	12-12/01-27: RS: 2,82	02/26	12-12/01-27: RS: 2,820	\$5,003.53		\$5,003.53	
03/05/2026	24776	CHK	0128261	12-23/01/27: GS: 2,37	02/26	12-23/01/27: GS: 2,375	\$4,735.31		\$4,735.31	
03/05/2026	24777	CHK	0128262	12-23/01-27: GS: 3,73	02/26	12-23/01-27: GS: 3,731	\$7,655.31		\$7,655.31	
03/16/2026	24810	CHK	0225262	#19 BR: 40 Therms	03/26	#19 BR: 40 Therms	\$93.18		\$93.18	
03/16/2026	24811	CHK	022526	GS: 5,442 Therms	03/26	GS: 5,442 Therms	\$11,025.87		\$11,025.87	
03/16/2026	24812	CHK	022726	FC: 6,196 Therms	03/26	FC: 6,196 Therms	\$12,089.84		\$12,089.84	
03/16/2026	24813	CHK	0225261	RS: 2,615 Therms	03/26	RS: 2,615 Therms	\$5,228.10		\$5,228.10	
<b>Totals For Vendor: National Grid</b>									<b>\$60,156.94</b>	

## Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/1/2026 Thru: 3/31/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099						
OD Answering Services LLC	XXX-XX-XXXX	11 Manning Street Medford MA 02155	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>
03/16/2026	24814	CHK	18971A	02-26: Dedicated Mai	03/26	02-26: Dedicated Maint.	\$563.00		\$563.00
<b>Totals For Vendor: OD Answering Services LLC</b>									<b>\$563.00</b>
Pitney Bowes Global Financial Services LLC	XXX-XX-XXXX	PO Box 981022 Boston MA 02298-1022	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>
03/26/2026	24841	CHK	3322092172	01-05/04-04: Mailstati	03/26	01-05/04-04: Mailstation	\$63.48		\$63.48
<b>Totals For Vendor: Pitney Bowes Global Financial Services LLC</b>									<b>\$63.48</b>
Pitney Bowes Inc.	XXX-XX-XXXX	PO Box 981039 Boston MA 02298-1039	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>
03/26/2026	24842	CHK	1029092609	RS: Mail station Ink	03/26	RS: Mail station Ink	\$130.88		\$130.88
<b>Totals For Vendor: Pitney Bowes Inc.</b>									<b>\$130.88</b>
Principal Bank as Custodian FBO Commonwealth of MA	XXX-XX-XXXX	P.O. Box 830984 Philadelphia PA 19182	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>
03/05/2026	24778	CHK	022726	02-26: 457	02/26	02-26: 457	\$300.00		\$300.00
			02-27-26	12-25: 457 Overpaym	02/26	12-25: 457 Overpayme	(\$75.00)		\$225.00
<b>Totals For Vendor: Principal Bank as Custodian FBO Commonwealth of MA</b>									<b>\$225.00</b>
Principal Bank as Custodian FBO Commonwealth of MA	XXX-XX-XXXX	P. O. Box 830984 Philadelphia PA 19182	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>
03/05/2026	24783	CHK	022726	02-26: OBRA	02/26	02-26: OBRA	\$247.32		\$247.32
			0227261	12-25: OBRA Overpay	02/26	12-25: OBRA Overpay	(\$61.83)		\$185.49
<b>Totals For Vendor: Principal Bank as Custodian FBO Commonwealth of MA</b>									<b>\$185.49</b>
Republic Services, Inc.	XXX-XX-XXXX	PO Box 71068 Charlotte NC 28272-1068	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>
03/05/2026	24784	CHK	0094-002175815	01-26: Trash Pick up	02/26	01-26: Trash Pick up	\$3,093.84		\$3,093.84
03/16/2026	24815	CHK	3-0094-0172040	02-26: Trash Pick Up	03/26	02-26: Trash Pick Up	\$3,119.93		\$3,119.93
<b>Totals For Vendor: Republic Services, Inc.</b>									<b>\$6,213.77</b>
Rogue Engineering & Design, Inc.	XXX-XX-XXXX	36 N. Bedford St. East Bridgewater MA 02333	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>
03/26/2026	24843	CHK	RED271A	Fish# 168130: Sump	03/26	Fish# 168130: Sump Pu	\$3,237.50		\$3,237.50
			RED272A	Fish# 168134: RS Spr	03/26	Fish# 168134: RS Sprin	\$4,071.00		\$7,308.50
<b>Totals For Vendor: Rogue Engineering &amp; Design, Inc.</b>									<b>\$7,308.50</b>
Safety Insurance Company	XXX-XX-XXXX	PO Box 371312 Pittsburgh PA 15250-7312	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>
03/16/2026	24816	CHK	031126	02-18-26/02-18-27: C	03/26	02-18-26/02-18-27: CO	\$1,537.00		\$1,537.00
<b>Totals For Vendor: Safety Insurance Company</b>									<b>\$1,537.00</b>

## Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/1/2026 Thru: 3/31/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099						
Safeway Safety Step LLC CleanCut	XXX-XX-XXXX	5242 Rialto Road West Chester OH 45069	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>
03/05/2026	24785	CHK	SO69817	#304 RS: Install 1 Whi	02/26	#304 RS: Install 1 White	\$1,395.00		\$1,395.00
<b>Totals For Vendor: Safeway Safety Step LLC CleanCut</b>									<b>\$1,395.00</b>
Salem Housing Authority	XXX-XX-XXXX	27 Charter Street Salem MA 01970	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>
03/16/2026	24817	CHK	031226	02-26: SHA Expense	03/26	02-26: SHA Expense R	\$2,938.67		
			0312261	03-26: Management F	03/26	03-26: Management Fe	\$11,274.00		\$14,212.67
<b>Totals For Vendor: Salem Housing Authority</b>									<b>\$14,212.67</b>
Sperling Interactive	XXX-XX-XXXX	10 Derby Square Unit: 1 Salem MA 01970	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>
03/16/2026	24818	CHK	18277	01-26: Maintenance	03/26	01-26: Maintenance	\$260.00		
			18363	02-26: Maintenance	03/26	02-26: Maintenance	\$260.00		\$520.00
03/26/2026	24844	CHK	18492	03-26: Maintenance	03/26	03-26: Maintenance	\$260.00		\$260.00
<b>Totals For Vendor: Sperling Interactive</b>									<b>\$780.00</b>
SV Design LLC	XXX-XX-XXXX	126 Dodge Street Beverly MA 01915	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>
03/16/2026	24819	CHK	50321	01-04/01-31: Prof. Fee	03/26	01-04/01-31: Prof. Fees	\$162.50		\$162.50
03/26/2026	24845	CHK	50180	Fish#168128: Fire Esc	03/26	Fish#168128: Fire Esca	\$236.25		
			50489	02-01/02-28: Prof. Fee	03/26	02-01/02-28: Prof. Fees	\$727.50		\$963.75
<b>Totals For Vendor: SV Design LLC</b>									<b>\$1,126.25</b>
The Exterminator	XXX-XX-XXXX	PO Box #42 Nahant MA 01908-0042	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>
03/16/2026	24820	CHK	082025	667-5 #405/200-2/667	03/26	667-5 #405/200-2/667-2	\$430.00		
			17955	667-4: Exterminator	03/26	667-4: Exterminator	\$320.00		
			17954	200-2: Exterminator	03/26	200-2: Exterminator	\$295.00		\$1,045.00
<b>Totals For Vendor: The Exterminator</b>									<b>\$1,045.00</b>
Thomas Russell	XXX-XX-XXXX	239 Washington St. Unit: 3 Marblehead MA 01915	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>
03/05/2026	24786	CHK	012226	01-22-26: Auto Mainte	02/26	01-22-26: Auto Mainten	\$138.35		\$138.35
<b>Totals For Vendor: Thomas Russell</b>									<b>\$138.35</b>
Toshiba America Business Solutions	XXX-XX-XXXX	PO Box 70241 Philadelphia PA 19176-0241	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>
03/16/2026	24821	CHK	5037677054	02-15/03-14: RS Scan	03/26	02-15/03-14: RS Scann	\$262.00		
			5037677053	02-15/03-14: RS Copi	03/26	02-15/03-14: RS Copier	\$358.25		\$620.25
03/26/2026	24846	CHK	5038023597	03-15/04-14: RS: Copi	03/26	03-15/04-14: RS: Copie	\$362.34		\$362.34
<b>Totals For Vendor: Toshiba America Business Solutions</b>									<b>\$982.59</b>
Town of Marblehead Board of Health	XXX-XX-XXXX	Mary A. Alley Municipal Building 7 Widger Road Marblehead MA 01945	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>
03/26/2026	24847	CHK	021226	RS: Sitting area broke	03/26	RS: Sitting area broken	\$35.00		\$35.00
<b>Totals For Vendor: Town of Marblehead Board of Health</b>									<b>\$35.00</b>

## Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/1/2026 Thru: 3/31/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099						
Town of Marblehead Financial Services	XXX-XX-XXXX	7 Widger Road Marblehead MA 01945	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>
03/16/2026	24822	CHK	2193128	01-14/01-23: Fuel	03/26	01-14/01-23: Fuel	\$262.79		
			2197114	01-25/01-30: Fuel	03/26	01-25/01-30: Fuel	\$256.31		
			2204362	02-02/02-11: Fuel	03/26	02-02/02-11: Fuel	\$213.62		
			2206518	02-12: Fuel	03/26	02-12: Fuel	\$101.29		
			2211923	02-18/02-24: Fuel	03/26	02-18/02-24: Fuel	\$179.75		
<b>Totals For Vendor: Town of Marblehead Financial Services</b>									<b>\$1,013.76</b>
Town Of Marblehead Office Of Retire	XXX-XX-XXXX	Mary Alley Building 7 Widger Road Marblehead MA 01945	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>
03/05/2026	24787	CHK	022726	02-26: Retirement	02/26	02-26: Retirement	\$4,631.24		\$4,631.24
<b>Totals For Vendor: Town Of Marblehead Office Of Retire</b>									<b>\$4,631.24</b>
Uline, Inc.	XXX-XX-XXXX	P.O. Box 88741 Chicago IL 60680-1741	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>
03/26/2026	24848	CHK	204336652	RS: Shelving & Mainte	03/26	RS: Shelving & Mainten	\$1,700.31		\$1,700.31
<b>Totals For Vendor: Uline, Inc.</b>									<b>\$1,700.31</b>
Verizon	XXX-XX-XXXX	P.O. Box 15124 Albany NY 12212-5124	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>
03/16/2026	24823	CHK	020526	01-06/02-05: Maint. D	03/26	01-06/02-05: Maint. De	\$92.48		
			0205261	01-06/02-05: Fax Line	03/26	01-06/02-05: Fax Line	\$57.95		\$150.43
03/26/2026	24849	CHK	032526	02-06/03-05: Maint. D	03/26	02-06/03-05: Maint. De	\$91.70		
			030526	02-06/03-05: Fax Line	03/26	02-06/03-05: Fax Line	\$56.95		\$148.65
<b>Totals For Vendor: Verizon</b>									<b>\$299.08</b>
Verizon Wireless	XXX-XX-XXXX	PO Box 15062 Albany NY 12212-5062	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>
03/05/2026	24788	CHK	020426	01-05-26/02-04-26: C	02/26	01-05-26/02-04-26: Cell	\$260.44		\$260.44
03/26/2026	24850	CHK	6137728589	02-05/03-04: Cell Pho	03/26	02-05/03-04: Cell Phon	\$260.44		\$260.44
<b>Totals For Vendor: Verizon Wireless</b>									<b>\$520.88</b>
Vestis Uniforms and Workplace Supplies, Inc.	XXX-XX-XXXX	22512 Network Place Chicago IL 60673-1225	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>
03/16/2026	24824	CHK	27797458	Annual Uniform Order	03/26	Annual Uniform Order	\$412.15		
			27795595	2026 Annual Uniform	03/26	2026 Annual Uniform O	\$412.15		
			27736607	2026 Annual Uniform	03/26	2026 Annual Uniform O	\$1,322.95		
			277955951	2026: Annual Uniform	03/26	2026: Annual Uniform O	(\$426.97)		\$1,720.28
<b>Totals For Vendor: Vestis Uniforms and Workplace Supplies, Inc.</b>									<b>\$1,720.28</b>
W. H Goodwin Enterprises	XXX-XX-XXXX	Po Box 1398 Marblehead MA 01945	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>
03/26/2026	24851	CHK	021826	20 PHC & 17 BHC: M	03/26	20 PHC & 17 BHC: Matt	\$100.00		\$100.00
<b>Totals For Vendor: W. H Goodwin Enterprises</b>									<b>\$100.00</b>
WB Mason Company, Inc.	XXX-XX-XXXX	PO Box 981101 Boston MA 02298-1101	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>
03/16/2026	24825	CHK	259851918	Office Supplies	03/26	Office Supplies	\$1,205.98		\$1,205.98
<b>Totals For Vendor: WB Mason Company, Inc.</b>									<b>\$1,205.98</b>

**Marblehead Housing Authority  
Vendor Payment History Report**

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/1/2026 Thru: 3/31/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099						
Xcel Fire Protection, Inc.	XXX-XX-XXXX	11 Industrial Way Salem NH 03079	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>
03/16/2026	24826	CHK	36977	RS: Emergency: Leaki	03/26	RS: Emergency: Leakin	\$1,575.00		
			37080	RS: Install Temp. Hea	03/26	RS: Install Temp. Head	\$926.56		\$2,501.56
<b>Totals For Vendor: Xcel Fire Protection, Inc.</b>									<b>\$2,501.56</b>
<b>Total Payments:</b>							<b>59</b>		<b>\$249,842.76</b>
<b>Totals for Revolving Fund</b>									<b>\$249,842.76</b>

***End of Report***