



<p>DATE POSTED:</p> <p>Town Clerk Use Only</p>
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MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A § 20 Act relative to extending certain COVID-19 measures adopted during the state of emergency

Marblehead Housing Authority Board of Commissioners

_ Name of Board/Committee

HYBRID MEETING

Address: Marblehead Housing Authority, One Farrell Court, Marblehead, MA 01945, ROOM: Community Room –OR-

By Zoom

When: May 19, 2026 03:00 PM Eastern Time (US and Canada)

Topic: Marblehead Housing Authority Board of Commissioners

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89700930654?pwd=zzJGFyV7NEOKeLM1ogUgW0AJCFcWtU.1>

Passcode: 959209

Phone one-tap:

+13017158592,,89700930654#,,,,*959209# US (Washington DC)

+13052241968,,89700930654#,,,,*959209# US

Join via audio:

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

Webinar ID: 897 0093 0654

Passcode: 959209

<u>Tuesday</u>	<u>May</u>	<u>19</u>	<u>2026</u>	<u>3:00 pm</u>
Day of week	Month	Date	Year	Time

Agenda or Topics to be discussed listed below (That the chair reasonably anticipates will be discussed)

*All the reports and supporting documents related to this meeting can be found on www.marbleheadha.org

1. Roll Call
2. Approval of Minutes of Regular Meeting held on April 21, 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
Discussion on Student Volunteer Project for next Spring with Seniors
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 April 2026.
 - b. Board Vote-Financial Statements as provided by Fenten Ewald and Associates for period ending 4/30/26.
 - c. Adjournment

Hybrid Meeting Notice: Members of the public are welcome to attend this in-person at the Marblehead Housing Authority Roads School Community Room, 26 Rowland Street, 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 Sheehan
 Date: May 12, 2026

**MINUTES OF THE
REGULAR MEETING
FOR THE MARBLEHEAD HOUSING AUTHORITY
Tuesday April 21, 2026
4:00 p.m.**

1. Called Meeting to Order at 4:00 p.m.

2. Roll Call

Present

Jenn Schaeffner
Terri Tauro
Kristin duBay Horton
Bill Kuker
Jean Eldridge

Absent

Also Present: Cathy Hoog, Executive Director, Gary Dean, Director of Operations and Luis Lopez, Director of Maintenance

3. Minutes of Previous Meeting(s)

Bill Kuker moved to approve the Minutes of the Regular Meeting held on March 17, 2026. Terri Tauro seconded the motion and the vote was as follows:

Ayes

Jenn Schaeffner
Kristin duBay Horton
Bill Kuker
Terri Tauro
Jean Eldridge

Nays

4. Tenant/Public Engagement

Anne Freedman, 10 Farrell Court-shares that she used the hill to the side of the community room to go into the community room this winter and slipped and broke her ankle. She shared that several people have fallen on the hill. She states an additional sidewalk is needed up this hill. Gary Dean explains that the hill is not a walkway, there is signage there to not use the hill as a walkway and that the walkway with a railing and stairs is only a few feet away and that residents should use the proper walkway to traverse to the community room. Anne also suggests a non-smoking memo be sent out. ED explained, it's a regular occurrence and that smoking complaints are a lease violation and dealt with the same as any/all lease violations.

Carol Eastman, Farrell Court- suggests planting plants on the hill that people use as a walkway that isn't a walkway to deter them from using the hill.

Judith Z. -Farrell Court-shares she is not interacting with staff due to legal involvement but shares concerns about residents smoking in the building and shares that it is increasing everywhere including smoking marijuana. She stated that this needs to be addressed and feels that no one is responding to her complaints.

Bill Kuker-shares that someone at Roads School had a complaint about smoking and he encouraged the resident to submit something to the Manager in writing.

Lynn Sweezy-Farrell Court-Suggests that building a laundry facility on the ground level by New Farrell Court would be helpful.

Elaine McGrath, Roads School-See attached documents for written comments on March 17, 2026 and April 21, 2026

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.

6. Items from the Commissioners

Kristin duBay Horton discusses importance of following up with resident concerns using the dogs peeing on the grass comments as an example. ED shared that this item was already discussed and that an operational decision was made to not put signs up that dogs were not allowed on the grass for two reasons-residents in the building have dogs that come and go and walk/urinate on the grass along with many, many people in the Town and that there is no viable way to enforce a “no dogs allowed” on the grass.

Terri Tauro discussed Commissioner Office hours and schedules times for Commissioners to meet with tenants at Farrell Court. A discussion took place about utilizing Star of the Sea Church to meet with residents from BHC at a later date.

7. Report from Committees

None

8. Broughton Road Redevelopment Updates

ED provided updates about two tentative informal meetings scheduled with the Planning Board and the Select Board. The purpose of the meetings would be to provide updates on design concepts to date following all the feedback received thus far. It was unclear if the Planning Board and the Select Board meeting would happen on the planned dates due to election day timing. ED to follow up with the Director of Community Development on the dates.

Bill Kuker states he has objections to the development as a whole. Jenn Schaeffner suggests that the discussion continue once the LDDA document is presented to the Board and reviewed in Executive Session.

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 ending March 2026.

Jean Eldridge motioned to approve the Vendor payments for period ending March 2026 which was seconded by Bill Kuker. Bill Kuker inquired about energy saving measures that the Authority had taken with regard to updated inventory components like low-flow toilets, etc. ED shared information about the many updates and Chair Schaeffner asked for a compilation of the updates for the next meeting to share with the Board. The vote was as follows:

Ayes

Nays

Kristin duBay Horton
Jenn Schaeffner
Bill Kuker
Terri Tauro
Jean Eldridge

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

Terri Tauro motioned to approve the three months of Financial Statements as presented which was seconded by Bill Kuker. The vote was as follows:

Ayes

Nays

Kristin duBay Horton
Jenn Schaeffner
Bill Kuker
Terri Tauro
Jean Eldridge

- c. Board Vote-Collection of Losses and Write Offs for period ending March 31, 2026.

Bill Kuker motioned to approve the Collection of Losses and Write Offs in the amount of \$802.00 which was seconded by Terri Tauro. The vote was as follows:

Ayes

Kristin duBay Horton
Jenn Schaeffner
Bill Kuker
Terri Tauro
Jean Eldridge

Nays

11. Adjournment

Terri Tauro moved that the Board adjourn the regular Meeting at 5:09 p.m. Bill Kuker seconded the motion to adjourn the meeting. The vote was as follows:

Ayes

Kristin duBay Horton
Jenn Schaeffner
Bill Kuker
Terri Taruo
Jean Eldridge

Nays

Chairman Schaeffner adjourned the meeting at 5:09 PM.

Respectfully Submitted,

Cathy Sheehan

Cathy Sheehan, Executive Director

Comments for March 17 2026 MHA Board Meeting

ED
To Cathy
Sheehan

1. There was no robocall for the February Board meeting, which had been rescheduled. And no robocall for the March meeting as of ~~Monday~~ ^{Monday} afternoon, March 16th. Robocalls are helpful in informing tenants about the meetings and increasing turnout. What can the MHA do to make them consistent with 2 working days' notice, if possible?

2. This is a follow up to a request made at a Board meeting a couple of months ago, for some TLC for the Roads School. Now that the snow has melted, the poor condition of some outside property is obvious and needs attention:

- The benches outside the front door are splintered and need paint, some have slats that are sagging and could easily break, one has a bolt coming up through the seat.
- The broken lamppost has wires inside it and has been in this condition for at least 10 years. Can the MHA repair or remove it?
- The damage from dogs urinating and defecating on our limited green space continues. Will the MHA please take some action to prevent this, e.g., signs posted on the building out front (MHA signs in the lawn have been disappeared several times), politely asking dog owners to keep dogs off the green space and out of the gardens?

Elaine McQuinn
RS 405

EMM Tuesday

April 21, 2026

To: Cathy Sheehan
Executive Director Marblehead Housing Authority

Cathy,

I plan to speak during the tenant comment period today about:

1. **The need for consistent robocalls** to tenants about MHA Board meetings, ideally at least 2 business days before the meetings. As of this morning, there was no robocall. This is the third time recently when this has happened. Robocalls are an efficient, very useful way of informing tenants about the meetings and getting a bigger tenant attendance. Only the MHA can do the robocalls.
2. **Status of repairs on the grounds of the Roads School.** The action on the request to repair the 3 benches out front is much appreciated; the new benches are a real improvement. What is the status of the other requested actions?
3. **The need for Board members to inform tenants and the public when they plan to stand for election or appointment** when their terms are up. No notice, or very short notice, mean that it's extremely difficult to solicit candidates and meet deadlines.

Thank you,
Elaine McGrath
Roads School 405

Executive Director Summary

May 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 over \$7000 in escrow! **See Future Forward report in Board packages for detailed information.**

Financials

- MHA Financials are in good standing. **See Financial reports included for specific details on monthly financials.**

Broughton Road Redevelopment Updates

The team is planning two informal presentations to the Town to provide updates prior to permitting. One with the Select Board scheduled for June and awaiting date for the Planning 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 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

- **199 Work orders** logged for April 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.
- See **modernization report** for specific project modernization information. **8 projects are in motion and/or design phase.**
- **100 applications** have been pulled for review.
- See **Champ Data report** for information related to list pulls and offers made to date.
- **1 new admissions** to public housing.
- **8 Vacancies- 4 units offered**

Any Follow Up Items from Previous Meeting

- Board Discussion at April 21, 2026 requested ED to state opinion on the day to day operational decision with regard to a policy not allowing dogs on Housing Authority property.

Please note, ED is not recommending this Policy for following reasons:

Many of our residents are dog owners, many residents walk their dogs in their perspective communities.

Some residents in our communities have limited mobility and need to be able to walk their pets on the grounds of their perspective development.

The Town of Marblehead is heavily populated with dog owners who walk dogs throughout the streets that line our communities.

A policy to keep dogs off all of the grounds of MHA developments throughout the Town is not realistically enforceable.

The Town has existing ordinance in place that requires clean up after a pet, adding additional signage on properties is not necessary.

- Broken Lamp post at Roads School is capped off. There is no plan to replace the lamp. Maintenance will provide a solution to remove the small remaining post.

Residents and Community

- 8 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 took place for family housing on 4/21. Thank you to all who participated.

- A 250th Celebration of America is planned for June 28th, 12pm at the Masons Lodge for all. The COA bus is available for reservations for those that need it.
- A new Financial Literacy program began this month for 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.**

Marblehead CHAMP List Pull Report

Date pulled	List ID	Criteria	# Applicants pulled	Priority, Veteran, Local pref denied	DNR & Deselcted	Eligible Candidates	Offers	Offers Accepted	Rejected Units	List Status	Rejected unit Notes
2/5/2026	30227048	2 BR Family	100			1	1	1	0		Units Filled
2/10/2026	30251072	1 BR Elderly No Stairs	50			2	1	0	0		Pending applicant response
4/6/2026	30612433	1 BR Elderly No Stairs	50			1	0	0	0		Pending applicant response
4/6/2026	30613434	1 BR Elderly Stairs	50			2	2	0	0		Pending applicant response



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: 7
- In Process of Enrollment: 2
- With Escrow: 2

Salem Housing Authority

- Total Participants Enrolled: 8
- In Process of Enrollment: 3
- With Escrow: 2

TOTAL ESCROW SAVED- Through April 30, 2026 - \$6,967.

Marblehead -\$5,651.

Salem - \$1,316.

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 RS team on planning 250th Year Celebration for public housing residents– June 18, 2-5:00. Live music, sing-along, BBQ meal from Roots, and more.



MARBLEHEAD
HOUSING AUTHORITY

Cathy Sheehan, Executive Director

May 14, 2026

**RESIDENT SERVICE COORDINATOR
MONTHLY REPORT – April 2026**

<u>Total Referrals to RSC:</u>	8
From agency: (including MHA staff, MCC)	5
From individual: (including MHA residents, family members, etc.)	3
<u>Contacts:</u>	
Phone calls:	67
Emails:	119
Home visits:	10
Office visit (including FC office):	19
Flyers:	6
Programs:	
(Office Hours x3 + Mobile Pantry x3 + Chair Yogax4 + BINGO + Earth Day x2 + Plant Swap = 117 participants)	

Meetings:

- 4/2/26 – S/MHA Managers’ Meeting
- 4/7/26 – MFHS
- 4/13/26 – Mass NAHRO Legislative Day @ State House
- 4/15/26 – RSC Supervision

Referrals made by RSC:

- 1 Grateful Friends
- 4 Salem Pantry
- 1 MCOA transportation
- 2 AgeSpan
- 2 movers

LET'S CELEBRATE
OUR FREEDOM

250TH

**CELEBRATION FOR
ALL MHA RESIDENTS**

BBQ, LIVE MUSIC, PARTY & FUN

SUNDAY, JUNE 28TH

12 PM - 2 PM

RSVP TO LAURA AT 781-631-2580
OR LVELIGOR@MARBLEHEADHA.ORG
BY WEDNESDAY, JUNE 17TH



**PHILANTHROPIC
(MASONIC)
LODGE
62 PLEASANT ST**

THE COA BUS IS AVAILABLE
FOR THOSE WHO NEED IT.
PLEASE RESERVE WITH
LAURA WHEN REGISTERING.



Unit Address	City	State	Bedroom Size	Admission Date	Action Type	Move Out Reason	Effective Date
19 Broughton Road	Marblehead	MA	2	04/23/2026	New Admission		04/23/2026

Unit Address	City	State	Bedroom Size	Admission Date	Action Type	Move Out Reason	Effective Date
36 Powder House Court	Marblehead	MA	1	12/30/2025	End Participation		04/13/2026
29 Powder House Court	Marblehead	MA	1	11/01/2019	End Participation		04/16/2026

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
5/4/26 – project started – In Progress
5/12/26 – Site visit with GVW and SV Design

168127

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

\$644,000 – Proposed Budget
EOHLC – 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

168129

Routine Turnover

\$44,400.00 – Proposed Budget

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

168131

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

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

MHA MODERNIZATION (Capital Projects)

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

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

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

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.

**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: 4/1/2026, Created Through: 4/30/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	11	0	11	2.53	0.23
Routine	9	0	9	13.71	1.52
Vacant	1	0	1	2.29	2.29
Inspection UPCS	1	0	1	0.13	0.13
Totals:	22	0	22	18.66	0.85

Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	3	0	3	0.46	0.15
Kevin Vazquez	4	0	4	3.50	0.88
Steve Abramo	3	0	3	0.66	0.22
Tim Collins	2	0	2	3.26	1.63
TJ Russell	10	0	10	10.78	1.08
Totals:	22	0	22	18.66	0.85

**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: 4/1/2026, Created Through: 4/30/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	5	1	4	1.20	0.30
Routine	22	7	15	43.35	2.89
Inspection UPCS	1	0	1	0.04	0.04
Totals:	28	8	20	44.59	2.23

Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	3	1	2	6.21	3.11
Kevin Vazquez	7	0	7	13.84	1.98
Steve Abramo	1	0	1	1.08	1.08
Tim Collins	2	0	2	15.83	7.92
TJ Russell	15	7	8	7.63	0.95
Totals:	28	8	20	44.59	2.23

199 total

**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: 4/1/2026, Created Through: 4/30/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	7	1	6	1.16	0.19
Urgent	1	0	1	0.17	0.17
Routine	30	3	27	33.93	1.26
Inspection UPCS	5	1	4	8.01	2.00
Totals:	43	5	38	43.27	1.14

Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	4	0	4	4.79	1.20
Kevin Vazquez	12	2	10	13.18	1.32
Tim Collins	13	1	12	13.46	1.12
TJ Russell	16	2	14	11.84	0.85
Totals:	43	5	38	43.27	1.14

**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: 4/1/2026, Created Through: 4/30/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	5	1	4	1.67	0.42
Routine	47	6	41	34.13	0.83
Preventive	12	10	2	27.84	13.92
Totals:	64	17	47	63.64	1.35

Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	1	0	1	5.33	5.33
Kevin Vazquez	3	0	3	2.25	0.75
Tim Collins	3	0	3	42.76	14.25
TJ Russell	57	17	40	13.30	0.33
Totals:	64	17	47	63.64	1.35

**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: 4/1/2026, Created Through: 4/30/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	4	0	4	4.95	1.24
Routine	8	0	8	22.00	2.75
Inspection UPCS	2	0	2	0.38	0.19
Totals:	14	0	14	27.33	1.95

Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Kevin Vazquez	2	0	2	3.12	1.56
Steve Abramo	9	0	9	23.00	2.56
Tim Collins	1	0	1	0.21	0.21
TJ Russell	2	0	2	1.00	0.50
Totals:	14	0	14	27.33	1.95

**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: 4/1/2026, Created Through: 4/30/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Emergency	2	0	2	0.12	0.06
Routine	5	0	5	10.08	2.02
Inspection UPCS	2	2	0	1.88	1.88
Totals:	9	2	7	12.08	1.73

Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Brian Sauvageau	2	0	2	7.83	3.92
Kevin Vazquez	3	0	3	1.33	0.44
Tim Collins	3	2	1	2.84	2.84
TJ Russell	1	0	1	0.08	0.08
Totals:	9	2	7	12.08	1.73

**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: 4/1/2026, Created Through: 4/30/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Work Order By Priority				
Priority	Count	Incomplete	Complete	Avg. Days
Emergency	23	0	23	3.90
Routine	12	2	10	4.92
Inspection UPCS	4	0	4	5.59
Totals:	39	2	37	14.41

Work Order By Employee				
Assigned Employee	Count	Incomplete	Complete	Avg. Days
Brian Sauvageau	2	0	2	0.17
Kevin Vazquez	6	0	6	2.66
Steve Abramo	3	0	3	0.16
Tim Collins	5	1	4	5.34
TJ Russell	24	1	23	6.08
Totals:	39	2	37	14.41

**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: 4/1/2026, Created Through: 4/30/2026, Completed From: 1/1/1900, Completed Through: 12/31/9999

Work Order By Priority				
Priority	Count	Incomplete	Complete	Avg. Days
Routine	6	1	5	22.00
Totals:	6	1	5	22.00

Work Order By Employee				
Assigned Employee	Count	Incomplete	Complete	Avg. Days
Brian Sauvageau	2	1	1	7.00
Kevin Vazquez	3	0	3	14.96
TJ Russell	1	0	1	0.04
Totals:	6	1	5	22.00

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: 4/1/2026, Created Through: 5/1/2026, Completed From: 1/1/1900,
 Completed Through: 12/31/9999

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Vacant	2	0	2	28.25	14.13
Totals:	2	0	2	28.25	14.13

Work Order By Employee					
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days
Kevin Vazquez	2	0	2	28.25	14.13
Totals:	2	0	2	28.25	14.13

W/O #	Priority	Unit Address	Tenant Name	Created Date	Completed Date	Mat.	Labor	Actual	Billed
Program: State 667									
Project: 667-1 Powder House Court									
10720	Vacant	36 Powder House Court		04/13/2026 08:00 AM	04/15/2026 03:20 PM	\$0.00	\$152.75	\$152.75	\$0.00

Description: REPAIR VACANCY
 Completed Description: Paint, spackle, caulk in bathroom, general cleaning.

Task Description: 507 - Rec vacancy for repair
 Task Description: Vacancy

10903	Vacant	29 Powder House Court		04/16/2026 08:00 AM	05/12/2026 07:34 AM	\$0.00	\$1,137.89	\$1,137.89	\$0.00
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Description: repair vacancy

Completed Description: Take out trash, replace 2 blank outlet cover, replace bathroom light fixture, replace medicine cabinet, replace 3 window shades, fix shower head, fix toilet flapper, instal 1 door stopper, fix kitchen tiles, caulk kitchen counter top, caulk bath tub and bathroom sink, repair walls, paint ceiling and walls, replace kitchen aerator, floor finish, General cleaning, replaced stove.

Task Description: 507 - Rec vacancy for repair

667-1 Powder House Court	Incomplete: 0	Complete: 2	\$0.00	\$1,290.64	\$1,290.64	\$0.00
State 667	Incomplete: 0	Complete: 2	\$0.00	\$1,290.64	\$1,290.64	\$0.00
Grand Totals:	Incomplete: 0	Complete: 2	\$0.00	\$1,290.64	\$1,290.64	\$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: 4/1/2026, Completed Through: 5/1/2026

Work Order By Priority					
Priority	Count	Incomplete	Complete	Tot. Days	Avg. Days
Vacant	6	0	6	152.54	25.42
Totals:	6	0	6	152.54	25.42

Work Order By Employee						
Assigned Employee	Count	Incomplete	Complete	Tot. Days	Avg. Days	
Brian Sauvageau	1	0	1	26.17	26.17	
Kevin Vazquez	3	0	3	44.79	14.93	
Steve Abramo	1	0	1	22.25	22.25	
Tim Collins	1	0	1	59.33	59.33	
Totals:	6	0	6	152.54	25.42	

W/O #	Priority	Unit Address	Tenant Name	Created Date	Completed Date	Mat.	Labor	Actual	Billed
Program: State 200									
Project: 200-2 Broughton Road									
10500	Vacant	19 Broughton Road		02/02/2026 08:30 AM	04/02/2026 04:00 PM	\$0.00	\$4,516.80	\$4,516.80	\$0.00

Description: repair vacancy
 Completed Description: removed broken tile in bathroom and installed new tile, painted and clean replaced aerator, repair kitchen cabinets, replaced range hood, repair back door, repair kitchen floor, repaced door shades clean, removed closet door clean, removed trash outside unit, replaced smoke alarms, waxed kitchen floor, ground tile caulking tub replaced shower head replaced window sash
 Task Description: 507 - Rec vacancy for repair

200-2 Broughton Road	Incomplete: 0	Complete: 1	\$0.00	\$4,516.80	\$4,516.80	\$0.00			
State 200	Incomplete: 0	Complete: 1	\$0.00	\$4,516.80	\$4,516.80	\$0.00			
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

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 Description: repair vacancy 03/18/2026 08:30 AM 04/13/2026 12:00 PM \$0.00 \$61.10 \$61.10 \$0.00

Completed Description: Clean apartment, appliances, bathroom, cabinets, caulking. Grouting tiles. Clean and poly floor. Poly cabinets. Remove air conditioner. All trash was removed. Screens fixed. Replace shades. Replace medicine cabinet
 Task Description: 507 - Rec vacancy for repair

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

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

10720 Vacant 36 Powder House Court Description: REPAIR VACANCY 04/13/2026 08:00 AM 04/15/2026 03:20 PM \$0.00 \$152.75 \$152.75 \$0.00

Program: State 667
 Project: 667-1 Powder House Court
 Completed Description: Paint, spackle, caulk in bathroom, general cleaning.

Task Description: 507 - Rec vacancy for repair
 Task Description: Vacancy

W/O #	Priority	Unit Address	Tenant Name	Created Date	Completed Date	Mat.	Labor	Actual	Billed
667-1		Powder House Court		Complete: 4		\$0.00	\$405.53	\$405.53	\$0.00
Project: 667-3		Farrell Court				\$0.00	\$1,816.13	\$1,816.13	\$0.00

10598 Vacant 41 Farrell Court
 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
 4/8 wash windows repaired closet door.
 4/9 7 hr paint
 4/10 4.5?repaired back door finished paint.
 4/13 repaired exterior light fixture and storm door. Installed switch plates and outlet covers. Swept and mopped floors
 4/14 strip and wax vct tile floor. Repair tub drain. Handheld shower. Unclogged kitchen sink.
 4/15 swept and mopped hardwood floors repaired shades and screens. repaired kitchen faucet.final wipe down removed tools and supplies

Task Description: 507 - Rec vacancy for repair

667-3		Farrell Court		Complete: 1		\$0.00	\$1,816.13	\$1,816.13	\$0.00
State		667		Complete: 5		\$0.00	\$2,221.66	\$2,221.66	\$0.00
Grand Totals:				Complete: 6		\$0.00	\$6,738.46	\$6,738.46	\$0.00

Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/1/2026 Thru: 4/30/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address								Print 1099
Revolving Fund										
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>	
04/08/2026	24867	CHK	352953/1	60 BR: Maintenance S	04/26	60 BR: Maintenance Su	\$6.83		\$6.83	
04/30/2026	24909	CHK	352987/1	4 BR: Maintenance Su	04/26	4 BR: Maintenance Sup	\$22.18			
			353212/1	13 GS: Maintenance S	04/26	13 GS: Maintenance Su	\$6.83			\$29.01
Totals For Vendor: Ace Hardware									\$35.84	
Baystate Wildlife Management Inc. XXX-XX-XXXX 15 Bazin Lane Canton MA 02021 No										
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
04/08/2026	24868	CHK	63576	8-88 & 89-96 FC: Squi	04/26	8-88 & 89-96 FC: Squirr	\$5,600.00		\$5,600.00	
Totals For Vendor: Baystate Wildlife Management Inc.									\$5,600.00	
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>	
04/30/2026	24910	CHK	17603	1 GS: 30 NTQ: A. Man	04/26	1 GS: 30 NTQ: A. Mansi	\$972.50			
			17558	1 GS: 30 NTQ: P. Man	04/26	1 GS: 30 NTQ: P. Mansi	\$245.00			
			17462	53 BR: 30 NTQ: G. Le	04/26	53 BR: 30 NTQ: G. Legr	\$6,275.00			
			17501	22 BHC: 14 NTQ/NTT:	04/26	22 BHC: 14 NTQ/NTT:	\$92.50			
			17539	1 BR: 14 NTQ: N. Cue	04/26	1 BR: 14 NTQ: N. Cuev	\$635.00			
			17587	36 BR: 14 NTQ: K. Mc	04/26	36 BR: 14 NTQ: K. Mcl	\$282.50			\$8,502.50
Totals For Vendor: Casey Lundregan Burns, P.C.									\$8,502.50	
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>	
04/01/2026	24852	CHK	031426	03-21/04-20: [REDACTED]	03/26	03-21/04-20: [REDACTED]	\$129.94		\$129.94	
04/01/2026	24853	CHK	031626	03-23/04-22: [REDACTED]	03/26	03-23/04-22: [REDACTED]	\$208.05		\$208.05	
04/08/2026	24869	CHK	030526	03-12/04-11: [REDACTED]	04/26	03-12/04-11: [REDACTED]	\$559.49		\$559.49	
04/15/2026	24893	CHK	040426	04-11/05-10: [REDACTED]	04/26	04-11/05-10: [REDACTED]	\$99.95		\$99.95	
04/15/2026	24894	CHK	040126	04-08/05-07: [REDACTED]	04/26	04-08/05-07: [REDACTED]	\$99.95		\$99.95	
04/15/2026	24895	CHK	040526	04-12/05-11: [REDACTED]	04/26	04-12/05-11: [REDACTED]	\$559.18		\$559.18	
Totals For Vendor: Comcast									\$1,656.56	
Crowley Cottrell, LLC XXX-XX-XXXX 7 Liberty Sq. Unit: 3 Boston MA 02109 No										
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
04/01/2026	24854	CHK	24976	02-26: Phase 1: Infor	03/26	02-26: Phase 1: Informa	\$4,851.25		\$4,851.25	
04/30/2026	24911	CHK	24997	Phase 1 Information g	04/26	Phase 1 Information gal	\$6,900.84		\$6,900.84	
Totals For Vendor: Crowley Cottrell, LLC									\$11,752.09	
Deluxe XXX-XX-XXXX PO Box 88042 Chicago IL 60680-1042 No										
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
04/02/2026	665308635	INV		Checking Account Check Order: 1000	04/26	Checking Account Check Order: 1000	\$713.26		\$713.26	
Totals For Vendor: Deluxe									\$713.26	
Every Little Breeze Catering XXX-XX-XXXX 62 Pleasant Street Unit: 4 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>	
04/08/2026	24870	CHK	123025	RSC: MHA Holiday Pa	04/26	RSC: MHA Holiday Part	\$566.00		\$566.00	
Totals For Vendor: Every Little Breeze Catering									\$566.00	

Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/1/2026 Thru: 4/30/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099						
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>
04/15/2026	24896	CHK	95312935	Maintenance Supplies	04/26	Maintenance Supplies:	\$398.94		
			95418458	Maintenance Supplies	04/26	Maintenance Supplies:	\$128.96		
			95367527	Maintenance Supplies	04/26	Maintenance Supplies:	\$39.91		\$567.81
04/30/2026	24912	CHK	95202296	BR/GS: Maintenance	04/26	BR/GS: Maintenance S	\$445.03		\$445.03
Totals For Vendor: F. W. Webb Company									\$1,012.84
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>
04/08/2026	24871	CHK	040126	03-26: Accounting Ser	04/26	03-26: Accounting Servi	\$1,347.00		\$1,347.00
Totals For Vendor: Fenton Ewald & Associates P.C.									\$1,347.00
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>
04/08/2026	24872	CHK	1783067	03-26: Act 9628300: 2	04/26	03-26: Act 9628300: 24	\$1,376.83		\$1,376.83
Totals For Vendor: Ford Motor Credit Company LLC									\$1,376.83
Gilbert & Cole	XXX-XX-XXXX	P.O. Box 947 42 Bessom Street 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>
04/15/2026	24897	CHK	105731	Maintenance Supplies	04/26	Maintenance Supplies:	\$94.43		\$94.43
Totals For Vendor: Gilbert & Cole									\$94.43
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>
04/01/2026	24855	CHK	999-3701-03-01-2026-OEB	03-26: Active: Employee: Life, Health, LTD	03/26	03-26: Active: Employee: Life, Health, LTD	\$1,751.93		\$1,751.93
04/08/2026	24873	CHK	999-3701-2026-03-01-OAB	01-26/03-26L Active: Employer Life & Health	04/26	01-26/03-26L Active: Employer Life & Health	\$14,108.19		
			999-4701-2026-03-01-OAB	01-26/03-26: RET: Employer Life, Health & Medicare	04/26	01-26/03-26: RET: Employer Life, Health & Medicare	\$21,470.01		
			999-3701-04-01-2026-OEB	04-26: Active: Employee: Life, Health, LTD	04/26	04-26: Active: Employee: Life, Health, LTD	\$1,751.93		\$37,330.13
04/15/2026	24898	CHK	040626	2025 Admin Fee	04/26	2025 Admin Fee	\$633.63		\$633.63
Totals For Vendor: Group Insurance Commission									\$39,715.69
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>
04/08/2026	24874	CHK	52830	03-26: Monthly Servic	04/26	03-26: Monthly Service	\$31.50		\$31.50
Totals For Vendor: Harpers Time and Attendance - Labor Logic LLC									\$31.50
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>
04/30/2026	24913	CHK	313588	306 RS: Install Lever	04/26	306 RS: Install Lever W	\$356.47		\$356.47
Totals For Vendor: Hayden Safe & Lock Co., Inc.									\$356.47

Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/1/2026 Thru: 4/30/2026, 3) Program: Revolving Fund, 4) Project: All Projects

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>
04/08/2026	24875	CHK	9247379844	Maintenance Supplies	04/26	Maintenance Supplies	\$816.10		\$816.10
04/30/2026	24914	CHK	9247949947	Maintenance Supplies	04/26	Maintenance Supplies	\$88.06		
			9247990461	Maintenance Supplies	04/26	Maintenance Supplies	\$967.49		
Totals For Vendor: HD Supply Facilities Maintenance - San Diego									\$1,055.55
									\$1,871.65
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>
04/30/2026	24915	CHK	37347/3	Paint Materials	04/26	Paint Materials	\$37.49		\$37.49
Totals For Vendor: Home Decor Group									\$37.49
									\$37.49
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>
04/15/2026	24899	CHK	8391	2026-2027: Antivirus	04/26	2026-2027: Antivirus W	\$483.00		
			8326	03-26: 4 Lines, 911, C	04/26	03-26: 4 Lines, 911, Cal	\$643.66		
			8191	02-26: 4 Lines, 911, C	04/26	02-26: 4 Lines, 911, Cal	\$645.70		
Totals For Vendor: Intellibeam LLC									\$1,772.36
									\$1,772.36
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>
04/30/2026	24916	CHK	52402	#102: Inspection	04/26	#102: Inspection	\$50.00		
			52337	#102: Oil Change & W	04/26	#102: Oil Change & Wh	\$405.98		
Totals For Vendor: Jackson Street Automotive - Salem BP									\$455.98
									\$455.98
Jean R. Eldridge	XXX-XX-XXXX	1 Lattimer 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>
04/08/2026	24876	CHK	040826	Board Comp 1st Qrt 2	04/26	Board Comp 1st Qrt 20	\$616.00		\$616.00
Totals For Vendor: Jean R. Eldridge									\$616.00
									\$616.00
Jennifer Schaeffner	XXX-XX-XXXX	20 Casino Road 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>
04/08/2026	24877	CHK	040826	Board Comp 1st Qrt 2	04/26	Board Comp 1st Qrt 20	\$616.00		\$616.00
Totals For Vendor: Jennifer Schaeffner									\$616.00
									\$616.00
Joseph Gagnon	XXX-XX-XXXX	41 Farrell Court 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>
04/01/2026	24856	CHK	033026	Rent Reimbursement:	03/26	Rent Reimbursement: A	\$627.61		\$627.61
Totals For Vendor: Joseph Gagnon									\$627.61
									\$627.61
Kristen duBay Horton	XXX-XX-XXXX	23 Orne 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>
04/08/2026	24878	CHK	040826	Board Comp 1st Qrt 2	04/26	Board Comp 1st Qrt 20	\$616.00		\$616.00
Totals For Vendor: Kristen duBay Horton									\$616.00
									\$616.00
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>
04/08/2026	24879	CHK	032626	RSC: Coffee With Lt.	04/26	RSC: Coffee With Lt. O.	\$73.96		\$73.96
Totals For Vendor: Laura Veligor									\$73.96
									\$73.96

Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/1/2026 Thru: 4/30/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address				Print 1099			
Mahams Inc.	XXX-XX-XXXX	Attn: Steve Larry 21 Morton Meadows Athol MA 01331				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/15/2026	24900	CHK	041326	2026 Membership due	04/26	2026 Membership dues:	\$110.00		\$110.00
Totals For Vendor: Mahams Inc.									\$110.00
Management Computer Services Inc.	XXX-XX-XXXX	P.O. Box 523 Sparta WI 54656-0523				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/01/2026	24857	CHK	022826	2025: 1099 Processin	03/26	2025: 1099 Processing	\$101.75		\$101.75
Totals For Vendor: Management Computer Services Inc.									\$101.75
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>
04/01/2026	24858	CHK	031026	02-26-03-26: BH: 70 K	03/26	02-26-03-26: BH: 70 K	\$78.03		\$78.03
04/01/2026	24859	CHK	031226	02-26/03-26: GS: 7,12	03/26	02-26/03-26: GS: 7,120	\$1,381.74		\$1,381.74
04/01/2026	24860	CHK	0312261	02-26/03-26: NFC: 27,	03/26	02-26/03-26: NFC: 27,7	\$5,384.68		\$5,384.68
04/01/2026	24861	CHK	021826	01-26/02-26: 19 BR: 1	03/26	01-26/02-26: 19 BR: 10	\$36.15		\$36.15
04/01/2026	24862	CHK	0312262	02-26/03-26: PH: 8,84	03/26	02-26/03-26: PH: 8,846.	\$1,806.32		\$1,806.32
04/08/2026	24880	CHK	031926	02-14/03-14: RS: 10,1	04/26	02-14/03-14: RS: 10,16	\$2,038.44		\$2,038.44
04/15/2026	24901	CHK	033126	02-21/03-21: 19 BR: 8	04/26	02-21/03-21: 19 BR: 80	\$31.41		\$31.41
04/15/2026	24902	CHK	0331261	02-21/03-21: 56-72 B	04/26	02-21/03-21: 56-72 BR:	\$39.14		\$39.14
04/30/2026	24917	CHK	0331262	02/21-03-21: BR: 459	04/26	02/21-03-21: 28 BR: 45	\$119.48		\$119.48
Totals For Vendor: Marblehead Municipal Light Department									\$10,915.39
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>
04/01/2026	24863	CHK	022726	11-30-25/02-28-26: B	03/26	11-30-25/02-28-26: BH:	\$10,527.39		\$10,527.39
Totals For Vendor: Marblehead Water & Sewer Commission									\$10,527.39
MassNAHRO	XXX-XX-XXXX	990 Washington Street Suite 209 Dedham MA 02026-6717				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/30/2026	24918	CHK	300002443	2026 Annual Dues	04/26	2026 Annual Dues	\$538.00		
			200009398	2026 Rent Calc: R. La	04/26	2026 Rent Calc: R. Lam	\$100.00		\$638.00
Totals For Vendor: MassNAHRO									\$638.00
MassNAHRO Insurance Group, Inc.	XXX-XX-XXXX	PO Box 803 West Springfield MA 01090-0803				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/30/2026	24919	CHK	7906	WC Renewal 2026-20	04/26	WC Renewal 2026-202	\$18,832.00		\$18,832.00
Totals For Vendor: MassNAHRO Insurance Group, Inc.									\$18,832.00
MJS Construction Inc.	XXX-XX-XXXX	25 Popes Landing 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>
04/21/2026	24908	CHK	042126	168124: 667 ARPA Fi	04/26	168124: 667 ARPA Fin	\$5,279.70		\$5,279.70
Totals For Vendor: MJS Construction Inc.									\$5,279.70
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>
04/08/2026	24881	CHK	032626	02-25/03-25: 19 BR: 6	04/26	02-25/03-25: 19 BR: 68	\$175.95		\$175.95
04/08/2026	24882	CHK	0326262	02-24/03-25: FC: 5,41	04/26	02-24/03-25: FC: 5,413	\$11,824.82		\$11,824.82
04/08/2026	24883	CHK	0326263	02-25/03-25: RS: 1,65	04/26	02-25/03-25: RS: 1,656	\$3,773.33		\$3,773.33

Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/1/2026 Thru: 4/30/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099						
04/08/2026	24884	CHK	0326261	02-25/03-25: GS: ,249	04/26	02-25/03-25: GS: ,2491	\$5,721.31		\$5,721.31
04/15/2026	24903	CHK	0326264	02-25/03-25: 0 GS: 15	04/26	02-25/03-25: 0 GS: 153	\$3,449.51		\$3,449.51
Totals For Vendor: National Grid									\$24,944.92
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>
04/01/2026	24864	CHK	19291A	03-26: Dedicated Mai	03/26	03-26: Dedicated Maint.	\$563.00		\$563.00
Totals For Vendor: OD Answering Services LLC									\$563.00
PRIMO Brands			XXX-XX-XXXX	P. O. Box 856192 Louisville KY 40285-6192			No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/30/2026	24920	CHK	26B0010819	01/13-02-12: Water	04/26	01/13-02-12: Water	\$53.97		
			26C0010819	02/13-03/12: Water	04/26	02/13-03/12: Water	\$49.97		
			26D0010819	03-13/04-12: Water	04/26	03-13/04-12: Water	\$67.96		
			26B6708958	01/19-02-18: Water	04/26	01/19-02-18: Water	\$13.99		
			06C6708958	02/19-03/18: Water	04/26	02/19-03/18: Water	\$87.45		
			06D6708958	03/15-04/14: Water	04/26	03/15-04/14: Water	\$87.45		\$360.79
Totals For Vendor: PRIMO Brands									\$360.79
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>
04/08/2026	24885	CHK	033126	03-26: 457	04/26	03-26: 457	\$300.00		\$300.00
Totals For Vendor: Principal Bank as Custodian FBO Commonwealth of MA									\$300.00
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>
04/08/2026	24886	CHK	033126	03-26: OBRA	04/26	03-26: OBRA	\$247.32		\$247.32
Totals For Vendor: Principal Bank as Custodian FBO Commonwealth of MA									\$247.32
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>
04/08/2026	24887	CHK	0094-002198194	03-26: Trash Pick Up	04/26	03-26: Trash Pick Up	\$3,550.64		\$3,550.64
Totals For Vendor: Republic Services, Inc.									\$3,550.64
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>
04/01/2026	24865	CHK	033026	01-26 & 02-26: 2026 I	03/26	01-26 & 02-26: 2026 Inc	\$208.00		
			#04-2026	04-26: Management F	03/26	04-26: Management Fe	\$11,274.00		\$11,482.00
04/08/2026	24888	CHK	040626	03-26: Reimbursemen	04/26	03-26: Reimbursement	\$2,263.33		\$2,263.33
Totals For Vendor: Salem Housing Authority									\$13,745.33

Marblehead Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/1/2026 Thru: 4/30/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address				Print 1099				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	No	Amount	Void	Doc Total
Sperling Interactive										
XXX-XX-XXXX 10 Derby Square Unit: 1 Salem MA 01970										
04/30/2026	24921	CHK	18659	04-26: Maintenance	04/26	04-26: Maintenance	No	\$260.00		\$260.00
Totals For Vendor: Sperling Interactive										<u>\$260.00</u>
SV Design LLC										
XXX-XX-XXXX 126 Dodge Street Beverly MA 01915										
04/30/2026	24922	CHK	50657	03-01/03-28: Prof. Fee	04/26	03-01/03-28: Prof. Fees	No	\$785.00		\$785.00
Totals For Vendor: SV Design LLC										<u>\$785.00</u>
Theresa Tauro										
XXX-XX-XXXX 113 Jersey Street Marblehead MA 01945										
04/08/2026	24889	CHK	040826	Board Comp 1st Qrt 2	04/26	Board Comp 1st Qrt 20	Yes	\$616.00		\$616.00
Totals For Vendor: Theresa Tauro										<u>\$616.00</u>
Thomas Russell										
XXX-XX-XXXX 239 Washington St. Unit: 3 Marblehead MA 01915										
04/15/2026	24904	CHK	041326	01-26: Milage Reimbu	04/26	01-26: Milage Reimburs	No	\$211.42		\$211.42
Totals For Vendor: Thomas Russell										<u>\$211.42</u>
Toshiba America Business Solutions										
XXX-XX-XXXX PO Box 70241 Philadelphia PA 19176-0241										
04/30/2026	24923	CHK	5038395378	04-15/05-14: Copier	04/26	04-15/05-14: Copier	No	\$234.00		\$234.00
			5038395379	04-15/05-14: Scanner	04/26	04-15/05-14: Scanner	No	\$262.00		\$262.00
Totals For Vendor: Toshiba America Business Solutions										<u>\$496.00</u>
Town of Marblehead Board of Health										
XXX-XX-XXXX Mary A. Alley Municipal Building 7 Widger Road Marblehead MA 01945										
04/30/2026	24924	CHK	15878	03-26: Trash	04/26	03-26: Trash	No	\$515.20		\$515.20
Totals For Vendor: Town of Marblehead Board of Health										<u>\$515.20</u>
Town of Marblehead Financial Services										
XXX-XX-XXXX 7 Widger Road Marblehead MA 01945										
04/08/2026	24890	CHK	2218316	02-26-03-04-26: Fuel	04/26	02-26-03-04-26: Fuel	No	\$274.85		\$274.85
04/15/2026	24905	CHK	2227487	03-18/03-23: Fuel	04/26	03-18/03-23: Fuel	No	\$138.96		\$138.96
			2233592	03-27/04-01: Fuel	04/26	03-27/04-01: Fuel	No	\$313.95		\$313.95
			18.57	04-01: Diesel Fuel	04/26	04-01: Diesel Fuel	No	\$18.57		\$18.57
Totals For Vendor: Town of Marblehead Financial Services										<u>\$471.48</u>
Town Of Marblehead Office Of Retire										
XXX-XX-XXXX Mary Alley Building 7 Widger Road Marblehead MA 01945										
04/08/2026	24891	CHK	040626	03-26: Retirement	04/26	03-26: Retirement	No	\$4,631.24		\$4,631.24
Totals For Vendor: Town Of Marblehead Office Of Retire										<u>\$4,631.24</u>
Verizon										
XXX-XX-XXXX P.O. Box 15124 Albany NY 12212-5124										
04/15/2026	24906	CHK	040526	03-06/04-05: Fax Line	04/26	03-06/04-05: Fax Line	No	\$55.90		\$55.90
			0405261	03-06/04-05: Maint. D	04/26	03-06/04-05: Maint. De	No	\$123.88		\$123.88
Totals For Vendor: Verizon										<u>\$179.78</u>

Marblehead Housing Authority Vendor Payment History Report

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Check Name	SSN / TIN	Check Address				Print 1099			
Verizon Wireless									
XXX-XX-XXXX PO Box 15062 Albany NY 12212-5062									
<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>	No		
							<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/15/2026	24907	CHK	042626	03-05/04-04: Cells	04/26	03-05/04-04: Cells	\$260.44		
Totals For Vendor: Verizon Wireless									\$260.44
William Bassett									
XXX-XX-XXXX 30 Powder House Court Marblehead MA 01945									
<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>	No		
							<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/01/2026	24866	CHK	033026	Rent Reimbursement:	03/26	Rent Reimbursement: A	\$188.03		
Totals For Vendor: William Bassett									\$188.03
William Kuker									
XXX-XX-XXXX 26 Rowland Street Unit: 206 Marblehead MA 01945									
<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>	Yes		
							<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
04/08/2026	24892	CHK	040826	Board Comp 1st Qrt 2	04/26	Board Comp 1st Qrt 20	\$616.00		
Totals For Vendor: William Kuker									\$616.00
Totals for Revolving Fund								49	\$179,069.73
									\$179,069.73

End of Report

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

OFFICE: (781) 444-6630
FAX (781) 444-6836
E-MAIL: office@feacpa.com

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 **April 30, 2026**, and the related statements of Revenues and Expenses for the **4** 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 is 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: May 1, 2026

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
BALANCE SHEET

Marblehead Housing Authority
4/30/2026 Period Ended
4001 Program Number

ACCOUNT NUMBER	ASSETS		X Administration Modernization Development
CASH			
1111	Cash Development or Modernization fund - Unrestricted	0.00	
1111.1	Cash Development or Modernization fund - Restricted	0.00	
1112	Cash Administration Fund - Unrestricted	316,482.33	
1112.1	Cash Administration Fund - Restricted	0.00	
1113	Cash - Escrow	0.00	
1114	Security Deposit and Pet Deposit Fund Cash	20,913.86	
1117	Petty Cash	100.00	
1118	Change Fund	0.00	337,496.19
ACCOUNTS RECEIVABLE			
1121	Federal and DHCD-Section 8 Subsidy-Shelter Rent	0.00	
1122	Tenants Accounts Receivable	40,714.46	
1123	Allowance for Doubtful Accounts - Dwelling Rents	(14,247.32)	
1125	Accounts Receivable Subsidy	28,017.00	
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	57,484.14
INVESTMENTS			
1162	Investments - Unrestricted		554,295.26
DEFERRED CHARGES			
1211	Prepaid Insurance	84,986.50	
1212	Inventory	0.00	
1290	Deferred Charges - Retirement	26,390.00	
1291	Deferred Outflows of Resources	168,446.00	279,822.50
FIXED ASSETS			
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
TOTAL ASSETS			3,681,659.22
LIABILITIES AND EQUITY			
ACCOUNTS PAYABLE			
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	20,913.86	
2115	Bid Deposits	0.00	
2117	Employee 's Payroll Deductions	3,396.06	
2118	Accounts Payable - Subsidy Overpayment	200,540.00	
2119	Accounts Payable - Interfund	0.00	
2120	Accounts Payable - Other	0.00	324,471.58
ACCRUED LIABILITIES			
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
DEFERRED CREDITS			
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
NOTES PAYABLE			
2299	Notes Payable Capital Borrowings - Current Portion	0.00	
2299.1	Notes Payable Operating Borrowings - Current Portion	0.00	0.00
NON-CURRENT LIABILITIES			
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
EQUITY (NET ASSETS)			
2700	Net Income (Deficit)	4,825.75	
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)	617,591.51
TOTAL LIABILITIES AND EQUITY			3,681,659.22

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Marblehead Housing Authority
4 months ending
April 30, 2026

4001 307 units
1228 unit months

Fenton, Ewald & Associates, P.C.
PSP 05/01/26

Account Number	Classification	Approved Budget Amount	Pro Rata Budget 4 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
OPERATING RECEIPTS									
3110	Shelter Rent - Tenant	2,046,900	682,300	555.62	550.65	676,199.42	(6,101)	0.991	1,370,701
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	8,333	6.79	0.05	59.76	(8,274)	0.007	24,940
3611	Interest on Investments - Restricted	0	0	0.00	0.00	0.00	0		0
3690	Other Revenue	20,000	6,667	5.43	4.10	5,039.62	(1,627)	0.756	14,960
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	167,879	136.71	177.54	218,017.00	50,138	1.299	285,621
3920	Gain/Loss From Sale/Disp.of Prop.	0	0	0.00	0.00	0.00	0		0
TOTAL OPERATING RECEIPTS		2,595,538	865,179	704.54	732.34	899,315.80	34,136	1.039	1,696,222
OPERATING EXPENDITURES									
ADMINISTRATIVE									
4110	Administration Salaries	254,321	84,774	69.03	57.21	70,249.82	14,524	0.829	184,071
4120	Compensated Absences	0	0	0.00	0.00	0.00	0		0
4130	Legal	40,000	13,333	10.86	23.21	28,498.12	(15,165)	2.137	11,502
4140	Compensation-Board Members	12,200	4,067	3.31	4.85	5,960.00	(1,893)	1.466	6,240
4150	Travel and Related Expenses	6,000	2,000	1.63	0.17	211.42	1,789	0.106	5,789
4170	Accounting Services	17,418	5,806	4.73	4.39	5,388.00	418	0.928	12,030
4171	Audit Services	5,250	1,750	1.43	0.00	0.00	1,750	0.000	5,250
4180	Penalties & Interest	0	0	0.00	0.00	0.00	0		0
4190	Administrative Other	262,288	87,429	71.20	66.09	81,156.67	6,273	0.928	181,131
4191	Tenant Organization	7,675	2,558	2.08	0.00	0.00	2,558	0.000	7,675
TOTAL ADMINISTRATIVE EXPENSE		605,152	201,717	164.26	155.92	191,464.03	10,253	0.949	413,688
UTILITIES									
4310	Water & Sewer	311,549	103,850	84.57	62.00	76,141.01	27,709	0.733	235,408
4320	Electricity	131,065	43,688	35.58	37.31	45,814.01	(2,126)	1.049	85,251
4330	Gas	160,618	53,539	43.60	84.59	103,878.94	(50,340)	1.940	56,739
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
TOTAL UTILITIES EXPENSE		603,232	201,077	163.74	183.90	225,833.96	(24,757)	1.123	377,398
ORDINARY MAINTENANCE									
4410	Maintenance Labor	443,108	147,703	120.28	138.38	169,932.58	(22,230)	1.151	273,175
4420	Materials And Supplies	80,364	26,788	21.81	18.59	22,832.91	3,955	0.852	57,531
4430	Contract Costs	165,000	55,000	44.79	45.73	56,162.13	(1,162)	1.021	108,838
TOTAL ORDINARY MAINTENANCE		688,472	229,491	186.88	202.71	248,927.62	(19,437)	1.085	439,544
GENERAL EXPENSE									
4510	Insurance	127,850	42,617	34.70	34.88	42,832.00	(215)	1.005	85,018
4520	Pilot	4,951	1,650	1.34	1.38	1,691.00	(41)	1.025	3,260
4540	Employee Benefits	334,381	111,460	90.77	100.45	123,357.71	(11,897)	1.107	211,023
4570	Collection Losses	15,000	5,000	4.07	0.00	0.00	5,000	0.000	15,000
4580/90	General Expenses	0	0	0.00	0.00	0.00	0		0
TOTAL GENERAL EXPENSES		482,182	160,727	130.89	136.71	167,880.71	(7,153)	1.045	314,301
TOTAL OPERATING EXPENSES		2,379,038	793,013	645.78	679.24	834,106.32	(41,094)	1.052	1,544,932
NET INCOME (DEFICIT) BEFORE SUBSIDY and NON-ROUTINE EXPENSES									
		(287,138)	(95,713)	-77.94	(124.44)	(152,807.52)	(57,095)	1.597	(134,330)
NET INCOME (DEFICIT) before NON-ROUTINE, and INCLUDING SUBSIDY									
		216,500	72,167	58.77	53.10	65,209.48	(6,957)	0.904	151,291
NONROUTINE EXPENSES AND (CREDITS)									
4610	Extraordinary Maintenance	70,000	23,333	19.00	45.77	56,208.95	(32,876)	2.409	13,791
4611	Equip. Purchased - Non Capitalized	30,000	10,000	8.14	3.40	4,174.78	5,825	0.417	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
TOTAL NONROUTINE EXPENSES		100,000	33,333	27.14	49.17	60,383.73	(27,050)		
CAPITAL EXPENDITURES									
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
TOTAL CAPITAL EXPENDITURES		0	0	0.00	0.00	0.00	0		0
2700 NET INCOME (DEFICIT) FROM OPERATIONS		116,500	38,833	31.62	3.93	4,825.75	(34,008)		
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
NET CHANGE IN UNRESTRICTED NET ASSETS		116,500	38,833	31.62	3.93	4,825.75	(34,008)		

Operating Subsidy Earned year-to-date	218,017
Operating Subsidy Rec'd year-to-date	\$190,000
Amount (Over) or Under Subsidized	\$28,017

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