DATE POSTED:

Town Clerk Use Only

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, 26 Rowland Street, Marblehead, MA 01945, **ROOM**: Community Room **–OR-**
By Zoom
When: Oct 20, 2026 03:30 PM Eastern Time (US and Canada)
Topic: Marblehead Housing Authority Board Meeting

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/83969820743?pwd=WV5aZNxLh25ztWWaA8gULa2JVaQJ46.1
Passcode:954920

Phone one-tap:
+13052241968,,83969820743#,,,,*954920# US
+13092053325,,83969820743#,,,,*954920# US

Join via audio:
+1 305 224 1968 US
+1 309 205 3325 US
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
Webinar ID: 839 6982 0743
Passcode: 954920

Tuesday	October	20	2026	3:30 pm
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 September 18, 2026 and September 15, 2026.
3. Public/Resident Participation
4. Report of the Executive Director
5. Communications
   Modernization Report, Maintenance Operations Report, Public Housing Operations Report, Inspection Services Report, State-wide waitlist Data Report, Service Coordinator Report, Future Forward Resident Program Report
6. Items from Commissioners
7. Broughton Road Redevelopment Updates
8. New Business Items that Involve Discussion by the Board or Votes
   a. ~~Board Vote-Bills/Payment transactions for the Agency for September 2026.~~
   b. Board Vote-Financial Statements as provided by Fenten Ewald and Associates for period ending 9/30/26.
   c. Board Vote-Bid approval for the lowest responsive, responsible bidder, Rustic Fire Protection, Inc., in the amount of $315,275.00 for the Dry Systems Sprinkler Renovations at Roads School, Project #168134.
   d. Board Vote-Change Order #2 for Project #168121, Development Wide Paving and Fencing, in the amount of $46,490 for replacement of wood fencing at Farrell Court
   e. Board Vote-Collection of Losses and Write Offs for Period Ending 9/30/26 in the amount of $1,062.00
   f. Board Vote-Affirmative Action Goal Selection Rate-No selection goal is needed as the Authority has met Affirmative Action Goal.
   g. Board Vote-New Hire-Cynthia O'Neil for Part-Time Housing Manager
   h. Board Discussion-2027 Marblehead Housing Authority Annual Plan/Capital Improvement Plan (The Public Hearing will take place in November 2026)
   i. Adjournment

Hybrid Meeting Notice: Members of the public are welcome to attend this in-person at the Marblehead Housing Authority, 26 Rowland Street, Community Room, 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: ___October 15, 2026_____

DRAFT CALENDAR

MARBLEHEAD HOUSING AUTHORITY 2026-2027

We meet on the third Tuesday of each month. Times and locations are below:

10/20/26: 3:30 PM Roads School

11/17/26: 3:30 PM Roads School/Annual Meeting

12/15/26: 3:30PM Farrell Court

1/19/27: 3:30PM Powderhouse Court

2/16/27: 3:30PM Roads School

3/16/27: 6:00PM Marblehead High School Cafeteria

4/20/27: 3:30PM Farrell Court

5/18/27: 6:00 Marblehead High School Cafeteria

6/15/26: 3:30PM Powderhouse Court

MINUTES OF THE
SPECIAL MEETING
FOR THE MARBLEHEAD HOUSING AUTHORITY
Tuesday September 18, 2026
11:30 a.m.

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1. Called Meeting to Order at 11:30 a.m.

2. Roll Call

Present	Absent
Jenn Schaeffner	Terri Tauro
Jeff Weeden	Kristin duBay Horton
Bill Kuker	

Also Present: Cathy Hoog, Executive Director

3. New Business

a. Board Vote- Approval of the lowest responsive, responsible bidder for the project number 168133 Ventilation of Attics and Basements at Farrell Court to Hocol Remodeling Group Inc., in the amount of $73.050.00

Bill Kuker motioned to approve the lowest bidder as presented which was seconded by Jeff Weeden and the vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Jeff Weeden	

4. **Adjournment of Regular Board Meeting-**

Bill Kuker moved that the Board adjourn the Special Meeting at 11:35 a.m. Jeff Weeden seconded the motion to adjourn the meeting. The vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Jeff Weeden	

Chairman Schaeffner adjourned the meeting at 11:35 AM.

Respectfully Submitted,

Cathy Sheehan

_____

Cathy Sheehan, Executive Director

MINUTES OF THE
REGULAR MEETING
FOR THE MARBLEHEAD HOUSING AUTHORITY
Tuesday September 15, 2026
3:30 p.m.

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1. Called Meeting to Order at 3:30 p.m.

2. Roll Call

Present	Absent
Jenn Schaeffner	
Terri Tauro	
Jeff Weeden (arrived just after roll call)	
Kristin duBay Horton (arrived at 3:42 pm)	
Bill Kuker	

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 August 25, 2026. Terri Tauro seconded the motion and the vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Terri Tauro	
Kristin duBay Horton	
Jeff Weeden	

4. Tenant/Public Engagement

Elaine McGrath (Roads School)-provided attached comments. Also mentions that the Modernization report states "possible resident relocation"

on the sprinkler upgrade project. Gary Dean responds that the evaluation phase is still ongoing and it is not clear if any residents will need to move but once we fully understand the scope, residents will be informed completely.

Anne Freedman (Farrell Court)-mentions lights near the trash need to be repaired, it's not well lit area and she's asked about it before. Gary Dean let her know that lighting was part of a larger modernization project but that MHA would install some temp solar lighting until then. Anne also asked about an abandoned car without plates and that some residents still smoke on the property and that she reported this to her Property Manager.

Sandra Winter (Farrell Court)-mentions that there are some broken pieces of asphalt that need repair and agrees some residents still smoke on the property. Gary Dean mentions there is a paving project in que for Farrell Court to manage the paving conditions.

5. Communications

MHA Department Reports (Public Housing Report, Modernization Report, Maintenance Reports, Resident Services Report, Waitlist/Champ Data Report, ED summarized the reports asking Board members if they have any questions.

6. Items from the Commissioners

Bill Kuker asked about making sure that the public is aware that Broughton Road project may only serve a limited number of local seniors and that it is not intended to be 100% for all Marblehead residents.

Terri Tauro mentions she would like to add an agenda item at the next meeting to revisit the MHA Board By-Laws to review and discuss some items. ED shares that EOHLC is also in process of issuing a sample Code of Conduct for Boards across the State to utilize as a guide for Board members and it's expected to be released soon.

7. Report from Committees

Terri Tauro and Jenn Schaeffner discussed how they had a chance to meet with a few residents that had participated in the MHA Commissioner Office Hours and that the discussions were productive and followed up on.

8. Broughton Road Redevelopment Updates

ED provided updates about the Planning Board presentation (also sharing and referencing the power point presentation in the Board packets) on September 8, 2026 and how the Planning Board provided feedback on the new design iterations including the new lower massing of the new building to three stories and the new massing to one of the newer rebuilds toward the back of the property to two stories. Discussed how the support was apparent for the new considerations. Also discussed the attendance to the Selectboard meeting on September 9, 2026 which resulted in a letter of support for the project from the Selectboard for MHA/Winn to utilize in the submission of the project eligibility 40b application.

A discussion also took place with regard to the Coffin School RFP. Members discussed the challenges with such a small site and the spirit of the RFP made it out of reach for the MHA. However, MHA would be clear with anyone who responded to the RFP that MHA would be willing to partner in any way that made sense.

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 August 2026.

Bill Kuker motioned to approve the Vendor payments for period ending August 2026 which was seconded by Terri Tauro.

Ayes Nays

Jenn Schaeffner
Bill Kuker
Terri Tauro
Kristin duBay Horton
Jeff Weeden

b. Board Vote-Monthly Balance Statements of Revenues and Expenses as prepared by Fenton, Ewald and Associates for period ending August 31, 2026.

Bill Kuker motioned to approve the 8/31/26 Financial Statements as presented which was seconded by Kristin duBay Horton. The vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Terri Tauro	
Kristin duBay Horton	
Jeff Weeden	

c. Board Vote-Bid for the lowest responsive, responsible bidder, Kneeland Construction Corp., in the amount of $89,100 for the replacement of mechanical room door and crawl space vents at Powderhouse Court and Green Street Court.

Bill Kuker motioned to approve the lowest Bid as presented. The motion was seconded by Terri Tauro and the vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Terri Tauro	
Kristin duBay Horton	
Jeff Weeden	

Bill Kuker

Terri Tauro
Jeff Weeden

11. **Adjournment of Regular Board Meeting-**

Bill Kuker moved that the Board adjourn the regular Meeting at 4:55 p.m. Kristin duBay Horton seconded the motion to adjourn the meeting. The vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Terri Taruo	
Kristin duBay Horton	
Jeff Weeden	

Chairman Schaeffner adjourned the meeting at 4:55 PM.

Respectfully Submitted,

Cathy Sheehan

Cathy Sheehan, Executive Director

Tenant Comment to MHA Board & Executive Director Cathy Sheehan
August 25, 2026 MHA Board Meeting (please include in next month's Bd. packet)

I want to bring to your attention 2 omissions of material in the Board agenda and packet:

First, there is no mention of the August 18 League of Women Voters Voter Registration Drive at Farrell Court in the ED Report. That drive was a first in the 10+ years I've lived at the MHA. Tenants worked with the LWV and other volunteers and MHA Property Mgr. Robert Lambert (who helped with setup and info) to help tenants register and answer their questions about voting. ITO members Ann Freedman, Jean Halpin, Elaine McGrath and Sandra Winter, along with Alexis Soule and Jean Hamburg of the Unitarian Church Social Action Committee, created and distributed flyers for all 307 units at their own expense.

Second, an item in the MHA Board meeting agenda has been changed without notice or discussion, and this is a request to return it to the former description.

In the past year, the format of the MHA Board Agenda has been changed to list tenant and public comment as "Public Participation." Up until last year, it was listed as Resident or Tenant/Public Participation. Why were tenants dropped from this description and by whom? Tenants are not the public and the public are not tenants. The Salem Housing Authority continues to list this item as Resident or Tenant/Public Participation.

Elaine McGrath
Roads School

Executive Director Summary

October 2026

Administration/Personnel

- "Future Forward" individual enrollment/goal setting completed for 11 families in Marblehead and 15 families in Salem. Enrollment will be ongoing. Five families have begun earning escrow, we now have over $18,034 in escrow! Enrollment over the course of the next year will continue until the full enrollment of 25 families is met **See Future Forward report in Board packages for detailed information.**
- **The 2027 Draft Annual Plan included in monthly packet. The public hearing is scheduled for November The Draft was also shared with the Informal tenant Organization.**

Financials

- MHA Financials are in good standing. **See Financial reports included for specific details on monthly financials.**
- 2027 Budget preparation will begin towards end of November

Broughton Road Redevelopment Updates

The Select Board met on Sept 9, 2026 and unanimously voted to provide a letter of support for the project as part of the requirement for the 40B application to the Executive Office of Housing and Livable Communities. The application is in final stages for submission later this month.

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. The final design ideas were presented to residents at Green St., Powderhouse Court, Farrell Court and Barnard Hawkes Court this month. Thank you to all the residents that participated in this design process to create some outstanding landscape ideas.
- 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!

Funding Awards Summary 2025-2026

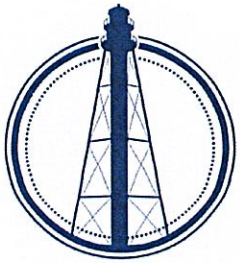
- Creative Placemaking Grant Application submitted in June. Unfortunately, MHA was not funded for the project.

Property/Modernization

- **227 Work orders** logged for September 2026. **28 Inspections** performed. **5 out of 5 maintenance work order resident satisfaction calls made as favorable.**
- See newly improved **Maintenance Operations Report for more information related to work order specifics, Inspection Operations Report for information related to public housing inspections data. 26 Inspections performed this past month.**
- See new **Modernization Operations Report** for specific project modernization information. **2 projects are in motion 4 projects are next in line and 5 are in design/review phase. A complete list of projects directory is also included.**
- **100 applications** have been pulled for review.
- See **Champ Data report** for information related to list pulls and offers made to date.
- See newly improved **Public Housing Operations Report** for more information related to public housing operation standards like vacancies, units leased, private conferences and compliance inspections-**294** units are under lease, **2** vacancies and **8** units under waiver. No new lease ups this past month. **8 compliance support inspections completed in September and 8 private conferences.**

Residents and Community

- 4 new referrals made for August to the Resident Services Coordinator, 288 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 on first Tuesday of the each month at Farrell Court, Powderhouse Court and Broughton Road
  Community Office Hours with Housing Managers as well as the Resident Services Coordinator
- For more detailed information related to contacts made, please see the **Resident Services Coordinator monthly report**.



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Public Housing Administrative Performance Report

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The Public Housing team continues to provide subsidized housing and social services to the Marblehead community.

We are also continuing to offer available units through applications submitted via CHAMP.

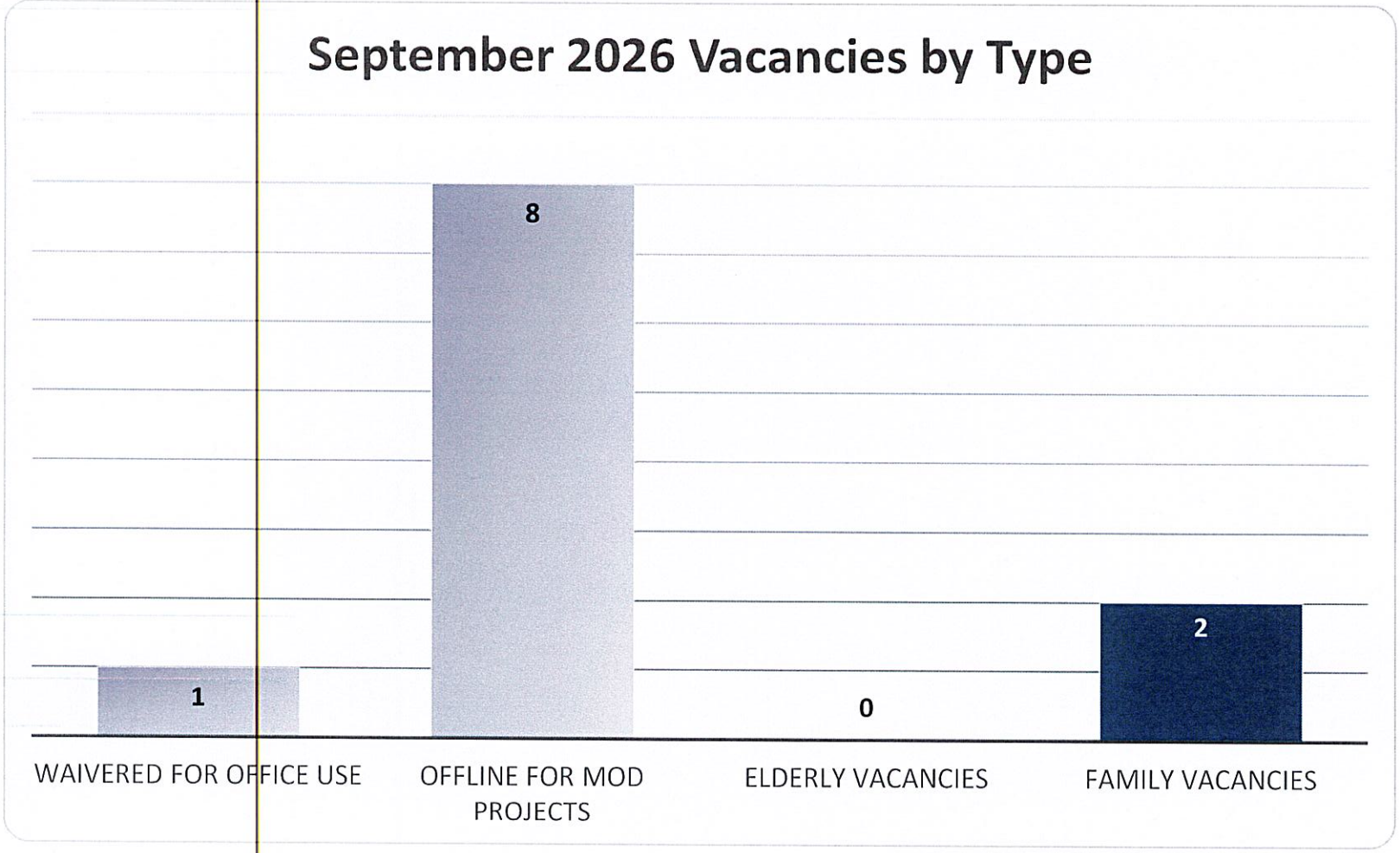
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Key Highlights

- 294 Households are presently leased on the program.
- Vacancies available to lease are low at 2 units, or ~1%.
- Compliance inspections for 8 residents are continuing as we address lease violations in-house to assist those falling behind with lease obligations while avoiding legal involvement.

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Vacancy Report



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Vacancy Report Cont.

- With some unexpected repairs required, some more units than usual are offline.

- The overall vacancy rate is very low and will continue to remain low as we work to fill the remaining units.

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Lease Up Report

In September 2026, we held no new lease ups.
This will change as units come back from repair and are able to be leased.



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Compliance Inspection Report

- In September 2026, the Public Housing team completed 8 compliance inspections.
- Each month the Public Housing team completes compliance inspections to ensure resident compliance with the lease with residents that have had prior issues adhering to their lease terms.
- This is part of an ongoing effort to assist residents in coming back into compliance with their lease through monthly visits and RSC involvement.
- This amounts to handling lease compliance and safety issues in-house by working with our residents rather than through the courts.

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Private Conference Report

- In September 2026, the Public Housing Department conducted 8 Private Conferences.
- These meetings are held in our office to address various types lease violations without the involvement of legal representation.
- Private Conferences are a great opportunity to understand context and offer help through our Resident Service Coordinator if there is an unmet need.
- The goal is always lease compliance in the end. The way we get there varies depending on circumstance, but the residents are always given the opportunity to be heard and to work with us.

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Survey Data Reporting

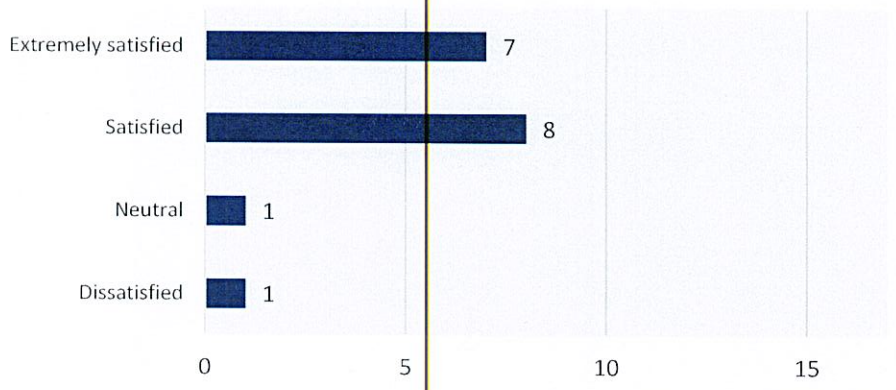
- In Q2 2026 we began compiling data from resident surveys using a new, digital format. We are pleased to present our data from Q2 and Q3 in the following slides.
- While response rates were low, we hope that continued reminders, postings, and notices with annual recertifications will boost engagement.
- The questions being posed with differing formats causes average data to be hard to quantify, but we found overall resident sentiment to be positive in the senior/disabled program and extremely positive in the family program. You can see the results in the following slides.

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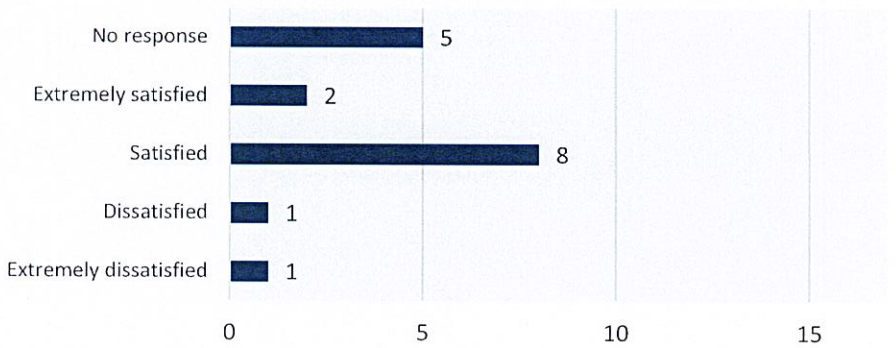
Survey Responses 667

Part 1/7

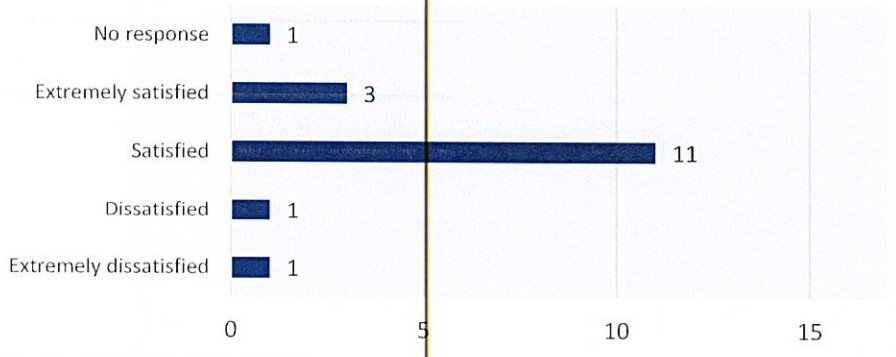
Q1. How satisfied are you with your unit/home?



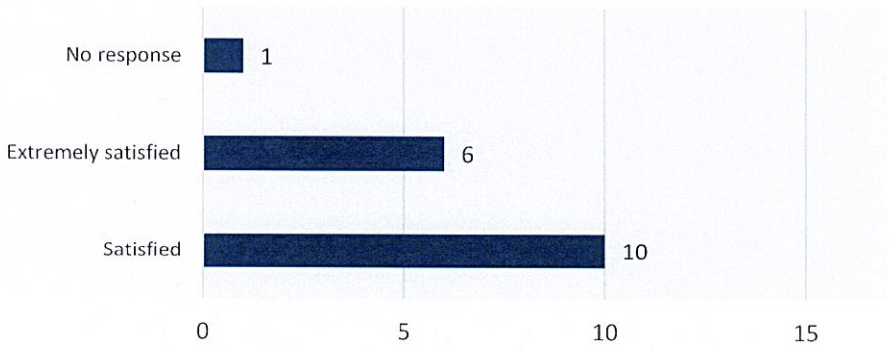
Q2. How satisfied are you with common areas and laundry facilities?



Q3. How satisfied are you with the property and exterior grounds?



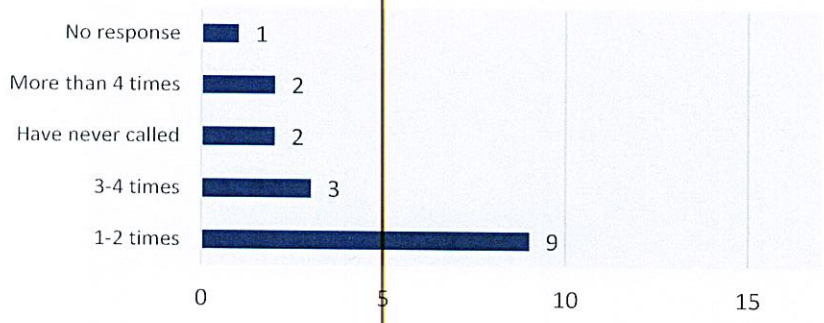
Q4. How satisfied are you with the location of your home?



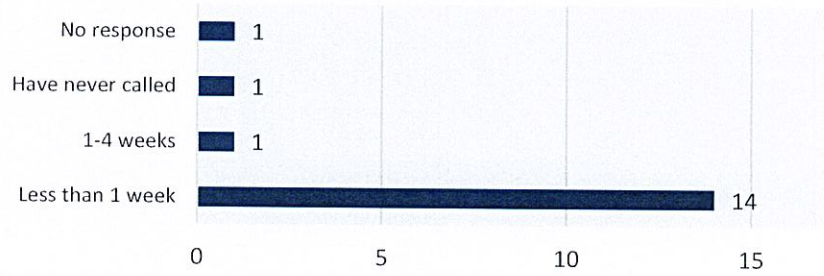
MARBLEHEAD
HOUSING AUTHORITY

Survey Responses 667
Part 2/7

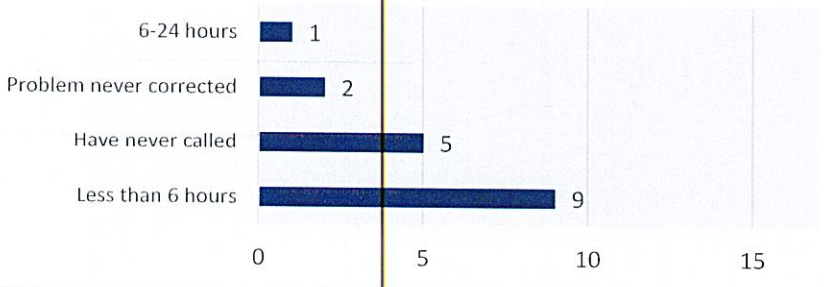
Q5. Over the last year, how many times have you called for maintenance/repairs?



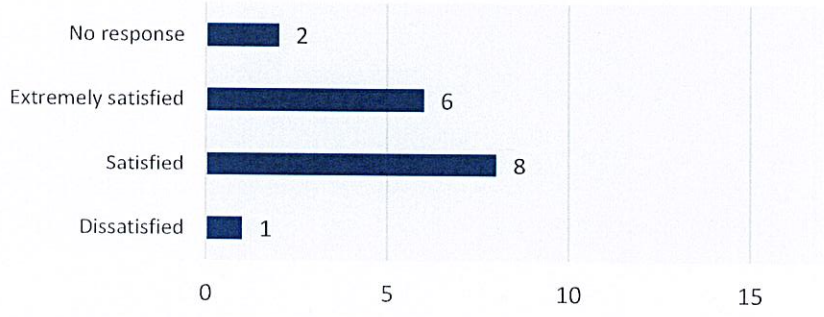
Q6. If you called for NON-EMERGENCY maintenance/repairs (leaky faucet, broken light), the work was usually completed in:



Q7. If you called for EMERGENCY maintenance/repairs (toilet clog, no heat), work was usually completed in:



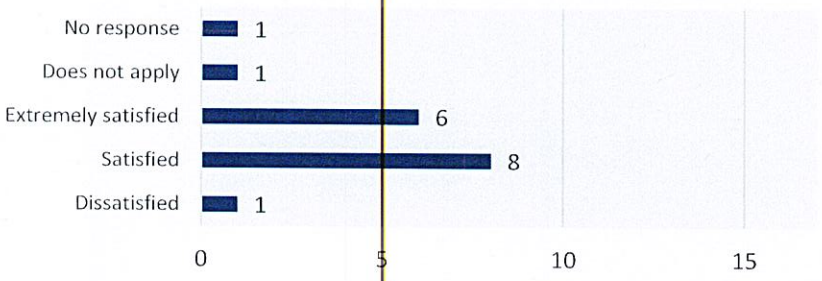
Q8. Based on your experience, how satisfied are you with the ease of requesting repairs?



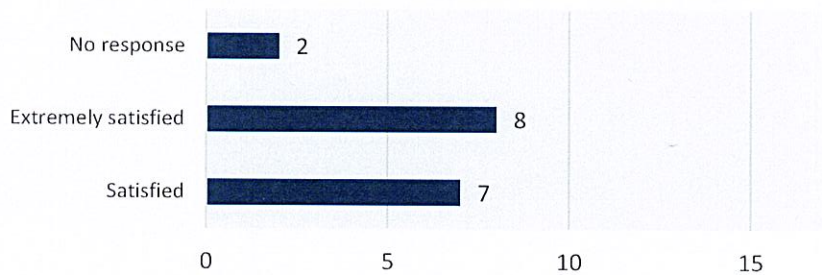
MARBLEHEAD
HOUSING AUTHORITY

Survey Responses 667
Part 3/7

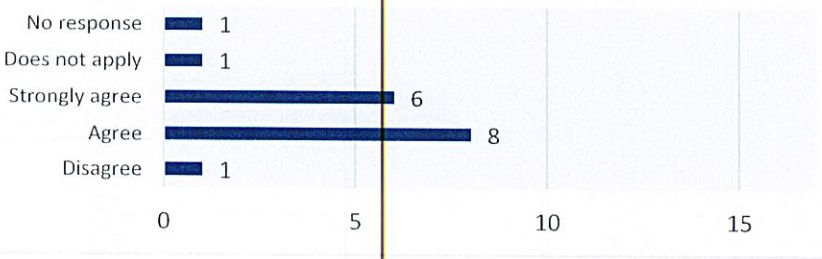
Q9. Based on your experience, how satisfied are you with the way you were treated by the person you contacted for repairs?



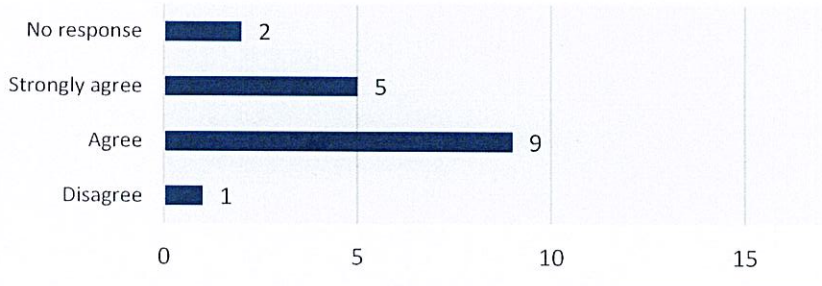
Q10. Based on your experience, how satisfied are you with the way you were treated by the person completing the repairs?



Q11. Do you agree that the Housing Authority provides enough information about maintenance and repair projects? (Water shut off, elevator repairs, modernization activities)



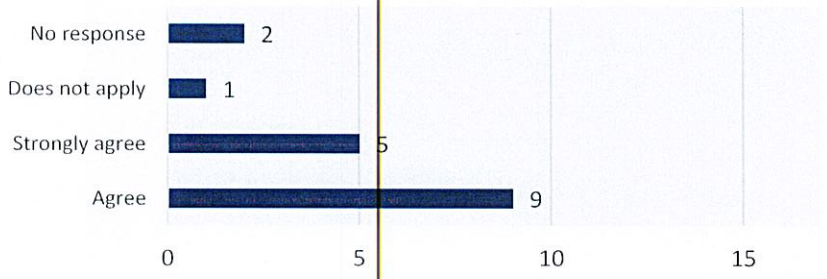
Q12. Do you agree that the Housing Authority provides enough information about the rules of your lease?



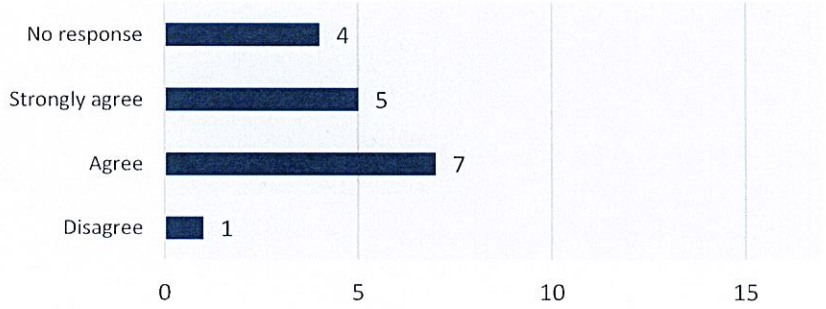
MARBLEHEAD
HOUSING AUTHORITY

Survey Responses 667
Part 4/7

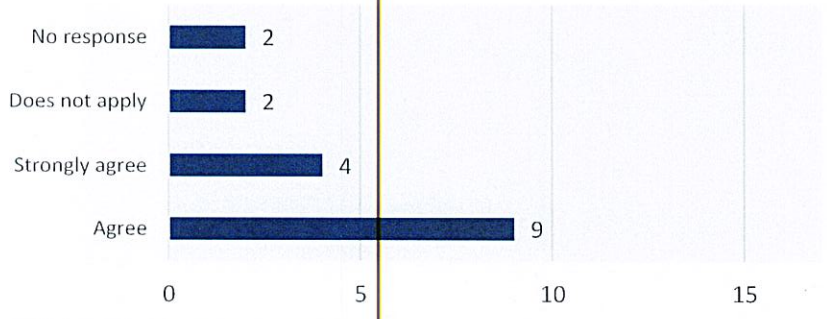
Q13. Do you agree that the Housing Authority provides enough information about meetings and events?



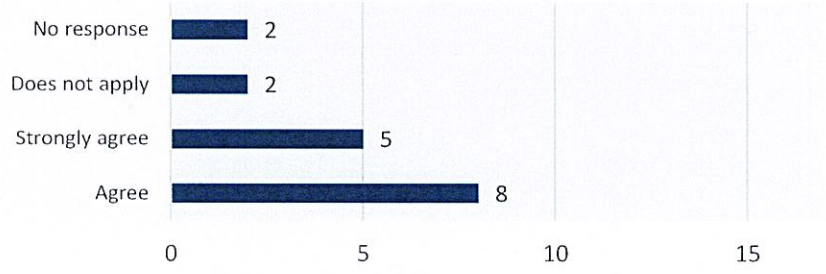
Q14. Do you think your Manager is responsive to your questions and concerns?



Q15. Do you think your Manager is professional and courteous with you?



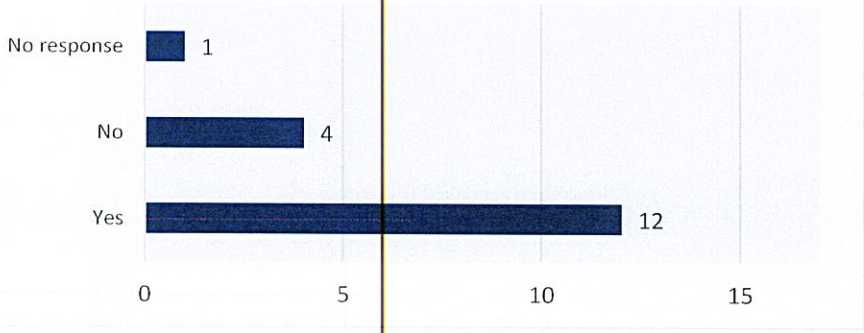
Q16. Do you think your Manager is helpful and knowledgeable when you complete your annual recertification?



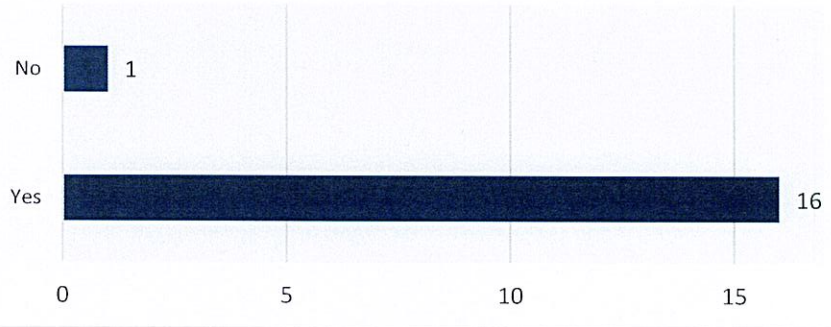
MARBLEHEAD
HOUSING AUTHORITY

Survey Responses 667
Part 5/7

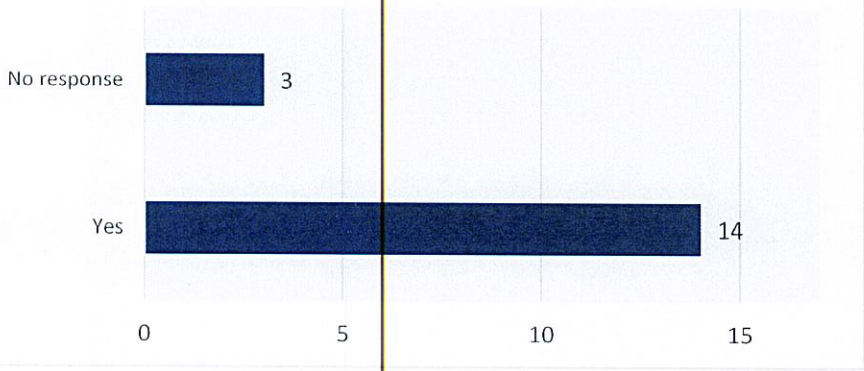
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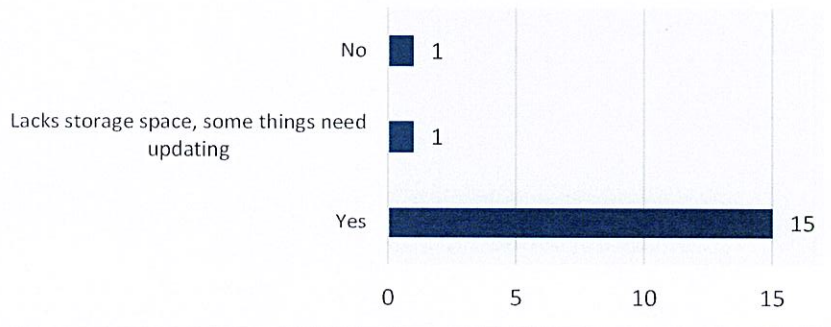
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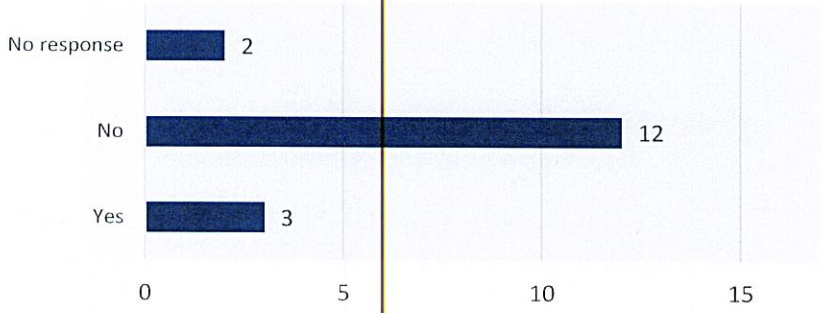
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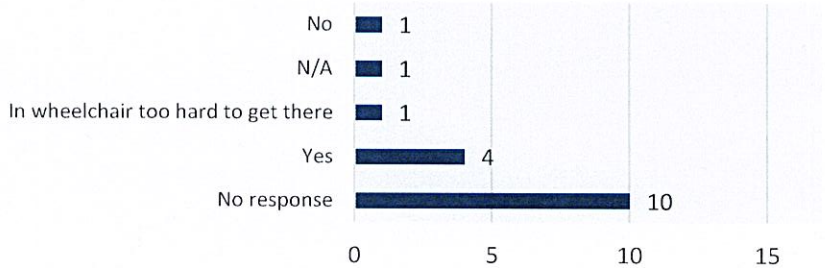
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HOUSING AUTHORITY

Survey Responses 667 Part 6/7

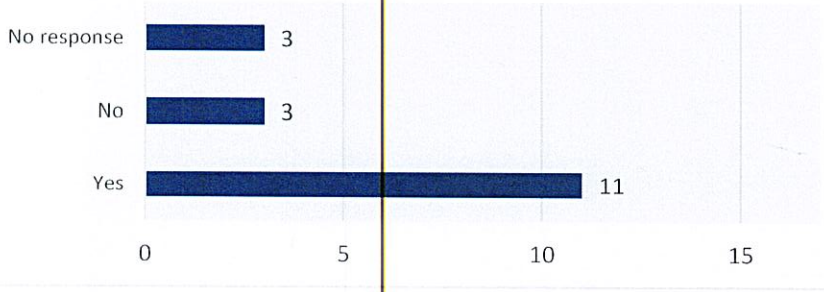
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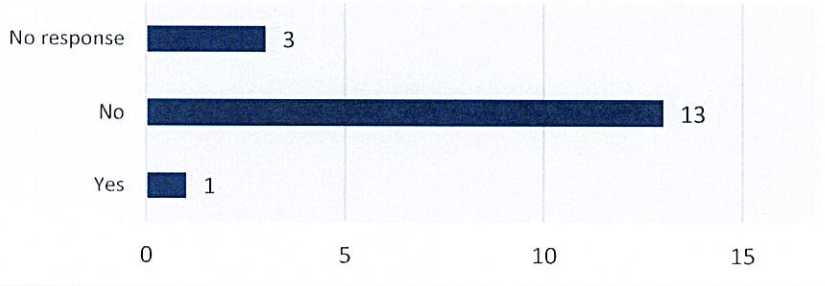
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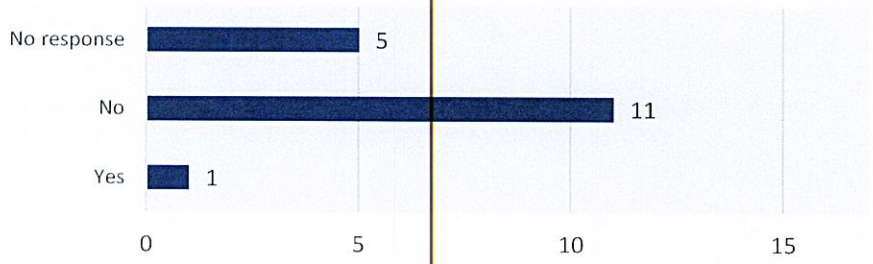
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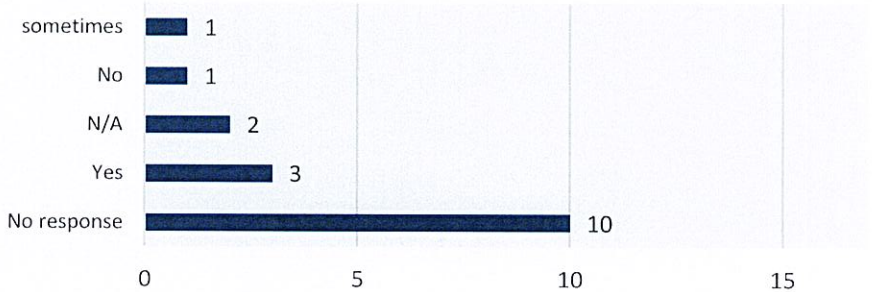
MARBLEHEAD
HOUSING AUTHORITY

Survey Responses 667
Part 7/7

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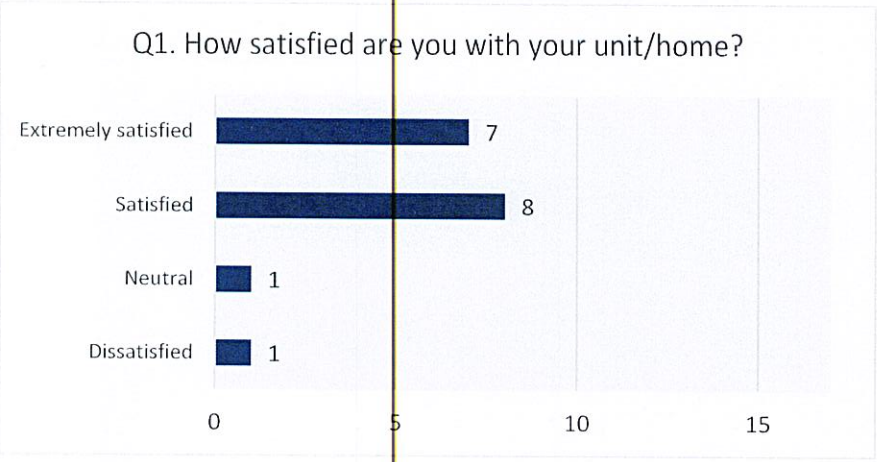
Q26. If you participate in your local tenant organization (LTO) meetings, do you find the support you need?



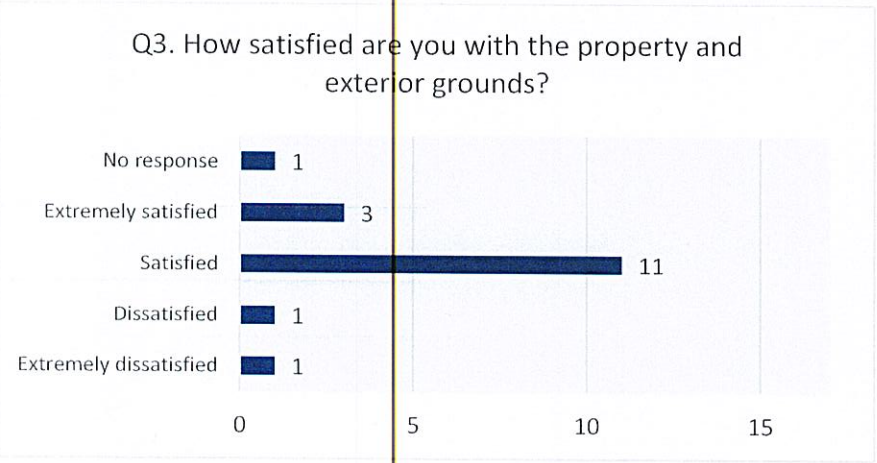
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HOUSING AUTHORITY

Survey Responses 200

Part 1/7





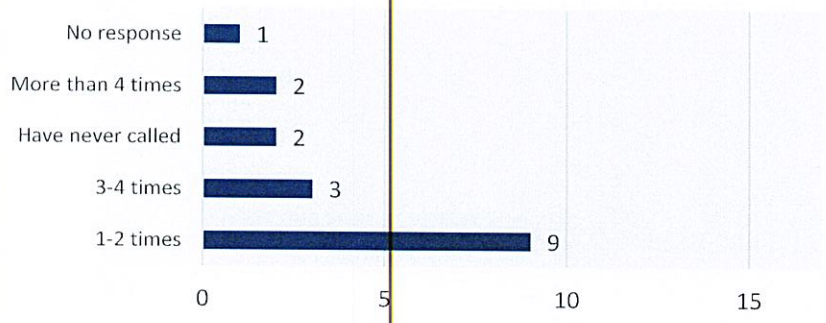




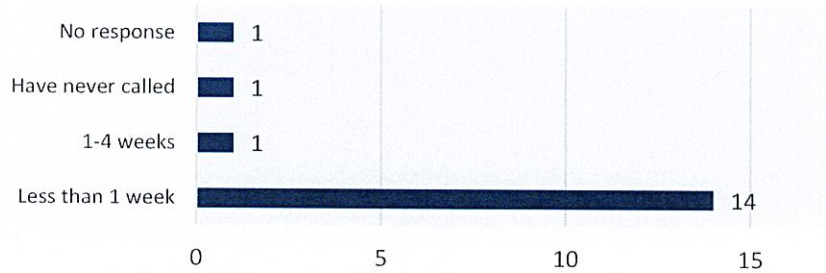
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Survey Responses 200
Part 2/7

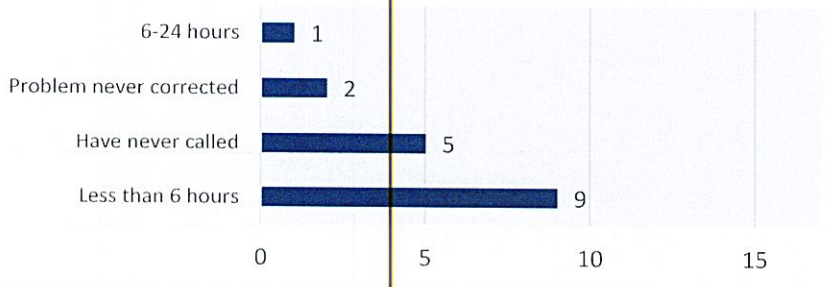
Q5. Over the last year, how many times have you called for maintenance/repairs?



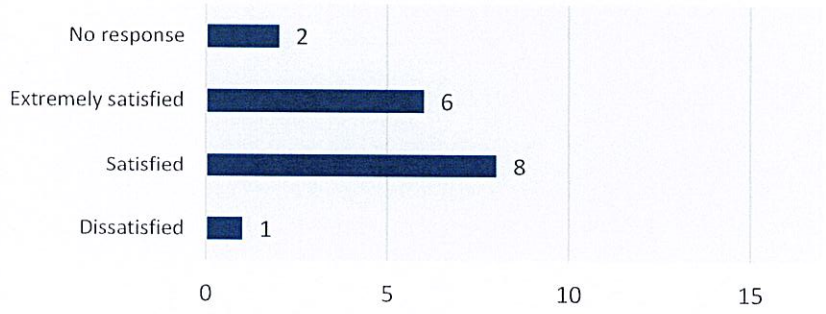
Q6. If you called for NON-EMERGENCY maintenance/repairs (leaky faucet, broken light), the work was usually completed in:



Q7. If you called for EMERGENCY maintenance/repairs (toilet clog, no heat), work was usually completed in:



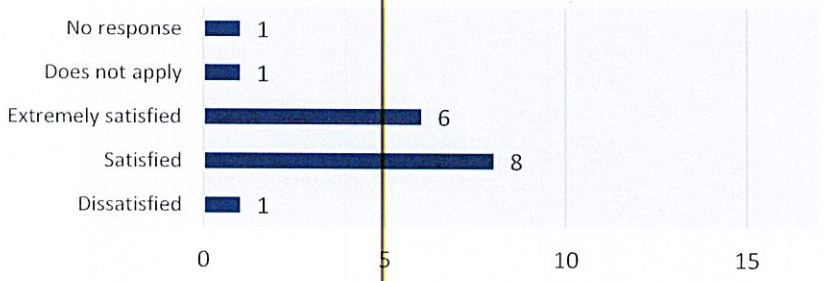
Q8. Based on your experience, how satisfied are you with the ease of requesting repairs?



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HOUSING AUTHORITY

Survey Responses 200
Part 3/7

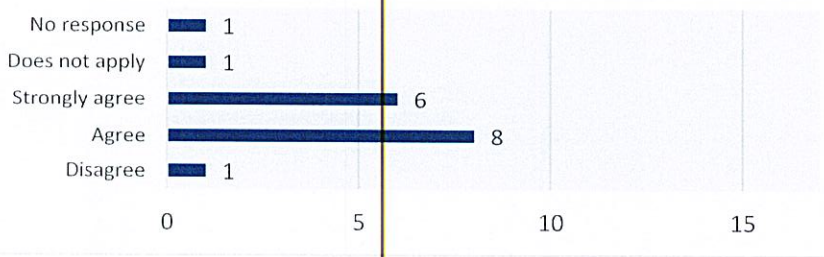
Q9. Based on your experience, how satisfied are you with the way you were treated by the person you contacted for repairs?



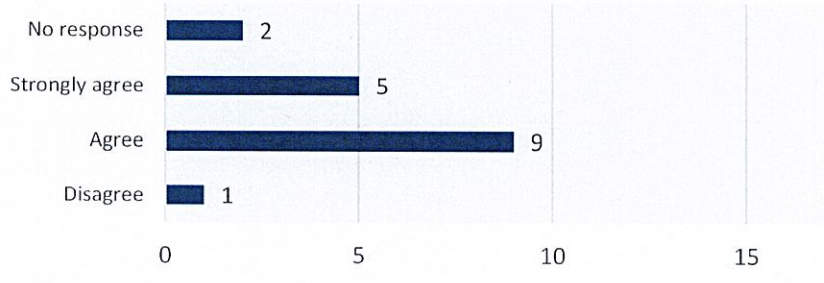
Q10. Based on your experience, how satisfied are you with the way you were treated by the person completing the repairs?



Q11. Do you agree that the Housing Authority provides enough information about maintenance and repair projects? (Water shut off, elevator repairs, modernization activities)



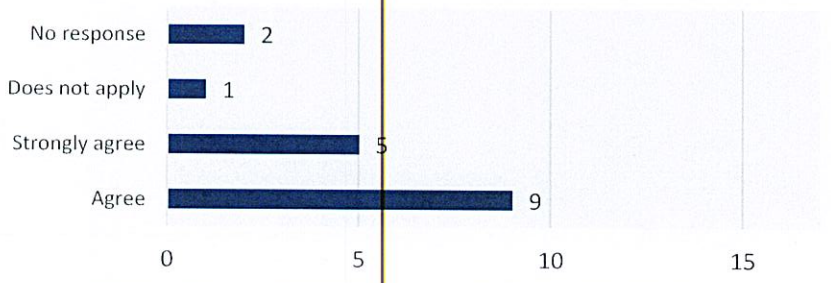
Q12. Do you agree that the Housing Authority provides enough information about the rules of your lease?



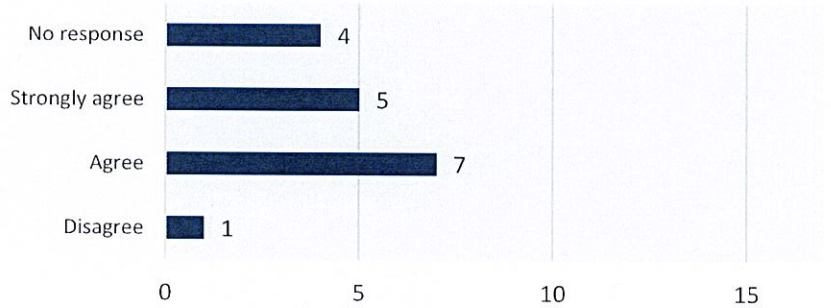
MARBLEHEAD
HOUSING AUTHORITY

Survey Responses 200
Part 4/7

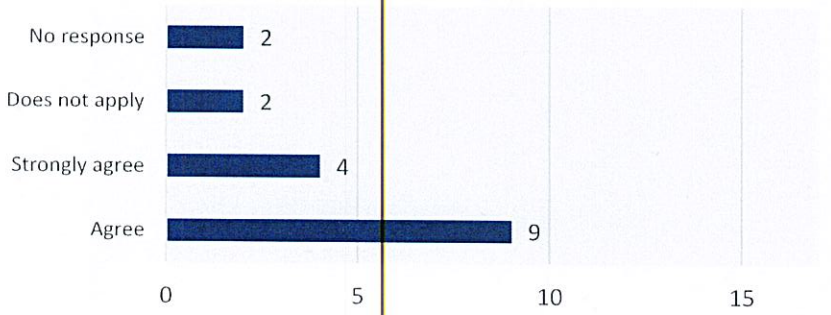
Q13. Do you agree that the Housing Authority provides enough information about meetings and events?



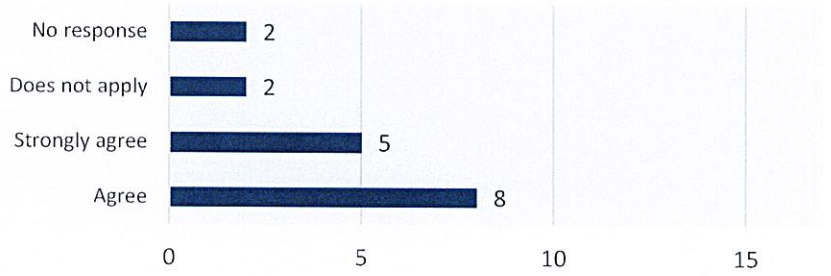
Q14. Do you think your Manager is responsive to your questions and concerns?



Q15. Do you think your Manager is professional and courteous with you?



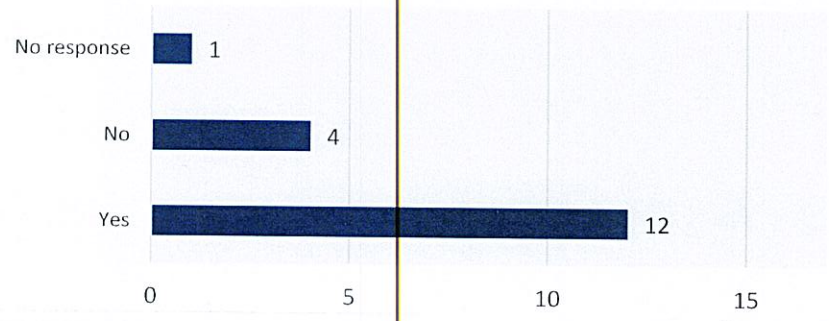
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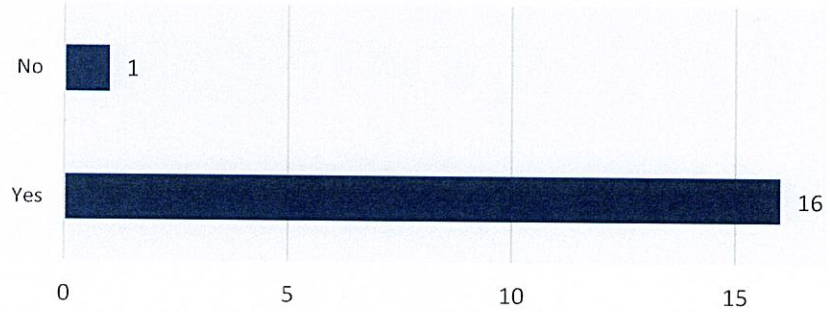
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Survey Responses 200
Part 5/7

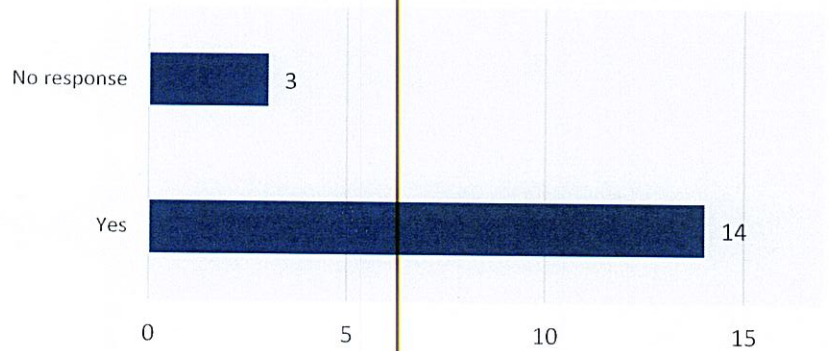
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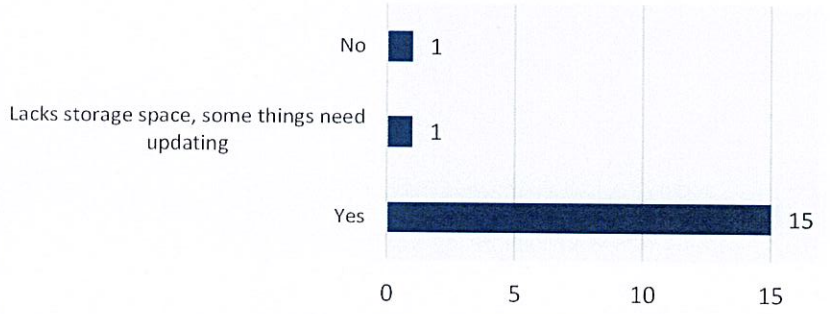
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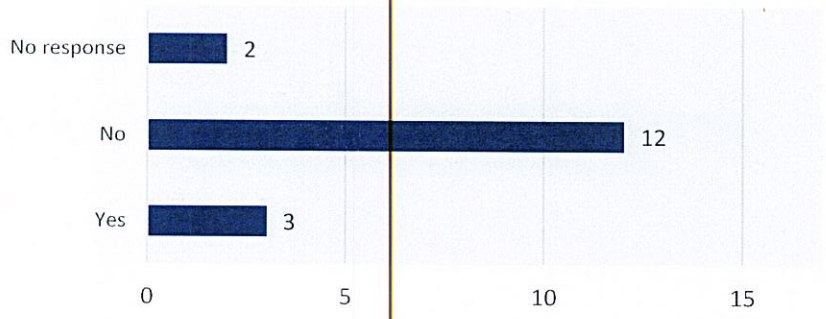
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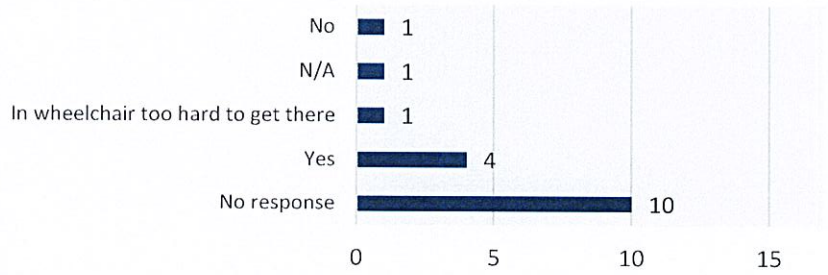
MARBLEHEAD
HOUSING AUTHORITY

Survey Responses 200
Part 6/7

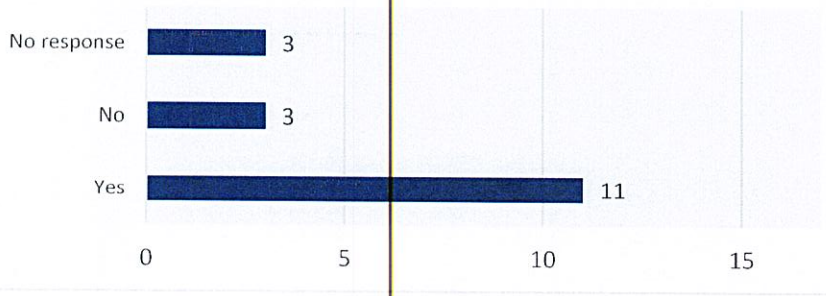
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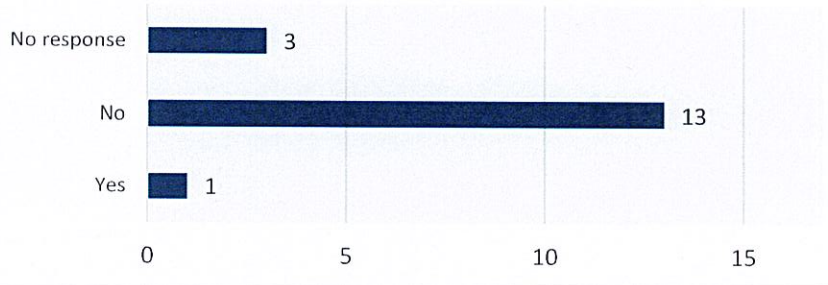
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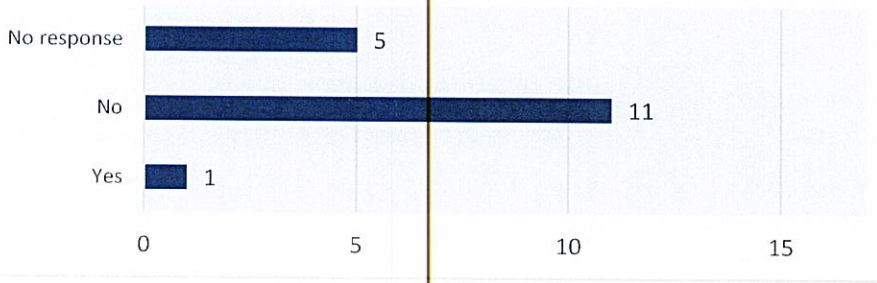
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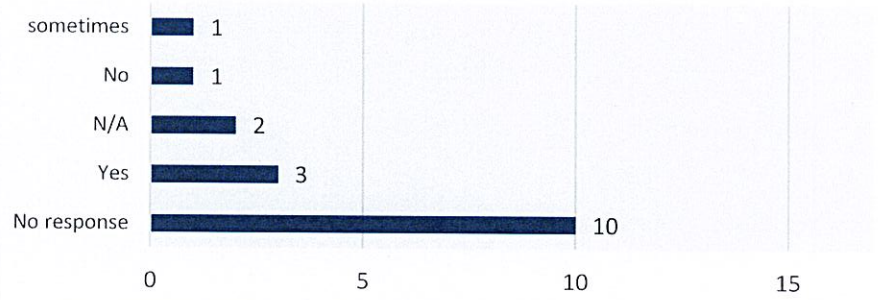
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HOUSING AUTHORITY

Survey Responses 200
Part 7/7

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Q26. If you participate in your local tenant organization (LTO) meetings, do you find the support you need?



MARBLEHEAD
HOUSING AUTHORITY

Community Impact

- Our efforts have led to our Public Housing portfolio being just below capacity, ensuring a safe and affordable place for people in our community to live.
- Through the team's efforts, we have continued working with households to maintain housing stability. Our Resident Service Coordinator continues to offer assistance to many of these households, along with other households, with grant funding, community resources, and various program opportunities.
- Future survey data will help us guide future decisions towards an end that makes sense for the Authority and for residents.

MARBLEHEAD
HOUSING AUTHORITY

Cathy Sheehan, Executive Director

October 15, 2026

RESIDENT SERVICE COORDINATOR MONTHLY REPORT – September 2026

Total Referrals to RSC:	4
From agency: (including MHA staff, MCC)	2
From individual: (including MHA residents, family members, etc.)	2

Contacts:	288
Phone calls:	116
Emails:	143
Home visits:	5
Office visit (including FC office):	7
Flyers:	5
Programs:	12

(Office Hours x3 + Mobile Pantry x3 + Chair Yogax4 + BINGO + Coffee w Lt. O x1 = 106 participants)

Meetings:

- 9/1/26 – MFHS
- 9/3/26 – S/MHA Managers Meeting
- 9/8/26 – EOHLC's Deaf & HOH Training
- 9/16/26 – RSC Supervision
- 9/23/26 – EOHLC's SA & DV Northeast Training
- 9/29/26 – RSC & PM Meeting
- 9/30/26 – RSC Energy, Comfort, & Cost training

Referrals made by RSC: 10

- 1 MFHS
- 1 MEM
- 1 MC
- 2 RAFT
- 1 SNAP
- 1 Bloom
- 1 Open Door
- 1 AgeSpan (Home Care)
- 1 PERS

Marblehead Housing Authority

Maintenance Operations Report

October 2026

Work Order Completion Rate

Completed	Open
227	14
94% of total work orders	**6%** of total work orders

Key Takeaway

- 241 total work orders
- 227 completed
- 94% completion rate
- Only 14 open work orders at the close of the reporting period

Work Orders by Priority

Priority	Complete	Incomplete	Avg. Days	Visual Scale
Routine	143	12	3.19	
Emergency	62	0	0.22	
Inspection Other	12	2	6.63	
Preventive	9	0	25.41	
Vacant	1	0	27.25	

Key Takeaway

Routine work orders represented the largest share of maintenance activity, with 143 completed and 12 open. Emergency response remained strong: all 62 emergency work orders were completed, with an average completion time of 0.22 days.

Average Completion Time

Target	Actual
< 5.00 Days	3.55 Days

Resident Satisfaction Follow-Up

Resident Satisfaction

100%

[redacted]

5 of 5 residents reported favorable results.

Quality Assurance Results

Measure	Result
Residents Contacted	5 calls completed
Work Completed	5 of 5 favorable
Timely Completion	5 of 5 favorable
Professional Service	5 of 5 favorable
Overall Satisfaction	100% favorable
Follow-Up Notes	A resident praised Nathan from Maintenance and confirmed timely, professional service; she was advised to submit a separate work order for a beginning kitchen-ceiling crack. A resident reported a response within 30 minutes and described the service as consistently excellent. Two more residents reported full satisfaction with no additional concerns. A Last resident noted a scratched toilet but emphasized that maintenance staff are always courteous and have provided good service throughout her 23 years as a resident.

Key Takeaway

Five resident satisfaction calls were completed in October 2026 for work orders 11875, 11760/11761, 11844, 11870, and 11765. Every resident confirmed that the work was completed, completed timely, handled professionally, and satisfactory overall. The only follow-up item was a separate kitchen-ceiling crack reported by a resident; she was advised to submit a new work order.

Summary

For the October 2026 report, the Marblehead Housing Authority maintenance department recorded **241 work orders** across State 200, State 667, and State 705 properties. Staff completed **227 work orders**, producing an overall completion rate of approximately **94%**, with **14 open work orders** remaining. All **62 emergency work orders** were completed, with an average completion time of **0.22 days**. Overall average completion time was **3.55 days**, remaining below the five-day target. Resident follow-up results were also fully positive, with all five residents reporting satisfaction with completion, timeliness, professionalism, and service quality.

Maintenance Performance

Indicator	October 2026 Report
Total Work Orders	241
Completed	227
Open / Incomplete	14
Emergency Work Orders Resolved	62 of 62
Routine Work Orders Resolved	143 completed / 12 open
Inspection Other Corrections	12 completed / 2 open
Preventive Maintenance	9 completed / 0 open
Average Completion Time	3.55 Days
Resident Satisfaction	100% favorable (5 of 5)
Work-Order Activity Period	September 1-30, 2026

Development Summary

Development / Portfolio	Completed	Open
Farrell Court	106	6
Green Street Court	28	0
Powder House Court	8	0
Roads School	20	0
Broughton Road	41	5
Barnard Hawkes Court	12	1
New Broughton Road	12	2

Marblehead Housing Authority

Inspections Operations Report – October 2026

During September 2026, the Marblehead Housing Authority completed **26 annual inspections** across the State 200 and State 667 programs. All listed inspections were completed by **Luis Lopez or Patric Bishop** between **September 1st, and September 24, 2026**.

Overall, **13 inspections passed** and **13 inspections require follow-up**, resulting in a **50% pass rate**. Inspections requiring follow-up will proceed through corrective work-order closeout and reinspection scheduling.

Inspection activity was highest in the State 667 portfolio with **19 completed inspections**, followed by State 200 with **7**. Farrell Court recorded the strongest results, with 9 of 10 inspections passing, while Broughton Road represents the highest immediate follow-up need.

Dashboard

Completed inspection results for September 1 through September 30, 2026

Total Completed	Passed	Follow-Up Required	Pass Rate
26	13	13	50%

Metric	October Report Result	Operational Meaning
Total Inspections Completed	**26**	Annual inspections completed during September 2026 across State 200 and State 667.
Passed	**13**	Farrell Court produced 9 passing inspections, the largest number among the six developments.
Follow-Up Required	**13**	These results identify corrective work, resident coordination, work-order closeout, and reinspection scheduling needs.
Pass Rate	**50%**	Half of all completed inspections passed during the reporting period.

Inspection Activity by Development

Development / Project	Program	Total	Passed	Follow-Up Required
Barnard Hawkes Court	State 200	**2**	0	2
Broughton Road	State 200	**5**	1	4
Powder House Court	State 667	**3**	1	2
Green Street Court	State 667	**3**	1	2
Farrell Court	State 667	**10**	9	1
Roads School	State 667	**3**	1	2
Total	**All Programs**	**26**	**13**	**13**

This October Board report reflects annual inspections completed from September 1 through September 30, 2026. State 667 represented the majority of activity with 19 inspections, or approximately 73% of the portfolio total.

Insights

- **Overall workload:** 26 annual inspections were completed during September 2026.
- **Largest program area:** State 667 accounted for 19 inspections across Powder House Court, Green Street Court, Farrell Court, and Roads School.
- **Strongest results:** Farrell Court recorded 9 passing inspections and a 90% pass rate.
- **Highest follow-up need:** Broughton Road recorded 4 inspections requiring follow-up; Barnard Hawkes Court recorded 2.

Program-Level Inspection Activity

Program	Inspections	Passed	Follow-Up Required	Pass Rate
State 200	7	1	6	**14%**
State 667	19	12	7	**63%**
Total	**26**	**13**	**13**	**50%**

MARBLEHEAD HOUSING AUTHORITY

Modernization Operations Report — October 2026

October 2026 — Projects in Construction | Proposed TDC: $840,757.76

Development	Project	Proposed TDC	Current Update	Next Step
168-200-01	168121 — ARPA FF: Development-Wide Paving and Fencing	$383,313.76	A change order is being proposed to replace all fencing rather than complete selective repairs. Disbursed to date: $310,567.87.	Finalize and process the expanded fencing change order.
168-667-03	168128 — ARPA FF: Fire Escape Repaint / Walkway Site Work	$457,444.00	Construction is complete. Final paperwork remains outstanding, and corrections are needed in Cap Hub. Disbursed to date: $409,262.23.	Complete Cap Hub corrections and closeout paperwork.

Projects in Bidding | Proposed TDC: $686,517.52

Development	Project	Proposed TDC	Current Update / Next Step
168-667-02, 03 & 04	168130 — Sump Pump Upgrades	$122,870.00	The project has been bid and the low bidder has qualified. Awaiting EOHLC approval and a preconstruction date. Disbursed: $12,490.00.
168-667-01	168132 — Mechanical Room Door Replacement / Crawlspace Vent, 667-1 & 667-2	$63,056.00	Bids are in. The designer will schedule the preconstruction meeting after references are checked. Disbursed: $5,500.00.
168-667-04	168133 — Ventilation of Attics & Basements	$181,442.00	Bids are in. The designer will schedule the preconstruction meeting after references are checked. Disbursed: $3,392.00.
168-667-05	168134 — ARPA TAR: Dry-System Sprinkler Renovations	$319,149.52	Bids are in, and EOHLC is vetting the low bidder. Control TDC: $408,905.00; disbursed: $17,343.50.

Projects in Design / Planning | Proposed TDC: $2,700,300.00

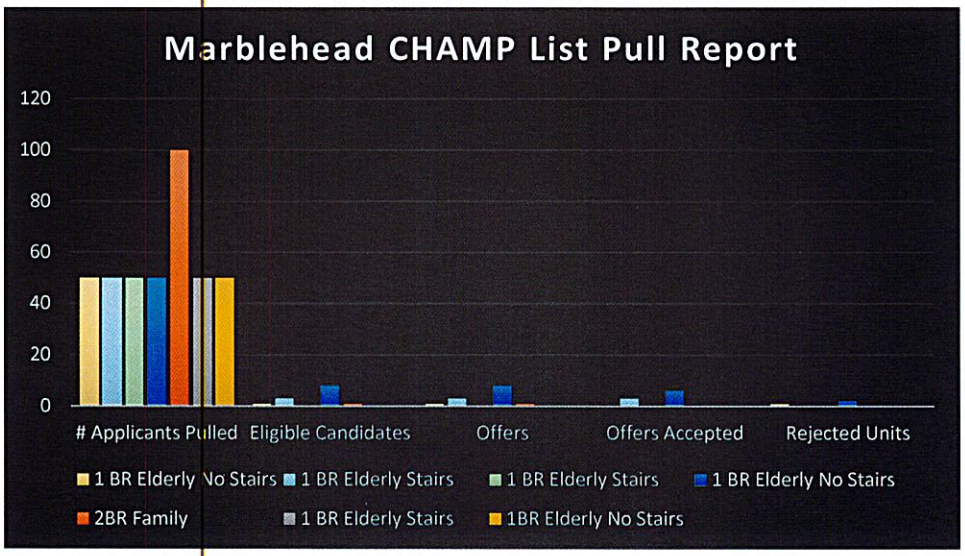
Development	Project	Proposed TDC	Current Update / Next Step
168-667-05	168122 — Additional Parking Feasibility Study, 667-3, 4 & 5	$923,700.00	MHA met with Allen & Major on October 1 and is entering final design. Disbursed: $35,733.50.
168-667-03 & 04	168127 — New Potable Water System	$911,500.00	No movement this month. Continue monitoring and coordinate the next planning milestone.
Development-wide	168129 — AIP: 667 Routine Turnovers	$44,400.00	Planning line remains active; no disbursements reported.
168-667-02, 03 & 04	168131 — Intercom Systems	$570,500.00	A project meeting is scheduled for October 22. Control TDC: $95,500.00.
168-667-05	168137 — Roads School Roof Flashing / Exterior Eave / Brick Pointing — Merged	$250,200.00	MHA met with Juliet Borja of EOHLC on October 8 to review the project and site conditions. Continue planning coordination.

Complete Project Directory — October 2026 | Total Proposed TDC: $4,227,575.28

Project / Dev.	Scope	Financials	Phase	Team	October 2026 Status
168121 168-200-01	ARPA FF: Paving Development-Wide / Fencing	Proposed/Control: $383,313.76 Disbursed: $310,567.87	Construction	PM: EOHLC AE: Ben Oxender Design: Waterfield Design Group GC: Site Improvements, Inc.	Change order proposed to replace all fencing instead of selective repairs.
168122 168-667-05	Additional Parking Feasibility Study for 667-3, 4 & 5	Proposed/Control: $923,700.00 Disbursed: $35,733.50	Design	PM: EOHLC AE: Ben Oxender Design: Allen & Major Associates, Inc.	Met October 1; proceeding into final design.
168127 168-667-03 & 04	New Potable Water System	Proposed/Control: $911,500.00 Disbursed: $0.00	Planning	PM: EOHLC AE: Marcel Dumitrescu Design: C.A. Crowley Engineering, Inc.	No movement this month.
168128 168-667-03	ARPA FF: Fire Escape Repaint / Walkway Site Work	Proposed/Control: $457,444.00 Disbursed: $409,262.23	Construction	PM: EOHLC AE: Jim McCurdy Design: SV Design LLC GC: G.V.W., Incorporated	Work complete; final paperwork and Cap Hub corrections pending.
168129 Development-wide	AIP: 667 Routine Turnovers	Proposed/Control: $44,400.00 Disbursed: $0.00	Planning	PM: LHA	Planning line remains active.
168130 168-667-02, 03 & 04	Sump Pump Upgrades	Proposed/Control: $122,870.00 Disbursed: $12,490.00	Bidding	PM: RCAT Design: Rogue Engineering & Design	Low bidder qualified; awaiting EOHLC and a preconstruction date.
168131 168-667-02, 03 & 04	Intercom Systems	Proposed: $570,500.00 Control: $95,500.00 Disbursed: $0.00	Planning	PM: EOHLC AE: Howard Gerber Design: OWL Engineers	Project meeting scheduled for October 22.
168132 168-667-01	Mechanical Room Door Replacement / Crawlspace Vent, 667-1 & 667-2	Proposed/Control: $63,056.00 Disbursed: $5,500.00	Bidding	PM: RCAT Design: Vance Architects	Bids received; preconstruction meeting follows reference checks.
168133 168-667-04	Ventilation of Attics & Basements	Proposed/Control: $181,442.00 Disbursed: $3,392.00	Bidding	PM: RCAT Design: Vance Architects	Bids received; preconstruction meeting follows reference checks.
168134 168-667-05	ARPA TAR: Dry-System Sprinkler Renovations	Proposed: $319,149.52 Control: $408,905.00 Disbursed: $17,343.50	Bidding	PM: EOHLC AE: Marcel Dumitrescu Design: Rogue Engineering & Design	Low bidder is being vetted by EOHLC.
168137 168-667-05	Roads School Roof Flashing / Exterior Eave / Brick Pointing — Merged	Proposed/Control: $250,200.00 Disbursed: $0.00	Planning	PM: EOHLC AE: Juliet Borja	Site and project conditions reviewed with EOHLC on October 8.

Marblehead CHAMP List Pull Report

Date Pulled	List ID	Criteria	# Applicants Pulle	Eligible Candidates	Offers	Offers Accepted	Rejected Units	Rejected unit Notes
4/6/2026	30612433	1 BR Elderly No Stairs	50	1	1	0	1	List is closed
4/6/2026	30613434	1 BR Elderly Stairs	50	3	3	3	0	List is closed
6/11/2024	31066887	1 BR Elderly Stairs	50	0	0	0	0	List is closed
6/11/2025	31067888	1 BR Elderly No Stairs	50	8	8	6	2	List is closed
6/11/2026	31069890	2BR Family	100	1	1	0	0	Pending applicant response
8/26/2026	31527351	1 BR Elderly Stairs	50	0	0	0	0	Pending screening
8/26/2026	31533357	1BR Elderly No Stairs	50	0	0	0	0	Pending screening



FUTURE FORWARD

Self-Sufficiency Program (SSP)

MONTHLY REPORT: Sept. 1 – Sept. 30, 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: 10 • In Process of Enrollment: 1 • With Escrow: 2

Salem Housing Authority

• Total Participants Enrolled: 13 • In Process of Enrollment: 2 • With Escrow: 5

TOTAL ESCROW SAVED- Through Sept. 30, 2026 - $18,034.

Marblehead –$12,330.

Salem - $5,704.

MONTHLY HIGHLIGHT

- Women's Money Matters –3 Participants to continue meeting monthly for virtiual"Women's Smart Money" group!
- Laptop Lending Library –Continued interest in borrowing/utilizing free available laptops
  -85% of available devices in Salem have been lent to residents
  -20% of available devices in Marblehead have been lent to residents

UPCOMING ACTIVITIES & FOCUS AREAS

- Continue intake and enrollment in Future Forward Program
- Continue to promote Laptop Lending Program via robo call, new flyers posted and Marblehead newsletter.
- Computer Literacy Classes: Assistance with development and outreach for the Range Program providing computer classes for Salem residents.
- Planning for Holiday assistance and celebrations

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 **September 30, 2026**, and the related statements of Revenues and Expenses for the **9** 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: October 9, 2026

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
BALANCE SHEET

Marblehead Housing Authority
9/30/2026 Period Ended
4001 Program Number

ASSETS

X Administration
Modernization
Development

ACCOUNT NUMBER				
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		119,435.96	
1112.1	Cash Administration Fund - Restricted		0.00	
1113	Cash - Escrow		0.00	
1114	Security Deposit and Pet Deposit Fund Cash		24,875.27	
1117	Petty Cash		100.00	
1118	Change Fund		0.00	144,411.23
ACCOUNTS RECEIVABLE				
1121	Federal and DHCD--Section 8 Subsidy-Shelter Rent		0.00	
1122	Tenants Accounts Receivable		89,321.47	
1123	Allowance for Doubtful Accounts - Dwelling Rents		(14,247.32)	
1125	Accounts Receivable Subsidy		172,293.00	
1129	Accounts Receivable - Cultural Grants		0.00	
1130	Interprogram Due From State Mod		0.00	
1131	Allowance for Doubtful Accounts - Other		0.00	
1145	Accrued Interest Receivable		0.00	247,367.15
INVESTMENTS				
1162	Investments - Unrestricted			554,295.26
DEFERRED CHARGES				
1211	Prepaid Insurance		32,106.00	
1212	Inventory		0.00	
1290	Deferred Charges - Retirement		104,856.00	
1291	Deferred Outflows of Resources		168,446.00	305,408.00
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				3,704,042.77
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		24,875.27	
2115	Bid Deposits		0.00	
2117	Employee 's Payroll Deductions		3,352.89	
2118	Accounts Payable - Subsidy Overpayment		200,540.00	
2119	Accounts Payable - Interfund		4,125.00	
2120	Accounts Payable - Other		0.00	332,514.82
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)		1,268.25	
2138	Accrued Payroll		9,308.40	
2139	Accrued Liabilities - Other		0.00	74,464.85
DEFERRED CREDITS				
2240	Tenants Prepaid Rents		34,627.20	
2290	Deferred Revenue - Rent		5,740.00	
2291	Deferred Revenue - Subsidy		0.00	
2292	Deferred Revenue - Other		475,180.00	515,547.20
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 Liabilty - GASB 68		763,471.00	
2339.1	Accrued OPEB Liabilty - GASB 75		1,392,545.00	2,156,016.00
EQUITY (NET ASSETS)				
2700	Net Income (Deficit)		12,734.14	
2802	Invested in Capital Assets, net of Related Debt		2,452,561.13	
2805	Net Assets - Restricted		0.00	
2806	Net Assets - Unrestricted	Max % 51.29%	622,954.63	
2806.1	Net Assets - Pension & OPEB Liabilities		(2,462,750.00)	625,499.90
TOTAL LIABILITIES AND EQUITY				3,704,042.77

See Accountants' Compilation Report

Marblehead Housing Authority
9 months ending
September 30, 2026

4001 | 307 units | 2763 unit months

Fenton, Ewald & Associates, P.C.
PSP 10/09/26

Account Number	Classification	Approved Budget Amount	Pro Rata Budget 9 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	1,535,175	555.62	553.76	1,530,040.42	(5,135)	0.997	516,860
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	18,750	6.79	0.04	118.80	(18,631)	0.006	24,881
3611	Interest on Investments - Restricted	0	0	0.00	0.00	0.00	0		0
3690	Other Revenue	20,000	15,000	5.43	4.10	11,341.18	(3,659)	0.756	8,659
3950	Operating Grants	0	0	0.00	0.00	0.00	0		0
3691	Other Revenue Retained	0	0	0.00	12.43	34,356.32	34,356		(34,356)
3692	Other Revenue - Operating Reserves	0	0	0.00	0.00	0.00	0		0
3801	Operating Subsidy	503,638	377,729	136.71	154.65	427,293.00	49,565	1.131	76,345
3920	Gain/Loss From Sale/Disp.of Prop.	0	0	0.00	0.00	0.00	0		0
	TOTAL OPERATING RECEIPTS	2,595,538	1,946,654	704.54	724.99	2,003,149.72	56,496	1.029	592,388
	OPERATING EXPENDITURES ADMINISTRATIVE								
4110	Administration Salaries	254,321	190,741	69.03	60.50	167,168.11	23,573	0.876	87,153
4120	Compensated Absences	0	0	0.00	0.00	0.00	0		0
4130	Legal	40,000	30,000	10.86	36.83	101,748.84	(71,749)	3.392	(61,749)
4140	Compensation-Board Members	12,200	9,150	3.31	3.21	8,862.00	288	0.969	3,338
4150	Travel and Related Expenses	6,000	4,500	1.63	0.28	787.15	3,713	0.175	5,213
4170	Accounting Services	17,418	13,064	4.73	4.77	13,176.00	(113)	1.009	4,242
4171	Audit Services	5,250	3,938	1.43	0.00	0.00	3,938	0.000	5,250
4180	Penalties & Interest	0	0	0.00	0.00	0.00	0		0
4190	Administrative Other	262,288	196,716	71.20	65.12	179,920.58	16,795	0.915	82,367
4191	Tenant Organization	7,675	5,756	2.08	0.00	0.00	5,756	0.000	7,675
	TOTAL ADMINISTRATIVE EXPENSE	605,152	453,864	164.26	170.71	471,662.68	(17,799)	1.039	133,489
	UTILITIES								
4310	Water & Sewer	311,549	233,662	84.57	81.64	225,578.56	8,083	0.965	85,970
4320	Electricity	131,065	98,299	35.58	37.06	102,405.56	(4,107)	1.042	28,659
4330	Gas	160,618	120,464	43.60	51.78	143,061.60	(22,598)	1.188	17,556
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	452,424	163.74	170.48	471,045.72	(18,622)	1.041	132,186
	ORDINARY MAINTENANCE								
4410	Maintenance Labor	443,108	332,331	120.28	134.83	372,544.34	(40,213)	1.121	70,564
4420	Materials And Supplies	80,364	60,273	21.81	18.31	50,596.68	9,676	0.839	29,767
4430	Contract Costs	165,000	123,750	44.79	54.48	150,536.97	(26,787)	1.216	14,463
	TOTAL ORDINARY MAINTENANCE	688,472	516,354	186.88	207.63	573,677.99	(57,324)	1.111	114,794
	GENERAL EXPENSE								
4510	Insurance	127,850	95,888	34.70	34.33	94,867.00	1,021	0.989	32,983
4520	Pilot	4,951	3,713	1.34	1.38	3,804.75	(92)	1.025	1,146
4540	Employee Benefits	334,381	250,786	90.77	79.60	219,928.88	30,857	0.877	114,452
4570	Collection Losses	15,000	11,250	4.07	0.94	2,586.79	8,663	0.230	12,413
4580/90	General Expenses	0	0	0.00	0.00	0.00	0		0
	TOTAL GENERAL EXPENSES	482,182	361,637	130.89	116.25	321,187.42	40,449	0.888	160,995
	TOTAL OPERATING EXPENSES	2,379,038	1,784,279	645.78	665.06	1,837,573.81	(53,295)	1.030	541,464
	NET INCOME (DEFICIT) BEFORE SUBSIDY and NON-ROUTINE EXPENSES	(287,138)	(215,354)	(77.94)	(94.72)	(261,717.09)	(46,364)	1.215	(25,421)
	NET INCOME (DEFICIT) before NON-ROUTINE, and INCLUDING SUBSIDY	216,500	162,375	58.77	59.93	165,575.91	3,201	1.020	50,924
	NONROUTINE EXPENSES AND (CREDITS)								
4610	Extraordinary Maintenance	70,000	52,500	19.00	49.13	135,752.99	(83,253)	2.586	(65,753)
4611	Equip. Purchased - Non Capitalized	30,000	22,500	8.14	6.18	17,088.78	5,411	0.760	12,911
4612	Restricted Reserve Expenditures	0	0	0.00	0.00	0.00			
4715	Housing Assistance Payments	0	0	0.00	0.00	0.00			
	TOTAL NONROUTINE EXPENSES	100,000	75,000	27.14	55.32	152,841.77	(77,842)		
	CAPITAL EXPENDITURES								
7520	Replacement of Equipment-Capitalized	0	0	0.00	0.00	0.00	0		
7540	Betterments & Additions - Capitalized	0	0	0.00	0.00	0.00	0		
	TOTAL CAPITAL EXPENDITURES	0	0	0.00	0.00	0.00	0		
2700	NET INCOME (DEFICIT) FROM OPERATIONS	116,500	87,375	31.62	4.61	12,734.14	(74,641)		
4801	Depreciation Expense	0	0	0.00	0.00	0.00			
4541	Other Post Employment Benfits Exp	0	0	0.00	0.00	0.00			
	NET CHANGE IN UNRESTRICTED NET ASSETS	116,500	87,375	31.62	4.61	12,734.14	(74,641)		

Operating Subsidy Earned year-to-date 427,293

Operating Subsidy Rec'd year-to-date $255,000

Amount (Over) or Under Subsidized $172,293

See Accountants' Compilation Report

ANALYSIS OF NONROUTINE EXPENDITURES AND CREDITS

Name of Local Authority	Fiscal Year Ending Date
Marblehead Housing Authority	**12/31/2026**
Development Nos. **4001**	Report for Period Ended **September 30, 2026**

WORK PROJECT NUMBER	JOB DESCRIPTION	Date of Expenditure	Project Number	Total Budgeted Cost	ACTUAL COST	
	Extraordinary Maintenance - Account 4610					
	Turnover			70,000.00		20,813.50
	Consulting					71,649.48
	Vehicle Weatherization					9,250.00
	Lighting					8,593.36
	Boilers					16,245.21
	Emergency Repairs					9,201.44
	Total - Account 4610			70,000.00		135,752.99
	Non-Capitalized Equipment - Account 4611					
	Appliances			30,000.00		12,914.00
	Equipment					4,174.78
	Total - Account 4611			30,000.00		17,088.78
	Replacement of Nonexpendable Equip. - Account 7520					
	Total - Account 7520			-		-
	Property Betterments and Additions - Account 7540					
	Total - Account 7540			-		-

Fenton, Ewald & Associates, PC
PSP 10/09/26

See Accountants' Compilation Report

Marblehead Housing Authority
Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 9/1/2026 Thru: 9/30/2026, 3) Program: All Programs, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099
Revolving Fund			
A1 Exterminators Inc	XXX-XX-XXXX	PO Box 310 Lynn MA 01903-0310	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/21/2026	25206	CHK	3688603	08-18: RS Outside Ro	09/26	08-18: RS Outside Rod	$76.00		
			3688558	08-20: BR Outside Ro	09/26	08-20: BR Outside Rod	$447.00		$523.00
09/28/2026	25236	CHK	3716151	09-16: 26 RS: Outside	09/26	09-16: 26 RS: Outside	$76.00		
			3716104	09-16: BR: Outside Ro	09/26	09-16: BR: Outside Rod	$447.00		$523.00
Totals For Vendor: A1 Exterminators Inc									**$1,046.00**
Ace Hardware	XXX-XX-XXXX	70 Atlantic Avenue Marblehead MA 01945-3042						No	

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/01/2026	25179	CHK	355261/1	Maintenance Supplies	08/26	Maintenance Supplies:	$12.59		
			355324/1	19 BH: Maint. Supplie	08/26	19 BH: Maint. Supplies:	$8.09		
			355327/1	Maintenance Supplies	08/26	Maintenance Supplies:	$12.59		$33.27
09/21/2026	25207	CHK	355381/1	Maintenance Supplies	09/26	Maintenance Supplies	$12.59		$12.59
Totals For Vendor: Ace Hardware									**$45.86**
[redacted]	XXX-XX-XXXX	[redacted] Marblehead MA 01945						No	

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/21/2026	25208	CHK	092126	Move Out Rent Credit:	09/26	Move Out Rent Credit:	$10.00		$10.00
Totals For Vendor: Albert Bena									**$10.00**
BDS	XXX-XX-XXXX	PO Box 753 Marlborough MA 01752						No	

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/28/2026	25237	CHK	8745256	HP LaserJet Pro 4201	09/26	HP LaserJet Pro 4201	$987.00		$987.00
Totals For Vendor: BDS									**$987.00**
Boston Fire Extinguisher Co.inc.	XXX-XX-XXXX	168 Commercial Street Lynn MA 01905						No	

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/28/2026	25238	CHK	46554	Annual Fire Exting. In	09/26	Annual Fire Exting. Insp	$150.95		$150.95
Totals For Vendor: Boston Fire Extinguisher Co.inc.									**$150.95**
Breen and Sullivan Mechanical Services, LLC	XXX-XX-XXXX	3 Lopez Rd. Wilmington MA 01887						No	

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/21/2026	25209	CHK	2129118	RS: Repair Elevators	09/26	RS: Repair Elevators R	$3,120.60		$3,120.60
Totals For Vendor: Breen and Sullivan Mechanical Services, LLC									**$3,120.60**
Casey, Burns & Jean Felix, PLLC	XXX-XX-XXXX	71 Washington Street Unit: 2nd Floor Salem MA 01970						No	

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/01/2026	25180	CHK	18892				$2,670.74		
			18891				$706.54		
			18893				$50.00		
			18895				$644.04		
			18896				$175.00		
			18897				$1,062.50		
			18898				$991.36		
			18901				$312.50		
			18902				$87.50		
			18903				$87.50		

2026 Management Computer Services, Inc. (MCS)

Marblehead Housing Authority
Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 9/1/2026 Thru: 9/30/2026, 3) Program: All Programs, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099	
		18904	$606.36	
		18905	$721.54	
		18906	$70.00	
		18909	$250.00	
		18981	$270.04	
		18982	$1,447.50	
		18908	$275.00	
		18894	$975.00	
		18890	$731.54	
		18900	$102.50	$12,237.16
Totals For Vendor: Casey, Burns & Jean Felix, PLLC				**$12,237.16**

Comcast XXX-XX-XXXX PO Box 70219 Philadelphia PA 19176 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/28/2026	25239	CHK	090126	09-08/10-07: 18 BH R	09/26	09-08/10-07: 18 BH Re	$99.95		$99.95
09/28/2026	25240	CHK	091426	09-21/10-20: 113 FC	09/26	09-21/10-20: 113 FC U	$129.94		$129.94
09/28/2026	25241	CHK	090426	09-11/10-10: 29 PH S	09/26	09-11/10-10: 29 PH SP	$99.95		$99.95
09/28/2026	25242	CHK	090526	09-12/10-11: 26 RS U	09/26	09-12/10-11: 26 RS Uni	$560.95		$560.95
09/28/2026	25243	CHK	091626	09-23/10-22: 26 RS	09/26	09-23/10-22: 26 RS	$204.10		$204.10
Totals For Vendor: Comcast									**$1,094.89**

Creation Iron Design, Inc XXX-XX-XXXX 69 Norman Street Unit: 20 Everett MA 02149 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/21/2026	25210	CHK	789036	OFC: 3 New Sections	09/26	OFC: 3 New Sections O	$1,900.00		$1,900.00
Totals For Vendor: Creation Iron Design, Inc									**$1,900.00**

Crowley Cottrell, LLC XXX-XX-XXXX 7 Liberty Sq. Unit: 3 Boston MA 02109 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/01/2026	25181	CHK	25164	July 26: Phase 2 Conc	08/26	July 26: Phase 2 Conce	$9,055.00		$9,055.00
09/28/2026	25244	CHK	25216	08-26: MHA's Cooling:	09/26	08-26: MHA's Cooling:	$6,288.16		$6,288.16
Totals For Vendor: Crowley Cottrell, LLC									**$15,343.16**

Dodge Tree Service XXX-XX-XXXX 281 Willow Street South Hamilton MA 01982 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/21/2026	25211	CHK	083126	08-28: BR Tree Work	09/26	08-28: 8 BR Tree Work	$3,200.00		
			082426	08-18: FC Tree Work	09/26	08-18: FC Tree Work	$1,400.00		$4,600.00
Totals For Vendor: Dodge Tree Service									**$4,600.00**

El Mundo Boston XXX-XX-XXXX 175 William F. McClellan HWY. Suite 1A Boston MA 02128 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/01/2026	25182	CHK	112691	AD: 08-13: PT Prop.	08/26	AD: 08-13: PT Prop. Ma	$295.00		$295.00
Totals For Vendor: El Mundo Boston									**$295.00**

Fenton Ewald & Associates P.C. XXX-XX-XXXX Certified Public Accountants 280 Hillside Avenue Needham MA 02494-1365 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/21/2026	25212	CHK	090126	Aug 2026: Accounting	09/26	Aug 2026: Accounting S	$1,414.00		
			083126	2026 State Budget &	09/26	2026 State Budget & Qr	$450.00		$1,864.00
Totals For Vendor: Fenton Ewald & Associates P.C.									**$1,864.00**

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Check Name	SSN / TIN	Check Address	Print 1099
Ford Motor Credit Company LLC	XXX-XX-XXXX	PO Box 738506 Unit: Dallas TX 75373-8506	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/21/2026	25213	CHK	1784213	08-26: Act 9628300: 2	09/26	08-26: Act 9628300: 24	$1,376.83		$1,376.83
09/28/2026	25245	CHK	1784438	09-26: Act: 9628300:	09/26	09-26: Act: 9628300: 24	$1,376.83		$1,376.83
Totals For Vendor: Ford Motor Credit Company LLC									**$2,753.66**
FW Webb Company	XXX-XX-XXXX	160 Middlesex Turnpike Bedford MA 01730					No		
09/01/2026	25183	CHK	97127650	Maintenance Supplies	08/26	Maintenance Supplies:	$1,342.26		
			97287496	Maintenance Supplies	08/26	Maintenance Supplies:	$122.99		$1,465.25
09/28/2026	25246	CHK	97740165	Maintenance Supplies	09/26	Maintenance Supplies	$176.49		$176.49
Totals For Vendor: FW Webb Company									**$1,641.74**
GE Appliance	XXX-XX-XXXX	A Haier Company PO Box 412233 Boston MA 02241-2233					Yes		
09/28/2026	25247	CHK	187208150	9-Refrigerators And 1-	09/26	9-Refrigerators And 1-S	$6,944.00		
			187208151	3-Stoves	09/26	3-Stoves	$1,661.00		$8,605.00
Totals For Vendor: GE Appliance									**$8,605.00**
Group Insurance Commission	XXX-XX-XXXX	P.O. Box 412915 Boston MA 02241-2915					No		
09/21/2026	25214	CHK	999-3701-09 -01-2026- OEB	09-26: Active Employee: Life, Health, LTD	09/26	09-26: Active Employee: Life, Health, LTD	$2,544.67		$2,544.67
Totals For Vendor: Group Insurance Commission									**$2,544.67**
Gvw, Inc.	XXX-XX-XXXX	38 Bennett St. Lynn MA 01905					No		
09/28/2026	25248	CHK	#2	#168128:ARPA FF: Fi	09/26	#168128:ARPA FF: Fire	$150,339.98		$150,339.98
Totals For Vendor: Gvw, Inc.									**$150,339.98**
Harpers Time and Attendance - Labor Logic LLC	XXX-XX-XXXX	857 Post Road, Ste. 333 Fairfield CT 06824					Yes		
09/21/2026	25215	CHK	54446-R	0831: 10 User WebTi	09/26	0831: 10 User WebTim	$35.00		$35.00
09/28/2026	25249	CHK	54124	WEbtime & Labor: 9 U	09/26	WEbtime & Labor: 9 Us	$31.50		$31.50
Totals For Vendor: Harpers Time and Attendance - Labor Logic LLC									**$66.50**
Hayden Safe & Lock Co., Inc.	XXX-XX-XXXX	119 Webb Street PO Box 864 Salem MA 01970					No		
09/01/2026	25184	CHK	316299	12 BR: New Locks	08/26	12 BR: New Locks	$450.16		$450.16
09/21/2026	25216	CHK	316557	MHA Duplicate Keys:	09/26	MHA Duplicate Keys: B.	$70.68		$70.68
Totals For Vendor: Hayden Safe & Lock Co., Inc.									**$520.84**
Hayden Systems Inc	XXX-XX-XXXX	PO Box 713 15 Main Street Rowley MA 01969					Yes		
09/01/2026	25185	CHK	525319	08-2026/08-2027: Ann	08/26	08-2026/08-2027: Annu	$540.00		
			525347	FC: Troubleshoot Fire	08/26	FC: Troubleshoot Fire A	$250.00		
			525358	FC: Replace Outdoor	08/26	FC: Replace Outdoor B	$541.60		$1,331.60
Totals For Vendor: Hayden Systems Inc									**$1,331.60**

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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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/01/2026	25186	CHK	9252955190	Maintenance Supplies	08/26	Maintenance Supplies:	($291.20)		
			9252955189	Maintenance Supplies	08/26	Maintenance Supplies:	($61.57)		
			9252821315	Maintenance Supplies	08/26	Maintenance Supplies:	$1,117.20		
			9252801155	Maintenance Supplies	08/26	Maintenance Supplies:	$82.76		
			9252821319	Maintenance Supplies	08/26	Maintenance Supplies:	$641.40		$1,488.59
09/21/2026	25217	CHK	9253357528	Maintenance Supplies	09/26	Maintenance Supplies	$762.41		
			9253313686	Maintenance Supplies	09/26	Maintenance Supplies	$68.78		
			9253416462	Maintenance Supplies	09/26	Maintenance Supplies	$14.01		$845.20
09/28/2026	25250	CHK	9254046281	Maintenance Supplies	09/26	Maintenance Supplies	$17.54		
			9253741958	Maintenance Supplies	09/26	Maintenance Supplies	$694.18		$711.72
Totals For Vendor: HD Supply Facilities Maintenance - San Diego									**$3,045.51**

Home Decor Group	XXX-XX-XXXX	515 Lowell Street Peabody MA 01960	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/21/2026	25218	CHK	39970/3	Maintenance Supplies	09/26	Maintenance Supplies	$69.07		
			39818/3	Maintenance Supplies	09/26	Maintenance Supplies	$285.11		
			39429/3	9 FC: Plumping Suppli	09/26	9 FC: Plumping Supplie	$13.99		$368.17
09/28/2026	25251	CHK	142420/3	19 BHC Storm Door H	09/26	19 BHC Storm Door Ha	$71.69		
			40333/3	Cleaning Supplies	09/26	Cleaning Supplies	$59.07		
			40327/3	Trimmer Line	09/26	Trimmer Line	$16.99		$147.75
Totals For Vendor: Home Decor Group									**$515.92**

Jaguar Graphics, Inc.	XXX-XX-XXXX	3 Southside Road Danvers MA 01923	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/28/2026	25252	CHK	163228	500 #10 Window Enve	09/26	500 #10 Window Envel	$238.00		$238.00
Totals For Vendor: Jaguar Graphics, Inc.									**$238.00**

Jeffrey Weeden	XXX-XX-XXXX	14 Westminster Rd. Marblehead MA 01945	Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/21/2026	25219	CHK	091826	April - June 2026 Boar	09/26	April - June 2026 Board	$194.00		$194.00
Totals For Vendor: Jeffrey Weeden									**$194.00**

Klein Hornig LLP	XXX-XX-XXXX	101 Arch Street Unit: 1101 Boston MA 02110	Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/01/2026	25187	CHK	147482	July 2026: BR Winn D	08/26	July 2026: BR Winn De	$1,895.00		$1,895.00
09/28/2026	25253	CHK	149811	Aug 2026: BR Winn D	09/26	Aug 2026: BR Winn De	$4,292.50		$4,292.50
Totals For Vendor: Klein Hornig LLP									**$6,187.50**

Laura Veligor	XXX-XX-XXXX	13 Lowell Junction Road Andover MA 01810	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/01/2026	25188	CHK	082426	Flex: Back To School	08/26	Flex: Back To School B	$218.53		
			0824261	Flex: Back To School	08/26	Flex: Back To School B	$776.99		$995.52
Totals For Vendor: Laura Veligor									**$995.52**

Lines By Hines, Inc.	XXX-XX-XXXX	32 Hilldale Avenue Middleton MA 01949	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/28/2026	25254	CHK	8727	09-16: 62 BR: Black-O	09/26	09-16: 62 BR: Black-Ou	$395.00		$395.00
Totals For Vendor: Lines By Hines, Inc.									**$395.00**

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Check Name	SSN / TIN	Check Address	Print 1099
Management Computer Services Inc.	XXX-XX-XXXX	P.O. Box 523 Sparta WI 54656-0523	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/21/2026	25220	CHK	073126	July 2026: 1099 Corre	09/26	July 2026: 1099 Correct	$2.75		$2.75
Totals For Vendor: Management Computer Services Inc.									**$2.75**
Marblehead Municipal Light Department	XXX-XX-XXXX	P.O. Box 369 Marblehead MA 01945					No		
09/01/2026	25189	CHK	5766.10	07-08/08-08: FC: 29,5	08/26	07-08/08-08: FC: 29,56	$5,766.10		$5,766.10
09/01/2026	25190	CHK	081226	07-08/08-08: GS: 9,04	08/26	07-08/08-08: GS: 9,040	$1,741.58		$1,741.58
09/01/2026	25191	CHK	0812261	07-08/08-08: PH: 11,9	08/26	07-08/08-08: PH: 11,93	$2,375.51		$2,375.51
09/21/2026	25221	CHK	082026	07-14/08-14: 26 RS H	09/26	07-14/08-14: 26 RS HM	$2,986.64		$2,986.64
09/21/2026	25222	CHK	090126	07-21/08-21: 27, 53, 5	09/26	07-21/08-21: 27, 53, 57	$169.34		$169.34
09/28/2026	25255	CHK	091426	08-02/09-02: BH CT H	09/26	08-02/09-02: BH CT H	$79.12		$79.12
09/28/2026	25256	CHK	0901261	07-21/08-21: 56-72 Sh	09/26	07-21/08-21: 56-72 She	$38.05		$38.05
Totals For Vendor: Marblehead Municipal Light Department									**$13,156.34**
Marblehead Water & Sewer Commission	XXX-XX-XXXX	P.o. Box 1108 Marblehead MA 01945					No		
09/01/2026	25192	CHK	0815261	04-21/07-29: BR: 102,	08/26	04-21/07-29: BR: 102,5	$25,638.45		$25,638.45
09/01/2026	25193	CHK	081526	04-17/07-24: BR: 20,3	08/26	04-17/07-24: BR: 20,30	$4,937.05		$4,937.05
09/28/2026	25257	CHK	083026	05-30/08-30: BH 47,0	09/26	05-30/08-30: BH 47,000	$11,959.46		$11,959.46
Totals For Vendor: Marblehead Water & Sewer Commission									**$42,534.96**
Metropolitan Life Insurance Company	XXX-XX-XXXX	PO Box 804466 Kansas City MO 64180-4466					No		
09/21/2026	25223	CHK	091426	10-01/10-31: TM0573	09/26	10-01/10-31: TM057314	$447.39		$447.39
Totals For Vendor: Metropolitan Life Insurance Company									**$447.39**
Michael Russo Jr. Plumbing & Heating Co. Inc.	XXX-XX-XXXX	190 Locust St Unit: D Lynn MA 01904					No		
09/28/2026	25258	CHK	00217	07-24/08-11: 19 BR: B	09/26	07-24/08-11: 19 BR: Boi	$3,595.00		$3,595.00
Totals For Vendor: Michael Russo Jr. Plumbing & Heating Co. Inc.									**$3,595.00**
National Grid	XXX-XX-XXXX	P. O. Box 371338 Pittsburgh PA 15250-7338					No		
09/21/2026	25224	CHK	082626	07-27/08-25: GS: 667	09/26	07-27/08-25: GS: 667 T	$1,076.82		$1,076.82
09/21/2026	25225	CHK	0826261	07-27/08-25: 53 BR: 0	09/26	07-27/08-25: 53 BR: 0 T	$11.60		$11.60
09/21/2026	25226	CHK	0826262	07-27/08-25: 0 FC: 69	09/26	07-27/08-25: 0 FC: 698	$1,049.18		$1,049.18
09/28/2026	25259	CHK	0826263	07-27/08-25: 26 RS: 2	09/26	07-27/08-25: 26 RS: 22	$418.66		$418.66
Totals For Vendor: National Grid									**$2,556.26**
North of Boston Media Group	XXX-XX-XXXX	100 Turnpike Street North Andover MA 01845					No		
09/21/2026	25227	CHK	11320137	AD: 08-07,08-11,08-1	09/26	AD: 08-07 & 08-12: PT	$326.00		
			11320256	AD: 08-10: Legal AD	09/26	AD: 08-10: Legal AD Do	$554.85		
			11320257	AD: 08-10: Legal AD	09/26	AD: 08-10: Legal AD M	$698.70		

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Check Name	SSN / TIN	Check Address				Print 1099		
		11320142	AD: 08-11 & 08-15: P	09/26	AD: 08-11 & 08-15: PT	$20.00		$1,599.55
Totals For Vendor: North of Boston Media Group								**$1,599.55**
OD Answering Services LLC	XXX-XX-XXXX	11 Manning Street Medford MA 02155				Yes		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/01/2026	25194	CHK	20013A	July 2026: Monthly Se	08/26	July 2026: Monthly Serv	$563.00		$563.00
09/21/2026	25228	CHK	20321A	August 2026: Monthly	09/26	August 2026: Monthly S	$563.00		$563.00
Totals For Vendor: OD Answering Services LLC									**$1,126.00**
Patriot Constable Service, LLC	XXX-XX-XXXX	859 Willard St. Unit: 400 Quincy MA 02169				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/01/2026	25195	CHK	44364	14Day NTQ: [redacted]	08/26	14Day NTQ: [redacted]	$200.00		$200.00
09/21/2026	25229	CHK	45113	30 Day NTQ: [redacted]	09/26	30 Day NTQ: [redacted]	$200.00		$200.00
Totals For Vendor: Patriot Constable Service, LLC									**$400.00**
Pitney Bowes Global Financial Services LLC	XXX-XX-XXXX	PO Box 981022 Boston MA 02298-1022				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/01/2026	25196	CHK	3323062617	RS: 07-05/10-04: Mail	08/26	RS: 07-05/10-04: Mail s	$63.48		$63.48
Totals For Vendor: Pitney Bowes Global Financial Services LLC									**$63.48**
PRIMO Brands	XXX-XX-XXXX	P. O. Box 856192 Louisville KY 40285-6192				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/21/2026	25230	CHK	26H6708958693	08-01/08-31: FC Water	09/26	08-01/08-31: FC Water	$31.75		$31.75
09/28/2026	25260	CHK	2610010819464	08-13/09-12: 26 RS	09/26	08-13/09-12: 26 RS	$53.97		$53.97
Totals For Vendor: PRIMO Brands									**$85.72**
Principal Bank as Custodian FBO Commonwealth of MA	XXX-XX-XXXX	P.O. Box 830984 Philadelphia PA 19182				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/01/2026	25197	CHK	082826	August 2026: 457	08/26	August 2026: 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		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/01/2026	25198	CHK	082826	August 2026: OBRA	08/26	August 2026: OBRA	$748.36		$748.36
Totals For Vendor: Principal Bank as Custodian FBO Commonwealth of MA									**$748.36**
Republic Services, Inc.	XXX-XX-XXXX	PO Box 71068 Charlotte NC 28272-1068				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/21/2026	25231	CHK	0094-002245760	08-01/08-31: Trash	09/26	08-01/08-31: Trash	$7,078.70		$7,078.70
Totals For Vendor: Republic Services, Inc.									**$7,078.70**
Salem Housing Authority	XXX-XX-XXXX	27 Charter Street Salem MA 01970				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/01/2026	25199	CHK	#08-2026	August 2026: SHA Ma	08/26	August 2026: SHA Man	$11,274.00		$11,274.00

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Check Name		SSN / TIN	Check Address				Print 1099		
09/21/2026	25232	CHK	091826	June 26 Reimbursem	09/26	June 26 Reimbursemen	$2,285.14		
			09-2026	Sept 2026: Monthly S	09/26	Sept 2026: Monthly Ser	$11,274.00		
			0918261	July 2026: Reimburse	09/26	July 2026: Reimbursem	$3,005.16		$16,564.30
Totals For Vendor: Salem Housing Authority									**$27,838.30**
Sarah Scoville		XXX-XX-XXXX	311 Springs Rd. Bedford MA 01730				Yes		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/28/2026	25261	CHK	091426	FC: Artist Planters De	09/26	FC: Artist Planters Desi	$600.00		$600.00
Totals For Vendor: Sarah Scoville									**$600.00**
Site Improvements Inc.		XXX-XX-XXXX	PO Box 1145 Andover MA 01810				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/21/2026	25233	CHK	#1A	168121: Req. 1A	09/26	168121: Req. 1A	$23,600.00		$23,600.00
Totals For Vendor: Site Improvements Inc.									**$23,600.00**
Sperling Interactive		XXX-XX-XXXX	10 Derby Square Unit: 1 Salem MA 01970				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/01/2026	25200	CHK	19340	August 2026: Mainten	08/26	August 2026: Maintena	$260.00		$260.00
09/28/2026	25262	CHK	19512	09-26: Maintenance	09/26	09-26: Maintenance	$260.00		$260.00
Totals For Vendor: Sperling Interactive									**$520.00**
Superior Landscape, Inc.		XXX-XX-XXXX	PO Box 1330 Marblehead MA 01945				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/01/2026	25201	CHK	R9246	July 2026 Services: L	08/26	July 2026 Services: Lan	$2,453.00		$2,453.00
09/28/2026	25263	CHK	R9580	08-26: RS & GS: Law	09/26	08-26: RS & GS: Lawn	$4,940.00		$4,940.00
Totals For Vendor: Superior Landscape, Inc.									**$7,393.00**
SV Design LLC		XXX-XX-XXXX	126 Dodge Street Beverly MA 01915				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/28/2026	25264	CHK	51264	#168128: Admin & Wa	09/26	#168128: Admin & Warr	$578.75		$578.75
Totals For Vendor: SV Design LLC									**$578.75**
The Exterminator		XXX-XX-XXXX	PO Box #42 Nahant MA 01908-0042				Yes		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/01/2026	25202	CHK	18300	GS & FC: Small Insect	08/26	GS & FC: Small Insect	$405.00		
			18298	[redacted]: Sm	08/26	[redacted]H: Sma	$475.00		
			18301	[redacted]	08/26	[redacted]	$235.00		
			18302	[redacted] Preventative R	08/26	[redacted] Preventative Ro	$275.00		$1,390.00
09/21/2026	25234	CHK	18303	[redacted]: Wasp Treatm	09/26	[redacted] Wasp Treatme	$215.00		
			18297	[redacted] Treatment Mot	09/26	[redacted] Treatment Moth	$150.00		
			18299	[redacted]: Treatment Roa	09/26	[redacted] Treatment Roac	$240.00		
			18306	[redacted]: Treatment Mi	09/26	[redacted]: Treatment Mic	$185.00		
			18305	[redacted]: Treatment &	09/26	[redacted] Treatment & In	$570.00		$1,360.00
Totals For Vendor: The Exterminator									**$2,750.00**
Toshiba America Business Solutions		XXX-XX-XXXX	PO Box 70241 Philadelphia PA 19176-0241				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
09/28/2026	25265	CHK	5040165780	09-15/10-14: 26 RS: S	09/26	09-15/10-14: 26 RS: Sc	$262.00		
			5040165779	09-15/10-14: 26 RS: C	09/26	09-15/10-14: 26 RS: Co	$234.00		$496.00
Totals For Vendor: Toshiba America Business Solutions									**$496.00**

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Marblehead Housing Authority
Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 9/1/2026 Thru: 9/30/2026, 3) Program: All Programs, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099
Town of Marblehead Board of Health	XXX-XX-XXXX	Mary A. Alley Municipal Building 7 Widger Road Marblehead MA 01945	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
09/01/2026	25203	CHK	16488	July 2026: Trash Disp	08/26	July 2026: Trash Dispos	$371.00		$371.00
09/28/2026	25266	CHK	16594	Aug 2026: Trash	09/26	Aug 2026: Trash	$297.20		$297.20
Totals For Vendor: Town of Marblehead Board of Health									**$668.20**
Town of Marblehead Financial Services	XXX-XX-XXXX	7 Widger Road Marblehead MA 01945					No		
09/21/2026	25235	CHK	2294108	07-02/07-23: Fuel	09/26	07-02/07-23: Fuel	$373.93		$373.93
09/28/2026	25267	CHK	2308450	08-13/08-17: Fuel	09/26	08-13/08-17: Fuel	$220.93		
			2301589	07-31: Diesel Fuel	09/26	07-31: Diesel Fuel	$19.28		
			2301591	07-29/08-07: Fuel	09/26	07-29/08-07: Fuel	$346.99		$587.20
Totals For Vendor: Town of Marblehead Financial Services									**$961.13**
Town Of Marblehead Office Of Retire	XXX-XX-XXXX	Mary Alley Building 7 Widger Road Marblehead MA 01945					No		
09/01/2026	25204	CHK	082826	August 2026: Retirem	08/26	August 2026: Retireme	$4,404.12		$4,404.12
Totals For Vendor: Town Of Marblehead Office Of Retire									**$4,404.12**
Vance Stein, Inc.	XXX-XX-XXXX	85 Sam Fonzo Dr. Suite 1 Beverly MA 01982					No		
09/01/2026	25205	CHK	C253-002	Fish# 168132: Study/I	08/26	Fish# 168132: Study/In	$1,000.00		
			C254-002	Fish# 168133: Study	08/26	Fish# 168133: Study & I	$1,500.00		$2,500.00
Totals For Vendor: Vance Stein, Inc.									**$2,500.00**
Verizon	XXX-XX-XXXX	P.O. Box 15124 Albany NY 12212-5124					No		
09/28/2026	25268	CHK	090526	08-06/09-05: Maint. S	09/26	08-06/09-05: Maint. Sho	$125.56		
			0905261	08-06/09-05: 26 RS	09/26	08-06/09-05: 26 RS	$55.90		$181.46
Totals For Vendor: Verizon									**$181.46**
Verizon Wireless	XXX-XX-XXXX	PO Box 15062 Albany NY 12212-5062					No		
09/28/2026	25269	CHK	6152682642	08-05/09-04: Cells	09/26	08-05/09-04: Cells	$260.44		$260.44
Totals For Vendor: Verizon Wireless									**$260.44**
			Total Payments:				56		**$368,515.97**
Totals for Revolving Fund									***$368,515.97***

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COLLECTION OF LOSSES – WRITE OFFS THROUGH 9/30/2026

Tenant	Accounts Receivable	Reason
200	$ 170.00	Leefort
667	$ 892.50	Longterm
Total	$ 1062.50	

mrtwriteoffmh

Waitlist > Fair Housing Details

Manage Fair Housing Details for Marblehead Housing Authority

Successfully added Fair Housing details for FY2027.

One or more fair housing plan documents need to be uploaded: Affirmative Action Goal Adoption

Use this page to manage fair housing plans and details.

Fair Housing Tenant Data

Created On	Housing Type	Fiscal Year	Tenant Minority Household Percentage	Edit Percentage Value	Affirmative Action Goal Percentage	Differential	Minority Placement Rate	See all for this housing type
Oct. 13, 2026, 4:17 p.m.	Elderly/Disabled	2027	15.64%	EDIT	18.20%	2.56	Affirmative Action Goal met, no placement rate required	See all
Oct. 13, 2026, 4:18 p.m.	Family	2027	68.67%	EDIT	34.30%	-34.37	Affirmative Action Goal met, no placement rate required	See all

Enter Tenant Data

Cynthia O'Neil

+1 978 857 7058 / cynthia.ann92@gmail.com / Lynn, MA 01902

Summary

Experienced Property Manager and customer service professional with a strong ability to build relationships, solve problems, and create positive experiences for tenants and clients. Highly organized, dependable, and detail-oriented, with experience handling day-to-day property operations, tenant communication, maintenance coordination, and conflict resolution.

Authorized to work in the US for any employer

Work experience

Property Manager

Lennhoff Properties • Salem, MA

August 2024 to Present

- Manage rental and vendor payments
- Creates new and renewal lease agreements
- Take incoming calls for maintenance concerns, leasing questions, guide residents to complete a payment
- Creates and assigns maintenance to work tasks
- Process paperwork for Housing Agency's including Section 8
- Maintains communication with owner's of properties
- File documents pertaining to tenants
- Regularly updates spreadsheets for leasing
- Completes Landlord RAFT applications
- Leasing agent for apartments and room rentals, including marketing, showings and creating lease agreements
- Document status' of renovations for upcoming vacancies
- Attends court hearings for delinquent balance of tenants, coordinates payment plans
- Schedules outside vendors for repairs, inspections
- Attends annual inspections with Building, Fire and Health Department

Barber

Marcianos Barbershop • Saugus, MA

April 2024 to August 2024

I work as a barber at this shop. My duties include taking haircut clients, managing payments, maintaining a clean work environment and scheduling.

Barber

Roosters Men's Grooming Center • Lynnfield, MA

August 2019 to April 2024

I provided hair and beard services for men at a high end barbershop. I strived to have every client enjoy their services by being thorough and personable. I also worked the computer for scheduling, answered phones, recommended product, managed cash/ credit card payments and helped maintain a clean environment.

Hair Stylist/Receptionist

Vivid Salon

October 2018 to August 2019

I worked at Vivid salon as a Hair Stylist. I provide hair styling and hair coloring services for my clients, and I recommend take home retail products for home use to obtain their styles. My other duties include greeting clients as they enter the salon, maintaining a clean environment, answering phone line to book appointments and handling cash transactions with customers.

Hairstylist/Cosmetologist

Supercuts • Tewksbury, MA

September 2015 to October 2018

I worked as a hair stylist/receptionist at Supercuts. I consult with clients daily on achieving their hair goals and recommend personal aftercare and products that will suit them best. My duties also include demonstrating proper sanitation/cleaning, answering multiple line phones to book appointments, handling the cash drawer, and greet clients as they walk through our doors.

Server

99 Restaraunt • Andover, MA

March 2015 to September 2015

My position within the restaurant was serving our guests food/beverage and maintaining a clean work place. I would serve multiple parties at a time, while placing orders and running food.

Education

Cosmetology and Barbering (Associates)

Paul Mitchell Partner School • Bedford, NH

Cosmetology and barbering (High school diploma)

Michaels School of Hair Design and Esthetics-Paul Mitchell Partner School • Bedford, NH

Skills

Willingness to learn and be trained **Communication skills** **Courtroom preparation**

Tenant conflict resolution **Problem-solving** **File organization** **Retail Sales**

Managed payments from customers **Multitasking** **Cosmetologist**

Property management - Property management experience (1–2 years)

Cash handling - Cash handling experience (11–15 years) **Money orders** **Team supervision** **Phone triage**

Receptionist

Certifications

Master Barber

June 2015 to Present

Cosmetologist

September 2014 to Present

ROGUE
ENGINEERING
& DESIGN

Tuesday, October 13, 2026

Marblehead Housing Authority
26 Rowland St.
Marblehead, MA 01945

Subject: Rogue Engineering and Design, Inc.
Bid Acceptance Recommendation Letter
Marblehead Housing – Dry System Sprinkler Renovations
EOHLC#168134

Rogue Engineering and Design, Inc. (Rogue) has reviewed the qualifications of the lowest bidder, Rustic Fire Protection, Inc (Rustic Fire). Rogue recommends ***acceptance*** of Rustic Fire's bid of Three Hundred Fifteen Thousand Two Hundred Seventy-five Dollars ($312,275.00) for the subject project. Rustic Fire's bid was higher than the estimated construction of $226,000.00 which is due to competitive bidding and market fluctuation.

The references provided were previously contacted

Rogue spoke to the following references which were provided by Rustic Fire Protection, Inc.

Rogue spoke with Nat Coughlin of L.D. Russo, who described Rustic Fire Protection, Inc. as responsive and easy to work with. He stated that he would recommend them and work with them again.

Rogue spoke with Steve Guntharp of Tower Construction, who described Rustic Fire Protection, Inc. as one of the better subcontractors he has worked with. He noted that they were very responsive, kept to the project schedule, and had relatively few change orders.

Lastly, Rogue spoke with Danielle Judge, who described Rustic Fire Protection, Inc. as easy to work with and very responsive. She reported a positive overall experience.

Based on this Rogue is comfortable recommending the low bidder, Rustic Fire Protection, Inc.

A list of the General bids received for this project is below for informational purposes only.

Sincerely,

Ryan Nordstrom
Rogue Engineering and Design, Inc.

508-688-0765
339-987-7496

LTP@Rogue-Eng.com
DLB@Rogue-Eng.com
Rogue-Eng.com

General Bid Results

General Bidders	Bid Price	Qualified
Rustic Fire Protection, Inc. 320 West Main St. PO Box 1210 Norton, MA 02766	$315,275.00	Yes
E. Amanti & Sons, Inc. 390 Highland Ave. Salem, MA 01970	$334,200.00	N/A

General Contractor Submitted: 10/13/2026

Site Improvements, Inc.
PO Box 1145
Andover, MA 03079

October 13, 2026

Waterfield Design Group
50 Cross Street ,
Winchester, MA 01890

RE: Marblehead Change Order Proposal Request 168121-CP-0003, Proposed Change Order #2

Below please find our proposal based on the above referenced Change Order Proposal Request.

General Contractor:

Labor:

Qty Hours	Trade	Unit		Rate	Total
16.0000	Supervision	Hours	@	$125.00	$2,000.00
16.0000	Labor	Hours	@	$72.00	$1,152.00
					$3,152.00

Materials:

Description	Qty	Unit of Measure		Unit Cost	Total
tool truck	8.0000	HRS	@	$40.00	$320.00
disposal	1.0000	LS	@	$750.00	$750.00
					$1,070.00

Unit Cost Change Proposal:

Description	Qty	Unit of Measure	Unit Cost	Total

GC Labor and Materials	**$4,222.00**
General Contractor Unit Cost	$0.00
Overhead and Profit 15%	$633.30
25% Insurance and Taxes	$788.00
	$1,421.30
GC Work Total	**$5,643.30**

Sub Contractor:

Labor:

QtyHours	Trade	Unit		Rate	Total
132.0000	labor	Hours	@	$72.00	$9,504.00
					$9,504.00

Materials:

Description	Qty	Unit of Measure		Unit Cost	Total
wood products	1.0000	LS	@	$20,000.00	$20,000.00

Unit Cost Change Proposal:

Description	Qty	Unit of Measure	Unit Cost	Total

Sub Contractor Labor and Materials	**$29,504.00**
Sub Contractor Unit Cost Total	$0.00
Overhead and Profit 15%	$4,425.60
25% Insurance and Taxes	$2,376.00
Note: If insurance and taxes are over 25% you must upload an accountant payroll certification.	$6,801.60
Sub Contractor Work Total	$36,305.60
10% General Contractor	$3,630.56
GC Bond Premium	$911.00
Grand Total	**$46,490.46**