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*Housing Authority of the  
City of Vineland*

*191 W. Chestnut Ave. – Vineland, NJ 08360*



*Board of Commissioners'*

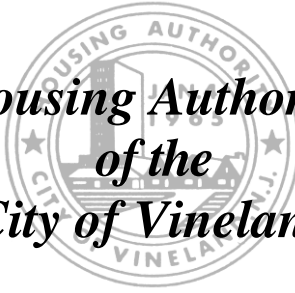
*Meeting*

*August 15, 2024*

*6 p.m.*

*Board of Commissioners*  
Mario Ruiz-Mesa, Chairman  
Chris Chapman  
Brian Asselta  
Daniel Peretti  
Albert Porter  
Iris Acosta-Jimenez  
Michael Watson, Esquire – Solicitor

*Housing Authority  
of the  
City of Vineland*



Administration Building  
191 W. Chestnut Avenue  
Vineland, New Jersey 08360

Telephone: 856-691-4099  
Fax: 856-691-8404  
TTY: 800-852-7899

*Jacqueline S. Jones, Executive Director*

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August 8, 2024


The Board of Commissioners  
Housing Authority of the City of Vineland  
Vineland, New Jersey 08360

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, August 15, 2024 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

The Board may go into executive session to discuss personnel matters and any other housing business that meets the criteria for an executive session. Formal action may be taken.

Sincerely,

  
Jacqueline S. Jones  
Executive Director

JSJ:gp

Enclosures

# **REVISED**

Housing Authority of the City of Vineland

## **AGENDA**

Thursday, August 15, 2024

6:00 p.m.

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on July 18, 2024
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
  - # 2024-39 Monthly Expenses (*updated*)
  - Executive Session if required*
11. Comments from the press and/or public (*limited to 2 minutes for each speaker*)
12. Comments from Board Members
- The Board may act upon or discuss any other matters or resolutions deemed necessary to carry out Authority operations or required by law.*
13. Adjournment

# Housing Authority of the City of Vineland

*REGULAR MEETING*  
**Thursday, July 18, 2024**  
**6:04 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, July 18, 2024, at 6:04 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

Commissioner Chris Chapman	
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	
Commissioner Albert Porter	
Commissioner Iris Acosta-Jimenez	
Chairperson Mario Ruiz-Mesa	

Also, present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Ron Miller, Director of Affordable Housing, Michael Watson, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales, Executive Assistant.

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on June 20, 2024. A motion was made by Commissioner Porter and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the nine months ending June 30, 2024.

## **Executive Director's Report:**

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones began by discussing the financial statement. The Authority is working with a HUD Section 8 "Shortfall" team to provide additional funds for the Section 8 program. The combined financial statement will show a loss until the shortfall is remedied.

Ron Miller provided updates on the renovation projects. The Tarklin Acres roof project still remains on hold. The elevator project at Kidston and Olivio Towers is progressing well. Both elevators at Kidston Towers are in service, but car #1 at Kidston Towers will be taken out of service in the next week to begin the modernization. The new car at Kidston Towers has been running successfully for the past 3 weeks. Car #2, the first modernization at Olivio Towers has about six (6) weeks left of the modernization work and everything is progressing well on that. In regard to the interior plumbing project, the only item open on this project is the water improvement system, which is still on hold with no update. There was successful completion on the fire pump

replacement. The pump is in service. There is a resolution for a change order on this project this evening and will be explained during the resolution portion of the meeting.

In regard to D'Orazio Terrace, Ron met with the contractor on Monday and inspected all of the units. Three of them are in the dry wall phase and being painted next week. Casework has arrived for three of the units. The remaining units, due to the change order that was approved last month, are still in rough electric. The project is moving pretty well. He is hoping to have an update on the schedule next month for a completion date.

Mrs. Jones stated she spoke with the Chair prior to the meeting regarding the progress at D'Orazio and of the possibly of once a unit or two is available to show the Commissioners the units during a meeting night. This would be a vision for the rest of the property so it would be good for everyone to see.

In regard to the Scattered Site disposition. One more house was sold yesterday. To date there are twenty-five (25) houses sold, four (4) additional houses are under agreement, two (2) are listed, two (2) more are vacant and getting ready to be listed and there is one (1) still occupied. Hoping they are all sold by the end of the year. This is prompting the Authority to start thinking about the D'Orazio Terrace redevelopment and in talking with the Authority's consultant in September or October he will come in and present to the Board about the next steps to start moving on that project.

The Audit for FYE 2023 has been filed with no issues and no findings. The auditor will probably present to the Board in a month or two. It was filed again as qualified audit, meaning that the information from the State on the liability for the health benefits and pension is not available yet. It has been released by the State but then has to go through a vetting process.

The Waiting List will be open Monday, July 22<sup>nd</sup> for 0 and 1 bedrooms for elderly, disabled and/or handicap) but 4-, 5- and 6-bedrooms list remains open. Applicants can apply online or call the office for an application.

Mrs. Jones reported the Authority traditionally charges the residents for tenant caused damages. They are charged the burdened rate of the maintenance employee's salary as well as any materials involved. If there is a contractor that is called to make a repair, the amount of the invoice is passed through to the tenant. The Authority has a challenging time collecting these charges. The Authority will be sending the tenants another letter about this and pursuing these charges in civil court if they do not pay. In some cases, the charges are large. Mrs. Jones reported on the landlord/tenant fees and court cost increase. A letter was mailed out to the residents informing them of the cost to file a case which is \$350 for non-payment of rent and if the attorney goes to court and goes to trial it is another \$350. Since the mailing of the letter, many residents contacted the VHA to pay their balances and/or requesting a repayment agreement. There are still some tenants who are habitually in court 3-4 times a year. These fees may also be pursued in civil court because these are difficult if not impossible to collect in landlord/tenant court as well.

There are a few resolutions this evening concerning the Annual Plan, the Budget FYE 2025, and some revisions to major policies which will be discussed and explained during the resolution portion of the meeting.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

With no other discussion in related matters the Vice Chairperson moved to the Resolutions.

**Resolution #2024-32**  
**Resolution to Approve Monthly Expenses**

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,560,214.71. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

**Resolution #2024-33**  
**PHA Certificate of Compliance with the PHA Annual Plan (2024-2025) and Related Regulations Board Resolution to Accompany the PHA Plan**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-33. Mrs. Jones briefly explained the PHA Plan which included the progress on the sale of the Scattered Sites as well as the Authority's intention to convert D'Orazio Terrace to RAD in the upcoming year and the update of two policies for Public Housing and Section 8. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

**Resolution #2024-34**  
**Budget 2024-2025**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-34. Mrs. Jones reviewed the budget. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

**Resolution #2024-35**

**Resolution Approving the Executive Director and/or Assistant Executive Director and/or the Chairperson to Take All Actions Necessary to Bring up to Code, Market and Sell the Scattered Site Homes Consistent with the U.S. Department of Housing and Urban Development (HUD) Approved Inventory Removal Application**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-35. Mrs. Jones explained the resolution. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

**Resolution #2024-36**

**Resolution Adopting Revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Voucher Administrative Plan**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-36. Mrs. Jones explained the revisions to the ACOP and Section 8 Administrative Plan. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

**Resolution #2024-37**

**Approving Change Order #002 for Kidston & Olivio Towers Fire Pump Replacement Project**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-37. Ron Miller explained the change order. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

**Resolution #2024-38**  
**Award Contract for Water Heater Replacement at Kidston Towers**  
**Ace Plumbing, Heating and Electrical**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-38. Ron Miller provided an explanation for the resolution. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

There is no need for an Executive Session.

Chairperson Ruiz-Mesa asked for comments from the press, public or any Board Member. Commissioner Porter asked if there was a program at the Corbin Center/Asselta Acres for the summer months. Mrs. Jones stated in the past there was a summer program and there is no program currently. No further comments.

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:40 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer



**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE TEN MONTHS ENDED JULY 31, 2024**

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU JULY</u>	<u>ACTUAL THRU JULY</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<b><u>INCOME</u></b>				
TENANT RENT	804,440	670,367	603,086	(67,281)
OTHER INCOME MISC.	8,140	6,783	6,234	(549)
PHA OPERATING SUBSIDY	404,810	337,342	307,851	(29,491)
HUD ASSET REPOSITIONING FEE	29,150	24,292	26,361	2,069
SECTION 8 ADMIN. FEE INCOME	1,092,000	910,000	951,799	41,799
CAPITAL FUNDS	762,740	635,617	464,415	(171,202)
FSS GRANT-PH	101,820	84,850	84,850	0
CSP-CONGREGATE SERVICES INCOME	83,880	69,900	33,093	(36,807)
INVESTMENT INCOME	1,910	1,592	24,178	22,586
CF MANAGEMENT FEE	60,170	50,142	0	(50,142)
MGMT FEE-PH	155,160	129,300	107,400	(21,900)
MGMT FEE-SEC 8	138,240	115,200	120,948	5,748
MGMT FEE-MELROSE	10,200	8,500	9,132	632
MGMT FEE-RAD	450,000	375,000	345,000	(30,000)
BOOKKEEPING FEE	13,910	11,592	10,005	(1,587)
BOOKKEEPING FEE-SEC 8	86,400	72,000	75,592	3,592
ASSET MGMT FEE	19,680	16,400	15,840	(560)
SHOP RENT	64,800	54,000	54,010	10
INCOME FROM OTHER AUTHORITIES	330,000	275,000	488,104	213,104
SERVICE INCOME FROM MELROSE	55,000	45,833	49,974	4,141
FRAUD RECOVERY	11,840	9,867	10,512	645
MISCELLANEOUS INCOME	9,650	8,042	1,559	(6,483)
<b>TOTAL INCOME</b>	<b>4,693,940</b>	<b>3,911,617</b>	<b>3,789,943</b>	<b>(121,674)</b>
<b><u>EXPENSES</u></b>				
<b>ADMINISTRATION:</b>				
ADMINISTRATIVE SALARIES	1,266,000	1,055,000	1,061,066	6,066
PAYROLL TAXES	111,500	92,917	83,200	(9,717)
HEALTH BENEFITS	360,700	300,583	223,756	(76,827)
PENSION EXPENSE	141,950	118,292	117,942	(350)
CRIMINAL BACKGROUND CHECKS	8,910	7,425	7,794	369
TNT/EMPL SCREENING	18,600	15,500	53,053	37,553
LEGAL-GENERAL	29,750	24,792	14,169	(10,623)
LEGAL-OTHER	6,500	5,417	6,337	920
STAFF TRAINING	11,000	9,167	2,548	(6,619)
TRAVEL	3,750	3,125	1,508	(1,617)
ACCOUNTING	85,000	70,833	70,833	(0)
AUDITING	50,580	42,150	42,150	0
PORT OUT ADMIN FEES	2,400	2,000	1,524	(476)
MANAGEMENT FEES	293,400	244,500	228,348	(16,152)
BOOKKEEPING FEES	100,310	83,592	85,596	2,004
ASSET MGMT FEES	19,680	16,400	15,840	(560)
CF MANAGEMENT FEES	47,500	39,583	0	(39,583)

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE TEN MONTHS ENDED JULY 31, 2024**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU JULY</b>	<b>ACTUAL THRU JULY</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>CONSULTANTS</b>	11,900	9,917	37,008	27,091
<b>IT CONSULTANTS</b>	46,270	38,558	46,948	8,390
<b>CONSULTANTS-RAD</b>	8,000	6,667	0	(6,667)
<b>RAD CONVERSION EXPENSES</b>	6,000	5,000	0	(5,000)
<b>MEMBERSHIP DUES/FEES</b>	6,800	5,667	3,325	(2,342)
<b>PUBLICATIONS</b>	1,500	1,250	214	(1,036)
<b>ADVERTISING</b>	5,000	4,167	4,938	771
<b>OFFICE SUPPLIES</b>	11,500	9,583	12,110	2,527
<b>PAPER</b>	4,000	3,333	1,765	(1,568)
<b>COMPUTER &amp; SOFTWARE EXPENSES</b>	164,410	137,008	146,636	9,628
<b>FUEL-ADMIN</b>	3,000	2,500	0	(2,500)
<b>TELEPHONE AND CELL</b>	36,100	30,083	29,226	(857)
<b>POSTAGE</b>	9,400	7,833	14,692	6,859
<b>COPIER SUPPLIES</b>	10,900	9,083	6,180	(2,903)
<b>INSPECTION FEES</b>	13,700	11,417	10,645	(772)
<b>COFFEE SUPPLIES</b>	1,200	1,000	970	(30)
<b>MISCELLANEOUS EXPENSES</b>	21,160	17,633	50,308	32,675
<b>TOTAL ADMINISTRATION EXPENSES</b>	<u>2,918,370</u>	<u>2,431,975</u>	<u>2,380,629</u>	<u>(51,346)</u>
<b>TENANT SERVICES:</b>				
<b>SALARIES-CONGREGATE SERVICES</b>	64,000	53,333	26,468	(26,865)
<b>PAYROLL TAXES</b>	5,640	4,700	2,086	(2,614)
<b>BENEFITS</b>	20,000	16,667	0	(16,667)
<b>FSS ESCROWS-PH</b>	6,890	5,742	0	(5,742)
<b>OTHER</b>	19,450	16,208	47,104	30,896
<b>TOTAL TENANT SERVICES</b>	<u>115,980</u>	<u>96,650</u>	<u>75,658</u>	<u>(20,992)</u>
<b>UTILITIES:</b>				
<b>WATER</b>	37,600	31,333	29,618	(1,715)
<b>ELECTRIC</b>	161,530	134,608	137,596	2,988
<b>GAS</b>	34,610	28,842	31,274	2,432
<b>GARBAGAE/TRASH REMOVAL</b>	19,500	16,250	13,972	(2,278)
<b>SEWER</b>	62,140	51,783	48,758	(3,025)
<b>TOTAL UTILITIES EXPENSE</b>	<u>315,380</u>	<u>262,817</u>	<u>261,218</u>	<u>(1,598)</u>
<b>ORDINARY MAINTENANCE AND OPERATIONS:</b>				
<b>MAINTENANCE LABOR</b>	349,000	290,833	194,076	(96,757)
<b>PAYROLL TAXES</b>	30,580	25,483	15,294	(10,189)
<b>HEALTH BENEFITS</b>	60,140	50,117	41,772	(8,345)
<b>PENSION EXPENSE</b>	37,940	31,617	31,967	350
<b>MAINTENANCE UNIFORMS</b>	2,210	1,842	2,746	904
<b>VEHICLE GAS, OIL, GREASE</b>	30,550	25,458	20,608	(4,850)
<b>MATERIALS</b>	116,300	96,917	101,228	4,311
<b>CONTRACT-COSTS</b>	146,080	121,733	166,408	44,675
<b>REPAIRS-VEHICLES</b>	9,780	8,150	8,610	460

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE TEN MONTHS ENDED JULY 31, 2024**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU JULY</b>	<b>ACTUAL THRU JULY</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>RENT EXPENSE</b>	18,570	15,475	15,480	5
<b>EXTERMINATION</b>	7,800	6,500	6,937	437
<b>TRASH REMOVAL</b>	9,600	8,000	8,635	635
<b>TOTAL ORDINARY MAINT. &amp; OPERATIONS EXP.</b>	<u>818,550</u>	<u>682,125</u>	<u>613,761</u>	<u>(68,364)</u>
<b>GENERAL EXPENSES:</b>				
<b>BAD DEBTS</b>	18,900	15,750	15,750	0
<b>COMPENSATED ABSENCES</b>	14,000	11,667	11,667	0
<b>FSS ESCROWS-SEC 8</b>	30,000	25,000	30,678	5,678
<b>INSURANCE</b>	158,280	131,900	134,160	2,260
<b>OTHER GENERAL EXPENSES</b>	1,500	1,250	1,250	0
<b>PAYMENTS IN LIEU OF TAXES</b>	53,810	44,842	37,907	(6,935)
<b>PORT-IN HAP EXPENSE</b>	500	417	0	(417)
<b>REPLACEMENT RESERVES</b>	95,000	79,167	79,167	0
<b>RETIREE HEALTH BENEFITS</b>	93,520	77,933	57,558	(20,375)
<b>TOTAL GENERAL EXPENSES</b>	<u>465,510</u>	<u>387,925</u>	<u>368,137</u>	<u>(19,788)</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>4,633,790</u>	<u>3,861,492</u>	<u>3,699,403</u>	<u>(162,088)</u>
<b>PROFIT (LOSS) EXCLUDING HAP</b>	<u>60,150</u>	<u>50,125</u>	<u>90,540</u>	<u>40,414</u>
<b>HAP REVENUES</b>	7,824,000	6,520,000	7,630,472	1,110,472
<b>HAP EXPENSES</b>	7,794,000	6,495,000	7,749,015	1,254,015
<b>NET HAP (LOSS)</b>	<u>30,000</u>	<u>25,000</u>	<u>(118,543) *</u>	<u>(143,543)</u>
<b>GRAND TOTAL PROFIT (LOSS)</b>	<u>90,150</u>	<u>75,125</u>	<u>(28,003)</u>	<u>(103,129)</u>
<b>UNRECONCILED HUD HELD RESERVES AT 07/31/24</b>			<u>104,883</u>	
<b>GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES</b>			<u>76,880</u>	

# Housing Authority of the City of Vineland

## Administrative Report

**DATE:** August 8, 2024

**TO:** Board of Commissioners, Vineland Housing Authority

**FROM:** Jacqueline S. Jones, Executive Director

**SUBJECT:** Monthly Report (Stats for July 2024)

**PERIOD:** July 12, 2024 to August 8, 2024

### **Rental Assistance Demonstration (RAD) Conversions - Status**

Below is a table with the RAD Conversion Status for each property. Tarkiln Asselta Acres, Parkview Apartments, Kidston Towers and Olivio Towers have been converted to RAD. These properties are no longer considered “Public Housing” and are now known as Project Based Section 8 properties.

<b>Development</b>	<b>CHAP Award Date</b>	<b>RAD Closing Date</b>	<b>RAD Effective Date</b>
<b>Kidston/Olivio</b>	<b>02/13/2018</b>	<b>11/06/2020</b>	<b>12/01/2020</b>
<b>Tarkiln/Asselta</b>	<b>03/25/2015</b>	<b>11/16/2018</b>	<b>12/01/2018</b>
<b>Parkview</b>	<b>03/25/2015</b>	<b>11/16/2018</b>	<b>12/01/2018</b>
<b>Scattered Sites</b>	<b>7/24/2024</b>	<b>TBD</b>	<b>TBD</b>
<b>D’Orazio</b>	<b>12/07/2018 (Rescinded)</b>	<b>TBD</b>	<b>TBD</b>

### **Community Room Furniture**

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff are working with a State Contract vendor for this purchase. This project is on hold pending availability of funds after the close-out of the current construction project and the award of the fire-pump project. **The status of this project has not changed as the cost of the fire-pump project has not been determined.**

# Renovation Projects

Scope of Work	Work Status	Comments
<p style="text-align: center;"><b>Tarkiln Acres – Roof Replacements</b></p>	<p style="text-align: center;"><b>In Planning Stage</b></p>	<p>6/2021 – No Update;            9/2021 – A&amp;E proposals received and under review;            12/2023- Project is in the planning stages with the architects;            1/2024 –Architect is preparing a proposal for this project; The plan is to move forward in 2024;            2/2024 – A project kickoff meeting was held with the architects; Bid documents are in process;  <i>8/2024 – No change in project status;</i></p>
<p style="text-align: center;"><b>KT/OT – Elevator Refurbishment;</b></p> <p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.</p> <p>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p>	<p style="text-align: center;"><b>Bid opening on 5/17/22</b></p> <hr/> <p>11/2023 - The project continues in the submittals stage. One potential change order has been received and is under review by our professional team for reasonableness.</p> <p>12/2023 - The project team is meeting to discuss the potential change order and overall project status on December 11, 2023, further updates may be available for discussion at the Board Meeting.</p> <p>1/2024 – A change order is needed to replace the rear door to one elevator in Kidston Towers along with the sill plate; The equipment for the elevator modernization has not been received.</p> <p>2/2024 – Equipment for the modernization is pending delivery from the manufacturer.</p> <p>04/2024 – Equipment has been received but not yet delivered to the property. The subcontractor (OTIS) plans to begin with Olivio Towers – Car #2 within the next 2-3 weeks. The car is expected to be out-of-service for a period of 10-12 weeks. Once completed, work will begin on Car #1. Work at Kidston Towers has not yet been scheduled.</p> <p>05/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers – Car #2. One elevator car remains in service and operational at both buildings.</p>	<p>06/2024 – Modernization work on elevators in both Kidston &amp; Olivio continues; One elevator remains in service at both buildings;</p> <p>7/2024 - - The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers – Car #2 has been completed and returned to service, once the newly completed car has run successfully for a couple weeks Car #1 will be taken out of service for modernization. Olivio Towers – Car #2 is planned to be completed the last week in July 2024. One elevator car remains in service and operational at both buildings. A further explanation at the Board meeting regarding Kidston Towers.</p> <p><i>8/2024-Kidston Towers –Car #1 will be taken out of service for modernization starting mid-August. Olivio Towers – Car #2 is scheduled for completion and inspection at the end of August, once completed work will begin on elevator Car #1. One elevator car remains in service and operational at both buildings.</i></p>

## **Kidston & Olivio Towers – Renovation Projects - Active**

Scope of Work	Work Status	Comments
<p><b>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</b></p>	<p><b>July-August 2021 Award Anticipated</b></p>	<p>01/2022 Update: Preliminary work has begun on plumbing work; “Hotel” units are being refurbished and staged with furniture;                  2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval;                  3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps &amp; supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G &amp; H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April;                  4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G &amp; H risers are complete, and work continues on E &amp; F risers; Residents are temporarily relocating to G &amp; H;                  5/2022 Update: Work on E &amp; F risers is in process; it is expected the work will be completed in four weeks &amp; residents can return to their units;</p> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;                  4/2023 Update:</p> <ul style="list-style-type: none"> <li>- New domestic water pump replacement – Complete;</li> <li>- Kidston mechanical room piping replacement – Complete;</li> <li>- Water filtration system - Olivio is complete; Kidston – parts are backordered;</li> </ul> <p>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.                  Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023;                  6/2023 Update: No status change;                  7/2023 Update: No status change;                  8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.                  Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</p>

## Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work	Work Status	Comments
<p style="text-align: center;"><b>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</b></p> <hr/> <p>9/2023 Update: - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.</p> <p>10/2023 Update: - No update;</p> <p>11/2023 Update: - Water filtration system – systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.</p> <p>12/2023 Update – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;</p>		<p>02/2024 Update – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>04/2024 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>05/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p>06/2024 – New vendor for water filtration system on schedule for an on-site visit;</p> <p>7/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit. <u>No update.</u></p> <p><i>8/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</i></p>

## **Kidston/Olivio Towers – Fire Pump Replacement**

### **9/2023 - Fire Pump Replacement**

**Project was bid on two occasions –**

**Round #1 – No Bids Received on June 1, 2023**

**Round #2 – 1 bid received on June 21, 2023**

**Negotiated Contract – the project team met with the sole bidder in an attempt to negotiate a contract. A follow-up meeting with the contractor has been scheduled for the end of August to review their new proposed pricing structure along with any possible value engineering cost savings. Negotiations are ongoing, our team began working with additional vendors to obtain more competitive pricing on this project.**

**10/2023 Update: Negotiated Contract – The project team negotiated with three (3) vendors and received best and final pricing; a recommendation for award is being presented on the Agenda for the October board meeting.**

**11/2023 Update: Negotiated Contract – Pending final contract completion.**

**12/2023 - Final contract has been received from the Contractor. The Team met to discuss the project, expectations were defined, and submittals are expected to be received for review. The Vineland Fire Department was made aware of the contract being awarded.**

**01/2024 - Final contract Underground utility infrastructure work is underway at the site. The construction team has been making regular site visits to inspect the work. The fire pump has been ordered but has not yet been shipped by the manufacturer.**

**03/2024 - Underground utility infrastructure work has been substantially completed. The tie-in at Kidston remains to be completed. The construction team has been making regular site visits to inspect the work. The fire pump has been shipped by the manufacturer, but not yet delivered to the site. Electrical, mechanical, and concrete work are being completed within the space to prepare for the pump delivery.**

**04/2024 - The fire pump has been installed in the building, the general contractor is working on piping and electrical work within the building.**

**05/2024 - Underground utility infrastructure work has been substantially completed. The tie-in at Kidston remains to be completed. The construction team has been making regular site visits to inspect the work. The fire pump has been installed in the building and the general contractor is working on piping and electrical work within the building. The fueling station for the pump has not yet been delivered to the property. Once received, the contractor will schedule an initial startup of the equipment and begin testing. Olivio is planned to be brought online first. Once the new system is activated in Olivio the construction team will focus their efforts on bringing Kidston up on the new system. Both buildings remain fully protected throughout the process.**

**06/2024 – The wrong fueling station for the pump was delivered to the property; a replacement has been ordered; The new diesel fired pump is now in service; The Vineland Fire Department, Water Department, Code Officials have been kept informed throughout the process. Electrical work related to the old fire pumps needs to be completed. Both buildings are fully protected throughout the project.**

**7/2024 - The new diesel fire pump is now in service. A change order is required to replace the jockey pump at Olivio Towers. Both buildings remain fully protected throughout the process. The project is currently substantially completed and in the closeout phase.**

***8/2024 - The wrong fueling station for the pump was delivered to the property, a replacement has been ordered. The new diesel fire pump is in service. The replacement jockey pump at Olivio Towers has been installed. Both buildings remain fully protected throughout the process. The project is currently substantially completed and in the closeout phase.***



## Scattered Site Disposition – Status

- **The Scattered Site program was approved for disposition by HUD.**
- **Several homes have been listed for sale. The below chart summarizes the status of the 72 homes;**
- **Due to market conditions, many residents have been unable to obtain rental housing using their Housing Choice Voucher; the is due to the low or no availability of rental housing.**
- **The board was presented with a concept at the September 2022 meeting of the Authority retaining approximately 35 of the 72 homes. The 35 homes could be converted to the Rental Assistance Demonstration (RAD) program while receiving a higher fair market rent. The Authority staff and consultant are working a presentation for the board to consider, which will change the status of 35 homes from “disposition” to RAD conversion;**
- **A conference call was held in November 2022 with the HUD Special Applications Center (SAC) staff to discuss the concept of converting some of the Scattered Site homes to a RAD project. The SAC staff gave an initial “ok” to move forward with the plan; Some additional work on the project is needed prior to presenting the plan to the board for approval;**
- **The Authority staff and consultant are working on a plan to move residents from the houses that are to be sold into houses that are being kept; The financial plan for the program as well as the steps needed to complete this program are being formulated and will be presented to the board at the February meeting;**
- **Staff continues to work with residents to move them from houses that are going to be sold to homes that are not going to be sold;**
- *Staff continue to work with residents to move them from houses that are going to be sold to homes that are not going to be sold; homes are in the process of being vacated and appraised. Listings are active on several units. Please see the below chart for status details;*

## SCATTERED SITE HOMES – STATUS SUMMARY

Date	Addresses	Status	Total Homes
			<b>39 Keeping</b>
<i>2022 Activity</i>	<i>4209 Marilyn Avenue</i>	<i>SOLD – 5/4/22</i>	
	<i>1441 Nylund Drive</i>	<i>SOLD – 05/10/22</i>	
	<i>612 Oxford Street</i>	<i>SOLD – 5/16/22</i>	
	<i>1137 East Elmer Rd</i>	<i>SOLD – 6/28/22</i>	
	<i>864 Columbia Avenue</i>	<i>SOLD – 9/30/22</i>	
	<i>1409 Brown Road</i>	<i>SOLD – 9/8/22</i>	
	<i>1745 Jackson Drive</i>	<i>SOLD – 11/10/22</i>	
	<i>4331 Robert Drive</i>	<i>SOLD – 2/12/22</i>	<i>8 Sold</i>
<i>2023 Activity</i>	<i>760 N. Mill Rd</i>	<i>SOLD – 12/1/23</i>	
	<i>1091 N. Mill Rd</i>	<i>SOLD – 10/31/23</i>	
	<i>1290 Old Lake Rd</i>	<i>SOLD – 12/29/23</i>	
	<i>930 Charles St</i>	<i>SOLD – 1/11/2024</i>	
	<i>30 Avon Place</i>	<i>SOLD – 1/31/2024</i>	
	<i>5578 High Ridge Rd</i>	<i>SOLD – 1/31/2024</i>	
	<i>1479 Brown Rd</i>	<i>SOLD – 2/21/2024</i>	
	<i>2174 Sunset Ave</i>	<i>SOLD – 4/04/2024</i>	
	<i>5599 Lodge Place</i>	<i>SOLD – 7/01/2024</i>	<i>9 Sold</i>
<i>2024 Activity</i>	<i>3188 Hance Bridge Rd</i>	<i>SOLD 4/22/2024</i>	
	<i>5633 High Ridge Rd</i>	<i>SOLD – 5/2024</i>	
	<i>721 S. Valley Ave</i>	<i>SOLD – 5/30/2024</i>	
	<i>2961 Athens Way</i>	<i>SOLD – 6/19/2024</i>	
	<i>4630 Bernard Rd</i>	<i>SOLD – 7/02/2024</i>	
	<i>1659 Venus Drive</i>	<i>SOLD – 6/20/2024</i>	
	<i>4509 Noel Drive</i>	<i>SOLD – 5/28/2024</i>	
	<i>38 Victory Lane</i>	<i>SOLD 7/17/24</i>	<i>8 Sold</i>
	<i>4511 Robin Road</i>	<i>Agreement of Sale signed 4/11/24 – Inspec needed;</i>	
	<i>1460 Neptune Terr</i>	<i>Agreement of Sale signed 6/30/24</i>	
	<i>2935 Athens Way</i>	<i>Agreement of Sale signed 7/11/24</i>	
	<i>1306 Brown Rd</i>	<i>Agreement of Sale signed 7/30/24</i>	
	<i>1017 Alexander Dr</i>	<i>Agreement of Sale signed 8/7/24</i>	<i>5 Agreements</i>
	<i>5691 High Ridge Rd</i>	<i>Listed for Sale – Vineland Realty – 7/30/24</i>	<i>1 Listed</i>
	<i>4486 Robin Road</i>	<i>Vacated 6/25/24;</i>	<i>1 Vacant</i>
	<i>2149 Berkley Dr</i>	<i>90-day notice to tenant/issued voucher/Offering AA 44; refused AA 44; has voucher; found unit 8/1/24;</i>	<i>1 Occupied</i>
		<i>33 Houses being sold;</i>	<i>End of List</i>

## **D’Orazio Terrace – Redevelopment**

**The board discussion regarding the D’Orazio Terrace will continue. The Scattered Site homes must be sold prior to the redevelopment of D’Orazio Terrace; the proceeds from the sale of the Scattered Site homes will be used in the D’Orazio Terrace redevelopment, but the sales must occur prior to redevelopment, or the Authority must return the Scattered Site sales proceeds to HUD.**

**Update: The Contract to enter into a Housing Assistance Payment (CHAP) the Authority currently has with HUD may need to be rescinded as the funds from the scattered site sales are needed to move forward with this project as stipulated above. A new CHAP may be permitted to be issued in the future. Waiting for confirmation from HUD before moving forward.**

**September 2022 Update: The CHAP for D’Orazio Terrace has been withdrawn by the Authority as more time is needed to develop the required financial plan;**

**September 2023 Update: Staff continue to work with the JIF assigned insurance adjuster and contractor to finalize a scope of work (SOW) for the fire that occurred in Building #1 in January of 2023. The tenants in Building #1 have been relocated to other VHA properties due to the extensive nature of work needed in their units. Due to time constraints, a new architect is being utilized, Pederson Architects of Vineland will be assisting with this project. Limited demolition of affected areas has begun, the professional team will be evaluating and making recommendations on the repairs needed. We continue to work with our partners to obtain pricing on a complete rehab of building #1. We anticipate presenting options for Board consideration.**

**October 2023 Update: Board approved work on ten (10) units per Resolution. Limited demolition of the affected area has been completed. A scheduled of values is being finalized with All-Risk and the project Team met on site with the insurance company on October 11, 2023. Design documents remain in progress and under review.**

**November 2023 Update: Board approved work on ten (10) units per Resolution. Limited demolition of the affected area has been completed. We continue to work with our partners to obtain pricing on a complete rehab of building #1, we anticipate presenting options for Board consideration. Work has started at the building; a final scope is being developed in conjunction with the adjuster for presentation at the December JIF meeting.**

**December 2023 Update: Additional scope of work is required to rehab building #1; Additional investigation into perc rates and water tables are in process to determine best solutions; A verbal update will be given at the board meeting;**

**February 2024 Update: Additional scope of work is required to rehab building #1; Additional investigation into perc rates and water tables are in process to determine best solutions; A verbal update will be given at the board meeting;**

**March 2024 - Work continues within the Architects office to develop a comprehensive set of construction plans to make improvements to the building. Floor plans have been approved and interior framing, plumbing/electrical rough ins are underway. Repairs to the roof are expected to begin within the next few weeks, weather dependent. A limited Survey and Geotech study are being completed to better determine the correct course of action to prevent future water infiltration into the crawl spaces of the building. A further explanation of this project will be provided at the Board meeting.**

**April 2024 – Project status to be reviewed at board meeting;**

**May 2024 - Work continues within the Architects office to develop a comprehensive set of construction plans to make improvements to the building. Floor plans have been approved and interior framing, plumbing\electrical rough ins are underway. Repairs to the roof are underway. A limited Survey and Geotech**

## **D’Orazio Terrace – Redevelopment - continued**

study is being completed to better determine the correct course of action to prevent future water infiltration into the crawl spaces of the building. A further explanation of this project will be provided at the Board meeting.

**June 2024 - Work continues within the Architects office to develop a comprehensive set of construction plans to make improvements to the building. Floor plans have been approved and interior framing, plumbing\electrical rough ins are underway. The survey for the project is being finalized along with the Geotech report. Change orders will be presented to discuss at the Board meeting.**

**July 2024 - Construction is fully engaged at the building, drywall, paint, and casework are all simultaneously underway throughout the building. Final plans are currently under review for drainage around the building and in the courtyard. A more detailed update will be provided at the Board meeting.**

*August 2024 - Construction is fully engaged at the building, drywall, paint, and casework are all simultaneously underway throughout the building. Final plans are currently under review for drainage around the building and in the courtyard. A more detailed update will be provided at the Board meeting.*

## **Melrose Court**

The property is 100% occupied. The waiting list is strong with applicants. The property is financially sound.

### **Board of Commissioners NJ Local Housing Authority Training Program Status**

<b>Commissioner</b>	<b>Training Program Status</b>
<b>Brian Asselta</b>	Completed with Certificate
<b>Chris Chapman</b>	Completed with Certificate
<b>Mario Ruiz-Mesa</b>	Completed with Certificate
<b>Daniel J. Peretti, Jr.</b>	Completed with Certificate
<b>Albert D. Porter</b>	Completed with Certificate
<b>Iris Acosta-Jimenez</b>	Completed with Certificate
<b>Vacant</b>	

**Program Statistics Report**

**10/2023 - 10/2024**

**Jul2024**

**Jun2024**

**May2024**

<b>Tenant Accounts Receivable</b>			
Number of "non-payment of rent" cases referred to the solicitor	7	0	1
<b>Unit Inspections</b>			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	83	28	16
Total number of units inspected year-to-date - all sites	424	341	313
City Inspections	100	0	0
<b>Occupancy</b>			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	49	75	124
Annual Unit Turnaround Time (For Fiscal Year)	119	127	134
Monthly - Number of Vacancies (at start of month)	20	19	
Monthly - Number of Vacancies Filled (this month)	10	11	11
Monthly - Average unit turnaround time in days for Lease Up	8	27	6
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	12	21	31
Monthly - Annual Average Number of Vacancies (at start of month)	20	19	
PIC Score	97.69	97.69	98.43
Occupancy Rate	97.69%	97.51%	97.15%
<b>Public Housing &amp; RAD Waiting List Applicants 0,1,4,5,6 bedroom lists open.</b>			
Families - With Local Preference	97	89	98
Families - Without Local Preference	259	248	255
Elderly (Seniors - 62+)/Disabled - With Local preference	54	39	57
Elderly (Seniors - 62+)/Disabled - Without Local preference	80	95	103
0/1 Bedroom	134	134	
2 Bedroom	149	150	
3 Bedroom	110	110	
4 Bedroom	52	52	
5 Bedroom	37	20	
6 Bedroom	8	5	
Success Rate	25%	25%	25%
<b>Work Order Statistics</b>			
Average work order turnaround time in days - Tenant Generated	0.13	0.08	0.08
Number of routine work orders written this month	613	507	492
Number of outstanding work orders from previous month	1,516	1,514	1,535
Total number of work orders to be addressed this month	2,129	2,021	2,027
Total number of work orders completed this month	645	505	513
Total number of work orders left outstanding	1,484	1,516	1,514
Number of emergency work orders written this month	0	7	6
Total number of work orders written year-to-date	5,439	4,826	4,319
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	1	1	0
<b>Section 8</b>			
Level of leased units of previous month was:	1029	1016	1013
Level of leased units this month is:	1028	1029	1016
Number of increased leased-units over last month	0	13	3
Total number of units inspected this month	13	37	54
<b>Programs (Voucher):</b>			
ABA Utilization %	101.17%	99.89%	81.88%
Repayment Agreements	33	33	31
Total repayments due YTD	\$97,602.74	\$97,602.74	\$93,317.64
Total repayments received YTD	\$19,217.52	\$14,932.42	\$10,647.32
PIC Score (Oakview added 10/13)	101.97%	101.97%	101.19%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - <b>CLOSED</b>	630	630	631
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - <b>CLOSED</b>	1213	1211	1208
Section 8 Project Based Waiting List Applicants- <b>Oakview - OPEN (all br sizes)</b>	578	554	457
Section 8 Project Based Waiting List Applicants- With Local Preference - <b>Buena HA - CLOSED</b>	5	5	5
Section 8 Project Based Waiting List Applicants- Without Local Preference - <b>Buena HA - CLOSED</b>	49	79	80
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	80%/20%	79%/21%	79%/21%
Section 8 - Choice Mobility List	110	109	102
<b>Department of Social Services - FSS</b>			
<b>Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined</b>			
The number of residents that received "outreach" information about FSS	20	80	75

**Program Statistics Report**

**10/2023 - 10/2024**

**Jul2024**

**Jun2024**

**May2024**

The number of residents signed on to the program. (FSS Contracts).	26	26	26
The number of FSS Participants with established escrow accounts.	14	14	15
Number of residents in need of employment skills (GED, DL, Job Training.)	3	3	2
The number of meetings, workshops and case management services	10	25	25
<b>Congregate Services</b>			
Number of clients on the Congregate Program	27	26	21
Number of clients on Meal Program	0	0	0
Number of clients on Housekeeping Program	18	19	16
Number of clients on Laundry Services	22	17	18
Number of clients on Shopping Services	6	4	3
<b>Registered Nurse</b>			
Number of clients served this month	130	123	122
Blood Pressure Clinics ( clinics) # of residents attending	1	1	1
Health Assessments/re-assessments	12	8	7
Meds Supervision	25	26	36
<b>VHA - (FAMILY SW)</b>			
Number of Residents on ROSS (Family)	0	0	0
Number of residents that received case management services	80	80	6
Number of Meetings	4	4	6
Number of residents enrolled in academic/employment workshops (FSS)	3	3	2
<b>VHA - (MEDICAL)</b>			
Number of residents received health assessment	12	8	7
Number of residents health activities of daily living assessments.	12	3	7
Resident's medicine monitoring/supervision for month	25	26	36
Self-sufficiency - improved living conditions.	12	8	7
<b>Community Development Block Grant Program</b>			
<b>Clients Served</b>			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	2	80	4
<b>Income</b>			
Median Family Income (MFI)			0
Moderate 80%-51% (MFI)	14	14	14
Low 50%-31% (MFI)	18	18	18
Very Low 30%-0% (MFI)	32	32	32
<b>Total</b>	<b>64</b>	<b>64</b>	<b>64</b>
<b>Client Demographics</b>			
White	9	6	6
Black	7	10	10
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

Housing Authority of the City of Vineland  
County of Cumberland  
State of New Jersey

RESOLUTION #2024-39

A Resolution Approving Regular Monthly Expenses

WHEREAS, the Housing Authority of the City of Vineland incurred various financial obligations since the last meeting; and it is the desire of the Commissioners of said Authority to have their obligations kept current; and,

WHEREAS, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Check List in the amount of \$1,342,678.86.

NOW, THEREFORE, BE IT RESOLVED that the Secretary-Treasurer be and is hereby authorized to pay the monthly bills that are presented to the Board of Commissioners for consideration on this date.

ADOPTED: August 15, 2024

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

Resolution seconded by Commissioner

Acosta-Jiminez

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				✓
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

VINELAND HOUSING AUTHORITY



BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on August 15, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

  
Jacqueline S. Jones, Executive Director  
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND  
 BOARD MEETING  
 LIST OF CHECKS  
 8/15/24

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	<b>SECTION 8 HAP PROGRAM</b>	\$ 806,582.00
4450 - 4506; 500059 - 500060	LANDLORD/TENANT CHECKS AND OTHER	\$16,240.00
22263 - 22463	DIRECT DEPOSITS-LANDLORDS HAPS	\$790,342.00
	<b>SECTION 8 ADM FEE ACCOUNT</b>	\$ 3,997.26
760 - 766	COMPUTER CHECKS- Ocean First	\$3,997.26
	COMPUTER CHECKS- BB&T	\$0.00
	<b>SECTION 8 NEW HOMEOWNERSHIP</b>	\$ 0.00
	COMPUTER CHECKS	\$0.00
	<b>NEW HOMEOWNERSHIP INVESTMENTS</b>	\$ 177,348.56
113 - 114	COMPUTER CHECKS- Ocean First	\$0.00
	COMPUTER CHECKS- Truist	\$177,348.56
	<b>OCEAN FIRST BANK PH SECURITY DEPOSIT</b>	\$ 1,275.32
231	COMPUTER CHECKS	\$1,275.32
	<b>OCEAN FIRST BANK FSS ESCROW</b>	\$ 3,767.44
219	COMPUTER CHECKS	\$3,767.44
	<b>CAPITAL BANK GEN/FUND PH</b>	\$ 35,976.82
2630 - 2631; 282472, 5465144614, 5466789120, 20242060439 & 20242060442	COMPUTER CHECKS	
	<b>COCC CASH ACCOUNT</b>	\$ 131,307.05
13295 - 13367; 633114, 1379213, 1381624, 7262024, 7292024, 20240809, 20641827, 21190668 & 5461110268	COMPUTER CHECKS	
	<b>COCC EXPENDITURES</b>	
	PAYROLL	7/26/24 - 8/09/2024 \$ 152,583.82
	PAYROLL TAX LIABILITY	7/26/24 - 8/09/2024 \$ 29,840.59
	<b>TOTAL</b>	<b>\$ 1,342,678.86</b>



## Payment Summary

Bank=sec8hap AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	4450	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	8/6/2024	08-2024	2,697.00
sec8hap - Section 8 HAP	4451	0apabar - BARCLAY APARTMENTS VENTURES LP	8/5/2024	08-2024	1,259.00
sec8hap - Section 8 HAP	4452	0cbrenta - C & B RENTALS	8/5/2024	08-2024	838.00
sec8hap - Section 8 HAP	4453	0invfai - INVESTMENT GROUP LLC	8/5/2024	08-2024	1,893.00
sec8hap - Section 8 HAP	4454	0osccos8 - OSCEOLA COUNTY HOUSING	8/5/2024	08-2024	942.00
sec8hap - Section 8 HAP	4455	b0015625 - MACIN	8/5/2024	08-2024	67.00
sec8hap - Section 8 HAP	4456	t0000066 - CORTES	8/5/2024	08-2024	56.00
sec8hap - Section 8 HAP	4457	t0000613 - ALEJANDRO	8/5/2024	08-2024	79.00
sec8hap - Section 8 HAP	4458	t0001053 - MEDINA	8/5/2024	08-2024	137.00
sec8hap - Section 8 HAP	4459	t0001073 - PETERSON	8/5/2024	08-2024	5.00
sec8hap - Section 8 HAP	4460	t0002922 - LANE	8/5/2024	08-2024	52.00
sec8hap - Section 8 HAP	4461	t0003424 - WALLS	8/5/2024	08-2024	53.00
sec8hap - Section 8 HAP	4462	t0004305 - RIVERA LOPEZ	8/5/2024	08-2024	192.00
sec8hap - Section 8 HAP	4463	t0004557 - RAMOS	8/5/2024	08-2024	39.00
sec8hap - Section 8 HAP	4464	t0004672 - CRUZ	8/5/2024	08-2024	84.00
sec8hap - Section 8 HAP	4465	t0004846 - ROTHMALLER	8/5/2024	08-2024	101.00
sec8hap - Section 8 HAP	4466	t0005231 - REDFERN	8/5/2024	08-2024	50.00
sec8hap - Section 8 HAP	4467	t0005562 - GASKINS	8/5/2024	08-2024	183.00
sec8hap - Section 8 HAP	4468	t0005719 - STAFFORD	8/5/2024	08-2024	160.00
sec8hap - Section 8 HAP	4469	t0005884 - RUIZ	8/5/2024	08-2024	145.00
sec8hap - Section 8 HAP	4470	t0006629 - FORD	8/5/2024	08-2024	73.00
sec8hap - Section 8 HAP	4471	t0006704 - ORTIZ- RAMOS	8/5/2024	08-2024	37.00
sec8hap - Section 8 HAP	4472	t0006766 - MOSS	8/5/2024	08-2024	273.00
sec8hap - Section 8 HAP	4473	t0007021 - SHIELDS	8/5/2024	08-2024	6.00
sec8hap - Section 8 HAP	4474	t0007057 - DESAI	8/5/2024	08-2024	63.00
sec8hap - Section 8 HAP	4475	t0008495 - CASTRO	8/5/2024	08-2024	20.00
sec8hap - Section 8 HAP	4476	t0008553 - CARLO	8/5/2024	08-2024	41.00
sec8hap - Section 8 HAP	4477	t0010164 - RIVERA MARTINEZ	8/5/2024	08-2024	63.00
sec8hap - Section 8 HAP	4478	t0010166 - ORTIZ	8/5/2024	08-2024	302.00
sec8hap - Section 8 HAP	4479	t0012267 - ACKLEY	8/5/2024	08-2024	6.00
sec8hap - Section 8 HAP	4480	t0012269 - PEYTON	8/5/2024	08-2024	44.00
sec8hap - Section 8 HAP	4481	t0012280 - LOPEZ	8/5/2024	08-2024	12.00
sec8hap - Section 8 HAP	4482	t0012529 - IRIZARRY	8/5/2024	08-2024	29.00
sec8hap - Section 8 HAP	4483	t0013322 - FLORES	8/5/2024	08-2024	90.00
sec8hap - Section 8 HAP	4484	t0013742 - Thomas	8/5/2024	08-2024	71.00
sec8hap - Section 8 HAP	4485	t0013746 - Rodriguez	8/5/2024	08-2024	159.00
sec8hap - Section 8 HAP	4486	t0013888 - SCARBROUGH	8/5/2024	08-2024	112.00
sec8hap - Section 8 HAP	4487	t0013890 - BASS-TORRES	8/5/2024	08-2024	63.00
sec8hap - Section 8 HAP	4488	t0013930 - Quinones	8/5/2024	08-2024	26.00
sec8hap - Section 8 HAP	4489	t0014175 - Chavez	8/5/2024	08-2024	15.00
sec8hap - Section 8 HAP	4490	t0014235 - Hayes	8/5/2024	08-2024	72.00
sec8hap - Section 8 HAP	4491	t0014378 - HAND	8/5/2024	08-2024	52.00
sec8hap - Section 8 HAP	4492	t0014546 - Heggss	8/5/2024	08-2024	13.00
sec8hap - Section 8 HAP	4493	t0014727 - Rodriguez	8/5/2024	08-2024	197.00
sec8hap - Section 8 HAP	4494	t0014786 - Rivera Viruet	8/5/2024	08-2024	75.00
sec8hap - Section 8 HAP	4495	t0014851 - Cancino	8/5/2024	08-2024	88.00

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sec8hap - Section 8 HAP	4496	t0014859 - HALL	8/5/2024	08-2024	149.00	
sec8hap - Section 8 HAP	4497	t0015043 - POWELL	8/5/2024	08-2024	133.00	
sec8hap - Section 8 HAP	4498	t0015634 - DICKS	8/5/2024	08-2024	52.00	
sec8hap - Section 8 HAP	4499	t0015636 - WILSON	8/5/2024	08-2024	63.00	
sec8hap - Section 8 HAP	4500	t0015850 - PURNELL	8/5/2024	08-2024	92.00	
sec8hap - Section 8 HAP	4501	t0015908 - BEARDSLEY	8/5/2024	08-2024	103.00	
sec8hap - Section 8 HAP	4502	t0015929 - ALICEA	8/5/2024	08-2024	79.00	
sec8hap - Section 8 HAP	4503	t0018082 - JORDAN	8/5/2024	08-2024	90.00	
sec8hap - Section 8 HAP	4504	t0018174 - TURNER	8/5/2024	08-2024	31.00	
sec8hap - Section 8 HAP	4505	vf0193 - ORANGE COUNTY HOUSING & C D	8/5/2024	08-2024	1,379.00	
sec8hap - Section 8 HAP	4506	0housin - VINELAND HOUSING AUTHORITY	8/8/2024	08-2024	3,035.00	
sec8hap - Section 8 HAP	22263	0537grap - 529-537 GRAPE STREET,LLC	8/2/2024	08-2024	300.00	
sec8hap - Section 8 HAP	22264	0abobab - BABATUNDE O ABORISADE	8/2/2024	08-2024	339.00	
sec8hap - Section 8 HAP	22265	0abrawi - ABRAHAN HEREDIA	8/2/2024	08-2024	662.00	
sec8hap - Section 8 HAP	22266	0acojol - ACOSTA III	8/2/2024	08-2024	840.00	
sec8hap - Section 8 HAP	22267	0acojor - ACOSTA	8/2/2024	08-2024	2,624.00	
sec8hap - Section 8 HAP	22268	0ahcpv - AFFORDABLE HOUSING CORPORATION	8/2/2024	08-2024	13,932.00	
sec8hap - Section 8 HAP	22269	0ahctaaa - AFFORDABLE HOUSING CORPORATION	8/2/2024	08-2024	92,707.00	
sec8hap - Section 8 HAP	22270	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	8/2/2024	08-2024	82,116.00	
sec8hap - Section 8 HAP	22271	0albreb - REBECCA C THOMPSON-ALBERT	8/2/2024	08-2024	355.00	
sec8hap - Section 8 HAP	22272	0aljess - ALJESS LLC	8/2/2024	08-2024	911.00	
sec8hap - Section 8 HAP	22273	0andcar - ANDUJAR	8/2/2024	08-2024	1,991.00	
sec8hap - Section 8 HAP	22274	0andjon - JONATHAN ANDREOZZI	8/2/2024	08-2024	1,921.00	
sec8hap - Section 8 HAP	22275	0andron - RONALD ANDRO	8/2/2024	08-2024	454.00	
sec8hap - Section 8 HAP	22276	0aparab - AB APARTMENTS LLC	8/2/2024	08-2024	3,205.00	
sec8hap - Section 8 HAP	22277	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	8/2/2024	08-2024	256.00	
sec8hap - Section 8 HAP	22278	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	8/2/2024	08-2024	7,084.00	
sec8hap - Section 8 HAP	22279	0assind - INDEPENDENCE ASSOCIATES LLC	8/2/2024	08-2024	892.00	
sec8hap - Section 8 HAP	22280	0asslop - LOPEZ & ASSOCIATES LLC	8/2/2024	08-2024	814.00	
sec8hap - Section 8 HAP	22281	0augdav - DAVID AUGUSTINE	8/2/2024	08-2024	1,876.00	
sec8hap - Section 8 HAP	22282	0banvan - CAMPOS BANDALA	8/2/2024	08-2024	1,790.00	
sec8hap - Section 8 HAP	22283	0behant - ANTHONY BEHRENS	8/2/2024	08-2024	782.00	
sec8hap - Section 8 HAP	22284	0beredw - EDWIN C & SAVALYN BERGAMO	8/2/2024	08-2024	221.00	
sec8hap - Section 8 HAP	22285	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AP	8/2/2024	08-2024	4,261.00	
sec8hap - Section 8 HAP	22286	0betalp - ALPHA BETA CAMDEN LLC	8/2/2024	08-2024	1,305.00	
sec8hap - Section 8 HAP	22287	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	8/2/2024	08-2024	945.00	
sec8hap - Section 8 HAP	22288	0brewst - BREWSTER GARDEN APARTMENTS LLC	8/2/2024	08-2024	1,019.00	
sec8hap - Section 8 HAP	22289	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	8/2/2024	08-2024	18,884.00	
sec8hap - Section 8 HAP	22290	0bususa - USA BUSY BEE INC	8/2/2024	08-2024	944.00	
sec8hap - Section 8 HAP	22291	0cackim - KIMBERLY A CACCHIOLI	8/2/2024	08-2024	1,137.00	
sec8hap - Section 8 HAP	22292	0camnil - NILZA R CAMACHO	8/2/2024	08-2024	1,044.00	
sec8hap - Section 8 HAP	22293	0carjos - CARVALHO	8/2/2024	08-2024	781.00	
sec8hap - Section 8 HAP	22294	0carmar - SIMOES	8/2/2024	08-2024	769.00	
sec8hap - Section 8 HAP	22295	0casros - CASTILLO	8/2/2024	08-2024	637.00	
sec8hap - Section 8 HAP	22296	0cdgard - CD GARDENS INC.	8/2/2024	08-2024	6,047.00	
sec8hap - Section 8 HAP	22297	0chajos - JOSEPH T CHAMBERS	8/2/2024	08-2024	950.00	

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			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	22298	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	8/2/2024	08-2024	5,782.00	
sec8hap - Section 8 HAP	22299	0chuoks - OKSANA CHUMAK	8/2/2024	08-2024	1,525.00	
sec8hap - Section 8 HAP	22300	0clafir - FIRST CLASS RENTAL PROPERTIES LLC	8/2/2024	08-2024	1,394.00	
sec8hap - Section 8 HAP	22301	0comfar - ESTATE	8/2/2024	08-2024	570.00	
sec8hap - Section 8 HAP	22302	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	8/2/2024	08-2024	1,453.00	
sec8hap - Section 8 HAP	22303	0corjua - CORTES	8/2/2024	08-2024	3,277.00	
sec8hap - Section 8 HAP	22304	0damjos - DAMATO	8/2/2024	08-2024	883.00	
sec8hap - Section 8 HAP	22305	0decant - ANTHONY P DECESERO	8/2/2024	08-2024	920.00	
sec8hap - Section 8 HAP	22306	0dejyjes - YESENIA DEJESUS	8/2/2024	08-2024	1,850.00	
sec8hap - Section 8 HAP	22307	0delwil - WILSON ZUNUN DE LEON	8/2/2024	08-2024	639.00	
sec8hap - Section 8 HAP	22308	0donlau - DONNELLY	8/2/2024	08-2024	1,353.00	
sec8hap - Section 8 HAP	22309	0dowter - DOWER	8/2/2024	08-2024	1,552.00	
sec8hap - Section 8 HAP	22310	0eas307 - 307 N EAST AVE LLC	8/2/2024	08-2024	599.00	
sec8hap - Section 8 HAP	22311	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	8/2/2024	08-2024	679.00	
sec8hap - Section 8 HAP	22312	0edwdip - EDWARD DIPALMA	8/2/2024	08-2024	947.00	
sec8hap - Section 8 HAP	22313	0egbmar - MARY J EGBEH	8/2/2024	08-2024	1,415.00	
sec8hap - Section 8 HAP	22314	0einmar - MARTIN JAY EINSTEIN	8/2/2024	08-2024	718.00	
sec8hap - Section 8 HAP	22315	0equacc - ACCUMULATING EQUITY PARTNERS LLC	8/2/2024	08-2024	9,318.00	
sec8hap - Section 8 HAP	22316	0equisul - SULLIVAN EQUITIES LLC	8/2/2024	08-2024	1,175.00	
sec8hap - Section 8 HAP	22317	0estros - ESTATE OF LUIS A ROSADO-TORRES	8/2/2024	08-2024	479.00	
sec8hap - Section 8 HAP	22318	0famfai - Faiola Family LP	8/2/2024	08-2024	281.00	
sec8hap - Section 8 HAP	22319	0famlp - FAIOLA FAMILY LP	8/2/2024	08-2024	1,153.00	
sec8hap - Section 8 HAP	22320	0flodor - FLOWERS	8/2/2024	08-2024	1,046.00	
sec8hap - Section 8 HAP	22321	0g.b.ltd - G B LTD OPER CO INC	8/2/2024	08-2024	1,063.00	
sec8hap - Section 8 HAP	22322	0garabn - ABNER GARCIA	8/2/2024	08-2024	426.00	
sec8hap - Section 8 HAP	22323	0garsal - GARCIA	8/2/2024	08-2024	3,519.00	
sec8hap - Section 8 HAP	22324	0garspr - SPRING GARDENS VINELAND LLC	8/2/2024	08-2024	9,141.00	
sec8hap - Section 8 HAP	22325	0garvin - VINELAND GARDENS LLC	8/2/2024	08-2024	264.00	
sec8hap - Section 8 HAP	22326	0ghebre - BRENDAN G GHEEN	8/2/2024	08-2024	960.00	
sec8hap - Section 8 HAP	22327	0gibjam - GRIBBLE JR	8/2/2024	08-2024	1,125.00	
sec8hap - Section 8 HAP	22328	0golrob - ROBERT D GALBIATI	8/2/2024	08-2024	1,220.00	
sec8hap - Section 8 HAP	22329	0gonabr - GONZALEZ JR	8/2/2024	08-2024	1,012.00	
sec8hap - Section 8 HAP	22330	0groche - CHERRY GROUP LLC	8/2/2024	08-2024	1,579.00	
sec8hap - Section 8 HAP	22331	0gromad - MADHU GROUP LLC	8/2/2024	08-2024	2,744.00	
sec8hap - Section 8 HAP	22332	0gromic - MICHAEL D RUPPERT JR	8/2/2024	08-2024	887.00	
sec8hap - Section 8 HAP	22333	0gruedi - EDISON GRULLON	8/2/2024	08-2024	1,940.00	
sec8hap - Section 8 HAP	22334	0hagdan - DANIEL HAGEMAN JR	8/2/2024	08-2024	1,070.00	
sec8hap - Section 8 HAP	22335	0hemtom - BTW 4 LLC	8/2/2024	08-2024	1,150.00	
sec8hap - Section 8 HAP	22336	0henreu - HENDLER	8/2/2024	08-2024	1,667.00	
sec8hap - Section 8 HAP	22337	0hereri - 123 SOUTH 4TH STREET LLC	8/2/2024	08-2024	2,685.00	
sec8hap - Section 8 HAP	22338	0hersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	8/2/2024	08-2024	3,899.00	
sec8hap - Section 8 HAP	22339	0hfprop - HF PROPERTY MANAGEMENT	8/2/2024	08-2024	1,775.00	
sec8hap - Section 8 HAP	22340	0holasm - ASM HOLDINGS LLC	8/2/2024	08-2024	674.00	
sec8hap - Section 8 HAP	22341	0holvin - VINELAND 18 HOLDINGS LLC	8/2/2024	08-2024	1,607.00	
sec8hap - Section 8 HAP	22342	0homfhd - FHD HOME INVESTMENT LLC	8/2/2024	08-2024	1,238.00	
sec8hap - Section 8 HAP	22343	0homhec - HECS HOMES LLC	8/2/2024	08-2024	929.00	

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sec8hap - Section 8 HAP	22344	Ohomsky - SKYLO HOMES LLC	8/2/2024	08-2024	630.00
sec8hap - Section 8 HAP	22345	Ohomtar - TARKILN HOMES LLC	8/2/2024	08-2024	6,114.00
sec8hap - Section 8 HAP	22346	Ohopape - APEX HOPEWELL NJ LLC	8/2/2024	08-2024	610.00
sec8hap - Section 8 HAP	22347	Ohougol - GOLD HOUSING PROVIDERS LLC	8/2/2024	08-2024	1,500.00
sec8hap - Section 8 HAP	22348	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	8/2/2024	08-2024	459.00
sec8hap - Section 8 HAP	22349	Ohowkev - KEVIN HOWARD	8/2/2024	08-2024	2,616.00
sec8hap - Section 8 HAP	22350	Oiaplis - LISA A IAPALUCCI	8/2/2024	08-2024	1,479.00
sec8hap - Section 8 HAP	22351	Oingden - INGRALDI	8/2/2024	08-2024	1,006.00
sec8hap - Section 8 HAP	22352	Oinvbot - BOTA INVESTMENTS LLC	8/2/2024	08-2024	2,932.00
sec8hap - Section 8 HAP	22353	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	8/2/2024	08-2024	3,808.00
sec8hap - Section 8 HAP	22354	Oinvtra - T-RAY INVESTMENTS LLC	8/2/2024	08-2024	3,161.00
sec8hap - Section 8 HAP	22355	Oinvweb - WEBER INVESTMENT GROUP LLC	8/2/2024	08-2024	6,202.00
sec8hap - Section 8 HAP	22356	Ojacgar - W JACK	8/2/2024	08-2024	1,483.00
sec8hap - Section 8 HAP	22357	Ojerpri - PRIME JERSEY ESTATES	8/2/2024	08-2024	11,153.00
sec8hap - Section 8 HAP	22358	Okatjay - JAY-KAT INVESTMENTS, LLC	8/2/2024	08-2024	877.00
sec8hap - Section 8 HAP	22359	Okcl1llc - KLC1 LLC	8/2/2024	08-2024	1,460.00
sec8hap - Section 8 HAP	22360	Olabfel - LABOY	8/2/2024	08-2024	1,712.00
sec8hap - Section 8 HAP	22361	Olandic - LANDICINI 566 LLC	8/2/2024	08-2024	335.00
sec8hap - Section 8 HAP	22362	Olanedw - EDWARD J LANG	8/2/2024	08-2024	1,300.00
sec8hap - Section 8 HAP	22363	Olebzai - LEBRON	8/2/2024	08-2024	2,358.00
sec8hap - Section 8 HAP	22364	Olegmay - MAYERFELD LEGACY TRUST	8/2/2024	08-2024	276.00
sec8hap - Section 8 HAP	22365	Olevgab - GABRIELLE LEVITT	8/2/2024	08-2024	507.00
sec8hap - Section 8 HAP	22366	Olhrent - L & H RENTALS	8/2/2024	08-2024	798.00
sec8hap - Section 8 HAP	22367	Olinrob - ROBERT LINDNER	8/2/2024	08-2024	461.00
sec8hap - Section 8 HAP	22368	Ollciig - IIG-1 LLC	8/2/2024	08-2024	889.00
sec8hap - Section 8 HAP	22369	Ollckoo - KOONER LLC	8/2/2024	08-2024	1,694.00
sec8hap - Section 8 HAP	22370	Ollcsn2 - SN 22 LLC	8/2/2024	08-2024	2,041.00
sec8hap - Section 8 HAP	22371	Olocloc - LOCATION LOCATION & TIMING LLC	8/2/2024	08-2024	1,047.00
sec8hap - Section 8 HAP	22372	Olopyad - YADIRA LOPEZ	8/2/2024	08-2024	710.00
sec8hap - Section 8 HAP	22373	Olospro - LOST PROPERTIES LLC	8/2/2024	08-2024	2,786.00
sec8hap - Section 8 HAP	22374	Omalaug - MIKLAVCIC JR.	8/2/2024	08-2024	1,914.00
sec8hap - Section 8 HAP	22375	Omanarc - MANAGEMENT LLC	8/2/2024	08-2024	621.00
sec8hap - Section 8 HAP	22376	Omapgre - GREENWOOD MAPLE JAY LLC	8/2/2024	08-2024	1,174.00
sec8hap - Section 8 HAP	22377	Omelrose - MELROSE COURT LP	8/2/2024	08-2024	20,293.00
sec8hap - Section 8 HAP	22378	Omenbre - MENDEZ	8/2/2024	08-2024	1,512.00
sec8hap - Section 8 HAP	22379	Omillvil - MILLVILLE REALTY CORPORATION	8/2/2024	08-2024	2,295.00
sec8hap - Section 8 HAP	22380	Omiryar - MIRANDA	8/2/2024	08-2024	2,984.00
sec8hap - Section 8 HAP	22381	Omonbry - BRYAN P. MONTEMURRO	8/2/2024	08-2024	622.00
sec8hap - Section 8 HAP	22382	Omrjang - RIVERA	8/2/2024	08-2024	955.00
sec8hap - Section 8 HAP	22383	Omulqua - QUALITY MULTI BR RENTALS LLC	8/2/2024	08-2024	1,963.00
sec8hap - Section 8 HAP	22384	Oneddav - NEDER	8/2/2024	08-2024	1,777.00
sec8hap - Section 8 HAP	22385	Oneeshr - SHREE NEEL LLC	8/2/2024	08-2024	2,641.00
sec8hap - Section 8 HAP	22386	Onegcar - CARLOS NEGRON JR	8/2/2024	08-2024	766.00
sec8hap - Section 8 HAP	22387	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	8/2/2024	08-2024	33,484.00
sec8hap - Section 8 HAP	22388	Opaeast - EAST PARK APARTMENTS	8/2/2024	08-2024	8,038.00
sec8hap - Section 8 HAP	22389	Opanpar - PARESH PANCHAL	8/2/2024	08-2024	1,940.00

## Payment Summary

Bank=sec8hap AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	22390	Oparest - PARVIN ESTATES LLC	8/2/2024	08-2024	251.00
sec8hap - Section 8 HAP	22391	Opargle - GLEN PARK APARTMENTS LP	8/2/2024	08-2024	0.00
sec8hap - Section 8 HAP	22392	Oparkto - PARK TOWNE APTS LLC	8/2/2024	08-2024	12,493.00
sec8hap - Section 8 HAP	22393	Opasmar - PASTORE	8/2/2024	08-2024	2,590.00
sec8hap - Section 8 HAP	22394	Oplocam - PHILLIP BLACK & KATHLEEN BLACK IRA	8/2/2024	08-2024	3,806.00
sec8hap - Section 8 HAP	22395	Opoisil - SILVER POINT MANAGEMENT LLC	8/2/2024	08-2024	713.00
sec8hap - Section 8 HAP	22396	Oproall - ALL PRO GROUP LLC	8/2/2024	08-2024	1,441.00
sec8hap - Section 8 HAP	22397	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	8/2/2024	08-2024	620.00
sec8hap - Section 8 HAP	22398	Oprofam - FAM PROPERTY MANAGEMENT LLC	8/2/2024	08-2024	1,350.00
sec8hap - Section 8 HAP	22399	Oprolha - LHA PROPERTIES LLC	8/2/2024	08-2024	1,313.00
sec8hap - Section 8 HAP	22400	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	8/2/2024	08-2024	729.00
sec8hap - Section 8 HAP	22401	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	8/2/2024	08-2024	15,689.00
sec8hap - Section 8 HAP	22402	Oprotim - TIMARIA PROPERTIES LLC	8/2/2024	08-2024	1,186.00
sec8hap - Section 8 HAP	22403	Oquilou - QUILES	8/2/2024	08-2024	291.00
sec8hap - Section 8 HAP	22404	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	8/2/2024	08-2024	155,346.00
sec8hap - Section 8 HAP	22405	Oramnic - NICHOLAS P RAMBONE	8/2/2024	08-2024	1,107.00
sec8hap - Section 8 HAP	22406	Oraymar - RAYMOND HOLDINGS LLP	8/2/2024	08-2024	1,071.00
sec8hap - Section 8 HAP	22407	Oreabrt - BRT REAL ESTATE LLC	8/2/2024	08-2024	659.00
sec8hap - Section 8 HAP	22408	Oreadcb - Realty LLC	8/2/2024	08-2024	729.00
sec8hap - Section 8 HAP	22409	Oreahen - REAL ESTATE	8/2/2024	08-2024	1,893.00
sec8hap - Section 8 HAP	22410	Oreajba - JBAR REALTY LLC	8/2/2024	08-2024	903.00
sec8hap - Section 8 HAP	22411	Orealbf - B & F REAL ESTATE HOLDINGS LLC	8/2/2024	08-2024	1,684.00
sec8hap - Section 8 HAP	22412	Orealisa - S & A REALTY ENTERPRISES LLC	8/2/2024	08-2024	628.00
sec8hap - Section 8 HAP	22413	Oreamat - MATURO REALTY INC	8/2/2024	08-2024	2,724.00
sec8hap - Section 8 HAP	22414	Oreamil - MILLVILLE REALTY CORP	8/2/2024	08-2024	1,082.00
sec8hap - Section 8 HAP	22415	Oreasar - SARA REAVES	8/2/2024	08-2024	865.00
sec8hap - Section 8 HAP	22416	Oregche - REGENCY CHESTNUT COURT	8/2/2024	08-2024	9,711.00
sec8hap - Section 8 HAP	22417	Oregeas - REGENCY EAST LLC	8/2/2024	08-2024	3,115.00
sec8hap - Section 8 HAP	22418	Oreisup - SUPERIOR RE INVESTMENTS LLC	8/2/2024	08-2024	1,797.00
sec8hap - Section 8 HAP	22419	Orenaco - ACOSTA RENTAL LLC	8/2/2024	08-2024	2,055.00
sec8hap - Section 8 HAP	22420	Orenokg - K G RENOVATIONS LLC	8/2/2024	08-2024	1,107.00
sec8hap - Section 8 HAP	22421	Orensup - SUPERIOR RENTALS LLC	8/2/2024	08-2024	1,417.00
sec8hap - Section 8 HAP	22422	Orivdie - RIVERA	8/2/2024	08-2024	2,302.00
sec8hap - Section 8 HAP	22423	Oriviri - RIVERA	8/2/2024	08-2024	1,168.00
sec8hap - Section 8 HAP	22424	Orodhen - HENRY RODRIGUEZ	8/2/2024	08-2024	766.00
sec8hap - Section 8 HAP	22425	Orogluc - ROGERS	8/2/2024	08-2024	802.00
sec8hap - Section 8 HAP	22426	Orogsal - SALVATORE W ROGGIO	8/2/2024	08-2024	1,012.00
sec8hap - Section 8 HAP	22427	Orpjpro - RPJ PROPERTIES LLC	8/2/2024	08-2024	12,488.00
sec8hap - Section 8 HAP	22428	Orunind - INDIAN RUN APARTMENTS LP	8/2/2024	08-2024	1,071.00
sec8hap - Section 8 HAP	22429	Oruppab - RUPERTO	8/2/2024	08-2024	748.00
sec8hap - Section 8 HAP	22430	Osaiger - GERALD M SAINOT JR	8/2/2024	08-2024	1,311.00
sec8hap - Section 8 HAP	22431	Osaldasda - DAMIAN & ELAINE SALAS	8/2/2024	08-2024	2,034.00
sec8hap - Section 8 HAP	22432	Osauaud - SAUNDERS	8/2/2024	08-2024	1,800.00
sec8hap - Section 8 HAP	22433	Osaumar - SAUDERS	8/2/2024	08-2024	641.00
sec8hap - Section 8 HAP	22434	Oschdan - SCHWARTZ	8/2/2024	08-2024	1,845.00
sec8hap - Section 8 HAP	22435	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	8/2/2024	08-2024	743.00

### Payment Summary

Bank=sec8hap AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	22436	Osenbri - HOUSING PARTNERS LLC	8/2/2024	08-2024	2,254.00	
sec8hap - Section 8 HAP	22437	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	8/2/2024	08-2024	210.00	
sec8hap - Section 8 HAP	22438	Oshabru - BRUCE D SHAW	8/2/2024	08-2024	1,391.00	
sec8hap - Section 8 HAP	22439	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	8/2/2024	08-2024	2,575.00	
sec8hap - Section 8 HAP	22440	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP L	8/2/2024	08-2024	993.00	
sec8hap - Section 8 HAP	22441	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	8/2/2024	08-2024	3,839.00	
sec8hap - Section 8 HAP	22442	Ototalb - ALBERTO SOTO	8/2/2024	08-2024	1,069.00	
sec8hap - Section 8 HAP	22443	Osqulan - LANDIS SR URBAN RENEWAL PARTNERS LLC	8/2/2024	08-2024	1,944.00	
sec8hap - Section 8 HAP	22444	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	8/2/2024	08-2024	1,285.00	
sec8hap - Section 8 HAP	22445	Oswaway - WAYNE SWANSON	8/2/2024	08-2024	1,171.00	
sec8hap - Section 8 HAP	22446	Oswel101 - 101 S WEST LLC	8/2/2024	08-2024	1,710.00	
sec8hap - Section 8 HAP	22447	Otayver - TAYLOR	8/2/2024	08-2024	746.00	
sec8hap - Section 8 HAP	22448	Othapau - ALBERTA A QUAIROLI ESTATE	8/2/2024	08-2024	1,219.00	
sec8hap - Section 8 HAP	22449	Otorism - TORRES	8/2/2024	08-2024	1,916.00	
sec8hap - Section 8 HAP	22450	Ovasdap - DAPHNE VASSALOTTI	8/2/2024	08-2024	698.00	
sec8hap - Section 8 HAP	22451	Ovashen - VASQUEZ	8/2/2024	08-2024	971.00	
sec8hap - Section 8 HAP	22452	Oveljon - JONATHAN VELEZ	8/2/2024	08-2024	1,539.00	
sec8hap - Section 8 HAP	22453	Ovhosri - SRI VHOMES LLC	8/2/2024	08-2024	1,650.00	
sec8hap - Section 8 HAP	22454	Ovinlan - VINELAND VILLAGE APTS	8/2/2024	08-2024	5,473.00	
sec8hap - Section 8 HAP	22455	Ovirulou - LOUIS A VIRUET	8/2/2024	08-2024	1,064.00	
sec8hap - Section 8 HAP	22456	Owalnut - WALNUT REALTY ASSOCIATES LLC	8/2/2024	08-2024	7,399.00	
sec8hap - Section 8 HAP	22457	Owassey - SEYMOUR WASSERSTRUM	8/2/2024	08-2024	1,200.00	
sec8hap - Section 8 HAP	22458	Owebri - WEBER	8/2/2024	08-2024	2,000.00	
sec8hap - Section 8 HAP	22459	Owhihen - WHITE III	8/2/2024	08-2024	918.00	
sec8hap - Section 8 HAP	22460	Owolpro - WOLF PROPERTY HOLDINGS LLC	8/2/2024	08-2024	1,277.00	
sec8hap - Section 8 HAP	22461	Owrialf - WRIGHT	8/2/2024	08-2024	1,610.00	
sec8hap - Section 8 HAP	22462	Oyasmia - YASMIA 3 LLC	8/2/2024	08-2024	1,356.00	
sec8hap - Section 8 HAP	22463	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	8/6/2024	08-2024	9.00	
sec8hap - Section 8 HAP	500059	Olegmay - MAYERFELD LEGACY TRUST	7/29/2024	07-2024	0.00	
sec8hap - Section 8 HAP	500060	Ochainv - CHAAD INVESTMENTS LLC	8/2/2024	08-2024	0.00	
					<b>806,582.00</b>	

### Payment Summary

Bank=sec8admn AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8admn - Section 8 Admin Fee	760	appplu - Appliance Plus, Inc.	7/31/2024	07-2024	1,976.00	
sec8admn - Section 8 Admin Fee	761	Ocorjua - CORTES	8/2/2024	08-2024	627.14	
sec8admn - Section 8 Admin Fee	762	atlccl - ATLANTIC CITY ELECTRIC	8/2/2024	08-2024	676.28	
sec8admn - Section 8 Admin Fee	763	sjgas - South Jersey Gas Company	8/2/2024	08-2024	417.71	
sec8admn - Section 8 Admin Fee	764	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	8/6/2024	08-2024	166.39	
sec8admn - Section 8 Admin Fee	765	Oosccos8 - OSCEOLA COUNTY HOUSING	8/5/2024	08-2024	67.84	
sec8admn - Section 8 Admin Fee	766	vf093 - ORANGE COUNTY HOUSING & C D	8/5/2024	08-2024	65.90	
					<b>3,997.26</b>	

### Payment Summary

Bank=nhopbtt AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
nhopbtt - New HOP Inv - BB&T(Truist)	113	allris - All Risk Inc	8/15/2024	08-2024	148,413.56	

### Payment Summary

Bank=sec8hap AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
nhopbdt - New HOP Inv - BB&T(Truist)	114	jhwill - J H Williams Enterprises Inc	8/15/2024	08-2024		28,935.00
						<b>177,348.56</b>

Bank=capsecdp AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
capsecdp - PH Sec Dep Acct	231	vha - HOUSING AUTHORITY CITY OF VINELAND	7/26/2024	07-2024		1,275.32 7/31/2024
						<b>1,275.32</b>

### Payment Summary

Bank=capfsses AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
capfsses - VHA FSS Escrow Acct	219	irfss - United States Treasury	8/13/2024	08-2024		3,767.44
						<b>3,767.44</b>

### Payment Summary

Bank=capgenfd AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
capgenfd - Public Housing General Fund	2630	landis - Landis Sewerage Authority	7/19/2024	07-2024		1,040.00
capgenfd - Public Housing General Fund	2631	t0014811 - ROMAN JR	7/25/2024	07-2024		639.11
capgenfd - Public Housing General Fund	282472	vmu - Vineland Municipal Utilities	7/30/2024	07-2024		18,881.89
capgenfd - Public Housing General Fund	5465144614	vmu - Vineland Municipal Utilities	8/2/2024	08-2024		13.34
capgenfd - Public Housing General Fund	5466789120	sjgas - South Jersey Gas Company	7/19/2024	07-2024		903.18
capgenfd - Public Housing General Fund	20242060439	vha - HOUSING AUTHORITY CITY OF VINELAND	7/24/2024	07-2024		1,548.00
capgenfd - Public Housing General Fund	20242060442	vha - HOUSING AUTHORITY CITY OF VINELAND	7/24/2024	07-2024		12,951.30
						<b>35,976.82</b>

### Payment Summary

Bank=cocc AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
cocc - Central Office Cost	13295	bolste - Bolster Hardware II LLC	7/26/2024	07-2024		77.98 7/31/2024
cocc - Central Office Cost	13296	ccia - Cumberland Co Improvement Auth	7/26/2024	07-2024		83.23 7/31/2024
cocc - Central Office Cost	13297	combus - COMCAST	7/26/2024	07-2024		798.30 7/31/2024
cocc - Central Office Cost	13298	ferguson - Ferguson Enterprises Inc	7/26/2024	07-2024		37.29 7/31/2024
cocc - Central Office Cost	13299	hdsupp - HD Supply Facilities Maintenance LTD	7/26/2024	07-2024		974.58 7/31/2024
cocc - Central Office Cost	13300	hompro - HD SUPPLY formerly Home Depot Pro	7/26/2024	07-2024		1,816.18 7/31/2024
cocc - Central Office Cost	13301	inspira - Inspira Health Network Urgent Care, PC	7/26/2024	07-2024		120.00 7/31/2024
cocc - Central Office Cost	13302	miles - Miles IT Company	7/26/2024	07-2024		1,154.02 7/31/2024
cocc - Central Office Cost	13303	sherwi - Sherwin Williams Company	7/26/2024	07-2024		342.32 7/31/2024
cocc - Central Office Cost	13304	sjappa - South Jersey Appraisal Associates LLC	7/26/2024	07-2024		1,200.00
cocc - Central Office Cost	13305	vercon - Verizon Connect Fleet USA LLC	7/26/2024	07-2024		414.85 7/31/2024
cocc - Central Office Cost	13306	cwa - Communications Workers of America	7/29/2024	07-2024		260.20
cocc - Central Office Cost	13307	acupri - Acu Print Corporation	8/9/2024	08-2024		11.88
cocc - Central Office Cost	13308	adacss - Advanced Cabinetry & Storage Systems LLC	8/9/2024	08-2024		1,409.00
cocc - Central Office Cost	13309	aprsup - APR SUPPLY CO	8/9/2024	08-2024		354.08
cocc - Central Office Cost	13310	barret - Barretta Plumbing Heating Cooling	8/9/2024	08-2024		1,039.19
cocc - Central Office Cost	13311	ccia - Cumberland Co Improvement Auth	8/9/2024	08-2024		172.88
cocc - Central Office Cost	13312	coloni - Colonial Electrical Supply	8/9/2024	08-2024		164.80
cocc - Central Office Cost	13313	cullig - South Jersey Culligan Water	8/9/2024	08-2024		238.00
cocc - Central Office Cost	13314	ezpass - E-Z PASS	8/9/2024	08-2024		750.00
cocc - Central Office Cost	13315	intsys - Integrated Systems Associates Inc	8/9/2024	08-2024		1,293.75
cocc - Central Office Cost	13316	jccupa - JC'S Custom Painting	8/9/2024	08-2024		2,448.75
cocc - Central Office Cost	13317	micdev - Michael Dever	8/9/2024	08-2024		102.80

## Payment Summary

Bank=sec8hap AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	13318	peters - Peterson Service Co Inc	8/9/2024	08-2024	512.00
cocc - Central Office Cost	13319	robrob - Robinson & Robinson LLC	8/9/2024	08-2024	849.00
cocc - Central Office Cost	13320	sermas - ServiceMaster Of The Shore Area	8/9/2024	08-2024	790.00
cocc - Central Office Cost	13321	shred - STERICYCLE, INC.	8/9/2024	08-2024	74.47
cocc - Central Office Cost	13322	sjglas - South Jersey Glass & Door Company	8/9/2024	08-2024	127.18
cocc - Central Office Cost	13323	veriw - Verizon Wireless	8/9/2024	08-2024	1,208.48
cocc - Central Office Cost	13324	aceplu - Ace Plumbing and Electrical Supplies Inc	8/15/2024	08-2024	16,513.27
cocc - Central Office Cost	13325	adcass - Advanced Cabinetry & Storage Systems LLC	8/15/2024	08-2024	423.00
cocc - Central Office Cost	13326	amacap - Amazon Capital Services Inc	8/15/2024	08-2024	6,673.23
cocc - Central Office Cost	13327	aprsup - APR SUPPLY CO	8/15/2024	08-2024	463.11
cocc - Central Office Cost	13328	avena - Linda M Avena CPA	8/15/2024	08-2024	7,083.34
cocc - Central Office Cost	13329	blocklsi - TELESYSTEM	8/15/2024	08-2024	2,026.21
cocc - Central Office Cost	13330	bobaut - BOB'S AUTO SUPPLY, INC	8/15/2024	08-2024	794.24
cocc - Central Office Cost	13331	bolste - Bolster Hardware II LLC	8/15/2024	08-2024	119.43
cocc - Central Office Cost	13332	browni - Browns Integrated Pest Management	8/15/2024	08-2024	400.00
cocc - Central Office Cost	13333	callexp - Call Experts New Jersey	8/15/2024	08-2024	399.06
cocc - Central Office Cost	13334	canbus - Canon Solutions America Inc	8/15/2024	08-2024	338.93
cocc - Central Office Cost	13335	carahsoft - Carahsoft Technology Corporation	8/15/2024	08-2024	3,516.29
cocc - Central Office Cost	13336	ccia - Cumberland Co Improvement Auth	8/15/2024	08-2024	3,315.61
cocc - Central Office Cost	13337	cejeeq - Central Jersey Equipment, LLC	8/15/2024	08-2024	6,123.61
cocc - Central Office Cost	13338	cintas - Cintas Corporation #100	8/15/2024	08-2024	915.92
cocc - Central Office Cost	13339	coloni - Colonial Electrical Supply	8/15/2024	08-2024	201.76
cocc - Central Office Cost	13340	eldpes - ELDER PEST CONTROL, INC.	8/15/2024	08-2024	95.00
cocc - Central Office Cost	13341	genser - Genserve Inc	8/15/2024	08-2024	880.00
cocc - Central Office Cost	13342	gloequ - Global Industrial	8/15/2024	08-2024	602.13
cocc - Central Office Cost	13343	hdsupp - HD Supply Facilities Maintenance LTD	8/15/2024	08-2024	5,460.52
cocc - Central Office Cost	13344	hill - Ronald Hill	8/15/2024	08-2024	1,125.00
cocc - Central Office Cost	13345	himinha - DELSEA LAUNDROMAT	8/15/2024	08-2024	1,143.75
cocc - Central Office Cost	13346	homede - Home Depot Credit Services	8/15/2024	08-2024	242.00
cocc - Central Office Cost	13347	hompro - HD SUPPLY formerly Home Depot Pro	8/15/2024	08-2024	7,453.15
cocc - Central Office Cost	13348	intsys - Integrated Systems Associates Inc	8/15/2024	08-2024	350.00
cocc - Central Office Cost	13349	jccupa - JC'S Custom Painting	8/15/2024	08-2024	2,046.25
cocc - Central Office Cost	13350	mason - W B Mason Co Inc	8/15/2024	08-2024	846.02
cocc - Central Office Cost	13351	maxcom - Max Communications Inc	8/15/2024	08-2024	574.82
cocc - Central Office Cost	13352	miles - Miles IT Company	8/15/2024	08-2024	4,343.00
cocc - Central Office Cost	13353	natten - National Tenant Network	8/15/2024	08-2024	2,010.45
cocc - Central Office Cost	13354	pdq - PDQ Supply Inc	8/15/2024	08-2024	839.99
cocc - Central Office Cost	13355	pitsus - SUSANNE PITTS	8/15/2024	08-2024	200.00
cocc - Central Office Cost	13356	riggin - Riggins Inc	8/15/2024	08-2024	202.44
cocc - Central Office Cost	13357	rpmlan - RPM Landscape Contractor LLC	8/15/2024	08-2024	1,999.00
cocc - Central Office Cost	13358	rutuni - Rutgers, The State University of NJ	8/15/2024	08-2024	944.00
cocc - Central Office Cost	13359	sermas - ServiceMaster Of The Shore Area	8/15/2024	08-2024	473.87
cocc - Central Office Cost	13360	sherwi - Sherwin Williams Company	8/15/2024	08-2024	1,569.23
cocc - Central Office Cost	13361	sjglas - South Jersey Glass & Door Company	8/15/2024	08-2024	420.00
cocc - Central Office Cost	13362	staadv - Staples, Inc.	8/15/2024	08-2024	286.22
cocc - Central Office Cost	13363	ulbric - Ulbrich-Scull Investigations LLC	8/15/2024	08-2024	1,988.40
cocc - Central Office Cost	13364	vercon - Verizon Connect Fleet USA LLC	8/15/2024	08-2024	414.85
cocc - Central Office Cost	13365	vhapet - Gloria Pomaes	8/15/2024	08-2024	221.60
cocc - Central Office Cost	13366	vinenv - Vineland Environmental Laboratories	8/15/2024	08-2024	825.00
cocc - Central Office Cost	13367	weaequ - Weaver Equipment Sales & Service LLC	8/15/2024	08-2024	209.94
cocc - Central Office Cost	633114	vmu - Vineland Municipal Utilities	7/23/2024	07-2024	3,048.56 7/31/2024
cocc - Central Office Cost	1379213	axaequ - Equitable	7/29/2024	07-2024	2,035.00 7/31/2024



## Payment Summary

Bank=sec8hap AND mm/yy=07/2024-08/2024 AND Check Date=07/19/2024-08/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
cocc - Central Office Cost	1381624	axaequ - Equitable	8/9/2024	08-2024	2,035.00	
cocc - Central Office Cost	7262024	paychex - Paychex of New York LLC	7/26/2024	07-2024	420.34	7/31/2024
cocc - Central Office Cost	7292024	afiac - AFLAC	7/29/2024	07-2024	156.00	7/31/2024
cocc - Central Office Cost	20240809	paychex - Paychex of New York LLC	8/9/2024	08-2024	415.72	
cocc - Central Office Cost	20641827	pers - Public Employees Retirement System	7/24/2024	07-2024	1,292.22	7/31/2024
cocc - Central Office Cost	21190668	pers - Public Employees Retirement System	7/30/2024	07-2024	15,881.00	7/31/2024
cocc - Central Office Cost	5461110268	sjgas - South Jersey Gas Company	7/22/2024	07-2024	124.36	7/31/2024
					<b>131,307.05</b>	