

# PEEKSKILL HOUSING AUTHORITY



P. Holden Croslan  
Executive Director

807 Main Street  
Peekskill, New York 10566  
Phone: 914-739-1700  
Fax: 914-739-1787

PEEKSKILL HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
MONTHLY MEETING – May 21, 2020  
Bohlmann Towers – Community Room  
696 Highland Ave, Peekskill, NY 10566

## AGENDA

### I. ROLL CALL

### II. TENANTS' COMMENTS AND CONCERNS

### III. APPROVAL OF PREVIOUS MONTHS MINUTES:

- a) Resolution 03/01/2020 – February 20, 2020 - Regular Meeting Minutes

### IV. CORRESPONDENCE: None

### V. EXECUTIVE DIRECTOR'S REPORT:

- a) Monthly Report – May 2020
- b) Financial Report – April 2020

### VI. COUNSEL'S REPORT - None

### VII. UNFINISHED BUSINESS

- a) Resolution – 03/02/2020 – February Monthly Bills
- b) Resolution – 03/03/2020 – Five -Year Capital Fund Action Plan
- c) Resolution – 04/01/2020 – March Monthly Bills

### VIII. NEW BUSINESS

- a) Resolution – 5/01/2020 – April Bills

### IX. TENANTS' COMMENTS AND CONCERNS:

### X. ADJOURNMENT

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING  
FEBRUARY 20, 2020 BOARD MEETING MINUTES  
REGULAR SESSION**

**WHEREAS**, The Board of Commissioners have reviewed the minutes of February 20, 2020 public meeting; and

**WHEREAS**, The Board of Commissioners find the minutes to accurately reflect the comments and statements made by the public and the Commissioners.

**NOW, THEREFORE BE IT RESOLVED** that the Board of Commissioners of the Peekskill Housing Authority approve the minutes of February, 2020 public meeting.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

<b>VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Chairman Michael Kane				
Commissioner Dwight H. Douglas				
Commissioner Alexandra Hanson				
Tenant Commissioner Duane Timms				
Commissioner Luis A. Segarra				
Commissioner Kimm McNeil				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill adopted.

Effective: May 21, 2020

\_\_\_\_\_  
P. Holden Croslan, Executive Director

Date:

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## PEEKSKILL HOUSING AUTHORITY BOARD OF COMMISSIONERS MONTHLY MEETING MINUTES FEBRUARY 20, 2020

### ROLL CALL:

Commissioner Kane, Chairman  
Commissioner Douglas  
Commissioner Timms, Tenant  
Commissioner Hanson

P Holden Croslan, Executive Director  
Gerald Klein, PHA Counsel - Absent

### Tenants Comments and Concerns

No tenants in attendance at this time.

### Resolution 02/01/2020 – January 16, 2020 – Public Hearing Minutes

Chairman Kane asked for a motion. Commissioner Douglas made a motion to approve Resolution 02/01/2020 and Commissioner Hanson seconded the motion. Chairman Kane asked if there were any comments on the minutes, the response was no. The vote was as follows: Chairman Kane – Aye; Commissioner Douglas – Aye; Commissioner Timms – Aye; Commissioner Hanson – Aye.

### Resolution 02/02/2020 – January 16, 2020 – Regular Meeting Minutes

Chairman Kane asked for a motion. Commissioner Douglas made a motion to approve Resolution 02/02/2020 and Commissioner Hanson seconded the motion. Chairman Kane asked if there were any comments on the minutes, the response was no. The vote was as follows: Chairman Kane – Aye; Commissioner Douglas – Aye; Commissioner Timms – Aye; Commissioner Hanson – Aye.

### EXECUTIVE DIRECTOR'S REPORT

**Revenue** – HUD subsidy for December, \$107,069; January, \$153,499.

Significant increase for January due to HUD reconciliation.

**Other Revenue** – December, \$4,356; January, \$3,319.

### Tenant Charges

Rent Charges for December, \$143,903; January, \$143,620

Retro Rent (Unreported Income)/Adjustment, December, \$6,543; January, \$0

Total tenant charges for December, \$155,001; January, \$148,195.

Charges collected through December 5<sup>th</sup>, \$96,305; January 5<sup>th</sup>, \$60,177.

Total charges collected for December, \$149,830; January \$145,874.

All Outstanding Tenant Charges, December, \$259,388; January \$259,866.

**Bills Paid** –The Executive Director reviewed the December and January bills.

Total expenses for December, \$247,669; January, \$429,351.

The Executive Director stated that the significant difference in expenses for December and January were due to city water, fuel oil, attorney fees; health insurance; and camera upgrade.

**Court Proceedings** – There are 16 families in the court process for January owing an outstanding balance of \$18,860; 11 paid, \$8,137.

**Repayment Agreements** – One repayment agreement for January; \$4,460, remaining; \$3,845.

**Work Orders** – November and December, outstanding 2; January 94, Outstanding 5.

**Unit Turnovers** – There were 8 vacancies at the end of January; 2 leased February 17<sup>th</sup>; 1 scheduled to be leased on March 2<sup>nd</sup>; 5 vacancies remaining.

Commissioner Douglas asked for a status of the waitlist. Ms. Croslan responded that the waitlist was recently open and we are currently in the process of reconciling the applications. Commissioner Douglas asked if we typically receive over 100 applicants. Mr. Croslan responded, yes.

**Tenants Account Receivable (TAR)** – At the end of January, 70 Bohlmann Towers residents owe \$124,335; 46 Dunbar Heights residents owe \$80,060; 22 Turnkey residents owe \$55,471.

Total past due for January, 138 residents (51%) owed \$259,866.

### **Police Report**

**Police Activity PHA 1/04 - 01/10** - 29 visits to Bohlmann Towers, 26 routine; 25 visits to Dunbar Heights; 24 routine.

**Police Activity PHA 1/11 - 1/17** – 41 visits to Bohlmann Towers, 32 routine; 38 visits to Dunbar Heights, 36 routine.

### **REPOSITIONING CONSULTANTS**

Fresnal/LouWalt Consultants provided the final document that was previously presented to the Board in draft form. No changes were made to the draft.

Chairman Kane asked if it would be put on the website. Ms. Croslan responded, yes.

## **TENANT COMPLAINT**

The Executive Director updated the board on the status of a complaint received regarding an unclean unit. The tenant complained that her neighbor's unit was not maintained, causing discomfort to her household. A detailed timeline was included with the Board Report; and documentation was sent to our attorney to get this family back into court.

## **FINANCIAL REPORT**

March 31<sup>st</sup> will be the end of the fiscal year. HUD allows 20% of Capital Funds to be deposited into the operating account, this will help balance the budget.

Commissioner Douglas commented that even though we have projected a deficit, the budget may balance. Ms. Croslan responded, it may but keep in mind we are still over budget.

## **UNFINISHED BUSINESS**

Commissioner Douglas stated that he has met with the new City Manager to discuss the RAD consultant's suggestion to combine the Cities Section 8 Program with the Housing Authority.

Commissioner Douglas also suggested setting up a meeting with an expert on the RAD program to come and educate the Board on how the program would work. Ms. Croslan responded that once the Board determines some dates, she will contact the Executive Director of Yonkers Housing Authority. Chairman Kane asked Commissioner Timms if he had any comments regarding RAD. Commissioner Timms responded, no.

## **NEW BUSINESS**

### **Resolution 02/03/2020 – January 2020 – Monthly Bills**

Commissioner Timms made a motion to approve January Monthly Bills. Commissioner Douglas seconded the motion. Chairman Kane asked if there were any comments, the response was no. The vote was as follows: Chairman Kane – Aye; Commissioner Douglas – Aye; Commissioner Timms – Aye; Commissioner Hanson – Aye.

## **TENANTS COMMENTS AND CONCERNS**

### **Pauline Gilchrist – 696 Highland Avenue**

1. How do you prove that someone is actually smoking in the unit?

**Commissioner Douglas suggested taking a picture. Chairman Kane stated that the best person to ask would be Attorney Klein but since he is absent, that question will be answered at the next Board Meeting.**

2. When will work start inside the apartments?

**Ms. Croslan responded, not immediately. The next capital fund project will be front and back steps because they are a hazard, and then painting the units. In order to do kitchens and bathrooms timely, RAD or a similar program will need to be considered.**

3. When the hot water went out a few weeks ago, maintenance should have called to let her know the situation was rectified. I didn't know the hot water was back on until the next day.
4. Maintenance did a great job on her ceiling and bathroom. They cleaned up their mess and left a note stating what they did and when they were coming back.

### **Adjournment**

Chairman Kane made a motion to adjourn and Commissioner Douglas seconded the motion. The vote was as follows: Chairman Kane – Aye; Commissioner Douglas – Aye; Commissioner Timms – Aye; Commissioner Hanson – Aye.

**Meeting Ended 7:30 PM**

PEEKSKILL HOUSING AUTHORITY  
 BOARD OF COMMISSIONERS MEETING  
 May 2020  
 EXECUTIVE DIRECTOR'S REPORT

FINANCIAL

Revenue	March	April
HUD Subsidy – Bohlmann (AMP 1))	18,344	50,000
HUD Subsidy – All other sites (AMP 2)	19,232	50,000
<b>Total HUD Operating Subsidy</b>	<b>*37,576</b>	<b>100,000</b>
<b>*Lower amount of HUD subsidy is reconciliation for quarterly overcompensation</b>		
<b>CFP18 Operations</b> <b>**Maximum amount PHA can transfer from Capital Funds grant (20%) to the operations account</b>	<b>**146,000</b>	<b>0</b>
<b>Other Revenue– Non-Federal</b>		
Laundry Commissions	3,159	3,465
CAP Office	1,800	0
Health Center	1,480	740
Verizon	151	137
Community Room Rental	150	0
Interest	36	6
<b>Total</b>	<b>6,776</b>	<b>4,348</b>
<b>TENANT CHARGES</b>	<b>March</b>	<b>April</b>
Rent	139,516	132,428
Retro Rent (unreported income)/adjustment	0	7,145
Parking	1,935	1,920
Late Fees ( April late fee will be credited to tenant accounts)	2,350	2,382
Misc ( key cards, maintenance charges, legal fees)	1,053	518
Air Conditioners	0	0
<b>TOTAL TENANT CHARGES</b>	<b>144,854</b>	<b>144,393</b>
<b>Collected from Tenants thru 5th</b>	<b>81,401</b>	<b>51,794</b>
<b>Total Collected</b>	<b>144,938</b>	<b>123,828</b>
<b>Unpaid Tenant Balance</b>	<b>(84)</b>	<b>20,565</b>
<b>Reclassification from TAR to Vacated TAR</b>	<b>(3,437)</b>	<b>(1,230)</b>
<b>Change in Prepaid rent</b>	<b>(1,074)</b>	<b>694</b>
<b>All Outstanding Tenant Charges</b>	<b>254,297</b>	<b>274,326</b>

**BILLS PAID**

	<b>March</b>	<b>April</b>
Payroll (M)	74,818	111,029
Elevator (Q)	1,666	4,924
Exterminator (M)	1,694	1,094
Trash – Dumpsters	0	635
City Trash Collection (Q)	21,060	0
City Water (Q)	0	56,751
Sewer Tax (Semi-Annual)	0	19,152
Robison Fuel Oil (M)	26,793	9,990
Electric (M)	11,089	11,976
Gas (M)	21,609	17,477
Propane (M)	249	838
Legal – PHA Attorney (M)	3,281	3,210
Legal – Labor Attorney	621	1,035
Health Insurance/Dental Insurance(M)	1,299	64,063
Process Server – Evictions (M)	566	0
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	0	669
Credit Card (M)	4,249	13,599
Maintenance Supplies/Contracts(M)	8,224	10,397
Office Expenses (M)	2,749	5,483
PILOT	0	0
Lawsuit Deductibles	988	2,358
Security	18,662	22,428
Unit Turnover	0	0
Medicare Part B Reimbursement	2,275	1,626
GASB75 Actuarial Calculation	0	1,500
<b>TOTAL EXPENSES</b>	<b>\$201,892</b>	<b>\$360,234</b>
<b>CAPITAL FUND PROJECTS</b>		
A/E Dunbar Heights Rear Porches/Entry Doors	\$6,250	\$14,550



**COURT PROCEEDINGS**

MONTH	# RESIDENTS	BALANCE	# PAID	AMOUNT PAID	COURT STIPS/COMMENTS
<b>January 2018</b>	12	25,031	9	20,221	1 Stip, 1 Skip - 8,062, 1 Eviction 7,222
February	11	23,014	10	19,000	1 Stipulation
March	11	22,437	11	22,437	
April	11	11,874	9	7,754	2 Eviction 24,854
May	13	28,201	12	26,170	1 Stipulation
June	8	7,809	7	6,510	1 Eviction – 4,478
July	9	14,375	9	14,375	
August	10	13,088	10	13,088	
September	12	26,403	11	24,793	1 Eviction – 4,595
October	11	15,709	11	26,877	
November	11	18,102	11	18,102	
December	11	21,571	10	19,051	1 – Skipped 5,114
<b>January 2019</b>	0	0	0	0	
February	12	34,017	11	30,151	1 – Eviction - 9,755
March	10	12,158	10	12,158	
April	10	15,472	9	14,256	1 – Eviction – 3,157
May	7	8,974	7	8,974	
June	1	3,061	1	3,061	
July	20	44,574	17	40,008	3 - Court
August	8	11,367	8	11,367	
September	4	1,639	4	1,639	
October	45	64,700	34	35,964	10 - Court, 1 – Skip 5,841
November	15	18,117	14	16,354	1 - Skipped 4,296
December	19	17,976	18	15,788	1 - Court
<b>January 2020</b>	16	18,860	16	18,860	
February	14	13,734	13	11,848	1 – Skipped – 3,207
March	0	0	0	0	
April	0	0	0	0	
<b>TOTAL</b>	<b>311</b>	<b>492,263</b>	<b>282</b>	<b>438,806</b>	<b>Outstanding Balance 53,457</b> <b>Skip/Evicted Balance 80,581</b>

**REPAYMENT AGREEMENTS**

<b>MONTH</b>	<b>AGREEMENTS</b>	<b>TOTAL AMOUNT</b>	<b>REMAINING AGREEMENTS</b>	<b>BALANCE</b>	<b>COMMENT</b>
<b>2018 January - June</b>	0	0	0	0	
July	2	8,301	1	1,835	1 Court – 1,709
August	3	27,850	1	11,762	1 Court – 1,161
September-November	0	0	0	0	
December	1	4,775	0	0	1 Court - 586
<b>2019 January - February</b>	0	0	0	0	
March	2	2,996	0	0	
April	0	0	0	0	
May	4	6,175	0	0	1 Court - 923, 1 Default
June	1	562	0	0	
July	0	0	0	0	
August	2	9,166	1	2,299	1 Court – 5,037
September	1	4,170	0	0	1 Court – 2,881
October	0	0	0	0	
November	3	8,148	2	5,450	
December	1	4,005	1	3,175	
<b>2020 January</b>	1	4,460	1	3,446	
February	0	0	0	0	
March	0	0	0	0	
April	1	7,145	1	6,745	
<b>TOTALS</b>	22	87,753	8	34,712	

**WORK ORDERS**

<b>MONTH</b>	<b>CALLS</b>	<b>COMPLETE</b>	<b>OUTSTANDING OR COMMENTS</b>
<b>January - 2019</b>	119	119	
February	88	88	
March	146	146	
April	119	119	
May	147	147	
June	155	155	
July	147	147	
August	161	161	
September	117	117	
October	144	144	
November	126	125	
December	98	98	
<b>January 2020</b>	94	94	
February	103	103	
March	114	114	
April	89	89	

**UNIT TURNOVER**

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-H	0	01/27/20	03/25/20	04/01/20	
BT 2-A	0	04/08/20			
BT 2-F	5	06/03/19	07/19/19	08/01/19	
BT 3-R	3	08/26/19	10/09/19	03/04/20	
BT 3-V	1	08/22/19	11/18/19	11/26/19	
BT 4-D	4	06/19/19	09/04/19	11/01/19	
BT 4-E	3	01/16/20	03/12/20		
BT 4-R	3	12/04/18	06/19/19	07/01/19	
BT 5-J	4	01/31/20			
BT 6-A	0	02/01/19	07/11/19	08/01/19	
BT 6-D	4	02/27/20			
BT 6-E	3	10/30/19	02/14/20	02/17/20	
BT 6-F	5	10/06/19	02/07/20	02/17/20	
BT 6-H	3	05/09/19	07/24/19	09/09/19	
BT 6-N	3	08/09/19	09/03/19	11/01/19	
BT 7-C	3	04/06/19	07/24/19	09/03/19	
BT 8-G	3	04/01/19	06/26/19	07/15/19	
BT 8-M	1	06/14/19	10/10/19	11/01/19	
BT 8-R	3	10/01/19	02/15/20	03/27/20	
DH 5-C	3	02/04/19	07/23/19	09/03/19	
DH 6-B	4	03/08/19	08/30/19	11/01/19	
DH 7-C	2	08/26/19	09/26/19	11/20/19	
DH 11-A	2	04/01/20			
DH 11-B	1	12/04/18	03/22/19	07/01/19	
DH 17-A	2	11/04/19	02/06/19	03/27/20	
DH 22-B	2	02/20/20			
TK 1719A-5M	4	01/07/19	07/23/19	08/01/19	
<b>TOTAL VACANT</b>	<b>6</b>				

**EXTERMINATION SUMMARY – BEDBUGS - # Treatments**

	2014	2015	2016	2017	2018	2019	2020	Comments
January	0	2	0	1	0	3	0	
February	6	3	0	0	1	1	0	
March	0	1	0	0	3	0	0	
April	0	1	0	2	0	0	0	
May	1	0	1	1	0	2		
June	2	2	2	0	0	0		
July	0	0	2	1	1	0		
August	0	0	3	4	3	1		
September	0	4	2	3	0	1		
October	0	0	3	1	0	1		
November	0	0	0	1	1	1		
December	0	0	1	1	0	0		
TOTAL	9	13	14	15	9	10		
<b>COST</b>	\$2,950	\$4,860	\$4,841	\$9,880	\$2,980	\$6,086	\$0	

**TENANT ACCOUNTS RECEIVABLE - LATE OR NO RENT PAYMENT**

SITE	# Units	Late	Not At All	Past Due MAR 2020	Past Due APR 2020
Bohlmann Towers	144	(50) 60	(24) 29	69 owed \$126,476	79 owed \$136,186
Dunbar Heights	96	(42) 44	(20) 24	49 owed \$71,172	52 owed \$75,867
Turnkey	33	(15) 16	(8) 8	20 owed \$56,649	19 owed \$62,273
Totals	273	(107) 120	(52) 61	138 (51%) - \$254,297	138 (51%) - \$274,326

Parenthesis ( ) represents the previous month

**PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS**

PHA Activity April 4-10, 2020	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	22	17	5*
Dunbar Heights	35	29	6*
*BT – Other (4 medical, 1 medical aid; visitor DOA not CV19 related)			
*DH – Other (altercation, parking complaint, 4 operation safe)			
PHA Activity April 18-24, 2020	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	22	18	4*
Dunbar Heights	24	16	8*
*BT – Other (noise, EDP, 2 altercations)			
*DH – Other (animal complaint, dispute, disorderly group, 2 investigations, 2 follow-up investigations)			

**MARCH 2020 YEAR-END FINANCIAL SUMMARY**

INCOME		TOTALS
DWELLING RENT		
Bohlmann Towers (BT)	812,574	
Dunbar Heights (DH)	565,660	
Turnkeys (TK)	273,856	
		1,652,090
NON-DWELLING RENT		
Bohlmann Towers	9,930	
Dunbar Heights	9,135	
Turnkeys	2,955	
		22,020
Interest		785
Laundry Room		20,357
CAP Office		16,200
HRHCare		8,882
Verizon Commission		1,818
Community Room Rental		440

Late Fees Bohlmann Towers	19,641	
Late Fees Dunbar Heights	10,215	
Late Fees Turnkeys	4887	
		30,035
Entrance Key Cards (BT)		325
Work Orders Bohlmann Towers	3,140	
Work Orders Dunbar Heights	1,635	
Work Orders Turnkeys	515	
Work Orders - Other	130	
		5,420
AC Bohlmann Towers	8,085	
AC Turnkeys	2,625	
Other Income	5,145	
		99,331
Operating Subsidy AMP 1 (BT)	661,577	
Operating Subsidy AMP 2 (DH-TK)	671,497	
		1,333,074
<b>TOTAL INCOME</b>		<b>3,253,300</b>
<b>EXPENSES</b>		<b>TOTALS</b>
Admin Salaries		347,152
Legal Expenses		54,277
Staff Training		879
Auditing Fees		8,860
Memberships/Dues		2,494
Telephone		7,028
Collection/Court Fees		7,624
Forms/stationery/office		22,913
All Other Sundry		25,597
Admin Service Contracts		11,665
Bank Fees		2,050
Other Tenant Services		8,937
Water/Sewer		197,903
Sewer Taxes		36,321
Electricity		159,258
Gas		140,013
Propane		7,120
Fuel		149,803
Labor		515,300
Supplies/Grounds		116,840
Garbage/Trash Removal		87,415
Alarm/Extinguisher Contracts		7,465
Routine Maintenance Contracts		17,616
Other Maintenance Contracts		94,436
Heating/Cooling Contracts		9,888
Elevator Contracts		34,301
Landscaping Contracts		34,600
Unit Turn Around Contracts		111,220
Exterminator Contracts		29,210

Security Contracts		200,569
Extraordinary Items: truck , trailer,	security camera, pallet jack for dumpster	157,774
Insurance - Property		73,808
Insurance - Liability		126,754
Insurance -WC		20,714
Insurance -Other		4,126
Payment in Lieu of Taxes		76,557
Employee Benefits - Admin		164,911
Employee Benefits - Maintenance		316,020
Collection Losses		48,062
Reconciliation Discrepancies		713
<b>TOTAL EXPENSES</b>		<b>3,438,196</b>
<b>NET LOSS</b>	Security Contract	<b>-184,896</b>

### CAPITAL FUNDING

2013	324,881 (DH gas line, DH roof replacement, oil tank removal, Howard Street boiler)
2014	421,668 (DH roof, BT re-point mortar joints, 1431&1719 boilers)
2015	436,899 (DH roof replacement, TK roof replacement, BT Elevator upgrade)
2016	454,867 (DH, TK roof replacement, Snow equipment, Elevator work)
2017	476,315 (A&E Fees, TK Boiler, BT Unit doors, DH gas line, Physical Needs Assessment)
2018	734,124 (A&E Fees, Dunbar Heights gas work; 20% to operating account)
2019	767,328 (Obligated for DH rear porches and stairs; front and rear exterior doors, 20% to operating)
2020	822,212 (Portion will be obligated for DH completion if needed, 20% to operating)

HUD regulations allow 20% of capital funds for transfer to PHA's operating budget.

### HISTORY: BUDGET DEFICITS AND SURPLUS

#### DEFICITS:

- 2012           \$ 427,628 Actual
- 2013           \$ 440,066 Actual
- 2014           \$ 478,792 Actual (200,000 was interest on the judgment)

#### SURPLUS:

- **2015           \$ 80,901 ACTUAL** (20,308 was projected)
- **2016           \$ 299,818 ACTUAL**
- **2017           \$ 306,647 ACTUAL** (69,964 Projected)
- **2018           \$ 38,112 ACTUAL**
- **2019           \$ 37,320 ACTUAL**

#### DEFICIT:

- **2020           \$184,896 Actual (Security Contract)**

**BAD DEBT WRITE-OFFS**

PHA writes off bad debt annually; at the end of the fiscal year.

The debts are unpaid balances of tenants who no longer reside in PHA. These debts are deemed uncollectable when the debtor cannot be located or the cost of recovery will come close to or exceed the anticipated recovery cost. All debtors are turned over to a collection agency.

History of PHA rent write-offs:

✓ 2011	\$197,062
✓ 2012	15,905
✓ 2013	130,789
✓ 2014	44,298
✓ 2015	44,586
✓ 2016	26,122
✓ 2017	59,664
✓ 2018	77,406
✓ 2019	89,541

**TOTAL      \$ 685,373**

➤ **2020      \$50,724 Anticipated**

**A Board resolution will be required to write off actual 2020 uncollectable debt for fiscal year ending March 31, 2020.**

Respectfully Submitted,

P Holden Croslan



Executive Director

# PEEKSKILL HOUSING AUTHORITY



Sham Lemister, CPA  
Chief Financial Officer

807 Main Street  
Peekskill, New York 10566  
Phone: 914-739-1700  
Fax: 914-739-1787

## FINANCIAL REPORT

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3. Summary of Tenant Account Receivables
4. Balance Sheet
5. Profit & Loss – Operating



# PEEKSKILL HOUSING AUTHORITY



Shaun Lemister, CPA  
Chief Financial Officer

807 Main Street  
Peekskill, New York 10566  
Phone: 914-739-1700  
Fax: 914-739-1787

## Chief Financial Officer's Report – April 2020

### Year-to-Date Financials –

Operating subsidy is under budget. The first few months of the fiscal year show an allocation from HUD that is under budget. CFP operations will be under budget until PHA obligates 2020 capital funds. Then we will be able to draw down the operating portion.

Administrative salaries are over budget because April was a three pay period month. Legal expenses are over budget due a lawsuit deductible.

Water and sewer are extremely over budget due to quarterly water bills and semi-annual sewer tax bills being paid in April. Gas expenses should go down now that the warmer months have arrived.

Maintenance labor is over budget due to a three pay period month. Materials are slightly over budget due to added supplies for cleaning and sanitizing. Not many maintenance contracts were performed for the month of April.

Protective services are better than budgeted. The loss of the security contract will really help the current fiscal year. Due to security costs, PHA has adopted large budget deficits the last two years. HUD does not fund PHA's for security costs and we do not have a large enough surplus to absorb the costs.

All general expenses were under budget due to the time of the year.

## April Financial –

Since this is the first month of the fiscal year, the monthly financial is the same as the year to date.

## Tenant Accounts Receivable –

This summary shows the prior TAR balance, current month charges, money received, and current TAR. Highlights are:

1. Total tenant charges for April were \$137,247.75. In addition, one tenant was charged \$7,145 for unreported income. Total collected for April was \$123,828.45 which is a monthly cash flow deficit of \$13,419.30 not including the unreported income. **NOTE: \$2,381.75 was charged for late fees in April but this will be reversed and late fees will not be charged for April, May, June or July.**
2. One unit became vacant in April.
3. Number of tenants who paid late and not at all:
  - A. Bohlmann – 60 late/29 not at all
  - B. Dunbar Heights – 44 late/24 not at all
  - C. Turnkey – 16 late/8 not at all
4. 120 out of 273 (44%) paid late and 61 out of 273 (23%) did not pay at all.
5. Number of units that owe money at the end of the month:
  - A. Bohlmann – 79 out of 144 units (\$136,185.86)
  - B. Dunbar Heights – 52 out of 96 units (\$75,866.99)
  - C. Turnkey – 19 out of 33 units (\$62,272.97)
6. This means 150 units out of 273 (55%) still owes \$274,325.82 at the end of the month.

April was an expensive month since there were three pay periods. As stated earlier, the loss of security will have a large, positive impact on this year's budget. If it is not reinstated, PHA should be able to end the new fiscal year with a surplus. As of right now, we have heard no negative feedback from tenants about the loss of security.



Shaun Lemister, CPA

**Peekskill Housing Authority**  
**Summary Operating Statement - Budget and Actual**  
**One Month Ended April, 2020**

	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Annual Budget (PUM)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
<b>Revenue</b>						
Operating Receipts						
Dwelling Rentals	120,706	1,680,000	512.82	140,000	139,573	(427)
Nondwelling Rent	1,800	22,320	6.81	1,860	1,920	60
Interest Income	74	800	0.24	67	6	(60)
Other Income	6,107	100,000	30.53	8,333	7,242	(1,092)
HUD Operating Subsidy	89,406	1,335,000	407.51	111,250	100,000	(11,250)
CFP Operations Subsidy	0	140,000	42.74	11,667	0	(11,667)
Total Operating Receipts - Including HUD Contril	218,093	3,278,120	1,000.65	273,177	248,741	(24,436)
<b>Expenses</b>						
Operating Expenditures						
Administrative:						
Administrative Salaries	25,602	380,857	116.26	31,738	45,151	(13,413)
Legal Expense	3,431	43,000	13.13	3,583	5,568	(1,984)
Training	0	1,000	0.31	83	0	83
Travel	0	0	0.00	0	0	0
Accounting Fees	0	0	0.00	0	0	0
Auditing Fees	0	8,860	2.70	738	0	738
Telephone, Office Supplies, Miscellaneous	5,079	79,795	24.36	6,650	5,663	987
Total Administrative Expenses	34,112	513,512	156.75	42,793	56,382	(13,589)
Tenant Services:						
Contracts	0	0	0.00	0	0	0
Recreation	0	10,000	3.05	833	0	833
Total Tenant Services Expenses	0	10,000	3.05	833	0	833
Utilities:						
Water/Sewer	80,193	232,000	70.82	19,333	75,903	(56,569)
Electricity	13,201	185,000	56.47	15,417	11,976	3,440
Gas	20,222	160,000	48.84	13,333	17,477	(4,143)
Fuel	0	170,000	51.89	14,167	8,267	5,900
Total Utilities Expenses	113,616	747,000	228.02	62,250	113,622	(51,372)
Ordinary Maintenance & Operation:						
Labor-Maintenance	52,149	592,391	180.83	49,366	57,988	(8,622)
Materials - Maintenance	17,228	115,000	35.10	9,583	8,290	1,293
Maint Contract Costs	5,230	331,540	101.20	27,628	3,981	23,648
Total Maintenance Expenses	74,608	1,038,931	317.13	86,578	70,258	16,319
Protective Services:						
Contracts	18,690	205,000	62.58	17,083	14,952	2,131
Total Protective Services	18,690	205,000	62.58	17,083	14,952	2,131
General Expense:						
Insurance	2,086	238,800	72.89	19,900	669	19,231
Payments in Lieu of Taxes	0	95,530	29.16	7,961	0	7,961
Employee Benefit Contributions	34,293	526,006	160.56	43,834	40,654	3,180
Collection Losses	(268)	60,000	18.32	5,000	0	5,000
Total General Expenses	36,112	920,336	280.93	76,695	41,323	35,372
Nonroutine Items:						
Extraordinary Items	0	0	0.00	0	0	0
Total Operating Expenses	277,139	3,434,779	1,048	286,232	296,537	(12,437)
Net Income/(Loss)	(59,045)	(156,659)	(47.82)	(13,055)	(47,796)	(34,742)

Peekskill Housing Authority  
 Tenant Charges  
 April 2020

	Rent	Parking	Late Fees	AC	Other Charges	Prior AR	Total Charges	Amount Paid	W/O's, AJE's Moveouts	Current AR
Bohlmann	63,092.00	840.00	1,201.25		373.00	123,534.40	65,506.25	(63,024.45)	5,915.33	131,931.53
Dunbar	47,540.00	825.00	845.30		65.00	65,805.17	49,275.30	(43,430.00)		71,650.47
Turnkey	21,796.00	255.00	335.20		80.00	55,404.52	22,466.20	(17,374.00)		60,496.72
Totals	132,428.00	1,920.00	2,381.75	0.00	518.00	244,744.09	137,247.75	(123,828.45)	5,915.33	264,078.72

See Individual property sheets for details

Total Tenant Charges for April	137,247.75
Total Received from Reconciliation	(123,828.45)
Total Write-offs, Move outs & Adj.	<u>5,915.33</u>
Change in TAR for April	<u><u>19,334.63</u></u>

Prepaid

Bohlman	4,254.33
Dunbar	4,216.52
Turnkey	<u>1,776.25</u>
	10,247.10
Total TAR	264,078.72
Prepaid	<u>10,247.10</u>
TAR	<u><u>274,325.82</u></u>

Prior Vacated TAR	50,723.59
Less anticipated write off	(50,723.59)
Less Payments Received	
Current Vacated TAR	<u>1,229.67</u>
Total Vacated TAR	<u><u>1,229.67</u></u>

**Peekskill Housing Authority**  
**Balance Sheet**  
As of April 30, 2020

	Apr 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1111.2 Cash - Operating Account	61,238.84
1111.5 Cash - Payroll Account	20,804.26
1112 Chase - Nonfederal	555,837.14
1114 Security Deposit Fund	80,370.70
1117 Petty Cash Fund	1,000.00
<b>Total Checking/Savings</b>	719,250.94
<b>Other Current Assets</b>	
1122 TAR	274,325.82
1122.1 Vacated TAR	1,229.67
1123 Allowance for Doubt. Accts	-184,494.76
1211 Prepaid Insurance	47,452.24
1260 Material Inventory	41,825.10
1261 Obsolete Inventory	-1,444.69
<b>Total Other Current Assets</b>	178,893.38
<b>Total Current Assets</b>	898,144.32
<b>Fixed Assets</b>	
1400.10 Leasehold Improvements	3,318,689.76
1400.12 Building Improvements	2,826,518.82
1400.3 CFP Unallocated	101,846.03
1400.5 Accumulated Depreciation	-21,237,052.88
1400.6 Land	131,611.00
1400.7 Buildings	20,363,001.13
1400.8 Equipment - Dwellings	2,272.00
1400.9 Equipment - Admin	862,234.72
<b>Total Fixed Assets</b>	6,369,120.58
<b>Other Assets</b>	
1420 Deferred Outflow of Resour	251,782.00
<b>Total Other Assets</b>	251,782.00
<b>TOTAL ASSETS</b>	<b>7,519,046.90</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 - Accounts Payable	8,681.70
<b>Total Accounts Payable</b>	8,681.70
<b>Other Current Liabilities</b>	
2111 Accounts Payable	100,037.38
2114 Tenant Security Deposits	83,110.70
2117.3 Pension Payable	3,096.42
2135 Accrued Payroll	23,980.43
2136 Accrued Pension	18,965.00
2137 Payments in Lieu of Taxes	76,557.00
2138 Accrued Comp. Absences	87,727.59
2240 Tenant Prepaid Rents	10,247.10
<b>Total Other Current Liabilities</b>	403,721.62
<b>Total Current Liabilities</b>	412,403.32

Peekskill Housing Authority  
**Balance Sheet**  
As of April 30, 2020

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	<u>Apr 30, 20</u>
Long Term Liabilities	
2134 Accrued OPEB	5,185,693.00
2140 Net Pension Liability	69,403.00
2400 Deferred Inflow of Resourc	267,065.00
	<hr/>
Total Long Term Liabilities	5,522,161.00
	<hr/>
Total Liabilities	5,934,564.32
	<hr/>
Equity	
2803 Invested in Capital Assets	6,580,773.80
2807 Unrestricted Net Assets	-17,342.19
32000 Retained Earnings	-4,931,152.55
Net Income	-47,796.48
	<hr/>
Total Equity	1,584,482.58
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>7,519,046.90</b>
	<hr/> <hr/>

Peekskill Housing Authority  
Profit & Loss  
April 2020

	Apr 20
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	70,237.00
3110.2 Dunbar Heights	47,540.00
3110.4 Turnkey	21,796.00
	<hr/>
Total 3110 Dwelling Rental	139,573.00
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	840.00
3190.2 Dunbar Heights	825.00
3190.4 Turnkey	255.00
	<hr/>
Total 3190 Nondwelling Rental	1,920.00
3610 Interest on Gen. Fund Inv.	6.18
3690 Other Income	
3690.1 Laundry Room Income	3,464.74
3690.3 Health Center Rent	740.16
3690.4 Verizon Commission	136.97
3690.6 Late Fees	
Bohlmann Towers	1,201.25
Dunbar Heights	845.30
Turnkey	335.20
	<hr/>
Total 3690.6 Late Fees	2,381.75
3690.8 Work Orders	
Bohlmann Towers	363.00
Dunbar Heights	65.00
Turnkey	80.00
	<hr/>
Total 3690.8 Work Orders	508.00
3690 Other Income - Other	10.00
	<hr/>
Total 3690 Other Income	7,241.62
8020 Operating Subsidy	
8020.1 AMP 1	50,000.00
8020.2 AMP2	50,000.00
	<hr/>
Total 8020 Operating Subsidy	100,000.00
	<hr/>
Total Income	248,740.80
Expense	
4110 Administrative Salaries	45,151.42
4130 Legal Expense	5,567.71
4190.3 Telephone	474.83
4190.5 Forms, Station. & Office	2,805.25
4190.6 All Other Sundry	882.79
4190.7 Admin. Service Contracts	1,500.00
4310 Water & Sewer	56,750.78
4310.9 Sewer Taxes	19,151.81
4320 Electricity	11,976.27
4330 Gas	17,476.69
4340 Fuel	8,266.57
4410 Labor	57,987.81
4420 Materials	
4420.01 Supplies - Grounds	8,289.87
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Total 4420 Materials	8,289.87

12:26 PM  
05/13/20  
Accrual Basis

Peekskill Housing Authority  
**Profit & Loss**  
April 2020

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	Apr 20
4430.1 Garbage & Trash Removal	635.00
4430.4 Elevator Contracts	2,051.61
4430.9 Exterminating Contracts	1,294.00
4480 Contract Costs - Security	14,952.00
4510.3 Insurance - WC	668.94
4540.1 Employee Ben - Admin	14,372.03
4540.2 Employee Ben - Maint	26,281.90
<b>Total Expense</b>	<b>296,537.28</b>
<b>Net Ordinary Income</b>	<b>-47,796.48</b>
<b>Net Income</b>	<b>-47,796.48</b>



**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING THE  
PAYMENT OF MONTHLY BILLS AS LISTED  
FEBRUARY 2020**

**WHEREAS,** The Board of Commissioners of the Peekskill Housing Authority administer their responsibility of monitoring the PHA's expenditures; and

**WHEREAS,** The bills for the period February 2020 are listed in the Bills List (attached); and

**WHEREAS,** The Board of Commissioners have reviewed the Bills List; and

**WHEREAS,** The Board of Commissioners questions and/or concerns regarding certain bills in the list have been resolved.

**NOW, THEREFORE BE IT RESOLVED** that the Board of Commissioners of the Peekskill Housing Authority approve payment of the bills as listed in the Bills List February 2020.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman Michael Kane				
Commissioner Dwight H. Douglas				
Commissioner Alexandra Hanson				
Tenant Commissioner Duane Timms				
Commissioner Luis A. Segarra				
Commissioner Kimm McNeil				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill adopted.

Effective: May 21, 2020

\_\_\_\_\_  
P. Holden Croslan, Executive Director

Date:

10:49 AM  
03/10/20

Peekskill Housing Authority  
Check Detail  
February 2020

Num	Date	Name	Memo	Account	Original Amount
ACH	02/05/2020	Con Edison	807 Main Heat	1111.2 Cash - Operating Account	-15,375.05
			807 Main Heat	4330 Gas	15,375.05
TOTAL					15,375.05
ACH	02/05/2020	Con Edison	1719 Park	1111.2 Cash - Operating Account	-1,893.00
			1719 Park	4330 Gas	1,893.00
TOTAL					1,893.00
ACH	02/05/2020	Con Edison	1431 Park	1111.2 Cash - Operating Account	-1,760.41
			1431 Park	4330 Gas	1,760.41
TOTAL					1,760.41
ACH	02/05/2020	Con Edison	807 Main Ent	1111.2 Cash - Operating Account	-858.22
			807 Main Ent	4330 Gas	858.22
TOTAL					858.22
ACH	02/05/2020	Con Edison	1227 Howard	1111.2 Cash - Operating Account	-598.39
			1227 Howard	4330 Gas	598.39
TOTAL					598.39
15562	02/06/2020	Arthur J McDonough	med part b	1111.2 Cash - Operating Account	-3,252.00
2019	01/28/2020		med part b	4540.2 Employee Ben - Maint	1,626.00
			spouse med part b	4540.2 Employee Ben - Maint	1,626.00
TOTAL					3,252.00
15563	02/06/2020	Central Voice	answering service	1111.2 Cash - Operating Account	-126.40
200100522101	01/28/2020		answering service	4190.3 Telephone	126.40
TOTAL					126.40
15564	02/06/2020	CSEA	union dues	1111.2 Cash - Operating Account	-247.40
2/5/20	02/05/2020		union dues	2117.7 CSEA Dues	247.40
TOTAL					247.40
15565	02/06/2020	CSEA Employee Benefit Fund	Feb dental/vision	1111.2 Cash - Operating Account	-1,298.90
FEB20	01/15/2020		Feb dental/vision	4540.1 Employee Ben - Admin	389.67
			Feb dental/vision	4540.2 Employee Ben - Maint	909.23
TOTAL					1,298.90
15566	02/06/2020	DEC Office Solutions, Inc.	copier maint	1111.2 Cash - Operating Account	-39.81
158995	01/29/2020		copier maint	4190.5 Forms, Station. & Office	39.81
TOTAL					39.81
15567	02/06/2020	HD Supply Facilities Maintenance Ltd.		1111.2 Cash - Operating Account	-1,147.31
9178837516	01/22/2020		maint supplies	4420.01 Supplies - Grounds	952.23
9178911228	01/24/2020		maint supplies	4420.01 Supplies - Grounds	195.08
TOTAL					1,147.31
15568	02/06/2020	Highland Welding Service	steel plate	1111.2 Cash - Operating Account	-65.00
21556	01/31/2020		steel plate	4420.01 Supplies - Grounds	65.00
TOTAL					65.00
15569	02/06/2020	Home Depot Credit Services	maint supplies	1111.2 Cash - Operating Account	-3,229.68
12/25/19 - 1/24/20	01/25/2020		maint supplies	4420.01 Supplies - Grounds	3,229.68
TOTAL					3,229.68

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03/10/20

Peekskill Housing Authority  
Check Detail  
February 2020

Num	Date	Name	Memo	Account	Original Amount
15570	02/06/2020	Home Improvement St. John's	BT 6F unit turnover	1111.2 Cash - Operating Account	-9,800.00
BT6F	01/14/2020		BT 6F unit turnover	4430.6 Unit Turnaround Contract	9,800.00
TOTAL					9,800.00
15571	02/06/2020	Katz & Klein, Esqs.	30 extra cases for 2019	1111.2 Cash - Operating Account	-4,500.00
2019	02/04/2020		30 extra cases for 2019	4130 Legal Expense	4,500.00
TOTAL					4,500.00
15572	02/06/2020	Loretta Male	spouse med part b	1111.2 Cash - Operating Account	-1,626.00
2019	01/24/2020		spouse med part b	4540.2 Employee Ben - Maint	1,626.00
TOTAL					1,626.00
15573	02/06/2020	MGR Restoration	DH 17A unit turnover	1111.2 Cash - Operating Account	-7,200.00
DH 17A	01/28/2020		DH 17A unit turnover	4430.6 Unit Turnaround Contract	7,200.00
TOTAL					7,200.00
15574	02/06/2020	Ola Mae Session	comm room refund	1111.2 Cash - Operating Account	-50.00
2/4/20	02/04/2020		comm room refund	3690.5 Comm. Room Rental	50.00
TOTAL					50.00
15575	02/06/2020	Otis Elevator Company	2/1/20 - 4/30/20	1111.2 Cash - Operating Account	-1,986.39
04003220	01/20/2020		2/1/20 - 4/30/20	4430.4 Elevator Contracts	1,986.39
TOTAL					1,986.39
15576	02/06/2020	Otis Elevator Company	closed loop door operator	1111.2 Cash - Operating Account	-9,846.02
15611001	01/23/2020		closed loop door operator	4430.4 Elevator Contracts	9,846.02
TOTAL					9,846.02
15577	02/06/2020	Pestech		1111.2 Cash - Operating Account	-300.00
787964	01/16/2020		roaches	4430.9 Exterminating Contracts	100.00
788209	01/16/2020		roaches	4430.9 Exterminating Contracts	100.00
791914	01/23/2020		roaches	4430.9 Exterminating Contracts	100.00
TOTAL					300.00
15578	02/06/2020	Ready Refresh	12/19/19 - 1/18/20	1111.2 Cash - Operating Account	-170.80
10A	01/21/2020		12/19/19 - 1/18/20	4190.6 All Other Sundry	170.80
TOTAL					170.80
15579	02/06/2020	Security King International	1/20/20 - 1/26/20	1111.2 Cash - Operating Account	-3,732.00
371	01/27/2020		1/20/20 - 1/26/20	4480 Contract Costs - Security	3,732.00
TOTAL					3,732.00
15580	02/06/2020	Suburban Propane	DH propane	1111.2 Cash - Operating Account	-761.16
1/24/20	01/24/2020		DH propane	4335 Propane	761.16
TOTAL					761.16
15581	02/06/2020	Sun-Dance Energy Contractors Inc.	BT boiler repair	1111.2 Cash - Operating Account	-1,113.80
8741	02/03/2020		BT boiler repair	4430.2 Heating & Cooling Contra	1,113.80
TOTAL					1,113.80
15582	02/06/2020	The Journal News	waiting list ad	1111.2 Cash - Operating Account	-150.00
4000513	01/26/2020		waiting list ad	4190.6 All Other Sundry	150.00
TOTAL					150.00

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Peekskill Housing Authority  
Check Detail  
February 2020

Num	Date	Name	Memo	Account	Original Amount
15583	02/06/2020	Willie Godbee	med part b	1111.2 Cash - Operating Account	-1,626.00
2019	02/03/2020		med part b	4540.2 Employee Ben - Maint	1,626.00
TOTAL					1,626.00
15584	02/06/2020	Martin Lichtig	15 NOP's	1111.2 Cash - Operating Account	-1,037.00
38742	12/24/2019		15 NOP's	4190.4 Collection Fees/Court Co	1,037.00
TOTAL					1,037.00
ACH	02/06/2020	IRS	2/6/20 payroll	1111.5 Cash - Payroll Account	-9,312.98
			2/6/20 payroll	2117.4 FICA Payable	9,312.98
TOTAL					9,312.98
ACH	02/06/2020	NYS Income Tax	2/6/20 payroll	1111.5 Cash - Payroll Account	-1,630.94
			2/6/20 payroll	2117.2 NY State W/H	1,630.94
TOTAL					1,630.94
ACH	02/13/2020	Con Edison	709 Main	1111.2 Cash - Operating Account	-2,478.84
			709 Main	4330 Gas	2,478.84
TOTAL					2,478.84
15585	02/20/2020	AAA Carting & Rubbish Removal	30 yd dumpster	1111.2 Cash - Operating Account	-635.00
484276	01/02/2020		30 yd dumpster	4430.1 Garbage & Trash Removal	635.00
TOTAL					635.00
15586	02/20/2020	Ace Computer Services Corp.		1111.2 Cash - Operating Account	-969.98
5468	02/05/2020		setup scanner/printer/monitor	4190.7 Admin. Service Contracts	220.00
5473	02/11/2020		DH computer setup	4190.5 Forms, Station. & Office	639.98
				4190.7 Admin. Service Contracts	110.00
TOTAL					969.98
15587	02/20/2020	Artistic Glasswork		1111.2 Cash - Operating Account	-645.00
613120	02/05/2020		window repair	4420.01 Supplies - Grounds	445.00
021020	02/14/2020		window repair	4420.01 Supplies - Grounds	200.00
TOTAL					645.00
15588	02/20/2020	Avaya Financial Services	phone system	1111.2 Cash - Operating Account	-138.23
34861064	02/04/2020		phone system	4190.5 Forms, Station. & Office	138.23
TOTAL					138.23
15589	02/20/2020	CSEA	union dues	1111.2 Cash - Operating Account	-279.08
/19/20	02/19/2020		union dues	2117.7 CSEA Dues	279.08
TOTAL					279.08
15590	02/20/2020	DEC Office Leasing	copier lease	1111.2 Cash - Operating Account	-114.00
66871983	02/08/2020		copier lease	4190.5 Forms, Station. & Office	114.00
TOTAL					114.00
15591	02/20/2020	Employee Benefits Division	March HI	1111.2 Cash - Operating Account	-25,762.73
549	02/10/2020		March HI	4540.1 Employee Ben - Admin	7,361.38
			March HI	4540.2 Employee Ben - Maint	18,401.35
TOTAL					25,762.73
15592	02/20/2020	Housing Authority Risk Retention Group	liability insurance	1111.2 Cash - Operating Account	-32,162.00
HG103020	02/01/2020		liability insurance	4510.2 Insurance - Liability	32,162.00
TOTAL					32,162.00

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Peekskill Housing Authority  
Check Detail  
February 2020

Num	Date	Name	Memo	Account	Original Amount
15593	02/20/2020	Housing Insurance Services Inc.	property insurance	1111.2 Cash - Operating Account	-16,784.00
HP990004	02/01/2020		property insurance	4510.1 Insurance - Property	16,784.00
TOTAL					16,784.00
15594	02/20/2020	Katz & Klein, Esqs.	January 2020	1111.2 Cash - Operating Account	-3,000.00
JAN20	02/07/2020		January 2020	4130 Legal Expense	3,000.00
TOTAL					3,000.00
15595	02/20/2020	Martin Lichtig	11 14 day notices	1111.2 Cash - Operating Account	-684.00
38783	02/05/2020		11 14 day notices	4190.4 Collection Fees/Court Co	684.00
TOTAL					684.00
15596	02/20/2020	New York Power Authority	Jan 2020	1111.2 Cash - Operating Account	-12,888.32
83578	02/12/2020		Jan 2020	4320 Electricity	12,888.32
TOTAL					12,888.32
15597	02/20/2020	NYSIF	workers comp	1111.2 Cash - Operating Account	-2,093.13
57945450	02/01/2020		workers comp	4510.3 Insurance - WC	2,093.13
TOTAL					2,093.13
15598	02/20/2020	Pestech		1111.2 Cash - Operating Account	-994.00
792615	01/30/2020		roaches	4430.9 Exterminating Contracts	100.00
791913	02/06/2020		roaches	4430.9 Exterminating Contracts	100.00
791242	02/24/2020		monthly	4430.9 Exterminating Contracts	794.00
TOTAL					994.00
15599	02/20/2020	Pitney Bowes Purchase Power	postage	1111.2 Cash - Operating Account	-503.50
2/3/20	02/03/2020		postage	4190.5 Forms, Station. & Office	503.50
TOTAL					503.50
15600	02/20/2020	Robison Oil		1111.2 Cash - Operating Account	-22,951.05
1402477	01/21/2020		696 Highland Ave	4340 Fuel	12,067.39
1407121	01/31/2020		696 Highland Ave	4340 Fuel	10,883.66
TOTAL					22,951.05
15601	02/20/2020	Security King International		1111.2 Cash - Operating Account	-7,464.00
377	02/03/2020		1/27/20 - 2/2/20	4480 Contract Costs - Security	3,732.00
380	02/10/2020		2/3/20 - 2/9/20	4480 Contract Costs - Security	3,732.00
TOTAL					7,464.00
15602	02/20/2020	Staples Advantage	office supplies	1111.2 Cash - Operating Account	-522.42
8057420424	02/08/2020		office supplies	4190.5 Forms, Station. & Office	522.42
TOTAL					522.42
ACH	02/20/2020	IRS	2/20/20 payroll	1111.5 Cash - Payroll Account	-11,215.92
			2/20/20 payroll	2117.4 FICA Payable	11,215.92
TOTAL					11,215.92
ACH	02/20/2020	NYS Income Tax	2/20/20 payroll	1111.5 Cash - Payroll Account	-1,955.42
			2/20/20 payroll	2117.2 NY State W/H	1,955.42
TOTAL					1,955.42
ACH	02/24/2020	NYS and Local Retirement Systems	Feb20 cont & loan pymts	1111.2 Cash - Operating Account	-2,070.80
			Feb20 cont & loan pymts	2117.3 Pension Payable	2,070.80
TOTAL					2,070.80

**PEEKSKILL HOUSING AUTHORITY  
FIVE-YEAR CAPITAL FUND ACTION PLAN**

**WHEREAS**, The Peekskill Housing Authority is required by the Department of Housing and Urban Development (HUD) to submit a 5-Year Capital Fund Action Plan, and

**WHEREAS**, The Board of Commissioners of the Peekskill Housing Authority have reviewed and discussed Five-Year Capital Fund Action Plan,

**NOW, THEREFORE BE IT RESOLVED** that the Board of Commissioners of the Peekskill Housing Authority hereby approve and accept the 5-Year Capital Fund Action Plan.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

<b>VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Chairman Michael Kane				
Commissioner Dwight H. Douglas				
Commissioner Alexandra Hanson				
Tenant Commissioner Duane Timms				
Commissioner Luis A. Segarra				
Commissioner Kimm McNeil				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill adopted.

Effective: May 21, 2020

\_\_\_\_\_  
P. Holden Croslan, Executive Director

Date:

Capital Fund Program - Five-Year Action Plan

Status: Submitted      Approval Date:      Approved By:

Part I: Summary		Locality (City/County & State)				
PHA Name : Peekskill Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:      )				
PHA Number: NY082						
A.	Development Number and Name	Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	AUTHORITY-WIDE	\$161,165.00	\$146,000.00	\$196,000.00	\$166,000.00	\$146,000.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)	\$567,064.00	\$588,124.00	\$463,124.00	\$568,124.00	\$538,124.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)	\$5,895.00		\$75,000.00		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$161,165.00
ID0002	Operations(Operations (1406))	Operations		\$146,000.00
ID0024	RAD Consultant(RAD Funds Pre Closing (1480))	Hire a consultant to help PHA through the RAD process. Total cost to be spread out over 4 years		\$8,450.00
ID0032	Computer Equipment(Management Improvement (1408)-System Improvements)	Computer Equipment Upgrade		\$6,715.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)			\$567,064.00
ID0011	DH rear porch replacement(Dwelling Unit-Exterior (1480)-Other)	Replace the rear metal porches at Dunbar Heights		\$216,147.76
ID0013	Propane Conversion at Dunbar Heights(Dwelling Unit-Interior (1480)-Other)	to convert all stoves from gas to propane due to gas lines		\$217,758.24



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2018			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0026	BT Boilers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Repair or replace boiler at Bollmann Towers		\$51,158.00	
ID0033	A/E DH Rear Porch and Door Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors)	A/E Rear Porch and Door Replacement		\$82,000.00	
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)			\$5,895.00	
ID0031	BT Intercom System(Non-Dwelling Interior (1480)-Other)	BT Intercom System		\$5,895.00	
	Subtotal of Estimated Cost			\$734,124.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year 2		2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$146,000.00	
ID0003	Operations(Operations (1406))	Operations		\$146,000.00	
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)			\$588,124.00	
ID0034	DH Exterior Front Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	replace all front doors		\$192,000.00	
ID0035	DH Exterior Rear Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	replace all rear exterior doors		\$192,000.00	
ID0036	DH Rear Porch Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	replace all rear porches		\$204,124.00	
	Subtotal of Estimated Cost			\$734,124.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 3		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0004	AUTHORITY-WIDE (NAWASD) Operations(Operations (1406))	Operations		\$196,000.00
ID0029	RAD Consultant(RAD Funds Pre Closing (1480))	Consultant to help PHA through the RAD conversion. Spread over 4 years		\$50,000.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)			\$463,124.00
ID0022	Dunbar Heights kitchen replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Modernization of all kitchens at Dunbar Heights done in phases based on available CFP funds		\$250,000.00
ID0038	DH & TK Unit Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	paint all unit at Dunbar Heights and Turnkey sits		\$75,000.00
ID0039	DH Erosion Site work(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	erosion site work at Dunbar Heights		\$138,124.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)			\$75,000.00
ID0037	BT Unit Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	paint all units in Bohlmann Towers		\$75,000.00
	Subtotal of Estimated Cost			\$734,124.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$166,000.00
ID0003	Operations(Operations (1406))	Operations			\$146,000.00
ID0030	RAD Consultant(RAD Funds Pre Closing (1480))	Consultant to help PHA through the RAD conversion. Spread over 4 years			\$20,000.00
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)				\$568,124.00
ID0019	Dunbar Heights bathroom replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Tubs and Showers)	Update all bathrooms at Dunbar Heights in phases based on available CFP funds			\$318,124.00
ID0023	Dunbar Heights kitchen replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Modernization of all Dunbar Heights kitchens done in phases based on available CFP funds			\$250,000.00
	Subtotal of Estimated Cost				\$734,124.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	BOHLMANN TOWER/DUNBAR HGT (NY082000002)				\$538,124.00
ID0012	A/E Turnkey Siding replacement(Contract Administration (1480)-Other Fees and Costs)	Architectural design for replacement of vinyl siding at all Turnkey locations			\$2,042.00
ID0016	DH Parking lot replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replacement of both parking lots at Dunbar Heights			\$250,000.00
ID0018	A/E Dunbar Heights bathroom replacement(Contract Administration (1480)-Other Fees and Costs)	Architectural design for modernization of all bathrooms at Dunbar Heights			\$25,971.22
ID0021	A/E Dunbar Heights kitchen replacement(Contract Administration (1480)-Other Fees and Costs)	Architectural design for kitchen modernization			\$60,000.00
ID0027	TK siding replacement(Dwelling Unit-Exterior (1480)-Siding)	Replace siding at the Turnkey sites			\$200,110.78
	BOHLMANN TOWER/DUNBAR HGT (NY082000001)				\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0025	BT Parking lot seal and line(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Seal the parking lot at Bohlmann Towers and paint new parking lines		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$146,000.00
ID0040	Operations(Operations (1406))	Operating portion of CFP		\$146,000.00
	Subtotal of Estimated Cost			\$734,124.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2018	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$146,000.00
RAD Consultant(RAD Funds Pre Closing (1480))		\$8,450.00
Computer Equipment(Management Improvement (1408)-System Improvements)		\$6,715.00
Subtotal of Estimated Cost		\$161,165.00



Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)	
Work Statement for Year	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$146,000.00
Subtotal of Estimated Cost	\$146,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2020	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$146,000.00
RAD Consultant(RAD Funds Pre Closing (1480))		\$50,000.00
Subtotal of Estimated Cost		\$196,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	Housing Authority Wide	
	Operations(Operations (1406))	\$146,000.00
	RAD Consultant(RAD Funds Pre Closing (1480))	\$20,000.00
	Subtotal of Estimated Cost	\$166,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
5	Housing Authority Wide	
2022	Operations(Operations (1406))	\$146,000.00
Subtotal of Estimated Cost		\$146,000.00

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING THE  
PAYMENT OF MONTHLY BILLS AS LISTED  
MARCH 2020**

**WHEREAS,** The Board of Commissioners of the Peekskill Housing Authority administer their responsibility of monitoring the PHA's expenditures; and

**WHEREAS,** The bills for the period March 2020 are listed in the Bills List (attached); and

**WHEREAS,** The Board of Commissioners have reviewed the Bills List; and

**WHEREAS,** The Board of Commissioners questions and/or concerns regarding certain bills in the list have been resolved.

**NOW, THEREFORE BE IT RESOLVED** that the Board of Commissioners of the Peekskill Housing Authority approve payment of the bills as listed in the Bills List March 2020.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

<b>VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Chairman Michael Kane				
Commissioner Dwight H. Douglas				
Commissioner Alexandra Hanson				
Tenant Commissioner Duane Timms				
Commissioner Luis A. Segarra				
Commissioner Kimm McNeil				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill adopted.

Effective: May 21, 2020

\_\_\_\_\_  
P. Holden Croslan, Executive Director

Date:

7:05 AM  
04/08/20

Peekskill Housing Authority  
Check Detail  
March 2020

Num	Date	Name	Memo	Account	Original Amount
15603	03/05/2020	Bond, Schoenock & King, PLLC	labor advice	1111.2 Cash - Operating Account	-621.00
19815411	02/24/2020		labor advice	4130 Legal Expense	621.00
TOTAL					621.00
15604	03/05/2020	Central Voice	answering service	1111.2 Cash - Operating Account	-104.80
200522101	02/25/2020		answering service	4190.3 Telephone	104.80
TOTAL					104.80
15605	03/05/2020	Chase Card		1111.2 Cash - Operating Account	-4,249.42
1/19/20 - 2/18/20	02/19/2020		cablevision - phone cablevision - internet office supplies maint supplies NYSFHADA annual dues staff lunch/office products	4190.3 Telephone 4190.6 All Other Sundry 4190.5 Forms, Station, & Office 4420.01 Supplies - Grounds 4190.2 Membership Dues & Fees 4190.6 All Other Sundry	361.59 667.05 171.43 2,380.94 254.00 414.41
TOTAL					4,249.42
15606	03/05/2020	City of Peekskill (Gas)	January gas usage	1111.2 Cash - Operating Account	-96.80
JAN20	02/18/2020		January gas usage	4420.01 Supplies - Grounds	96.80
TOTAL					96.80
15607	03/05/2020	CSEA	union dues	1111.2 Cash - Operating Account	-279.08
3/4/20	03/04/2020		union dues	2117.7 CSEA Dues	279.08
TOTAL					279.08
15608	03/05/2020	CSEA Employee Benefit Fund	March dental/vision	1111.2 Cash - Operating Account	-1,298.90
MAR20	02/15/2020		March dental/vision March dental/vision	4540.1 Employee Ben - Admin 4540.2 Employee Ben - Maint	389.67 909.23
TOTAL					1,298.90
15609	03/05/2020	DEC Office Solutions, Inc.	copier maint	1111.2 Cash - Operating Account	-33.12
161690	02/28/2020		copier maint	4190.5 Forms, Station, & Office	33.12
TOTAL					33.12
15610	03/05/2020	Eileen Pareti	med part b reimbursement	1111.2 Cash - Operating Account	-2,275.20
2019	03/01/2020		med part b reimbursement	4540.1 Employee Ben - Admin	2,275.20
TOTAL					2,275.20
15611	03/05/2020	HD Supply Facilities Maintenance Ltd.	maint supplies	1111.2 Cash - Operating Account	-1,940.82
9179716466	02/26/2020		maint supplies	4420.01 Supplies - Grounds	1,940.82
TOTAL					1,940.82
15612	03/05/2020	Home Depot Credit Services	maint supplies	1111.2 Cash - Operating Account	-2,325.80
1/24/20 - 2/23/20	02/24/2020		maint supplies	4420.01 Supplies - Grounds	2,325.80
TOTAL					2,325.80
15613	03/05/2020	Katz & Klein, Esqs.	February 2020	1111.2 Cash - Operating Account	-3,281.07
FEB20	03/01/2020		February 2020	4130 Legal Expense	3,281.07
TOTAL					3,281.07
15614	03/05/2020	Lothrop Associates	A/E DH	1111.2 Cash - Operating Account	-6,250.00
2263-1	01/31/2020		A/E DH	1400.3 CFP Unallocated	6,250.00
TOTAL					6,250.00

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Peekskill Housing Authority  
Check Detail

March 2020

Num	Date	Name	Memo	Account	Original Amount
15615	03/05/2020	Pestech		1111.2 Cash - Operating Account	-900.00
793113	02/13/2020		roaches	4430.9 Exterminating Contracts	100.00
793114	02/13/2020		mice	4430.9 Exterminating Contracts	100.00
793115	02/13/2020		roaches	4430.9 Exterminating Contracts	100.00
793116	02/13/2020		roaches	4430.9 Exterminating Contracts	100.00
793117	02/13/2020		roaches	4430.9 Exterminating Contracts	100.00
793118	02/13/2020		roaches	4430.9 Exterminating Contracts	100.00
793120	02/13/2020		roaches	4430.9 Exterminating Contracts	100.00
793121	02/13/2020		roaches	4430.9 Exterminating Contracts	100.00
793122	02/13/2020		roaches	4430.9 Exterminating Contracts	100.00
TOTAL					900.00
15616	03/05/2020	Ready Refresh	office	1111.2 Cash - Operating Account	-38.97
10B	02/20/2020		office	4190.6 All Other Sundry	38.97
TOTAL					38.97
15617	03/05/2020	Red Hawk Fire & Security	annual fire alarm inspection	1111.2 Cash - Operating Account	-1,732.00
34056332	01/22/2020		annual fire alarm inspection	4430.10 Alarm/Extinguish Contra	1,732.00
TOTAL					1,732.00
15618	03/05/2020	Robison Oil		1111.2 Cash - Operating Account	-17,854.99
1409341	02/06/2020		696 Highland Ave	4340 Fuel	6,162.01
1412221	02/14/2020		696 Highland Ave	4340 Fuel	5,845.32
1416265	02/21/2020		696 Highland Ave	4340 Fuel	5,847.66
TOTAL					17,854.99
15619	03/05/2020	Security King International		1111.2 Cash - Operating Account	-11,208.00
385	02/17/2020		2/10/20 - 2/16/20	4480 Contract Costs - Security	3,732.00
388	02/24/2020		2/17/20 - 2/23/20	4480 Contract Costs - Security	3,738.00
394	03/02/2020		2/24/20 - 3/1/20	4480 Contract Costs - Security	3,738.00
TOTAL					11,208.00
15620	03/05/2020	Suburban Propane	DH propane	1111.2 Cash - Operating Account	-249.15
2/17/20	02/17/2020		DH propane	4335 Propane	249.15
TOTAL					249.15
ACH	03/05/2020	IRS	3/5/20 payroll	1111.5 Cash - Payroll Account	-10,192.32
			3/5/20 payroll	2117.4 FICA Payable	10,192.32
TOTAL					10,192.32
ACH	03/05/2020	NYS Income Tax	3/5/20 payroll	1111.5 Cash - Payroll Account	-1,791.71
			3/5/20 payroll	2117.2 NY State W/H	1,791.71
TOTAL					1,791.71
ACH	03/06/2020	Con Edison	807 Main Heat	1111.2 Cash - Operating Account	-14,017.99
			807 Main Heat	4330 Gas	14,017.99
TOTAL					14,017.99
ACH	03/06/2020	Con Edison	1719 Park	1111.2 Cash - Operating Account	-1,751.86
			1719 Park	4330 Gas	1,751.86
TOTAL					1,751.86
ACH	03/06/2020	Con Edison	1431 Park	1111.2 Cash - Operating Account	-1,625.70
			1431 Park	4330 Gas	1,625.70
TOTAL					1,625.70

Peekskill Housing Authority  
Check Detail

March 2020

Num	Date	Name	Memo	Account	Original Amount
ACH	03/06/2020	Con Edison	807 Main Ent	1111.2 Cash - Operating Account	-738.41
			807 Main Ent	4330 Gas	738.41
TOTAL					738.41
ACH	03/06/2020	Con Edison	1227 Howard	1111.2 Cash - Operating Account	-594.11
			1227 Howard	4330 Gas	594.11
TOTAL					594.11
ACH	03/16/2020	Con Edison	709 Main	1111.2 Cash - Operating Account	-2,880.78
			709 Main	4330 Gas	2,880.78
TOTAL					2,880.78
15621	03/19/2020	Accredited Lock Supply Co.	padlocks	1111.2 Cash - Operating Account	-190.44
2080129	03/06/2020		padlocks	4420.01 Supplies - Grounds	190.44
TOTAL					190.44
15622	03/19/2020	Ace Computer Services Corp.	new employee computer setup	1111.2 Cash - Operating Account	-350.00
5493	03/04/2020		new employee computer setup	4190.5 Forms, Station. & Office	350.00
TOTAL					350.00
15623	03/19/2020	Avaya Financial Services	phone system	1111.2 Cash - Operating Account	-138.23
350597775	03/05/2020		phone system	4190.5 Forms, Station. & Office	138.23
TOTAL					138.23
15624	03/19/2020	City of Peekskill (cop)		1111.2 Cash - Operating Account	-21,060.00
BT2Q2020	03/06/2020		BT trash	4430.1 Garbage & Trash Removal	6,084.00
DH2Q2020	03/06/2020		DH trash	4430.1 Garbage & Trash Removal	11,700.00
TK2Q2020	03/06/2020		TK trash	4430.1 Garbage & Trash Removal	3,276.00
TOTAL					21,060.00
15625	03/18/2020	CSEA	union dues	1111.2 Cash - Operating Account	-279.08
3/18/20	03/18/2020		union dues	2117.7 CSEA Dues	279.08
TOTAL					279.08
15626	03/19/2020	DEC Office Leasing	copier lease	1111.2 Cash - Operating Account	-114.00
671433317	03/07/2020		copier lease	4190.5 Forms, Station. & Office	114.00
TOTAL					114.00
15627	03/19/2020	Disrupt 2 Create	quarterly web hosting	1111.2 Cash - Operating Account	-450.00
196	03/10/2020		quarterly web hosting	4190.7 Admin. Service Contracts	450.00
TOTAL					450.00
15628	03/19/2020	Housing Authority Risk Retention Group	lawsuit deductible	1111.2 Cash - Operating Account	-987.74
655022920	03/02/2020		lawsuit deductible	4130 Legal Expense	987.74
TOTAL					987.74
15629	03/19/2020	Martin Lichtig	6 NOP's, 1 14 dya notice	1111.2 Cash - Operating Account	-566.00
38853	03/03/2020		6 NOP's, 1 14 day notice	4190.4 Collection Fees/Court Co	566.00
TOTAL					566.00
15630	03/19/2020	New York Power Authority	Feb 2020	1111.2 Cash - Operating Account	-11,088.76
84524	03/13/2020		Feb 2020	4320 Electricity	11,088.76
TOTAL					11,088.76



7:05 AM  
04/08/20

Peekskill Housing Authority  
Check Detail

March 2020

Num	Date	Name	Memo	Account	Original Amount
15631	03/19/2020	Otis Elevator Company	elevator stuck	1111.2 Cash - Operating Account	-1,665.50
16496001	03/09/2020		elevator stuck	4430.4 Elevator Contracts	1,665.50
TOTAL					1,665.50
15632	03/19/2020	Pestech	monthly	1111.2 Cash - Operating Account	-794.00
796806	03/23/2020		monthly	4430.9 Exterminating Contracts	794.00
TOTAL					794.00
15633	03/19/2020	Petty Cash		1111.2 Cash - Operating Account	-15.00
20-2	01/07/2020		bridge toll	4420.01 Supplies - Grounds	5.00
20-3	01/23/2020		tip for staff lunch	4190.6 All Other Sundry	5.00
20-4	02/27/2020		tip for staff lunch	4190.6 All Other Sundry	5.00
TOTAL					15.00
15634	03/19/2020	Pitney Bowes Purchase Power	postage	1111.2 Cash - Operating Account	-503.50
3/3/20	03/03/2020		postage	4190.5 Forms, Station. & Office	503.50
TOTAL					503.50
15635	03/19/2020	Pitney Bowes, Inc.	postage machine lease	1111.2 Cash - Operating Account	-105.00
1015183440	03/09/2020		postage machine lease	4190.5 Forms, Station. & Office	105.00
TOTAL					105.00
15636	03/19/2020	Robison Oil		1111.2 Cash - Operating Account	-8,937.67
1417864	02/29/2020		696 Highland Ave	4340 Fuel	5,302.19
1419333	03/06/2020		696 Highland Ave	4340 Fuel	3,635.48
TOTAL					8,937.67
15637	03/19/2020	Security King International	3/2/20 - 3/8/20	1111.2 Cash - Operating Account	-3,715.75
398	03/08/2020		3/2/20 - 3/8/20	4480 Contract Costs - Security	3,715.75
TOTAL					3,715.75
15638	03/19/2020	Staples Advantage		1111.2 Cash - Operating Account	-895.92
9057658011	02/29/2020		office supplies	4190.5 Forms, Station. & Office	620.54
8057751960	03/07/2020		office supplies	4190.5 Forms, Station. & Office	275.38
TOTAL					895.92
15639	03/19/2020	SunDance Energy Contractors Inc.	DH oil tank/1719 water line	1111.2 Cash - Operating Account	-1,938.00
8758	03/18/2020		DH oil tank/1719 water line	4430.12 Other Maint Contracts	1,938.00
TOTAL					1,938.00
15640	03/19/2020	Security King international	3/9/20 - 3/15/20	1111.2 Cash - Operating Account	-3,738.00
403	03/16/2020		3/9/20 - 3/15/20	4480 Contract Costs - Security	3,738.00
TOTAL					3,738.00
ACH	03/19/2020	IRS	3/19/20 payroll	1111.5 Cash - Payroll Account	-9,820.40
			3/19/20 payroll	2117.4 FICA Payable	9,820.40
TOTAL					9,820.40
ACH	03/19/2020	NYS Income Tax	3/19/20 payroll	1111.5 Cash - Payroll Account	-1,719.94
			3/19/20 payroll	2117.2 NY State W/H	1,719.94
TOTAL					1,719.94
ACH	03/25/2020	NYS and Local Retirement Systems	Mar20 cont & loan pymts	1111.2 Cash - Operating Account	-2,398.36
			Mar20 cont & loan pymts	2117.3 Pension Payable	2,398.36
TOTAL					2,398.36

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING THE  
PAYMENT OF MONTHLY BILLS AS LISTED  
MAY 2020**

**WHEREAS,** The Board of Commissioners of the Peekskill Housing Authority administer their responsibility of monitoring the PHA's expenditures; and

**WHEREAS,** The bills for the period April 2020 are listed in the Bills List (attached); and

**WHEREAS,** The Board of Commissioners have reviewed the Bills List; and

**WHEREAS,** The Board of Commissioners questions and/or concerns regarding certain bills in the list have been resolved.

**NOW, THEREFORE BE IT RESOLVED** that the Board of Commissioners of the Peekskill Housing Authority approve payment of the bills as listed in the Bills List April 2020.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

<b>VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Chairman Michael Kane				
Commissioner Dwight H. Douglas				
Commissioner Alexandra Hanson				
Tenant Commissioner Duane Timms				
Commissioner Luis A. Segarra				
Commissioner Kimm McNeil				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill adopted.

Effective: May 21, 2020

\_\_\_\_\_  
P. Holden Croslan, Executive Director

Date:

## Peekskill Housing Authority

## Check Detail

April 2020

Num	Date	Name	Memo	Account	Original Amount
15641	04/02/2020	Central Voice	answering service	1111.2 Cash - Operating Account	-120.80
200300522101	03/24/2020		answering service	4190.3 Telephone	120.80
TOTAL					120.80
15642	04/02/2020	Chase Card		1111.2 Cash - Operating Account	-10,403.89
2/19/20 - 3/18/20	03/19/2020		REAC training office cablevision - phone cablevision - internet maint supplies security door software/keyfobs misc	4140 Staff Training 4190.5 Forms, Station. & Office 4190.3 Telephone 4190.6 All Other Sundry 4420.01 Supplies - Grounds 4480 Contract Costs - Security 4190.6 All Other Sundry	750.00 419.46 426.33 912.91 6,705.81 896.50 292.88
TOTAL					10,403.89
15643	04/02/2020	CSEA	W/E 4/1/20	1111.2 Cash - Operating Account	-279.08
4/1/20	04/01/2020		W/E 4/1/20	2117.7 CSEA Dues	279.08
TOTAL					279.08
15644	04/02/2020	CSEA Employee Benefit Fund	April dental/vision	1111.2 Cash - Operating Account	-1,558.68
APR20	04/01/2020		April dental/vision April dental/vision	4540.1 Employee Ben - Admin 4540.2 Employee Ben - Maint	649.45 909.23
TOTAL					1,558.68
15645	04/02/2020	Employee Benefits Division	April HI	1111.2 Cash - Operating Account	-32,925.47
550	03/09/2020		April HI April HI	4540.1 Employee Ben - Admin 4540.2 Employee Ben - Maint	14,524.12 18,401.35
TOTAL					32,925.47
15646	04/02/2020	HD Supply Facilities Maintenance Ltd.	maint supplies	1111.2 Cash - Operating Account	-464.27
9180373153	03/22/2020		maint supplies	4420.01 Supplies - Grounds	464.27
TOTAL					464.27
15647	04/02/2020	Highland Welding Service	steel plates	1111.2 Cash - Operating Account	-1,345.00
21661	03/25/2020		steel plates	4420.01 Supplies - Grounds	1,345.00
TOTAL					1,345.00
15648	04/02/2020	Lothrop Associates	A/E DH	1111.2 Cash - Operating Account	-6,300.03
2263-012	02/29/2020		A/E DH	1400.3 CFP Unallocated	6,300.03
TOTAL					6,300.03
15649	04/02/2020	Otis Elevator Company	fire service keyswitch	1111.2 Cash - Operating Account	-2,872.26
45683001	03/18/2020		fire service keyswitch	4430.4 Elevator Contracts	2,872.26
TOTAL					2,872.26
15650	04/02/2020	Peekskill Electric Motor	pump	1111.2 Cash - Operating Account	-249.50
118037	03/12/2020		pump	4420.01 Supplies - Grounds	249.50
TOTAL					249.50
15651	04/02/2020	Pestech	drain flies	1111.2 Cash - Operating Account	-100.00
798308	03/12/2020		drain flies	4430.9 Exterminating Contracts	100.00
TOTAL					100.00
15652	04/02/2020	Ready Refresh	2/19/20 - 3/18/20	1111.2 Cash - Operating Account	-206.72
10C	03/20/2020		2/19/20 - 3/18/20	4190.6 All Other Sundry	206.72
TOTAL					206.72

Peekskill Housing Authority  
Check Detail  
April 2020

Num	Date	Name	Memo	Account	Original Amount
15653	04/02/2020	Robison Oil	696 Highland Ave	1111.2 Cash - Operating Account	-2,858.45
1423065	03/14/2020		696 Highland Ave	4340 Fuel	2,858.45
TOTAL					2,858.45
15654	04/02/2020	Security King International	3/16/20 - 3/22/20	1111.2 Cash - Operating Account	-3,738.00
406	03/23/2020		3/16/20 - 3/22//20	4480 Contract Costs - Security	3,738.00
TOTAL					3,738.00
15655	04/02/2020	Sherwin-Williams Co.	paint	1111.2 Cash - Operating Account	-151.90
0694-9	03/12/2020		paint	4420.01 Supplies - Grounds	151.90
TOTAL					151.90
15656	04/02/2020	Staples Advantage		1111.2 Cash - Operating Account	-1,413.97
8057836895	03/14/2020		office supplies	4190.5 Forms, Station. & Office	410.41
8057917829	03/21/2020		office supplies	4190.5 Forms, Station. & Office	1,003.56
TOTAL					1,413.97
15657	04/02/2020	The Journal News	3/19/20 board meeting ad	1111.2 Cash - Operating Account	-222.00
4102152	03/19/2020		3/19/20 board meeting ad	4190.6 All Other Sundry	222.00
TOTAL					222.00
ACH	04/02/2020	IRS	4/2/20 payroll	1111.5 Cash - Payroll Account	-10,163.22
			4/2/20 payroll	2117.4 FICA Payable	10,163.22
TOTAL					10,163.22
ACH	04/02/2020	NYS Income Tax	4/2/20 payroll	1111.5 Cash - Payroll Account	-1,782.52
			4/2/20 payroll	2117.2 NY State WH	1,782.52
TOTAL					1,782.52
ACH	04/06/2020	Con Edison	807 Main	1111.2 Cash - Operating Account	-11,730.19
			807 Main	4330 Gas	11,730.19
TOTAL					11,730.19
ACH	04/06/2020	Con Edison	1719 Park	1111.2 Cash - Operating Account	-1,392.45
			1719 Park	4330 Gas	1,392.45
TOTAL					1,392.45
ACH	04/06/2020	Con Edison	1431 Park	1111.2 Cash - Operating Account	-1,314.97
			1431 Park	4330 Gas	1,314.97
TOTAL					1,314.97
ACH	04/06/2020	Con Edison	807 Main Ent	1111.2 Cash - Operating Account	-751.09
			807 Main Ent	4330 Gas	751.09
TOTAL					751.09
ACH	04/06/2020	Con Edison	1227 Howard	1111.2 Cash - Operating Account	-497.91
			1227 Howard	4330 Gas	497.91
TOTAL					497.91
ACH	04/14/2020	Con Edison	709 Main	1111.2 Cash - Operating Account	-1,790.08
			709 Main	4330 Gas	1,790.08
TOTAL					1,790.08

Peekskill Housing Authority  
Check Detail

April 2020

Num	Date	Name	Memo	Account	Original Amount
15658	04/16/2020	Accredited Lock Supply Co.	locks	1111.2 Cash - Operating Account	-356.40
2083520	04/01/2020		locks	4420.01 Supplies - Grounds	356.40
TOTAL					356.40
15659	04/16/2020	Artistic Glasswork	window repair	1111.2 Cash - Operating Account	-225.00
040120	04/03/2020		window repair	4420.01 Supplies - Grounds	225.00
TOTAL					225.00
15660	04/16/2020	Avaya Financial Services	phone system	1111.2 Cash - Operating Account	-138.23
35251194	04/05/2020		phone system	4190.5 Forms, Station. & Office	138.23
TOTAL					138.23
15661	04/16/2020	Bond, Schoeneck & King, PLLC	labor advice	1111.2 Cash - Operating Account	-1,035.00
19818455	03/24/2020		labor advice	4130 Legal Expense	1,035.00
TOTAL					1,035.00
15662	04/16/2020	Carquest	maint supplies	1111.2 Cash - Operating Account	-45.67
454872	03/09/2020		maint supplies	4420.01 Supplies - Grounds	45.67
TOTAL					45.67
15663	04/16/2020	City of Peekskill (cpw)		1111.2 Cash - Operating Account	-56,750.78
4722 12/13-3/13/20	04/01/2020		1431 Park	4310 Water & Sewer	2,565.78
4723 12/13-3/13/20	04/01/2020		807 Main	4310 Water & Sewer	32,104.56
4724 12/13-3/13/20	04/01/2020		696 Highland Ave	4310 Water & Sewer	19,350.23
4764 12/13-3/13/20	04/01/2020		1719 Park	4310 Water & Sewer	1,936.20
4765 12/13-3/13/20	04/01/2020		1227 Howard	4310 Water & Sewer	794.01
TOTAL					56,750.78
15664	04/16/2020	City of Peekskill(cpt)		1111.2 Cash - Operating Account	-19,151.81
6245-2020	04/01/2020		696 Highland Ave	4310.9 Sewer Taxes	5,541.62
6280-2020	04/01/2020		709 Main	4310.9 Sewer Taxes	147.77
6331-2020	04/01/2020		1227 Howard	4310.9 Sewer Taxes	255.65
6339-2020	04/01/2020		1431 Park	4310.9 Sewer Taxes	803.90
6340-2020	04/01/2020		1719 Park	4310.9 Sewer Taxes	698.98
6370-2020	04/01/2020		807 Main	4310.9 Sewer Taxes	11,703.89
TOTAL					19,151.81
15665	04/16/2020	CSEA	W/E 4/15/20	1111.2 Cash - Operating Account	-308.56
4/15/20	04/15/2020		W/E 4/15/20	2117.7 CSEA Dues	308.56
TOTAL					308.56
15666	04/16/2020	DEC Office Leasing	copier lease	1111.2 Cash - Operating Account	-114.00
67623970	04/12/2020		copier lease	4190.5 Forms, Station. & Office	114.00
TOTAL					114.00
15667	04/16/2020	DEC Office Solutions, Inc.	2/29/20 - 3/29/20	1111.2 Cash - Operating Account	-50.73
164086	03/30/2020		2/29/20 - 3/29/20	4190.5 Forms, Station. & Office	50.73
TOTAL					50.73
15668	04/16/2020	Eileen Travis	med part b	1111.2 Cash - Operating Account	-1,626.00
2019	04/09/2020		med part b	4540.2 Employee Ben - Maint	1,626.00
TOTAL					1,626.00
15669	04/16/2020	HD Supply Facilities Maintenance Ltd.	maint supplies	1111.2 Cash - Operating Account	-167.61
9180644105	04/02/2020		maint supplies	4420.01 Supplies - Grounds	167.61
TOTAL					167.61

Peekskill Housing Authority  
Check Detail  
April 2020

Num	Date	Name	Memo	Account	Original Amount
15670	04/16/2020	Home Depot Credit Services	maint supplies	1111.2 Cash - Operating Account	-5,188.76
2/26/20 - 3/25/20	03/26/2020		maint supplies	4420.01 Supplies - Grounds	5,188.76
TOTAL					5,188.76
15671	04/16/2020	Housing Authority Risk Retention Group	lawsuit deductible	1111.2 Cash - Operating Account	-2,357.71
655033120	04/01/2020		lawsuit deductible	4130 Legal Expense	2,357.71
TOTAL					2,357.71
15672	04/16/2020	Katz & Klein, Esqs.	March 2020	1111.2 Cash - Operating Account	-3,210.00
MAR20	04/04/2020		March 2020	4130 Legal Expense	3,210.00
TOTAL					3,210.00
15673	04/16/2020	Lothrop Associates	A/E DH	1111.2 Cash - Operating Account	-8,250.00
2263-013	03/31/2020		A/E DH	1400.3 CFP Unallocated	8,250.00
TOTAL					8,250.00
15674	04/16/2020	New York Power Authority	March 2020	1111.2 Cash - Operating Account	-11,976.27
85211	04/13/2020		March 2020	4320 Electricity	11,976.27
TOTAL					11,976.27
15675	04/16/2020	NYSIF	workers comp	1111.2 Cash - Operating Account	-668.94
58231511	04/01/2020		workers comp	4510.3 Insurance - WC	668.94
TOTAL					668.94
15676	04/16/2020	Pitney Bowes Purchase Power	postage	1111.2 Cash - Operating Account	-503.50
4/3/20	04/03/2020		postage	4190.5 Forms, Station. & Office	503.50
TOTAL					503.50
15677	04/16/2020	Robison Oil		1111.2 Cash - Operating Account	-3,301.00
1423339	03/20/2020		696 Highland Ave	4340 Fuel	2,300.24
1425568	03/27/2020		696 Highland Ave	4340 Fuel	1,000.76
TOTAL					3,301.00
15678	04/16/2020	Security King International		1111.2 Cash - Operating Account	-11,214.00
411	03/30/2020		3/23/20 - 3/29/20	4480 Contract Costs - Security	3,738.00
414	04/06/2020		3/29/20 - 4/5/20	4480 Contract Costs - Security	3,738.00
419	04/13/2020		4/6/20 - 4/12/20	4480 Contract Costs - Security	3,738.00
TOTAL					11,214.00
15679	04/16/2020	Staples Advantage	office supplies	1111.2 Cash - Operating Account	-1,108.75
8057986224	03/28/2020		office supplies	4190.5 Forms, Station. & Office	1,108.75
TOTAL					1,108.75
15680	04/16/2020	Suburban Propane	DH propane	1111.2 Cash - Operating Account	-838.49
3/30/20	03/30/2020		DH propane	4335 Propane	838.49
TOTAL					838.49
ACH	04/16/2020	IRS	4/16/20 payroll	1111.5 Cash - Payroll Account	-10,032.86
			4/16/20 payroll	2117.4 FICA Payable	10,032.86
TOTAL					10,032.86
ACH	04/16/2020	NYS Income Tax	4/16/20 payroll	1111.5 Cash - Payroll Account	-1,761.22
			4/16/20 payroll	2117.2 NY State W/H	1,761.22
TOTAL					1,761.22

Peekskill Housing Authority  
Check Detail  
April 2020

Num	Date	Name	Memo	Account	Original Amount
15681	04/30/2020	AAA Carting & Rubbish Removal	30 yd dumpster	1111.2 Cash - Operating Account	-635.00
495043	04/15/2020		30 yd dumpster	4430.1 Garbage & Trash Removal	635.00
TOTAL					635.00
15682	04/30/2020	Aquarius Capital	GASB 75 calculation	1111.2 Cash - Operating Account	-1,500.00
2020	04/15/2020		GASB75 calculation	4190.7 Admin. Service Contracts	1,500.00
TOTAL					1,500.00
15683	04/30/2020	Central Voice	answering service	1111.2 Cash - Operating Account	-113.24
200400522101	04/21/2020		answering service	4190.3 Telephone	113.24
TOTAL					113.24
15684	04/30/2020	Chase Card		1111.2 Cash - Operating Account	-3,195.16
3/19/20 - 4/18/20	04/19/2020		cablevision - phone cablevision - internet office supplies maint supplies	4190.3 Telephone 4190.6 All Other Sundry 4190.5 Forms, Station. & Office 4420.01 Supplies - Grounds	361.59 843.82 560.02 1,429.73
TOTAL					3,195.16
15685	04/30/2020	CSEA	W/E 4/29/20	1111.2 Cash - Operating Account	-278.36
4/29/20	04/29/2020		W/E 4/29/20	2117.7 CSEA Dues	278.36
TOTAL					278.36
15686	04/30/2020	CSEA Employee Benefit Fund	May dental/vision	1111.2 Cash - Operating Account	-1,428.79
MAY20	04/15/2020		May dental/vision May dental/vision	4540.1 Employee Ben - Admin 4540.2 Employee Ben - Maint	519.56 909.23
TOTAL					1,428.79
15687	04/30/2020	DEC Office Solutions, Inc.	copier ink	1111.2 Cash - Operating Account	-19.95
165452	04/17/2020		copier ink	4190.5 Forms, Station. & Office	19.95
TOTAL					19.95
15688	04/30/2020	Employee Benefits Division	May HI	1111.2 Cash - Operating Account	-28,150.31
551	04/06/2020		May HI May HI	4540.1 Employee Ben - Admin 4540.2 Employee Ben - Maint	9,748.96 18,401.35
TOTAL					28,150.31
15689	04/30/2020	HD Supply Facilities Maintenance Ltd.	maint supplies	1111.2 Cash - Operating Account	-1,633.77
9181178745	04/22/2020		maint supplies	4420.01 Supplies - Grounds	1,633.77
TOTAL					1,633.77
15690	04/30/2020	Otis Elevator Company	elevator 5/1/20 - 7/31/20	1111.2 Cash - Operating Account	-2,051.61
4003520	04/20/2020		elevator 5/1/20 - 7/31/20	4430.4 Elevator Contracts	2,051.61
TOTAL					2,051.61
15691	04/30/2020	Page Printing & Imaging	envelopes	1111.2 Cash - Operating Account	-620.00
15898	04/16/2020		envelopes	4190.5 Forms, Station. & Office	620.00
TOTAL					620.00
15692	04/30/2020	Pestech		1111.2 Cash - Operating Account	-994.00
804650	04/09/2020		mice	4430.9 Exterminating Contracts	100.00
804652	04/09/2020		mice	4430.9 Exterminating Contracts	100.00
802747	04/27/2020		monthly	4430.9 Exterminating Contracts	794.00
TOTAL					994.00

Peekskill Housing Authority  
**Check Detail**  
April 2020

Num	Date	Name	Memo	Account	Original Amount
15693	04/30/2020	Ready Refresh	3/19/20 - 4/18/20	1111.2 Cash - Operating Account	-38.97
10D	04/21/2020		3/19/20 - 4/18/20	4190.6 All Other Sundry	38.97
TOTAL					38.97
15694	04/30/2020	Robison Oil	696 Highland Ave	1111.2 Cash - Operating Account	-3,830.96
1427016	04/03/2020		696 Highland Ave	4340 Fuel	3,830.96
TOTAL					3,830.96
15695	04/30/2020	Security King International	4/13/20 - 4/19/20	1111.2 Cash - Operating Account	-3,738.00
422	04/20/2020		4/13/20 - 4/19/20	4480 Contract Costs - Security	3,738.00
TOTAL					3,738.00
15696	04/30/2020	Sherwin-Williams Co.	apt. paint	1111.2 Cash - Operating Account	-569.10
1262-4	04/21/2020		apt. paint	4420.01 Supplies - Grounds	569.10
TOTAL					569.10
15697	04/30/2020	Staples Advantage	office supplies	1111.2 Cash - Operating Account	-811.72
8058120507	04/11/2020		office supplies	4190.5 Forms, Station. & Office	811.72
TOTAL					811.72
15698	04/30/2020	Security King International	4/20/20 - 4/26/20	1111.2 Cash - Operating Account	-3,738.00
427	04/27/2020		4/20/20 - 4/26/20	4480 Contract Costs - Security	3,738.00
TOTAL					3,738.00
ACH	04/30/2020	IRS	4/30/20 payroll	1111.5 Cash - Payroll Account	-9,579.22
			4/30/20 payroll	2117.4 FICA Payable	9,579.22
TOTAL					9,579.22
ACH	04/30/2020	NYS Income Tax	4/30/20 payroll	1111.5 Cash - Payroll Account	-1,682.91
			4/30/20 payroll	2117.2 NY State W/H	1,682.91
TOTAL					1,682.91