



P. Holden Croslan
Executive Director

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PHA Board Meeting

Peekskill Housing Authority Board of Commissioners
Monthly Board Meeting scheduled for June 18, 2020 has
been cancelled, a meeting for July is anticipated.

PEEKSKILL HOUSING AUTHORITY



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PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONTHLY MEETING – June 18, 2020
Dunbar Heights – Community Room
696 Highland Avenue, 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 – June 2020
- b) Financial Report – May 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
- d) Resolution – 05/01/2020 – April Monthly Bills

VIII. NEW BUSINESS

- a) Resolution – 6/01/2020 – May Monthly 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:

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: June 18, 2020

P. Holden Croslan, Executive Director

Date:

PEEKSKILL HOUSING AUTHORITY



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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 5th, \$96,305; January 5th, \$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 17th; 1 scheduled to be leased on March 2nd; 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 31st 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 BUISNESS

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 a 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
 June (18,)2020
 EXECUTIVE DIRECTOR'S REPORT

FINANCIAL

Revenue	April	May
HUD Subsidy – Bohlmann (AMP 1))	50,000	48,646
HUD Subsidy – All other sites (AMP 2)	50,000	47,413
Total HUD Operating Subsidy	100,000	96,059
Other Revenue– Non-Federal		
Laundry Commissions	3,465	1,971
CAP Office	0	1,800
Health Center	740	740
Verizon	137	143
Community Room Rental	0	0
Interest	6	6
Total	4,348	4,660
TENANT CHARGES	April	May
Rent	132,428	133,839
Retro Rent (unreported income)/adjustment	7,145	
Parking	1,920	1,905
Late Fees (April late fee will be credited to tenant accounts)	2,382	(153)
Misc (key cards, maintenance charges, legal fees)	518	215
Air Conditioners	0	0
TOTAL TENANT CHARGES	144,393	135,806
Collected from Tenants thru 5th	51,794	68,191
Total Collected	123,828	105,087
Unpaid Tenant Balance	20,565	30,719
Reclassification from TAR to Vacated TAR	(1,230)	28
Change in Prepaid rent	694	2,954
All Outstanding Tenant Charges	274,326	308,027

BILLS PAID

	April	May
Payroll (M)	111,029	73,899
Elevator (Q)	4,924	0
Exterminator (M)	1,094	1,194
Trash – Dumpsters	635	0
City Trash Collection (Q)	0	0
City Water (Q)	56,751	0
Sewer Tax (Semi-Annual)	19,152	0
Robison Fuel Oil (M)	9,990	7,559
Electric (M)	11,976	10,683
Gas (M)	17,477	11,719
Propane (M)	838	985
Legal – PHA Attorney (M)	3,210	3,000
Legal – Labor Attorney	1,035	0
Health Insurance/Dental Insurance(M)	64,063	1,429
Process Server – Evictions (M)	0	0
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	669	55,577
Credit Card (M)	13,599	8,074
Maintenance Supplies/Contracts(M)	10,397	4,133
Office Expenses (M)	5,483	1,511
PILOT	0	0
Lawsuit Deductibles	2,358	0
Security	22,428	2,670
Unit Turnover	0	0
Medicare Part B Reimbursement	1,626	0
GASB75 Actuarial Calculation	1,500	0
TOTAL EXPENSES	\$360,234	\$182,433
CAPITAL FUND PROJECTS		
A/E Dunbar Heights Rear Porches/Entry Doors	\$14,550	\$8,250

COURT PROCEEDINGS

MONTH	# RESIDENTS	BALANCE	# PAID	AMOUNT PAID	COURT STIPS/COMMENTS
January 2018	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	26,308	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
January 2019	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	36,164	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
January 2020	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	
May	0	0	0	0	
TOTAL	311	492,263	282	439,144	Outstanding Balance 53,119 Skip/Evicted Balance 80,581

REPAYMENT AGREEMENTS

MONTH	AGREEMENTS	TOTAL AMOUNT	REMAINING AGREEMENTS	BALANCE	COMMENT
2018 January - June	0	0	0	0	
July	2	8,301	1	1,835	1 Court – 1,709
August	3	27,850	1	11,462	1 Court – 1,161
September-November	0	0	0	0	
December	1	4,775	0	0	1 Court - 586
2019 January - February	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	1,949	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	2,775	
2020 January	1	4,460	1	3,446	
February	0	0	0	0	
March	0	0	0	0	
April	1	7,145	1	6,745	
May	2	8,164	2	8,023	
TOTALS	24	95,917	10	41,685	

WORK ORDERS

MONTH	CALLS	COMPLETE	OUTSTANDING OR COMMENTS
January - 2019	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	
January 2020	94	94	
February	103	103	
March	114	114	
April	89	89	
May	139	139	

UNIT TURNOVER

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-B	1	05/05/20			
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	05/18/19	05/22/20		LEASED 06/01/2020
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	
TOTAL VACANT	8				

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	0	
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		
COST	\$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 APR 2020	Past Due May 2020
Bohlmann Towers	144	(60) 30	(29) 33	79 owed \$136,186	76 owed \$148,101
Dunbar Heights	96	(44) 22	(24) 35	52 owed \$75,867	51 owed \$91,587
Turnkey	33	(16) 8	(8) 13	19 owed \$62,273	21 owed \$68,339
Totals	273	(120) 60	(61) 81	150 (55%) - \$274,326	148 (55%) - \$308,027

Parenthesis () represents the previous month

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity May 5-8, 2020	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	24	17	7*
Dunbar Heights	18	18	0*
*BT – Other (disorderly group, 2 noise complaints, 2 disorderly persons, 2 parking complaints)			
*DH – Other (n/a)			
PHA Activity May 9-15, 2020	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	25	19	6*
Dunbar Heights	20	15	5*
*BT – Other (noise complaint, 2 suspicious activities, medical aid, altercation, warrant)			
*DH – Other (2 noise complaints, suspicious activity, parking, motor vehicle accident)			

EVICTION MORATORIUM

The eviction moratorium prevents landlords from filing eviction proceedings for unpaid rent, late fees and other charges. The moratorium has been extended until August 20, 2020.

RENT AND OTHER CHARGES

Tenant rents continue to be adjusted according to reduced or lack of income and even with stimulus checks and increased unemployment benefits, outstanding rent and other tenant charges have increased dramatically. Although outstanding rent and other tenant charges have, for years, hovered in the \$225,000 - \$250,000 range, it is now skyrocketing with no improvement anticipated in the foreseeable future.

November 2019	\$247,599
December 2019	259,388
January 2020	259,866
February 2020	258,892
March 2020	254,297
April 2020	274,326
May 2020	308,027

Respectfully Submitted,

P Holden Croslan

Pat C

Executive Director



Shaun Lemister, CPA
Chief Financial Officer

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FINANCIAL REPORT

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PEEKSKILL HOUSING AUTHORITY



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Chief Financial Officer

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Chief Financial Officer's Report – May 2020

Year-to-Date Financials –

Dwelling rents are under budget as tenants lost income due to the coronavirus. Other income is under budget due to no late fees. 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.

All maintenance expenses are under budget.

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.

Insurance is over budget due to quarterly property and liability payments. All other general expenses are under budget.

May Financial –

Dwelling rents are under budget due to lower tenant income. Other income is under budget due to no late fees. Operating subsidy has been lower than budgeted this fiscal year. All expenses are better than budget for the month of May other than insurance.

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 May were \$135,806.15. Total collected for May was \$105,087.20 which is a monthly cash flow deficit of \$30,718.95.
2. One unit became vacant in May.
3. Number of tenants who paid late and not at all:
 - A. Bohlmann – 30 late/33 not at all
 - B. Dunbar Heights – 22 late/35 not at all
 - C. Turnkey – 8 late/13 not at all
4. 60 out of 273 (22%) paid late and 81 out of 273 (30%) did not pay at all.
5. Number of units that owe money at the end of the month:
 - A. Bohlmann – 76 out of 144 units (\$148,101.36)
 - B. Dunbar Heights – 51 out of 96 units (\$91,587.31)
 - C. Turnkey – 21 out of 33 units (\$68,338.52)
6. This means 148 units out of 273 (55%) still owes \$308,027.19 at the end of the month.

Income is lower than expected this fiscal year. This is being offset by lower maintenance contracts costs and the reduction of security. It is hard to predict what this year will bring with the current state of the country. PHA has been able to operate efficiently with reduced staff during the pandemic and should be able to continue to do so.


Shaun Lemister, CPA

Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Two Months Ended May 31, 2020

	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Annual Budget (PUM)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
Revenue						
Operating Receipts						
Dwelling Rentals	251,808	1,680,000	512.82	280,000	273,412	(6,588)
Nondwelling Rent	3,645	22,320	6.81	3,720	3,825	105
Interest Income	152	800	0.24	133	12	(121)
Other Income	10,870	100,000	30.53	16,667	11,958	(4,709)
HUD Operating Subsidy	178,811	1,335,000	407.51	222,500	196,059	(26,441)
CFP Operations Subsidy	0	140,000	42.74	23,333	0	(23,333)
Total Operating Receipts - Including HUD Contril	445,286	3,278,120	1,000.65	546,353	485,266	(61,087)
Expenses						
Operating Expenditures						
Administrative:						
Administrative Salaries	65,505	380,857	116.26	63,476	75,365	(11,889)
Legal Expense	7,370	43,000	13.13	7,167	8,844	(1,677)
Training	0	1,000	0.31	167	0	167
Travel	0	0	0.00	0	0	0
Accounting Fees	0	0	0.00	0	0	0
Auditing Fees	0	8,860	2.70	1,477	0	1,477
Telephone, Office Supplies, Miscellaneous	11,101	79,795	24.36	13,299	8,717	4,582
Total Administrative Expenses	83,975	513,512	156.75	85,585	92,926	(7,341)
Tenant Services:						
Contracts	0	0	0.00	0	0	0
Recreation	81	10,000	3.05	1,667	0	1,667
Total Tenant Services Expenses	81	10,000	3.05	1,667	0	1,667
Utilities:						
Water/Sewer	80,193	232,000	70.82	38,667	75,903	(37,236)
Electricity	23,705	185,000	56.47	30,833	22,659	8,174
Gas	33,729	160,000	48.84	26,667	30,180	(3,514)
Fuel	563	170,000	51.89	28,333	14,455	13,879
Total Utilities Expenses	138,191	747,000	228.02	124,500	143,197	(18,697)
Ordinary Maintenance & Operation:						
Labor-Maintenance	123,779	592,391	180.83	98,732	96,421	2,311
Materials - Maintenance	21,499	115,000	35.10	19,167	17,966	1,200
Maint Contract Costs	21,221	331,540	101.20	55,257	11,775	43,482
Total Maintenance Expenses	166,500	1,038,931	317.13	173,155	126,162	46,993
Protective Services:						
Contracts	33,642	205,000	62.58	34,167	17,622	16,545
Total Protective Services	33,642	205,000	62.58	34,167	17,622	16,545
General Expense:						
Insurance	55,464	238,800	72.89	39,800	56,246	(16,446)
Payments in Lieu of Taxes	0	95,530	29.16	15,922	0	15,922
Employee Benefit Contributions	66,938	526,006	160.56	87,668	75,485	12,183
Collection Losses	(268)	60,000	18.32	10,000	(150)	10,150
Total General Expenses	122,134	920,336	280.93	153,389	131,581	21,809
Nonroutine Items:						
Extraordinary Items	0	0	0.00	0	0	0
Total Operating Expenses	544,523	3,434,779	1,048	572,463	511,488	44,431
Net Income/(Loss)	(99,237)	(156,659)	(47.82)	(26,110)	(26,222)	(112)

Peekskill Housing Authority
Summary Operating Statement - Monthly Budget and Actual
May 2020

Revenue	Prior Year Month Actual	Annual Monthly Budget (Dollars)	Monthly Actual	Variance - Favorable (Unfavorable)
Operating Receipts				
Dwelling Rentals	131,102	140,000	133,839	(6,161)
Excess Utilities	0	0	0	0
Nondwelling Rent	1,845	1,860	1,905	45
Interest Income	78	67	6	(61)
Other Income	4,763	8,333	4,716	(3,617)
HUD Operating Subsidy	89,405	111,250	96,059	(15,191)
CFP Operations Subsidy	0	11,667	0	(11,667)
Total Operating Receipts - Including HUD Contril	227,193	273,177	236,525	(36,652)
Expenses				
Operating Expenditures				
Administrative:				
Administrative Salaries	39,903	31,738	30,214	1,524
Legal Expense	3,939	3,583	3,276	307
Training	0	83	0	83
Travel	0	0	0	0
Accounting Fees	0	0	0	0
Auditing Fees	0	738	0	738
Telephone, Office Supplies, Miscellaneous	6,022	6,650	3,055	3,595
Total Administrative Expenses	49,863	42,793	36,544	6,248
Tenant Services:				
Contracts	0	0	0	0
Recreation	81	833	0	833
	81	833	0	833
Utilities:				
Water/Sewer	0	19,333	0	19,333
Electricity	10,504	15,417	10,683	4,734
Gas	14,070	13,333	12,704	629
Fuel	13,993	14,167	6,188	7,978
Total Utilities Expenses	38,567	62,250	29,575	32,675
Ordinary Maintenance & Operation:				
Labor-Maintenance	57,637	49,367	38,433	10,934
Materials - Maintenance	4,271	9,583	9,676	(93)
Maint Contract Costs	15,991	27,628	7,794	19,834
Total Maintenance Expenses	77,899	86,578	55,904	30,674
Protective Services:				
Labor	14,952	0	0	0
Contracts	0	17,083	2,670	14,413
Total Protective Services	14,952	17,083	2,670	14,413
General Expense:				
Insurance	53,377	19,900	55,577	(35,677)
Payments in Lieu of Taxes	0	7,961	0	7,961
Employee Benefit Contributions	32,645	43,835	34,831	9,004
Collection Losses	0	5,000	(150)	5,150
Total General Expenses	86,023	76,696	90,258	(13,562)
Nonroutine Maintenance:				
Extra Ordinary Maintenance and Equipment	0	0	0	0
Total Operating Expenses	267,385	286,232	214,950	71,282
Net Income/(Loss)	(40,192)	(13,055)	21,575	34,630

Peekskill Housing Authority
 Tenant Charges
 *May 2020

	Rent	Parking	Late Fees	AC	Other Charges	Prior AR	Total Charges	Amount Paid	W/O's, AJE's Moveouts	Current AR
Bohlmann	66,252.00	825.00	(84.40)		85.00	131,931.53	67,077.60	(55,901.20)	28.00	143,135.93
Dunbar	47,214.00	825.00	(51.00)		120.00	71,650.47	48,108.00	(34,906.00)		84,852.47
Turnkey	20,373.00	255.00	(17.45)		10.00	60,496.72	20,620.55	(14,280.00)		66,837.27
Totals	133,839.00	1,905.00	(152.85)	0.00	215.00	264,078.72	135,806.15	(105,087.20)	28.00	294,825.67

See Individual property sheets for details

Total Tenant Charges for May	135,806.15
Total Received from Reconciliation	(105,087.20)
Total Wire-offs, Move outs & Adj.	<u>28.00</u>
Change in TAR for May	<u><u>30,746.95</u></u>

Prepaid

Bohlman	4,965.43
Dunbar	6,734.84
Turnkey	<u>1,501.25</u>
	13,201.52

Total TAR	294,825.67
Prepaid	<u>13,201.52</u>

TAR	<u><u>308,027.19</u></u>
-----	--------------------------

Prior Vacated TAR	1,229.67
Less anticipated write off	
Less Payments Received	
Current Vacated TAR	<u>(28.00)</u>
Total Vacated TAR	<u><u>1,201.67</u></u>

Peekskill Housing Authority

Balance Sheet

As of May 31, 2020

06/10/20

Accrual Basis

	<u>May 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	33,510.71
1111.5 Cash - Payroll Account	20,804.26
1112 Chase - Nonfederal	595,542.43
1114 Security Deposit Fund	76,837.49
1117 Petty Cash Fund	1,000.00
Total Checking/Savings	<u>727,694.89</u>
Other Current Assets	
1122 TAR	308,027.19
1122.1 Vacated TAR	1,201.67
1123 Allowance for Doubt. Accts	-203,437.67
1211 Prepaid Insurance	45,140.25
1260 Material Inventory	37,414.32
1261 Obsolete Inventory	-1,351.64
Total Other Current Assets	<u>186,994.12</u>
Total Current Assets	<u>914,689.01</u>
Fixed Assets	
1400.10 Leasehold Improvements	3,318,689.76
1400.12 Building Improvements	2,826,518.82
1400.3 CFP Unallocated	110,096.03
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
Total Fixed Assets	<u>6,377,370.58</u>
Other Assets	
1420 Deferred Outflow of Resour	144,030.00
Total Other Assets	<u>144,030.00</u>
TOTAL ASSETS	<u><u>7,436,089.59</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	41,349.38
Total Accounts Payable	<u>41,349.38</u>
Other Current Liabilities	
2111 Accounts Payable	77,171.49
2114 Tenant Security Deposits	76,637.49
2135 Accrued Payroll	23,980.43
2136 Accrued Pension	20,618.00
2137 Payments in Lieu of Taxes	89,928.00
2138 Accrued Comp. Absences	73,077.35
2240 Tenant Prepaid Rents	13,201.52
Total Other Current Liabilities	<u>374,614.28</u>
Total Current Liabilities	<u>415,963.66</u>

9:43 AM

06/10/20

Accrual Basis

Peekskill Housing Authority

Balance Sheet

As of May 31, 2020

	<u>May 31, 20</u>
Long Term Liabilities	
2134 Accrued OPEB	6,779,002.00
2140 Net Pension Liability	152,273.00
2400 Deferred Inflow of Resourc	85,188.00
	<hr/>
Total Long Term Liabilities	7,016,463.00
	<hr/>
Total Liabilities	7,432,426.66
	<hr/>
Equity	
2803 Invested in Capital Assets	6,580,773.80
2807 Unrestricted Net Assets	-17,342.19
32000 · Retained Earnings	-6,533,547.05
Net Income	-26,221.63
	<hr/>
Total Equity	3,662.93
	<hr/>
TOTAL LIABILITIES & EQUITY	7,436,089.59
	<hr/> <hr/>

Peekskill Housing Authority

Profit & Loss

April through May 2020

	<u>Apr - May 20</u>
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	136,489.00
3110.2 Dunbar Heights	94,754.00
3110.4 Turnkey	42,169.00
Total 3110 Dwelling Rental	273,412.00
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	1,665.00
3190.2 Dunbar Heights	1,650.00
3190.4 Turnkey	510.00
Total 3190 Nondwelling Rental	3,825.00
3610 Interest on Gen. Fund Inv.	12.15
3690 Other Income	
3690.1 Laundry Room Income	5,436.15
3690.2 CAP Office Rent	1,800.00
3690.3 Health Center Rent	1,480.32
3690.4 Verizon Commission	279.52
3690.6 Late Fees	
Bohlmann Towers	1,116.85
Dunbar Heights	794.30
Turnkey	317.75
Total 3690.6 Late Fees	2,228.90
3690.8 Work Orders	
Bohlmann Towers	438.00
Dunbar Heights	185.00
Turnkey	90.00
Total 3690.8 Work Orders	713.00
3690 Other Income - Other	20.00
Total 3690 Other Income	11,957.89
8020 Operating Subsidy	
8020.1 AMP 1	98,646.00
8020.2 AMP2	97,413.00
Total 8020 Operating Subsidy	196,059.00
Total Income	485,266.04
Expense	
4110 Administrative Salaries	75,365.34
4130 Legal Expense	8,843.71
4190.3 Telephone	976.49
4190.5 Forms, Station. & Office	4,239.43
4190.6 All Other Sundry	2,001.50
4190.7 Admin. Service Contracts	1,500.00
4310 Water & Sewer	56,750.78
4310.9 Sewer Taxes	19,151.81
4320 Electricity	22,659.08
4330 Gas	29,195.76
4335 Propane	984.51
4340 Fuel	14,454.77
4410 Labor	96,420.94
4420 Materials	
4420.01 Supplies - Grounds	17,966.35
Total 4420 Materials	17,966.35

Peekskill Housing Authority
Profit & Loss
April through May 2020

	Apr - May 20
4430.1 Garbage & Trash Removal	635.00
4430.12 Other Maint Contracts	400.00
4430.4 Elevator Contracts	2,051.61
4430.5 Landscaping Contracts	6,300.00
4430.9 Exterminating Contracts	2,388.00
4480 Contract Costs - Security	17,622.00
4510.1 Insurance - Property	16,784.00
4510.2 Insurance - Liability	32,162.00
4510.3 Insurance - WC	2,752.07
4510.4 Insurance - Other	4,548.00
4540.1 Employee Ben - Admin	26,951.92
4540.2 Employee Ben - Maint	48,532.60
4570 Collection Losses	-150.00
Total Expense	511,487.67
Net Ordinary Income	-26,221.63
Net Income	-26,221.63

**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: June 18, 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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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	-8,800.00
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 Propano	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	-869.98
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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03/10/20

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	Plitney 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:

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: June 18, 2020

P. Holden Croslan, Executive Director

Date:

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 07/31/2017

Part I: Summary

PHA Name : Peckskill Housing Authority

Locality (City/County & State)

Original 5-Year Plan

Revised 5-Year Plan (Revision No:)

PHA Number: NY082

A.	Development Number and Name	Work Statement for				
		Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

2577-0274
07/31/2017

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

U.S. Department of Housing and Urban Development
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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
ID0026	BT Boilers(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Repair or replace boiler at Bohlmann 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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2019

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0003	AUTHORITY-WIDE (NAWASD) 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

U.S. Department of Housing and Urban Development
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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
	AUTHORITY-WIDE (NAWASD)			\$196,000.00
ID0004	Operations(Operations (1406))	Operations		\$146,000.00
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 (NY08200002)			\$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 Turkey sites		\$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

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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 (NT082000001)			\$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

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Part II: Supporting Pages - Physical Needs Work Statements (S)

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		
ID0005	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

U.S. Department of Housing and Urban Development
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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
	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

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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 Bohmann 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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	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

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Part III: Supporting Pages - Management Needs Work Statements (s)	
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

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	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

U.S. Department of Housing and Urban Development
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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2021
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))	\$20,000.00
Subtotal of Estimated Cost	\$166,000.00

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (\$)	
Work Statement for Year	2022
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

**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:

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: June 18, 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, Schoonock & 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	4190.3 Telephone	361.59
			cablevision - internet	4190.6 All Other Sundry	667.05
			office supplies	4190.5 Forms, Station. & Office	171.43
			maint supplies	4420.01 Supplies - Grounds	2,380.94
			NYS PHADA annual dues	4190.2 Membership Dues & Fees	254.00
			staff lunch/office products	4190.6 All Other Sundry	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	4540.1 Employee Ben - Admin	389.67
			March dental/vision	4540.2 Employee Ben - Maint	909.23
TOTAL					1,298.90
15609	03/05/2020	DEC Office Solutions, Inc.	copler maint	1111.2 Cash - Operating Account	-33.12
161690	02/28/2020		copler maint	4190.5 Forms, Station. & Office	33.12
TOTAL					33.12
15610	03/05/2020	Eileen Parell	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

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	Roady 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	Roblson 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 WH	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

7:05 AM
04/08/20

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
1015183410	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
9057655011	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	Sun-Dance 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
APRIL 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:

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: June 18, 2020

P. Holden Croslan, Executive Director

Date:

12:19 PM
05/13/20

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	4140 Staff Training	750.00
			office	4190.5 Forms, Station. & Office	419.46
			cablevision - phone	4190.3 Telephone	426.33
			cablevision - internet	4190.6 All Other Sundry	912.91
			maint supplies	4420.01 Supplies - Grounds	6,705.81
			security door software/keyfobs	4480 Contract Costs - Security	896.50
			misc	4190.6 All Other Sundry	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	4540.1 Employee Ben - Admin	649.45
			April dental/vision	4540.2 Employee Ben - Maint	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	4540.1 Employee Ben - Admin	14,524.12
			April HI	4540.2 Employee Ben - Maint	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 - Securily	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

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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

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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

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05/13/20

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 WH	1,682.91
TOTAL					1,682.91

**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 May 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 May 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: June 18, 2020

P. Holden Croslan, Executive Director

Date:

1:45 PM
06/09/20

Peekskill Housing Authority
Check Detail
May 2020

Num	Date	Name	Memo	Account	Original Amount
ACH	05/01/2020	NYS and Local Retirement Systems	April cont. and loan payments	1111.2 Cash - Operating Account	-3,687.44
			April cont. and loan payments	2117.3 Pension Payable	3,687.44
TOTAL					3,687.44
ACH	05/05/2020	Con Edison	807 Main Heat	1111.2 Cash - Operating Account	-7,675.81
			807 Main Heat	4330 Gas	7,675.81
TOTAL					7,675.81
ACH	05/05/2020	Con Edison	1719 Park	1111.2 Cash - Operating Account	-908.94
			1719 Park	4330 Gas	908.94
TOTAL					908.94
ACH	05/05/2020	Con Edison	1431 Park	1111.2 Cash - Operating Account	-870.31
			1431 Park	4330 Gas	870.31
TOTAL					870.31
ACH	05/05/2020	Con Edison	807 Main Ent	1111.2 Cash - Operating Account	-766.75
			807 Main Ent	4330 Gas	766.75
TOTAL					766.75
ACH	05/05/2020	Con Edison	1227 Howard	1111.2 Cash - Operating Account	-336.32
			1227 Howard	4330 Gas	336.32
TOTAL					336.32
ACH	05/13/2020	Con Edison	709 Main	1111.2 Cash - Operating Account	-1,160.94
			709 Main	4330 Gas	1,160.94
TOTAL					1,160.94
15699	05/14/2020	Accredited Lock Supply Co.	locks	1111.2 Cash - Operating Account	-1,042.80
2085170	04/24/2020		locks	4420.01 Supplies - Grounds	1,042.80
TOTAL					1,042.80
15700	05/14/2020	All County Lock & Safe Corp.	rekeys	1111.2 Cash - Operating Account	-70.00
28408	04/06/2020		rekeys	4420.01 Supplies - Grounds	70.00
TOTAL					70.00
15701	05/14/2020	CSEA	union dues	1111.2 Cash - Operating Account	-278.36
5/13/20	05/13/2020		union dues	2117.7 CSEA Dues	278.36
TOTAL					278.36
15702	05/14/2020	DEC Office Leasing	copier lease	1111.2 Cash - Operating Account	-114.00
67969192	05/09/2020		copier lease	4190.5 Forms, Station. & Office	114.00
TOTAL					114.00
15703	05/14/2020	DEC Office Solutions, Inc.	copier maint	1111.2 Cash - Operating Account	-37.83
165917	04/29/2020		copier maint	4190.5 Forms, Station. & Office	37.83
TOTAL					37.83
15704	05/14/2020	HD Supply Facilities Maintenance Ltd.	maint supplies	1111.2 Cash - Operating Account	-154.00
9181239325	04/29/2020		maint supplies	4420.01 Supplies - Grounds	154.00
TOTAL					154.00

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Num	Date	Name	Memo	Account	Original Amount
15705	05/14/2020	Home Depot Credit Services	maint supplies	1111.2 Cash - Operating Account	-2,641.46
3/25/20 - 4/24/20	04/25/2020		maint supplies	4420.01 Supplies - Grounds	2,641.46
TOTAL					2,641.46
15706	05/14/2020	Housing Authority Risk Retention Group	liability insurance	1111.2 Cash - Operating Account	-32,162.00
HG104305	05/01/2020		liability insurance	4510.2 Insurance - Liability	32,162.00
TOTAL					32,162.00
15707	05/14/2020	Housing Insurance Services Inc.	property insurance	1111.2 Cash - Operating Account	-16,784.00
HP100768	05/01/2020		property insurance	4510.1 Insurance - Property	16,784.00
TOTAL					16,784.00
15708	05/14/2020	NYSIF	workers comp	1111.2 Cash - Operating Account	-2,083.13
58365444	05/01/2020		workers comp	4510.3 Insurance - WC	2,083.13
TOTAL					2,083.13
15709	05/14/2020	Pestech		1111.2 Cash - Operating Account	-300.00
809055	04/23/2020		mice	4430.9 Exterminating Contracts	100.00
809056	04/23/2020		roaches	4430.9 Exterminating Contracts	100.00
810105	04/30/2020		mice/roaches	4430.9 Exterminating Contracts	100.00
TOTAL					300.00
15710	05/14/2020	Progressive	auto 7/1/20 - 7/1/21	1111.2 Cash - Operating Account	-4,548.00
2021	05/01/2020		auto 7/1/20 - 7/1/21	4510.4 Insurance - Other	4,548.00
TOTAL					4,548.00
15711	05/14/2020	Robison Oil		1111.2 Cash - Operating Account	-4,435.61
1429158	04/10/2020		696 Highland Ave	4340 Fuel	2,419.31
1432545	04/24/2020		696 Highland Ave	4340 Fuel	2,016.30
TOTAL					4,435.61
15712	05/14/2020	Security King international	4/27/20 - 5/3/20	1111.2 Cash - Operating Account	-2,670.00
430	05/04/2020		4/27/20 - 5/3/20	4480 Contract Costs - Security	2,670.00
TOTAL					2,670.00
ACH	05/14/2020	IRS	5/14/20 payroll	1111.5 Cash - Payroll Account	-9,603.82
			5/14/20 payroll	2117.4 FICA Payable	9,603.82
TOTAL					9,603.82
ACH	05/14/2020	NYS Income Tax	5/14/20 payroll	1111.5 Cash - Payroll Account	-1,703.09
			5/14/20 payroll	2117.2 NY State W/H	1,703.09
TOTAL					1,703.09
15713	05/28/2020	Artistic Glasswork	window repair	1111.2 Cash - Operating Account	-225.00
051020	05/10/2020		window repair	4420.01 Supplies - Grounds	225.00
TOTAL					225.00
15714	05/28/2020	Avaya Financial Services	phone system	1111.2 Cash - Operating Account	-138.23
35448724	05/05/2020		phone system	4190.5 Forms, Station. & Office	138.23
TOTAL					138.23
15715	05/28/2020	Central Voice	answering service	1111.2 Cash - Operating Account	-76.36
522101	05/19/2020		answering service	4190.3 Telephone	76.36
TOTAL					76.36

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Num	Date	Name	Memo	Account	Original Amount
15716	05/28/2020	Chase Card		1111.2 Cash - Operating Account	-8,074.48
4/19/20 - 5/18/20	05/19/2020		cablevision - phone cablevision - internet maint supplies office	4190.3 Telephone 4190.6 All Other Sundry 4420.01 Supplies - Grounds 4190.6 All Other Sundry	425.30 913.91 6,670.30 64.97
TOTAL					8,074.48
15717	05/28/2020	CSEA	W/E 5/27/20	1111.2 Cash - Operating Account	-308.56
5/27//20	05/27/2020		W/E 5/27/20	2117.7 CSEA Dues	308.56
TOTAL					308.56
15718	05/28/2020	CSEA Employee Benefit Fund	June dental/vision	1111.2 Cash - Operating Account	-1,428.79
JUN20	05/15/2020		June dental/vision June dental/vision	4540.1 Employee Ben - Admin 4540.2 Employee Ben - Maint	519.56 909.23
TOTAL					1,428.79
15719	05/28/2020	Jerome House	security deposit refund	1111.2 Cash - Operating Account	-300.00
5/27/20	05/27/2020		tenant security deposit	2114 Tenant Security Deposits	300.00
TOTAL					300.00
15720	05/28/2020	Katz & Klein, Esqs.	April 2020	1111.2 Cash - Operating Account	-3,000.00
APR20	05/15/2020		April 2020	4130 Legal Expense	3,000.00
TOTAL					3,000.00
15721	05/28/2020	Lothrop Associates	A/E DH	1111.2 Cash - Operating Account	-8,250.00
2263-4	04/30/2020		A/E DH	1400.3 CFP Unallocated	8,250.00
TOTAL					8,250.00
15722	05/28/2020	New York Power Authority	April 2020	1111.2 Cash - Operating Account	-10,682.81
86047	05/15/2020		April 2020	4320 Electricity	10,682.81
TOTAL					10,682.81
15723	05/28/2020	Pestech		1111.2 Cash - Operating Account	-894.00
810931	05/07/2020		roaches	4430.9 Exterminating Contracts	100.00
808022	05/25/2020		monthly	4430.9 Exterminating Contracts	794.00
TOTAL					894.00
15724	05/28/2020	Robison Oil		1111.2 Cash - Operating Account	-3,123.46
1435292	05/01/2020		696 Highland Ave	4340 Fuel	1,866.74
1436472	05/08/2020		696 Highland Ave	4340 Fuel	1,256.72
TOTAL					3,123.46
15725	05/28/2020	Staples Advantage	office supplies	1111.2 Cash - Operating Account	-747.27
8058559188	05/09/2020		office supplies	4190.5 Forms, Station, & Office	747.27
TOTAL					747.27
15726	05/28/2020	Suburban Propane	DH propane tank rental	1111.2 Cash - Operating Account	-140.00
5/14/20	05/14/2020		DH propane tank rental	4335 Propane	140.00
TOTAL					140.00
15727	05/28/2020	Ready Refresh	4/19/20 - 5/18/20	1111.2 Cash - Operating Account	-139.83
10E	05/20/2020		4/19/20 - 5/18/20	4190.6 All Other Sundry	139.83
TOTAL					139.83

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Num	Date	Name	Memo	Account	Original Amount
15728	05/28/2020	Staples Advantage	office supplies	1111.2 Cash - Operating Account	-257.53
8058420276	05/16/2020		office supplies	4190.5 Forms, Station. & Office	257.53
TOTAL					257.53
15729	05/28/2020	Suburban Propane	DH propane	1111.2 Cash - Operating Account	-844.51
5/18/20	05/18/2020		DH propane	4335 Propane	844.51
TOTAL					844.51
ACH	05/28/2020	IRS	5/28/20 payroll	1111.5 Cash - Payroll Account	-10,116.16
			5/28/20 payroll	2117.4 FICA Payable	10,116.16
TOTAL					10,116.16
ACH	05/28/2020	NYS Income Tax	5/28/20 payroll	1111.5 Cash - Payroll Account	-1,790.86
			5/28/20 payroll	2117.2 NY State W/H	1,790.86
TOTAL					1,790.86
ACH	05/29/2020	NYS and Local Retirement Systems	May cont and loan payments	1111.2 Cash - Operating Account	-2,429.63
			May cont and loan payments	2117.3 Pension Payable	2,429.63
TOTAL					2,429.63