

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
July 16, 2020
Bohlmann Towers – Community Room
807 Main Street, Peekskill, NY 10566

NO MEETING SCHEDULED

PEEKSKILL HOUSING AUTHORITY
 BOARD OF COMMISSIONERS MEETING
 July (16,)2020
 EXECUTIVE DIRECTOR'S REPORT

FINANCIAL

Revenue	May	June
HUD Subsidy – Bohlmann (AMP 1))	48,646	48,645
HUD Subsidy – All other sites (AMP 2)	47,413	47,413
Total HUD Operating Subsidy	96,059	96,058
Other Revenue– Non-Federal		
Laundry Commissions	1,971	1,822
CAP Office	1,800	900
Health Center	740	740
Verizon	143	123
Community Room Rental	0	0
Interest	6	6
Total	4,660	3,591
TENANT CHARGES	May	June
Rent	133,839	127,193
Retro Rent (unreported income)/adjustment		8,164
Parking	1,905	1,875
Late Fees (April late fee will be credited to tenant accounts)	(153)	(2,546)
Misc (key cards, maintenance charges, legal fees)	215	465
Air Conditioners	0	3,855
TOTAL TENANT CHARGES	135,806	139,006
Collected from Tenants thru 5th	68,191	81,821
Total Collected	105,087	125,807
Unpaid Tenant Balance	30,719	13,199
Reclassification from TAR to Vacated TAR	28	(2,034)
Change in Prepaid rent	2,954	(178)
All Outstanding Tenant Charges	308,027	319,014

BILLS PAID

	May	June
Payroll (M)	73,899	75,464
Elevator (Q)	0	0
Exterminator (M)	1,194	1,194
Trash – Dumpsters	0	0
City Trash Collection (Q)	0	21,060
City Water (Q)	0	0
Sewer Tax (Semi-Annual)	0	0
Robison Fuel Oil (M)	7,559	3,065
Electric (M)	10,683	10,041
Gas (M)	11,719	3,162
Propane (M)	985	0
Legal – PHA Attorney (M)	3,000	3,000
Legal – Labor Attorney	0	3,634
Health Insurance/Dental Insurance(M)	1,429	57,729
Process Server – Evictions (M)	0	0
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	55,577	2,083
Credit Card (M)	8,074	8,613
Maintenance Supplies/Contracts(M)	4,133	14,694
Office Expenses (M)	1,511	3,507
PILOT	0	0
Lawsuit Deductibles	0	0
Security	2,670	0
Unit Turnover	0	0
Work Clothes Allowance	0	3,200
TOTAL EXPENSES	\$182,433	\$210,446
CAPITAL FUND PROJECTS		
A/E Dunbar Heights Rear Porches/Entry Doors	\$8,250	\$0

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	26,448	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	
June	0	0	0	0	
TOTAL	311	492,263	282	439,284	Outstanding Balance 52,979
					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	11,147	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 - March	0	0	0	0	
April	1	7,145	1	6,545	
May	2	8,164	2	8,023	
June	0	0	0	0	
TOTALS	24	95,917	10	41,170	

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	126	
December	98	98	
January 2020	94	94	
February	103	103	
March	114	114	
April	89	89	
May	139	139	
June	140	139	1

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	06/26/20		
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-L	1	06/10/20			
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-M	1	05/18/19	05/22/20	06/01/20	
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 13-E	2	06/02/20			
DH 17-A	2	11/04/19	02/06/19	03/27/20	
DH 22-B	2	02/20/20			
TK 1431A-5M	4	06/05/20			
TK 1719A-5M	4	01/07/19	07/23/19	08/01/19	
TOTAL VACANT	10				

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	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 May 2020	Past Due June 2020
Bohlmann Towers	144	(30) 67	(33) 32	76 owed \$148,101	64 owed \$156,634
Dunbar Heights	96	(22) 48	(35) 21	51 owed \$91,587	49 owed \$92,924
Turnkey	33	(8) 18	(13) 8	21 owed \$68,339	21 owed \$69,456
Totals	273	(60) 133	(81) 61	148 (55%) - \$308,027	134 (49%) - \$319,014

Parenthesis () represents the previous month

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity June 6-12, 2020	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	30	23	7*
Dunbar Heights	33	28	5*
*BT – Other (altercation, 3 noise complaints, 2 medical, parking complaint)			
*DH – Other (parking complaint, EDP, disorderly group, 2 noise complaints)			
PHA Activity JUNE 13-19, 2020	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	34	23	11*
Dunbar Heights	30	20	10*
*BT – Other (dispute, 2 noise complaints, 3 parking complaints, 4 medical aids; one was DOA)			
*DH – Other (6 noise complaints, domestic dispute, traffic stop, missing person, medical aid)			

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 increased dramatically in April and May. June’s outstanding balance is significantly lower although it still increased the bottom line.

November 2019	\$247,599
December 2019	259,388
January 2020	259,866
February 2020	258,892
March 2020	254,297
April 2020	274,326 Balance unpaid was \$20,565
May 2020	308,027 Balance unpaid was \$30,719. Total outstanding amount represents 148; 55% of households
June 2020	319,014 Balance unpaid was \$13,199. Total outstanding amount represents 134; 49% of households

CARES ACT UPDATE

PHA is awaiting HUD updates on Cares Act waivers; they will provide direction and guidance for post-waiver directives to include:

- permitted tenant repayment agreements
- minimum rent
- hardship cases
- outreach for households with outstanding rent
- post court moratorium
- evictions, etc.

HUD updates are forthcoming and will be implemented accordingly.

READING PROGRAM- -DUNBAR HEIGHTS (DH)

New Era Creative Space is offering a two- day, 1 and ½ hour weekly “summer” program for youth at DH. It will begin July 14- and end August 4.

Offerings *may* include: storytelling, arts & crafts, science, dance and yoga with free books and supplies provide by Rotary Club of Peekskill and Baha’s of Westchester.

In response to my inquiry regarding safety and social distancing:

- Outside only
- Masks required by all participants; youth volunteers, staff
- No supplies will be shared
- An adult must be responsible for 8 yrs. and under youth
- Nine to twelve years must have adult consent
- No more than 10 participants per group
- Six feet social distancing by all not part of a single household
- Two youth and 2 adult volunteers; two DH volunteers

WESTCOP USE OF KILEY CENTER KILEY CENTER

PHA will allow Westcop use of the office space they rent in Kiley Center. The building will be open to provide daily access and otherwise locked to prevent unauthorized use until the City is ready to re-establish programs. Correspondence attached.

BOARD RESOLUTIONS

Attached are outstanding Board Resolutions for your consideration:

- Approval of Board meeting minutes; February 20, 2020 (Only for Commissioners that attended)
- Approval of monthly bills; February 2020
- Approval of monthly bills; March 2020
- Approval of monthly bills; April 2020
- Approval of monthly bills; May 2020

Junes monthly bill resolution is included in this report and also requires a vote.

CAPITAL FUND PROGRAM - FIVE YEAR ACTION PLAN

Annually, PHA receives formula driven Capital Funds for such things as: management, deferred maintenance, development, modernization, etc.

Related to the funding, PHA must prepare a **Five-Year Plan** (which was recently approved, submitted and accepted by HUD) and a Five-Year Action Plan, summary of PHAs anticipated expenditure of the five years of funding. This was submitted to HUD some months ago with approval that board resolution could be delayed until later in the year. The following was included in the April Board report and included below for your consideration and vote.

ACTION PLAN SUMMARY

2018 PROJECTS

Operations	\$146,000
RAD Consultant	8,450
Computer Upgrade	6,715
Dunbar Propane Conversion	217,758
Dunbar Boiler Conversion	51,158
Dunbar Boiler Work	9,958
Dunbar Architect 2020	6,250
Bohlmann Intercom	5,895

Funds for these projects, approximately \$735,000, were drawn down from HUD and already expended.

2019 ANTICIPATED PROJECTS

Operations	\$146,000
Dunbar:	
Rear Exterior Doors	\$192,000
Front Doors	192,000
Rear Porches	204,124

Anticipated Costs: \$734,124

The design phase of this work is complete and request proposals to complete the work will be advertised within a couple of weeks.

2020 ANTICIPATED PROJECTS

Operations	\$146,000
RAD Consultants	50,000
Dunbar Modernize Kitchens	250,000
Dunbar & Turnkeys Paint Units	75,000
Dunbar Site work – Erosion/Storm Drains	138,000
Bohlmann Paint Units	75,000

Anticipated Costs: \$734,124

2021 ANTICIPATED PROJECTS

Operations	\$146,000
RAD Consultants	20,000
Dunbar Bathrooms	318,124
Dunbar Kitchens	250,000

Anticipated Costs: \$734,124

2021 ANTICIPATED PROJECTS

Operations	\$146,000
RAD Consultant	20,000
Dunbar Bathrooms	318,124
Dunbar Kitchens	250,000

Anticipated Costs: \$734,124

2022 ANTICIPATED PROJECTS

Operations	\$146,000
Architect	88,000
Dunbar & Bohlmann Parking Lots	300,000
Turnkey Siding	200,000

Anticipated Costs: \$734,124

BOARD RESOLUTIONS CAN BE VOTED BY PHONE OR E-MAIL AND REAFFIRMED IN THE NEXT REGULAR MEETING

Please contact me for further information as needed or e- mail acceptance of the requested Resolutions.

Respectfully Submitted,

P Holden Croslan

Pat C

Executive Director



Patricia Croslan <pcroslan@peekskillha.com>

Kiley Center Re-Opening

1 message

Marquette Hairston <mhairston@westcop.org>

Wed, Jul 8, 2020 at 5:06 PM

To: Kristine Sajous <ksajous@peekskillha.com>, P Holden Croslan <pcroslan@peekskillha.com>

Good day,

I am under the impression that the Kiley Center could not open until Phase 4. With that being said Westchester is now in Phase 4, in addition we are considered essential workers. I am wondering the reopening date with the executive ordering now being in Phase 4 for the Kiley Center?

Thanks,

Marquette Hairston
Area DirectorWestchester Community Opportunity Program, Inc. (**WestCOP**)Peekskill Community Action Partnership (**PCAP**)

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Peekskill, NY
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Cell: (914) 527-1933
Fax: (914)-739-3472
mhairston@westcop.org
Join Our Facebook page
<https://www.facebook.com/groups/654556691944312/>



GERALD M. KLEIN

LAW OFFICES
KATZ & KLEIN
1 CROTON POINT AVENUE
CROTON-ON-HUDSON, NY 10520
PHONE: (914) 271-6601
FAX: (914) 271-6602

202 MAMARONECK AVENUE
SUITE 500
WHITE PLAINS, NY 10601
(BY APPOINTMENT ONLY)

July 9, 2020

Westchester Community Opportunity Program, Inc.
ATN: Mr. Donovan Beckford, Executive Director
2 Westchester Plaza, #137
Elmsford, New York 10523

Re: Kiley Center, 709 Main Street,
Peekskill, New York

Dear Mr. Beckford;

On behalf of Peekskill Housing Authority, I take this opportunity to indicate to you that the Kiley Center, demised premises, shall be open to WestCop as part of Phase IV of New York State regulations based upon the State's determination of Phase IV applicability to the Hudson Valley Region. Please note that all rules and regulations of New York State concerning the Corona Virus – 19 apply to WestCop accordingly and must be adhered to.

Please note that the lease provisions for your entity call for the demised premises to be used only for offices. Any group activities require prior written permission of Peekskill Housing Authority. The demised premises are 2nd floor offices (2) and first floor office room located on right hand side inside main entrance to gymnasium.

Please note that Peekskill Housing Authority requires strict adherence to the terms and conditions of your lease.

Very truly yours,

Gerald M. Klein

GMK/mas

cc: Ms. Pat Croslan, Executive Director, PHA via email only

**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:



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 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. Crosland 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. Crosland 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. Crosland 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
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	-15,375.06
			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
21520	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

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	-1,826.00
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 Mao 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	walling list ad	1111.2 Cash - Operating Account	-150.00
4000513	01/26/2020		walling 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	1111.6 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 4190.7 Admin. Service Contracts	639.98 110.00
TOTAL					969.98
15587	02/20/2020	Artistic Glasawork		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	-279.00
119/20	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 March HI	4540.1 Employee Ben - Admin 4540.2 Employee Ben - Maint	7,361.38 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	Marlin 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	1111.6 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 WH	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 Crosland, 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: Peekskill 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					Total
	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)	\$367,064.00	\$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
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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
	AUTHORITY-WIDE (NAVASD)		\$161,165.00
ID0002	Operations(Operations (1406))	Operations	\$146,000.00
ID0024	RAAD Consultant(RAAD Funds Pre Closing (1480))	Hire a consultant to help PIA through the RAAD 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

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

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 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 (NV082000001)			\$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

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Part II: Supporting Pages - Physical Needs Work Statements (5)

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

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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
ID0004	Operations(Operations (1406)) AUTHORITY-WIDE (NAWASD)	Operations		\$146,000.00
ID0029	RAD Consultant(RAD Funds Pro Closing (1480))	Consultant to help PHA through the RAD conversion. Spread over 4 years		\$50,000.00
	BOHLMANN TOWER/DUNBAR HQT (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 Turkey site		\$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
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 (NAVASD)			\$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)			\$368,124.00
ID0019	Dunbar Heights bathroom replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non eyefix),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 routing),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

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Part II: Supporting Pages - Physical Needs Work Statements (5)

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 Turkey Siding replacement(Contract Administration (1480)-Other Fees and Costs)	Architectural design for replacement of vinyl siding at all Turkey 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 Turkey 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		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 (NAVASD)			\$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
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Part III: Supporting Pages - Management Needs Work Statements (\$)	
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

U.S. Department of Housing and Urban Development
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Part III: Supporting Pages - Management Needs Work Statements (6)

Work Statement for Year	2	2019	
Development Number/Name		Estimated Cost	
General Description of Major Work Categories			
Housing Authority Wide			
Operations(Operations (1406))		\$146,000.00	
Subtotal of Estimated Cost		\$146,000.00	

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	3	2020
Development Number/Name	Estimated Cost	
General Description of Major Work Categories		
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 (s)	
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, Schoenack & King, PLLC	labor advice	1111.2 Cash - Operating Account	-821.00
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
			NYSFHADA 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.	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 Pereti	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	Homo 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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04/08/20

Peekskill Housing Authority
Check Detail

March 2020

Num	Date	Name	Memo	Account	Original Amount
15615	03/05/2020	Postech		1111.2 Cash - Operating Account	-900.00
793113	02/13/2020		roaches	4430.9 Exterminating Contracts	100.00
793114	02/13/2020		inice	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 & Securly	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 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

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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 Lichlfg	6 NOP's, 1 14 day 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

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04/08/20

Peekskill Housing Authority
Check Detail

March 2020

Num	Date	Name	Memo	Account	Original Amount
16031	03/19/2020	Olla 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
16632	03/19/2020	Postach	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	-16.00
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	-8,937.87
1417864	02/29/2020		696 Highland Ave	4340 Fuel	5,302.10
1419333	03/06/2020		696 Highland Ave	4340 Fuel	3,635.48
TOTAL					8,937.87
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
8057656011	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.	OH oil tank/1719 water line	1111.2 Cash - Operating Account	-1,938.00
8750	03/18/2020		OH 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 pnyroll	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 office	4140 Staff Training	750.00
			cablevision - phone	4190.5 Forms, Station. & Office	419.46
			cablevision - internet	4190.3 Telephone	426.33
			maint supplies	4190.6 All Other Sundry	912.91
			security door software/keyfobs	4420.01 Supplies - Grounds	6,705.81
			misc	4480 Contract Costs - Security	896.50
				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 platos	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	Otte 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	Postech	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	Accreditod Lock Supply Co.	locks	1111.2 Cash - Operating Account	-366.40
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, Schoenock & 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 supplios	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	coplor 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 supplios	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 WH	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	-835.00
495043	04/15/2020		30 yd dumpster	4430.1 Gerbage & 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	4190.3 Telephone	361.59
			cablevision - internet	4190.6 All Other Sundry	843.82
			office supplies	4190.5 Forms, Station. & Office	560.02
			maint supplies	4420.01 Supplies - Grounds	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	4540.1 Employee Ben - Admin	519.56
			May dental/vision	4540.2 Employee Ben - Maint	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	4540.1 Employee Ben - Admin	9,748.96
			May HI	4540.2 Employee Ben - Maint	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
16691	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

**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:

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 supplles	1111.2 Cash - Operating Account	-154.00
9181239325	04/29/2020		maint supplies	4420.01 Supplies - Grounds	154.00
TOTAL					154.00

Peekskill Housing Authority
Check Detail
May 2020

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

Peekskill Housing Authority
Check Detail

May 2020

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	Postech		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

Peekskill Housing Authority
Check Detail

May 2020

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 WH	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



Shaun Lemister, CPA
Chief Financial Officer

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Phone: 914-739-1700
Fax: 914-739-1787

FINANCIAL REPORT

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5. Balance Sheet
6. Profit & Loss – Operating

PEEKSKILL HOUSING AUTHORITY



Shaun Lemister, CPA
Chief Financial Officer

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Chief Financial Officer's Report – June 2020

Year-to-Date Financials –

Dwelling rents are under budget as tenants most likely 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 and overtime to thoroughly review tenant files for compliance. Legal expenses are over budget due a lawsuit deductible and labor issues.

Water and sewer are extremely over budget due to higher than expected quarterly water bills and semi-annual sewer tax bills being paid in April. Electricity is under budget but may increase due to air conditioning use by residents. Gas and oil are under budget due to the warmer months.

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.

General expenses are currently under budget. PHA has submitted the PILOT calculation to the City of Peekskill so we should receive an invoice for the first half of 2020 soon. Employee benefits should be under budget until December when the retirement contribution is paid.

June Financial –

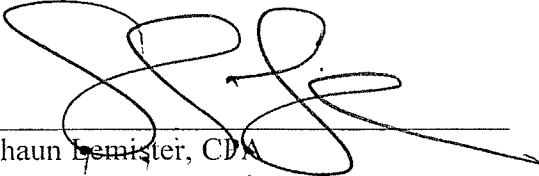
All income is down for the month of June. Tenant rents, interest income and other income are all under budget primarily due to the coronavirus. Subsidy is much less than expected. All expenses are under budget for the month as well. Utilities are low this time of year and not much is going on at PHA due to the virus.

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 June were \$130,842.40. Total collected for June was \$125,807.35 which is a monthly cash flow deficit of \$5,035.05. In addition, two tenants were charged retro rent for unreported income in the amounts of \$3,120 and \$5,044..
2. Three units became vacant in June.
3. Number of tenants who paid late and not at all:
 - A. Bohlmann – 67 late/32 not at all
 - B. Dunbar Heights – 48 late/21 not at all
 - C. Turnkey – 18 late/8 not at all
4. 133 out of 273 (49%) 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 – 64 out of 144 units (\$156,634.14)
 - B. Dunbar Heights – 49 out of 96 units (\$92,923.63)
 - C. Turnkey – 21 out of 33 units (\$69,456.22)
6. This means 134 units out of 273 (49%) still owes \$319,013.99 at the end of the month.

This fiscal year is different than most due to the pandemic. PHA has seen a reduction in income but that is offset due to a reduction in expenses. Not many maintenance contracts are being performed which is keeping costs down and the loss of security is a major cost reduction. Only time will tell how the rest of the year plays out both operationally and fiscally.


Shaun Lemister, CMA

Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Three Months Ended June 30, 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	380,856	1,680,000	512.82	420,000	408,769	(11,231)
Nondwelling Rent	5,490	22,320	6.81	5,580	5,700	120
Interest Income	227	800	0.24	200	18	(182)
Other Income	32,290	100,000	30.53	25,000	17,317	(7,683)
HUD Operating Subsidy	272,620	1,335,000	407.51	333,750	292,117	(41,633)
CFP Operations Subsidy	0	140,000	42.74	35,000	0	(35,000)
Total Operating Receipts - Including HUD Contril	691,483	3,278,120	1,000.65	819,530	723,921	(95,609)
Expenses						
Operating Expenditures						
Administrative:						
Administrative Salaries	92,267	380,857	116.26	95,214	104,756	(9,542)
Legal Expense	10,370	43,000	13.13	10,750	15,202	(4,452)
Training	0	1,000	0.31	250	0	250
Travel	0	0	0.00	0	0	0
Accounting Fees	0	0	0.00	0	0	0
Auditing Fees	0	8,860	2.70	2,215	0	2,215
Telephone, Office Supplies, Miscellaneous	16,508	79,795	24.36	19,949	15,065	4,884
Total Administrative Expenses	119,144	513,512	156.75	128,378	135,023	(6,645)
Tenant Services:						
Contracts	0	0	0.00	0	0	0
Recreation	131	10,000	3.05	2,500	0	2,500
Total Tenant Services Expenses	131	10,000	3.05	2,500	0	2,500
Utilities:						
Water/Sewer	80,193	232,000	70.82	58,000	75,903	(17,903)
Electricity	34,564	185,000	56.47	46,250	32,700	13,550
Gas	41,791	160,000	48.84	40,000	33,447	6,553
Fuel	1,362	170,000	51.89	42,500	16,773	25,727
Total Utilities Expenses	157,910	747,000	228.02	186,750	158,823	27,927
Ordinary Maintenance & Operation:						
Labor-Maintenance	168,558	592,391	180.83	148,098	137,131	10,967
Materials - Maintenance	45,117	115,000	35.10	28,750	27,375	1,375
Maint Contract Costs	69,385	331,540	101.20	82,885	38,929	43,956
Total Maintenance Expenses	283,061	1,038,931	317.13	259,733	203,435	56,298
Protective Services:						
Contracts	48,861	205,000	62.58	51,250	17,622	33,628
Total Protective Services	48,861	205,000	62.58	51,250	17,622	33,628
General Expense:						
Insurance	57,550	238,800	72.89	59,700	58,329	1,371
Payments in Lieu of Taxes	38,279	95,530	29.16	23,883	0	23,883
Employee Benefit Contributions	102,400	526,006	160.56	131,502	113,226	18,275
Collection Losses	(2,049)	60,000	18.32	15,000	(200)	15,200
Total General Expenses	196,180	920,336	280.93	230,084	171,356	58,728
Nonroutine Items:						
Extraordinary Items	0	0	0.00	0	0	0
Total Operating Expenses	805,288	3,434,779	1,048	858,695	686,258	138,809
Net Income/(Loss)	(113,805)	(156,659)	(47.82)	(39,165)	37,663	76,827

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

Revenue	Prior Year Month Actual	Annual Monthly Budget (Dollars)	Monthly Actual	Variance - Favorable (Unfavorable)
Operating Receipts				
Dwelling Rentals	129,048	140,000	135,357	(4,643)
Excess Utilities	0	0	0	0
Nondwelling Rent	1,845	1,860	1,875	15
Interest Income	75	67	6	(61)
Other Income	21,420	8,333	5,359	(2,974)
HUD Operating Subsidy	93,809	111,250	96,058	(15,192)
CFP Operations Subsidy	0	11,667	0	(11,667)
Total Operating Receipts - Including HUD Contri	246,197	273,177	238,655	(34,523)
Expenses				
Operating Expenditures				
Administrative:				
Administrative Salaries	26,761	31,738	29,391	2,347
Legal Expense	3,000	3,583	3,000	583
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	5,408	6,650	6,270	380
Total Administrative Expenses	35,169	42,793	38,661	4,132
Tenant Services:				
Contracts	0	0	0	0
Recreation	50	833	0	833
	50	833	0	833
Utilities:				
Water/Sewer	0	19,333	0	19,333
Electricity	10,859	15,417	10,041	5,376
Gas	8,861	13,333	3,267	10,066
Fuel	0	14,167	0	14,167
Total Utilities Expenses	19,720	62,250	13,308	48,942
Ordinary Maintenance & Operation:				
Labor-Maintenance	44,779	49,367	40,710	8,657
Materials - Maintenance	23,618	9,583	9,409	174
Maint Contract Costs	48,164	27,628	26,360	1,268
Total Maintenance Expenses	116,561	86,578	76,479	10,099
Protective Services:				
Labor	15,219	0	0	0
Contracts	0	17,083	0	17,083
Total Protective Services	15,219	17,083	0	17,083
General Expense:				
Insurance	2,086	19,900	2,083	17,817
Payments in Lieu of Taxes	38,279	7,961	0	7,961
Employee Benefit Contributions	35,462	43,835	37,742	6,093
Collection Losses	(1,781)	5,000	(50)	5,050
Total General Expenses	74,046	76,696	39,775	36,921
Nonroutine Maintenance:				
Extra Ordinary Maintenance and Equipment	0	0	0	0
Total Operating Expenses	260,765	286,232	168,222	118,010
Net Income/(Loss)	(14,568)	(13,055)	70,433	83,488

Peekskill Housing Authority
 Tenant Charges
 June 2020

	Rent	Parking	Late Fees	AC	Other Charges	Prior AR	Total Charges	Amount Paid	W/O's, AJE's Moveouts	Current AR
Bohlmann	60,972.00	810.00	(1,130.95)	2,820.00	240.00	143,135.93	63,711.05	(60,933.67)	2,849.00	148,762.31
Dunbar	46,578.00	810.00	(1,094.40)		205.00	84,852.47	46,498.60	(45,196.93)	3,724.85	89,878.99
Turnkey	19,643.00	255.00	(320.25)	1,035.00	20.00	66,837.27	20,632.75	(19,676.75)	(444.00)	67,349.27
Totals	127,193.00	1,875.00	(2,545.60)	3,855.00	465.00	294,825.67	130,842.40	(125,807.35)	6,129.85	305,990.57

See Individual property sheets for details

Total Tenant Charges for June	130,842.40
Total Received from Reconciliation	(125,807.35)
Total Write-offs, Move outs & Adj.	<u>6,129.85</u>
Change in TAR for June	<u><u>11,164.90</u></u>

Prepaid

Bohlman	7,871.83
Dunbar	3,044.64
Turnkey	<u>2,106.95</u>

13,023.42

Total TAR	305,990.57
Prepaid	<u>13,023.42</u>

TAR 319,013.99

Prior Vacted TAR	1,201.67
Less anticipated write off	
Less Payments Received	
Current Vacated TAR	<u>2,034.15</u>
Total Vacated TAR	<u><u>3,235.82</u></u>

Peekskill Housing Authority
Balance Sheet
As of June 30, 2020

	<u>Jun 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	11,481.90
1111.5 Cash - Payroll Account	20,804.26
1112 Chase - Nonfederal	637,390.62
1114 Security Deposit Fund	72,243.20
1117 Petty Cash Fund	1,000.00
	<hr/>
Total Checking/Savings	742,919.98
Other Current Assets	
1122 TAR	319,013.99
1122.1 Vacated TAR	3,235.82
1123 Allowance for Doubt. Accts	-203,437.67
1125 AR HUD	20,800.03
1211 Prepaid Insurance	45,140.25
1260 Material Inventory	37,414.32
1261 Obsolete Inventory	-1,351.64
	<hr/>
Total Other Current Assets	220,815.10
Total Current Assets	963,735.08
Fixed Assets	
1400.10 Leasehold Improvements	3,318,689.76
1400.12 Building Improvements	2,826,518.82
1400.3 CFP Unallocated	29,050.03
1400.5 Accumulated Depreciation	-21,699,290.81
1400.6 Land	131,611.00
1400.7 Buildings	20,428,882.13
1400.8 Equipment - Dwellings	2,272.00
1400.9 Equipment - Admin	911,327.67
	<hr/>
Total Fixed Assets	5,949,060.60
Other Assets	
1420 Deferred Outflow of Resour	144,030.00
	<hr/>
Total Other Assets	144,030.00
TOTAL ASSETS	7,056,825.68
<hr/> <hr/>	
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	5,724.19
	<hr/>
Total Accounts Payable	5,724.19
Other Current Liabilities	
2111 Accounts Payable	77,171.49
2114 Tenant Security Deposits	76,802.49
2135 Accrued Payroll	34,975.05
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	13,023.42
	<hr/>
Total Other Current Liabilities	385,595.80
Total Current Liabilities	391,319.99

Peekskill Housing Authority
Balance Sheet
As of June 30, 2020

	<u>Jun 30, 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	7,407,782.99
Equity	
2803 Invested in Capital Assets	6,267,274.55
2807 Unrestricted Net Assets	-4,543,394.57
32000 · Retained Earnings	-2,112,499.99
Net Income	37,662.70
	<hr/>
Total Equity	-350,957.31
	<hr/>
TOTAL LIABILITIES & EQUITY	7,056,825.68
	<hr/> <hr/>

Peekskill Housing Authority
 Profit & Loss
 April through June 2020

	Apr - Jun 20
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	200,581.00
3110.2 Dunbar Heights	146,376.00
3110.4 Turnkey	61,812.00
Total 3110 Dwelling Rental	408,769.00
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	2,475.00
3190.2 Dunbar Heights	2,460.00
3190.4 Turnkey	765.00
Total 3190 Nondwelling Rental	5,700.00
3610 Interest on Gen. Fund Inv.	17.99
3690 Other Income	
3690.1 Laundry Room Income	7,257.87
3690.2 CAP Office Rent	2,700.00
3690.3 Health Center Rent	2,220.48
3690.4 Verizon Commission	402.21
3690.6 Late Fees	
Bohlmann Towers	-14.10
Dunbar Heights	-300.10
Turnkey	-2.50
Total 3690.6 Late Fees	-316.70
3690.7 Keycard BT	75.00
3690.8 Work Orders	
Bohlmann Towers	603.00
Dunbar Heights	390.00
Turnkey	110.00
Total 3690.8 Work Orders	1,103.00
3690.9 AC - BT	2,820.00
3690.9 Ac - TK	1,035.00
3690 Other Income - Other	20.00
Total 3690 Other Income	17,316.86
8020 Operating Subsidy	
8020.1 AMP 1	147,291.00
8020.2 AMP2	144,826.00
Total 8020 Operating Subsidy	292,117.00
Total Income	723,920.85
Expense	
4110 Administrative Salaries	104,756.26
4130 Legal Expense	15,201.71
4190.2 Membership Dues & Fees	515.00
4190.3 Telephone	1,369.50
4190.4 Collection Fees/Court Co	400.00
4190.5 Forms, Station. & Office	7,911.71
4190.6 All Other Sundry	2,918.95
4190.7 Admin. Service Contracts	1,950.00
4310 Water & Sewer	56,750.78
4310.9 Sewer Taxes	19,151.81
4320 Electricity	32,699.83
4330 Gas	32,357.85
4335 Propane	1,089.18
4340 Fuel	16,773.32
4410 Labor	137,131.20

Peekskill Housing Authority
Profit & Loss
April through June 2020

	<u>Apr - Jun 20</u>
4420 Materials	
4420.01 Supplies - Grounds	27,374.87
Total 4420 Materials	27,374.87
4430.1 Garbage & Trash Removal	21,695.00
4430.12 Other Maint Contracts	5,200.00
4430.4 Elevator Contracts	2,051.61
4430.5 Landscaping Contracts	6,300.00
4430.9 Exterminating Contracts	3,682.00
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	4,835.20
4510.4 Insurance - Other	4,548.00
4540.1 Employee Ben - Admin	39,468.85
4540.2 Employee Ben - Maint	73,757.52
4570 Collection Losses	-200.00
Total Expense	686,258.15
Net Ordinary Income	37,662.70
Net Income	<u>37,662.70</u>

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
PAYMENT OF MONTHLY BILLS AS LISTED
JUNE 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 June 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 June 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: July 16, 2020

P. Holden Croslan, Executive Director

Date:

1:01 PM
07/08/20

Peekskill Housing Authority
Check Detail
June 2020

Num	Date	Name	Memo	Account	Original Amount
ACH	06/04/2020	Con Edison	807 Main Heat	1111.2 Cash - Operating Account	-1,163.22
			807 Main Heat	4330 Gas	1,163.22
TOTAL					1,163.22
ACH	06/04/2020	Con Edison	807 Main Ent	1111.2 Cash - Operating Account	-684.88
			807 Main Ent	4330 Gas	684.88
TOTAL					684.88
ACH	06/04/2020	Con Edison	1227 Howard	1111.2 Cash - Operating Account	-230.05
			1227 Howard	4330 Gas	230.05
TOTAL					230.05
ACH	06/04/2020	Con Edison	1431 Park	1111.2 Cash - Operating Account	-541.97
			1431 Park	4330 Gas	541.97
TOTAL					541.97
ACH	06/04/2020	Con Edison	1719 Park	1111.2 Cash - Operating Account	-541.97
			1719 Park	4330 Gas	541.97
TOTAL					541.97
15730	06/11/2020	Ace Computer Services Corp.	new computer and monitor	1111.2 Cash - Operating Account	-1,095.00
5567	06/03/2020		new computer and monitor	4190.5 Forms, Station. & Office	1,095.00
TOTAL					1,095.00
15731	06/11/2020	Bond, Schoeneck & King, PLLC	labor advice	1111.2 Cash - Operating Account	-276.00
19825993	05/26/2020		labor advice	4130 Legal Expense	276.00
TOTAL					276.00
15732	06/11/2020	City of Peekskill (cop)		1111.2 Cash - Operating Account	-21,060.00
3Q2020BT	06/06/2020		BT trash	4430.1 Garbage & Trash Removal	6,084.00
3Q2020DH	06/06/2020		DH trash	4430.1 Garbage & Trash Removal	11,700.00
3Q2020TK	06/06/2020		TK trash	4430.1 Garbage & Trash Removal	3,276.00
TOTAL					21,060.00
15733	06/11/2020	CSEA	union dues	1111.2 Cash - Operating Account	-308.56
6/10/20	06/10/2020		union dues	2117.7 CSEA Dues	308.56
TOTAL					308.56
15734	06/11/2020	DEC Office Leasing	copier lease	1111.2 Cash - Operating Account	-114.00
68272920	06/06/2020		copier lease	4190.5 Forms, Station. & Office	114.00
TOTAL					114.00
15735	06/11/2020	DEC Office Solutions, Inc.	copier ink	1111.2 Cash - Operating Account	-19.95
167385	05/18/2020		copier ink	4190.5 Forms, Station. & Office	19.95
TOTAL					19.95
15736	06/11/2020	Dylan Turner	work clothes allowance	1111.2 Cash - Operating Account	-400.00
2020	06/01/2020		work clothes allowance	4540.2 Employee Ben - Maint	400.00
TOTAL					400.00
15737	06/11/2020	Employee Benefits Division	June HI	1111.2 Cash - Operating Account	-28,150.31
552	05/04/2020		June HI	4540.1 Employee Ben - Admin	9,748.96
			June HI	4540.2 Employee Ben - Maint	18,401.35
TOTAL					28,150.31

Peekskill Housing Authority
Check Detail
June 2020

Num	Date	Name	Memo	Account	Original Amount
15738	06/11/2020	Gerardo Pizarro	work clothes allowance	1111.2 Cash - Operating Account	-400.00
2020	06/01/2020		work clothes allowance	4540.2 Employee Ben - Maint	400.00
TOTAL					400.00
15739	06/11/2020	Home Depot Credit Services	maint supplies	1111.2 Cash - Operating Account	-2,781.18
4/26/20 - 5/25/20	05/26/2020		maint supplies	4420.01 Supplies - Grounds	2,781.18
TOTAL					2,781.18
15740	06/11/2020	John Viera	work clothes allowance	1111.2 Cash - Operating Account	-400.00
2020	06/01/2020		work clothes allowance	4540.2 Employee Ben - Maint	400.00
TOTAL					400.00
15741	06/11/2020	Katz & Klein, Esqs.	May 2020	1111.2 Cash - Operating Account	-3,000.00
MAY20	06/01/2020		May 2020	4130 Legal Expense	3,000.00
TOTAL					3,000.00
15742	06/11/2020	Kristopher Travis	work clothes allowance	1111.2 Cash - Operating Account	-400.00
2020	06/01/2020		work clothes allowance	4540.2 Employee Ben - Maint	400.00
TOTAL					400.00
15743	06/11/2020	Michael Anderson	work clothes allowance	1111.2 Cash - Operating Account	-400.00
2020	06/01/2020		work clothes allowance	4540.2 Employee Ben - Maint	400.00
TOTAL					400.00
15744	06/11/2020	Michael Belanich	work clothes allowance	1111.2 Cash - Operating Account	-400.00
2020	06/01/2020		work clothes allowance	4540.2 Employee Ben - Maint	400.00
TOTAL					400.00
15745	06/11/2020	NYSIF	workers comp	1111.2 Cash - Operating Account	-2,083.13
58499669	06/01/2020		workers comp	4510.3 Insurance - WC	2,083.13
TOTAL					2,083.13
15746	06/11/2020	Pestech		1111.2 Cash - Operating Account	-200.00
804646	05/07/2020		mice	4430.9 Exterminating Contracts	100.00
811865	05/21/2020		mice	4430.9 Exterminating Contracts	100.00
TOTAL					200.00
15747	06/11/2020	Preston Whidbee	work clothes allowance	1111.2 Cash - Operating Account	-400.00
2020	05/21/2020		work clothes allowance	4430.12 Other Maint Contracts	400.00
TOTAL					400.00
15748	06/11/2020	Rivera's Landscaping and Construction Inc	BT fence	1111.2 Cash - Operating Account	-4,800.00
6/1/20	06/01/2020		BT fence	4430.12 Other Maint Contracts	4,800.00
TOTAL					4,800.00
15749	06/11/2020	Robison Oil		1111.2 Cash - Operating Account	-3,064.74
1437588	05/15/2020		696 Highland Ave	4340 Fuel	879.90
1439120	05/15/2020		696 Highland Ave	4340 Fuel	1,235.91
1440561	05/29/2020		696 Highland Ave	4340 Fuel	948.93
TOTAL					3,064.74
15750	06/11/2020	Staples Advantage	office supplies	1111.2 Cash - Operating Account	-157.20
8058481821	05/23/2020		office supplies	4190 5 Forms, Station. & Office	157.20
TOTAL					157.20

Peekskill Housing Authority
Check Detail
June 2020

Num	Date	Name	Memo	Account	Original Amount
15751	06/11/2020	Stephen Hamilton	work clothes allowance	1111.2 Cash - Operating Account	-400.00
2020	06/01/2020		work clothes allowance	4540.2 Employee Ben - Maint	400.00
TOTAL					400.00
15752	06/11/2020	Rivera's Landscaping and Construction Inc	April and May lawn care	1111.2 Cash - Operating Account	-6,300.00
5/28/20	05/28/2020		April and May lawn care	4430.5 Landscaping Contracts	6,300.00
TOTAL					6,300.00
ACH	06/11/2020	IRS	6/11/20 payroll	1111.5 Cash - Payroll Account	-10,181.88
			6/11/20 payroll	2117.4 FICA Payable	10,181.88
TOTAL					10,181.88
ACH	06/11/2020	NYS Income Tax	6/11/20 payroll	1111.5 Cash - Payroll Account	-1,803.50
			6/11/20 payroll	2117.2 NY State W/H	1,803.50
TOTAL					1,803.50
15753	06/25/2020	Avaya Financial Services	phone system	1111.2 Cash - Operating Account	-138.23
35644374	06/05/2020		phone system	4190.5 Forms, Station. & Office	138.23
TOTAL					138.23
15754	06/25/2020	Bond, Schoeneck & King, PLLC	labor advice	1111.2 Cash - Operating Account	-3,358.00
19822259	04/22/2020		labor advice	4130 Legal Expense	3,358.00
TOTAL					3,358.00
15755	06/25/2020	Chase Card		1111.2 Cash - Operating Account	-8,612.86
5/19/20 - 6/18/20	06/19/2020		cablevision - phone cablevision - internet office supplies annual dues maint supplies	4190.3 Telephone 4190.6 All Other Sundry 4190.5 Forms, Station. & Office 4190.2 Membership Dues & Fees 4420.01 Supplies - Grounds	393.01 808.48 703.59 515.00 6,192.78
TOTAL					8,612.86
15756	06/25/2020	CSEA	union dues	1111.2 Cash - Operating Account	-308.56
6/24/20	06/24/2020		union dues	2117.7 CSEA Dues	308.56
TOTAL					308.56
15757	06/25/2020	CSEA Employee Benefit Fund	July dental/vision	1111.2 Cash - Operating Account	-1,428.79
JUL20	06/15/2020		July dental/vision July dental/vision	4540.1 Employee Ben - Admin 4540.2 Employee Ben - Maint	519.56 909.23
TOTAL					1,428.79
15758	06/25/2020	DEC Office Solutions, Inc.	copier maint	1111.2 Cash - Operating Account	-77.86
167779	05/29/2020		copier maint	4190.5 Forms, Station. & Office	77.86
TOTAL					77.86
15759	06/25/2020	Endicott Comm, Inc.	answering service	1111.2 Cash - Operating Account	-89.78
200600522101	06/16/2020		answering service	4190.5 Forms, Station. & Office	89.78
TOTAL					89.78
15760	06/25/2020	New York Power Authority	May 2020	1111.2 Cash - Operating Account	-10,040.75
86833	06/12/2020		May 2020	4320 Electricity	10,040.75
TOTAL					10,040.75

Peekskill Housing Authority
Check Detail

June 2020

Num	Date	Name	Memo	Account	Original Amount
15761	06/25/2020	Pestech		1111.2 Cash - Operating Account	-994.00
815820	05/22/2020		monthly	4430.9 Exterminating Contracts	794.00
818128	06/04/2020		roaches	4430.9 Exterminating Contracts	100.00
818129	06/04/2020		mice	4430.9 Exterminating Contracts	100.00
TOTAL					994.00
15762	06/25/2020	Pitney Bowes Purchase Power	postage	1111.2 Cash - Operating Account	-503.50
6/3/20	06/03/2020		postage	4190.5 Forms, Station. & Office	503.50
TOTAL					503.50
15763	06/25/2020	Pitney Bowes, Inc.	postage machine lease	1111.2 Cash - Operating Account	-105.00
1015757615	06/08/2020		postage machine lease	4190.5 Forms, Station. & Office	105.00
TOTAL					105.00
15764	06/25/2020	Recovery Associates, Inc.	collection agency	1111.2 Cash - Operating Account	-400.00
6/11/20	06/11/2020		collection agency	4190.4 Collection Fees/Court Co	400.00
TOTAL					400.00
15765	06/25/2020	Sherwin-Williams Co.	apt. paint	1111.2 Cash - Operating Account	-813.00
8113-1	06/02/2020		apt. paint	4420.01 Supplies - Grounds	813.00
TOTAL					813.00
15766	06/25/2020	Staples Advantage	office supplies	1111.2 Cash - Operating Account	-464.32
8058619277	06/06/2020		office supplies	4190.5 Forms, Station. & Office	464.32
TOTAL					464.32
15767	06/25/2020	Employee Benefits Division	July HI	1111.2 Cash - Operating Account	-28,150.31
553	06/08/2020		July HI	4540.1 Employee Ben - Admin	9,748.96
			July HI	4540.2 Employee Ben - Maint	18,401.35
TOTAL					28,150.31
15768	06/25/2020	Superior Press	checks	1111.2 Cash - Operating Account	-341.74
4196390	06/22/2020		checks	4190.5 Forms, Station. & Office	341.74
TOTAL					341.74
ACH	06/25/2020	NYS and Local Retirement Systems	June 2020 cont and loan pymts	1111.2 Cash - Operating Account	-2,488.68
			June 2020 cont and loan pymts	2117.3 Pension Payable	2,488.68
TOTAL					2,488.68
ACH	06/25/2020	IRS	6/25/20 payroll	1111.5 Cash - Payroll Account	-9,941.62
			6/25/20 payroll	2117.4 FICA Payable	9,941.62
TOTAL					9,941.62
ACH	06/25/2020	NYS Income Tax	6/25/20 payroll	1111.5 Cash - Payroll Account	-1,750.85
			6/25/20 payroll	2117.2 NY State W/H	1,750.85
TOTAL					1,750.85