



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 Board Meeting

Date: June 16<sup>th</sup>, 2022

Time: 7:00pm

Location:

Dunbar Heights  
696 Highland Avenue  
Peekskill, NY 10566

To join by webinar:

<https://zoom.us/j/92138028702>

By Phone: 1-646-558-8656 ID: 921 3802 8702

# 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 MONTHLY BOARD OF COMMISSIONERS MEETING – JUNE 16<sup>th</sup>, 2022 HYBRID MEETING AGENDA

### I. ROLL CALL

### II. APPROVAL OF MINUTES:

- a) Resolution – 06/01/2022 – May 19<sup>th</sup>, 2022 – Regular Meeting Minutes

### III. CORRESPONDENCE: None

### IV. EXECUTIVE DIRECTOR'S REPORT:

- a) Monthly Report – June 2022
- b) Financial Report – May 2022

### V. COUNSEL'S REPORT

### VI. UNFINISHED BUSINESS

### VII. NEW BUSINESS

- a) Resolution – 06/02/2022 – May Monthly Bills
- b) Introduction of special counsel Whiteman Osterman & Hanna LLP

### VIII. TENANTS' COMMENTS AND CONCERNS

### IX. ADJOURNMENT

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING  
May 19<sup>th</sup>, 2022 BOARD MEETING MINUTES  
REGULAR SESSION**

**WHEREAS**, The Board of Commissioners have reviewed the minutes of May 19<sup>th</sup>, 2022 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 May 19<sup>th</sup>, 2022 public meeting.

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

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman Luis A. Segarra				
Vice Chairman Jacqueline Simpkins				
Commissioner Dwight H. Douglas				
Commissioner Nicola Smith-DeFreitas				
Tenant Commissioner Jessica Martinez				
Tenant Commissioner Yvette Houston				

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 16<sup>th</sup>, 2022

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

# 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 MINUTES May 19<sup>th</sup>, 2022

### ROLL CALL:

Commissioner Segarra, Chairman-Absent  
Commissioner Simpkins, Vice Chair  
Commissioner Douglas  
Commissioner Smith-DeFreitas  
Tenant Commissioner Houston  
Tenant Commissioner Martinez- Absent

P Holden Croslan, Executive Director  
Mark J. Kamensky Esq., Counsel

Vice Chairman Simpkins: Welcome everyone to the May 19<sup>th</sup> Board of Commissioners Meeting

### Resolution – 05/01/2022 – April 2022 – Regular Meeting Minutes

Vice Chairman Simpkins asked for a motion to pass Resolution 05/01/2022. Commissioner Douglas made the motion and Commissioner Houston seconded. Vice Chair Simpkins asked if there were any comments, concerns or questions. There were none. The vote was as follows: Vice Chairman Simpkins -Aye: Commissioner Douglas – Aye: Commissioner Smith-Defreitas -Aye. Commissioner Houston-Aye. Resolution passes.

### EXECUTIVE DIRECTOR'S REPORT

**Revenue** – HUD subsidy for March \$119,576, includes \$9,300 received from shortfalls funds; April \$153,025 includes \$10,300 received from shortfall funds.

**Other Revenue** – March \$3,768; April \$4,035.

### Tenant Charges

Rent Charges for March \$129,655; April \$138,777.

Total tenant charges for March \$136,929; April \$145,050.

Total Collected for March \$114,422; April \$107,863.

Unpaid Tenant Balance for March \$22,507; April \$37,187.

All Outstanding Tenant Charges as of March \$506,668; April \$542,855.

**Bills Paid** –The Executive Director reviewed the March and April bills

Total expenses for March \$315,377; April \$312,861.

**Court Proceedings** – The eviction moratorium ended on January 15<sup>th</sup>, 2022.

**Tenant Payment Agreements- TPA**

Total of 39 residents have payment agreements with a balance of \$94,049.44

**Work Orders** –March, 112 calls, all Completed; April 104 calls, 100 completed,

**Unit Turnovers** –4 vacancies on April 30th.

**Tenants Account Receivable (TAR)**

Total past due for April 242 residents (87%) owed \$542,855.

**Police Reports**

**Police Activity PHA April 5-11, 2022**–36 visits to Bohlmann Towers, 30 routine, 6 others (suspicious activity, noise, person w/gun, domestic, disorderly group, medical); 23 visits to Dunbar Heights, all were routine.

**Police Activity PHA April 19-25, 2022**– 30 visits to Bohlmann Towers, 27 routine, 3 others (medical, fire, traffic stop); 30 to Dunbar Heights, 26 routine, 4 others (medical, 2 EDP's, domestic).

## **LEAD PAINT TESTING**

PHA received one (1) response to the lead-based paint solicitation. The RFQ and response have been forwarded to HUD for review and comment.

## **REQUEST FOR QUALIFICATIONS – REPOSITIONING LEGAL SERVICES-UPDATE**

PHA began advertising for repositioning legal services on April 12, 2022. PHA received two excellent responses.

The successful firm will be responsible for assisting the PHA with any and all legal aspects associated with the repositioning process, including but not limited to negotiations and evaluation of agreements (e.g., HUD conversion, financing and development agreements, Operating Agreements, Payment in Lieu of Taxes, Ground Lease, Property Management Agreement, Low Income Housing Tax Credit, Declaration of Restrictive Covenants, and Section 8 Project Based Rental Assistance documents).

1. Fox Rothschild LLP, Pittsburgh, PA
2. Whiteman, Osterman & Hanna LLP, Albany, NY

The following scoring sheet, is based upon responses to criteria set forth in the RFQ and the bases for my recommendation.

Responder	Possible Points					
	Staff experience 30	Staff Qualifications 25	Cost 15	Experience w/funding for repositioning 25	M/W/DBE 5	TOTAL
Rothschild	25	20	5	25	0	75
Whiteman	30	25	15	25	3	98

The recommendation for PHA Special Council is Whiteman, Osterman & Hanna, LLP

Selection requires a Board Resolution

### **CAPITAL FUND PROJECT UPDATE**

Dunbar Heights/Turnkeys

Currently, PHA has about \$1.5M in Capital Funds for capital improvements.

#### **Priority One**

Dunbar Heights - Exterior steel porch replacements

Dunbar Heights - Walkway repairs

Turnkeys - Concrete sidewalk & Stair repairs

Complements to LAN, PHA's architectural firm. PHA received five (5) responses; previously one and none.

	DH Steel Porches	Concrete Walkways	Total
Vinco Builders, Mahopac	\$1,240,000	\$140,000	\$1,380,000
Giacorp Contracting, Hawthorne	1,450,169	no bid	1,450,169
<b>MOY Construction Corp, White Plains</b>	<b>996,000</b>	<b>194,000</b>	<b>1,190,000</b>
Page Contracting Corp, Brooklyn	1,743,000	206,000	1,949,000
DiPaterio Contracting, Cortlandt Manor	2,115,000	242,500	2,357,500

The recommendation is for PHA to engage low bidder, MOY Construction Corp for Dunbar Heights steel porch replacement and concrete walkway repairs at Dunbar Heights and Turnkeys for \$1,190,000 which is lower than the \$1,200,000 budget.

Anticipated schedule for construction start is June 2022.

Selection requires a Board Resolution

## **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) UPDATE**

No change in CDBG; Dunbar Heights bathroom revitalization project. Awaiting Congressional approval of funds.

In a 50/50 match with CDBG, PHA plans to revitalize/renovate bathrooms in thirty-two (32) units at Dunbar Heights during the 2022 fiscal year.

This is a three-year project with an annual cost of \$400,000 per year; \$200,000 CDBG funds and a \$200,000 match from PHA's Capital Funds allotment.

## **TENANT PORTAL (RENT CAFÉ) UPDATE**

Registered in March	17
Rent Café payments	19
Amount paid	\$10,132

Registered in April	6
Rent Café payments	22
Amount paid	\$6,260

Registered by site to date:	
BT	17
DH	16
1431 Park St.	11
1719 Park St.	8
1227 Howard St.	2
Total	54

Wait List Applicants Registered	25
---------------------------------	----

Four (4) work orders have been placed  
Thirty-four (34) requests for balances due  
Two (2) updated personal information

## **FINANCIAL HIGHLIGHTS FOR APRIL 2022**

### **Revenue**

- April tenant rents charged were \$138,777; a little higher than March (\$129,655) as updated recertifications continue. Collections decreased from \$114,422 in March to 107,863 in April.

### **Hud Revenue**

- Operating subsidy in April was \$120,576, more than the budgeted amount of \$116,667; mainly attributed to \$10,300 of HUD shortfall fund grant for unit turnover.

## **FINANCIAL HIGHLIGHTS FOR APRIL 2022 (CONT'D)**

- In April, \$32,449 in Capital Funds were drawn down for DH's exterior project, Architect (LAN) fees.

Total Hud Revenue received in April- \$153,025

### **EXPENSES**

#### **Utilities**

- Total utilities were \$181,461, significantly higher than the monthly budgeted amount of \$65,417. Water and sewer semiannual bills of \$108,427 were paid in April. These budget variances may decrease with warmer weather.
- Administrative expenses are under budget due to two new staff hired at lower salaries than budgeted.

#### **Extraordinary Items**

- Park Street channel drain cost: \$4,500

**Vice Chairman Simpkins:** Who are the two new staff members?

**Executive Director Crosland:** Tatum Williams and Kisha Williams.

**Vice Chairman Simpkins:** Ok. We'll move on to the Counsel's Report

### **COUNSEL'S REPORT- Attorney Kramensky**

I continue to go through files and remain in communication with the office. I have sent out notices regarding lease violations as well as prepared termination notices.

This evening, I was served a motion to dismiss the eviction proceedings that has been ongoing. I have not had a chance to review the motion, but I will and respond.

I have a case where a grievance was requested. Once discovery is completed, we will move forward with the grievance procedures.

### **UNFINISHED BUSINESS-None**

### **NEW BUSINESS**

#### **Resolution- 05/02/2022- April Monthly Bills**

Vice Chairman Simpkins asked for a motion to pass Resolution 05/02/2022. Commissioner Smith-Defreitas made the motion and Commissioner Douglas seconded the motion. Vice Chairman Simpkins asked if there were any comments, concerns or questions. There were none. The vote was as follows: Vice Chairman Simpkins -Aye, Commissioner Douglas - Aye: Commissioner Smith-Defreitas -Aye, Commissioner Houston-Aye, Resolution passes.

#### **Resolution- 05/03/2022- Recommendation of Contractor for Capital Fund Project Dunbar Heights: MOY Construction Corp, White Plains**



Vice Chairman Simpkins asked for a motion to pass Resolution 05/03/2022. Commissioner Smith-Defreitas made the motion and Commissioner Douglas seconded the motion. Vice Chairman Simpkins asked if there were any comments, concerns or questions. There were none. The vote was as follows: Vice Chairman Simpkins -Aye, Commissioner Douglas – Aye: Commissioner Smith-Defreitas -Aye, Commissioner Houston-Aye, Resolution passes.

Commissioner Douglas thanked Executive Director Crosland for working so diligently on this project and agreed that the best contractor was Moy Construction Corp.

**Resolution- 05/04/2022- Recommendation for Repositioning special council-Legal Services: Whiteman, Osterman & Hanna, LLP**

Vice Chairman Simpkins asked for a motion to pass Resolution 05/04/2022. Commissioner Douglas made the motion and Commissioner Smith-Defreitas seconded the motion. Vice Chairman Simpkins asked if there were any comments, concerns or questions. There were none. The vote was as follows: Vice Chairman Simpkins -Aye, Commissioner Douglas – Aye: Commissioner Smith-Defreitas -Aye, Commissioner Houston-Aye, Resolution passes.

**TENANTS QUESTIONS COMMENTS AND CONCERNS**

**D. Benson**

1. There's a tenant that searches the garbage and leave the items scattered on the first floor.
2. Comments about the Tenant Commissioner's Board attendance
3. Last meeting, Chairman Segarra stated that everyone has 3 minutes to speak. Some things take longer than 3 minutes to explain.

**Vice Chairman Simpkins:** I will contact the referred Tenant Commissioner

**Beth**

1. How will the \$310,000 grant for Dunbar kitchens be divided? I've done the math, that's roughly \$3,000 per unit. That won't get much done.

**Executive Director Crosland:** We are starting with the units that are health and safety first. We will also be using Capital Funds. Eventually, all the units will be done, but that comes along with the repositioning.

2. I think it is important for the residents of Dunbar Heights to know how the money will be spent, and who's unit is going to be done. When will this happen?

**Executive Director Crosland:** Tenants will have advance notice of when the construction will begin.

3. What is PHA going to do to get the tenants involved and engaged in the RAD process?

**Executive Director Crosland:** Built into repositioning, will be a person to get tenants involved and keeping them informed.

4. Is there a mechanism to maintain PHA in section 9?

**Executive Director Crosland:** Nine out of ten times that won't happen.

**Commissioner Houston:** What kind of material will be used for the back porches at Dunbar Heights?

**Executive Director Crosland:** Steel

**Vice Chairman Simpkins:** What is the projected date that construction will start at Dunbar Heights?

**Executive Director Crosland:** June 2022.

**V. Scott:** We have no access to the hose for the Community Garden because staff puts the hose away.

**Executive Director Crosland:** Leaving the hose out, unattended and stretched across walkways is a liability. Someone can trip and fall. The hose is available from 11-2.

**Commissioner Douglas:** What's the plan for the garden getting water?

**Commissioner Houston:** I will work with Valerie to ensure that they have access to the hose and that it is not left out unattended.

**Vice Chairman Simpkins:** What's growing in the garden?

**V. Scott:** Beans and different vegetables.

**V. Scott:** The after-school program started and it's going really well. It's from 5-6:30 and the kids really seem to be enjoying it.

**Vice Chairman Simpkins:** What ages are the kids?

**V. Scott:** Ages 6-12. Approximately 12-15 kids attend and there are 3 adults that oversee the program.

1. Residents are complaining about receiving big bills for parking. They thought parking is included in their rent.

**Executive Director Crosland:** Tell them to call the office

2. Residents would like to have outdoor activities during the summer, but were told it's a liability. They have renters' insurance and think that their policy covers any accidents that may happen. The kids enjoy movie night, outside under the tent.

**Executive Director Crosland:** Tell them to send a copy of their insurance to the office to be forwarded to to PHA insurance company.

**V. Scott:** All of them?

**Executive Director Crosland:** Anyone with insurance that covers accidents.

**V. Scott:** As far as having events, there's only one person that complains

**Executive Director Crosland:** There may be only one person that complains to you, but we get numerous calls to the office.

**Vice Chairman Simpkins:** Maybe you can try informing tenants of activities taking place and get them involved. That way you can reduce the number of noise complaints.

**V. Scott:** I'll try that.

Vice Chairman Simpkins asked for a motion to end the meeting. Commissioner Douglas made the motion and Commissioner Smith-Defreitas seconded.

Meeting adjourned at 8:06 pm

**PEEKSKILL HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS MEETING**  
June 16, 2022  
**EXECUTIVE DIRECTOR'S REPORT**

<b>Revenue</b>	<b>April</b>	<b>May</b>
HUD Subsidy – Bohlmann (AMP 1)	63,163	72,585
HUD Subsidy – All other sites (AMP 2)	47,113	77,339
Proceeds from Capital Funds	32,449	46,855
Shortfall Funds	10,300	18,000
<b>Total HUD Revenue</b>	<b>153,025</b>	<b>214,779</b>
<b>Other Revenue– Non-Federal</b>		
Laundry Commissions	3,159	3,159
CAP Office	0	1,800
Health Center	740	740
Verizon	131	135
Interest	5	0
<b>Total</b>	<b>4,035</b>	<b>5,834</b>
<b>TENANT CHARGES</b>	<b>April</b>	<b>May</b>
Rent	138,777	137,216
Retro Rent (unreported income)/adjustment	0	0
Parking	1,890	1,919
Late Fees	3,688	3,349
Misc. (key cards, maintenance charges, legal fees)	685	1,065
Air Conditioners	10	136
Write offs, AJE's, Move outs	0	0
<b>TOTAL TENANT CHARGES</b>	<b>145,050</b>	<b>143,685</b>
<b>Collected from Tenants thru 5th</b>	<b>50,734</b>	<b>70,546</b>
<b>Total Collected</b>	<b>107,863</b>	<b>100,507</b>
<b>Prepaid Rent</b>	<b>10,289</b>	<b>11,096</b>
<b>Change in Prepaid rent</b>	<b>(3,238)</b>	<b>(807)</b>
<b>Unpaid Tenant Balance</b>	<b>37,187</b>	<b>43,178</b>
<b>Reclassification from TAR to Vacated TAR</b>	<b>(0)</b>	<b>(0)</b>
<b>All Outstanding Tenant Charges</b>	<b>542,855</b>	<b>586,033</b>

**Financial****BILLS PAID**

	<b>April</b>	<b>May</b>
Payroll (M)	67,143	67,842
Elevator (Q)	2,188	0
Exterminator (M)	100	794
Trash – Dumpsters	0	0
City Trash Collection (Q)	0	0
City Water (Q)	63,417	0
Sewer Tax (Semi-Annual)	45,010	0
Robison Fuel Oil (M)	17,874	21,988
Electric (M)	26,073	18,808
Gas (M)	26,594	19,697
Propane (M)	2,494	234
Legal – PHA Attorney (M)	3,200	3,200
Legal – Labor Attorney	805	0
Lawsuit Deductibles	0	0
Health Insurance/Dental Insurance(M)	31,477	31,237
Process Server – Evictions (M)	0	0
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	579	1,889
Credit Card (M)	5,803	6,815
Maintenance Supplies/Contracts(M)	4,819	8,739
Office Expenses (M)	3,485	2,387
PILOT (SA)	0	0
NYS Retirement Contribution (A)	0	0
Medicare Part B Reimbursement	0	3,517
Unit Turnaround Contracts	10,300	18,000
<b>TOTAL EXPENSES</b>	<b>\$312,861</b>	<b>\$205,147</b>
<b>CAPITAL FUND PROJECTS – Dunbar Heights Exterior (Architect fees)</b>	<b>32,449</b>	<b>12,907</b>

# **COURT PROCEEDINGS**

MONTH	# RESIDENTS	BALANCE	# PAID	AMOUNT PAID	COURT STIPS/COMMENTS
January 2018	12	25,031	10	20,266	1 Skipped - 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	28,111	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	18	41,466	1 – Court, 1 Skipped 18,956
August	8	11,367	8	11,367	
September	4	1,639	4	1,639	
October	45	64,700	39	56,667	3 - Court, 1-Skip 5,841, 1-Eviction 4,309
November	15	18,117	14	16,354	1 - Skipped 4,296
December	19	17,976	18	15,788	1 – Skipped (See July 2019)
January 2020	16	18,860	16	18,860	
February	14	13,734	13	11,848	1 – Skipped – 3,207
March-December	0	0	0	0	
January 2021	0	0	0	0	
February - September	0	0	0	0	
October-December	0	0	0	0	
January 2022	0	0	0	0	
February	0	0	0	0	
March	0	0	0	0	
April	0	0	0	0	
May	0	0	0	0	
TOTAL	312	504,458	289	472,046	Outstanding Balance 32,412
					Skip/Evicted Balance 103,846

### Tenant Payment Agreement Listing

Tenant Code	Start Month	End Month	Agreement Amount	Received Amount	Remaining Amount	Comments
<b>BOHLMANN</b>						
p00117	06/2021	12/31/2022	3,093.34	212.00	2,881.34	
t0000138	04/2022	12/31/2024	918.00	75.00	843.00	
p00103	04/2022	12/31/2049	3,348.05	0	3,348.05	
t0000035	05/2021	12/31/2024	2,524.05	100.00	2,424.05	
t0000186	05/2021	12/31/2022	424.25	147.00	277.25	
t0001284	11/2021	12/31/2022	613.00	200.00	413.00	
t0000243	11/2021	12/31/2022	2,718.80	1,376.00	1,342.80	
t0000795	05/2021	12/31/2030	3,067.00	1,028.00	2,039.00	
t0000270	05/2021	12/31/2022	7,757.00	3,900.00	3,857.00	
t0000176	05/2021	12/31/2026	5,302.92	140.00	5,162.92	
t0000275	05/2021	12/31/2023	2,083.00	1,086.00	997.00	
t0000259	09/2021	12/31/2022	646.00	298.00	348.00	
t0001253	06/2021	12/31/2022	2,050.00	1300.00	750.00	
t0000739	05/2021	12/31/2024	13,971.00	25.00	13,946.00	
p00121	05/2021	12/31/2024	2,561.20	286.00	2,275.20	
t0000970	05/2021	12/31/2022	4,539.00	2,250.00	2,289.00	
t0001275	02/2022	09/30/2022	226.00	150.00	76.00	
T0001666	04/2022	12/31/2056	4,175.00	0	4,175.00	
<b>Total Bohlmann</b>			<b>60,017.61</b>	<b>12,573.00</b>	<b>47,444.61</b>	
<b>DUNBAR</b>						
t0000107	07/2021	12/31/2028	12,939.00	4,966.00	7,973.00	
t0000230	05/2021	12/31/2023	3,953.00	1,200.00	2,753.00	
t0000042	08/2021	12/31/2023	4,669.00	1,295.00	3,374.00	
p00036	05/2021	12/31/2021	218.30	153.30	6.500	
b0000038	06/2021	12/31/2023	4,979.50	1,650.00	3,329.50	
t0000165	02/2022	12/31/2022	1617.70	50.00	1567.70	
t0000022	05/2021	12/31/2023	1,800.00	650.00	1,150.00	
t0000442	10/2021	12/31/2021	724.00	544.70	179.30	
t0000154	06/2021	12/31/2041	6,257.25	153.00	6,104.25	
t0000072	05/2021	12/31/2021	2,548.00	159.00	2,389.00	
t0000158	05/2021	12/31/2021	1,189.10	667.00	522.10	
t0000493	08/2021	12/31/2025	6,053.00	601.00	5,452.00	
t0000004	05/2021	12/31/2021	1,222.00	200.00	1,022.00	
t0000740	05/2021	12/31/2023	2,068.43	200.00	1,868.43	
<b>Total Dunbar</b>			<b>46,947.85</b>	<b>12,289.00</b>	<b>34,658.85</b>	

TURNKEY						
t0000256	04/2022	12/31/2024	1,267.50	389.00	878.50	
b0000026	06/2021	12/31/2029	11,118.96	400.00	10,718.96	Stipulation
t0000082	07/2021	12/31/2022	2,581.00	1,800.00	781.00	
t0000084	05/2021	12/31/2021	909.75	600.00	309.75	
t0000086	10/2021	12/31/2021	3,512.12	3,410.00	102.12	
t0000069	05/2021	08/31/2021	374.00	200.00	174.00	
t0000027	09/2021	12/31/2024	2,364.02	497.40	1,866.62	
t0000256	04/2022	12/31/2024	1,267.50	389.00	878.50	
<b>Total Turnkey</b>			<b>22,127.35</b>	<b>7,296.40</b>	<b>14,830.95</b>	
			<b>129,092.81</b>	<b>32,158.40</b>	<b>96,934.41</b>	

#### WORK ORDERS

MONTH	CALLS	COMPLETE	OUTSTANDING OR COMMENTS
January 2020	94	94	
February	103	103	
March	114	114	
April	89	89	
May	139	139	
June	140	140	
July	158	158	
August	112	112	
September	127	127	
October	114	114	
November	117	117	
December	115	115	
January 2021	110	110	
February	86	86	
March	130	130	
April	144	144	
May	140	140	
June	146	146	
July	142	142	
August	151	151	
September	105	103	
October	125	125	
November	127	127	
December	129	129	
January 2022	123	123	
February	81	81	
March	112	112	
April	104	104	
May	114	111	3



# UNIT TURNOVER

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-J	1	02/28/22	03/25/22	04/01/22	
BT 1-L	1	03/24/21	08/03/21	08/03/21	
BT 1-P	1	02/28/22	03/09/22	03/14/22	
BT 1-S	0	12/31/20	04/30/21	04/30/21	
BT 1-W	1	10/01/21	01/14/22	01/21/22	
BT 2-A	0	05/24/20	06/30/21	06/30/21	
BT 3-B	3	04/16/21	06/02/21	06/08/21	
BT 3-M	1	02/23/22	04/27/22		Lease Date 6/6
BT 4-A	0	03/15/22	05/19/22		
BT 4-L	1	01/21/22	04/19/22		Lease Date 6/9
BT 5-L	1	01/19/21	04/06/21	05/24/21	
BT 6-J	4	11/06/20	06/02/21	06/25/21	
BT 6-U	2	06/01/22			
BT 6-V	1	04/30/21	08/12/21	09/01/21	
BT 7-L	1	03/15/21	06/02/21	06/04/21	
BT 7-N	3	09/01/21	11/15/21	11/18/21	
BT 7-R	3	11/19/21	01/28/22	03/01/22	
BT 8-N	3	07/02/21	09/28/21	10/08/21	
DH 2-B	2	04/15/21	07/26/21	08/09/21	
DH 2-C	2	11/30/20	04/07/21	04/23/21	
DH 2-D	2	06/25/21	09/01/21	09/03/21	
DH 3-A	2	06/14/21	09/01/21	09/01/21	
DH 4-A	0	11/09/20	05/04/21	05/14/21	
DH 6-A	0	12/31/20	03/16/21	04/11/21	
DH 7-A	2	08/05/20	04/09/21	04/09/21	
DH 8-D	2	11/18/21	03/03/22	04/01/22	
DH 13-C	2	02/10/21	06/28/21	08/09/21	
DH 13-F	2	04/27/22	05/19/22		Lease Date 6/6
DH 22-B	2	02/20/20	04/07/21	04/16/21	
DH 24-B	2	02/11/21	06/18/21	06/25/21	
DH 31-A	2	09/08/20	03/31/21	04/01/21	
TK 1227-2M	3	12/04/20	05/18/21	05/24/21	
TK 1431A-1M	3	09/03/20	06/18/21	06/24/21	
TK 1431A-3M	1	03/31/22	04/19/22	05/03/22	
TK 1431B-5M	4	12/24/20	05/10/21	06/14/21	
TK 1719A-1L	3	09/04/20	04/16/21	04/22/21	
TK 1719A-1M	4	08/09/21	10/29/21	11/19/21	
<b>TOTAL VACANT</b>	<b>5</b>				

# **EXTERMINATION SUMMARY – BEDBUGS - # Treatments**

	2015	2016	2017	2018	2019	2020	2021	2022	Comment
January	2	0	1	0	3	0	0	0	
February	3	0	0	1	1	0	0	0	
March	1	0	0	3	0	0	1	0	
April	1	0	2	0	0	0	0	0	
May	0	1	1	0	2	0	0	0	
June	2	2	0	0	0	0	1		
July	0	2	1	1	0	1	0		
August	0	3	4	3	1	1	1		
September	4	2	3	0	1	3	0		
October	0	3	1	0	1	0	0		
November	0	0	1	1	1	0	2		
December	0	1	1	0	0	0	1		
TOTAL	13	14	15	9	10	5	6	0	
COST	\$4,860	\$4,841	\$9,880	\$2,980	\$6,086	\$1,075	\$2,245	\$0	

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

SITE	# Units	Late	Not At All	Past Due April 2022	Past Due May 2022
Bohlmann Towers	144	(48) 37	(41) 31	137 owed \$260,227	139 owed \$282,604
Dunbar Heights	96	(42) 26	(29) 32	82 owed \$208,017	86 owed \$228,069
Turnkey	33	(11) 19	(11) 5	23 owed \$74,612	25 owed \$75,360
Totals	273	(101) 82	(81) 68	242 (87%) - \$542,855	250 (91%) - \$586,033

Parenthesis ( ) represents the previous month

## **PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS**

PHA Activity May 3-8 2022	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	33	27	6*
Dunbar Heights	32	28	4*
*BT – Other (2 disorderly persons, service call, unwanted party, dispute, traffic stop)			
*DH – Other (dispute, 2 investigations, welfare check)			
PHA Activity May 10-16, 2022	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	25	23	2*
Dunbar Heights	29	27	2*
*BT – Other (trespass, parking complaint)			
*DH – Other (investigation, burglary)			

## FINANCIAL HIGHLIGHTS MAY 2022

### PHA REVENUE

Tenant rents charged were \$137,216; a little lower than April (\$138,777)

Collections decreased from \$107,863 in April to \$100,507 in May.

### HUD REVENUE

Operating subsidy, \$167,924 was more than budgeted, \$116,667

HUD shortfall fund grant drawdown for unit turnover, \$18,000

Capital Funds drawn down for DH's exterior project, Architect (LAN) fees, \$12,907

Capital Funds drawn down for 2021 payment to previous Architect (Lothrop), DH's exterior project (cancelled, no bidders) \$33,948

Total Hud Revenue for May- \$214,779

### OTHER INCOME

\$5,834; close to the prior month; \$4,035;

### EXPENSES

Administrative expenses continue to be under budget due to lower salaries than budgeted.

Utilities were \$60,727, lower than the monthly budgeted amount of \$65,417. Year to date utilities remain over budget \$111,355 due to double water and sewer semiannual bills paid in April.

Maintenance costs are under budget due to less overtime and reimbursement of vacant unit turnover costs in May; \$18,000 recovered from shortfall funds.

Extraordinary Item - Park Street channel drain, \$4,500

### TENANT PORTAL (RENT CAFÉ) UPDATE

Registered in April	6
Rent Café payments	22
Amount paid	\$6,260

Registered in May	4
Rent Café payments	18
Amount paid	\$8,007

## TENANT PORTAL (RENT CAFÉ) UPDATE CONT'D

Registered by site to date:

BT	19
DH	17
1431 Park St.	12
1719 Park St.	8

1227 Howard St.	2
<b>Total</b>	<b>58</b>

Wait List Applicants Registered	46
---------------------------------	----

Activity to date:

Four (4) work orders have been placed  
Fifty-Eight (58) requests for balances due  
Two (2) updated personal information

No activity for:

- uploaded recertification documents
- communication with staff

Respectfully Submitted,

P Holden Croslan

*P Croslan*

Executive Director



# FINANCIAL

  

# TABLE OF CONTENTS

1. Year-to-Date Financial Statement-Operating
2. Balance Sheet
3. Profit & Loss-Operating Current Month
4. Profit & Loss-Operating Year to date

**Peekskill Housing Authority**  
**Summary Operating Statement - Budget and Actual**  
**Two Months Ended May 31, 2022**

	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
<b>Revenue</b>					
Operating Receipts					
Dwelling Rentals	293,195	1,700,240	283,373	275,993	(7,380)
Nondwelling Rent	3,660	21,600	3,600	3,809	209
Interest Income	15	100	17	17	0
Other Income	12,525	71,000	11,833	18,798	6,965
HUD Operating Subsidy	211,816	1,400,000	233,333	288,500	55,167
CFP Operations Subsidy	0	160,000	26,667	27,500	833
Total Operating Receipts - Including HUD Contr	521,211	3,352,940	558,823	614,617	55,794
<b>Expenses</b>					
Operating Expenditures					
Administrative:					
Administrative Salaries	101,941	357,750	59,625	52,925	6,700
Legal Expense	8,017	66,000	11,000	4,005	6,995
Training	0	0	0	0	0
Travel	0	0	0	0	0
Accounting Fees	3,600	21,600	3,600	3,600	0
Auditing Fees	9,360	9,360	1,560	1,600	(40)
Telephone, Office Supplies, Miscellaneous	41,139	94,690	15,782	10,351	5,431
Total Administrative Expenses	164,057	549,400	91,567	72,481	19,086
Tenant Services:					
Contracts	0	0	0	0	0
Relocation and other	0	5,000	833	250	583
Total Tenant Services Expenses	0	5,000	833	250	583
Utilities:					
Water/Sewer	62,402	280,000	46,667	108,427	(61,760)
Electricity	29,344	210,000	35,000	44,880	(9,880)
Gas	34,250	140,000	23,333	46,290	(22,957)
Fuel	24,841	155,000	25,833	42,591	(16,758)
Total Utilities Expenses	150,837	785,000	130,833	242,188	(111,355)
Ordinary Maintenance & Operation:					
Labor-Maintenance	93,165	560,110	93,352	82,060	11,292
Materials - Maintenance	30,600	125,000	20,833	16,966	3,867
Maint Contract Costs	50,596	348,500	58,083	37,098	20,985
Total Maintenance Expenses	174,361	1,033,610	172,268	136,124	36,144
Protective Services:					
Contracts	0	0	0	0	0
Total Protective Services	0	0	0	0	0
General Expense:					
Insurance	46,184	304,200	50,700	47,246	3,454
Payments in Lieu of Taxes	0	94,780	15,797	3,776	12,021
Employee Benefit Contributions	68,044	467,940	77,990	54,589	23,401
Collection Losses	0	100,000	16,667	16,582	85
Total General Expenses	114,228	966,920	161,153	122,193	38,960
Nonroutine Items:					
Extraordinary Items	0	0	0	6,030	(6,030)
Total Operating Expenses	603,483	3,339,930	556,655	579,266	(16,581)
Net Income/(Loss)	(82,272)	13,010	2,168	35,351	33,183

6:15 PM

06/05/22

Accrual Basis

# Peekskill Housing Authority

## Balance Sheet

As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1111.2 Cash - Operating Account	110,777.13
1111.5 Cash - Payroll Account	5,641.82
1112 Chase - Nonfederal	504,374.91
1114 Security Deposit Fund	75,943.20
1117 Petty Cash Fund	1,000.00
Total Checking/Savings	697,737.06
Other Current Assets	
1123 Allowance for Doubt. Accts	-418,845.67
1125 AR HUD	76,917.98
1211 Prepaid Insurance	81,062.95
1260 Material Inventory	27,033.00
1261 Obsolete Inventory	-1,352.00
1122.1 · 1122.1 TAR Bohlmann	252,426.28
1122.2 · 1122.2 TAR Dunbar	189,098.65
1122.3 · 1122.3 TAR Turnkey	67,214.93
1122.7 · 1122.7 TAR Repays Bohlmann	42,414.27
1122.8 · 1122.8 TAR Repays Dunbar	25,698.00
1122.9 · 1122.9 TAR Repays Turnkey	3,805.64
1262 · 1262 Fuel Oil Inventory	30,710.00
Total Other Current Assets	376,184.03
Total Current Assets	1,073,921.09
<b>Fixed Assets</b>	
1400.10 Leasehold Improvements	3,318,689.76
1400.12 Building Improvements	2,826,518.82
1400.39 CFP 2018	29,886.25
1400.5 Accumulated Depreciation	-22,884,354.56
1400.6 Land	131,611.00
1400.7 Buildings	20,572,145.37
1400.8 Equipment - Dwellings	2,272.00
1400.9 Equipment - Admin	913,607.67
Total Fixed Assets	4,910,376.31
<b>Other Assets</b>	
1420 · 1420 Deferred Outflows GASB-68	600,001.00
1421 · 1421 Deferred Outflows OPEB	1,102,973.00
Total Other Assets	1,702,974.00
<b>TOTAL ASSETS</b>	<b>7,687,271.40</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
2111 Accounts Payable	26,839.40
2114 Tenant Security Deposits	75,943.20
2117.3 Pension Payable	2,077.92
2133 Accrued utilities	206,002.67
2136 Accrued Pension	15,725.00
2137 Payments in Lieu of Taxes	81,999.34
2138 Accrued Comp. Absences	238,024.00
2240 Tenant Prepaid Rents	-31.70
2240.1 · Prepaid Rent Bohlmann	4,125.99
2240.2 · Prepaid Rent Dunbar	5,408.50
2240.3 · Prepaid Rent Turnkey	1,561.43
Total Other Current Liabilities	657,675.75
Total Current Liabilities	657,675.75

6:15 PM

06/05/22

Accrual Basis

Peekskill Housing Authority  
**Balance Sheet**  
As of May 31, 2022

	May 31, 22
Long Term Liabilities	
2134 Accrued OPEB	4,039,346.00
2140 Net Pension Liability	2,473.00
2400 Deferred Inflows GASB-68	758,227.00
2410 Deferred Inflows OPEB	2,306,077.00
Total Long Term Liabilities	7,106,123.00
Total Liabilities	7,763,798.75
Equity	
2803 Invested in Capital Assets	5,391,894.76
2807 Unrestricted Net Assets	-4,931,492.19
32000 Retained Earnings	-651,583.25
Net Income	114,653.33
Total Equity	-76,527.35
TOTAL LIABILITIES & EQUITY	7,687,271.40



6:14 PM

06/05/22

Accrual Basis

# Peekskill Housing Authority

## Profit & Loss

### May 2022

	May 22
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	70,438.00
3110.2 Dunbar Heights	45,596.00
3110.4 Turnkey	21,182.00
Total 3110 Dwelling Rental	137,216.00
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	825.00
3190.2 Dunbar Heights	838.50
3190.4 Turnkey	255.00
Total 3190 Nondwelling Rental	1,918.50
3610 Interest on Gen. Fund Inv.	12.06
3690 Other Income	
3690.1 Laundry Room Income	3,158.75
3690.2 CAP Office Rent	1,800.00
3690.3 Health Center Rent	740.16
3690.4 Verizon Commission	135.42
3690.6 Late Fees	
Bohlmann Towers	1,386.42
Dunbar Heights	1,465.17
Turnkey	497.45
Total 3690.6 Late Fees	3,349.04
3690.8 Work Orders	
Bohlmann Towers	785.00
Dunbar Heights	245.00
Turnkey	35.00
Total 3690.8 Work Orders	1,065.00
3690.9 AC - BT	107.25
3690.9 Ac - TK	29.03
Total 3690 Other Income	10,384.65
3691 Other Income CFP Subsidy	13,750.00
8020 Operating Subsidy	
8020.1 AMP 1	72,584.50
8020.2 AMP2	77,339.00
8020.5 Shortfall Funds	18,000.00
Total 8020 Operating Subsidy	167,923.50
Total Income	331,204.71
Expense	
4110 Administrative Salaries	26,649.46
4170 Accounting Fees	1,800.00
4171 Auditing Fees	780.00
4190.3 Telephone	270.54
4190.6 All Other Sundry	1,209.40
4190.7 Admin. Service Contracts	720.00
4190.9 Advertising	458.00
4320 Electricity	18,807.86
4330 Gas	19,696.67
4335 Propane	234.08
4340 Fuel	21,988.74
4410 Labor	41,192.84
4420 Materials	
4420.01 Supplies - Grounds	12,146.79
Total 4420 Materials	12,146.79
4430.1 Garbage & Trash Removal	720.00

6:14 PM

06/05/22

Accrual Basis

**Peekskill Housing Authority**  
**Profit & Loss**  
**May 2022**

	May 22
4430.10 Alarm/Extinguish Contra	311.40
4430.4 Elevator Contracts	4,345.00
4430.6 Unit Turnaround Contract	18,000.00
4430.9 Exterminating Contracts	794.00
4510 Insurance Expense	21,896.00
4520 Payments in Lieu of Taxes	3,776.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	8,462.56
4540.2 Employee Ben - Maint	22,774.02
4540.6 GASB-68 Admin	7,900.00
Total 4540 Employee Benefits	39,136.58
4570 Collection Losses	8,333.34
Total Expense	243,266.70
Net Ordinary Income	87,938.01
Other Income/Expense	
Other Income	
8029.48 Capital Fund Grant 2018	46,855.48
Total Other Income	46,855.48
Other Expense	
4610 Extraordinary Maintenance	1,530.00
Total Other Expense	1,530.00
Net Other Income	45,325.48
Net Income	133,263.49

6:13 PM

06/05/22

Accrual Basis

**Peekskill Housing Authority**  
**Profit & Loss**  
 April through May 2022

	Apr - May 22
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	142,878.05
3110.2 Dunbar Heights	92,668.00
3110.4 Turnkey	40,447.00
Total 3110 Dwelling Rental	275,993.05
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	1,695.00
3190.2 Dunbar Heights	1,633.50
3190.4 Turnkey	480.00
Total 3190 Nondwelling Rental	3,808.50
3610 Interest on Gen. Fund Inv.	17.46
3690 Other Income	
3690.1 Laundry Room Income	6,317.50
3690.2 CAP Office Rent	1,800.00
3690.3 Health Center Rent	1,480.32
3690.4 Verizon Commission	266.49
3690.6 Late Fees	
Bohlmann Towers	2,976.67
Dunbar Heights	2,983.72
Turnkey	1,077.00
Total 3690.6 Late Fees	7,037.39
3690.8 Work Orders	
Bohlmann Towers	925.00
Dunbar Heights	790.00
Turnkey	35.00
Total 3690.8 Work Orders	1,750.00
3690.9 AC - BT	117.25
3690.9 AC - TK	29.03
Total 3690 Other Income	18,797.98
3691 Other Income CFP Subsidy	27,500.00
8020 Operating Subsidy	
8020.1 AMP 1	135,747.50
8020.2 AMP2	124,452.00
8020.5 Shortfall Funds	28,300.00
Total 8020 Operating Subsidy	288,499.50
Total Income	614,616.49
Expense	
4110 Administrative Salaries	52,925.14
4130 Legal Expense	4,005.00
4170 Accounting Fees	3,600.00
4171 Auditing Fees	1,600.00
4190.2 Membership Dues & Fees	322.00
4190.3 Telephone	663.89
4190.5 Forms, Station. & Office	2,817.41
4190.6 All Other Sundry	1,917.92
4190.7 Admin. Service Contracts	2,739.99
4190.9 Advertising	1,890.00
4220 Recreation, Publications	250.00
4310 Water & Sewer	63,416.55
4310.9 Sewer Taxes	45,009.84
4320 Electricity	44,880.04
4330 Gas	46,290.36
4335 Propane	2,727.84
4340 Fuel	39,863.21

6:13 PM

06/05/22

Accrual Basis

**Peekskill Housing Authority**  
**Profit & Loss**  
**April through May 2022**

	<u>Apr - May 22</u>
4410 Labor	80,635.32
4410.01 Labor O/T	1,424.71
4420 Materials	
4420.01 Supplies - Grounds	16,671.96
4420 Materials - Other	294.00
<b>Total 4420 Materials</b>	<b>16,965.96</b>
4430.1 Garbage & Trash Removal	720.00
4430.10 Alarm/Extinguish Contra	311.40
4430.2 Heating & Cooling Contra	340.00
4430.4 Elevator Contracts	6,533.41
4430.6 Unit Turnaround Contract	28,300.00
4430.9 Exterminating Contracts	894.00
4510 Insurance Expense	47,246.00
4520 Payments in Lieu of Taxes	3,776.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	9,964.75
4540.2 Employee Ben - Maint	28,899.48
4540.6 GASB-68 Admin	15,725.00
<b>Total 4540 Employee Benefits</b>	<b>54,589.23</b>
4570 Collection Losses	16,582.17
<b>Total Expense</b>	<b>573,237.39</b>
<b>Net Ordinary Income</b>	<b>41,379.10</b>
<b>Other Income/Expense</b>	
Other Income	
8029.48 Capital Fund Grant 2018	79,304.23
<b>Total Other Income</b>	<b>79,304.23</b>
<b>Other Expense</b>	
4610 Extraordinary Maintenance	6,030.00
<b>Total Other Expense</b>	<b>6,030.00</b>
<b>Net Other Income</b>	<b>73,274.23</b>
<b>Net Income</b>	<b>114,653.33</b>

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING THE  
PAYMENT OF MONTHLY BILLS AS LISTED  
May 2022**

**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 2022 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 2022.

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

The vote is as follows:

<b>VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Chairman Luis A. Segarra				
Vice Chairman Jacqueline Simpkins				
Commissioner Dwight H. Douglas				
Commissioner Nicola Smith-DeFreitas				
Tenant Commissioner Jessica Martinez				
Tenant Commissioner Yvette Houston				

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 16, 2022

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

Date:

# Peekskill Housing Authority Transaction List by Vendor May 2022

Type	Date	Num	Memo	Amount
<b>AAA Carting &amp; Rubbish Removal</b>				
Bill	05/26/2022	619463	Roll off delivery 5/3	
Bill Pmt -Check	05/26/2022	16721	Roll off delivery 5/3	-720.00
<b>Accredited Lock Supply Co.</b>				
Bill	05/12/2022	2184298	6 Mortise Lockbody @ \$380.90 each	-2,285.40
Bill Pmt -Check	05/12/2022	16700	6 Mortise Lockbody @ \$380.90 each	-2,285.40
<b>Ace Computer Services Corp.</b>				
Bill	05/12/2022	6102	Computer IT services	-220.00
Bill Pmt -Check	05/12/2022	16701	Computer IT services	-220.00
<b>ADT Commercial</b>				
Bill	05/26/2022		Fire Monitoring-Kiley	-311.40
Bill Pmt -Check	05/26/2022	16722	Fire Monitoring-Kiley	-311.40
<b>All County Lock &amp; Safe Corp.</b>				
Bill	05/12/2022	29706	4- Rekey cylinders to Master	-140.00
Bill Pmt -Check	05/12/2022	16702	4- Rekey cylinders to Master	-140.00
Bill	05/26/2022	29706 & 29709	3 Master Keys,3 Extra Master Keys and 4 Rekey cylinders to master	-220.00
Bill Pmt -Check	05/26/2022	16723	3 Master Keys,3 Extra Master Keys and 4 Rekey cylinders to master	-220.00
<b>Arvisse Spence</b>				
Bill	05/12/2022	14	Website Maintenance -April	-500.00
Bill Pmt -Check	05/12/2022	16703	Website Maintenance -April	-500.00
<b>Avaya Financial Services</b>				
Bill	05/12/2022	39868601	Office Phone Lease	-135.27
Bill Pmt -Check	05/12/2022	16704	Office Phone Lease	-135.27
Bill	05/26/2022	40038525	Answering Service	-135.27
Bill Pmt -Check	05/26/2022	16724	Answering Service	-135.27
<b>Chase Card</b>				
Bill	05/26/2022		Credit Card Charges	-6,815.35
Bill Pmt -Check	05/26/2022	16725	Credit Card Charges	-6,815.35
<b>City of Peekskill (Gas)</b>				
Bill	05/12/2022		Gas- Maintenance Truck user 000009530	-376.01
Bill Pmt -Check	05/12/2022	16705	Gas- Maintenance Truck user 000009530	-376.01
<b>Con Edison</b>				
General Journal	05/05/2022	Gas	807 Main St heat	12,464.90
General Journal	05/13/2022	Gas	Kiley Ctr gas charge	1,956.07
<b>CSEA</b>				
Bill	05/12/2022		Bi-Weekly Union Dues	-295.29
Bill Pmt -Check	05/12/2022	16720	Bi-Weekly Union Dues	-295.29
Bill	05/26/2022		Bi-Weekly Union Dues	-295.29
Bill Pmt -Check	05/26/2022	16726	Bi-Weekly Union Dues	-295.29
<b>DEC Office Leasing</b>				
Bill	05/12/2022	76153013	Office Copier Lease	-61.67
Bill Pmt -Check	05/12/2022	16706	Office Copier Lease	-61.67
Bill	05/26/2022	76455378	Office copier lease	-149.00
Bill Pmt -Check	05/26/2022	16727	Office copier lease	-149.00
<b>DEC Office Solutions, Inc.</b>				
Bill	05/12/2022	225579	Office Copier Meter Overage	-271.39
Bill Pmt -Check	05/12/2022	16707	Office Copier Meter Overage	-271.39
<b>Eileen Travis</b>				
Bill	05/12/2022		2020 & 2021 Medicare Part B Reimbursement	-3,517.20
Bill Pmt -Check	05/12/2022	16708	2020 & 2021 Medicare Part B Reimbursement	-3,517.20
<b>Employee Benefits Division</b>				
Bill	05/26/2022	575	Employee Health Benefits	-25,112.74
Bill Pmt -Check	05/26/2022	16728	Employee Health Benefits	-25,112.74
<b>Home Depot Credit Services</b>				
Bill	05/12/2022		Maintenance Supplies	-1,960.03
Bill Pmt -Check	05/12/2022	16709	Maintenance Supplies	-1,960.03
<b>Home Improvement St. John's</b>				
Bill	05/26/2022		Unit Turnover-DH #13F	-11,200.00
Bill Pmt -Check	05/26/2022	16729	Unit Turnover-DH #13F	-11,200.00
<b>Housing Authority Risk Retention Group</b>				
Bill	05/26/2022	655043022	Reimbursable Deductable-Bailey	-1,675.30
Bill Pmt -Check	05/26/2022	16730	Reimbursable Deductable-Bailey	-1,675.30
<b>Housing Insurance Services Inc.</b>				
Bill	05/12/2022	HG00114714	Commerical Liability	-37,519.00
Bill	05/12/2022	HP00112993	Commercial Property Insurance	-23,895.00
Bill Pmt -Check	05/12/2022	16710	Commercial Property and Liability	-61,414.00
<b>John G. Cruikshank</b>				
Bill	05/12/2022	4896	April Accounting Services	-1,800.00
Bill Pmt -Check	05/12/2022	16711	April Accounting Services	-1,800.00
<b>LAN Associates LLP.</b>				
Bill	05/26/2022	26535	Architect Fees. Turnkey-sidewalk and stair repair	-6,200.00
Bill Pmt -Check	05/26/2022	16731	Architect Fees. Turnkey-sidewalk and stair repair	-6,200.00
<b>New York Power Authority</b>				
Bill	05/26/2022		Electric Charges-All sites	-18,807.86
Bill Pmt -Check	05/26/2022	16732	Electric Charges-All sites	-18,807.86
<b>NYS and Local Retirement Systems</b>				
General Journal	05/11/2022	ERS	Pension payment	2,206.69

# Peekskill Housing Authority Transaction List by Vendor May 2022

Type	Date	Num	Memo	Amount
<b>NYSIF</b>				
Bill	05/12/2022	61571084	Workers Compensation	
Bill Pmt -Check	05/12/2022	16712	Workers Compensation	-1,888.67
<b>Pestech</b>				
Bill	05/12/2022	957037	Monthly Extermination	
Bill Pmt -Check	05/12/2022	16719	Monthly Extermination	-794.00
<b>Petty Cash</b>				
Bill	05/26/2022		Petty Cash Reconciliation	
Bill Pmt -Check	05/26/2022	16734	Petty Cash Reconciliation	-550.00
<b>Progressive</b>				
Bill	05/12/2022	07810595-4	Car Insurance-Maintenance	
Bill Pmt -Check	05/12/2022	16713	Car Insurance-Maintenance	-5,285.00
<b>Ready Refresh</b>				
Bill	05/12/2022	22d0602873333	Office Water Cooler	
Bill Pmt -Check	05/12/2022	16714	Office Water Cooler	-177.34
<b>Rivera's Landscaping and Construction Inc</b>				
Bill	05/26/2022	2162	Unit Turnover-DH #4A	
Bill Pmt -Check	05/26/2022	16735	Unit Turnover-DH #4A	-6,800.00
<b>Robison Oil</b>				
Bill	05/12/2022		90001537116 & 90001539660	
Bill Pmt -Check	05/12/2022	16715	90001537116 & 90001539660	-10,349.59
Bill	05/26/2022		Re-print Oil Delivery 4/8 and 4/15	
Bill Pmt -Check	05/26/2022	16736	Re-print Oil Delivery 4/8 and 4/15	-11,639.15
<b>Suburban Propane</b>				
Bill	05/26/2022		Balance of April Delivery	
Bill	05/26/2022		Bulk tank rental (One year rental fee)	-94.08
Bill Pmt -Check	05/26/2022	16737	Bulk tank rental (One year rental fee) & Balance of April Delivery	-140.00
<b>Sun-Dance Energy Contractors Inc.</b>				
Bill	05/12/2022	9003	Park Street Boiler and Dunbar Boiler repair	
Bill Pmt -Check	05/12/2022	16716	Park Street Boiler and Dunbar Boiler repair	-1,530.00
<b>The Journal News</b>				
Bill	05/12/2022	0004571776	Advertising-Monthly board meeting & legal repositioning	
Bill Pmt -Check	05/12/2022	16717	Advertising-Monthly board meeting & legal repositioning	-458.00
<b>William J. Seekircher Artistic Glasswork</b>				
Bill	05/12/2022	050222	Repair & Reframe One Window	
Bill Pmt -Check	05/12/2022	16718	Repair & Reframe One Window	-350.00