



Peekskill Housing Authority Board of Commissioners Monthly Meeting

Date: January 19th, 2023
Time: 7:00 PM

In person meeting will be held at:
Bolhmann Towers
Community Room
807 Main Street
Peekskill, NY 10566

Peekskill Housing Authority Board Meetings

Meetings begin at 7:00pm

2023 BOARD MEETINGS

JANUARY 19th	-	Bohlmann Towers
FEBRUARY 16th	-	Dunbar Heights
MARCH 16th	-	Bohlmann Towers
APRIL 20th	-	Dunbar Heights
MAY 18th	-	Bohlmann Towers
JUNE 15th	-	Dunbar Heights
JULY 20th	-	Bohlmann Towers
AUGUST 17th	-	No Meeting
SEPTEMBER 21st	-	Dunbar Heights
OCTOBER 19th	-	Bohlmann Towers
NOVEMBER 16th	-	Dunbar Heights
DECEMBER 21st	-	No Meeting



**PEEKSKILL HOUSING AUTHORITY
2023 HOLIDAY CALENDAR**

NEW YEAR'S DAY	MONDAY 1/2/23
DR. MARTIN LUTHER KING JR. DAY	MONDAY 1/16/23
LINCOLN'S BIRTHDAY	MONDAY 2/13/23
WASHINGTON'S BIRTHDAY	WENDNESDAY 2/22/23
MEMORIAL DAY	MONDAY 5/29/23
INDEPENDENCE DAY	TUESDAY 7/4/23
LABOR DAY	MONDAY 9/4/23
COLUMBUS DAY	MONDAY 10/9/23
VETERANS DAY	FRIDAY 11/10/23
THANKSGIVING DAY	THURSDAY 11/23/23
DAY AFTER THANKSGIVING	FRIDAY 11/24/23
CHRISTMAS DAY	MONDAY 12/25/23

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 – JANUARY 19TH, 2023 BOHLMANN TOWERS AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES:

- a) Resolution – 01/01/2023 – November 17th, 2022 – Regular Meeting Minutes
- b) Resolution – 01/02/2023 – November 17th, 2022—Executive Session Summary

III. CORRESPONDENCE: None

IV. EXECUTIVE DIRECTOR'S REPORT:

- a) Monthly Report – January 2023
- b) Financial Report – December 2022

V. COUNSEL'S REPORT

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- a) Resolution -- 01/03/2023 – November Monthly Bills
- b) Resolution – 01/04/2023 – December Monthly Bills

VIII. TENANTS' COMMENTS AND CONCERNS

IX. ADJOURNMENT

X. EXECUTIVE SESSION

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
NOVEMBER 17, 2022 BOARD MEETING MINUTES**

WHEREAS, The Board of Commissioners have reviewed the minutes of November 17th, 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 November 17th, 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 Nicola Smith-DeFreitas				
Commissioner Yvette Houston				
Commissioner Jessica Martinez				

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

Effective: January 19th, 2023

P. Holden Crosland, Executive Director

Date:



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 November 17th, 2022

ROLL CALL:

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

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

Chairman Segarra: Welcome everyone to the November 17th 2022 Board of Commissioners Meeting

Resolution – 11/01/2022 – October 2022 – Regular Meeting Minutes

Chairman Segarra asked for a motion to pass Resolution 11/01/2022. Commissioner Houston made the motion and Commissioner Smith-Defreitas seconded. Chairman Segarra asked if there were any comments, concerns or questions. There were none. The vote was as follows: Chairman Segarra-Aye: Vice Chairman Simpkins -Aye: Commissioner Smith-Defreitas – Aye: Commissioner Houston-Aye: Commissioner Martinez-absent: Resolution passes.

Resolution – 11/02/2022 – October 2022 – Public Meeting Minutes

Chairman Segarra asked for a motion to pass Resolution 11/02/2022. Commissioner Houston made the motion and Vice Chair Simpkins seconded. Chairman Segarra asked if there were any comments, concerns or questions. There were none. The vote was as follows: Chairman Segarra-Aye: Vice Chairman Simpkins -Aye: Commissioner Smith-Defreitas – Aye: Commissioner Houston-Aye: Commissioner Martinez-absent: Resolution passes.

EXECUTIVE DIRECTOR'S REPORT

Revenue – HUD subsidy for September \$419,774; October \$155,061.

Other Revenue –September \$7,084; October \$3,802.

Tenant Charges

Rent Charges for September \$125,810; October \$156,930.

Total tenant charges for September \$122,256 October \$163,013.

Total Collected for September \$122,256; October \$107,406.

Unpaid Tenant Balance for September \$10,312; October \$55,607.

All Outstanding Tenant Charges as of September \$711,617; October \$767,224.

Bills Paid –The Executive Director reviewed the September and October bills

Total expenses for September \$233,701; October \$239,727.

Court Proceedings – None

Tenant Payment Agreements- TPA

Total of 33 residents have payment agreements with a remaining balance of \$110,889.86

Work Orders – September 91 calls, all completed; October 105 calls, 5 outstanding.

Unit Turnovers –3 vacancies on October 30th.

Tenants Account Receivable (TAR)

Total past due for October -248 residents (91%) owed \$767,244

Police Reports

Police Activity PHA October 11-17, 2022– 27 visits to Bohlmann Towers, 24 routine, 3 others (noise, service call, escort); 28 visits to Dunbar Heights, 24 routine, 4 other (service call, EDP, 2 domestics).

Police Activity PHA October 18-24, 2022– 25 visits to Bohlmann Towers, 19 routine, 6 others (parking complaint, unwanted party, 2 welfare checks, person down, noise); 33 to Dunbar Heights, 29 routine, 4 other (medical, 2 traffic stops, follow-up investigation).

FINANCIAL HIGHLIGHTS FOR OCTOBER 2022

PHA REVENUE

Tenant rents charged were \$156,930; a up from September \$125,810

Collections decreased to \$107,406 in October down from \$122,256 in September.

HUD REVENUE

Operating subsidy, the \$123,192 received was more than the \$82,000 that was budgeted

HUD shortfall fund grant, No unit turnovers in October; \$15,568 to offset utility costs

Capital Funds drawn down for DH's exterior project, Architect (LAN) fees, \$3,025

Ross Grant

Administrative Cost for October \$13,276 and September \$2,980

Total Hud Revenue for October was \$155,061, September was \$419,774

OTHER INCOME

October was \$2,519; September was \$6,901

EXPENSES

Administrative expenses continue to be under budget.

Utilities October utility costs were \$100,449 higher than the monthly budgeted amount of \$45,792.

Maintenance costs are under budget due to less overtime and no vacant unit turnover costs in October.

Unfavorable variance in utilities (\$148,111) and favorable variances in other expense lines, allows a year-to-date budget surplus of \$176,308

TENANT PORTAL (RENT CAFÉ) UPDATE

Registered in October	1
Rent Café payments	31
Amount paid	\$14, 634

Registered in September	7
Rent Café payments	30
Amount paid	\$15,833

Registered by site to date:	
BT	25
DH	27
1431 Park St.	15
1719 Park St.	8
1227 Howard St.	2
Total	77

Wait List Applicants Registered	61
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Activity to date:

Seven (7) work orders have been placed

Two Hundred and sixty-one (261) requests for balances due

Eighty-two (82) updated personal information (including waiting list)

No activity for:

- Uploaded recertification documents
- Communication with staff

Commissioner Smith-Defreitas: Are there any incentives for tenants to use Rent Café?

Executive Director Croslan: We are brainstorming ideas

Commissioner Smith-Defreitas: How are the elevators?

Executive Director Croslan: They are still under repair

Chairman Segarra: Any timeline?

Executive Director Croslan: Not at this time. They are waiting on a part that had to be ordered.

Commissioner Houston: What does the circuit breaker have to do with the elevator shaking?

Executive Director Croslan: The shaking has to do with the braking system, so they had to order a part to fix it.

Commissioner Houston: Its antiquated

Vice Chair Simpkins: If this was Park Avenue, they would make sure the elevators would work. I am not comfortable with Otis' treatment.

Chairman Segarra: I don't believe that Otis is treating PHA unfair.

Commissioner Smith-Defreitas: What is the safety guarantee of the elevator?

Executive Director Croslan: It's been taken offline.

Vice Chair Simpkins: The elevators need to be fixed to standard

Commissioner Smith-Defreitas: What do you mean standard? Are there signs posted when the elevators are out of order?

Executive Director Croslan: Yes

Commissioner Houston: Is it possible to get a grant writer? Because there's money out there

Executive Director Croslan: There are no grants for elevators

COUNSEL'S REPORT- None

UNFINISHED BUSINESS-None

NEW BUSINESS

Resolution- 11/03/2022- October Monthly Bills

Chairman Segarra asked for a motion to pass Resolution 11/03/2022. Commissioner Houston made the motion and Commissioner Smith-Defreitas seconded. Chairman Segarra asked if there were any comments, concerns or questions. There were none. The vote was as follows: Chairman Segarra-Aye: Vice Chairman Simpkins -Aye: Commissioner Smith-Defreitas – Aye: Commissioner Houston-Aye: Commissioner Martinez-absent: Resolution passes.

TENANTS QUESTIONS COMMENTS AND CONCERNS

Diane Hines

1. I called the emergency number and no one answered

Mirna Romero

1. I didn't have a Social Security number when I moved in and I'm waiting on immigration. My rent as increased and I don't understand why I can't pay the flat rent?

Commissioner Defreitas: I think this maybe a conversation that should be had in private because it's a very private matter. Could you provide a hypothetical situation where this would the outcome?

Senior Office Assistant Williams: If Social Security numbers are not provided for all household members, the household does not receive the full subsidy, instead the rent is prorated. HUD guidelines state that the family is not eligible for flat rent, the family must pay the prorated amount.

Vice Chair Simpkins: So, if the people that have Social Security number move out, do you evict the tenant that doesn't have a Social Security number, despite how long they have been living there?

Senior Office Assistant Williams: That tenant would have to be turned over to the attorney.

Dawn Benson

1. No one speaks Spanish at the office.
2. I have a letter from the City Manager stating that he does not oversee the Board. We still want Commissioner Martinez removed.
3. I still didn't get my ceiling fixed.

Executive Director Croslan: The contractor turned down the job. We are looking for another plumber to do the work.

Rochelle Bonner: I have mold in my bathroom.

Valerie Scott: There are no lights by units 20-A and 20-B

Britney Sharrock: The lights need to be reset at Bohlman as well. It's dark.

Motion to adjourn the meeting made by Commissioner Houston and seconded by Commissioner Defreitas.

Meeting adjourns at 8:25 pm

Questions and Answers from the PHA Board Meeting 11/17/22

1. Why doesn't anyone pick up the phone during emergencies when I call(10A)?
The PHA has an answering service. If you are not getting a response, please let PHA know so PHA can follow up.
2. My rent increase due to being a noncitizen(7K)?
HUD requires PHA to prorate assistance for families that include both members who are citizens or have eligible immigration status and members who do not have eligible immigration status (or elect not to state that they have eligibility status). HUD refers to these households as mixed families. The amount of assistance is based on the percentage of household members who are citizens or documented eligible immigrants. The final rule also requires that a mixed family's payment be equivalent to their total tenant payment (TTP) when their TTP exceeds the flat rent.
3. Why do I have to use 50% of my bank account as income?
Not sure what this means.
4. I have mold that needs to be taken care of (18A).
Please use Rent Café or call the office to put in a work order.
5. Who is doing the environmental review for Dunbar Kitchen project?
The County of Westchester
6. Notices are not in Spanish and no one speaks Spanish in the office.
Notices are now translated to Spanish

Dunbar questions and answers

1. Gaps and holes in the floor
Please use Rent Café or call the office to put in a work order.
2. The outdoor light between 20A and 20B needs to be fixed
Please use Rent Café or call the office to put in a work order.
3. Meeting with back porch contractor. No flyer or alert to tenants that there was a meeting.
Flyers were made by PHA and picked up by Valerie Scott for the first meeting. The second meeting, flyers were distributed by PHA maintenance. Only three (3) tenants attended.
4. Back Porches-Section 3 contractor and projects
The type of funding used in this project do not fall under the rules of Section 3
5. Handicapped Apartment ramp request
The individual in question was offered an ADA unit and refused.

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
NOVEMBER 17, 2022 EXECUTIVE SESSION MINUTES**

WHEREAS, The Board of Commissioners have reviewed the minutes of November 17th, 2022 Executive Session; 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 November 17th, 2022 Executive Session.

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 Nicola Smith-DeFreitas				
Commissioner Yvette Houston				
Commissioner Jessica Martinez				

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

Effective: January 19th, 2023

P. Holden Croslan, Executive Director

Date:

PEEKSKILL HOUSING AUTHORITY



P. Holden Croslan
Executive Director

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Peekskill, New York 10566
Phone: 914-739-1700
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**PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
EXECUTIVE SESSION SUMMARY
WATER DAMAGE
November 17th, 2022**

ROLL CALL:

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

P Holden Croslan, Executive Director
Mark Kamensky., Council-Absent

At 8:28 pm on November 17th, 2022, Chairman Segarra motioned to open the executive session. Vice Chairman Sipkins seconded.

Meeting went into executive session.

Chairman Segarra motioned to close the executive session. Commissioner Smith-DeFreitas seconded.

Chairman Segarra motioned to adjourn the meeting. Commissioner Smith-DeFreitas seconded.

The meeting adjourned at 9:02 PM

PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
January 2023
EXECUTIVE DIRECTOR'S REPORT

Revenue	November	December
HUD Subsidy – Bohlmann (AMP 1)	64,110	68,689
HUD Subsidy – All other sites (AMP 2)	59,669	63,947
Proceeds from Capital Funds/ROSS Grant	526,008	11,425
Shortfall Funds	42,656	0
Total HUD Revenue	692,443	144,061
Other Revenue– Non-Federal		
Laundry Commissions	2,410	2,971
CAP Office	0	0
Health Center	740	1,481
Verizon	291	318
Interest	291	361
Total	3,732	5,131
TENANT CHARGES	November	December
Rent	150,318	154,148
Retro Rent (unreported income)/adjustment	0	0
Parking	1,815	1,835
Late Fees	2,186	2,056
Misc. (key cards, maintenance charges, legal fees)	625	250
Air Conditioners	190	130
Write offs, AJE's, Move outs	0	0
TOTAL TENANT CHARGES	155,134	158,419
Collected from Tenants thru 5th	82,381	66,839
Total Collected	128,552	114,715
Prepaid Rent	7,804	7,453
Change in Prepaid rent	(3,330)	(351)
Unpaid Tenant Balance	21,766	39,433
Reclassification from TAR to Vacated TAR	(0)	(0)
All Outstanding Tenant Charges	793,806	837,510

Financial

BILLS PAID

	November	December
Payroll (M)	73,857	68,558
Elevator (Q)	6,118	5,595
Exterminator (M)	794	794
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)	14,663	21,400
Electric (M)	25,924	20,560
Gas (M)	11,589	20,235
Propane (M)	1,238	1,869
Legal – PHA Attorney (M)	3,200	3,200
Legal – Labor Attorney	0	0
Lawsuit Deductibles	666	947
Health Insurance/Dental Insurance(M)	23,660	26,602
Process Server – Evictions (M)	0	220
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	1,722	61,302
Credit Card (M)	10,224	10,397
Maintenance Supplies/Contracts(M)	8,568	7,760
Office Expenses (M)	4,070	1,715
PILOT (SA)	0	39,112
NYS Retirement Contribution (A)	59,975	0
Medicare Part B Reimbursement	0	2,041
Unit Turnaround Contracts	0	0
TOTAL EXPENSES	\$246,268	\$313,367
ROSS Grant (Salary, expenses and training)	10,421	11,425
CAPITAL FUND PROJECTS – Dunbar Heights & Turnkeys Exterior (Architect fees)	316,586	6,019

COURT PROCEEDINGS

MONTH	# RESIDENTS	BALANCE	# PAID	AMOUNT PAID	COURT STIPS/COMMENTS
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 - 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	
June	0	0	0	0	
July	0	0	0	0	
August	0	0	0	0	
September	0	0	0	0	
October	0	0	0	0	
November	0	0	0	0	
December	23	46,628	0	0	5-Court 2-Evictions 1-Stipulation
TOTAL	335	551,086	289	472,046	Outstanding Balance 79,040
					Skip/Evicted Balance 103,846

TENANT PAYMENT AGREEMENT LISTING

Tenant Code	Start Month	End Month	Agreement Amount	Received Amount	Remaining Amount	Comments
BOHLMANN						
p00117	06/2021	12/31/2022	3,093.34	1,166.00	1,927.34	
t0000138	04/2022	12/31/2024	918.00	250.00	668.00	
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	539.00	74.00	
t0000243	11/2021	12/31/2022	2,718.80	2,411.00	307.80	
t0000795	05/2021	12/31/2030	3,067.00	1,028.00	2,039.00	
t0000270	05/2021	12/31/2022	7,757.00	6,258.00	1,499.00	
t0000176	05/2021	12/31/2026	5,302.92	140.00	5,162.92	
t0000835	10/2022	12/31/2026	4,251.00	375.00	3,876.00	
t0000674	08/2022	12/31/2022	2,158.00	400.00	1,758.00	
t0000275	05/2021	12/31/2023	2,083.00	1,550.00	533.00	
t0000259	09/2021	12/31/2022	646.00	478.00	168.00	
t0000390	10/2022	01/31/2067	28,105.00	1,050.00	27,055.00	
t0001273	01/2023	12/31/2027	1,860.12	125.00	1,735.12	
t0001253	06/2021	12/31/2022	2,050.00	1,800.00	250.00	
t0000739	05/2021	12/31/2024	13,971.00	500.00	13,471.00	
p00121	05/2021	12/31/2024	2,561.20	386.00	2,175.20	
t0000970	05/2021	12/31/2022	4,539.00	2,250.00	2,289.00	
Total Bohlmann			88,642.68	20,953.00	67,567.81	
DUNBAR						
t0000107	07/2021	12/31/2028	12,939.00	5,606.00	7,333.00	
t0000230	05/2021	12/31/2023	3,953.00	1,700.00	2,253.00	
t0000042	08/2021	12/31/2023	4,669.00	1,295.00	3,374.00	
t0000165	02/2022	12/31/2022	1,617.70	585.00	1,032.70	
t0000022	05/2021	12/31/2023	1,800.00	1050.00	750.00	
t0000134	08/2022	12/31/2023	1,463.00	367.00	1,096.00	
p00088	12/2022	12/31/2023	5,434.12	3,200.00	2,234.12	
t0000154	06/2021	12/31/2041	6,257.25	153.00	6,001.25	
t0000493	08/2021	12/31/2025	6,053.00	601.00	5,452.00	
Total Dunbar			48,598.22	16,534.10	32,064.12	

TURNKEY						
t0000256	04/2022	12/31/2024	1,267.50	479.00	788.50	
b0000026	06/2021	12/31/2029	11,118.96	400.00	10,718.96	Stipulation
t0000082	07/2021	12/31/2022	2,581.00	2,500.00	81.00	
t0000086	10/2021	12/31/2021	3,512.12	3,410.00	102.12	
t0000027	09/2021	12/31/2024	2,364.02	850.00	1,414.02	
Total Turnkey			20,843.60	7,639.00	13,204.60	
			158,084.50	45,126.10	112,836.01	

WORK ORDERS

MONTH	CALLS	COMPLETE	OUTSTANDING OR COMMENTS
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	105	
October	125	125	
November	127	127	
December	129	129	
January 2022	123	123	
February	81	81	
March	112	112	
April	104	104	
May	114	114	
June	117	117	
July	113	113	
August	109	109	
September	91	91	
October	105	105	
November	126	126	
December	129	125	4

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	08/01/22	9/2/2022	12/01/22	
BT 3-B	3	04/16/21	06/02/21	06/08/21	
BT 3-M	1	02/23/22	04/27/22	06/06/22	
BT 4-A	0	03/15/22	05/19/22	09/02/22	
BT 4-L	1	01/21/22	04/19/22	10/17/22	
BT 4-R	3	10/17/22			
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	06/06/22	10/14/22	
BT 6-V	1	04/30/21	08/12/21	09/01/21	
BT 7-D	4	12/21/22			
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 3-B	3	10/14/22			
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 7-C	2	12/01/22			
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	06/06/22	
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	
TK 1719A-5M	4	07/06/22	07/22/22	08/15/22	
TOTAL VACANT	4				

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	0	
July	0	2	1	1	0	1	0	0	
August	0	3	4	3	1	1	1	0	
September	4	2	3	0	1	3	0	0	
October	0	3	1	0	1	0	0	0	
November	0	0	1	1	1	0	2	0	
December	0	1	1	0	0	0	1	0	
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 November 2022	Past Due December 2022
Bohlmann Towers	144	(33) 45	(34) 42	129 owed \$386,021	135 owed \$407,178
Dunbar Heights	96	(21) 25	(26) 30	87 owed \$295,960	89 owed \$313,021
Turnkey	33	(10) 12	(9) 10	24 owed \$111,824	25 owed \$117,310
Totals	273	(64) 72	(69) 82	240 (88%) - \$793,805	249 (91%) - \$837,509

Parenthesis () represents the previous month

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity Nov29-Dec 5, 2022	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	30	24	6*
Dunbar Heights	30	24	6*
*BT – Other (2 medicals, animal complaint, 2 domestics, traffic stop)			
*DH – Other (noise complaint, escort, 2 medicals, dispute, disorderly person)			
PHA Activity Dec 13-19, 2022	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	27	22	5*
Dunbar Heights	30	25	5*
*BT – Other (3 medicals, dispute, noise complaint)			
*DH – Other (2 domestics, K-9 activity, parking complaint, medical)			

THE FOLLOWING CONTRACTS ARE OUT FOR BID:

Independent Auditor

On December 30th, PHA began advertising for Independent Auditor Services. Proposals are due at the PHA office January 31, 2023. Complete information is on the PHA website.

PHA REQUESTS FOR QUALIFICATIONS/PROPOSALS (RFQ/RFP) for Independent Audit services:

The Peekskill Housing Authority (PHA) herein solicits Request for Proposals (RFP) from qualified, licensed, responsible firms interested in providing PHA's External Annual Audit in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD).

SCOPE OF SERVICES

Auditor will conduct an audit that covers the Authority's financial statements, internal control systems, and compliance with laws, regulations, and contract provisions or grant agreements that may have a direct and material effect on each of its major programs. The audit shall be performed in accordance with the following standards and guidelines:

1. Generally Accepted Auditing Principles (GAAP) as promulgated by the American Institute for Certified Public Accountants (AICPA).
2. Generally Accepted Government Auditing Standards (GAGAS) as published by the Government Accounting Office (GAO).
3. The provisions of the Single Audit Act of 1984 as amended and as prescribed by the U.S. Office of Management and Budget (OMB) Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.
4. The Federal compliance Supplement for Single Audits for State and Local Governments.
5. Auditing and reporting provisions of the applicable HUD Audit Guide for Lower Income Housing Program for use by Independent Public Accountants.
6. Any applicable requirements promulgated and adopted by the Federal Government and/or State of New York including individual grantor agency rules and regulations.
7. Any applicable requirements of the Governmental Accounting Standards Board (GASB).

Advertisements were in:

The Journal News

On PHA 's Website

New York State Public Housing Authority Directors Association (PHADA)

Direct outreach to four (4) firms recommended by PHA's Fee Accountant

Legal Counsel

On December 30th, PHA began advertising for regular Legal Counsel. Proposals are due at the PHA office January 31, 2023. Complete information is on the PHA website.

PHA REQUESTS FOR QUALIFICATIONS/PROPOSALS (RFQ/RFP) for Legal Counsel:

The Peekskill Housing Authority is requesting qualifications and proposals from interested law firms and attorneys to provide legal services

SCOPE OF SERVICES

1. Provide legal guidance and representation for the Housing Authority on legal and business matters, as requested, including but not limited to landlord/tenant, labor, public meeting, compliance, contracts and policy issues.
2. Coordinate the legal efforts in any matter where additional/specialized counsel is needed.
3. Attend and represent the Housing Authority at legal proceedings.
4. Prepare legal documents, policies and/or legal correspondence in conformance with PHA By-Laws, HUD Regulations, as well as State and Federal Laws.
5. Negotiate and review documents and contracts to be entered into for completeness, legality, and conformance with PHA By-Laws, established policy, as well as HUD Regulations.
6. Maintain files of legal documents and prepare reports on case status regularly and as requested.
7. Interact with Court employees, City Marshal, Process Server and other personnel as required.
8. Attends Board Meetings and renders legal opinions as needed and upon request of Commissioners and the Executive Director.
9. Attends bid openings.
10. Meet regularly with the Executive Director and/or the Board of Commissioners as necessary.

Advertisements were in:

The Journal News

On PHA 's Website

New York State Public Housing Authority Directors Association (PHADA)

Direct outreach to five (5) firms that have responded in the past



Pest Control

On December 30th, PHA began advertising for Pest Control services. Proposals are due at the PHA office January 31, 2023. Complete information is on the PHA website.

PHA REQUESTS FOR QUALIFICATIONS/PROPOSALS (RFQ/RFP) for Pest Control services

This request for proposals (RFP) was distributed to vendors that provide extermination services to solicit proposals for Pest Control Services for the Peekskill Housing Authority. The Peekskill Housing

Authority is requesting proposals from interested extermination companies to provide intensive extermination services for the 273 units of Public Housing and all interior and exterior common areas, including, but not limited to all offices, maintenance shops, compactor rooms, laundry rooms, storage areas, machine and equipment rooms, crawl spaces, boiler rooms, garbage/dumpster areas and all other problem areas at all sites.

SCOPE OF SERVICES

Provide services for all household vermin, specifically roaches, bedbugs and rodents, for all 273 units and common areas. This should specify all approved applications and chemicals that will be used to eliminate and prevent household vermin.

The Contractor shall adequately suppress the following pests including but not limited to:

1. Indoor populations of rodents, insects, arachnids and other arthropods.
2. Outdoor populations of potentially indoor-infesting species that are within the property boundaries of the specified buildings
3. Nests of stinging insects within the property boundaries of the specified buildings.
4. Individuals of all excluded pest populations that are incidental invaders inside the specified buildings, including winged termite swarmer's emerging indoors.

The following is a list of key dates, up to and including the date Proposals are due to be submitted, which is subject to change at PHA's discretion:

- A pre-proposal meeting with site walk through held on: Monday January 9, 2023 at 11:00 a.m. Meeting location: PHA, 807 Main Street, Peekskill, NY 10566
- Deadline to submit questions to PHA: Friday January 13, 2023. All questions regarding this RFP should be submitted in writing via e-mail to: jphalen@peekskillha.com
- Deadline for PHA's response to substantive questions: Friday January 20, 2023
- DUE DATE FOR RESPONSE TO RFP: Tuesday January 31, 2023 at 11:00 a.m.

Advertisements were in:

The Journal News

On PHA's Website

New York State Public Housing Authority Directors Association (PHADA)


Direct outreach to six (6) companies that have responded in the past



CONTRACTS / SERVICE REQUESTS SCHEDULED

Fee Accountant
Answering Service
Procurement Policy Update
Lead Based Paint Testing
Admissions and Occupancy Policy Update
Elevator Replacement
Dunbar Heights Oil Tank Replacement
Bohlmann Towers Partial Boiler Replacement
Administration Office Air Conditioner Replacement

Emergency Solutions Grant (ESG) Public Housing Authority Eviction Prevention



The Emergency Solutions Grants (ESG) was authorized under subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act 42 U.S.C. 11371-11378. The ESG program authorizes the Department of Housing and Urban Development (HUD) to grant Urban County Consortium funds to prevent families or individuals from becoming homeless or evicted. Eligible Homelessness & Eviction Prevention Activities are under Part 576 Subpart B. HUD provides the Funds for administration by Westchester County Department of Planning on behalf of the Westchester Urban County Consortium (WUCC) to make grants available to Public Housing Authorities (PHA) in Westchester County.

Covers up to three (3) months of back rent owed to the Public Housing Authority for families at the extremely low area median income limits.

Applicants must demonstrate homelessness or be at risk for eviction.

Participants must be a current resident at a Housing Authority.

The PHA must agree to waive all fees associated with the three-month payment.

By participating in the program, the PHA must agree to no eviction for six months.

Payment assistance is specific, and applied to the oldest balance.


For any additional months owed, a payment plan must be in place with the PHA.

Must provide proof of maintaining rent going forward.

PHA is currently verifying additional requirements.

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE)

PHA agreed for Dunbar Heights and Turnkeys NSPIRE inspection Friday October 7 and the inspection contractor cancelled the Wednesday before the inspection was due. PHA agreed for Dunbar Heights and Turnkeys inspection Monday November 27 and that inspection was conducted.



Inspected areas included: building exteriors building systems common areas units
PHA is at the "mutually agreed upon inspection stage"

NSPIRE CONT'D

Housing Authorities have been inspected by HUD for numerous years utilizing a few different protocols. Inspected areas included:

- building exteriors
- building systems
- common areas
- units

The results of the November 27 inspection were as follows:

Site	24 hours Deficiencies	30-day Deficiencies	Documented	Grand Total
Dunbar	24	35		
Turnkey	8	21		
Totals	32	56	10	98

*PHA has completed the 88 required 24 hour and 30-day deficiencies

HISTORY OF PHA SCORES

2013 -80; 2014 — 54; 2015 — 48; 2016 — 75; 2017 — 81; 2018 — 86; 2019 — 75; 2020- NA; 2021— NA

Indicators for scoring

Categories	maximum scores	PHA's 2022 score:
Physical conditions	40	28
Financial	25	22
Management	25	19
Capital Funds	10	10
Total score	100	79

A "fail" is any score below 60 and creates an automatically designation as a HUD "Troubled Agency That initiates a long-term plan to return to, at least, standard performer status.

FINANCIAL HIGHLIGHTS 2022

OCTOBER

NOVEMBER

DECEMBER

PHA REVENUE

Tenant Rent Charged	\$156,930	\$150,318	\$154,148
Tenant Rent Collected	107,406	128,522	114,715

HUD REVENUE

DECEMBER Operating Subsidy	87,500 budgeted	132,636 received
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Capital Funds 2022

20% to PHA Operating Account	199,000	-0-
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FINANCIAL HIGHLIGHTS CONT'D

Dunbar/Turnkey Architect & Construction cost	3,025	316,586	-0-
ROSS Grant Administrative Costs	13,276	10,421	11,425
Total Hud Revenue	419,774	692,443	144,061
OTHER INCOME (rent)	3,259	3,150	4,452*
			Double rent-Health Center*

EXPENSES

Administrative expenses are under budget due to lower staff salaries

Utilities-Monthly budget \$47,576 DECEMBER Actual \$74,417
PHA continues to utilize HUD Shortfall Grant funds to offset extraordinary utility costs

Maintenance costs are under budget due to no unit turnover costs

Extraordinary Items:

Park Street channel drain, \$6,030;

Bohlmann Towers boiler valve replacement and rebuilt leaking copper pipe line, \$5,739

Dunbar Heights oil tank rental deposit, \$3,750

Total: \$15,512

Unfavorable variance in utilities (\$172,111) and favorable variances in other expense lines, allows a year-to-date budget surplus of \$344,644 due to current strong HUD funding

AVAILABLE HUD FUNDS

Capital Funds	\$2,284,001.84
Operating Funds (including Shortfall Funds)	476,512.60
Ross Grant	194,386.49
Total Available HUD funds	\$2,954,900.93

PENDING GRANTS

Dunbar Heights bathrooms: CDBG \$200,000 for each of 3 years.

Total \$600,000

Dunbar Heights kitchens: State Funding: \$310,000

RENTCAFE CONTEST

Beginning January 1, 2023, new & existing users that make payment using RentCafe will be entered to win a \$50 gift card. One resident from Bohlmann, Dunbar and Turnkeys will be drawn at the tenant meetings held in February, March and April. Tenants must make rent payment through RentCafe in order to be eligible for the drawing. They do not have to be present to win.

If sign-up assistance is needed, tenants can call the office.

ROSS Coordinator, Kim McIver scheduled two RentCafe demonstration/trainings for tenants in December. There was very low interest in the program. Ms. McIver has scheduled a general meeting January 11 and she can be reached at 914-535-0543 or kmciver@peekskillha.com if additional tenant support is needed.

2022 HOLIDAY DECORATING CONTEST

PHA held a holiday decorating contest and judging was held on December 19th at Bohlmann Towers, Dunbar Heights and Turnkeys. Winners received visa gift cards and were announced in the January 2023 PHA newsletter along with pictures of the decorations. The winners of the 2022 decorating contest were:

Bohlmann Towers:

1st Place - Frank Romero

2nd Place - Luselnia Santos Lugo

3rd Place Tie - Dawn Benson & Jose Romero

Dunbar Heights:

1st Place - Marilyn Harriott

2nd Place - Sharon Nimmons

Turnkeys:

1st Place - Ramona Searight

TENANT PORTAL (RENT CAFÉ) UPDATE

Registered in December	2
Rent Café payments	30
Amount paid	\$14,799

Registered in November	4
Rent Café payments	25
Amount paid	\$15,113

TENANT PORTAL (RENT CAFÉ) UPDATE CONT'D

Registered by site to date:

BT	30
DH	28
1431 Park St.	15
1719 Park St.	8
1227 Howard St.	2
Total	83

Wait List Applicants Registered 65

Activity to date:

Eight (8) work orders have been placed

Three Hundred and twelve (312) requests for balances due (prev. month 285)

One Hundred and Seven (107) updated personal information; including waiting list (prev. month Eighty-seven (87))

No activity for:

- Uploaded recertification documents
- Communication with staff

Respectfully Submitted,

P Holden Croslan

P Croslan

Executive Director



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

FINANCIAL

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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
Nine Months Ended December 31, 2022

	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
Revenue					
Operating Receipts					
Dwelling Rentals	1,199,112	1,700,240	1,275,180	1,292,348	17,168
Nondwelling Rent	16,655	21,600	16,200	17,327	1,127
Interest Income	65	100	75	1,411	1,336
Other Income	63,050	71,000	53,250	89,197	35,947
HUD Operating Subsidy	948,549	1,400,000	1,050,000	1,251,830	201,830
CFP Operations Subsidy	232,500	160,000	120,000	199,000	79,000
Total Operating Receipts - Including HUD Contr	2,459,931	3,352,940	2,514,705	2,851,113	336,408
Expenses					
Operating Expenditures					
Administrative:					
Administrative Salaries	270,878	357,750	268,313	253,139	15,174
Legal Expense	45,628	66,000	49,500	30,226	19,274
Training	0	0	0	0	0
Travel	0	0	0	0	0
Accounting Fees	16,200	21,600	16,200	16,200	0
Auditing Fees	7,395	9,360	7,020	7,060	(40)
Telephone, Office Supplies, Miscellaneous	114,090	94,690	71,018	68,841	2,177
Total Administrative Expenses	454,191	549,400	412,050	375,466	36,584
Tenant Services:					
Contracts	2,237	0	0	0	0
Relocation and other	505	5,000	3,750	1,998	1,752
Total Tenant Services Expenses	2,742	5,000	3,750	1,998	1,752
Utilities:					
Water/Sewer	187,516	280,000	210,000	217,147	(7,147)
Electricity	154,991	210,000	157,500	207,030	(49,530)
Gas	93,905	140,000	105,000	120,566	(15,566)
Fuel	71,829	155,000	116,250	216,118	(99,868)
Total Utilities Expenses	508,241	785,000	588,750	760,861	(172,111)
Ordinary Maintenance & Operation:					
Labor-Maintenance	379,960	560,110	420,083	395,184	24,899
Materials - Maintenance	121,554	125,000	93,750	72,990	20,760
Maint Contract Costs	319,135	348,500	261,375	204,910	56,465
Total Maintenance Expenses	820,649	1,033,610	775,208	673,084	102,124
Protective Services:					
Contracts	6,048	0	0	1,500	(1,500)
Total Protective Services	6,048	0	0	1,500	(1,500)
General Expense:					
Insurance	230,955	304,200	228,150	213,697	14,453
Payments in Lieu of Taxes	71,923	94,780	71,085	56,092	14,993
Employee Benefit Contributions	332,852	467,940	350,955	327,524	23,431
Collection Losses	74,701	100,000	75,000	74,721	279
Total General Expenses	710,431	966,920	725,190	672,034	53,156
Nonroutine Items:					
Extraordinary Items	49,942	0	0	11,769	(11,769)
Total Operating Expenses	2,552,244	3,339,930	2,504,948	2,496,712	20,005
Net Income/(Loss)	(92,313)	13,010	9,758	354,401	344,644

Peekskill Housing Authority

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	324,170.47
1111.5 Cash - Payroll Account	21,913.13
1112 Chase - Nonfederal	396,883.33
1114 Security Deposit Fund	76,543.20
1117 Petty Cash Fund	1,000.00
Total Checking/Savings	820,510.13
Other Current Assets	
1123 Allowance for Doubt. Accts	-477,179.05
1211 Prepaid Insurance	52,168.29
1260 Material Inventory	27,033.00
1261 Obsolete Inventory	-1,352.00
1122.1 · 1122.1 TAR Bohlmann	357,285.17
1122.2 · 1122.2 TAR Dunbar	271,039.73
1122.3 · 1122.3 TAR Turnkey	110,730.45
1122.7 · 1122.7 TAR Repays Bohlmann	64,898.89
1122.8 · 1122.8 TAR Repays Dunbar	26,403.07
1122.9 · 1122.9 TAR Repays Turnkey	2,528.14
1262 · 1262 Fuel Oil Inventory	30,710.00
Total Other Current Assets	464,265.69
Total Current Assets	1,284,775.82
Fixed Assets	
1400.10 Leasehold Improvements	3,318,689.76
1400.12 Building Improvements	2,826,518.82
1400.39 CFP 2018	183,003.72
1400.41 CFP 2019	462,033.91
1400.42 CFP 2020	6,802.50
1400.44 CFP 2022	199,000.00
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	5,731,330.19
Other Assets	
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
TOTAL ASSETS	8,719,080.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2111 Accounts Payable	13,579.40
2114 Tenant Security Deposits	75,943.20
2117.3 Pension Payable	3,295.63
2117.4 FICA Payable	-105.04
2133 Accrued utilities	206,002.67
2137 Payments in Lieu of Taxes	56,091.98
2138 Accrued Comp. Absences	238,024.00
2240 Tenant Prepaid Rents	-31.70
2117.1 · Federal W/H	1,028.89
2240.1 · Prepaid Rent Bohlmann	2,501.00

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01/04/23

Accrual Basis

Peekskill Housing Authority
Balance Sheet
As of December 31, 2022

	Dec 31, 22
2240.2 · Prepaid Rent Dunbar	3,102.66
2240.3 · Prepaid Rent Turnkey	1,849.55
Total Other Current Liabilities	601,282.24
Total Current Liabilities	601,282.24
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	7,707,405.24
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	1,202,855.45
Total Equity	1,011,674.77
TOTAL LIABILITIES & EQUITY	8,719,080.01

Peekskill Housing Authority

Profit & Loss

December 2022

	Dec 22
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	76,629.06
3110.2 Dunbar Heights	51,373.00
3110.4 Turnkey	26,146.00
Total 3110 Dwelling Rental	154,148.06
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	830.32
3190.2 Dunbar Heights	750.00
3190.4 Turnkey	255.00
Total 3190 Nondwelling Rental	1,835.32
3610 Interest on Gen. Fund Inv.	361.28
3690 Other Income	
3690.1 Laundry Room Income	2,971.03
3690.3 Health Center Rent	1,480.32
3690.4 Verizon Commission	318.17
3690.6 Late Fees	
Bohlmann Towers	945.35
Dunbar Heights	1,154.80
Turnkey	-43.94
Total 3690.6 Late Fees	2,056.21
3690.8 Work Orders	
Bohlmann Towers	100.00
Dunbar Heights	100.00
Turnkey	50.00
Total 3690.8 Work Orders	250.00
3690.9 AC - BT	25.00
3690.9 Ac - TK	105.00
Total 3690 Other Income	7,205.73
8020 Operating Subsidy	
8020.1 AMP 1	68,689.00
8020.2 AMP2	63,947.00
Total 8020 Operating Subsidy	132,636.00
Total Income	296,186.39
Expense	
4110 Administrative Salaries	26,711.76
4130 Legal Expense	3,200.00
4170 Accounting Fees	1,800.00
4171 Auditing Fees	780.00
4190.2 Membership Dues & Fees	1,191.34
4190.3 Telephone	622.97
4190.4 Collection Fees/Court Co	220.00
4190.5 Forms, Station. & Office	3,177.68
4190.6 All Other Sundry	842.46
4190.7 Admin. Service Contracts	2,232.76
4190.9 Advertising	126.00
4320 Electricity	20,560.01
4330 Gas	20,234.99
4335 Propane	1,868.84
4340 Fuel	31,753.44
4410 Labor	41,845.74
4420 Materials	
4420.01 Supplies - Grounds	11,828.19
Total 4420 Materials	11,828.19

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01/04/23

Accrual Basis

Peekskill Housing Authority
Profit & Loss
 December 2022

	Dec 22
4430.1 Garbage & Trash Removal	21,060.00
4430.10 Alarm/Extinguish Contra	1,267.96
4430.11 Routine Maint Contracts	1,415.00
4430.12 Other Maint Contracts	11,313.19
4430.4 Elevator Contracts	5,594.63
4430.5 Landscaping Contracts	3,400.00
4430.9 Exterminating Contracts	794.00
4510 Insurance Expense	22,853.00
4520 Payments in Lieu of Taxes	8,169.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	13,358.70
4540.2 Employee Ben - Maint	18,481.20
4540.3 Employee Ben - Utilities	0.00
Total 4540 Employee Benefits	31,839.90
4570 Collection Losses	8,333.34
66000 - Payroll Expenses	0.00
Total Expense	285,036.20
Net Ordinary Income	11,150.19
Other Income/Expense	
Other Income	
8029.53 ROSS Grant	10,670.50
Total Other Income	10,670.50
Other Expense	
4805 ROSS 2022 Expenses	8,449.73
Total Other Expense	8,449.73
Net Other Income	2,220.77
Net Income	13,370.96

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01/04/23

Accrual Basis

Peekskill Housing Authority

Profit & Loss

April through December 2022

	Apr - Dec 22
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	664,434.39
3110.2 Dunbar Heights	427,212.73
3110.4 Turnkey	200,701.00
Total 3110 Dwelling Rental	1,292,348.12
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	7,608.38
3190.2 Dunbar Heights	7,453.50
3190.4 Turnkey	2,265.00
Total 3190 Nondwelling Rental	17,326.88
3610 Interest on Gen. Fund Inv.	1,411.16
3690 Other Income	
3690.1 Laundry Room Income	26,457.27
3690.2 CAP Office Rent	5,400.00
3690.3 Health Center Rent	7,401.60
3690.4 Verizon Commission	2,188.34
3690.6 Late Fees	
Bohlmann Towers	13,046.41
Dunbar Heights	12,576.71
Turnkey	4,157.94
Total 3690.6 Late Fees	29,781.06
3690.8 Work Orders	
Bohlmann Towers	3,143.30
Dunbar Heights	2,475.00
Turnkey	240.00
Total 3690.8 Work Orders	5,858.30
3690.9 AC - BT	9,519.20
3690.9 Ac - TK	2,591.03
Total 3690 Other Income	89,196.80
3691 Other Income CFP Subsidy	199,000.00
8020 Operating Subsidy	
8020.1 AMP 1	599,187.00
8020.2 AMP2	566,119.00
8020.5 Shortfall Funds	86,524.00
Total 8020 Operating Subsidy	1,251,830.00
Total Income	2,851,112.96
Expense	
4110 Administrative Salaries	253,138.74
4130 Legal Expense	30,226.00
4170 Accounting Fees	16,200.00
4171 Auditing Fees	7,060.00
4190.2 Membership Dues & Fees	1,513.34
4190.3 Telephone	5,158.11
4190.4 Collection Fees/Court Co	220.00
4190.5 Forms, Station. & Office	24,131.91
4190.6 All Other Sundry	4,051.69
4190.7 Admin. Service Contracts	21,087.83
4190.9 Advertising	12,678.00
4220 Recreation, Publications	250.00
4220.01 Other Tenant Services	1,747.50
4310 Water & Sewer	172,137.14
4310.9 Sewer Taxes	45,009.84
4320 Electricity	207,030.44
4330 Gas	120,565.58

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Accrual Basis

Peekskill Housing Authority

Profit & Loss

April through December 2022

	Apr - Dec 22
4335 Propane	11,663.26
4340 Fuel	204,455.01
4410 Labor	395,183.60
4410.01 Labor O/T	0.00
4420 Materials	
4420.01 Supplies - Grounds	72,696.08
4420 Materials - Other	294.00
Total 4420 Materials	72,990.08
4430.1 Garbage & Trash Removal	64,092.50
4430.10 Alarm/Extinguish Contra	7,854.90
4430.11 Routine Maint Contracts	6,027.51
4430.12 Other Maint Contracts	22,719.37
4430.2 Heating & Cooling Contra	840.00
4430.4 Elevator Contracts	29,252.61
4430.5 Landscaping Contracts	29,900.00
4430.6 Unit Turnaround Contract	36,100.00
4430.8 Plumbing Contracts	269.80
4430.9 Exterminating Contracts	7,853.50
4481 Security Camera Expense	1,500.00
4510 Insurance Expense	213,697.00
4520 Payments in Lieu of Taxes	56,092.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	121,666.65
4540.2 Employee Ben - Maint	145,882.74
4540.3 Employee Ben - Utilities	0.00
4540.6 GASB-68 Admin	59,975.00
Total 4540 Employee Benefits	327,524.39
4570 Collection Losses	74,720.55
66000 - Payroll Expenses	0.00
Total Expense	2,484,942.20
Net Ordinary Income	366,170.76
Other Income/Expense	
Other Income	
8029.48 Capital Fund Grant 2018	183,003.72
8029.52 Capital Fund Grant 2022	199,000.00
8029.53 ROSS Grant	42,889.53
8029.49 - 8029.49 Capital Fund Grant 2019	458,220.16
8029.50 - 8029.50 Capital Fund Grant 2020	6,052.50
Total Other Income	889,165.91
Other Expense	
4610 Extraordinary Maintenance	11,769.44
4805 ROSS 2022 Expenses	40,711.78
Total Other Expense	52,481.22
Net Other Income	836,684.69
Net Income	1,202,855.45

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
PAYMENT OF MONTHLY BILLS AS LISTED
NOVEMBER 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 November 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 November 2022.

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 Nicola Smith-DeFreitas				
Commissioner Yvette Houston				
Commissioner Jessica Martinez				

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

Effective: January 19th, 2022

P. Holden Crosland, Executive Director

Date:

Peekskill Housing Authority Transaction List by Vendor November 2022

Type	Date	Memo	Amount
Applied Tech LLC.			
Bill	11/10/2022	Powerwash-All Turnkey sites	-3,775.00
Bill Pmt -Check	11/10/2022	Powerwash-All Turnkey sites	-3,775.00
Avaya Financial Services			
Bill	11/23/2022	Office Phone Lease	-135.27
Bill Pmt -Check	11/23/2022	Office Phone Lease	-135.27
Chase Card			
Bill	11/10/2022	Office, Maintenance and ROS...	-10,223.72
Bill Pmt -Check	11/10/2022	Office, Maintenance and ROS...	-10,223.72
City of Peekskill (Gas)			
Bill	11/10/2022	Gasoline for Maintenance veh...	-106.26
Bill Pmt -Check	11/10/2022	Gasoline for Maintenance veh...	-106.26
Commissioner of Motor Vehicles			
Bill	11/23/2022	Registration renewal-mainten...	-154.25
Bill Pmt -Check	11/23/2022	Registration renewal-mainten...	-154.25
Con Edison			
General Journal	11/03/2022	807 Main St heat	8,310.11
General Journal	11/14/2022	Kiley Ctr	171.71
CSEA			
Bill	11/10/2022	Bi-Weekly Union Dues	-295.29
Bill Pmt -Check	11/10/2022	Bi-Weekly Union Dues	-295.29
Bill	11/23/2022	Bi-weekly Union Dues	-295.29
Bill Pmt -Check	11/23/2022	Bi-weekly union dues	-295.29
CSEA Employee Benefit Fund			
Bill	11/23/2022	Employee dental and vision in...	-1,703.24
Bill Pmt -Check	11/23/2022	Employee dental and vision in...	-1,703.24
DEC Office Leasing			
Bill	11/10/2022	Office Copier Lease	-156.45
Bill Pmt -Check	11/10/2022	Office Copier Lease	-156.45
DEC Office Solutions, Inc.			
Bill	11/10/2022	Office Copier meter overage	-198.98
Bill Pmt -Check	11/10/2022	Office Copier meter overage	-198.98
Employee Benefits Division			
Bill	11/10/2022	Health Benefits	-23,937.64
Bill Pmt -Check	11/10/2022	Health Benefits	-23,937.64
Endicott Comm, Inc.			
Bill	11/10/2022	Answering Service	-204.89
Bill Pmt -Check	11/10/2022	Answering Service	-204.89
Grainger			
Bill	11/10/2022	Maintenance supplies-Gate v...	-551.77
Bill Pmt -Check	11/10/2022	Maintenance supplies-Gate v...	-551.77
Home Depot Credit Services			
Bill	11/10/2022	Maintenance Supplies	-2,255.99
Bill Pmt -Check	11/10/2022	Maintenance Supplies	-2,255.99
Housing Authority Risk Retention Group			
Bill	11/10/2022	Reimbursable Deductible-A....	-665.70
Bill Pmt -Check	11/10/2022	Reimbursable Deductible-A....	-665.70
Housing Insurance Services Inc.			
Bill	11/23/2022	Fidelity Insurance 12/22-12/23	-1,722.00
Bill Pmt -Check	11/23/2022	Fidelity Insurance 12/22-12/23	-1,722.00
IRS			
General Journal	11/10/2022	EFTPS	4,285.00
General Journal	11/23/2022	EFTPS	4,553.00
John G. Cruikshank			
Bill	11/10/2022	Monthly accounting services-...	-1,800.00
Bill Pmt -Check	11/10/2022	Monthly accounting services-...	-1,800.00
Kimberlyn McIver			
Bill	11/10/2022	ROSS Coordinator bi-weekly f...	-2,855.00
Bill Pmt -Check	11/10/2022	ROSS Coordinator bi-weekly f...	-2,855.00
Bill	11/23/2022	ROSS Coordinator bi-weekly ...	-2,855.00
Bill Pmt -Check	11/23/2022	ROSS Coordinator bi-weekly ...	-2,855.00
LAN Associates LLP.			
Bill	11/23/2022	Construction Observation-DH ...	-6,710.00
Bill Pmt -Check	11/23/2022	Construction Observation-DH ...	-6,710.00
Mc Caffrey Signs Inc.			
Bill	11/23/2022	Playground signs Turnkey	-170.00
Bill Pmt -Check	11/23/2022	Playground signs Turnkey	-170.00

Peekskill Housing Authority Transaction List by Vendor November 2022

Type	Date	Memo	Amount
MOY Construction Corporation			
Bill	11/10/2022	Dunbar and Turnkey steel por...	-294,766.00
Bill Pmt -Check	11/10/2022	Dunbar and Turnkey steel por...	-294,766.00
New York Power Authority			
Bill	11/10/2022	Electricity-All Sites	-25,924.01
Bill Pmt -Check	11/10/2022	Electricity-All Sites	-25,924.01
Northeast Environmental			
Bill	11/23/2022	Compliance on 10,000 gallon ...	-5,750.00
Bill Pmt -Check	11/23/2022	Compliance on 10,000 gallon ...	-5,750.00
NYS and Local Retirement Systems			
General Journal	11/03/2022	November ERS	2,160.50
Bill	11/23/2022	2023 Annual Invoice	-59,975.00
Bill Pmt -Check	11/23/2022	2023 Annual Invoice	-59,975.00
NYS Income Tax			
General Journal	11/10/2022	NYS-1	1,717.80
General Journal	11/23/2022	NYS-1	1,692.01
Otis Elevator Company			
Bill	11/10/2022	Replace MCE Board and trou...	-6,117.75
Bill Pmt -Check	11/10/2022	Replace MCE Board and trou...	-6,117.75
Pestech			
Bill	11/23/2022	Extermination Monthly Fee (N...	-794.00
Bill Pmt -Check	11/23/2022	Extermination Monthly Fee (N...	-794.00
Pierro & Kamensky			
Bill	11/23/2022	Legal Retainer	-3,200.00
Bill Pmt -Check	11/23/2022	Legal Retainer	-3,200.00
Pitney Bowes Purchase Power			
Bill	11/23/2022	Postage machine refill	-705.50
Bill Pmt -Check	11/23/2022	Postage machine refill	-705.50
Ready Refresh			
Bill	11/10/2022	Admin/Maint. Water Cooler	-207.86
Bill Pmt -Check	11/10/2022	Admin/Maint. Water Cooler	-207.86
Right-Trak Design Inc.			
Bill	11/10/2022	CFP-FY2022 5 year plan and ...	-325.84
Bill Pmt -Check	11/10/2022	CFP-FY2022 5 year plan and ...	-325.84
Rivera's Landscaping and Construction Inc			
Bill	11/10/2022	Lawn maintenance for all site...	-3,400.00
Bill Pmt -Check	11/10/2022	Lawn maintenance for all site...	-3,400.00
Robison Oil			
General Journal	11/25/2022	Oil payments	16,782.81
Sani Environmental Services			
Bill	11/23/2022	Bohlmann trash chute and co...	-695.00
Bill Pmt -Check	11/23/2022	Bohlmann trash chute and co...	-695.00
Suburban Propane			
Bill	11/23/2022	Propane delivery 11/2/22	-1,238.39
Bill Pmt -Check	11/23/2022	Propane delivery 11/2/22	-1,238.39
Sun-Dance Energy Contractors Inc.			
Bill	11/10/2022	Replaced OSY valve rebuilt le...	-5,739.44
Bill Pmt -Check	11/10/2022	Replaced OSY valve rebuilt le...	-5,739.44
The Journal News			
Bill	11/23/2022	Advertising-5 year plan and O...	-1,520.00
Bill Pmt -Check	11/23/2022	Advertising-5 year plan and O...	-1,520.00
Verizon Wireless			
Bill	11/10/2022	ROSS Coordinator Cell Phone	-124.54
Bill Pmt -Check	11/10/2022	ROSS Coordinator Cell Phone	-124.54
Yardi Systems			
Bill	11/10/2022	Housing Software annual rene...	-12,075.08
Bill Pmt -Check	11/10/2022	Housing Software annual rene...	-12,075.08

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
PAYMENT OF MONTHLY BILLS AS LISTED
DECEMBER 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 December 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 December 2022.

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 Nicola Smith-DeFreitas				
Commissioner Yvette Houston				
Commissioner Jessica Martinez				

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

Effective: January 19th, 2022

P. Holden Crosland, Executive Director

Date:

Peekskill Housing Authority

Transaction List by Vendor

December 2022

Type	Date	Memo	Amount
A. Oliver Shands			
Bill	12/08/2022	Medicare Part B Reimburse...	-2,041.20
Bill Pmt -Check	12/08/2022	Medicare Part B Reimburse...	-2,041.20
Ace Computer Services Corp.			
Bill	12/08/2022	Online server backup services...	-600.00
Bill Pmt -Check	12/08/2022	Online server backup services...	-600.00
ADT Commercial			
Bill	12/08/2022	Cell Monitoring and Install-Bo...	-1,267.96
Bill Pmt -Check	12/08/2022	Cell Monitoring and Install-Bo...	-1,267.96
Arvisse Spence			
Bill	12/22/2022	October and November websi...	-1,000.00
Bill Pmt -Check	12/22/2022	October and November websi...	-1,000.00
Carahsoft Technology Corp.			
Bill	12/22/2022	Social Service Verification Ye...	-540.61
Bill Pmt -Check	12/22/2022	Social Service Verification Ye...	-540.61
Chase Card			
Bill	12/22/2022	Credit Card Charges	-10,396.58
Bill Pmt -Check	12/22/2022	Credit Card Charges	-10,396.58
City of Peekskill (Gas)			
Bill	12/08/2022	Gasoline for Maintenance use	-534.77
Bill Pmt -Check	12/08/2022	Gasoline for Maintenance use	-534.77
Bill	12/22/2022	Gasoline-City Garage	-122.13
Bill Pmt -Check	12/22/2022	Gasoline-City Garage	-122.13
City of Peekskill Finance Department			
Bill	12/08/2022	Trash Pickup-Dunbar, Bohlma...	-21,060.00
Bill Pmt -Check	12/08/2022	Trash Pickup-Dunbar, Bohlma...	-21,060.00
Bill	12/22/2022	2nd half of PILOT	-39,111.68
Bill Pmt -Check	12/22/2022	2nd half of PILOT	-39,111.68
CSEA			
Bill	12/08/2022	Employee union contributions	-295.29
Bill Pmt -Check	12/08/2022	Employee union contributions	-295.29
Bill	12/22/2022	Employee union dues	-295.29
Bill Pmt -Check	12/22/2022	Employee union dues	-295.29
CSEA Employee Benefit Fund			
Bill	12/22/2022	Dental and Vision	-1,703.24
Bill Pmt -Check	12/22/2022	Dental and Vision	-1,703.24
DEC Office Leasing			
Bill	12/08/2022	Office copier lease	-153.96
Bill Pmt -Check	12/08/2022	Office copier lease	-153.96
DEC Office Solutions, Inc.			
Bill	12/08/2022	Office Copier Toner and Mete...	-216.60
Bill Pmt -Check	12/08/2022	Office Copier Toner and Mete...	-216.60
Bill	12/22/2022	Waste toner bottle-office copier	-21.00
Bill Pmt -Check	12/22/2022	Waste toner bottle-office copier	-21.00
Employee Benefits Division			
Bill	12/08/2022	Employee Health Benefits-Ja...	-26,602.68
Bill Pmt -Check	12/08/2022	Employee Health Benefits-Ja...	-26,602.68
Endicott Comm, Inc.			
Bill	12/08/2022	Answering service	-622.97
Bill Pmt -Check	12/08/2022	Answering service	-622.97
Flanders Group			
Bill	12/08/2022	2023 Workers Comp Renewal...	-1,653.00
Bill Pmt -Check	12/08/2022	2023 Workers Comp Renewal...	-1,653.00
HD Supply Facilities Maintenance Ltd.			
Bill	12/08/2022	Maintenance Supplies	-2,644.42
Bill Pmt -Check	12/08/2022	Maintenance Supplies	-2,644.42
Highland Welding Service			
Bill	12/22/2022	Fabricated box for garbage ch...	-915.00
Bill Pmt -Check	12/22/2022	Fabricated box for garbage ch...	-915.00
Home Depot Credit Services			
Bill	12/08/2022	Maintenance Supplies	-3,043.87
Bill Pmt -Check	12/08/2022	Maintenance Supplies	-3,043.87
Housing Authority Risk Retention Group			
Bill	12/08/2022	VOID: Liability Insurance insta...	0.00
Bill	12/08/2022	VOID: NY Fire fee surcharge	0.00
Bill	12/08/2022	VOID: Property Insurance inst...	0.00
Bill	12/08/2022	VOID: Reimbursable Deductible	0.00
Bill Pmt -Check	12/08/2022	VOID:	0.00

Peekskill Housing Authority Transaction List by Vendor December 2022

Type	Date	Memo	Amount
Bill	12/08/2022	Reimbursable Deductible	-947.00
Bill Pmt -Check	12/08/2022	Reimbursable Deductible	-947.00
Housing Insurance Services Inc.			
Bill	12/08/2022	Property, Fire and Liability Inv...	-57,727.20
Bill Pmt -Check	12/08/2022	Property, Fire and Liability Inv...	-57,727.20
Innov8tive Environmental Services, Inc.			
Bill	12/08/2022	Downpayment of installation o...	-3,750.00
Bill Pmt -Check	12/08/2022	Downpayment of installation o...	-3,750.00
John G. Cruikshank			
Bill	12/08/2022	Accounting services-Novemb...	-1,800.00
Bill Pmt -Check	12/08/2022	Accounting services-Novemb...	-1,800.00
Keith Staton			
Bill	12/16/2022	Two evictions	-220.00
Bill Pmt -Check	12/16/2022	Two evictions	-220.00
Kimberlyn McIver			
Bill	12/08/2022	ROSS Coordinator Fees 11.2...	-2,855.00
Bill Pmt -Check	12/08/2022	ROSS Coordinator Fees 11.2...	-2,855.00
Bill	12/22/2022	ROSS Coordinator bi-weekly f...	-2,855.00
Bill Pmt -Check	12/22/2022	ROSS Coordinator bi-weekly f...	-2,855.00
LAN Associates LLP.			
Bill	12/22/2022	Construction Observation-DH ...	-6,018.75
Bill Pmt -Check	12/22/2022	Construction Observation-DH ...	-6,018.75
NAHRO			
Bill	12/22/2022	Annual Membership-P.Holden...	-581.34
Bill Pmt -Check	12/22/2022	Annual Membership-P.Holden...	-581.34
New York Power Authority			
Bill	12/22/2022	Electricity Charges-November...	-20,560.01
Bill Pmt -Check	12/22/2022	Electricity Charges-November...	-20,560.01
NYSIF			
Bill	12/08/2022	Workers Compensation Rene...	-3,574.50
Bill Pmt -Check	12/08/2022	Workers Compensation Rene...	-3,574.50
Otis Elevator Company			
Bill	12/22/2022	Brake liner repair	-5,594.63
Bill Pmt -Check	12/22/2022	Brake liner repair	-5,594.63
Page Printing & Imaging			
Bill	12/08/2022	Envelopes	-657.50
Bill Pmt -Check	12/08/2022	Envelopes	-657.50
Pestech			
Bill	12/08/2022	Monthly Extermination Fee	-794.00
Bill Pmt -Check	12/08/2022	Monthly Extermination Fee	-794.00
PHADA			
Bill	12/22/2022	Annual Membership Dues-P. ...	-610.00
Bill Pmt -Check	12/22/2022	Annual Membership Dues-P. ...	-610.00
Pierro & Kamensky			
Bill	12/22/2022	November legal retainer	-3,200.00
Bill Pmt -Check	12/22/2022	November legal retainer	-3,200.00
Pitney Bowes Global Financial Serv. LLC			
Bill	12/08/2022	Postage machine lease Sept-...	-478.80
Bill Pmt -Check	12/08/2022	Postage machine lease Sept-...	-478.80
Pitney Bowes Purchase Power			
Bill	12/22/2022	Office Stamp machine refill	-62.47
Bill Pmt -Check	12/22/2022	Office Stamp machine refill	-62.47
Ready Refresh			
Bill	12/08/2022	Office water cooler	-218.38
Bill Pmt -Check	12/08/2022	Office water cooler	-218.38
Right-Trak Design Inc.			
Bill	12/08/2022	5 year plan and annual state...	-143.75
Bill Pmt -Check	12/08/2022	5 year plan and annual state...	-143.75
Rivera's Landscaping and Construction Inc			
Bill	12/22/2022	November lawn maintenance-...	-3,400.00
Bill Pmt -Check	12/22/2022	November lawn maintenance-...	-3,400.00
Suburban Propane			
Bill	12/22/2022	Propane Delivery 11-30-22	-1,868.84
Bill Pmt -Check	12/22/2022	Propane Delivery 11-30-22	-1,868.84
Sun-Dance Energy Contractors Inc.			
Bill	12/08/2022	Replaced valve and rebuilt le...	-7,419.44
Bill Pmt -Check	12/08/2022	Replaced valve and rebuilt le...	-7,419.44

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01/03/23

Peekskill Housing Authority
Transaction List by Vendor
December 2022

Type	Date	Memo	Amount
The Journal News			
Bill	12/22/2022	November Board Meeting Adv...	-126.00
Bill Pmt -Check	12/22/2022	November Board Meeting Adv...	-126.00
Travelers Insurance			
Bill	12/22/2022	Boiler & Machinery Insurance ...	-6,576.00
Bill Pmt -Check	12/22/2022	Boiler & Machinery Insurance ...	-6,576.00
U.S Tank Tech			
Bill	12/08/2022	Test Interstitial Space Tank-D...	-500.00
Bill Pmt -Check	12/08/2022	Test Interstitial Space Tank-D...	-500.00
Verizon Wireless			
Bill	12/08/2022	ROSS Coordinator Cell Phon...	-129.73
Bill Pmt -Check	12/08/2022	ROSS Coordinator Cell Phon...	-129.73