

PEEKSKILL HOUSING AUTHORITY



MONTHLY BOARD OF COMMISSIONERS REPORT

JUNE 15, 2023
DUNBAR HEIGHTS

BOARD OF COMMISSIONERS

Jacqueline Simpkins, Vice Chairman

Robert Scott

Yvette Houston

Nicola Smith-DeFrietas

Jessica Martinez

INTERIM EXECUTIVE
DIRECTOR

Janneyn Phalen

PEEKSKILL HOUSING AUTHORITY



J. Phalen
Interim Executive Director

807 Main Street
Peekskill, New York 10566
Phone: 914-739-1700
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PEEKSKILL HOUSING AUTHORITY
MONTHLY BOARD OF COMMISSIONERS
MEETING – JUNE 15th, 2023
DUNBAR HEIGHTS
AGENDA (*Revised*)

- I. EXECUTIVE SESSION - Repositioning (6 pm)
- II. ROLL CALL
- III. APPROVAL OF MINUTES:
 - a) Resolution – 06/01/2023 – May 18th, 2023 – Regular Meeting Minutes
- IV. CORRESPONDENCE: None
- V. EXECUTIVE DIRECTOR’S REPORT:
 - a) Monthly Report – June 2023
 - b) Financial Report – May 2023
- VI. COUNSEL’S REPORT
- VII. UNFINISHED BUSINESS
- VIII. NEW BUSINESS
 - a) Resolution -- 06/02/2023 – May Monthly Bills
- IX. TENANTS’ COMMENTS AND CONCERNS
- X. ADJOURNMENT

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
MAY 18th, 2023 BOARD MEETING MINUTES
REGULAR SESSION**

WHEREAS, The Board of Commissioners have reviewed the minutes of May 18th 2023 Board 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 18th, 2023 Board Meeting.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Vice Chairman Jacqueline Simpkins				
Commissioner Nicola Smith-DeFreitas				
Commissioner Yvette Houston				
Commissioner Jessica Martinez				
Commissioner Robert Scott				

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 15th, 2023

Janneyn Phalen, Interim Executive Director



P. Holden Croslan
Executive Director

807 Main Street
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**PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
ANNUAL MEETING MINUTES
May 18th, 2023**

ROLL CALL:

Commissioner Simpkins, Vice Chair
Commissioner Smith-DeFreitas
Commissioner Robert Scott
Tenant Commissioner Houston
Tenant Commissioner Martinez

J. Phalen, Interim Executive Director
Mark J. Kamensky Esq., Counsel

Vice Chairman welcomed everyone to the May 18TH, 2023 Rescheduled Annual Board of Commissioners Meeting.

Resolution- 05/01/2023-April 20TH Regular Meeting Minutes

Vice Chair Simpkins asked for a motion to pass Resolution 05/01/2023. Commissioner Houston made the motion and Commissioner Scott 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 Houston-Aye: Commissioner Martinez-Aye: Robert Scott-Aye: Commissioner Smith-Defreitas-Aye: Resolution passes.

INTERIM EXECUTIVE DIRECTOR'S REPORT

Revenue – HUD subsidy for March \$133,134; April \$137,878.

Other Revenue –March \$7,810; April \$3,518.

Tenant Charges

Interim Executive Director Phalen explained the Rent Charges, Total tenant charges, Total Collected, Unpaid Tenant Balance for March vs April.

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

Total expenses for March \$307,621; April \$363,607.

Court Proceedings – 4

Tenant Payment Agreements- TPA

Total of 34 residents have payment agreements with a remaining balance of \$127,408.18

Work Orders –March 99 calls, all completed; April 88, All completed.

Unit Turnovers –3 vacancies on March 31st.

Tenants Account Receivable (TAR)

Total past due for April -244 residents (94%) owed \$1,000,796.00

Police Reports

Police Activity PHA March 28- April 2023 –29 visits to Bohlmann Towers, 23 routine, 6 others (EDP, Parking complaints, Investigation, fire, noise complaint); 26 visits to Dunbar Heights, 23 routine, 3 other (medical aid, 2 Parking complaints).

Police Activity PHA April 18- April 24 2023—36 visits to Bohlmann Towers, 25 routine, 11 others (3 parking complaints, intoxicated person, medical aid, noise complaint, 2 disorderly groups, escort, unwanted party, domestic); 24 to Dunbar Heights, 20 routine, 4 other (2 Subpoenas served, 2 traffic stops)

ERAP UPDATE

On May 3rd, New York State Public Housing Authorities Directors Association (PHADA) informed its members that the Governor and Legislature have agreed to fully fund their request of \$391 million for rental arrears impacting Public Housing Authorities across New York State. This funding is for those households that had previously applied for ERAP before the program was withdrawn on January 20th,2023.

What does ERAP cover?

- Up to 12 months of arrears payments for rent owed on or after March 13, 2020.

Any funds provided through ERAP are grants, not loans. This means they do not have to be paid back.

Payments will be made directly to the landlord, property owner, and/or utility company. Tenants will be notified of the amounts paid on their behalf.

36 Households applied for ERAP. 5 Households were paid in 2021 totaling 14,778.90. The other 31 households currently have a total balance of \$268,780.

Best case scenario, PHA will receive \$118,000.00.

RENTCAFE CONTEST

Beginning January 1,2023-March 31,2023, new & existing tenants using RentCafe were entered to win a \$50 gift card. One resident from each development; Bohlmann, Dunbar and Turnkeys were in the drawing. ROSS Coordinator, Kim McIver drew names for the last raffle.

April was the last month for the contest. From implementation of the portal through December 31,2022, 83 tenants were signed up on RentCafe. During the time of the contest, only 5 new sign-ups for RentCafe occurred.

PHA hopes that new sign-ups will continue.

GRADUATION 2023

On May 12th,2023, PHA sent out flyers to all residents asking if they have a graduate in the home, please call the office or email housing@peekskillha.com with their name, school and site name. The names of each graduate and site will be featured in the June newsletter and an event is in the works to celebrate their accomplishments.

COMPREHENSIVE REVIEW

Hud has notified the Housing Authority that HUD will be conducting an onsite monitoring review of the Peekskill Housing Authority. HUD officials will be doing this review the week of June 5th.

Email received from HUD stated:

“During the onsite visit, the review team may request interviews with key stakeholders, such as management staff, the board of commissioners, and residents. Upon completion of the review, the team will produce a report to summarize the results and share it with you and your staff during the exit conference. We may request that the board chair be present and other key staff. The monitoring review team will provide a written report to the agency within 45 business days of the exit conference”.

FINANCIAL HIGHLIGHTS 2023

Interim Executive Director Phalen explained the financial highlights in April; listed in the monthly report on page 1 and 2.

EXPENSES

Tenant Charges	\$168,696	\$172,248
Tenant Collected	\$139,682	\$128,246
Utilities-Monthly budget	\$92, 500	Monthly Actual \$204,619

PENDING GRANTS

Dunbar Heights bathrooms: CDBG \$200,000 for each of 3 years. Total \$600,000- PHA is awaiting the contract to begin construction plans

Dunbar Heights kitchens: State Funding: \$310,000-PHA has submitted the executed contract and requirements in May

TENANT PORTAL (RENT CAFÉ) UPDATE

Registered in March	0
Rent Café payments	28
Amount paid	\$33,118

Registered by site to date:

BT	32
DH	30
1431 Park St.	16
1719 Park St.	8
1227 Howard St.	2
Total	88

Wait List Applicants Registered 80

RENTCAFE UPDATE CONT'D

Activity to date: Eleven (11) work orders have been placed

No activity for:

- Uploaded recertification documents
- Communication with staff

COUNSEL'S REPORT

Attorney Kamensky: We have received 3 judgements and 1 warrant since our last meeting.

UNFINISHED BUSINESS-None

NEW BUSINESS

Resolution- 05/02/2023- April Monthly Bills

Vice Chair Simpkins asked for a motion to pass Resolution 05/02/2023. Commissioner Scott 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 Houston-Aye: Commissioner Martinez-Aye: Robert Scott-Aye: Commissioner Smith-Defreitas-Aye: Resolution passes.

Resolution- 05/03/2023- Write Off Uncollectable Debts

Vice Chair Simpkins asked for a motion to pass Resolution 05/03/2023. Commissioner Houston made the motion and Commissioner Scott 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 Houston-Aye: Commissioner Martinez-Aye: Robert Scott-Aye: Commissioner Smith-Defreitas-Aye: Resolution passes.

Resolution- 05/04/2023-Approving Interim Executive Director

Vice Chair Simpkins asked for a motion to pass Resolution 05/04/2023. Commissioner Scott 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 Houston-Aye: Commissioner Martinez-Aye: Robert Scott-Aye: Commissioner Smith-Defreitas-Aye: Resolution passes.

TENANTS QUESTIONS COMMENTS AND CONCERNS

Dawn Benson: Jessica Martinez is constantly giving tenants misinformation. She is lying about conversations she has had. She told tenants they only have to pay \$5 and that's not true.

Commissioner Martinez: That's not true

Vice Chair Simpkins: We will have an executive session to discuss certain things. The Board is once voice.

Greta Smith: I have sticky pads, but there is a mouse in my apartment. What can we do?

Interim Executive Director: We have a mice remediation program. We will give you a call to review the steps.

Valerie Scott: The Community Room at Dunbar needs to be cleaned.

Interim Executive Director: The room is to be cleaned after each use. PHA ensures that there are cleaning supplies in the room at all times.

Kailyn Velasquez: Can I get a same day appointment with Janneyn?

Interim Executive Director: I'm working off a list. I will call everyone that has requested an appointment.

Commissioner Houston: Maybe we can get some kind of liaison in the office that just handles making appointments.

Maureen Boyd: I need make an appointment with Janneyn to go over my ledger.

Vice Chair Simpkins: You need contact the office. Janneyn is the person to review that with.

Beth Woogen: Is rent calculated based on 30% or 33% of the gross? And how is late calculated.

Interim Executive Director: Rent is 30% of your gross income. Late fee is 5% of your rent, maximum \$30 for rental amount up to \$600 or maximum \$50 for rental amount over \$600.

Leester Brown: When do you update appliances and what do you consider normal wear and tear?

Interim Executive Director: The only time tenants are charged for any broken item is when it is not normal wear, when it is tenant damage.

Leester Brown: Will you consider doing a scholarship for kids?

Interim Executive Director: We'll consider it

Regular Meeting adjourns at 8:58 pm.

**PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
June 15th,2023
EXECUTIVE DIRECTOR'S REPORT**

Revenue	April	May
HUD Subsidy – Bohlmann (AMP 1)	74,918	88,331
HUD Subsidy – All other sites (AMP 2)	60,105	153,948
Proceeds from Capital Funds/ROSS Grant	2,855	9,075
Shortfall Funds	0	0
Total HUD Revenue	137,878	251,354
Other Revenue– Non-Federal		
Laundry Commissions	2,297	2,311
CAP Office	0	900
Health Center	740	740
Verizon	0	0
Interest	481	427
Total	3,518	4,378
TENANT CHARGES	April	May
Rent	168,700	163,819
Retro Rent (unreported income)/adjustment	0	0
Parking	1,890	1,875
Late Fees	1,118	887
Misc. (key cards, maintenance charges, legal fees)	370	220
Air Conditioners	171	238
Write offs, AJE's, Move outs	846	0
TOTAL TENANT CHARGES	173,095	167,039
Collected from Tenants thru 5th	83,852	101,078
Total Collected	128,246	172,335
Unpaid Tenant Rent Balance for the month	44,002	(5,296)
All Outstanding Tenant Charges	\$1,000,796	\$995,500

Financial

BILLS PAID

	April	May
Payroll (M)	70,886	61,841
Elevator (Q)	5,665	0
Exterminator (M)	1,294	1,584
Trash – Dumpsters	0	0
City Trash Collection (Q)	0	0
City Water (Q)	64,284	0
Sewer Tax (Semi-Annual)	23,304	0
Robison Fuel Oil (M)	32,584	27,726
Electric (M)	13,390	0
Gas (M)	69,712	37,656
Propane (M)	1,345	1,696
Legal – PHA Attorney (M)	3,200	1,755
Legal – Labor Attorney	0	0
Lawsuit Deductibles	0	0
Health Insurance/Dental Insurance(M)	53,990	26,995
Process Server – Evictions (M)	660	330
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	6,934	57,286
Credit Card (M)	10,818	0
Maintenance Supplies/Contracts(M)	5,015	6,568
Office Expenses (M)	526	2,287
PILOT (SA)	0	0
NYS Retirement Contribution (A)	0	0
Medicare Part B Reimbursement	0	0
Unit Turnaround Contracts	0	0
TOTAL EXPENSES	\$363,607	\$225,724
ROSS Grant (Salary, expenses and training)	5,837	5,835
CAPITAL FUND PROJECTS – Repositioning Attorney fees	2,088	6,095

COURT PROCEEDINGS

MONTH	# RESIDENTS	BALANCE	# PAID	AMOUNT PAID	COURT STIPS/COMMENTS
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
January 2023	4	60,069	0	0	4-Court 1-Eviction
February	3	18,956	0	0	
March	3	57,993	0	0	3- Court
April	4	101,152	0	3,426	4-Court 1-Eviction
May	4	60,267	0	0	4-Court 2-Eviction, 1 Stipulation
TOTAL	335	502,819	290	245,015	Outstanding Balance 257,804
					Skip/Evicted Balance 138,188

WORK ORDERS

MONTH	CALLS	COMPLETE	OUTSTANDING OR COMMENTS
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	129	
January 2023	124	124	
February	83	83	
March	99	99	
April	88	88	
May	93	91	2

TENANT PAYMENT AGREEMENT LISTING

Tenant Code	Start Month	End Month	Agreement Amount	Received Amount	Remaining Amount	Comments
Bohlmann						
t0000138	04/2022	12/31/2024	918.00	375.00	543.00	
t0000795	06/2023	12/31/2044	7,396.70	800.00	6,596.70	
t0001192	06/2023	12/31/2029	2,700.00	710.00	1,990.00	
t0000674	08/2022	12/31/2028	2,158.00	425.00	1,733.00	
t0000273	06/2023	12/31/2023	1,650.09	200.00	1,450.09	
t0000176	06/2023	12/31/2031	5,799.00	198.00	5,601.00	
t0000124	07/2023	12/31/2029	2,608.17	500.00	2,108.17	
t0001121	06/2023	12/31/2031	2,605.85	25.00	2,580.85	
t0001181	06/2023	12/31/2041	5,897.59	150.00	5,747.59	
t0000524	05/2023	12/31/2028	4,954.00	1,550.00	3,404.00	
t0001273	01/2023	12/31/2027	1,860.12	225.00	1,635.12	
t0000788	06/2023	12/31/2028	47,355.00	12,000.00	35,355.00	
t0001253	06/2021	12/31/2022	2,050.00	2,000.00	50.00	
t0000739	04/2022	12/31/2044	13,971.00	700.00	13,271.00	
t0001606	03/2023	12/31/2024	1,681.25	250.00	1,431.25	
t0000874	04/2023	12/31/2024	7,641.00	2,178.00	5,463.00	
t0000213	05/2023	12/31/2035	18,603.00	3,100.00	15,503.00	
t0000395	02/2023	12/31/2025	909.30	125.00	784.30	
t0001610	06/2023	12/31/2026	4,721.19	300.00	4,421.19	
p00117	06/2021	12/31/2022	3,093.34	1,166.00	1,927.34	
t0000035	05/2021	12/31/2024	2,524.05	100.00	2,424.05	
t0000186	05/2021	12/31/2022	424.25	170.00	254.25	
t0001284	11/2021	12/31/2022	613.00	539.00	74.00	
p00103	06/2022	12/31/2050	3,487.55	25.00	3,462.55	
t0000835	10/2022	12/31/2026	4,251.00	1,080.00	3,171.00	
t0000275	05/2021	12/31/2023	2,083.00	1,550.00	533.00	
t0000259	09/2021	12/31/2022	646.00	508.00	138.00	
t0000970	05/2021	12/31/2022	4,539.00	2,250.00	2,289.00	
t0000390	10/2022	12/31/2067	28,105.00	1,250.00	26,855.00	
t0001261	06/2023	12/31/2043	23,827.01	6,217.78	17,609.23	
p00121	05/2021	12/31/2024	2,561.20	386.00	2,175.20	
Total Bohlmann			211,633.66	41,052.78	170,580.88	

TENANT PAYMENT AGREEMENT LISTING cont'd

Dunbar

t0000137	06/2023	12/31/2037	12,403.90	3,380.00	9,023.90	
t0000708	06/2023	12/31/2024	11,891.40	2,000.00	9,891.40	
t0000765	03/2023	12/31/2023	1,052.40	200.00	852.40	
t0000181	06/2023	12/31/2061	5,049.40	320.00	4,729.40	
t0000165	02/2022	12/31/2023	1,617.70	800.00	817.70	
t0000022	06/2023	12/31/2027	2,286.00	468.00	1,818.00	
p000037	06/2023	12/31/2031	3,427.70	713.00	2,714.70	
t0000904	05/2023	12/31/2030	8,402.10	1,446.00	6,956.10	
t0000107	07/2021	12/31/2028	12,939.00	6,266.00	6,673.00	
t0000230	05/2021	12/31/2023	3,953.00	1,801.00	2,152.00	
t0000042	08/2021	12/31/2023	4,669.00	1,295.00	3,374.00	
t0000134	08/2022	12/31/2023	1,463.00	604.00	859.00	
t0000154	06/2021	12/31/2041	6,257.25	451.00	5,806.25	
p000088	12/2022	12/31/2023	5,434.12	3,374.00	2,060.12	
t0000493	08/2021	12/31/2025	6,053.00	601.00	5,452.00	
Total Dunbar			86,898.97	23,719.00	63,179.97	

Turnkey

t0000256	03/2023	12/31/2030	3,220.50	249.00	2,971.50	
t0001304	06/2023	12/31/2026	5,125.85	394.00	4,731.85	
t0000082	07/2021	12/31/2022	2,581.00	2,500.00	81.00	
t0001634	03/2023	12/31/2041	11,833.50	450.00	11,383.50	
p000070	06/2023	12/31/2080	20,280.00	3,000.00	17,280.00	
t0000062	06/2023	12/31/2039	6,776.15	1,720.00	5,056.15	
t0000027	09/2021	12/31/2024	2,364.02	1,050.00	1,314.02	
t0000256	04/2022	12/31/2024	1,267.50	1,260.00	7.50	
t0000026	04/2023	12/31/2030	11,118.96	400.00	10,718.96	
t0000069	05/2023	12/31/2070	33,643.00	1,000.00	32,643.00	
Total Turnkey			98,210.48	12,023.00	86,187.48	
			396,743.11	76,794.78	319,948.33	

17 new repayment agreements were set up in the month of May to begin June 1,2023.

UNIT TURNOVER

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-U	1	01/11/23	02/27/23	03/01/23	
BT 2-J	4	05/03/23			LEASE 08/01/23
BT 3-T	4	04/03/23			LEASE 07/01/23
BT 4-R	3	10/17/22	01/20/23	01/24/23	
BT 5-G	3	01/10/23	02/17/23		LEASE 07/15/23
BT 7-D	4	12/21/22	02/01/23	04/01/23	
BT 7-R	3	11/19/21	01/28/22	03/01/23	
DH 3-B	3	10/14/22	02/23/23	03/01/23	
DH 7-C	2	12/01/22	02/20/23	03/15/23	
DH 14-B	2	05/31/23			
DH 15-C	1	04/01/23			LEASE 07/15/23
TK 1719A-1L	3	04/17/23			
TOTAL VACANT	6				

VACANCIES

	TOTAL UNITS	OFFLINE	VACANT UNITS	ACTIVE UNITS AS OF MAY 31
Bohlmann Towers	143	1	3	139
Dunbar Heights	97	2	2	94
Turnkey	34	0	1	33
Total Units	274			269
Total Occ. Rate				98% (269)

EXTERMINATION SUMMARY – BEDBUGS - # Treatments

	2021	2022	2023	Comment
January	0	0	0	
February	0	0	0	
March	1	0	0	
April	0	0	0	
May	0	0	0	
June	1	0	0	
July	0	0		
August	1	0		
September	0	0		
October	0	0		
November	2	0		
December	1	0		
TOTAL	6	0	0	
COST	\$2,245	\$0	\$0	

TENANT ACCOUNTS RECEIVABLE - LATE OR NO RENT PAYMENT

SITE	# Units	No Payment	Past Due April 2023	Past Due May 2023
Bohlmann Towers	144	(28) 31	132 owed \$484,367	130 owed \$474,285
Dunbar Heights	96	(27) 31	87 owed \$354,890	85 owed \$358,303
Turnkey	33	(9) 7	25 owed \$161,544	25 owed \$162,912
Totals	273	(64) 69	244 (90%) - \$1,000,796	240 (88%) - \$995,500

Parenthesis () represents the previous month.

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity 5/9- 5/15/2023	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	23	17	6*
Dunbar Heights	27	24	3*
*BT – Other (3 subpoena service, harassment, larceny, investigation)			
*DH – Other (investigation, altercation, traffic stop)			

ERAP UPDATE

On May 3rd, New York State Public Housing Authorities Directors Association (PHADA) informed its members that the Governor and Legislature have agreed to fully fund their request of \$391 million for rental arrears impacting Public Housing Authorities across New York State. This funding is for those households that had previously applied for ERAP before the program was withdrawn on January 20th, 2023.

Below, please see a list of PHA households that have already applied along with the outstanding balance that would be covered by ERAP.

TENANT	STATUS	BALANCE	MAX. ERAP WILL PAY
t0000739	PENDING	27,289.00	13,941
t0000002	PENDING	1,692.55	0
t0000082	PENDING	936.45	823.15
t0000674	PENDING	3,681.00	3381
t0000168	PAID 9/2021		
t0000788	PENDING	47,355.00	18,780
p00003	PENDING	1,761.65	1761.65
P00036	PENDING	12,732.40	3,715
t0000495	PENDING	5,213.85	3400.00
t0000004	PENDING	19,352.00	9601.00
t0000067	PENDING	671.00	0
t0000193	PENDING	13,750.55	3,565.00
p00130	PENDING	5,148.00	3,565
t0000165	PENDING	2,577.00	1,467
t0000047	PENDING	1,129.00	1000.00
t0000427	PENDING	12,947.00	11,596

t0001627	PENDING	1,944.00	1,944.00
t0001171	PAID 09/2021		
t0001618	PENDING	603.00	549.00
t0001611	PAID 10/2021		
t0001657	PENDING	0	
p00117	PAID 10/2021		
t0000256	PENDING	3540.00	3000.00
t0001162	PENDING	14,886.95	5,400.00
t0000072	PENDING	31,130.60	7,920.00
t0000708	PENDING	9,891.00	8,100
t0001275	PAID 10/2021		
t0000262	PENDING	50,548	15,174

36 Households applied for ERAP. 5 Households were paid in 2021 totaling 14,778.90. The other 31 households currently have a total balance of \$268,780.

Best case scenario, PHA will receive \$118,000.00.

GRADUATION 2023

On May 12th, 2023, PHA sent out flyers to all residents asking if they have a graduate in the home to help celebrate their accomplishments. To date PHA received only 1 submission.

POOL PASSES 2023

PHA is sponsoring free 2023 season pool passes and discounted daily rate for all current Peekskill Housing Authority residents at Veterans Memorial Pool once again this summer. Sign up at the Parks and Recreation office at: 1 Robin Dr. Two proofs of residency will be required*

FINANCIAL HIGHLIGHTS

EXPENSES

Utilities-Monthly budget \$92,500 Monthly Actual \$204,619

PENDING GRANTS

Dunbar Heights bathrooms: CDBG \$200,000 for each of 3 years. Total \$600,000- PHA received the contract and submitted to the county. County came back and requested additional documents and those have been submitted. PHA is awaiting the signed contract and environmental review to begin next steps.

Dunbar Heights kitchens: State Funding: \$310,000-PHA is awaiting the signed environmental review from the county to begin next steps.

TENANT PORTAL (RENT CAFÉ) UPDATE

Registered in May	0
Rent Café payments	33
Amount paid	\$19,126

Registered to date:	88
Wait List Applicants Registered	87

Respectfully Submitted,

Janneyn Phalen

Janneyn Phalen

Interim Executive Director

FINANCIAL REPORT



- 1) Balance Sheet
- 2) Profit and Loss Month
- 3) Profit and Loss to date
- 4) Summary Operating Statement

4:22 PM

06/04/23

Accrual Basis

Peekskill Housing Authority
Balance Sheet
As of May 31, 2023

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	81,929.07
1111.5 Cash - Payroll Account	14,401.01
1112 Chase - Nonfederal	538,257.58
1114 Security Deposit Fund	81,598.66
1117 Petty Cash Fund	1,000.00
Total Checking/Savings	717,186.32
Other Current Assets	
1123 Allowance for Doubt. Accts	-774,795.00
1125 AR HUD	41,516.50
1211 Prepaid Insurance	79,317.45
1260 Material Inventory	28,540.00
1261 Obsolete Inventory	-1,427.00
1290 Deferred Charges	337.05
1122.1 · 1122.1 TAR Bohlmann	298,761.24
1122.2 · 1122.2 TAR Dunbar	291,320.91
1122.3 · 1122.3 TAR Turnkey	64,324.50
1122.7 · 1122.7 TAR Repays Bohlmann	169,737.49
1122.8 · 1122.8 TAR Repays Dunbar	72,485.92
1122.9 · 1122.9 TAR Repays Turnkey	84,979.50
1262 · 1262 Fuel Oil Inventory	5,706.00
Total Other Current Assets	360,804.56
Total Current Assets	1,077,990.88
Fixed Assets	
1400.10 Leasehold Improvements	3,318,689.76
1400.12 Building Improvements	2,826,518.82
1400.39 CFP 2018	145,266.22
1400.41 CFP 2019	588,604.00
1400.42 CFP 2020	283,601.51
1400.44 CFP 2022	8,969.00
1400.5 Accumulated Depreciation	-23,485,486.20
1400.51 Accumulated Amortizatio	-6,740.10
1400.6 Land	131,611.00
1400.7 Buildings	20,647,051.62
1400.8 Equipment - Dwellings	2,272.00
1400.9 Equipment - Admin	913,607.67
1400.95 Equipment - Cap Leases	17,056.20
Total Fixed Assets	5,391,021.50
Other Assets	
1420 · 1420 Deferred Outflows GASB-68	427,235.00
1421 · 1421 Deferred Outflows OPEB	965,102.00
Total Other Assets	1,392,337.00
TOTAL ASSETS	7,861,349.38

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06/04/23

Accrual Basis

Peekskill Housing Authority
Balance Sheet
As of May 31, 2023

	May 31, 23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2111 Accounts Payable	22,439.61
2111.1 Accounts Payable - CFP	2,087.50
2114 Tenant Security Deposits	81,598.66
2117.2 NY State W/H	6.04
2117.3 Pension Payable	2,294.57
2117.4 FICA Payable	330.46
2117.7 CSEA Dues	1.54
2117.9 Misc W/H	151.37
2133 Accrued utilities	148,982.69
2135 Accrued Payroll	3,808.27
2136 Accrued Pension	14,440.00
2137 Payments in Lieu of Taxes	80,560.79
2138 Accrued Comp. Absences	154,487.54
2146 Lease Payable	10,749.37
2240 Tenant Prepaid Rents	-31.70
2290 Deferred Credits	1,730.96
2117.1 · Federal W/H	-206.30
2240.1 · Prepaid Rent Bohlmann	3,849.88
2240.2 · Prepaid Rent Dunbar	3,421.42
2240.3 · Prepaid Rent Turnkey	680.76
Total Other Current Liabilities	531,383.43
Total Current Liabilities	531,383.43
Long Term Liabilities	
2134 Acrued OPEB	3,786,956.00
2140 Net Pension Liability	-202,382.00
2400 Deferred Inflows GASB-68	728,684.00
2410 Deferred Inflows OPEB	2,318,726.00
Total Long Term Liabilities	6,631,984.00
Total Liabilities	7,163,367.43
Equity	
2803 Invested in Capital Assets	5,369,215.63
2807 Unrestricted Net Assets	-4,805,902.90
Net Income	134,669.22
Total Equity	697,981.95
TOTAL LIABILITIES & EQUITY	7,861,349.38

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06/04/23

Accrual Basis

Peekskill Housing Authority
Profit & Loss
May 2023

	<u>May 23</u>
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	84,084.00
3110.2 Dunbar Heights	52,319.01
3110.4 Turnkey	27,416.00
Total 3110 Dwelling Rental	163,819.01
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	855.00
3190.2 Dunbar Heights	765.00
3190.4 Turnkey	255.00
Total 3190 Nondwelling Rental	1,875.00
3610 Interest on Gen. Fund Inv.	427.26
3690 Other Income	
3690.1 Laundry Room Income	2,311.08
3690.2 CAP Office Rent	900.00
3690.3 Health Center Rent	740.16
3690.6 Late Fees	
Bohlmann Towers	439.70
Dunbar Heights	447.65
Total 3690.6 Late Fees	887.35
3690.8 Work Orders	
Bohlmann Towers	220.00
Total 3690.8 Work Orders	220.00
3690.9 AC - BT	193.39
3690.9 Ac - TK	45.00
3690 Other Income - Other	0.24
Total 3690 Other Income	5,297.22
3691 Other Income CFP Subsidy	16,667.00
8020 Operating Subsidy	
8020.1 AMP 1	88,331.00
8020.2 AMP2	153,948.00
Total 8020 Operating Subsidy	242,279.00
Total Income	430,364.49
Expense	
4110 Administrative Salaries	18,138.32
4130 Legal Expense	1,755.00
4140 Staff Training	20.00
4170 Accounting Fees	1,800.00
4171 Auditing Fees	780.00
4190.2 Membership Dues & Fees	60.00
4190.3 Telephone	0.10
4190.4 Collection Fees/Court Co	330.00
4190.5 Forms, Station. & Office	655.75
4190.6 All Other Sundry	1,630.97
4190.7 Admin. Service Contracts	4,877.76
4190.71 Leases	554.81
4190.9 Advertising	1,082.00
4320 Electricity	-67.23
4330 Gas	37,655.72
4335 Propane	1,696.39
4340 Fuel	27,726.45
4410 Labor	43,702.45

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06/04/23

Accrual Basis

Peekskill Housing Authority
Profit & Loss
May 2023

	<u>May 23</u>
4420 Materials	
4420.01 Supplies - Grounds	6,568.46
Total 4420 Materials	6,568.46
4430.10 Alarm/Extinguish Contra	311.40
4430.12 Other Maint Contracts	5,780.00
4430.9 Exterminating Contracts	1,584.00
4510 Insurance Expense	28,908.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	8,618.80
4540.2 Employee Ben - Maint	25,221.19
4540.6 GASB-68 Admin	6,523.00
Total 4540 Employee Benefits	40,362.99
4570 Collection Losses	8,268.00
Total Expense	234,181.34
Net Ordinary Income	196,183.15
Other Income/Expense	
Other Income	
8029.53 ROSS Grant	2,980.13
8029.50 · 8029.50 Capital Fund Grant 2020	6,095.00
Total Other Income	9,075.13
Other Expense	
4805 ROSS 2022 Expenses	5,834.93
Total Other Expense	5,834.93
Net Other Income	3,240.20
Net Income	<u>199,423.35</u>

Peekskill Housing Authority
Profit & Loss
 April through May 2023

	Apr - May 23
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	165,305.00
3110.2 Dunbar Heights	111,905.01
3110.4 Turnkey	55,309.00
Total 3110 Dwelling Rental	332,519.01
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	1,710.00
3190.2 Dunbar Heights	1,545.00
3190.4 Turnkey	510.00
Total 3190 Nondwelling Rental	3,765.00
3610 Interest on Gen. Fund Inv.	908.11
3690 Other Income	
3690.1 Laundry Room Income	4,608.06
3690.2 CAP Office Rent	900.00
3690.3 Health Center Rent	1,480.32
3690.6 Late Fees	
Bohlmann Towers	1,053.45
Dunbar Heights	816.60
Turnkey	135.07
Total 3690.6 Late Fees	2,005.12
3690.8 Work Orders	
Bohlmann Towers	525.00
Dunbar Heights	45.00
Turnkey	20.00
Total 3690.8 Work Orders	590.00
3690.9 AC - BT	318.89
3690.9 Ac - TK	90.00
3690 Other Income - Other	0.80
Total 3690 Other Income	9,993.19
3691 Other Income CFP Subsidy	33,334.00
8020 Operating Subsidy	
8020.1 AMP 1	163,248.60
8020.2 AMP2	214,053.20
Total 8020 Operating Subsidy	377,301.80
Total Income	757,821.11
Expense	
4110 Administrative Salaries	46,624.99
4130 Legal Expense	4,955.00
4140 Staff Training	2,520.00
4170 Accounting Fees	3,600.00
4171 Auditing Fees	1,560.00
4190.2 Membership Dues & Fees	60.00
4190.3 Telephone	202.34
4190.4 Collection Fees/Court Co	990.00
4190.5 Forms, Station. & Office	943.58
4190.6 All Other Sundry	8,798.18
4190.7 Admin. Service Contracts	6,177.74
4190.71 Leases	865.41
4190.9 Advertising	1,724.00
4220.01 Other Tenant Services	239.44
4310 Water & Sewer	64,283.81
4310.9 Sewer Taxes	23,303.81
4320 Electricity	13,322.45
4330 Gas	107,368.13

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06/04/23

Accrual Basis

Peekskill Housing Authority
Profit & Loss
April through May 2023

	<u>Apr - May 23</u>
4335 Propane	3,041.00
4340 Fuel	60,310.83
4410 Labor	86,102.11
4420 Materials	
4420.01 Supplies - Grounds	12,973.78
Total 4420 Materials	12,973.78
4430.10 Alarm/Extinguish Contra	311.40
4430.12 Other Maint Contracts	6,230.00
4430.4 Elevator Contracts	5,664.91
4430.9 Exterminating Contracts	2,878.00
4510 Insurance Expense	35,842.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	27,300.60
4540.2 Employee Ben - Maint	64,307.55
4540.6 GASB-68 Admin	14,440.00
Total 4540 Employee Benefits	106,048.15
4570 Collection Losses	16,471.00
Total Expense	623,412.06
Net Ordinary Income	134,409.05
Other Income/Expense	
Other Income	
8029.53 ROSS Grant	5,835.13
8029.50 · 8029.50 Capital Fund Grant 2020	6,095.00
Total Other Income	11,930.13
Other Expense	
4805 ROSS 2022 Expenses	11,669.96
Total Other Expense	11,669.96
Net Other Income	260.17
Net Income	<u>134,669.22</u>

Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Two Months Ended May 31, 2023

	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	275,993	1,862,650	310,442	332,519	22,077
Nondwelling Rent	3,809	21,960	3,660	3,765	105
Interest Income	17	2,000	333	908	575
Other Income	18,798	71,000	11,833	9,993	(1,840)
HUD Operating Subsidy	288,500	1,600,000	266,667	377,302	110,635
CFP Operations Subsidy	27,500	200,000	33,333	33,334	1
Total Operating Receipts - Including HUD Contril	614,617	3,757,610	626,268	757,821	131,553
Expenses					
Operating Expenditures					
Administrative:					
Administrative Salaries	52,925	391,940	65,323	46,625	18,698
Legal Expense	4,005	66,000	11,000	4,955	6,045
Training	0	0	0	2,520	(2,520)
Travel	0	0	0	0	0
Accounting Fees	3,600	21,600	3,600	3,600	0
Auditing Fees	1,600	9,360	1,560	1,560	0
Telephone, Office Supplies, Miscellaneous	10,351	94,690	15,782	19,761	(3,979)
Total Administrative Expenses	72,481	583,590	97,265	79,021	18,244
Tenant Services:					
Contracts	0	0	0	0	0
Relocation and other	250	5,000	833	239	594
Total Tenant Services Expenses	250	5,000	833	239	594
Utilities:					
Water/Sewer	108,427	275,000	45,833	87,588	(41,755)
Electricity	44,880	275,000	45,833	13,322	32,511
Gas	46,290	200,000	33,333	107,368	(74,035)
Fuel	42,591	360,000	60,000	63,352	(3,352)
Total Utilities Expenses	242,188	1,110,000	185,000	271,630	(86,630)
Ordinary Maintenance & Operation:					
Labor-Maintenance	82,060	601,660	100,277	86,102	14,175
Materials - Maintenance	16,966	125,000	20,833	12,974	7,859
Maint Contract Costs	37,098	348,500	58,083	15,084	42,999
Total Maintenance Expenses	136,124	1,075,160	179,193	114,160	65,033
Protective Services:					
Contracts	0	0	0	0	0
Total Protective Services	0	0	0	0	0
General Expense:					
Insurance	47,246	295,200	49,200	35,842	13,358
Payments in Lieu of Taxes	3,776	78,560	13,093	6,506	6,587
Employee Benefit Contributions	54,589	475,010	79,168	106,048	(26,880)
Collection Losses	16,582	100,000	16,667	16,471	196
Total General Expenses	122,193	948,770	158,128	164,867	(6,739)
Nonroutine Items:					
Extraordinary Items	6,030	0	0	0	0
Total Operating Expenses	579,266	3,722,520	620,420	629,917	(9,497)
Net Income/(Loss)	35,351	35,090	5,848	127,904	122,056

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
PAYMENT OF MONTHLY BILLS AS LISTED
May 2023**

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 2023 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 2023.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Vice Chairman Jacqueline Simpkins				
Commissioner Nicola Smith-DeFreitas				
Commissioner Yvette Houston				
Commissioner Jessica Martinez				
Commissioner Robert Scott				

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

Effective: June 15th, 2023

Janneyn Phalen, Interim Executive Director

Peekskill Housing Authority Transaction List by Vendor May 2023

Type	Date	Num	Memo	Amount
Ace Computer Services Corp.				
Bill	05/11/2023	6402	Monthly IT services	-299.98
Bill Pmt -Check	05/11/2023	17203	Monthly IT services	-299.98
Bill	05/25/2023	6394	IT services-4 hours	-599.96
Bill Pmt -Check	05/25/2023	17231	IT services-4 hours	-599.96
ADT Commercial				
Bill	05/25/2023	15050...	Kiley Fire Monitoring	-311.40
Bill Pmt -Check	05/25/2023	17232	Kiley Fire Monitoring	-311.40
Arrow Black Top & Masonry, Inc.				
Bill	05/25/2023		Pot hole repair-DH	-4,860.00
Bill Pmt -Check	05/25/2023	17233	Pot hole repair-DH	-4,860.00
Avaya Financial Services				
Bill	05/11/2023	42239...	Office phone lease	-270.54
Bill Pmt -Check	05/11/2023	17204	Office phone lease	-270.54
Bill	05/25/2023	42438...	Office phone lease	-135.27
Bill Pmt -Check	05/25/2023	17234	Office phone lease	-135.27
Carahsoft Technology Corp.				
Bill	05/25/2023	13982...	Employment Verification Services	-1,573.40
Bill Pmt -Check	05/25/2023	17235	Employment Verification Services	-1,573.40
City of Peekskill (Gas)				
Bill	05/11/2023	28	Gasoline-City Garage-Maintenance	-117.00
Bill Pmt -Check	05/11/2023	17205	Gasoline-City Garage-Maintenance	-117.00
Comprehensive Grants Management				
Bill	05/25/2023		Emergency safety and security grant writing	-3,500.00
Bill Pmt -Check	05/25/2023	17236	Emergency safety and security grant writing	-3,500.00
Con Edison				
General Journal	05/05/2023	Gas	807 Main St	13,317.12
General Journal	05/15/2023	Gas	Kiley Center	17,563.52
CSEA				
Bill	05/11/2023		Employee Union Dues	-296.09
Bill Pmt -Check	05/11/2023	17206	Employee Union Dues	-296.09
Bill	05/25/2023		Bi-weekly union dues	-297.63
Bill Pmt -Check	05/25/2023	17237	Bi-weekly union dues	-297.63
DEC Office Leasing				
Bill	05/25/2023	79907...	Office copier lease	-149.00
Bill Pmt -Check	05/25/2023	17238	Office copier lease	-149.00
DEC Office Solutions, Inc.				
Bill	05/11/2023	257909	Copier Meter Overage	-254.06
Bill Pmt -Check	05/11/2023	17207	Copier Meter Overage	-254.06
Dylan Turner				
Bill	05/11/2023		CSEA Uniform Allowance 2023	-500.00
Bill Pmt -Check	05/11/2023	17208	CSEA Uniform Allowance 2023	-500.00
Employee Benefits Division				
Bill	05/11/2023	594	VOID: Employee Benefits June 2023	0.00
Bill Pmt -Check	05/11/2023	17209	VOID: Employee Benefits June 2023	0.00
Bill	05/11/2023		Employee Benefits June 2023	-26,995.20
Bill Pmt -Check	05/11/2023	17229	Employee Benefits June 2023	-26,995.20
Gerardo Pizarro				
Bill	05/11/2023		CSEA Uniform Allowance 2023	-500.00
Bill Pmt -Check	05/11/2023	17210	CSEA Uniform Allowance 2023	-500.00
Highland Welding Service				
Bill	05/11/2023	23732	Welding Service	-300.00
Bill Pmt -Check	05/11/2023	17211	Welding Service	-300.00
Home Depot Credit Services				
Bill	05/25/2023		Maintenance Supplies	-6,151.46
Bill Pmt -Check	05/25/2023	17239	Maintenance Supplies	-6,151.46
Housing Authority Risk Retention Group				
Bill	05/25/2023	120226	Property and Liability Insurance	-57,286.00
Bill Pmt -Check	05/25/2023	17240	Property and Liability Insurance	-57,286.00
Innov8tive Environmental Services, Inc.				
Bill	05/11/2023	1514	Temporary Oil Tank Rental Fee May 2023	-450.00
Bill Pmt -Check	05/11/2023	17212	Temporary Oil Tank Rental Fee May 2023	-450.00
IRS				
General Journal	05/12/2023	EFTPS	EFTPS	3,392.00
John G. Cruikshank				
Bill	05/11/2023	4972	Monthly accounting-April 2023	-1,800.00
Bill Pmt -Check	05/11/2023	17213	Monthly accounting-April 2023	-1,800.00

Peekskill Housing Authority
Transaction List by Vendor
May 2023

Type	Date	Num	Memo	Amount
Keith Staton				
Bill	05/25/2023		Warrant/Eviction Cato	-330.00
Bill Pmt -Check	05/25/2023	17241	Warrant/Eviction Cato	-330.00
Kimberlyn Mclver				
Bill	05/11/2023	021	ROSS Coordinator Bi-Weekly Fee	-2,855.00
Bill Pmt -Check	05/11/2023	17214	ROSS Coordinator Bi-Weekly Fee	-2,855.00
Bill	05/25/2023	022	ROSS Coordinator Bi-Weekly Fees	-2,855.00
Bill Pmt -Check	05/25/2023	17242	ROSS Coordinator Bi-Weekly Fees	-2,855.00
Kristopher Travis				
Bill	05/11/2023		Uniform Allowance 2023	-500.00
Bill Pmt -Check	05/11/2023	17215	Uniform Allowance 2023	-500.00
Loretta Male				
Bill	05/11/2023		Medicare Part B Reimbursement	-2,041.20
Bill Pmt -Check	05/11/2023	17216	Medicare Part B Reimbursement	-2,041.20
March Constuction, Inc.				
Bill	05/11/2023			0.00
Michael Anderson				
Bill	05/11/2023		Uniform Allowance 2023	-500.00
Bill Pmt -Check	05/11/2023	17217	Uniform Allowance 2023	-500.00
Michael Belanich				
Bill	05/11/2023		Uniform Allowance 2023	-500.00
Bill Pmt -Check	05/11/2023	17218	Uniform Allowance 2023	-500.00
Nelrod Company				
Bill	05/11/2023	25240...	Non-member adjustment rate-Training	-20.00
Bill Pmt -Check	05/11/2023	17219	Non-member adjustment rate-Training	-20.00
NYS and Local Retirement Systems				
General Journal	05/10/2023	ERS	May ERS payment	2,178.44
NYS Income Tax				
General Journal	05/15/2023	NYS-1	NYS-1	1,320.82
NYSIF				
Bill	05/11/2023	63134...	Workers Compensation	-1,201.50
Bill Pmt -Check	05/11/2023	17220	Workers Compensation	-1,201.50
Orange County Clerk				
Bill	05/25/2023		Notary Renewal-Phalen	-60.00
Bill Pmt -Check	05/25/2023	17243	Notary Renewal-Phalen	-60.00
Paychex				
General Journal	05/25/2023	PAYC...	Paychex invoice	477.82
Pestech				
Bill	05/11/2023		Invoices #1019469,1015637 & 1015634	-1,584.00
Bill Pmt -Check	05/11/2023	17221	Invoices #1019469,1015637 & 1015634	-1,584.00
Pierro & Kamensky				
Bill	05/11/2023		Reimbursable court and service of petition fe...	-1,755.00
Bill Pmt -Check	05/11/2023	17230	Reimbursable court and service of petition fe...	-1,755.00
Pitney Bowes Purchase Power				
Bill	05/25/2023		Stamp Machine Refill	-301.50
Bill Pmt -Check	05/25/2023	17244	Stamp Machine Refill	-301.50
Pitney Bowes, Inc.				
Bill	05/11/2023	10230...	Ink replacement-stamp machine	-100.19
Bill Pmt -Check	05/11/2023	17222	Ink replacement-stamp machine	-100.19
Preston Whidbee				
Bill	05/11/2023		CSEA Uniform Allowance 2023	-500.00
Bill Pmt -Check	05/11/2023	17223	CSEA Uniform Allowance 2023	-500.00
Progressive				
Bill	05/11/2023	07810...	Car Insurance Premium	-5,148.00
Bill Pmt -Check	05/11/2023	17224	Car Insurance Premium	-5,148.00
Ready Refresh				
Bill	05/11/2023	23006...	Office Water Cooler	-57.57
Bill Pmt -Check	05/11/2023	17225	Office Water Cooler	-57.57
Robison Oil				
General Journal	05/10/2023	Oil	May fuel oil	17,990.67
Bill	05/11/2023		Deposit for AC installation	-8,969.00
Bill Pmt -Check	05/11/2023	17226	Deposit for AC installation	-8,969.00
Stephen Hamilton				
Bill	05/11/2023		CSEA Uniform Allowance 2023	-500.00
Bill Pmt -Check	05/11/2023	17227	CSEA Uniform Allowance 2023	-500.00

Peekskill Housing Authority Transaction List by Vendor May 2023

Type	Date	Num	Memo	Amount
Suburban Propane				
Bill	05/11/2023		Dunbar propane delivery 4/19/23	-963.48
Bill Pmt -Check	05/11/2023	17228	Dunbar propane delivery 4/19/23	-963.48
Bill	05/25/2023		Propane and Tank rental (one year)	-732.91
Bill Pmt -Check	05/25/2023	17245	Propane and Tank rental (one year)	-732.91
Sun-Dance Energy Contractors Inc.				
Bill	05/25/2023	9106	Replacement of fan switch TK boiler	-470.00
Bill Pmt -Check	05/25/2023	17246	Replacement of fan switch TK boiler	-470.00
The Journal News				
Bill	05/25/2023	55580...	Advertising Fees	-1,082.00
Bill Pmt -Check	05/25/2023	17247	Advertising Fees	-1,082.00
Verizon Wireless				
Bill	05/25/2023	99349...	ROSS Coordinator-Cell Phone	-124.93
Bill Pmt -Check	05/25/2023	17248	ROSS Coordinator-Cell Phone	-124.93
General Journal	05/31/2023	Adj	To adjust ck# 17202 VZN	0.10