



PEEKSKILL HOUSING
AUTHORITY

P H A

MONTHLY BOARD OF COMMISSIONERS MEETING

FEBRUARY 19, 2026
7:00PM AT
BOHLMANN TOWERS
COMMUNITY ROOM

BOARD OF COMMISSIONERS

Jacqueline Simpkins, Chairman

Yvette Houston, Vice Chairman

Nicola Smith-DeFrietas

Dawn Benson

EXECUTIVE DIRECTOR
Janneyn Phalen

PEEKSKILL HOUSING AUTHORITY



J. Phalen
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 – FEBRUARY 19th, 2026
BOHLMANN TOWERS
AGENDA

- I. ROLL CALL
- II. APPROVAL OF MINUTES:
 - a. Resolution – 02/01/2026 – January 29th, 2026 – Regular Meeting Minutes
- III. CORRESPONDENCE: None
- IV. EXECUTIVE DIRECTOR’S REPORT:
 - a) Monthly Report – February 2026
 - b) Financial Report – January 2026
- V. COUNSEL’S REPORT
- VI. UNFINISHED BUSINESS: *None*
- VII. NEW BUSINESS:
 - a) Resolution – 02/02/2026 – January Monthly Bills
- VIII. TENANTS’ COMMENTS AND CONCERNS
- IX. ADJOURNMENT
- X. EXECUTIVE SESSION
 - a) Ongoing Matters

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
JANUARY 29, 2026 BOARD MEETING MINUTES
REGULAR SESSION**

WHEREAS, The Board of Commissioners have reviewed the minutes of January 29th, 2026 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 January 29th, 2026 Board Meeting.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chair Jacqueline Simpkins				
Vice Chairman Yvette Houston				
Commissioner Nicola Smith-DeFreitas				
Commissioner Dawn Benson				

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

Effective: February 19th, 2026

J. Phalen, Executive Director

PEEKSKILL HOUSING AUTHORITY



J. Phalen
Executive Director

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PEEKSKILL HOUSING AUTHORITY MONTHLY BOARD OF COMMISSIONERS REGULAR MEETING MINUTES JANUARY 29, 2026

ROLL CALL:

Chairman Simpkins
Vice Chairman Houston
Commissioner Smith-DeFreitas
Commissioner Benson

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

Chairman Simpkins welcomed everyone to the January 29, 2026 Monthly Board of Commissioners Meeting.

Resolution – 01/01/2026 – Regular Meeting Minutes

Chairman Simpkins asked for a motion to pass Resolution 01/01/2026. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded. Chairman Simpkins asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Chairman Simpkins -Aye: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Resolution passes.

EXECUTIVE DIRECTOR'S REPORT

Revenue – HUD subsidy for December \$147,508

Other Revenue – December \$5,233

Tenant Charges

The Executive Director reviewed the Rent Charges, Total tenant charges, Total Collected, Unpaid Tenant Balance for December 2025.

Bills Paid –The Executive Director reviewed the December bills.

Total expenses for December 2025 \$327,274

Court Proceedings –1 stipulation.

Tenant Payment Agreements- TPA

Total of 87 residents have payment agreements with a remaining balance of \$612,724.41

Work Orders – December 120, 6 outstanding

Unit Turnovers – 3 vacant units as of December 31.

Extermination- No bedbug treatment in December 2025.

Tenants Account Receivable (TAR)

Total past due for December 2025- 148 tenants (54%) owed \$1,164,533.

Police Reports:

Police Activity PHA December 2- December 8, 2025 -Bohlmann Towers had 27 visits (25 patrol/follow-up, 2 other), and Dunbar Heights had 18 visits (17 patrol/follow-up, 1 other).

Police Activity PHA December 23- December 29, 2025, -Bohlmann Towers had 21 visits (18 patrol/follow-up, 3 other), and Dunbar Heights had 21 visits (20 patrol/follow-up, 1 other).

Independent Audit – FFY Ending March 31, 2025

The independent audit of the Peekskill Housing Authority for the fiscal year ended March 31, 2025 was completed by Malcolm Johnson & Company, P.A., and the full report was provided to the Board.

The Authority received an **unmodified audit opinion**, the highest level of assurance, indicating the financial statements fairly present the Authority’s financial position in all material respects. No material weaknesses or significant deficiencies were identified in internal controls, and no reportable instances of noncompliance were disclosed under Government Auditing Standards. The Authority complied, in all material respects, with requirements related to its major federal program, the Capital Fund Program, and qualified as a low-risk auditee for the audit cycle.

There were no prior audit findings to address and no new findings or questioned costs for fiscal year 2025. For the second consecutive year, the Authority was clear of all audit findings.

Financial highlights included an increase in total net position to \$1,329,293, up from \$975,046 in the prior year. Unrestricted cash and investments increased by \$613,384, ending the year at \$1,015,297. Total revenues for the year were \$5,238,350, including a 20% increase in tenant rental revenue due to improved leasing performance. The Authority invested \$1,299,420 in capital improvements, primarily at Dunbar Heights, and operating revenues covered all operating expenses excluding depreciation.

The auditor is available to respond to any questions or requests for clarification from the Board.

PHAS Report Synopsis – FYE March 31, 2024

The Peekskill Housing Authority was designated a Substandard Management Performer based on its PHAS score of 71/100 for the period April 1, 2023 through March 31, 2024, reflecting legacy operational conditions during the transition period, including 94% occupancy, 10 vacant units, a Physical score of 28/40, and a Capital Fund score of 7/10. Since the appointment of the current Executive Director on May 1, 2023, management has implemented corrective actions resulting in significant improvements, including sustaining 99% occupancy, reducing vacancies, modernizing maintenance operations through Yardi Maintenance IQ, securing over \$911,620 in capital and safety grants, improving tenant account stability through ERAP and active payment agreements, and enhancing safety and governance measures. While the HUD designation is based on the 2023–2024 transition period, the PHA’s current performance metrics now meet or exceed HUD standards.

Procurement Justification for Emergency Payment – Bohlmann Towers

During a routine inspection of the boiler room at Bohlmann Towers (807 Main Street), minor gas leaks were identified, requiring emergency repairs. Immediate action was necessary to meet Con Edison safety requirements and to prevent interruption of heat and cooking gas service to residents. Pursuant to HUD and federal procurement regulations (2 CFR 200.320), the Authority was authorized to proceed without obtaining multiple quotes due to the public exigency. The contractor’s invoice in the amount of \$43,108.17 was reviewed and deemed reasonable and consistent with prior work performed for the Authority. Sufficient funds are available within the approved capital outlay budget.

A Board resolution was requested to approve the emergency payment.

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

HUD has scheduled PHA for the HUD NSPIRE inspections on Monday February 9th, 2026 at Dunbar and Turnkey sites. Notice has gone out to the residents and maintenance will be going around and doing inspections. Please call in work orders for the items you are aware of that need repairs.

Grants

Pending Application Submission

1. **Emergency and Non-Presidentially Declared Disaster Grant Application 2025:** For Bohlmann boiler replacement. Application due date is ongoing

Awarded (pending receipt)

1. **CDBG 2025:** Requesting \$800,000 (with a \$1.6 million match) for renovation of 170 bathrooms at Bohlmann Towers, per the 2018 Physical Needs Assessment. The Assistant Director attended the CDBG town hall, where the county reported they are finalizing contracts.

Kiley Center

The Peekskill Housing Authority (PHA) is awaiting the environmental review from Westchester County as it is part of the HUD application.

Other Updates

Dunbar Heights Kitchens

PHA has secured \$310,000 in state funding for kitchen renovations at Dunbar Heights.

Next steps:

- The bidding process will begin once the scope of work is finalized with HUD.

Dunbar Bathroom Project CDBG – Phase 3 Update:

- Tentative timeline for this project is:
 - February 2nd- Start construction on model bathroom
 - February 10th- Full start date
 - Expected to have project completed by the first week of April.

Bohlmann Elevator Project

- Out to bid: January 23rd
- Site walkthrough: February 10th
- Questions due: February 19th
- Bid Due: March 3rd
- Award Decision: March 19th

COUNSEL'S REPORT: I continue to work through non-payment batches. The office and I have been speaking about revisions to tenant payment arrangements. Some will remain in office, but depending on amounts, others will be done through the courts.

Commissioner Smith-Defreitas: What's considered large in terms of TPA's?

Attorney Kamensky: It depends.

UNFINISHED BUSINESS – None

Resolution – 01/02/2026– November Monthly Bills

Chairman Simpkins asked for a motion to pass Resolution 01/02/2026. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded. Chairman Simpkins asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Chairman Simpkins -Aye: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Resolution passes.

Resolution – 01/03/2026 – December Monthly Bills

Chairman Simpkins asked for a motion to pass Resolution 01/03/2026. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded. Chairman Simpkins asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Chairman Simpkins -Aye: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Resolution passes.

Resolution – 01/04/2026 – Emergency Payment

Chairman Simpkins asked for a motion to pass Resolution 01/04/2026. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded. Chairman Simpkins asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Chairman Simpkins -Aye: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Simmons-Absent: Commissioner Benson-Aye: Resolution passes.

TENANTS QUESTIONS COMMENTS AND CONCERNS:

Pauline Gilchrist: Are the bathrooms going to be insulated?

Executive Director Phalen: I'll check the specs?

Pauline Gilchrist: I don't think my heat is working. My unit is cold.

Executive Director Phalen: I will have maintenance check your unit and install a sensor.

Layla F.: I am here on behalf of my mom and my sister. 22D is warm, but 22A is cold.

Executive Director Phalen: I will have maintenance look into that as well.

Chairman Simpkins motioned to adjourn the meeting. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded.

The meeting was adjourned at 7:43 pm.

PEEKSKILL HOUSING AUTHORITY
 BOARD OF COMMISSIONERS MEETING
 February 19, 2026
 EXECUTIVE DIRECTOR'S REPORT

Revenue	January
HUD Subsidy – Bohlmann (AMP 1)	68,740
HUD Subsidy – All other sites (AMP 2)	66,526
Proceeds from Capital Funds/Shortfall Funds/ROSS Grant	25,898
Total HUD Revenue	161,255
Other Revenue– Non-Federal	
Laundry Commissions	3,159
CAP Office	0
Health Center	0
Interest	539
Total	3,698
TENANT CHARGES	January
Rent	192,971
Parking	1,830
Misc. (key cards, maintenance charges, legal fees)	25
Late fees	1,115
Air Conditioners	435
TOTAL TENANT CHARGES	195,376
Total Collected	174,176
Unpaid Tenant Balance for the month	(22,199)
Write offs, AJE's, Move outs	0
All Outstanding Tenant Charges	1,186,733

Financial

BILLS PAID

	January
Payroll (M)	125,321
Elevator (Q)	2,424
Exterminator (M)	1,605
City Trash Collection (Q)	0
City Water (Q)	60,028
Sewer Tax (Semi-Annual)	0
Robison Fuel Oil (M)	43,277
Electric (M)	39,663
Gas (M)	43,326
Propane (M)	2,511
Legal – PHA Attorney (M)	3,200
Legal – Labor Attorney	0
Lawsuit Deductibles	5,070
Health Insurance/Dental Insurance(M) <i>(January & February)</i>	71,831
Process Server – Evictions (M)	110
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	1,444
Credit Card (M)-Maintenance Supplies, Office Expenses, Tenant Services <i>(December & January)</i>	25,999
Other Maintenance Supplies and Contracts (M)	9,343
Other Office Expenses and Contracts (M)	6,534
PILOT (SA)	0
NYS Retirement Contribution (A)	0
Medicare Part B Reimbursement	8,880
Unit Turnaround Contracts	27,400
TOTAL EXPENSES	\$477,966
ROSS Grant (Salary, expenses and training)	9,334
CAPITAL FUND PROJECTS (construction and architect fees)	4,075

COURT PROCEEDINGS

MONTH	# RESIDENTS	BALANCE	#PAID	AMOUNT PAID	RESULT/COMMENTS
February 2025	5	160,307	0	0	5-Adjourned
March 2025	7	104,666	0	0	2-Trial 1-Stay 3-Adjourned 1- Stipulation
April 2025	7	121,046	0	0	1-Warrant & Stay 4-Adjourned 2-Trial
May 2025	7	151,366	0	0	7 - Adjourned
June 2025	7	150,831	2	8,534	3 – Stipulation 4- Adjourned
July 2025	5	62,524			5 - Adjourned
August 2025	6	65,409	2	1,249	6 - Adjourned
September 2025	10	110,087	0	0	1 – Stipulation 3 – Possession 6 – Adjourned
October 2025	6	104,865	0	0	1-Stipulation 4-Adjourned 1-Possession
November 2025	3	35,835	0	0	3-Adjourned
December 2025	1	21,455	0	0	1-Stipulation
January 2026	7	138,293	0	0	6-Adjourned 1-Possession

WORK ORDERS

MONTH	CALLS	COMPLETE	OUTSTANDING OR COMMENTS
November 2024	120	120	
December	162	162	
January 2025	127	127	
February	122	122	
March	148	148	
April	108	108	
May	108	108	
June	171	171	
July	131	131	
August	116	116	
September	89	89	
October	157	157	
November	115	115	
December	120	120	
January 2026	92	88	4 Outstanding

Tenant Payment Agreement Summary – As of January 31, 2026

Bohlmann Towers (48 Agreements)

- Total Agreement Amount: \$423,173.62
- Total Received: \$89,805.48
- Remaining Balance: \$333,368.14

Dunbar Heights (30 Agreements)

- Total Agreement Amount: \$261,432.20
- Total Received: \$53,837.70
- Remaining Balance: \$207,594.50

Turnkey (11 Agreements)

- Total Agreement Amount: \$83,117.30
- Total Received: \$17,654.00
- Remaining Balance: \$65,463.30

PHA Total (89 Agreements)

- Total Agreement Amount: \$767,723.12
- Total Received: \$161,297.18
- Remaining Balance: \$606,425.94

UNIT TURNOVER

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 3-A	0	04/30/25	06/05/25	06/13/25	
BT 3-B	3	03/18/25	04/29/25	05/01/25	
BT 3-D	4	05/16/25	06/18/25	09/02/25	
BT 4-J	4	11/22/25	12/31/25		LEASE 02/15/26
BT 4-M	1	07/21/25	08/01/25	09/02/25	
BT 5-A	0	07/23/25	08/15/25	01/12/26	
BT 6-L	1	06/16/25	06/30/25	07/15/25	
BT 7-M	1	03/11/25	04/11/25	07/03/25	
DH 2-B	2	07/07/25	07/25/25	09/02/25	
DH 9-B	4	12/19/25	01/15/26		LEASE 2/6/2026
TK 1431B 2-L	1	06/30/25	08/07/25	11/15/25	
TK 1431A 1-M	3	10/10/25	11/16/25	12/19/25	
TK 1227 3-M	3	12/01/25			OFFLINE (SQUATTER)
TOTAL VACANT	2				
OFFLINE	1				

EXTERMINATION SUMMARY – BEDBUGS - # Treatments

MONTH	2024	2025	2026	Comment
January	0	1	1	
February	2	2		
March	0	17		3 confirmed 14 Preventative Services
April	2	2		
May	2	2		
June	2	1		
July	1	0		
August	0	0		
September	0	1		
October	2	0		
November	0	0		
December	0	0		
TOTAL	11	26	1	
COST	\$2,267	\$4,117	\$0	

ACTIVE UNITS

As of January 31st	
Bohlmann Towers	143
Dunbar Heights	96
Turnkey	33
Total Active	272
Total Occupancy Rate	99% (272)

TENANT ACCOUNTS RECEIVABLE - LATE OR NO PAYMENT

SITE	# Units	No Payment	Past Due through January 31, 2026
Bohlmann Towers	144	(16) 18	73 owed \$620,165 (610,486)
Dunbar Heights	97	(19) 22	51 owed \$413,302 (402,862)
Turnkey	33	(5) 5	22 owed \$153,266 (151,185)
Totals	274	(40) 45	145- 53% - \$1,186,733 (\$1,164,533)

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity: January 6-12, 2026

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	45	34	11*
Dunbar Heights	44	42	2*

* Bohlmann Towers – Other: 1 Missing Person, 1 Traffic Stop, 3 PWT, 6 Parking complaints

* Dunbar Heights – Other: 2 Parking complaints

PHA Activity: Jan 20-26, 2026

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	37	35	2*
Dunbar Heights	35	33	2*

* Bohlmann Towers – Other: 1 Domestic, 1 Fire call

* Dunbar Heights – Other: 1 Suspicious Activity, 1 Parking complaint

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

HUD has scheduled PHA for the HUD NSPIRE inspections on Monday February 23rd, 2026 at Bohlmann Towers. Notice has gone out to the residents and maintenance will be going around and doing inspections. Please call in work orders for the items you are aware of that need repairs.

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Other Updates

Dunbar Heights Kitchens

PHA has secured \$310,000 in state funding for kitchen renovations at Dunbar Heights.

Next steps:

- The bidding process will begin once the scope of work is finalized with HUD.

Dunbar Bathroom Project CDBG – Phase 3 Update:

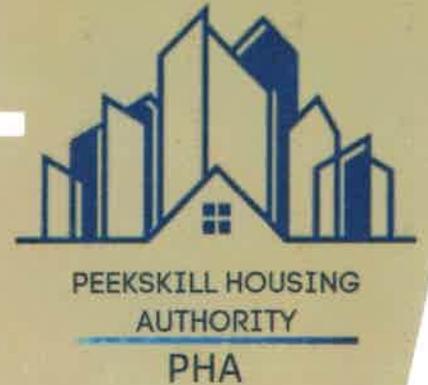
Mock bathroom started on Tuesday February 10th. Full start is expected Tuesday February 17th

Respectfully Submitted,

Janneyn Phalen

Executive Director

FINANCIAL REPORT



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

Peekskill Housing Authority

Balance Sheet

As of January 31, 2026

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	-22,556.68
1111.5 Cash - Payroll Account	46,165.82
1112 Chase - Nonfederal	1,201,793.81
1114 Security Deposit Fund	81,666.47
1117 Petty Cash Fund	1,000.00
Total Checking/Savings	1,308,069.42
Other Current Assets	
1123 Allowance for Doubt. Accts	-1,122,866.00
1125 AR HUD	166,670.00
1129 AR Other	2,625.70
1211 Prepaid Insurance	10,961.56
1260 Material Inventory	37,581.00
1261 Obsolete Inventory	-1,879.00
1122.1 · 1122.1 TAR Bohlmann	393,964.14
1122.2 · 1122.2 TAR Dunbar	353,566.90
1122.3 · 1122.3 TAR Turnkey	81,102.98
1122.7 · 1122.7 TAR Repays Bohlmann	333,225.96
1122.8 · 1122.8 TAR Repays Dunbar	215,995.67
1122.9 · 1122.9 TAR Repays Turnkey	56,884.42
1262 · 1262 Fuel Oil Inventory	26,045.00
Total Other Current Assets	553,878.33
Total Current Assets	1,861,947.75
Fixed Assets	
1400.10 Leasehold Improvements	3,650,425.76
1400.12 Building Improvements	3,555,353.79
1400.451 CFP 2023 ESS	83,104.00
1400.46 CFP 2024	143,377.31
1400.461 CFP 2024 Hazard	33,245.39
1400.5 Accumulated Depreciation	-24,931,687.44
1400.51 Accumulated Amortizatio	-13,562.58
1400.6 Land	131,611.00
1400.7 Buildings	21,807,327.63
1400.8 Equipment - Dwellings	238,849.00
1400.9 Equipment - Admin	913,607.67
1400.95 Equipment - Cap Leases	17,056.20
Total Fixed Assets	5,628,707.73
Other Assets	
1420 · 1420 Deferred Outflows GASB-68	311,799.00
1421 · 1421 Deferred Outflows OPEB	865,055.00
Total Other Assets	1,176,854.00
TOTAL ASSETS	8,667,509.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2111 Accounts Payable	51,315.10
2114 Tenant Security Deposits	81,466.44
2117.3 Pension Payable	2,274.42
2117.5 Group Insurance	11,054.28
2117.7 CSEA Dues	-375.03
2133 Accrued utilities	138,083.70
2135 Accrued Payroll	8,199.69
2136 Accrued Pension	-21,113.00
2137 Payments in Lieu of Taxes	93,956.00
2138 Accrued Comp. Absences	181,023.00

1:02 PM

02/04/26

Accrual Basis

Peekskill Housing Authority
Balance Sheet
As of January 31, 2026

	<u>Jan 31, 26</u>
2146 Lease Payable	3,926.89
2240.1 · Prepaid Rent Bohlmann	3,090.30
2240.2 · Prepaid Rent Dunbar	4,940.53
2240.3 · Prepaid Rent Turnkey	1,709.53
Total Other Current Liabilities	<u>559,551.85</u>
Total Current Liabilities	559,551.85
Long Term Liabilities	
2134 Accrued OPEB	3,936,211.00
2140 Net Pension Liability	309,078.00
2400 Deferred Inflows GASB-68	213,824.00
2410 Deferred Inflows OPEB	1,832,537.00
Total Long Term Liabilities	<u>6,291,650.00</u>
Total Liabilities	6,851,201.85
Equity	
2803 Invested in Capital Assets	5,345,531.69
2807 Unrestricted Net Assets	-4,370,485.59
32000 · Retained Earnings	354,246.69
Net Income	487,014.84
Total Equity	<u>1,816,307.63</u>
TOTAL LIABILITIES & EQUITY	<u><u>8,667,509.48</u></u>

Peekskill Housing Authority
Profit & Loss
January 2026

	Jan 26
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	98,340.00
3110.2 Dunbar Heights	50,157.00
3110.21 Retro Rent DH	15,122.00
3110.4 Turnkey	29,352.00
	192,971.00
Total 3110 Dwelling Rental	
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	810.00
3190.2 Dunbar Heights	750.00
3190.4 Turnkey	270.00
	1,830.00
Total 3190 Nondwelling Rental	
3610 Interest on Gen. Fund Inv.	539.13
3690 Other Income	
3690.1 Laundry Room Income	3,158.72
3690.6 Late Fees	
Bohlmann Towers	588.75
Dunbar Heights	361.50
Turnkey	164.34
	1,114.59
Total 3690.6 Late Fees	
3690.8 Work Orders	
Bohlmann Towers	25.00
	25.00
Total 3690.8 Work Orders	
3690.9 AC - BT	375.00
3690.9 Ac - TK	60.00
	4,733.31
Total 3690 Other Income	
3691 Other Income CFP Subsidy	16,667.00
8020 Operating Subsidy	
8020.1 AMP 1	68,740.00
8020.2 AMP2	66,526.00
	135,266.00
Total 8020 Operating Subsidy	
Total Income	352,006.44
Gross Profit	352,006.44
Expense	
4110 Administrative Salaries	41,828.26
4130 Legal Expense	8,270.00
4140 Staff Training	228.67
4170 Accounting Fees	2,400.00
4190.15 Cell Phones/Pagers	279.50
4190.2 Membership Dues & Fees	505.00
4190.5 Forms, Station. & Office	11,188.91
4190.6 All Other Sundry	646.72
4190.7 Admin. Service Contracts	3,925.49
4190.71 Leases	135.27
4220.01 Other Tenant Services	2,646.91
4310 Water & Sewer	60,028.03
4320 Electricity	22,279.29
4330 Gas	43,326.37
4335 Propane	2,511.02
4340 Fuel	43,277.00
4410 Labor	83,492.85

Peekskill Housing Authority
Profit & Loss
January 2026

	Jan 26
4420 Materials	
4420.01 Supplies - Grounds	20,331.23
Total 4420 Materials	20,331.23
4430.11 Routine Maint Contracts	5,710.00
4430.3 Snow Removal	1,135.00
4430.4 Elevator Contracts	2,423.73
4430.6 Unit Turnaround Contract	9,800.00
4430.9 Exterminating Contracts	1,605.00
4510 Insurance Expense	11,344.00
4520 Payments in Lieu of Taxes	2,381.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	43,068.71
4540.2 Employee Ben - Maint	43,449.08
4540.6 GASB-68 Admin	10,556.00
Total 4540 Employee Benefits	97,073.79
4570 Collection Losses	250.00
4620 Casualty Losses	5,000.00
4190.72 · 4190.73 IT Services	750.00
Total Expense	484,773.04
Net Ordinary Income	-132,766.60
Other Income/Expense	
Other Income	
8029.53 ROSS Grant	9,231.00
Total Other Income	9,231.00
Other Expense	
4805 ROSS 2022 Expenses	9,334.16
Total Other Expense	9,334.16
Net Other Income	-103.16
Net Income	-132,869.76

Peekskill Housing Authority
Profit & Loss
 April 2025 through January 2026

Apr '25 - Jan 26

Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	1,033,130.98
3110.11 Retro Rent BT	4,940.00
3110.2 Dunbar Heights	489,383.00
3110.21 Retro Rent DH	26,836.00
3110.4 Turnkey	270,918.00
Total 3110 Dwelling Rental	1,825,207.98
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	8,233.02
3190.2 Dunbar Heights	7,612.33
3190.4 Turnkey	2,445.00
Total 3190 Nondwelling Rental	18,290.35
3610 Interest on Gen. Fund Inv.	6,563.18
3690 Other Income	
3690.1 Laundry Room Income	21,716.77
3690.2 CAP Office Rent	4,500.00
3690.3 Health Center Rent	6,661.44
3690.6 Late Fees	
Bohlmann Towers	4,748.00
Dunbar Heights	2,424.20
Turnkey	732.15
Total 3690.6 Late Fees	7,904.35
3690.8 Work Orders	
Bohlmann Towers	1,007.00
Dunbar Heights	1,054.00
Turnkey	10.00
Total 3690.8 Work Orders	2,071.00
3690.9 AC - BT	5,028.50
3690.9 Ac - TK	650.03
3690 Other Income - Other	9,065.19
Total 3690 Other Income	57,597.28
3691 Other Income CFP Subsidy	166,670.00
8020 Operating Subsidy	
8020.1 AMP 1	727,320.00
8020.2 AMP2	762,923.00
8020.5 Shortfall Funds	40,200.00
Total 8020 Operating Subsidy	1,530,443.00
Total Income	3,604,771.79
Gross Profit	3,604,771.79
Expense	
4110 Administrative Salaries	304,067.06
4130 Legal Expense	40,250.00
4140 Staff Training	12,203.40
4170 Accounting Fees	24,000.00
4171 Auditing Fees	10,765.00
4190.15 Cell Phones/Pagers	855.23
4190.2 Membership Dues & Fees	1,877.72
4190.3 Telephone	1,424.72
4190.4 Collection Fees/Court Co	1,870.00
4190.5 Forms, Station. & Office	47,125.89
4190.6 All Other Sundry	21,228.10
4190.7 Admin. Service Contracts	50,116.49
4190.71 Leases	4,487.87

Peekskill Housing Authority

1:10 PM
02/04/26
Accrual Basis

Peekskill Housing Authority
Profit & Loss
April 2025 through January 2026

	<u>Apr '25 - Jan 26</u>
4190.9 Advertising	6,393.00
4220.01 Other Tenant Services	4,924.99
4310 Water & Sewer	251,000.31
4310.9 Sewer Taxes	53,368.75
4320 Electricity	228,401.21
4330 Gas	195,783.90
4335 Propane	14,775.48
4340 Fuel	166,283.57
4410 Labor	541,719.92
4410.03 Temporary Labor	100.00
4420 Materials	
4420.01 Supplies - Grounds	93,874.79
Total 4420 Materials	93,874.79
4430.1 Garbage & Trash Removal	63,180.00
4430.10 Alarm/Extinguish Contra	8,176.19
4430.11 Routine Maint Contracts	57,199.74
4430.2 Heating & Cooling Contr	9,867.65
4430.3 Snow Removal	1,545.00
4430.4 Elevator Contracts	41,206.80
4430.5 Landscaping Contracts	45,846.53
4430.6 Unit Turnaround Contract	113,400.00
4430.9 Exterminating Contracts	17,570.20
4510 Insurance Expense	176,456.00
4520 Payments in Lieu of Taxes	93,956.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	160,135.08
4540.2 Employee Ben - Maint	234,003.81
4540.6 GASB-68 Admin	100,382.00
Total 4540 Employee Benefits	494,520.89
4570 Collection Losses	56,305.00
4620 Casualty Losses	12,189.44
4190.72 · 4190.73 IT Services	9,400.00
7520 · 7520 Equipment Purchases	8,800.00
Total Expense	3,286,516.84
Net Ordinary Income	318,254.95
Other Income/Expense	
Other Income	
8029.53 ROSS Grant	59,564.83
8029.541 CapitalFundGrant2023ESS	83,104.00
8029.55 Capital Fund Grant 2024	80,621.00
8029.551 CapitalFundGrant2024H	30,360.38
Total Other Income	253,650.21
Other Expense	
4610 Extraordinary Maintenance	16,612.45
4805 ROSS 2022 Expenses	68,277.87
Total Other Expense	84,890.32
Net Other Income	168,759.89
Net Income	487,014.84



Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Ten Months Ended January 31, 2026

	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	1,731,501	2,113,940	1,761,617	1,825,208	63,591
Nondwelling Rent	18,718	4,800	4,000	18,290	14,290
Interest Income	6,201	7,000	5,833	6,563	730
Other Income	44,796	43,000	35,833	57,598	21,765
HUD Operating Subsidy	1,697,907	1,650,000	1,375,000	1,530,443	155,443
CFP Operations Subsidy	174,049	200,000	166,667	166,670	3
Total Operating Receipts - Including HUD Contril	3,673,172	4,018,740	3,348,950	3,604,772	255,822
Expenses					
Operating Expenditures					
Administrative:					
Administrative Salaries	256,989	365,960	304,967	304,067	900
Legal Expense	39,808	45,000	37,500	40,250	(2,750)
Training	8,067	5,000	4,167	12,203	(8,036)
Travel	0	5,000	4,167	0	4,167
Accounting Fees	25,500	30,000	25,000	24,000	1,000
Auditing Fees	8,750	25,000	20,833	10,765	10,068
Telephone, Office Supplies, Miscellaneous	120,546	107,500	89,583	144,779	(55,196)
Total Administrative Expenses	459,660	583,460	486,217	536,064	(49,847)
Tenant Services:					
Contracts	0	0	0	0	0
Relocation and other	8,809	20,000	16,667	4,925	11,742
Total Tenant Services Expenses	8,809	20,000	16,667	4,925	11,742
Utilities:					
Water/Sewer	266,510	240,000	200,000	304,369	(104,369)
Electricity	214,123	290,000	241,667	228,401	13,266
Gas	195,291	250,000	208,333	195,784	12,549
Fuel	150,796	292,000	243,333	181,059	62,274
Total Utilities Expenses	826,720	1,072,000	893,333	909,613	(16,280)
Ordinary Maintenance & Operation:					
Labor-Maintenance	528,389	697,480	581,233	541,820	39,413
Materials - Maintenance	153,011	170,000	141,667	93,875	47,792
Maint Contract Costs	477,955	430,000	358,333	357,993	340
Total Maintenance Expenses	1,159,355	1,297,480	1,081,233	993,688	87,545
Protective Services:					
Contracts	400	5,000	4,167	0	4,167
Total Protective Services	400	5,000	4,167	0	4,167
General Expense:					
Insurance	167,621	260,500	217,083	176,456	40,627
Payments in Lieu of Taxes	93,023	105,470	87,892	93,956	(6,064)
Employee Benefit Contributions	465,904	588,770	490,642	494,521	(3,879)
Collection Losses	83,333	75,000	62,500	56,305	6,195
Total General Expenses	809,881	1,029,740	858,117	821,238	36,879
Nonroutine Items:					
Extraordinary Items	74,360	10,000	8,333	37,601	(29,268)
Total Operating Expenses	3,339,185	4,017,680	3,348,067	3,303,129	74,205
Net Income/(Loss)	333,987	1,060	883	301,643	300,760

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
REVIEW OF MONTHLY BILLS AS LISTED
JANUARY 2026**

WHEREAS, the Board of Commissioners of the Peekskill Housing Authority is responsible for monitoring the Authority’s expenditures; and

WHEREAS, the bills for the period of January 2026 are set forth in the attached Bills List; and

WHEREAS, the Board of Commissioners has reviewed the Bills List; and

WHEREAS, any questions and/or concerns regarding certain bills listed have been satisfactorily addressed;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Peekskill Housing Authority hereby approves the bills as presented in the January 2026 Bills List.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman Jacqueline Simpkins				
Vice Chairman Yvette Houston				
Commissioner Nicola Smith-DeFreitas				
Commissioner Dawn Benson				

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

Effective: February 19th, 2026

J. Phalen, Executive Director

Peekskill Housing Authority Transaction List by Vendor January 2026

Type	Date	Num	Memo	Amount
Aaron Michael Travis				
Bill	01/29/2026		Snow Removal	-220.00
Bill Pmt -Check	01/29/2026	18863	Snow Removal	-220.00
Artistic Glasswork				
Bill	01/15/2026		Large Insulated ...	-350.00
Bill Pmt -Check	01/15/2026	18835	Large Insulated ...	-350.00
Audrey J Peterson				
Bill	01/15/2026		MEDICARE PA...	-2,220.00
Bill Pmt -Check	01/15/2026	18836	MEDICARE PA...	-2,220.00
Avaya Financial Services				
Bill	01/29/2026		OFFICE PHONES	-135.27
Bill Pmt -Check	01/29/2026	18864	OFFICE PHONES	-135.27
Brenda Godbee				
Bill	01/15/2026		MEDICARE PA...	-2,220.00
Bill Pmt -Check	01/15/2026	18837	MEDICARE PA...	-2,220.00
Carahsoft Technology Corp.				
Bill	01/15/2026		Social Service V...	-766.19
Bill Pmt -Check	01/15/2026	18838	Social Service V...	-766.19
Bill	01/29/2026		IN2187419, Soci...	-1,420.64
Bill Pmt -Check	01/29/2026	18880	IN2187419, Soci...	-1,420.64
Chase Card				
Bill	01/05/2026			-13,471.61
Bill Pmt -Check	01/05/2026	18833		-13,471.61
Bill	01/29/2026		Chase Credit Ca...	-12,527.56
Bill Pmt -Check	01/29/2026	18881	Chase Credit Ca...	-12,527.56
City of Peekskill(cpt)				
Bill	01/15/2026		Water & Sewer; ...	-60,028.03
Bill Pmt -Check	01/15/2026	18839	Water & Sewer; ...	-60,028.03
Con Edison				
Bill	01/15/2026		709 Main St, Kil...	-5,606.08
Bill Pmt -Check	01/15/2026	18840	709 Main St, Kil...	-5,606.08
CSEA				
Bill	01/15/2026		CSEA Union Dues	-311.96
Bill Pmt -Check	01/15/2026	18841	CSEA Union Dues	-311.96
Bill	01/29/2026		CSEA Union Dues	-311.96
Bill Pmt -Check	01/29/2026	18865	CSEA Union Dues	-311.96
CSEA Employee Benefit Fund				
Bill	01/29/2026		CSEA VISION A...	-1,746.80
Bill Pmt -Check	01/29/2026	18866	CSEA VISION A...	-1,746.80
DEC Office Solutions, Inc.				
Bill	01/15/2026		Copy Machine C...	-414.93
Bill Pmt -Check	01/15/2026	18842	Copy Machine C...	-414.93
Bill	01/29/2026		Copy Machine T...	-22.75
Bill Pmt -Check	01/29/2026	18867	Copy Machine T...	-22.75
Gerardo Pizarro				
Bill	01/15/2026		CSEA Contract: ...	-1,100.00
Bill Pmt -Check	01/15/2026	18843	CSEA Contract: ...	-1,100.00
Home Depot Credit Services				
Bill	01/15/2026		MAINTENANCE...	-5,410.44
Bill Pmt -Check	01/15/2026	18844	MAINTENANCE...	-5,410.44
Home Improvement St. John's				
Bill	01/05/2026		Unit Repair, 143...	-17,600.00
Bill Pmt -Check	01/05/2026	18831	Unit Repair, 143...	-17,600.00
Bill	01/15/2026		Unit Turnaround...	-9,800.00
Bill Pmt -Check	01/15/2026	18845	Unit Turnaround...	-9,800.00
Home Mason Supply Corp.				
Bill	01/15/2026		Gravel for Dunb...	-380.00
Bill Pmt -Check	01/15/2026	18846	Gravel for Dunb...	-380.00
JKR Pest Solutions LLC				
Bill	01/15/2026		Exterminators M...	-1,605.00
Bill Pmt -Check	01/15/2026	18847	Exterminators M...	-1,605.00
John G. Cruikshank				
Bill	01/15/2026		Accounting Serv...	-2,400.00
Bill Pmt -Check	01/15/2026	18848	Accounting Serv...	-2,400.00
Keith Staton				
Bill	01/29/2026		Serving Warrant...	-110.00
Bill Pmt -Check	01/29/2026	18868	Serving Warrant...	-110.00

Peekskill Housing Authority Transaction List by Vendor January 2026

Type	Date	Num	Memo	Amount
Kimberlyn Mclver				
Bill	01/01/2026	015 RO...	Ross Coordinat...	-3,077.00
Bill Pmt -Check	01/01/2026	18829	Ross Coordinat...	-3,077.00
Bill	01/15/2026		ROSS Coordina...	-3,077.00
Bill Pmt -Check	01/15/2026	18834	ROSS Coordina...	-3,077.00
Bill	01/29/2026		ROSS Coordina...	-3,077.00
Bill Pmt -Check	01/29/2026	18862	ROSS Coordina...	-3,077.00
Kinsley Group, Inc.				
Bill	01/15/2026		VOID: SVC0002...	0.00
Bill Pmt -Check	01/15/2026	18849	VOID: PEEHO	0.00
Kinsley Power Systems				
Bill	01/29/2026		Account # PEE...	-915.00
Bill Pmt -Check	01/29/2026	18869	Account # PEE...	-915.00
Kristopher J. Travis				
Bill	01/29/2026		Snow Removal	-285.00
Bill Pmt -Check	01/29/2026	18870	Snow Removal	-285.00
LAN Associates				
Bill	01/29/2026		Invoice 6342 & ...	-4,075.00
Bill Pmt -Check	01/29/2026	18871	Invoice 6342 & ...	-4,075.00
Loretta Male				
Bill	01/29/2026		MEDICARE PA...	-2,220.00
Bill Pmt -Check	01/29/2026	18872	MEDICARE PA...	-2,220.00
NATIONAL CENTER FOR HOUSING MANAGEMENT				
Bill	01/29/2026		RWL26-131540...	-155.00
Bill Pmt -Check	01/29/2026	18883	RWL26-131540...	-155.00
New York Power Authority				
General Journal	01/01/2026	ElectricR	Reverse of GJE ...	-17,383.36
Bill	01/15/2026		6100142061; EL...	-39,662.65
Bill Pmt -Check	01/15/2026	18850	6100142061; EL...	-39,662.65
NYS Employees' Health Insurance Pending A				
Bill	01/15/2026		NYS Health Insu...	-70,084.58
Bill Pmt -Check	01/15/2026	18851	NYS Health Insu...	-70,084.58
NYSIF				
Bill	01/15/2026		Workers' Comp...	-1,443.86
Bill Pmt -Check	01/15/2026	18852	Workers' Comp...	-1,443.86
NYSPHADA				
Bill	01/05/2026		NYSPHADA An...	-350.00
Bill Pmt -Check	01/05/2026	18832	NYSPHADA An...	-350.00
Otis Elevator Company				
Bill	01/29/2026		Elevator Mainte...	-2,423.73
Bill Pmt -Check	01/29/2026	18873	Elevator Mainte...	-2,423.73
Pierro & Kamensky				
Bill	01/15/2026		Legal Services f...	-8,070.00
Bill Pmt -Check	01/15/2026	18853	Legal Services f...	-8,070.00
Bill	01/29/2026		Disbursements ...	-200.00
Bill Pmt -Check	01/29/2026	18874	Disbursements ...	-200.00
Pitney Bowes Purchase Power				
Bill	01/15/2026		Postage & Post...	-555.67
Bill Pmt -Check	01/15/2026	18854	Postage & Post...	-555.67
Primo Brands				
Bill	01/15/2026		Ready Fresh W...	-646.72
Bill Pmt -Check	01/15/2026	18855	Ready Fresh W...	-646.72
Right-Trak Design Inc.				
Bill	01/15/2026		22498, 22446, E...	-720.00
Bill Pmt -Check	01/15/2026	18856	22498, 22446, E...	-720.00
Robison				
Bill	01/15/2026		Bio Heat Deliver...	-41,699.42
Bill Pmt -Check	01/15/2026	18857	Bio Heat Deliver...	-41,699.42
Bill	01/29/2026		Bolhmann Towe...	-1,577.58
Bill Pmt -Check	01/29/2026	18875	Bolhmann Towe...	-1,577.58
Safe Cloud, Inc.				
Bill	01/15/2026		Monthly IT Servi...	-750.00
Bill Pmt -Check	01/15/2026	18858	Monthly IT Servi...	-750.00
Samuel Hamilton				
Bill	01/29/2026		Snow Removal	-230.00
Bill Pmt -Check	01/29/2026	18876	Snow Removal	-230.00

Peekskill Housing Authority Transaction List by Vendor January 2026

Type	Date	Num	Memo	Amount
Samuel J Bailey				
Bill	01/15/2026		MEDICARE PA...	-2,220.00
Bill Pmt -Check	01/15/2026	18859	MEDICARE PA...	-2,220.00
Sav-Mor Discount Auto Parts				
Bill	01/15/2026		PHA Vehicle Re...	-1,152.76
Bill Pmt -Check	01/15/2026	18860	PHA Vehicle Re...	-1,152.76
Seamus Finn Predmore				
Bill	01/29/2026		Snow Removal	-400.00
Bill Pmt -Check	01/29/2026	18877	Snow Removal	-400.00
Stericycle, Inc				
Bill	01/29/2026		SECURE DOCU...	-90.00
Bill Pmt -Check	01/29/2026	18878	SECURE DOCU...	-90.00
Suburban Propane				
Bill	01/15/2026		Propane Deliver...	-2,511.02
Bill Pmt -Check	01/15/2026	18861	Propane Deliver...	-2,511.02
Verizon Wireless				
Bill	01/29/2026		Administrative C...	-32.00
Bill Pmt -Check	01/29/2026	18879	Administrative C...	-32.00
Bill	01/29/2026		Maintenance an...	-350.66
Bill Pmt -Check	01/29/2026	18882	Maintenance an...	-350.66

TENANT PAYMENT AGREEMENT LISTING

Tenant Code	Start Month	End Month	Agreement Amount	Received Amount	Remaining Amount	Comments
Bohlmann						
t0001245	07/2023	12/31/2045	7,718.66	1,500.00	6,218.66	
p00117	07/2023	12/31/2058	22,425.06	2,389.00	20,036.06	
t0001682	08/2025	12/31/2028	1,198.98	1,180.00	18.98	
t0001162	12/2024	12/31/2058	10,457.95	270.00	10,187.95	
t0001120	12/2024	12/31/2036	4,030.10	681.30	3,348.80	
t0001284	06/2025	12/31/2033	2,904.60	218.00	2,686.60	
t0000255	11/2025	12/31/2037	3,678.15	296.85	3,381.30	
t0001527	01/2026	12/31/2045	2,483.70	0.00	2,483.70	
p00103	11/2024	12/31/2093	20,904.70	290.00	20,614.70	
t0000214	08/2023	12/31/2038	5,701.80	1,625.00	4,076.80	
t0001195	08/2023	12/31/2028	2,189.70	975.00	1,214.70	
t0000795	06/2023	12/31/2044	7,396.70	1,499.00	5,897.70	
t0001192	08/2025	12/31/2029	1,814.00	850.00	964.00	
t0000857	05/2025	12/31/2056	9,883.05	1,796.00	8,087.05	
t0000273	02/2025	12/31/2078	34,321.20	2,100.00	32,221.20	
t0000176	06/2023	12/31/2031	5,799.00	1,548.00	4,251.00	
t0000835	12/2025	12/31/2029	2,182.00	694.00	1,488.00	
t0000253	01/2026	12/31/2054	3,550.20	0.00	3,550.20	
p00071	08/2025	12/31/2048	7,991.00	920.00	7,071.00	
t0002000	11/2025	12/31/2035	4,327.00	1,072.00	3,255.00	
u0001117	12/2023	12/31/2038	4,773.80	689.40	4,084.40	
t0001121	06/2023	12/31/2031	2,605.85	575.00	2,030.85	
t0000407	09/2024	12/31/2065	12,430.15	400.00	12,030.15	
t0001226	07/2025	12/31/2032	2,329.00	125.00	2,204.00	
t0001181	06/2023	12/31/2041	5,897.59	5,378.76	518.83	
t0000008	07/2023	12/31/2029	5,203.30	2,550.00	2,653.30	
t0000495	08/2025	12/31/2046	6,403.70	640.60	5,763.10	
t0000979	05/2024	12/31/2045	7,868.80	630.00	7,238.80	
t0001145	09/2025	12/31/2029	1,360.00	125.00	1,235.00	
t0001618	08/2025	12/31/2030	1,886.27	125.00	1,761.27	
t0000524	05/2023	12/31/2028	4,954.00	3,150.00	1,804.00	
t0000390	10/2022	12/31/2067	28,105.00	2,900.00	25,205.00	
t0001480	08/2025	12/31/2037	3,974.00	3,931.00	43.00	
t0001721	08/2025	12/31/2026	1,135.75	201.00	934.75	
t0001273	01/2023	12/31/2027	1,860.12	847.37	1,012.75	
t0000788	06/2023	12/31/2028	47,355.00	35,436.00	11,919.00	
t0001253	11/2023	12/31/2029	2,205.10	1,851.00	354.10	
t0001683	11/2025	12/31/2027	901.65	36.00	865.65	
t0000213	05/2023	12/31/2035	18,603.00	5,100.00	13,503.00	
t0000269	01/2025	12/31/2251	68,703.30	425.00	68,278.30	
t0001666	07/2025	12/31/2029	1,395.00	175.00	1,220.00	
t0000277	11/2025	12/31/2026	1,984.00	300.00	1,684.00	

TENANT PAYMENT AGREEMENT LISTING cont'd

t0000168	06/2025	12/31/2034	3,322.30	575.00	2,747.30	
t0001670	07/2025	12/31/2033	2,668.30	250.00	2,418.30	
t0000372	02/2024	12/31/2055	10,430.80	1,401.20	9,029.60	
t0001610	06/2023	12/31/2026	4,721.19	1,874.00	2,847.19	
t0002187	08/2025	12/31/2036	3,470.10	50.00	3,420.10	
t0000193	10/2024	12/31/2071	5,669.00	160.00	5,509.00	
Total Bohlmann (48)			\$423,173.62	\$89,805.48	\$333,368.14	
Dunbar						
t0000107	07/2021	12/31/2028	12,939.00	9,166.00	3,773.00	
t0001613	11/2023	12/31/2034	13,591.80	2,300.00	11,291.80	
t0001237	11/2024	12/31/2037	5,655.00	1,897.00	3,758.00	
t0000059	02/2024	12/31/2093	20,999.90	600.00	20,399.90	
t0000765	03/2025	12/31/2033	3,309.20	675.00	2,634.20	
p00130	08/2023	12/31/2041	5,798.00	4,215.00	1,583.00	
t0000042	08/2023	12/31/2035	16,844.90	3,615.00	13,229.90	
t0000054	02/2024	12/31/2045	6,592.10	2,198.00	4,394.10	
t0000363	09/2024	12/31/2052	8,578.47	375.00	8,203.47	
t0000044	02/2026	12/31/2040	5,370.00	800.00	4,570.00	
t0001171	08/2025	12/31/2037	4,000.00	150.00	3,850.00	
t0000181	06/2023	12/31/2061	5,049.40	5,030.60	18.80	
t0000133	04/2025	12/31/2045	6,493.20	784.15	5,709.05	
t0000041	11/2024	12/31/2077	17,064.50	1,275.00	15,789.50	
t0000134	07/2025	12/31/2026	2,120.94	811.00	1,309.94	
p00036	08/2023	12/31/2068	14,304.40	5,741.20	8,563.20	
t0001930	01/2025	12/31/2035	4,011.00	626.00	3,385.00	
t0000288	01/2026	12/31/2028	1,158.40	50.00	1,108.40	
t0000022	06/2023	12/31/2027	2,286.00	1,428.00	858.00	
t0000228	07/2025	12/31/2044	5,972.00	1,981.00	3,991.00	
t0000777	09/2025	12/31/2036	4,250.64	678.00	3,572.64	
t0000154	06/2021	12/31/2041	6,257.25	1,400.00	4,857.25	
t0001635	12/2025	12/31/2028	1,386.00	60.00	1,326.00	
p00003	11/2024	12/31/2057	10,434.65	675.00	9,759.65	
t0000179	08/2025	12/31/2074	14,977.40	50.00	14,927.40	
t0000033	09/2024	12/31/2123	30,211.25	783.75	29,427.50	
t0001526	11/2025	12/31/2033	5,435.00	350.00	5,085.00	
t0001248	11/2023	12/31/2029	2,756.00	2,697.00	59.00	
t0001659	09/2023	12/31/2043	6,741.70	1,125.00	5,616.70	
t0000004	06/2025	12/31/2062	13,812.00	180.00	13,632.00	
t0000904	05/2023	12/31/2030	8,402.10	2,921.00	5,481.10	
Total Dunbar (30)			\$261,432.20	\$53,837.70	\$207,594.50	

TENANT PAYMENT AGREEMENT LISTING cont'd

Turnkey

t0001627	08/2023	12/31/2028	2,038.05	875.00	1,163.05	
t0000256	03/2023	12/31/2030	3,220.50	3,111.00	109.50	
t0000026	04/2023	12/31/2030	9,675.48	2,364.00	7,311.48	
t0000082	08/2025	12/31/2030	1,729.45	150.00	1,579.45	
t0000156	08/2025	12/31/2030	3,255.00	300.00	2,955.00	
t0000101	07/2023	12/31/2033	6,998.50	2,036.00	4,962.50	
t0000063	02/2025	12/31/2036	9,717.00	3,377.00	6,340.00	
t0000062	06/2023	12/31/2039	6,776.15	2,461.00	4,315.15	
t0001261	08/2023	12/31/2041	17,310.37	1,880.00	15,430.37	
t0001304	08/2025	12/31/2058	10,094.80	25.00	10,069.80	
p00070	07/2025	12/31/2062	12,302.00	1,075.00	11,227.00	
Total Turnkey (11)			\$83,117.30	\$17,654.00	\$65,463.30	
			Agreement	Received	Remaining	
PHA Total (89)			\$767,723.12	\$161,297.18	\$606,425.94	