



PEEKSKILL HOUSING
AUTHORITY

P H A

MONTHLY BOARD OF COMMISSIONERS MEETING

JANUARY 22, 2026
7:00PM AT
DUNBAR HEIGHTS
COMMUNITY ROOM

BOARD OF COMMISSIONERS

Jacqueline Simpkins, Chairman
Yvette Houston, Vice Chairman
Nicola Smith-DeFrietas
Dawn Benson
Alicia Simmons

EXECUTIVE DIRECTOR
Janneyn Phalen



PEEKSKILL HOUSING AUTHORITY

J. Phalen
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 22, 2026
DUNBAR HEIGHTS
AGENDA

- I. ROLL CALL
- II. APPROVAL OF MINUTES:
 - a. Resolution – 01/01/2026 – November 16th, 2025 – Regular Meeting Minutes
- III. CORRESPONDENCE: None
- IV. EXECUTIVE DIRECTOR’S REPORT:
 - a) Monthly Report – January 2026
 - b) Financial Report – December 2025
- V. COUNSEL’S REPORT
- VI. UNFINISHED BUSINESS: *None*
- VII. NEW BUSINESS:
 - a) Resolution – 01/02/2026 – November Monthly Bills
 - b) Resolution – 01/03/2026 – December Monthly Bills
 - c) Resolution – 01/04/2026 – Approval of Payment for Emergency Repairs
- VIII. TENANTS’ COMMENTS AND CONCERNS
- IX. ADJOURNMENT
- X. EXECUTIVE SESSION
 - a) Ongoing Matters

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
NOVEMBER 16th, 2025 BOARD MEETING MINUTES
REGULAR SESSION**

WHEREAS, The Board of Commissioners have reviewed the minutes of November 16th, 2025 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 November 16th, 2025 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				
Commissioner Alicia Simmons				

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 22, 2026

J. Phalen, Executive Director

PEEKSKILL HOUSING AUTHORITY



J. Phalen
Executive Director

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

PEEKSKILL HOUSING AUTHORITY MONTHLY BOARD OF COMMISSIONERS REGULAR MEETING MINUTES NOVEMBER 20, 2025

ROLL CALL:

Chairman Simpkins
Vice Chairman Houston
Commissioner Smith-DeFreitas
Commissioner Simmons - *Absent*
Commissioner Benson

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

Chairman Simpkins welcomed everyone to the November 20, 2025 Monthly Board of Commissioners Meeting.

Resolution – 11/01/2025 – Regular Meeting Minutes

Chairman Simpkins asked for a motion to pass Resolution 11/01/2025. 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.

Resolution – 11/02/2025 – Public Hearing Minutes

Chairman Simpkins asked for a motion to pass Resolution 11/02/2025. 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.

EXECUTIVE DIRECTOR'S REPORT

Revenue – HUD subsidy for October \$166,420

Other Revenue – October \$1,494

Tenant Charges

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

Bills Paid –The Executive Director reviewed the October bills.

Total expenses for October 2025 \$286,848

Court Proceedings – 4 adjourned, 1 stipulation.

Tenant Payment Agreements- TPA

Total of 81 residents have payment agreements with a remaining balance of \$605,693.83

Work Orders – October 157, 3 outstanding

Unit Turnovers – 3 vacant units as of October 31.

Extermination- No bedbug treatment in October 2025.

Tenants Account Receivable (TAR)

Total past due for October 2025- 146 tenants (54%) owed \$1,140,988.

Police Reports:

Police Activity PHA October 7- October 13, 2025 -Bohlmann Towers had 23 visits (21 patrol/follow-up, 2 other), and Dunbar Heights had 26 visits (24 patrol/follow-up, 2 other).

Police Activity PHA October 21-27, 2025, -Bohlmann Towers had 17 visits (15 patrol/follow-up, 2 other), and Dunbar Heights had 29 visits (28 patrol/follow-up, 1 other).

Pest Control Services RFP

PHA issued an RFP for pest control services for all developments and common areas. Four proposals were received and evaluated based on RFP criteria. **JKR Pest Solutions** received the highest score (**97/100**) due to its comprehensive service approach, strong housing authority experience, and competitive annual cost of **\$10,560**.

Recommendation:

Approve awarding the pest control services contract to **JKR Pest Solutions** for a **one-year term with two optional one-year renewals**, not to exceed three years.

Commissioner Smith-Defreitas: Is the Pest control services inside and outside

Executive Director Phalen: Yes.

Commissioner Smith-Defreitas: Who does it now?

Executive Director Phalen: Pestech

Food Distribution Partnership with WestCop

The Peekskill Housing Authority partnered with WestCOP and Gullotta House, to host two special holiday meal events for residents. On Wednesday, November 19, residents received prepared meals, followed by a Thanksgiving grocery package distribution on Friday, November 21. Residents were invited to sign up at the PHA Office by Tuesday, November 18. Distribution will be at the Kiley Center in the Westcop offices. These events were designed to support the community by ensuring residents had access to meals and essential groceries during the holiday season. So far PHA received donations from The Family Resource center and Empire State Voices.

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.
 2. **Emergency Safety and Security Grant Application 2025:** Approved for \$100,000 to address NSPIRE deficiency-related hazards specifically Ground-Fault Circuit Interrupters (GFCI). Government shutdown has affected the receipt of this grant.
-

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

- Two new washers were installed at PHA's Turnkey site.
- PHA waitlist was open from September 4-September 19th. 569 new applicants were added. The total amount of applicants now on our waiting list is 764.

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:

- PHA met with Westchester County Department of Planning to go over requirements for Phase 3. Timeline for this project is:
 - January 12th-Start construction on model bathroom
 - January 20th-Full start date
 - Expected to have the project completed by the first week of April.

COUNSEL'S REPORT: I continue to work through non-payment batches. We have a few 30-day notices that are for service. Those are returnable in January.

Commissioner Smith-Defreitas: Is there a length for the TPA's? The TPA amounts are small.

Attorney Kamensky: There are limitations on the monthly amount that you can charge for a TPA.

UNFINISHED BUSINESS – None

Resolution – 11/03/2025 – October Monthly Bills

Chairman Simpkins asked for a motion to pass Resolution 11/03/2025. 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.

Resolution – 11/03/2025 – Selection of Vendor for Pest Control Services

Chairman Simpkins asked for a motion to pass Resolution 11/04/2025. 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: The sign-up sheet for the Turkey giveaway is only at Bohlmann. They should be at all sites and there wasn't a lot of notice. How are people that don't drive supposed to get there?

Executive Director Phalen: The sign-up was open for two weeks prior. It is a WestCOP sign-up sheet, not PHA's, and it requires filling out information. If anyone called, staff offered to email the form to them.

Commissioner Benson: There was an email that was sent from Executive Director Phalen regarding the food drive. I went and volunteered. Board members could have come and gotten the meals and brought them back along with the letter, if that's what was needed.

Chairman Simpkins asked for a motion to close the regular meeting and open the executive session. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded.

The meeting went into executive session at 7:44 pm.

Chairman Simpkins asked for a motion to close the executive session Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded.

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

The meeting was adjourned at 8:15 pm.

PEEKSKILL HOUSING AUTHORITY
 BOARD OF COMMISSIONERS MEETING
 January 22, 2026
 EXECUTIVE DIRECTOR'S REPORT

Revenue	December
HUD Subsidy – Bohlmann (AMP 1)	71,688
HUD Subsidy – All other sites (AMP 2)	75,820
Proceeds from Capital Funds/Shortfall Funds/ROSS Grant	64,971
Total HUD Revenue	147,508
Other Revenue– Non-Federal	
Laundry Commissions	3,159
CAP Office	0
Health Center	1,480
Interest	594
Total	5,233
TENANT CHARGES	December
Rent	183,172
Parking	1,830
Misc. (key cards, maintenance charges, legal fees)	240
Late fees	1,068
Air Conditioners	445
TOTAL TENANT CHARGES	186,755
Total Collected	195,296
Unpaid Tenant Balance for the month	(8,541)
Write offs, AJE's, Move outs	0
All Outstanding Tenant Charges	1,164,533

Financial

BILLS PAID

	December
Payroll (M)	74,974
Elevator (Q)	0
Exterminator (M)	1,715
City Trash Collection (Q)	21,060
City Water (Q)	0
Sewer Tax (Semi-Annual)	0
Robison Fuel Oil (M)	49,576
Electric (M)	17,383
Gas (M)	16,436
Propane (M)	980
Legal – PHA Attorney (M)	3,200
Legal – Labor Attorney	0
Lawsuit Deductibles	0
Health Insurance/Dental Insurance(M)	2,226
Process Server – Evictions (M)	1,100
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	49,534
Credit Card (M)-Maintenance Supplies, Office Expenses, Tenant Services	0
Other Maintenance Supplies and Contracts (M)	6,831
Other Office Expenses and Contracts (M)	12,135
PILOT (SA)	53,572
NYS Retirement Contribution (A)	2,732
Medicare Part B Reimbursement	2,220
Unit Turnaround Contracts	11,600
TOTAL EXPENSES	\$327,274
ROSS Grant (Salary, expenses and training)	6,154
CAPITAL FUND PROJECTS (construction and architect fees)	73,423

MONTH	2023	2024	2025	Comment
January	0	0	1	
February	0	2	2	
March	0	0	17	3 confirmed 14 Preventative Services
April	0	2	2	
May	0	2	2	
June	0	2	1	
July	2	1	0	
August	3	0	0	
September	0	0	1	
October	0	2	0	
November	2	0	0	
December	0	0	0	
TOTAL	7	11	26	
COST	\$2,340	\$2,267	\$4,117	

EXTERMINATION SUMMARY – BEDBUGS - # Treatments

ACTIVE UNITS

As of December 31st	
Bohlmann Towers	142
Dunbar Heights	96
Turnkey	33
Total Active	271
Total Occupancy Rate	99% (271)

TENANT ACCOUNTS RECEIVABLE - LATE OR NO PAYMENT

SITE	# Units	No Payment	Past Due through December 31, 2025
Bohlmann Towers	144	(19) 16	74 owed \$610,486 (611,557)
Dunbar Heights	97	(18) 19	53 owed \$402,862 (411,940)
Turnkey	33	(6) 5	21 owed \$151,185 (149,577)
Totals	274	(43) 40	148- 54% - \$1,164,533 (\$1,173,075)

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity: Dec 2-8,2025

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	27	25	2*
Dunbar Heights	18	17	1*

* Bohlmann Towers – Other: 1 Medical, 1 Special Check

* Dunbar Heights – Other: 1 Domestic

PHA Activity: Dec 23-29,2025

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	21	18	3*
Dunbar Heights	20	19	1*

* Bohlmann Towers – Other: 1 Domestic, 1 Parking Complaint, 1 Suspicious Activity.

* Dunbar Heights – Other: 1 Medical.

INDEPENDENT AUDIT

FEDERAL FISCAL YEAR (FFY) ENDING MARCH 31, 2025

The independent audit of the Peekskill Housing Authority's financial statements for the fiscal year ended March 31, 2025, has been completed by Malcolm Johnson & Company, P.A. The full report is included in your board package.

OPINIONS

If the auditing firm finds no problems, they will give an "unmodified" opinion. This means they can give a firm opinion based on documentation. Any type of "modified" opinion indicates the auditor has some level of concern with the records or processes reviewed.

FINDINGS

A "finding" is a condition or monetary irregularity that is not in compliance with statutory or regulatory requirements.

Audit Results & Opinions

- **Unmodified Opinion:** The Authority received an "unmodified opinion," which is the highest level of assurance an auditor can provide. This indicates that the financial statements present fairly, in all material respects, the financial position of the Authority.
- **Internal Controls:** No material weaknesses or significant deficiencies were identified in internal controls over financial reporting or major federal programs.
- **Compliance:** The audit disclosed no instances of noncompliance required to be reported under Government Auditing Standards. PHA complied, in all material respects, with requirements for its major federal program (Capital Fund Program).
- **Low-Risk Status:** PHA qualified as a "low-risk auditee" for this cycle.
- **Prior Findings:** There were no prior audit findings to be addressed, and no new findings or questioned costs were issued for the 2025 fiscal year.

Financial Highlights

- **Net Position:** As of March 31, 2025, the Authority's total net position increased to \$1,329,293, up from \$975,046 in the prior year.
- **Cash Reserves:** Unrestricted cash and investment balances increased by \$613,384, ending the fiscal year at \$1,015,297.
- **Revenue Performance:** Total revenues for the year were \$5,238,350. This included a 20% increase in tenant rental revenue (\$342,359) attributable to improved leasing metrics and a 2% increase in unit months leased.
- **Capital Investment:** PHA made \$1,299,420 in capital outlays, primarily for improvements at Dunbar Heights including oil tank replacement, bathroom revitalization, and parking lot repaving.
- **Operating Efficiency:** Operating revenues covered all operating expenses during the fiscal year, excluding non-cash depreciation.

FINDINGS: SUMMARY OF AUDIT FINDINGS (Page 45-46)

Prior Years:

- **2022-1**
 - **Condition:** Deficiencies Noted in Examination of 15 of 30 Tenant Files selected.
- **2023-1**
 - **Condition:** Deficiencies Noted in Examination of 5 of 40 Tenant Files selected.
- **2024-1**
 - **Condition:** All prior findings were successfully cleared.
- **2025-1:**
 - **Condition:** There were no Basic Financial Statement Findings, no Federal Findings/Questioned Costs, and no deficiencies noted in the examination of low-rent public housing tenant files. PHA is proud to say that for the second consecutive year, the Authority is clear of all findings.

SUMMARY OF AUDITORS' RESULTS

"In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Authority as of March 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America." (pg. 1)

OPINION ON EACH MAJOR PROGRAM:

"In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2025." (page 41)

Type of report issued: UNMODIFIED (page 45)

PHA's Auditor, Malcolm Johnson, will respond to requests for clarification and answers to any questions you may have.

Synopsis of the PHAS Report (FYE March 31, 2024)

The Peekskill Housing Authority (PHA) was designated as a Substandard Management Performer based on its Public Housing Assessment System (PHAS) score for the fiscal year April 1, 2023-March 31, 2024. The Authority received an overall score of 71 out of 100. This score primarily reflects legacy operational issues, including an occupancy rate of 94% and 10 vacant units as of February 2024. Additionally, the Authority received a Physical score of 28/40 and a Capital Fund score of 7/10, indicating a need for accelerated modernization and maintenance improvements.

Corrective Actions and Progress Since May 2023

Since the leadership transition of Executive Director on **May 1, 2023**, the current administration has aggressively moved to resolve these deficiencies, achieving the following results:

- **Elite Occupancy Levels:** PHA successfully raised the portfolio occupancy rate to 99% by September 30, 2024, and has maintained that level.
- **Vacancy Reduction:** Total vacant units were drastically reduced from the peak at the time of the audit.
- **Modernized Maintenance:** Management implemented the Yardi Maintenance IQ portal, transitioning from manual tracking to a mobile-based system that allows for real-time field inspections and faster unit turnarounds.
- **Historic Capital Grants:** To address physical scores, PHA secured an \$811,620 Housing-Related Hazard Grant—one of only two awarded in New York—and an additional \$100,000 Emergency Safety Grant for GFCI and fire safety upgrades.
- **Financial Stabilization:** PHA cleared over \$251,426 in arrears through the ERAP program and currently manages over 80 active payment agreements to stabilize tenant accounts.
- **Enhanced Safety & Governance:** In addition to installing 272 smoke alarms at no cost to the Authority, PHA established a new Camera Surveillance Policy and strictly enforces its Ban List in coordination with the Peekskill Police Department.

While the HUD designation is based on data from the 2023-2024 transition period, the Authority's current metrics already meet or exceed the standards.

PROCUREMENT JUSTIFICATION FOR PAYMENT

Property: Bohlmann Towers (807 Main Street)

Emergency Declaration & HUD Compliance Under HUD and Federal procurement standards (2 CFR 200.320), the Authority is permitted to bypass the standard "Small Purchase" quote process in the event of a public exigency. The discovery of small minor gas leaks in the boiler room at 807 Main Street required immediate intervention to comply with Con Edison safety requirements and to ensure the continued delivery of heat and cooking gas to residents.

Justification for the \$43,108.17 Payment

- **Price Reasonableness:** The contractor billed at the standard rate of pay consistent with their prior work for the Authority.
- **Urgency:** Seeking multiple quotes after the gas was already shut down would have resulted in an unacceptable duration of utility loss for the tenants.
- **Fiscal Capacity:** The Authority has the necessary funds available within the current capital outlay budget, which accounts for \$1,299,420 in total site improvements for the period.

A board resolution is requested at this time to approve this 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:
 - January 26th-Start construction on model bathroom
 - February 2nd-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

Respectfully Submitted,

Janneyn Phalen

Executive Director

FINANCIAL REPORT



PEEKSKILL HOUSING
AUTHORITY
PHA

- 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 December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	188,286.98
1111.5 Cash - Payroll Account	2,857.38
1112 Chase - Nonfederal	1,130,789.03
1114 Security Deposit Fund	81,290.78
1117 Petty Cash Fund	1,000.00
	1,404,224.17
Total Checking/Savings	1,404,224.17
Other Current Assets	
1123 Allowance for Doubt. Accts	-1,116,616.00
1125 AR HUD	150,003.00
1129 AR Other	2,625.70
1211 Prepaid Insurance	44,281.83
1260 Material Inventory	37,581.00
1261 Obsolete Inventory	-1,879.00
1290 Deferred Charges	39,485.17
1122.1 · 1122.1 TAR Bohlmann	394,573.52
1122.2 · 1122.2 TAR Dunbar	346,993.79
1122.3 · 1122.3 TAR Turnkey	78,929.28
1122.7 · 1122.7 TAR Repays Bohlmann	326,509.63
1122.8 · 1122.8 TAR Repays Dunbar	212,513.67
1122.9 · 1122.9 TAR Repays Turnkey	57,334.42
1262 · 1262 Fuel Oil Inventory	26,045.00
	598,381.01
Total Other Current Assets	598,381.01
Total Current Assets	2,002,605.18
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
	5,628,707.73
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
	1,176,854.00
Total Other Assets	1,176,854.00
TOTAL ASSETS	8,808,166.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	13,876.46
	13,876.46
Total Accounts Payable	13,876.46

Peekskill Housing Authority
Balance Sheet
As of December 31, 2025

	Dec 31, 25
Other Current Liabilities	
2111 Accounts Payable	51,315.10
2114 Tenant Security Deposits	81,090.75
2117.3 Pension Payable	1,677.74
2117.5 Group Insurance	11,054.28
2117.7 CSEA Dues	-375.03
2133 Accrued utilities	155,467.06
2135 Accrued Payroll	8,199.69
2136 Accrued Pension	-31,669.00
2137 Payments in Lieu of Taxes	91,575.00
2138 Accrued Comp. Absences	181,023.00
2146 Lease Payable	3,926.89
2240.1 · Prepaid Rent Bohlmann	6,661.95
2240.2 · Prepaid Rent Dunbar	5,325.22
2240.3 · Prepaid Rent Turnkey	2,066.87
	567,339.52
Total Other Current Liabilities	
Total Current Liabilities	581,215.98
Long Term Liabilities	
2134 Acrued 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
	6,291,650.00
Total Long Term Liabilities	
Total Liabilities	6,872,865.98
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	606,008.14
	1,935,300.93
Total Equity	
TOTAL LIABILITIES & EQUITY	8,808,166.91

Peekskill Housing Authority
Profit & Loss
December 2025

	Dec 25
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	99,613.00
3110.2 Dunbar Heights	55,277.00
3110.4 Turnkey	28,282.00
	183,172.00
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.	593.92
3690 Other Income	
3690.1 Laundry Room Income	3,158.75
3690.3 Health Center Rent	1,480.32
3690.6 Late Fees	
Bohlmann Towers	604.55
Dunbar Heights	354.70
Turnkey	108.50
	1,067.75
Total 3690.6 Late Fees	
3690.8 Work Orders	
Bohlmann Towers	100.00
Dunbar Heights	140.00
	240.00
Total 3690.8 Work Orders	
3690.9 AC - BT	385.00
3690.9 Ac - TK	60.00
	6,391.82
Total 3690 Other Income	
3691 Other Income CFP Subsidy	16,667.00
8020 Operating Subsidy	
8020.1 AMP 1	71,688.00
8020.2 AMP2	75,820.00
	147,508.00
Total 8020 Operating Subsidy	
Total Income	356,162.74
Gross Profit	356,162.74
Expense	
4110 Administrative Salaries	27,614.68
4130 Legal Expense	3,200.00
4140 Staff Training	149.56
4170 Accounting Fees	2,400.00
4171 Auditing Fees	-5,899.00
4190.2 Membership Dues & Fees	1,122.72
4190.3 Telephone	468.87
4190.4 Collection Fees/Court Co	1,100.00
4190.5 Forms, Station. & Office	5,717.47
4190.6 All Other Sundry	481.96
4190.7 Admin. Service Contracts	1,093.44
4190.71 Leases	947.98
4220.01 Other Tenant Services	-916.82
4320 Electricity	17,383.36
4330 Gas	23,941.98
4335 Propane	980.83
4340 Fuel	48,028.80
4410 Labor	47,359.44

Peekskill Housing Authority
Profit & Loss
 December 2025

	<u>Dec 25</u>
4420 Materials	
4420.01 Supplies - Grounds	9,567.56
Total 4420 Materials	9,567.56
4430.1 Garbage & Trash Removal	21,060.00
4430.10 Alarm/Extinguish Contra	325.00
4430.11 Routine Maint Contracts	5,685.99
4430.2 Heating & Cooling Contr	4,706.95
4430.3 Snow Removal	410.00
4430.5 Landscaping Contracts	8,224.98
4430.6 Unit Turnaround Contract	11,600.00
4430.9 Exterminating Contracts	1,715.04
4510 Insurance Expense	19,150.00
4520 Payments in Lieu of Taxes	9,511.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	3,457.18
4540.2 Employee Ben - Maint	3,498.90
4540.6 GASB-68 Admin	10,556.00
Total 4540 Employee Benefits	17,512.08
4570 Collection Losses	6,055.00
4620 Casualty Losses	-6,350.56
4190.72 · 4190.73 IT Services	750.00
Total Expense	285,098.31
Net Ordinary Income	71,064.43
Other Income/Expense	
Other Income	
8029.55 Capital Fund Grant 2024	64,971.00
Total Other Income	64,971.00
Other Expense	
4805 ROSS 2022 Expenses	6,269.92
Total Other Expense	6,269.92
Net Other Income	58,701.08
Net Income	129,765.51

Peekskill Housing Authority
Profit & Loss
 April through December 2025

	Apr - Dec 25
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	934,790.98
3110.11 Retro Rent BT	4,940.00
3110.2 Dunbar Heights	439,226.00
3110.21 Retro Rent DH	11,714.00
3110.4 Turnkey	241,566.00
Total 3110 Dwelling Rental	1,632,236.98
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	7,423.02
3190.2 Dunbar Heights	6,862.33
3190.4 Turnkey	2,175.00
Total 3190 Nondwelling Rental	16,460.35
3610 Interest on Gen. Fund Inv.	6,024.05
3690 Other Income	
3690.1 Laundry Room Income	18,558.05
3690.2 CAP Office Rent	4,500.00
3690.3 Health Center Rent	6,661.44
3690.6 Late Fees	
Bohlmann Towers	4,159.25
Dunbar Heights	2,062.70
Turnkey	567.81
Total 3690.6 Late Fees	6,789.76
3690.8 Work Orders	
Bohlmann Towers	982.00
Dunbar Heights	1,054.00
Turnkey	10.00
Total 3690.8 Work Orders	2,046.00
3690.9 AC - BT	4,653.50
3690.9 Ac - TK	590.03
3690 Other Income - Other	9,065.19
Total 3690 Other Income	52,863.97
3691 Other Income CFP Subsidy	150,003.00
8020 Operating Subsidy	
8020.1 AMP 1	658,580.00
8020.2 AMP2	696,397.00
8020.5 Shortfall Funds	40,200.00
Total 8020 Operating Subsidy	1,395,177.00
Total Income	3,252,765.35
Gross Profit	3,252,765.35
Expense	
4110 Administrative Salaries	262,238.80
4130 Legal Expense	31,980.00
4140 Staff Training	12,124.29
4170 Accounting Fees	21,600.00
4171 Auditing Fees	10,765.00
4190.15 Cell Phones/Pagers	575.73
4190.2 Membership Dues & Fees	1,372.72
4190.3 Telephone	1,424.72
4190.4 Collection Fees/Court Co	1,870.00
4190.5 Forms, Station. & Office	41,078.45
4190.6 All Other Sundry	20,581.38
4190.7 Admin. Service Contracts	46,191.00
4190.71 Leases	4,352.60

Peekskill Housing Authority
Profit & Loss
 April through December 2025

	Apr - Dec 25
4190.9 Advertising	6,393.00
4220.01 Other Tenant Services	3,080.62
4310 Water & Sewer	190,972.28
4310.9 Sewer Taxes	53,368.75
4320 Electricity	206,121.92
4330 Gas	152,457.53
4335 Propane	12,264.46
4340 Fuel	123,006.57
4410 Labor	458,227.07
4410.03 Temporary Labor	100.00
4420 Materials	
4420.01 Supplies - Grounds	81,326.45
Total 4420 Materials	81,326.45
4430.1 Garbage & Trash Removal	63,180.00
4430.10 Alarm/Extinguish Contra	8,176.19
4430.11 Routine Maint Contracts	62,289.74
4430.2 Heating & Cooling Contr	9,867.65
4430.3 Snow Removal	410.00
4430.4 Elevator Contracts	38,783.07
4430.5 Landscaping Contracts	45,846.53
4430.6 Unit Turnaround Contract	103,600.00
4430.9 Exterminating Contracts	15,965.20
4510 Insurance Expense	165,112.00
4520 Payments in Lieu of Taxes	91,575.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	117,066.37
4540.2 Employee Ben - Maint	190,554.73
4540.6 GASB-68 Admin	89,826.00
Total 4540 Employee Benefits	397,447.10
4570 Collection Losses	56,055.00
4620 Casualty Losses	-3,610.56
4190.72 · 4190.73 IT Services	8,650.00
7520 · 7520 Equipment Purchases	8,800.00
Total Expense	2,815,620.26
Net Ordinary Income	437,145.09
Other Income/Expense	
Other Income	
8029.53 ROSS Grant	50,333.83
8029.541 CapitalFundGrant2023ESS	83,104.00
8029.55 Capital Fund Grant 2024	80,621.00
8029.551 CapitalFundGrant2024H	30,360.38
Total Other Income	244,419.21
Other Expense	
4610 Extraordinary Maintenance	16,612.45
4805 ROSS 2022 Expenses	58,943.71
Total Other Expense	75,556.16
Net Other Income	168,863.05
Net Income	606,008.14

Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Nine Months Ended December 31, 2025

Revenue	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
Operating Receipts					
Dwelling Rentals	1,556,724	2,113,940	1,585,455	1,632,237	46,782
Nondwelling Rent	16,858	4,800	3,600	16,460	12,860
Interest Income	5,710	7,000	5,250	6,024	774
Other Income	43,566	43,000	32,250	52,864	20,614
HUD Operating Subsidy	1,561,965	1,650,000	1,237,500	1,395,177	157,677
CFP Operations Subsidy	157,382	200,000	150,000	150,003	3
Total Operating Receipts - Including HUD Contril	3,342,205	4,018,740	3,014,055	3,252,765	238,710
Expenses					
Operating Expenditures					
Administrative:					
Administrative Salaries	216,496	365,960	274,470	262,239	12,231
Legal Expense	32,958	45,000	33,750	31,980	1,770
Training	7,580	5,000	3,750	12,124	(8,374)
Travel	0	5,000	3,750	0	3,750
Accounting Fees	23,100	30,000	22,500	21,600	900
Auditing Fees	7,875	25,000	18,750	10,765	7,985
Telephone, Office Supplies, Miscellaneous	113,308	107,500	80,625	132,490	(51,865)
Total Administrative Expenses	401,317	583,460	437,595	471,198	(33,603)
Tenant Services:					
Contracts	0	0	0	0	0
Relocation and other	8,809	20,000	15,000	3,081	11,919
Total Tenant Services Expenses	8,809	20,000	15,000	3,081	11,919
Utilities:					
Water/Sewer	206,611	240,000	180,000	244,341	(64,341)
Electricity	194,786	290,000	217,500	206,122	11,378
Gas	157,944	250,000	187,500	152,458	35,042
Fuel	105,592	292,000	219,000	135,271	83,729
Total Utilities Expenses	664,933	1,072,000	804,000	738,192	65,808
Ordinary Maintenance & Operation:					
Labor-Maintenance	448,191	697,480	523,110	458,327	64,783
Materials - Maintenance	139,549	170,000	127,500	81,326	46,174
Maint Contract Costs	446,585	430,000	322,500	348,119	(25,619)
Total Maintenance Expenses	1,034,325	1,297,480	973,110	887,772	85,338
Protective Services:					
Contracts	400	5,000	3,750	0	3,750
Total Protective Services	400	5,000	3,750	0	3,750
General Expense:					
Insurance	148,877	260,500	195,375	165,112	30,263
Payments in Lieu of Taxes	91,498	105,470	79,103	91,575	(12,473)
Employee Benefit Contributions	398,534	588,770	441,578	397,447	44,131
Collection Losses	75,000	75,000	56,250	56,055	195
Total General Expenses	713,909	1,029,740	772,305	710,189	62,116
Nonroutine Items:					
Extraordinary Items	74,360	10,000	7,500	21,801	(14,301)
Total Operating Expenses	2,898,053	4,017,680	3,013,260	2,832,233	195,328
Net Income/(Loss)	444,152	1,060	795	420,532	419,737

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
REVIEW OF MONTHLY BILLS AS LISTED
NOVEMBER 2025**

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 2025 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 review of the bills as listed in the Bills List November 2025.

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				
Commissioner Alicia Simmons				

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 22, 2026

J. Phalen, Executive Director

Peekskill Housing Authority
Transaction List by Vendor
 November 2025

Type	Date	Num	Memo	Amount
ABM Air Conditioning & Heating Inc.				
Bill	11/18/2025		Air Conditioner r...	-247.50
Bill Pmt -Check	11/18/2025	18727	Boiler repair at 1...	-247.50
Aflac New York				
Bill	11/18/2025		Group Insuranc...	-479.40
Bill Pmt -Check	11/18/2025	18728	Group Insuranc...	-479.40
All County Lock & Safe Corp.				
Bill	11/18/2025		Unit Keys	-45.00
Bill Pmt -Check	11/18/2025	18729	Unit Keys	-45.00
Avaya Financial Services				
Bill	11/05/2025		Office Phone Se...	-135.27
Bill Pmt -Check	11/05/2025	18707	Office Phone Se...	-135.27
Chase Card				
Bill	11/05/2025		Chase Credit Card	-7,211.04
Bill Pmt -Check	11/05/2025	18723	Chase Credit Card	-7,211.04
Bill	11/20/2025		Chase Credit Ca...	-16,173.86
Bill Pmt -Check	11/20/2025	18761	Chase Credit Ca...	-16,173.86
Chute Master				
Bill	11/18/2025		Chute repair, fin...	-694.00
Bill Pmt -Check	11/18/2025	18730	Chute repair, fin...	-694.00
Clinton Barker				
Bill	11/18/2025		Uniform reimbur...	-129.75
Bill Pmt -Check	11/18/2025	18731	Uniform reimbur...	-129.75
Con Edison				
Bill	11/05/2025		Gas Delivery, 70...	-1,001.56
Bill Pmt -Check	11/05/2025	18708	Gas Delivery, 70...	-1,001.56
General Journal	11/06/2025	Gas	807 Main St heat	7,844.80
CSEA				
Bill	11/05/2025		Agency Union D...	-301.99
Bill Pmt -Check	11/05/2025	18709	Agency Union D...	-301.99
Bill	11/18/2025		Agency Union D...	-301.99
Bill Pmt -Check	11/18/2025	18732	Agency Union D...	-301.99
CSEA Employee Benefit Fund				
Bill	11/18/2025		Vision and Dent...	-1,746.80
Bill Pmt -Check	11/18/2025	18733	Vision and Dent...	-1,746.80
DEC COPIERS LEASING				
Bill	11/05/2025		Lease of Copyst...	-141.55
Bill Pmt -Check	11/05/2025	18710	Lease of Copyst...	-141.55
DEC Office Solutions, Inc.				
Bill	11/18/2025		Copy Machine C...	-620.38
Bill Pmt -Check	11/18/2025	18734	Copy Machine C...	-620.38
DJM Tree Service Inc.				
Bill	11/18/2025		Tree Cutting Ser...	-3,784.38
Bill Pmt -Check	11/18/2025	18735	Tree Cutting Ser...	-3,784.38
EnTech Boiler Controls, Inc.				
Bill	11/05/2025		1719 Park St, In...	-2,888.00
Bill Pmt -Check	11/05/2025	18711	1719 Park St, In...	-2,888.00
Bill	11/05/2025		1431B Park Stre...	-929.95
Bill Pmt -Check	11/05/2025	18724	1431B Park Stre...	-929.95
Bill	11/18/2025		696 Highland Av...	-6,303.08
Bill Pmt -Check	11/18/2025	18736	696 Highland Av...	-6,303.08
Gerardo Pizarro				
Bill	11/18/2025		NYSLRS Withol...	-73.68
Bill Pmt -Check	11/18/2025	18737	NYSLRS Withol...	-73.68
HD Supply Facilities Maintenance Ltd.				
Bill	11/05/2025		9241902066, 92...	-1,211.59
Bill Pmt -Check	11/05/2025	18725	9241902066, 92...	-1,211.59
Bill	11/18/2025		Maintenance su...	-2,098.35
Bill Pmt -Check	11/18/2025	18738	Maintenance su...	-2,098.35
Home Depot Credit Services				
Bill	11/05/2025		Maintenance Su...	-6,215.04
Bill Pmt -Check	11/05/2025	18712	Maintenance Su...	-6,215.04

Peekskill Housing Authority
Transaction List by Vendor
November 2025

Type	Date	Num	Memo	Amount
Home Improvement St. John's				
Bill	11/05/2025		Unit turnaround...	-15,100.00
Bill Pmt -Check	11/05/2025	18722	Unit turnaround...	-15,100.00
Bill	11/18/2025		VOID: 1719A, R...	0.00
Bill Pmt -Check	11/18/2025	18739	VOID: 1719A, R...	0.00
Bill	11/24/2025		Roof Repair, 17...	-10,800.00
Bill Pmt -Check	11/24/2025	18765	Roof Repair, 17...	-10,800.00
John G. Cruikshank				
Bill	11/18/2025		Accounting Serv...	-2,400.00
Bill Pmt -Check	11/18/2025	18740	Accounting Serv...	-2,400.00
Juan S Landscaping LLC				
Bill	11/05/2025		Lanscaping Ser...	-4,725.00
Bill Pmt -Check	11/05/2025	18713	Lanscaping Ser...	-4,725.00
Kimberlyn McIver				
Bill	11/05/2025		Ross Coordinat...	-3,077.00
Bill Pmt -Check	11/05/2025	18706	Ross Coordinat...	-3,077.00
Bill	11/18/2025		Ross Coordinat...	-3,077.00
Bill Pmt -Check	11/18/2025	18726	Ross Coordinat...	-3,077.00
Kisha Williams emp				
Bill	11/05/2025		NYSLRS withhol...	-594.26
Bill Pmt -Check	11/05/2025	18714	NYSLRS withhol...	-594.26
Bill	11/18/2025		NYSLRS Withol...	-57.77
Bill Pmt -Check	11/18/2025	18741	NYSLRS Withol...	-57.77
Kristopher Travis				
Bill	11/18/2025		NYSLRS Withol...	-105.11
Bill Pmt -Check	11/18/2025	18742	NYSLRS Withol...	-105.11
LAN Associates				
Bill	11/18/2025		Elevator Modific...	-33,805.00
Bill Pmt -Check	11/18/2025	18743	Elevator Modific...	-33,805.00
Lazurus Rodriguez				
Bill	11/18/2025		NYSLRS Withol...	-846.90
Bill Pmt -Check	11/18/2025	18744	NYSLRS Withol...	-846.90
Liberty Elevator Corporation				
Bill	11/18/2025		Elevator Repair,...	-13,838.75
Bill Pmt -Check	11/18/2025	18745	Elevator Repair,...	-13,838.75
Iovell Collins				
Bill	11/18/2025		NYSLRS Withol...	-100.00
Bill Pmt -Check	11/18/2025	18746	NYSLRS Withol...	-100.00
Michael Anderson				
Bill	11/18/2025		NYSLRS Withol...	-315.83
Bill Pmt -Check	11/18/2025	18747	NYSLRS Withol...	-315.83
Michael Belanich				
Bill	11/18/2025		NYSLRS Withol...	-666.02
Bill Pmt -Check	11/18/2025	18748	NYSLRS Withol...	-666.02
New York Power Authority				
Bill	11/18/2025		Electricity, All Si...	-20,842.63
Bill Pmt -Check	11/18/2025	18749	Electricity, All Si...	-20,842.63
NYS & Local Employees Retirement Systems				
General Journal	11/12/2025	ERS	November ERS ...	936.96
Bill	11/18/2025		2026 Regular P...	-121,495.00
Bill Pmt -Check	11/18/2025	18750	2026 Regular P...	-121,495.00
NYS Employees' Health Insurance Pending A				
Bill	11/18/2025		NYS Health Insu...	-63,037.66
Bill Pmt -Check	11/18/2025	18751	NYS Health Insu...	-63,037.66
NYSIF				
Bill	11/18/2025		Workers' Comp...	-629.97
Bill Pmt -Check	11/18/2025	18752	Workers' Comp...	-629.97
Otis Elevator Company				
Bill	11/05/2025		Elevator Mainte...	-2,423.73
Bill Pmt -Check	11/05/2025	18715	Elevator Mainte...	-2,423.73
Paychex				
General Journal	11/05/2025	Paychex	Paychex invoice	459.43
General Journal	11/05/2025	Paychex	Paychex Corestr...	68.70
General Journal	11/19/2025	Paychex	Paychex invoice	456.72
General Journal	11/19/2025	Paychex	Paychex Corestr...	69.48
Pestech				
Bill	11/05/2025		Monthly Service ...	-857.52
Bill Pmt -Check	11/05/2025	18716	Monthly Service ...	-857.52

Peekskill Housing Authority
Transaction List by Vendor
 November 2025

Type	Date	Num	Memo	Amount
Pierro & Kamensky				
Bill	11/18/2025		Legal Services, ...	-3,200.00
Bill Pmt -Check	11/18/2025	18753	Legal Services, ...	-3,200.00
Pitney Bowes Global Financial Serv. LLC				
Bill	11/18/2025		Postage Meter b...	-478.80
Bill Pmt -Check	11/18/2025	18754	Postage Meter b...	-478.80
Pitney Bowes Purchase Power				
Bill	11/05/2025		Postage fees	-199.48
Bill Pmt -Check	11/05/2025	18717	Postage fees	-199.48
Preston Whidbee				
Bill	11/18/2025		NYSLRS Withol...	-110.53
Bill Pmt -Check	11/18/2025	18755	NYSLRS Withol...	-110.53
Right-Trak Design Inc.				
Bill	11/18/2025		Capital Needs A...	-2,887.50
Bill Pmt -Check	11/18/2025	18756	Capital Needs A...	-2,887.50
Safe Cloud, Inc.				
Bill	11/05/2025		Monthly IT Servi...	-750.00
Bill Pmt -Check	11/05/2025	18718	Monthly IT Servi...	-750.00
Stephen Hamilton				
Bill	11/05/2025		NYSLRS Witho...	-1,164.36
Bill Pmt -Check	11/05/2025	18719	NYSLRS Witho...	-1,164.36
Bill	11/18/2025		NYSLRS Withol...	-147.65
Bill Pmt -Check	11/18/2025	18757	NYSLRS Withol...	-147.65
Suburban Propane				
Bill	11/05/2025		Propane Delivery	-1,725.21
Bill Pmt -Check	11/05/2025	18720	Propane Delivery	-1,725.21
Bill	11/18/2025		Propane Delivery	-1,186.94
Bill Pmt -Check	11/18/2025	18758	Propane Delivery	-1,186.94
Tatum Williams emp				
Bill	11/18/2025		NYSLRS Withol...	-268.90
Bill Pmt -Check	11/18/2025	18759	NYSLRS Withol...	-268.90
the Shermin-Williams Company				
Bill	11/05/2025		Yellow Paint Pro...	-91.14
Bill Pmt -Check	11/05/2025	18721	Yellow Paint Pro...	-91.14
Travelers Insurance				
Bill	11/18/2025		Boiler & Machin...	-8,435.00
Bill Pmt -Check	11/18/2025	18760	Boiler & Machin...	-8,435.00
Verizon				
Bill	11/21/2025		Verizon Wireless ...	-32.00
Bill Pmt -Check	11/21/2025	18764	914 737 7022 6...	-32.00
Verizon Wireless				
Bill	11/20/2025		Verizon Wireles...	-350.67
Bill Pmt -Check	11/20/2025	18763	Verizon Wireles...	-350.67

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
REVIEW OF MONTHLY BILLS AS LISTED
DECEMBER 2025**

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 2025 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 review of the bills as listed in the Bills List December 2025.

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				
Commissioner Alicia Simmons				

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 22, 2026

J. Phalen, Executive Director

Peekskill Housing Authority
Transaction List by Vendor
December 2025

Type	Date	Num	Memo	Amount
A. Oliver Shands				
Bill	12/04/2025		2025 Medicare Part B Reimbursement	-2,220.00
Bill Pmt -Check	12/04/2025	18767	2025 Medicare Part B Reimbursement	-2,220.00
Accredited Lock Supply Co.				
General Journal	12/31/2025	Voids	To void o/s ck#18403	33.63
Aflac New York				
Bill	12/18/2025		Aflac Group Insurance	-479.40
Bill Pmt -Check	12/18/2025	18813	Aflac Group Insurance	-479.40
Bill	12/24/2025		Invoice 764276 Aflac Group Insurance	-479.40
Bill Pmt -Check	12/24/2025	18823	Invoice 764276 Aflac Group Insurance	-479.40
All County Lock & Safe Corp.				
Bill	12/04/2025		Unit Keys and Master Cylinder	-160.00
Bill Pmt -Check	12/04/2025	18768	Unit Keys and Master Cylinder	-160.00
Artistic Glasswork				
Bill	12/04/2025		Insulated Glass for Window	-350.00
Bill Pmt -Check	12/04/2025	18769	Insulated Glass for Window	-350.00
Avaya Financial Services				
Bill	12/04/2025		Office Phone Service	-135.27
Bill Pmt -Check	12/04/2025	18770	Office Phone Service	-135.27
Bill	12/22/2025		Invoice 48364238: Office Phone Service	-135.27
Bill Pmt -Check	12/22/2025	18816	Invoice 48364238: Office Phone Service	-135.27
Carahsoft Technology Corp.				
Bill	12/04/2025		IN2139599 Social Services Verification System	-412.49
Bill Pmt -Check	12/04/2025	18771	IN2139599 Social Services Verification System	-412.49
Chase Card				
Bill	12/19/2025		Chase Credit Card 11/19/25-12/18/25	-13,876.46
Bill Pmt -Check	12/19/2025	18814	VOID: Chase Credit Card 11/19/25-12/18/25	0.00
City of Peekskill (cop)				
Bill	12/18/2025		Quarterly Trash Collection Fee	-21,060.00
Bill Pmt -Check	12/18/2025	18793	Quarterly Trash Collection Fee	-21,060.00
City of Peekskill Finance Department				
Bill	12/18/2025		2025 Pilot Program, 2nd Half.	-53,572.30
Bill Pmt -Check	12/18/2025	18794	2025 Pilot Program, 2nd Half.	-53,572.30
Clinton Barker				
Bill	12/05/2025		Uniform reimbursement	-173.26
Bill Pmt -Check	12/05/2025	18791	Uniform reimbursement	-173.26
Con Edison				
General Journal	12/05/2025	Gas	807 Main St heat	13,802.07
Bill	12/18/2025		Kiley Center, Gas	-2,633.73
Bill Pmt -Check	12/18/2025	18795	Kiley Center, Gas	-2,633.73
CSEA				
Bill	12/04/2025		Monthly Union Dues	-301.99
Bill Pmt -Check	12/04/2025	18772	Monthly Union Dues	-301.99
Bill	12/18/2025		Agency Union Dues W/E 12/17/25	-301.99
Bill Pmt -Check	12/18/2025	18796	Agency Union Dues W/E 12/17/25	-301.99
CSEA Employee Benefit Fund				
Bill	12/04/2025		Employee Benefits, Dental and Vision (October 2025)	-1,746.80
Bill Pmt -Check	12/04/2025	18773	Employee Benefits, Dental and Vision (October 2025)	-1,746.80
Bill	12/18/2025		Employee Benefits; Dental & Vision	-1,746.80
Bill Pmt -Check	12/18/2025	18797	Employee Benefits; Dental & Vision	-1,746.80
DEC COPIERS LEASING				
Bill	12/04/2025		Copy Machine Lease	-149.00
Bill Pmt -Check	12/04/2025	18774	Copy Machine Lease	-149.00
DEC COPIERS LEASING A PROGRAM OF DE LAN				
Bill	12/22/2025		Invoice 593729965 Copystar / CS 3554ci	-149.00
Bill Pmt -Check	12/22/2025	18821	Invoice 593729965 Copystar / CS 3554ci	-149.00
DEC Office Solutions, Inc.				
Bill	12/18/2025		Copy Machine and Toner Fee	-401.19
Bill Pmt -Check	12/18/2025	18798	Copy Machine and Toner Fee	-401.19
DJM Tree Service Inc.				
Bill	12/04/2025		Tree Service on 11/18/25	-3,500.00
Bill Pmt -Check	12/04/2025	18786	Tree Service on 11/18/25	-3,500.00
Doosan Bobcat North America Inc.				
Bill	12/04/2025		Skid Steer and Parts	-85,877.31
Bill Pmt -Check	12/04/2025	18775	Skid Steer and Parts	-85,877.31

**Peekskill Housing Authority
Transaction List by Vendor
December 2025**

Type	Date	Num	Memo	Amount
EnTech Boiler Controls, Inc.				
Bill	12/04/2025		Boiler Sensors 1719 Park St & Annual Contract	-3,745.99
Bill Pmt -Check	12/04/2025	18789	Boiler Sensors 1719 Park St & Annual Contract	-3,745.99
Bill	12/18/2025		IN134597; Design, layout, and Installation Deposit	-3,777.00
Bill Pmt -Check	12/18/2025	18799	IN134597; Design, layout, and Installation Deposit	-3,777.00
Bill	12/22/2025		Invoice 142749; StreamLive & Annual Contract	-929.95
Bill Pmt -Check	12/22/2025	18817	Invoice 142749; StreamLive & Annual Contract	-929.95
Everon, LLC				
Bill	12/04/2025		Fire alarm service	-325.00
Bill Pmt -Check	12/04/2025	18776	Fire alarm service	-325.00
Flanders Group				
Bill	12/24/2025		Safety Group 512 Renewal Fee	-2,681.94
Bill Pmt -Check	12/24/2025	18824	Safety Group 512 Renewal Fee	-2,681.94
HD Supply Facilities Maintenance Ltd.				
Bill	12/22/2025		Invoice 9243714620; Overflow plates (25)	-141.50
Bill Pmt -Check	12/22/2025	18822	Invoice 9243714620; Overflow plates (25)	-141.50
Home Depot Credit Services				
Bill	12/18/2025		Maintenance Supplies 11/24/25-12/25/25	-894.86
Bill Pmt -Check	12/18/2025	18800	Maintenance Supplies 11/24/25-12/25/25	-894.86
Home Improvement St. John's				
Bill	12/19/2025		Unit Turnaround, BT 4J	-11,600.00
Bill Pmt -Check	12/19/2025	18815	Unit Turnaround, BT 4J	-11,600.00
Housing Authority Risk Retention Group				
Bill	12/04/2025		Commerical Liability Insurance	-26,350.00
Bill Pmt -Check	12/04/2025	18777	Commerical Liability Insurance	-26,350.00
Housing Insurance Services Inc.				
Bill	12/04/2025		Insurance; NY Fire Fee Surcharge	-515.26
Bill	12/04/2025		Commerical Property Insurance	-20,606.00
Bill Pmt -Check	12/04/2025	18778		-21,121.26
Hudson Valley Fire, Inc.				
Bill	12/18/2025		Repair of Wet Fire Sprinkler System	-1,500.00
Bill Pmt -Check	12/18/2025	18801	Repair of Wet Fire Sprinkler System	-1,500.00
John G. Cruikshank				
Bill	12/18/2025		Accounting Services; November 2025	-2,400.00
Bill Pmt -Check	12/18/2025	18802	Accounting Services; November 2025	-2,400.00
Juan S Landscaping LLC				
Bill	12/04/2025		Landscaping 11/3/25-11/24/25	-4,724.98
Bill Pmt -Check	12/04/2025	18784	Landscaping 11/3/25-11/24/25	-4,724.98
Keith Staton				
Bill	12/04/2025		Serving Warrant For LT 18-25	-660.00
Bill Pmt -Check	12/04/2025	18785	Serving Warrant For LT 18-25	-660.00
Bill	12/18/2025		Serving Warrant LT 19-25	-440.00
Bill Pmt -Check	12/18/2025	18803	Serving Warrant LT 19-25	-440.00
Kimberlyn McIver				
Bill	12/04/2025		ROSS Coordinator Fee	-3,077.00
Bill Pmt -Check	12/04/2025	18766	ROSS Coordinator Fee	-3,077.00
Bill	12/18/2025		Ross Coordinator Fee	-3,077.00
Bill Pmt -Check	12/18/2025	18792	Ross Coordinator Fee	-3,077.00
Kristopher Travis				
Bill	12/04/2025		Maintenance supplies reimbursement	-271.94
Bill Pmt -Check	12/04/2025	18788	Maintenance supplies reimbursement	-271.94
Kristopher Travis (PT)				
Bill	12/04/2025		Snow Removal 12/2/2025	-250.00
Bill Pmt -Check	12/04/2025	18790	Snow Removal 12/2/2025	-250.00
Malcolm Johnson & Company				
Bill	12/18/2025		Financial Statements Audit FY 3/31/25 (Final)	-4,865.00
Bill Pmt -Check	12/18/2025	18804	Financial Statements Audit FY 3/31/25 (Final)	-4,865.00
NAHRO				
Bill	12/18/2025		Housing Agency Membership 3/1/26-2/28/27	-447.72
Bill Pmt -Check	12/18/2025	18805	Housing Agency Membership 3/1/26-2/28/27	-447.72
New York Power Authority				
General Journal	12/31/2025	Electric	November electric invoice unpaid	17,383.36
NYS & Local Employees Retirement Systems				
General Journal	12/10/2025	ERS	December ERS payment	2,732.35
NYSIF				
Bill	12/18/2025		Workers' Compensation Premium	-2,062.65
Bill Pmt -Check	12/18/2025	18806	Workers' Compensation Premium	-2,062.65

Peekskill Housing Authority
Transaction List by Vendor
December 2025

Type	Date	Num	Memo	Amount
Paychex				
General Journal	12/03/2025	Paychex	Paychex Corestream	69.44
General Journal	12/17/2025	Paychex	Paychex Corestream	56.81
General Journal	12/30/2025	Paychex	Payroll 1/1/26	39,485.17
Pestech				
Bill	12/04/2025		Monthly Extermination Services	-857.52
Bill Pmt -Check	12/04/2025	18779	Monthly Extermination Services	-857.52
Bill	12/24/2025		Exterminator Monthly Service Contract	-857.52
Bill Pmt -Check	12/24/2025	18825	Exterminator Monthly Service Contract	-857.52
PHADA				
Bill	12/18/2025		Annual Membership Renewal	-675.00
Bill Pmt -Check	12/18/2025	18807	Annual Membership Renewal	-675.00
Pierro & Kamensky				
Bill	12/18/2025		Legal Services for November 2025	-3,200.00
Bill Pmt -Check	12/18/2025	18808	Legal Services for November 2025	-3,200.00
Pitney Bowes Purchase Power				
Bill	12/18/2025		Postage/Supplies	-502.25
Bill Pmt -Check	12/18/2025	18809	Postage/Supplies	-502.25
Primo Brands				
Bill	12/04/2025		Water Delivery Services	-69.47
Bill Pmt -Check	12/04/2025	18780	Water Delivery Services	-69.47
Right-Trak Design Inc.				
Bill	12/18/2025		Budget Preparation and Consulting	-440.00
Bill Pmt -Check	12/18/2025	18810	Budget Preparation and Consulting	-440.00
Robison				
Bill	12/04/2025		Fuel Delivery Invoices: 20-8767953, 61, 45	-40,122.47
Bill Pmt -Check	12/04/2025	18781	Fuel Delivery Invoices: 20-8767953, 61, 45	-40,122.47
Bill	12/18/2025		20-8767945; Oil Delivery	-7,906.33
Bill Pmt -Check	12/18/2025	18811	20-8767945; Oil Delivery	-7,906.33
Safe Cloud, Inc.				
Bill	12/04/2025		Monthly IT Services	-750.00
Bill Pmt -Check	12/04/2025	18782	Monthly IT Services	-750.00
Seamus Finn Predmore				
Bill	12/31/2025		Snow Removal	-160.00
Bill Pmt -Check	12/31/2025	18827	Snow Removal	-160.00
Stericycle, Inc				
Bill	12/04/2025		Secure Document Disposal	-90.00
Bill Pmt -Check	12/04/2025	18783	Secure Document Disposal	-90.00
Bill	12/22/2025		Invoice 8012899459: Document Disposal Service	-90.00
Bill Pmt -Check	12/22/2025	18818	Invoice 8012899459: Document Disposal Service	-90.00
Suburban Propane				
Bill	12/18/2025		1144-241563; Propane Delivery	-980.83
Bill Pmt -Check	12/18/2025	18812	1144-241563; Propane Delivery	-980.83
Verizon Wireless				
Bill	12/22/2025		Verizon Wirless Service Nov.16-Dec.15	-584.79
Bill Pmt -Check	12/22/2025	18819	Verizon Wirless Service Nov.16-Dec.15	-584.79
Bill	12/22/2025		Invoice 6131082670; Administrative Cell Phone Service	-52.00
Bill Pmt -Check	12/22/2025	18820	Invoice 6131082670; Administrative Cell Phone Service	-52.00

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVAL OF
PAYMENT FOR EMERGENCY REPAIRS**

WHEREAS, a routine inspection at Bohlmann Towers revealed minor gas leaks requiring immediate repair and Con Edison coordination; and

WHEREAS, the Executive Director authorized immediate repairs as an emergency measure to prevent extended loss of heat and cooking gas for residents; and

WHEREAS, the work has been successfully completed, with a PHA engineer certifying that the system passed all safety tests; and

WHEREAS, HUD procurement guidelines allow for the bypass of competitive small purchase requirements in the event of a public exigency;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Peekskill Housing Authority hereby approves the payment to the contractor in the amount of **\$43,108.17** and accepts the Executive Director’s documentation of this as a necessary emergency procurement.

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				
Commissioner Alicia Simmons				

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 22, 2026

J. Phalen, Executive Director

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	
p00103	11/2024	12/31/2093	20,904.70	290.00	20,614.70	
t0000214	08/2023	12/31/2038	5,701.80	1,600.00	4,101.80	
t0001195	08/2023	12/31/2028	2,189.70	975.00	1,214.70	
t0000795	06/2023	12/31/2044	7,396.70	1,495.00	5,901.70	
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	2,000.00	32,321.20	
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	
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	
t0001220	05/2024	12/31/2065	12,985.77	950.00	12,035.77	
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	615.60	5,788.10	
t0000979	05/2024	12/31/2045	7,868.80	630.00	7,238.80	
t0001145	09/2025	12/31/2029	1,360.00	100.00	1,260.00	
t0001618	08/2025	12/31/2030	1,886.27	125.00	1,761.27	
t0000524	05/2023	12/31/2028	4,954.00	3,100.00	1,854.00	
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	200.00	1,784.00	
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	
t0001245	07/2023	12/31/2045	7,718.66	1,500.00	6,218.66	
Total Bohlmann (47)			430,125.49	90,426.48	339,699.01	

Dunbar

t0000107	07/2021	12/31/2028	12,939.00	9,066.00	3,873.00	
t0001613	11/2023	12/31/2034	13,591.80	2,200.00	11,391.80	
t0001237	11/2024	12/31/2037	5,655.00	1,597.00	4,058.00	
t0000059	02/2024	12/31/2093	20,999.90	575.00	20,424.90	
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	
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	1,250.00	15,814.50	
t0000134	07/2025	12/31/2026	2,120.94	738.00	1,382.94	
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	
t0000022	06/2023	12/31/2027	2,286.00	1,428.00	858.00	
t0000228	07/2025	12/31/2044	5,972.00	1,956.00	4,016.00	
t0000777	09/2025	12/31/2036	4,250.64	678.00	3,572.64	
t0000154	06/2021	12/31/2041	6,257.25	1,375.00	4,882.25	
t0001635	12/2025	12/31/2028	1,386.00	30.00	1,356.00	
p00003	11/2024	12/31/2057	10,434.65	650.00	9,784.65	
t0000179	08/2025	12/31/2074	14,977.40	50.00	14,927.40	
t0000033	09/2024	12/31/2123	30,211.25	737.75	29,473.50	
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	1,100.00	5,641.70	
t0000004	06/2025	12/31/2062	13,812.00	180.00	13,632.00	
t0000904	05/2023	12/31/2030	8,402.10	2,866.00	5,536.10	
Total Dunbar (29)			220,239.54	47,087.80	173,151.74	

TENANT PAYMENT AGREEMENT LISTING cont'd

Turnkey

t0000082	08/2025	12/31/2030	1,729.45	150.00	1,579.45	
t0000256	03/2023	12/31/2030	3,220.50	3,111.00	109.50	
t0001304	08/2025	12/31/2058	10,094.80	25.00	10,069.80	
t0000026	04/2023	12/31/2030	9,675.48	2,215.00	7,460.48	
t0000063	02/2025	12/31/2036	9,717.00	3,377.00	6,340.00	
p00070	07/2025	12/31/2062	12,302.00	1,075.00	11,227.00	
t0001261	08/2023	12/31/2041	17,310.37	1,880.00	15,430.37	
t0000062	06/2023	12/31/2039	6,776.15	2,438.00	4,338.15	
t0000101	07/2023	12/31/2033	6,998.50	2,036.00	4,962.50	
t0001627	08/2023	12/31/2028	2,038.05	875.00	1,163.05	
t0000156	08/2025	12/31/2030	3,255.00	250.00	3,005.00	
Total Turnkey (11)			83,117.30	17,432.00	65,685.30	
			Agreement	Received	Remaining	
PHA TOTAL (87)			773,516.59	160,792.18	612,724.41	