



# MONTHLY BOARD OF COMMISSIONERS MEETING

APRIL 16, 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  
Fax: 914-739-1787

## PEEKSKILL HOUSING AUTHORITY ANNUAL BOARD OF COMMISSIONERS MEETING – APRIL 16<sup>th</sup>, 2026 BOHLMANN TOWERS AGENDA

- I. ROLL CALL
- II. APPROVAL OF MINUTES:
  - a. Resolution – 03/01/2026 – February 19<sup>th</sup>, 2026 – Regular Meeting Minutes
- III. CORRESPONDENCE: None
- IV. EXECUTIVE DIRECTOR'S REPORT:
  - a) Monthly Report – April 2026
  - b) Financial Report – March 2026
- V. COUNSEL'S REPORT
- VI. FISCAL YEAR 2027 BUDGET REVIEW
  - a. John Cruikshank-CPA
- VII. UNFINISHED BUSINESS: *None*
- VIII. NEW BUSINESS:
  - a) Resolution – 03/02/2026 –February Monthly Bills
  - b) Resolution – 04/01/2026 –March Monthly Bills
  - c) Resolution – 04/02/2026 -- Approving Operating Budget for the Fiscal Year April 1, 2026 to March 31, 2027
  - d) Resolution – 04/03/2026 – Writing off Uncollectable Debt ending Fiscal Year March 31, 2026
- IX. TENANTS' COMMENTS AND CONCERNS
- X. ADJOURNMENT
- XI. EXECUTIVE SESSION- *Ongoing Matters*

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING  
FEBRUARY 19, 2026 BOARD MEETING MINUTES  
REGULAR SESSION**

**WHEREAS**, The Board of Commissioners have reviewed the minutes of February 19th, 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 February 19th, 2026 Board Meeting.

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

The vote is as follows:

<b>VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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: April 16<sup>th</sup>, 2026

\_\_\_\_\_  
J. Phalen, Executive Director



# PEEKSKILL HOUSING AUTHORITY

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Executive Director

807 Main Street  
Peekskill, New York 10566  
Phone: 914-739-1700  
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## PEEKSKILL HOUSING AUTHORITY MONTHLY BOARD OF COMMISSIONERS REGULAR MEETING MINUTES FEBRUARY 19, 2026

### ROLL CALL:

Chairman Simpkins  
Vice Chairman Houston  
Commissioner Smith-DeFreitas  
Commissioner Benson

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

Chairman Simpkins welcomed everyone to the February 19, 2026 Monthly Board of Commissioners Meeting.

### Resolution – 02/01/2026 – Regular Meeting Minutes

Chairman Simpkins asked for a motion to pass Resolution 02/01/2026. 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 January \$161,255

**Other Revenue** – January \$3,698

### Tenant Charges

The Executive Director reviewed the Rent Charges, Total tenant charges, Total Collected, Unpaid Tenant Balance for January 2026.

**Bills Paid** –The Executive Director reviewed the January bills.

Total expenses for January 2026 \$477,966

**Court Proceedings** –6 Adjourned, 1 Possession.

**Tenant Payment Agreements- TPA**

Total of 89 residents have payment agreements with a remaining balance of \$606,425.94

**Work Orders** – January: 92, 4 outstanding

**Unit Turnovers** – 2 vacant units as of January 31.

**Extermination-** 1 bedbug treatment in January 2026.

**Tenants Account Receivable (TAR)**

**Total past due for January 2026-** 145 tenants (53%) owed \$1,186,733.

**Police Reports:**

**Police Activity PHA** January 6- January 12, 2026 -Bohlmann Towers had 45 visits (34 patrol/follow-up, 11 other), and Dunbar Heights had 44 visits (42 patrol/follow-up, 2 other).

**Police Activity PHA** January 20 - January 26, 2026, -Bohlmann Towers had 37 visits (35 patrol/follow-up, 2 other), and Dunbar Heights had 35 visits (33 patrol/follow-up, 2 other).



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

HUD has scheduled PHA for the HUD NSPIRE inspections on Monday February 9<sup>th</sup>, 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.



## **Kiley Center**

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

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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 10<sup>th</sup>. Full start is expected on Tuesday February 17<sup>th</sup>.

**COUNSEL'S REPORT:** *None*

**UNFINISHED BUSINESS** – *None*

### **Resolution – 02/02/2026– January Monthly Bills**

Chairman Simpkins asked for a motion to pass Resolution 02/02/2026. 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.

### **TENANTS QUESTIONS COMMENTS AND CONCERNS:**

**Greta Smith:** I thought pitbulls were not allowed in housing. A pitbull chased me in the elevator and I reported it to staff.

**Executive Director Phalen:** I'll follow-up with staff in the morning.

**Helena Travis:** When I call downstairs, no one answers.

**Executive Director Phalen:** There is a new phone system. I'll look into adjusting the ring time.

**Rochelle Bonner:** There's a strong smoke odor entering the apartment through vents and hallways. I don't think the vents in my bathroom are working.

**Chairman Simpkins:** Mike, do the vents turn on and off?

**Assistant Director Levin:** The vents are automatic.

**Helena Travis:** The dumpster placed outside may attract non-residents to dump trash.

**Executive Director Phalen:** It's there temporarily because they're cleaning out a cluttered apartment.

**Sheila Travis:** I had a flood in my apartment on Tuesday and maintenance did not follow-up. It's not fair we are told to use our own insurance when things like this happen.

**Executive Director Phalen:** I'll look into the flood from Tuesday.

**Shurlyn Stoney:** I have mice in the radiator in my bedroom.

**Executive Director Phalen:** Call the office so that you can be placed on the weekly treatment list. The exterminator will visit your unit each until the issue is resolved.

**Sheila Travis:** Maintenance was arguing with the exterminator in my apartment because he wanted him to seal a hole and the maintenance guy said it's against fire code. That's rude.

**Chairman Simpkins:** Give Janneyn the maintenance person's name.

**Rochelle Bonner:** My apartment is cold. Sometimes I put water in the oven and turn my oven on.

**Executive Director Phalen:** Call the office so maintenance can check the heat in your unit. That is a fire hazard.

**Yolanda Scott:** The power went out and we did not receive any communication regarding it.

**Executive Director Phalen:** The office did not have power either. There was an email blast sent regarding the outage and again when the power was restored. There was a maintenance person onsite until the power was restored as well.

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

*The meeting was adjourned at 7:50 pm.*

PEEKSKILL HOUSING AUTHORITY  
 BOARD OF COMMISSIONERS MEETING  
 April 16, 2026  
 EXECUTIVE DIRECTOR'S REPORT

<b>Revenue</b>	<b>March</b>
	68,740
HUD Subsidy – Bohlmann (AMP 1)	
HUD Subsidy – All other sites (AMP 2)	66,526
Proceeds from Capital Funds/Shortfall Funds/ROSS Grant	199,306
<b>Total HUD Revenue</b>	<b>334,572</b>
<b>Other Revenue– Non-Federal</b>	
Laundry Commissions	2,525
CAP Office	0
Health Center	740
Interest	446
<b>Total</b>	<b>3,711</b>
<b>TENANT CHARGES</b>	<b>March</b>
Rent	181,436
Parking	1,770
Misc. (key cards, maintenance charges, legal fees)	611
Late fees	804
Air Conditioners	435
<b>TOTAL TENANT CHARGES</b>	<b>185,056</b>
<b>Total Collected</b>	<b>218,529</b>
<b>Unpaid Tenant Balance for the month</b>	<b>(33,203)</b>
<b>All Outstanding Tenant Charges</b>	<b>1,151,063</b>
<b>Write offs, AJE's, Move outs</b>	<b>237,996</b>

Financial

BILLS PAID

	March
Payroll (M)	72,787
Elevator (Q)	0
Exterminator (M)	2,200
City Trash Collection (Q)	21,060
City Water (Q)	0
Sewer Tax (Semi-Annual)	0
Robison Fuel Oil (M)	72,147
Electric (M)	30,815
Gas (M)	35,137
Propane (M)	2,218
Legal – PHA Attorney (M)	3,200
Legal – Labor Attorney	253
Lawsuit Deductibles	0
Health Insurance/Dental Insurance(M)	72,310
Process Server – Evictions (M)	0
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	12,955
Credit Card (M)-Maintenance Supplies, Office Expenses, Tenant Services	26,399
Other Maintenance Supplies and Contracts (M)	3,727
Other Office Expenses and Contracts (M)	11,209
PILOT (SA)	0
NYS Retirement Contribution (A)	2,945
Medicare Part B Reimbursement	0
Unit Turnaround Contracts	7,800
<b>TOTAL EXPENSES</b>	<b>\$311,192</b>
ROSS Grant (Salary, expenses and training)	6,154
CAPITAL FUND PROJECTS (construction and architect fees)	423,560

**COURT PROCEEDINGS**

<b>MONTH</b>	<b># RESIDENTS</b>	<b>BALANCE</b>	<b>#PAID</b>	<b>AMOUNT PAID</b>	<b>RESULT/COMMENTS</b>
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
February 2026	4	115,929	0	0	3-Adjourned 1-Possession
March 2026	7	99,021	5	14,214	6-Adjourned 1-Stipulation

**WORK ORDERS**

<b>MONTH</b>	<b>CALLS</b>	<b>COMPLETE</b>	<b>OUTSTANDING OR COMMENTS</b>
<b>January 2025</b>	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	
<b>January 2026</b>	92	92	
February	119	119	
March	115	113	2 Outstanding

**Tenant Payment Agreement Summary – As of March 31, 2026**

Bohlmann Towers (48 Agreements)

- Total Agreement Amount: \$308,679.67
- Total Received: \$64,575.08
- Remaining Balance: \$244,104.59

Dunbar Heights (32 Agreements)

- Total Agreement Amount: \$269,098.20
- Total Received: \$61,463.20
- Remaining Balance: \$207,635.00

Turnkey (11 Agreements)

- Total Agreement Amount: \$83,117.30
- Total Received: \$19,034.00
- Remaining Balance: \$64,083.30

PHA Total (91 Agreements)

- Total Agreement Amount: \$660,895.17
- Total Received: \$145,072.28
- Remaining Balance: \$515,822.89

**UNIT TURNOVER**

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-J	1	02/02/26	03/12/26		LEASE 04/01/26
BT 3-D	4	05/16/25	06/18/25	09/02/25	
BT 4-G	3	02/06/26			CONTRACTORS WORKING
BT 4-J	4	11/22/25	12/31/25	02/19/26	
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	02/06/26	
DH 16-D	2	02/06/26	04/03/26		LEASE 04/15/26
TK 1431B 2-L	1	06/30/25	08/07/25	11/15/25	
TK 1431B 3-L	3	02/28/26			OFFLINE
TK 1431A 1-M	3	10/10/25	11/16/25	12/19/25	
TK 1227 3-M	3	12/01/25			OFFLINE
<b>TOTAL VACANT</b>	<b>3</b>				
<b>OFFLINE</b>	<b>2</b>				

**EXTERMINATION SUMMARY – BEDBUGS - # Treatments**

MONTH	2024	2025	2026	Comment
January	0	1	1	
February	2	2	0	
March	0	17	0	2025-3 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		
<b>TOTAL</b>	<b>11</b>	<b>26</b>	<b>1</b>	
<b>COST</b>	<b>\$2,267</b>	<b>\$4,117</b>	<b>\$0</b>	

**ACTIVE UNITS**

As of March 31st	
Bohlmann Towers	142
Dunbar Heights	96
Turnkey	31
<b>Total Occupancy Rate</b>	<b>98% (269)</b>

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

SITE	# Units	No Payment	Past Due through March 31, 2026
Bohlmann Towers	144	(15) 11	72 owed \$600,365 (617,909)
Dunbar Heights	97	(23) 20	31 owed \$404,237 (413,121)
Turnkey	33	(6) 4	20 owed \$146,461 (153,506)
<b>Totals</b>	<b>274</b>	<b>(44) 35</b>	<b>122- 45% - \$1,151,063 (\$1,184,536)</b>

**PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS**

**PHA Activity: February 24- March 2, 2026**

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	52	48	4*
Dunbar Heights	31	28	3*

\* Bohlmann Towers – Other: 1 Animal Complaint, 1 Medical Emergency, 1 Fire Alarm, 1 Assist Citizen.

\* Dunbar Heights – Other: 1 Police Investigation, 1 Altercation, 1 Medical Emergency.

**PHA Activity: March 3-March 9, 2026**

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	35	31	4*
Dunbar Heights	30	27	3*

\* Bohlmann Towers – Other: 4 Parking Complaints.

\* Dunbar Heights – Other: 1 Domestic incident, 1 Dispute, 1 Police Investigation.

**PROPOSED BUDGET 2027**

In your package is the proposed budget for Federal Fiscal Year ending 3/31/2026. Summary follows:

	Proposed 2027	Budget 2026	Actual 2025	Actual 2024
<b>INCOME</b>				
Rental	2,163,150	2,126,740	2,116,444	1,771,168
Investment	500	7,000	7,235	6,566
HUD Subsidy	1,650,000	1,650,000	1,991,124	2,016,888
CFP Operating	250,000	200,000	252,136	200,473
Other*	35,000	35,000	51,636	46,678
<b>TOTAL INCOME</b>	<b>\$4,098,650</b>	<b>\$4,018,740</b>	<b>\$4,418,575</b>	<b>\$4,041,773</b>
<b>EXPENDITURES</b>				
Administration	643,370	583,460	546,748	501,056
Tenant Services	20,000	20,000	11,091	23,901
Utilities	1,097,000	1,072,000	1,044,998	1,024,842
Maintenance, Operations	1,238,060	1,297,480	1,433,934	1,161,717
Protective Services	5,000	5,000	400	975
General Expenses	1,015,440	1,029,740	958,341	786,905
Non-routine, Equipment	10,000	10,000	0	(3,415)
<b>TOTAL EXPENDITURES</b>	<b>\$4,028,870</b>	<b>\$4,017,680</b>	<b>\$3,995,512</b>	<b>\$3,495,981</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$69,780</b>	<b>\$1,060</b>	<b>\$423,063</b>	<b>\$545,792</b>

<b>BUDGET HIGHLIGHTS</b>		
<b>UTILITIES</b>		
Water/Sewer	\$315,000	\$290,000
Electric	290,000	290,000
Gas/Propane	250,000	250,000
Fuel	55,000	50,000
<b>TOTAL</b>	<b>\$1,097,000</b>	<b>\$1,072,000</b>

	<b>Proposed</b>	<b>Budget</b>
	<b>2027</b>	<b>2026</b>
<b>CONTRACT COSTS</b>		
Garbage Removal	\$75,000	\$75,000
Elevator	50,000	50,000
Alarm/Fire Extinguishers	6,000	6,000
Exterminating	20,000	20,000
Unit Turnover	100,000	100,000
Misc./Other Contracts**	179,000	179,000
<b>TOTAL</b>	<b>\$430,000</b>	<b>\$430,000</b>

\*Other Income: tenant charges, laundry, Verizon, office rentals, grants

\*\*Other Contracts: Heating/cooling, landscape, snow, plumbing

**Misc. Contracts and Other Costs:** Web hosting, office equipment, bank fees, GASB45, computer services, water coolers, postage, advertising, membership dues, court costs, office supplies, etc.

**INSURANCE**

Commercial Liability - \$110,000 / Property - \$85,000 Auto – \$8,000 Boiler and Machinery – \$8,500  
 Workman’s Comp-25,000 Deductibles - \$10,000 Fidelity- \$8,500

**TOTAL \$239,000**

**EMPLOYEE BENEFITS**

FICA - \$80,320 Health - \$335,000 Retirement - \$140,000 Dental/Optical - \$20,000  
 Retiree Medical - \$16,000 Uniform Allowance (maintenance) - \$3,500

**TOTAL \$594,820**

**A BOARD RESOLUTION IS REQUIRED TO APPROVE THE FEDERAL FISCAL YEAR 2025 BUDGET**

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**Elevator Bid**

PHA re-bid this project with the following schedule:

**Out to Bid:** March 30, 2026

**Pre-Bid Walk-Through:** April 14, 2026

**Last Day for Bidder Questions:** April 24, 2026

**Bid Opening:** May 7, 2026

**PHA Board Meeting:** May 21, 2026

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## FOB only access Turnkey Laundry Rooms

Security access control system will soon be installed for the laundry rooms at **1431 Park Street** and **1719 Park Street**.

### What this means:

- **Better Security:** The new system uses advanced, encrypted key fobs that cannot be duplicated. This ensures that only authorized residents can access the facilities.
- **Fast Service:** Because the system is cloud-based, Management can now update access or replace lost fobs remotely from the Bohlmann office. You will not have to visit the office to reprogram fobs.

There will be a brief period of installation with minimal to no disruption to your laundry services. Once the system is live, Management will reach out with instructions on the new high-security fobs.

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## Tenant Elections

The Peekskill Housing Authority (PHA) is seeking dedicated residents to fill two (2) vacancies on the Board of Commissioners. Previously, two residents picked up petitions by the deadline. One returned but did not have the minimum signatures needed. Notices went out again on 4/10, petitions to be picked up by April 20<sup>th</sup> and returned by May 5<sup>th</sup>.

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## Grants

### Pending Application Submission

1. **Emergency and Non-Presidentially Declared Disaster Grant Application 2025:** For Bohlmann boiler replacement. Application due date is ongoing.
2. **Capital Improvements Grant:** For Improving physical condition (addressing UPCS/NSPIRE deficiencies), Increasing occupancy, Reducing long-term vacancies \$250,000-\$3,000,000 per award. Due date April 28<sup>th</sup>,2026

### 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 County planner stated in her most recent email to me "At this time, we are still waiting for those funds to be released by HUD"

## Landscaping Services Solicitation

The Authority is currently soliciting bids from qualified contractors for landscaping services for the 2026 season. The scope covers all PHA properties, including Bohlmann Towers, Dunbar Heights, and Turnkey scattered sites.

### Key Procurement Details:

- Solicitation Status: Active.
- Bid Deadline: Friday, May 1, 2026, by 12:00 PM.
- Scope of Work: Weekly lawn maintenance, spring/fall cleanups, mulching, and hedge trimming to ensure all sites meet curb appeal and safety standards.

Status: Contract award recommendations will be presented to the Board following the bid opening and subsequent review of qualifications and pricing.

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## **Kiley Center**

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

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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:

Full start is underway and they are at the halfway point.

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 March 31, 2026

	Mar 31, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1111.2 Cash - Operating Account	474,454.48
1111.5 Cash - Payroll Account	34,263.47
1112 Chase - Nonfederal	426,017.83
1114 Security Deposit Fund	80,966.25
1117 Petty Cash Fund	1,000.00
	1,016,702.03
<b>Total Checking/Savings</b>	1,016,702.03
<b>Other Current Assets</b>	
1123 Allowance for Doubt. Accts	-1,135,366.00
1125 AR HUD	176,328.00
1129 AR Other	2,625.70
1211 Prepaid Insurance	54,499.00
1260 Material Inventory	37,581.00
1261 Obsolete Inventory	-1,879.00
1122.1 · 1122.1 TAR Bohlmann	473,143.66
1122.2 · 1122.2 TAR Dunbar	350,453.80
1122.3 · 1122.3 TAR Turnkey	77,424.15
1122.7 · 1122.7 TAR Repays Bohlmann	241,462.87
1122.8 · 1122.8 TAR Repays Dunbar	211,587.67
1122.9 · 1122.9 TAR Repays Turnkey	55,984.42
1262 · 1262 Fuel Oil Inventory	26,045.00
	569,890.27
<b>Total Other Current Assets</b>	569,890.27
<b>Total Current Assets</b>	1,586,592.30
<b>Fixed Assets</b>	
1400.10 Leasehold Improvements	3,650,425.76
1400.12 Building Improvements	3,555,353.79
1400.3 CFP Unallocated	220.00
1400.42 CFP 2020	289,940.00
1400.45 CFP 2023	90,197.50
1400.451 CFP 2023 ESS	83,104.00
1400.46 CFP 2024	201,033.56
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
1401 CDBG Costs	43,393.15
	6,110,114.63
<b>Total Fixed Assets</b>	6,110,114.63
<b>Other Assets</b>	
1420 · 1420 Deferred Outflows GASB-68	311,799.00
1421 · 1421 Deferred Outflows OPEB	865,055.00
	1,176,854.00
<b>Total Other Assets</b>	1,176,854.00
<b>TOTAL ASSETS</b>	<b>8,873,560.93</b>

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04/07/26

Accrual Basis

**Peekskill Housing Authority**  
**Balance Sheet**  
As of March 31, 2026

	<b>Mar 31, 26</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
2111 Accounts Payable	51,315.10
2114 Tenant Security Deposits	80,266.22
2117.3 Pension Payable	1,526.11
2117.5 Group Insurance	9,376.38
2117.7 CSEA Dues	-375.03
2133 Accrued utilities	138,083.70
2135 Accrued Payroll	8,199.69
2137 Payments in Lieu of Taxes	103,620.00
2138 Accrued Comp. Absences	181,023.00
2146 Lease Payable	3,926.89
2240.1 · Prepaid Rent Bohlmann	10,306.65
2240.2 · Prepaid Rent Dunbar	6,484.33
2240.3 · Prepaid Rent Turnkey	3,935.92
<b>Total Other Current Liabilities</b>	597,688.96
<b>Total Current Liabilities</b>	597,688.96
<b>Long Term Liabilities</b>	
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
<b>Total Long Term Liabilities</b>	6,291,650.00
<b>Total Liabilities</b>	6,889,338.96
<b>Equity</b>	
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	654,929.18
<b>Total Equity</b>	1,984,221.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>8,873,560.93</b>

Peekskill Housing Authority  
**Profit & Loss**  
 March 2026

	<u>Mar 26</u>
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	97,152.00
3110.2 Dunbar Heights	55,570.00
3110.4 Turnkey	28,714.00
Total 3110 Dwelling Rental	<u>181,436.00</u>
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	735.00
3190.2 Dunbar Heights	765.00
3190.4 Turnkey	270.00
Total 3190 Nondwelling Rental	<u>1,770.00</u>
3610 Interest on Gen. Fund Inv.	446.08
3690 Other Income	
3690.1 Laundry Room Income	2,525.10
3690.3 Health Center Rent	740.16
3690.6 Late Fees	
Bohlmann Towers	444.45
Dunbar Heights	269.75
Turnkey	90.00
Total 3690.6 Late Fees	<u>804.20</u>
3690.8 Work Orders	
Bohlmann Towers	304.00
Dunbar Heights	307.00
Total 3690.8 Work Orders	<u>611.00</u>
3690.9 AC - BT	375.00
3690.9 Ac - TK	60.00
Total 3690 Other Income	<u>5,115.46</u>
3691 Other Income CFP Subsidy	-7,009.00
8020 Operating Subsidy	
8020.1 AMP 1	68,740.00
8020.2 AMP2	66,526.00
Total 8020 Operating Subsidy	<u>135,266.00</u>
Total Income	<u>317,024.54</u>
Gross Profit	317,024.54
Expense	
4110 Administrative Salaries	28,433.65
4130 Legal Expense	3,453.00
4140 Staff Training	6,568.05
4170 Accounting Fees	2,400.00
4190.15 Cell Phones/Pagers	527.00
4190.3 Telephone	-57.78
4190.5 Forms, Station. & Office	6,955.65
4190.6 All Other Sundry	1,594.22
4190.7 Admin. Service Contracts	3,530.92
4190.71 Leases	1,009.35
4190.9 Advertising	1,141.20
4220.01 Other Tenant Services	1,332.02
4320 Electricity	31,344.19
4330 Gas	47,954.91
4335 Propane	2,218.34
4340 Fuel	72,147.30
4410 Labor	44,353.46

Peekskill Housing Authority  
**Profit & Loss**  
 March 2026

	<u>Mar 26</u>
4420 Materials	
4420.01 Supplies - Grounds	8,278.04
<b>Total 4420 Materials</b>	<b>8,278.04</b>
4430.1 Garbage & Trash Removal	21,060.00
4430.11 Routine Maint Contracts	8,917.80
4430.2 Heating & Cooling Contr	350.00
4430.5 Landscaping Contracts	-3,784.38
4430.6 Unit Turnaround Contract	7,800.00
4430.9 Exterminating Contracts	2,200.00
4510 Insurance Expense	6,473.14
4520 Payments in Lieu of Taxes	2,997.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	38,019.43
4540.2 Employee Ben - Maint	35,014.10
4540.6 GASB-68 Admin	10,557.00
<b>Total 4540 Employee Benefits</b>	<b>83,590.53</b>
4570 Collection Losses	6,250.00
4190.72 - 4190.73 IT Services	1,200.00
<b>Total Expense</b>	<b>400,237.61</b>
<b>Net Ordinary Income</b>	<b>-83,213.07</b>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
8027 CDBG Funds	43,393.15
8029.52 Capital Fund Grant 2022	8,593.75
8029.53 ROSS Grant	18,784.24
8029.54 Capital Fund Grant 2023	128,535.00
<b>Total Other Income</b>	<b>199,306.14</b>
<b>Other Expense</b>	
4805 ROSS 2022 Expenses	6,360.32
<b>Total Other Expense</b>	<b>6,360.32</b>
<b>Net Other Income</b>	<b>192,945.82</b>
<b>Net Income</b>	<b>109,732.75</b>

Peekskill Housing Authority  
**Profit & Loss**  
 April 2025 through March 2026

	<u>Apr '25 - Mar 26</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	1,228,953.98
3110.11 Retro Rent BT	4,940.00
3110.2 Dunbar Heights	599,193.00
3110.21 Retro Rent DH	28,836.00
3110.4 Turnkey	329,046.00
<b>Total 3110 Dwelling Rental</b>	<b>2,188,968.98</b>
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	9,778.02
3190.2 Dunbar Heights	9,127.33
3190.4 Turnkey	2,985.00
<b>Total 3190 Nondwelling Rental</b>	<b>21,890.35</b>
3610 Interest on Gen. Fund Inv.	7,447.96
3690 Other Income	
3690.1 Laundry Room Income	25,179.20
3690.2 CAP Office Rent	4,500.00
3690.3 Health Center Rent	8,141.76
3690.6 Late Fees	
Bohlmann Towers	5,870.15
Dunbar Heights	2,834.55
Turnkey	995.55
<b>Total 3690.6 Late Fees</b>	<b>9,700.25</b>
3690.8 Work Orders	
Bohlmann Towers	1,356.00
Dunbar Heights	1,361.00
Turnkey	10.00
<b>Total 3690.8 Work Orders</b>	<b>2,727.00</b>
3690.9 AC - BT	5,778.50
3690.9 Ac - TK	770.03
3690 Other Income - Other	9,065.19
<b>Total 3690 Other Income</b>	<b>65,861.93</b>
3691 Other Income CFP Subsidy	176,328.00
8020 Operating Subsidy	
8020.1 AMP 1	864,800.00
8020.2 AMP2	895,975.00
8020.5 Shortfall Funds	74,219.00
<b>Total 8020 Operating Subsidy</b>	<b>1,834,994.00</b>
<b>Total Income</b>	<b>4,295,491.22</b>
<b>Gross Profit</b>	<b>4,295,491.22</b>
<b>Expense</b>	
4110 Administrative Salaries	360,949.62
4130 Legal Expense	46,995.00
4140 Staff Training	23,323.51
4170 Accounting Fees	28,800.00
4171 Auditing Fees	10,765.00
4190.15 Cell Phones/Pagers	1,382.23
4190.2 Membership Dues & Fees	2,027.72
4190.3 Telephone	1,366.94
4190.4 Collection Fees/Court Co	1,980.00
4190.5 Forms, Station. & Office	59,097.79
4190.6 All Other Sundry	22,822.32
4190.7 Admin. Service Contracts	57,046.72
4190.71 Leases	5,790.11

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Accrual Basis

**Peekskill Housing Authority**  
**Profit & Loss**  
 April 2025 through March 2026

	Apr '25 - Mar 26
4190.9 Advertising	7,534.20
4220.01 Other Tenant Services	6,257.01
4310 Water & Sewer	251,000.31
4310.9 Sewer Taxes	53,368.75
4320 Electricity	283,352.50
4330 Gas	299,724.44
4335 Propane	16,993.82
4340 Fuel	276,762.80
4410 Labor	634,489.17
4410.03 Temporary Labor	100.00
4420 Materials	
4420.01 Supplies - Grounds	110,160.67
<b>Total 4420 Materials</b>	<b>110,160.67</b>
4430.1 Garbage & Trash Removal	84,240.00
4430.10 Alarm/Extinguish Contra	8,176.19
4430.11 Routine Maint Contracts	66,611.29
4430.2 Heating & Cooling Contr	10,217.65
4430.3 Snow Removal	1,775.00
4430.4 Elevator Contracts	41,206.80
4430.5 Landscaping Contracts	42,062.15
4430.6 Unit Turnaround Contract	121,200.00
4430.9 Exterminating Contracts	21,100.20
4510 Insurance Expense	194,273.14
4520 Payments in Lieu of Taxes	103,620.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	201,357.94
4540.2 Employee Ben - Maint	276,215.15
4540.6 GASB-68 Admin	121,495.00
<b>Total 4540 Employee Benefits</b>	<b>599,068.09</b>
4570 Collection Losses	68,610.00
4620 Casualty Losses	12,189.44
4190.72 - 4190.73 IT Services	11,350.00
7520 - 7520 Equipment Purchases	8,800.00
<b>Total Expense</b>	<b>3,956,590.58</b>
<b>Net Ordinary Income</b>	<b>338,900.64</b>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
8027 CDBG Funds	43,393.15
8029.52 Capital Fund Grant 2022	8,593.75
8029.53 ROSS Grant	78,349.07
8029.54 Capital Fund Grant 2023	128,535.00
8029.541CapitalFundGrant2023ESS	83,104.00
8029.55 Capital Fund Grant 2024	80,621.00
8029.551CapitalFundGrant2024H	30,360.38
<b>Total Other Income</b>	<b>452,956.35</b>
<b>Other Expense</b>	
4610 Extraordinary Maintenance	56,135.62
4805 ROSS 2022 Expenses	80,792.19
<b>Total Other Expense</b>	<b>136,927.81</b>
<b>Net Other Income</b>	<b>316,028.54</b>
<b>Net Income</b>	<b>654,929.18</b>

**Peekskill Housing Authority**  
**Summary Operating Statement - Budget and Actual**  
**Twelve Months Ended March 31, 2026**

<b>Revenue</b>	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
<b>Operating Receipts</b>					
Dwelling Rentals	2,086,699	2,113,940	2,113,940	2,188,969	75,029
Nondwelling Rent	22,393	4,800	4,800	21,890	17,090
Interest Income	7,235	7,000	7,000	7,448	448
Other Income	56,362	43,000	43,000	65,862	22,862
HUD Operating Subsidy	1,991,124	1,650,000	1,650,000	1,834,994	184,994
CFP Operations Subsidy	207,382	200,000	200,000	176,328	(23,672)
<b>Total Operating Receipts - Including HUD Contril</b>	<b>4,371,195</b>	<b>4,018,740</b>	<b>4,018,740</b>	<b>4,295,491</b>	<b>276,751</b>
<b>Expenses</b>					
<b>Operating Expenditures</b>					
<b>Administrative:</b>					
Administrative Salaries	311,757	365,960	365,960	360,950	5,010
Legal Expense	46,599	45,000	45,000	46,995	(1,995)
Training	8,353	5,000	5,000	23,324	(18,324)
Travel	0	5,000	5,000	0	5,000
Accounting Fees	30,300	30,000	30,000	28,800	1,200
Auditing Fees	10,350	25,000	25,000	10,765	14,235
Telephone, Office Supplies, Miscellaneous	134,899	107,500	107,500	170,398	(62,898)
<b>Total Administrative Expenses</b>	<b>542,258</b>	<b>583,460</b>	<b>583,460</b>	<b>641,232</b>	<b>(57,772)</b>
<b>Tenant Services:</b>					
Contracts	0	0	0	0	0
Relocation and other	11,091	20,000	20,000	6,257	13,743
<b>Total Tenant Services Expenses</b>	<b>11,091</b>	<b>20,000</b>	<b>20,000</b>	<b>6,257</b>	<b>13,743</b>
<b>Utilities:</b>					
Water/Sewer	266,510	240,000	240,000	304,369	(64,369)
Electricity	260,839	290,000	290,000	283,353	6,647
Gas	292,597	250,000	250,000	299,724	(49,724)
Fuel	208,178	292,000	292,000	293,757	(1,757)
<b>Total Utilities Expenses</b>	<b>1,028,124</b>	<b>1,072,000</b>	<b>1,072,000</b>	<b>1,181,203</b>	<b>(109,203)</b>
<b>Ordinary Maintenance &amp; Operation:</b>					
Labor-Maintenance	632,228	697,480	697,480	634,589	62,891
Materials - Maintenance	175,253	170,000	170,000	110,161	59,839
Maint Contract Costs	584,138	430,000	430,000	396,589	33,411
<b>Total Maintenance Expenses</b>	<b>1,391,619</b>	<b>1,297,480</b>	<b>1,297,480</b>	<b>1,141,339</b>	<b>156,141</b>
<b>Protective Services:</b>					
Contracts	400	5,000	5,000	0	5,000
<b>Total Protective Services</b>	<b>400</b>	<b>5,000</b>	<b>5,000</b>	<b>0</b>	<b>5,000</b>
<b>General Expense:</b>					
Insurance	210,596	260,500	260,500	194,273	66,227
Payments in Lieu of Taxes	108,832	105,470	105,470	103,620	1,850
Employee Benefit Contributions	557,273	588,770	588,770	599,068	(10,298)
Collection Losses	100,000	75,000	75,000	68,610	6,390
<b>Total General Expenses</b>	<b>976,701</b>	<b>1,029,740</b>	<b>1,029,740</b>	<b>965,571</b>	<b>64,169</b>
<b>Nonroutine Items:</b>					
Extraordinary Items	74,360	10,000	10,000	77,125	(67,125)
<b>Total Operating Expenses</b>	<b>4,024,553</b>	<b>4,017,680</b>	<b>4,017,680</b>	<b>4,012,727</b>	<b>72,078</b>
<b>Net Income/(Loss)</b>	<b>346,642</b>	<b>1,060</b>	<b>1,060</b>	<b>282,764</b>	<b>281,704</b>

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING THE  
REVIEW OF MONTHLY BILLS AS LISTED  
FEBRUARY 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 February 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 February 2026 Bills List.

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

The vote is as follows:

<b>VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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: April 16<sup>th</sup>, 2026

\_\_\_\_\_  
J. Phalen, Executive Director

## Peekskill Housing Authority Transaction List by Vendor February 2026

Type	Date	Num	Memo	Amount
<b>Aflac New York</b>				
Bill	02/26/2026		781392- Group I...	-719.10
Bill Pmt -Check	02/26/2026	18911	781392- Group I...	-719.10
<b>All County Lock &amp; Safe Corp.</b>				
Bill	02/26/2026		Unit and keys a...	-160.00
Bill Pmt -Check	02/26/2026	18912	Unit and keys a...	-160.00
<b>Arthur J McDonough</b>				
Bill	02/11/2026		MEDICARE PA...	-2,220.00
Bill Pmt -Check	02/11/2026	18886	MEDICARE PA...	-2,220.00
<b>Artistic Glasswork</b>				
Bill	02/26/2026		021326- INSUL...	-350.00
Bill Pmt -Check	02/26/2026	18913	021326- INSUL...	-350.00
<b>Avaya Financial Services</b>				
Bill	02/26/2026		OFFICE PHONES	-292.89
Bill Pmt -Check	02/26/2026	18914	OFFICE PHONES	-292.89
<b>Bond, Schoeneck &amp; King, PLLC</b>				
Bill	02/11/2026		LEGAL SERVIC...	-92.00
Bill Pmt -Check	02/11/2026	18887	LEGAL SERVIC...	-92.00
<b>Brittany Thornton</b>				
Bill	02/26/2026		Security Deposit...	-500.00
Bill Pmt -Check	02/26/2026	18915	Security Deposit...	-500.00
<b>Carlos Nazario</b>				
Bill	02/26/2026		Snow Removal	-90.00
Bill Pmt -Check	02/26/2026	18916	Snow Removal	-90.00
<b>Chase Card</b>				
Bill	02/26/2026		Monthly Credit ...	-13,548.90
Bill Pmt -Check	02/26/2026	18930	Monthly Credit ...	-13,548.90
<b>City of Peekskill (Gas)</b>				
Bill	02/11/2026		Vehicle Fuel- Ja...	-984.05
Bill Pmt -Check	02/11/2026	18888	Vehicle Fuel- Ja...	-984.05
<b>Con Edison</b>				
General Journal	02/09/2026	Gas	807 Main St heat	34,007.60
Bill	02/11/2026		Gas for 709 Mai...	-5,605.40
Bill Pmt -Check	02/11/2026	18889	Gas for 709 Mai...	-5,605.40
Bill	02/26/2026		ELECTRICITY, ...	-52.38
Bill Pmt -Check	02/26/2026	18917	ELECTRICITY, ...	-52.38
<b>CSEA</b>				
Bill	02/11/2026		AGENCY UNIO...	-311.96
Bill Pmt -Check	02/11/2026	18890	AGENCY UNIO...	-311.96
Bill	02/26/2026		AGENCY UNIO...	-311.96
Bill Pmt -Check	02/26/2026	18918	AGENCY UNIO...	-311.96
<b>CSEA Employee Benefit Fund</b>				
Bill	02/26/2026		CSEA VISION A...	-1,746.80
Bill Pmt -Check	02/26/2026	18919	CSEA VISION A...	-1,746.80
<b>DEC Office Solutions, Inc.</b>				
Bill	02/11/2026		IN352909, IN35...	-580.83
Bill Pmt -Check	02/11/2026	18891	IN352909, IN35...	-580.83
<b>Di Paterio Contracting Inc.</b>				
Bill	02/06/2026		Dunbar Bathroo...	-44,650.00
Bill Pmt -Check	02/06/2026	18884	Dunbar Bathroo...	-44,650.00
<b>Eileen McDonough</b>				
Bill	02/11/2026		MEDICARE PA...	-2,220.00
Bill Pmt -Check	02/11/2026	18892	MEDICARE PA...	-2,220.00
<b>Eileen Pareti</b>				
Bill	02/11/2026		MEDICARE PA...	-2,220.00
Bill Pmt -Check	02/11/2026	18893	MEDICARE PA...	-2,220.00
<b>Gerardo Pizarro</b>				
Bill	02/11/2026		Uniform reimbur...	-186.04
Bill Pmt -Check	02/11/2026	18894	Uniform reimbur...	-186.04
<b>HD Supply Facilities Maintenance Ltd.</b>				
Bill	02/26/2026		Maintenance su...	-1,453.23
Bill Pmt -Check	02/26/2026	18920	Maintenance su...	-1,453.23
<b>Highland Welding Service</b>				
Bill	02/26/2026		25450- Stainles...	-220.00
Bill Pmt -Check	02/26/2026	18921	25450- Stainles...	-220.00

**Peekskill Housing Authority  
Transaction List by Vendor  
February 2026**

Type	Date	Num	Memo	Amount
<b>Housing Authority Risk Retention Group</b>				
Bill	02/26/2026		HG00135897- C...	-26,350.00
Bill Pmt -Check	02/26/2026	18922	HG00135897- C...	-26,350.00
<b>Housing Insurance Services Inc.</b>				
Bill	02/26/2026		HP00137921- Li...	-20,606.00
Bill Pmt -Check	02/26/2026	18923	HP00137921- Li...	-20,606.00
<b>JKR Pest Solutions LLC</b>				
Bill	02/11/2026		Exterminator Mo...	-1,330.00
Bill Pmt -Check	02/11/2026	18895	Exterminator Mo...	-1,330.00
<b>John G. Cruikshank</b>				
Bill	02/11/2026		Accounting Serv...	-2,400.00
Bill Pmt -Check	02/11/2026	18896	Accounting Serv...	-2,400.00
<b>Keith Staton</b>				
Bill	02/11/2026		Serving Warrant...	-110.00
Bill Pmt -Check	02/11/2026	18897	Serving Warrant...	-110.00
<b>Kimberlyn McIver</b>				
Bill	02/11/2026		ROSS Coordina...	-3,077.00
Bill Pmt -Check	02/11/2026	18885	ROSS Coordina...	-3,077.00
Bill	02/26/2026		ROSS Coordina...	-3,077.00
Bill Pmt -Check	02/26/2026	18931	ROSS Coordina...	-3,077.00
<b>Kristopher J. Travis</b>				
Bill	02/26/2026		Snow Removal	-140.00
Bill Pmt -Check	02/26/2026	18924	Snow Removal	-140.00
<b>LAN Associates</b>				
Bill	02/26/2026		Invoice 6415,64...	-13,006.25
Bill Pmt -Check	02/26/2026	18925	Invoice 6415,64...	-13,006.25
<b>MARC NAHRO</b>				
Bill	02/26/2026		NAHRO 2026 M...	-150.00
Bill Pmt -Check	02/26/2026	18926	NAHRO 2026 M...	-150.00
<b>Michael Anderson</b>				
Bill	02/11/2026		Uniform reimbur...	-39.02
Bill Pmt -Check	02/11/2026	18898	Uniform reimbur...	-39.02
<b>Michael Belanich</b>				
Bill	02/11/2026		MEDICARE PA...	-555.00
Bill Pmt -Check	02/11/2026	18899	MEDICARE PA...	-555.00
<b>Nan McKay</b>				
Bill	02/11/2026		Model Admissio...	-239.00
Bill Pmt -Check	02/11/2026	18900	Model Admissio...	-239.00
<b>New York Power Authority</b>				
Bill	02/11/2026		6100143038: EL...	-23,554.72
Bill Pmt -Check	02/11/2026	18901	6100143038: EL...	-23,554.72
<b>NYS &amp; Local Employees Retirement Systems</b>				
General Journal	02/10/2026	ERS	February ERS p...	3,522.95
<b>NYS Employees' Health Insurance Pending A</b>				
Bill	02/11/2026		VOID: HEALTH ...	0.00
Bill Pmt -Check	02/11/2026	18902	VOID: HEALTH ...	0.00
<b>NYSIF</b>				
Bill	02/11/2026		67414226; Work...	-1,443.86
Bill Pmt -Check	02/11/2026	18903	67414226; Work...	-1,443.86
<b>Paychex</b>				
General Journal	02/11/2026	Paychex	Corestream	97.37
General Journal	02/25/2026	Paychex	Corestream	97.40
<b>Pierro &amp; Kamensky</b>				
Bill	02/11/2026		Monthly Legal S...	-3,200.00
Bill Pmt -Check	02/11/2026	18904	Monthly Legal S...	-3,200.00
<b>Purchase Power</b>				
Bill	02/26/2026		Postage supplies	-1.05
Bill Pmt -Check	02/26/2026	18927	Postage supplies	-1.05
<b>Right-Trak Design Inc.</b>				
Bill	02/11/2026		Budget Preparat...	-493.75
Bill Pmt -Check	02/11/2026	18905	Budget Preparat...	-493.75
<b>Robison</b>				
Bill	02/11/2026		Oil Delivery; 696...	-38,331.93
Bill Pmt -Check	02/11/2026	18906	Oil Delivery; 696...	-38,331.93
<b>Safe Cloud, Inc.</b>				
Bill	02/11/2026			-750.00
Bill Pmt -Check	02/11/2026	18907		-750.00

## Peekskill Housing Authority Transaction List by Vendor February 2026

Type	Date	Num	Memo	Amount
<b>Stericycle, Inc</b>				
Bill	02/26/2026		1000899111- S...	-90.00
Bill Pmt -Check	02/26/2026	18928	1000899111- S...	-90.00
<b>Sun-Dance Energy Contractors Inc.</b>				
Bill	02/11/2026		9355; Boiler rep...	-43,108.17
Bill Pmt -Check	02/11/2026	18910	9355; Boiler rep...	-43,108.17
<b>superior Printing, Inc.</b>				
Bill	02/11/2026		5079025; 1000 ...	-259.09
Bill Pmt -Check	02/11/2026	18908	5079025; 1000 ...	-259.09
<b>Yardi Systems</b>				
Bill	02/11/2026		Yardi Systems: ...	-3,816.51
Bill Pmt -Check	02/11/2026	18909	Yardi Systems: ...	-3,816.51

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING THE  
REVIEW OF MONTHLY BILLS AS LISTED  
MARCH 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 March 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 March 2026 Bills List.

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

The vote is as follows:

<b>VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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: April 16<sup>th</sup>, 2026

\_\_\_\_\_  
J. Phalen, Executive Director

**Peekskill Housing Authority**  
**Transaction List by Vendor**  
**March 2026**

Type	Date	Num	Memo	Amount
<b>Aflac New York</b>				
Bill	03/12/2026		Supplemental G...	-479.40
Bill Pmt -Check	03/12/2026	18960	Supplemental G...	-479.40
Bill	03/26/2026		Aflac Health Gro...	-479.40
Bill Pmt -Check	03/26/2026	18989	Aflac Health Gro...	-479.40
<b>Avaya Financial Services</b>				
Bill	03/26/2026		OFFICE PHONES	-292.89
Bill Pmt -Check	03/26/2026	18963	OFFICE PHONES	-292.89
<b>Bond, Schoeneck &amp; King, PLLC</b>				
Bill Pmt -Check	03/11/2026	18931	20128648; LEG...	-253.00
Bill	03/12/2026		20128648; LEG...	-253.00
<b>Carahsoft Technology Corp.</b>				
Bill Pmt -Check	03/11/2026	18932	IN2187419, 221...	-2,527.48
Bill	03/12/2026		IN2187419, 221...	-2,527.48
Bill	03/26/2026		Social Service V...	-61.94
Bill Pmt -Check	03/26/2026	18964	Social Service V...	-61.94
<b>Chase Card</b>				
Bill	03/26/2026		Maintenance Ex...	-18,366.85
Bill Pmt -Check	03/26/2026	18982	Maintenance Ex...	-18,366.85
<b>City of Peekskill (cop)</b>				
Bill	03/26/2026		Quarterly Trash ...	-21,060.00
Bill Pmt -Check	03/26/2026	18965	Quarterly Trash ...	-21,060.00
<b>City of Peekskill (Gas)</b>				
Bill Pmt -Check	03/11/2026	18933	Vehicle Fuel- Fe...	-51.00
Bill	03/12/2026		Vehicle Fuel- Fe...	-51.00
<b>Clinton Barker</b>				
Bill Pmt -Check	03/11/2026	18934	Uniform reimbur...	-134.32
Bill	03/12/2026		Uniform reimbur...	-134.32
<b>Con Edison</b>				
Bill Pmt -Check	03/11/2026	18935	Kiley Center Gas	-4,617.55
General Journal	03/11/2026	Gas	807 Main St heat	30,518.89
Bill	03/12/2026		Kiley Center Gas	-4,617.55
Bill	03/12/2026		Electricity: 696 ...	-33.81
Bill Pmt -Check	03/12/2026	18954	Electricity: 696 ...	-33.81
Bill	03/12/2026		Electricity: 696 ...	-408.58
Bill Pmt -Check	03/12/2026	18956	Electricity: 696 ...	-408.58
Bill	03/26/2026		696 Highland Av...	-86.79
Bill Pmt -Check	03/26/2026	18966	696 Highland Av...	-86.79
<b>CSEA</b>				
Bill Pmt -Check	03/11/2026	18936	AGENCY UNIO...	-311.96
Bill	03/12/2026		AGENCY UNIO...	-311.96
Bill	03/26/2026		AGENCY UNIO...	-311.96
Bill Pmt -Check	03/26/2026	18967	AGENCY UNIO...	-311.96
<b>CSEA Employee Benefit Fund</b>				
Bill	03/26/2026		VISION AND D...	-1,746.80
Bill Pmt -Check	03/26/2026	18968	VISION AND D...	-1,746.80
<b>DEC COPIERS LEASING A PROGRAM OF DE LAN</b>				
Bill Pmt -Check	03/11/2026	18937	595976082 ;Lea...	-298.00
Bill	03/12/2026		595976082 ;Lea...	-298.00
Bill	03/26/2026		Lease of copyst...	-163.90
Bill Pmt -Check	03/26/2026	18969	Lease of copyst...	-163.90
<b>DEC Office Solutions, Inc.</b>				
Bill Pmt -Check	03/11/2026	18938	IN355882- Copy...	-547.45
Bill	03/12/2026		IN355882- Copy...	-547.45
<b>Di Paterio Contracting Inc.</b>				
Bill	03/17/2026		Bathroom Revit...	-43,393.15
Bill Pmt -Check	03/17/2026	18961	Bathroom Revit...	-43,393.15
Bill	03/26/2026		Bathroom Revit...	-83,885.00
Bill Pmt -Check	03/26/2026	18991	Bathroom Revit...	-83,885.00
<b>DJM Tree Service Inc.</b>				
General Journal	03/31/2026	Voids	Void ck#18735 ...	3,784.38
<b>Highland Welding Service</b>				
Bill	03/26/2026		25477; Stainless...	-195.00
Bill Pmt -Check	03/26/2026	18970	25477; Stainless...	-195.00
<b>Home Depot Credit Services</b>				
Bill	03/26/2026		MAINTENANCE...	-8,032.04
Bill Pmt -Check	03/26/2026	18983	MAINTENANCE...	-8,032.04

**Peekskill Housing Authority**  
**Transaction List by Vendor**  
**March 2026**

Type	Date	Num	Memo	Amount
<b>Home Improvement St. John's</b>				
Bill	03/26/2026		Unit Turnaround...	-7,800.00
Bill Pmt -Check	03/26/2026	18984	Unit Turnaround...	-7,800.00
<b>Hudson Mold Testing and Consulting, INC</b>				
Bill	03/26/2026		Mold Testing an...	-1,350.00
Bill Pmt -Check	03/26/2026	18985	Mold Testing an...	-1,350.00
<b>Janneyn Phalen</b>				
Bill	03/26/2026		Travel Accom...	-8.07
Bill Pmt -Check	03/26/2026	18986	Travel Accom...	-8.07
<b>JKR Pest Solutions LLC</b>				
Bill	03/26/2026		Monthly Service ...	-2,200.00
Bill Pmt -Check	03/26/2026	18971	Monthly Service ...	-2,200.00
<b>John G. Cruikshank</b>				
Bill Pmt -Check	03/11/2026	18939	Accounting Serv...	-2,400.00
Bill	03/12/2026		Accounting Serv...	-2,400.00
<b>Kimberlyn McIver</b>				
Bill	03/12/2026		ROSS Coordina...	-3,077.00
Bill Pmt -Check	03/12/2026	18955	ROSS Coordina...	-3,077.00
Bill	03/26/2026		ROSS Coordina...	-3,077.00
Bill Pmt -Check	03/26/2026	18962	ROSS Coordina...	-3,077.00
<b>Kinsley Group, Inc.</b>				
Bill	03/26/2026		Level 2 Generat...	-592.25
Bill Pmt -Check	03/26/2026	18972	PEEHOU	-592.25
<b>Kisha Williams emp</b>				
Bill Pmt -Check	03/11/2026	18940	Staff training ev...	-24.12
Bill	03/12/2026		Staff training ev...	-24.12
Bill	03/26/2026		Travel to Staff T...	-52.94
Bill Pmt -Check	03/26/2026	18987	Travel to Staff T...	-52.94
<b>LAN Associates</b>				
Bill Pmt -Check	03/11/2026	18941	Elevator Modific...	-6,312.50
Bill	03/12/2026		Elevator Modific...	-6,312.50
<b>MGR Restoration Inc.</b>				
Bill	03/26/2026		Capital Funds P...	-94,045.00
Bill Pmt -Check	03/26/2026	18992	Capital Funds P...	-94,045.00
Bill	03/26/2026		Capital Funds P...	-195,895.00
Bill Pmt -Check	03/26/2026	18993	Capital Funds P...	-195,895.00
<b>New York Power Authority</b>				
Bill Pmt -Check	03/11/2026	18942		-30,815.01
Bill	03/12/2026			-30,815.01
<b>NYS &amp; Local Employees Retirement Systems</b>				
General Journal	03/11/2026	ERS	March ERS pay...	2,945.46
<b>NYS Employees' Health Insurance Pending A</b>				
Bill Pmt -Check	03/11/2026	18943	HEALTH INSUR...	-70,084.58
Bill	03/12/2026		HEALTH INSUR...	-70,084.58
<b>NYSIF</b>				
Bill Pmt -Check	03/11/2026	18944	Workers' Comp...	-12,954.72
Bill	03/12/2026		Workers' Comp...	-12,954.72
<b>Paychex</b>				
General Journal	03/11/2026	Paychex	Paychex Corestr...	97.37
General Journal	03/25/2026	Paychex	Paychex Corestr...	104.95
<b>Pierro &amp; Kamensky</b>				
Bill Pmt -Check	03/11/2026	18945	Monthly Legal S...	-3,200.00
Bill	03/12/2026		Monthly Legal S...	-3,200.00
<b>Pitney Bowes Global Financial Serv. LLC</b>				
Bill Pmt -Check	03/11/2026	18946	Postage Meter; ...	-515.82
Bill	03/12/2026		Postage Meter; ...	-515.82
<b>Preston Whidbee</b>				
Bill Pmt -Check	03/11/2026	18947	Uniform reimbur...	-165.96
Bill	03/12/2026		Uniform reimbur...	-165.96
<b>Primo Brands</b>				
Bill Pmt -Check	03/11/2026	18948	Water delivery s...	-459.78
Bill	03/12/2026		Water delivery s...	-459.78
<b>Right-Trak Design Inc.</b>				
Bill Pmt -Check	03/11/2026	18949	Budget Preparat...	-1,072.50
Bill	03/12/2026		Budget Preparat...	-1,072.50

**Peekskill Housing Authority  
Transaction List by Vendor  
March 2026**

Type	Date	Num	Memo	Amount
<b>Robison</b>				
Bill Pmt -Check	03/11/2026	18950	Oil Delivery; 696...	-48,370.98
Bill	03/12/2026		Oil Delivery; 696...	-48,370.98
Bill	03/26/2026		Oil Delivery; 696...	-23,776.32
Bill Pmt -Check	03/26/2026	18974	Oil Delivery; 696...	-23,776.32
<b>Safe Cloud, Inc.</b>				
Bill Pmt -Check	03/11/2026	18951	Monthly IT Servi...	-750.00
Bill	03/12/2026		Monthly IT Servi...	-750.00
Bill	03/26/2026		IT Service- Insta...	-450.00
Bill Pmt -Check	03/26/2026	18975	IT Service- Insta...	-450.00
<b>Sani Environmental Services</b>				
Bill	03/26/2026		Trash Chute an...	-995.00
Bill Pmt -Check	03/26/2026	18990	Trash Chute an...	-995.00
<b>Stericycle, Inc</b>				
Bill	03/26/2026		SECURE DOCU...	-90.00
Bill Pmt -Check	03/26/2026	18976	SECURE DOCU...	-90.00
<b>Suburban Propane</b>				
Bill	03/26/2026		Propane Deliver...	-2,218.34
Bill Pmt -Check	03/26/2026	18977	Propane Deliver...	-2,218.34
<b>Sun-Dance Energy Contractors Inc.</b>				
Bill	03/26/2026		9383; Boiler rep...	-350.00
Bill Pmt -Check	03/26/2026	18978	9383; Boiler rep...	-350.00
<b>Two Men and a Truck</b>				
Bill	03/12/2026		33566-I; Tenant ...	-1,332.02
Bill Pmt -Check	03/12/2026	18958	33566-I; Tenant ...	-1,332.02
<b>USA Today Corp.</b>				
Bill Pmt -Check	03/11/2026	18952	ADVERTISING ...	-1,141.20
Bill	03/12/2026		ADVERTISING ...	-1,141.20
<b>Verizon</b>				
Bill	03/12/2026		Maintenance de...	-32.00
Bill Pmt -Check	03/12/2026	18959	914 737 7022 6...	-32.00
<b>Verizon Wireless</b>				
Bill Pmt -Check	03/11/2026	18953	Ross Coordinat...	-350.66
Bill	03/12/2026		Ross Coordinat...	-350.66
Bill	03/26/2026		Verizon Wireles...	-350.66
Bill Pmt -Check	03/26/2026	18979	Verizon Wireles...	-350.66
Bill	03/26/2026		Administration D...	-32.00
Bill Pmt -Check	03/26/2026	18981	Administration D...	-32.00
<b>W&amp;M Fire &amp; Security</b>				
Bill	03/26/2026		Intercom Repair	-536.45
Bill Pmt -Check	03/26/2026	18988	Intercom Repair	-536.45

**PEEKSKILL HOUSING AUTHORITY**  
**Resolution Approving Operating Budget for the Fiscal Year**  
**April 1, 2026 to March 31, 2027**

**WHEREAS**, The Peekskill Authority Board of commissioners have reviewed the proposed Annual Operating Budget for submission to HUD for the fiscal year April 1, 2026 to March 31, 2027 and

**WHEREAS**, The PHA Proposed Budget expenditures are based on the past experience and the planned expenditures necessary for the efficient and economical operation of the Housing Authority in order to serve the Peekskill Housing Authority’s low-income families for the fiscal year 2027, reflect a surplus of \$69,780.

**NOW, THEREFORE BE IT RESOLVED** that the Peekskill Housing Authority Board of Commissioners approved the Operating Budget for submission to HUD for the fiscal year April 1, 2026 to March 31, 2027.

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

The vote is as follows:

<b>VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Chairman 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: April 16<sup>th</sup>, 2026

\_\_\_\_\_  
J. Phalen, Executive Director

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION AUTHORIZING THE WRITE OFF OF UNCOLLECTABLE TENANTS'  
ACCOUNTS RECEIVABLE FOR TENANTS WHO NO LONGER RESIDE AT THE  
PEEKSKILL HOUSING AUTHORITY  
APRIL 2026**

**WHEREAS**, The Peekskill Housing Authority is evaluated annually by HUD;

**WHEREAS**, one factor upon which the Peekskill Housing Authority is evaluated is the amount of Tenants Accounts Receivable outstanding; and

**WHEREAS**, a poor score resulting from uncollectable rent owed on vacated tenant arrears could result in reduced funding and increased oversight by HUD; and

**WHEREAS**, the value of vacated and/or written off as uncollectable for the fiscal year ending March 31, 2026 is \$237,996.20; and

**WHEREAS**, writing off vacated tenant arrears does not remove the obligation/debt of the vacated tenants, but rather changes the accounting category of the balance owed;

**NOW, THEREFORE BE IT RESOLVED**, that the Peekskill Housing Authority Board of Commissioners authorizes the Executive Director to write off vacated tenant uncollected accounts receivables in the amount of \$237,996.20

**BE IT FURTHER RESOLVED** that a copy of this Resolution becomes a permanent part of the Peekskill Housing Authority records.

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

<b>VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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: April 16<sup>th</sup>, 2026

\_\_\_\_\_  
J. Phalen, Executive Director

**Peekskill Housing Authority**  
**Proposed Budget Executive Summary**  
**March 31, 2027**

	Actual 3/31/24	Last Year's Actual 3/31/25	Current Budget 3/31/26	Proposed Budget 3/31/27
<b>Income</b>				
Rental income	1,771,168	2,116,444	2,126,740	2,163,150
Investment income	6,566	7,235	7,000	500
Other income	46,678	51,636	35,000	35,000
CFP operating	200,473	252,136	200,000	250,000
Operating subsidy	2,016,888	1,991,124	1,650,000	1,650,000
<b>Total Income</b>	<b>4,041,773</b>	<b>4,418,575</b>	<b>4,018,740</b>	<b>4,098,650</b>
<b>Expenditures</b>				
Administration	501,056	546,748	583,460	643,370
Tenant services	23,901	11,091	20,000	20,000
Utilities	1,024,842	1,044,998	1,072,000	1,097,000
Maintenance & operation	1,161,717	1,433,934	1,297,480	1,238,060
Protective services	975	400	5,000	5,000
General expense	786,905	958,341	1,029,740	1,015,440
Nonroutine & equipment	(3,415)		10,000	10,000
Prior year adjustments				
<b>Total Expenditures</b>	<b>3,495,981</b>	<b>3,995,512</b>	<b>4,017,680</b>	<b>4,028,870</b>
<b>Net Surplus (Deficit)</b>	<b>545,792</b>	<b>423,063</b>	<b>1,060</b>	<b>69,780</b>

# Operating Budget

## U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB Approval No. 2577-0026 (Exp. 9/30/2006)

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	b. Fiscal Year Ending March 31, 2027	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify)	d. Type of HUD assisted project(s)
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) Peekskill Housing Authority			01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing
f. Address (city, State, zip code) 807 Main Street Peekskill, N.Y. 10566			02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership
			03 <input type="checkbox"/> PHA/IHA Leased Rental Housing
			04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership
			05 <input type="checkbox"/> PHA/IHA Leased Homeownership

g. ACC Number NY 611	h. PAS / LOCCS Project No. NY082 002 27M	i. HUD Field Office New York, N.Y.
j. No. of Dwelling Units 273	k. No. of Unit Months Available 3,276	m. No. of Projects 3

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Year 2025 PUM (2)	[ X ] Estimates [ ] or Actual Current Budget Yr. 2026 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
<b>Homebuyers Monthly Payments for:</b>								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total Break-Even Amount (sum of lines 010, 020, and 030)							
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
<b>Operating Receipts</b>								
070	3110	Dwelling Rental	636.97	645.28	651.46	2,134.190		
080	3120	Excess Utilities	2.24	2.44	2.14	7,000		
090	3190	Nondwelling Rental	6.84	1.47	6.70	21,960		
100	Total Rental Income (sum of lines 070, 080, and 090)		646.05	649.19	660.30	2,163,150		
110	3610	Interest on General Fund Investments	2.21	2.14	0.15	500		
120	3690	Other Income	92.73	71.73	67.00	285,000		
130	Total Operating Income (sum of lines 100, 110, and 120)		740.99	723.06	747.45	2,448,650		
<b>Operating Expenditures - Administration:</b>								
140	4110	Administrative Salaries	95.93	111.71	115.80	379,370		
150	4130	Legal Expense	14.10	13.74	13.74	45,000		
160	4140	Staff Training	2.61	1.53	1.53	5,000		
170	4150	Travel		1.53	1.53	5,000		
180	4170	Accounting Fees	8.79	9.16	9.16	30,000		
190	4171	Auditing Fees	3.16	7.63	7.63	25,000		
200	4190	Other Administrative Expenses	42.31	32.81	47.01	154,000		
210	Total Administrative Expense (sum of line 140 thru line 200)		166.90	178.11	196.39	643,370		
<b>Tenant Services:</b>								
220	4210	Salaries						
230	4220	Recreation, Publications and Other Services	3.39	6.11	6.11	20,000		
240	4230	Contract Costs, Training and Other						
250	Total Tenant Services Expense (sum of lines 220, 230, and 240)		3.39	6.11	6.11	20,000		
<b>Utilities:</b>								
260	4310	Water	69.17	73.26	79.37	260,000		
270	4320	Electricity	75.76	88.52	88.52	290,000		
280	4330	Gas	89.84	76.31	76.31	250,000		
290	4340	Fuel	69.51	73.87	73.87	242,000		
300	4350	Labor						
310	4390	Other utilities expense	14.90	15.26	16.79	55,000		
320	Total Utilities Expense (sum of line 260 thru line 310)		318.98	327.22	334.86	1,097,000		

①

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Year 2025 PUM (2)	[ X ] Estimates ( ) or Actual Current Budget Yr. 2026 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
<b>Ordinary Maintenance and Operation:</b>								
330	4410	Labor	197.96	212.91	194.77	638,060		
340	4420	Materials	57.37	51.89	51.89	170,000		
350	4430	Contract Costs	182.37	131.26	131.26	430,000		
380		<b>Total Ordinary Maintenance &amp; Operation Expense (lines 330 to 350)</b>	<b>437.70</b>	<b>396.06</b>	<b>377.92</b>	<b>1,238,060</b>		
<b>Protective Services:</b>								
370	4460	Labor						
380	4470	Materials						
390	4480	Contract Costs	0.12	1.53	1.53	5,000		
400		<b>Total Protective Services Expense (sum of lines 370 to 390)</b>	<b>0.12</b>	<b>1.53</b>	<b>1.53</b>	<b>5,000</b>		
<b>General Expense:</b>								
410	4510	Insurance	62.61	79.52	72.95	239,000		
420	4520	Payments in Lieu of Taxes	32.71	32.19	32.55	106,620		
430	4530	Terminal Leave Payments						
440	4540	Employee Benefit Contributions	142.76	179.72	181.57	594,820		
450	4570	Collection Losses	54.45	22.89	22.89	75,000		
460	4590	Other General Expense						
470		<b>Total General Expense (sum of lines 410 to 460)</b>	<b>292.53</b>	<b>314.32</b>	<b>309.96</b>	<b>1,015,440</b>		
480		<b>Total Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)</b>	<b>1,219.62</b>	<b>1,223.35</b>	<b>1,226.76</b>	<b>4,018,870</b>		
<b>Rent for Leased Dwellings:</b>								
490	4710	Rents to Owners of Leased Dwellings						
500		<b>Total Operating Expense (sum of lines 480 and 490)</b>	<b>1,219.62</b>	<b>1,223.35</b>	<b>1,226.76</b>	<b>4,018,870</b>		
<b>Nonroutine Expenditures:</b>								
510	4610	Extraordinary Maintenance		3.05	3.05	10,000		
520	7520	Replacement of Nonexpendable Equipment						
530	7540	Property Betterments and Additions						
540		<b>Total Nonroutine Expenditures (sum of lines 510, 520, and 530)</b>		<b>3.05</b>	<b>3.05</b>	<b>10,000</b>		
550		<b>Total Operating Expenditures (sum of lines 500 and 540)</b>	<b>1,219.62</b>	<b>1,226.40</b>	<b>1,229.81</b>	<b>4,028,870</b>		
<b>Prior Year Adjustments:</b>								
560	6010	Prior Year Adjustments Affecting Residual Receipts						
<b>Other Expenditures:</b>								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Year						
580		<b>Total Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)</b>	<b>1,219.62</b>	<b>1,226.40</b>	<b>1,229.81</b>	<b>4,028,870</b>		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(478.63)	(503.34)	(482.36)	(1,580,220)		
<b>HUD Contributions:</b>								
600	8010	Basic Annual Contribution Earned - Leased Projects: Current Year						
610	8011	Prior Year Adjustments - (Debit) Credit						
620		<b>Total Basic Annual Contribution (line 600 plus or minus line 610)</b>						
630	8020	Contributions Earned - Operating Subsidy: Current Year (before year-end adjustments)	607.79	503.66	503.66	1,650,000		
640		Mandatory PFS Adjustments (net):						
650		Other (specify):						
660		Other (specify):						
670		<b>Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)</b>						
680	8020	<b>Total Operating Subsidy - current year (line 630 plus or minus line 670)</b>	<b>607.79</b>	<b>503.66</b>	<b>503.66</b>	<b>1,650,000</b>		
690		<b>Total HUD Contributions (sum of lines 620 and 680)</b>	<b>607.79</b>	<b>503.66</b>	<b>503.66</b>	<b>1,650,000</b>		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)						
		Enter here and on line 810	129.16	0.32	21.30	69,780		

Name of PHA/IHA Peekskill Housing Authority		Fiscal Year Ending March 31, 2027
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		Operating Reserve	PHA/IHA Estimates	HUD Modifications
		<b>Part I - Maximum Operating Reserve - End of Current Budget Year</b>		
740	2821	PHA/IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564		

		Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End		
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): March 31, 2025	(4,039,688)	
790		Provision for Operating Reserve - Current Budget Year (check one) [ X ] Estimated for FYE 3/31/2026 [ ] Actual for FYE	1,060	
800		Operating Reserve at End of Current Budget Year (check one) [ X ] Estimated for FYE 3/31/2027 [ ] Actual for FYE	(4,038,628)	
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE 3/31/2026 Enter Amount from line 700	69,780	
820		Operating Reserve at End of Requested Budget Year Estimated for FYE 3/31/2027 (Sum of lines 800 and 810)	(3,968,848)	
830		Cash Reserve Requirement - 50% of line 480	2,009,435	

Comments:

PHA/IHA Approval Name Janneyn Phalen  
 Title Executive Director  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

Field Office Approval Name \_\_\_\_\_  
 Title \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Operating Budget**  
Schedule of All Positions and Salaries

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

OMB Approval No. 2577-0026 (exp. 10/31/97)

Name of Housing Authority Peekskill Housing Authority		Locality Peekskill, NY		Allocation of Salaries by Program										Fiscal Year End March 31, 2027
(1)	(2)	(3)	(4)	Requested Budget Year		(7)	(8)	(9)	(10)	(11)	(12)			
				Present Salary Rate As of (state) 1/1/26	Estimated Payment									
By Organizational Unit and Function														
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)			
<b>ADMINISTRATION</b>														
Executive Director	AN-T	122,720	12	127,629	110,129	17,500								
Assistant Director	AN-T	78,000	12	81,120	76,120	5,000								
TRA	AN-T	79,931	12	83,128	83,128									
Sr. Office Asst.	AN-T	86,532	12	89,993	89,993									
Overtime, out of title pay, health buyout	AN-T		12	10,000	10,000									
Compensated absences	AN-T			10,000	10,000									
				401,870	379,370	22,500								
<b>MAINTENANCE</b>														
Maintenance Foreperson	M	110,230	12	114,639	104,639	10,000								
Maintenance Laborer	M	87,612	12	91,116	91,116									
Maintenance Laborer	M	62,971	12	69,170	69,170									
Maintenance Laborer	M		12	0	0									
Maintenance Laborer	M	87,612	12	91,116	91,116									
Maintenance Mechanic	M	106,890	12	111,166	111,166									
Laborer	M	83,515	12	86,856	86,856									
Laborer	M	\$17/hr	12	13,000	13,000									
Cleaner	M	\$17/hr	12	13,000	13,000									
Cleaner	M	\$17/hr	12	13,000	13,000									
Overtime, out of title pay, health buyout	M		12	25,000	25,000									
Compensated absences	M			20,000	20,000									
				648,063	638,063	10,000								
Executive Director or Designated Official											Date			

Form HUD-32566 (3/95)  
ref Handbook 7475.1

**Operating Budget**  
**Schedule of Nonroutine Expenditures**

**U.S. Department of Housing  
 and Urban Development**  
 Office of Public and Indian Housing

OMB Approval No. 2577-0026 (Exp. 10/31/97)  
 Public Reporting Burden for this collection of information is estimated to average 0.75 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.  
 Local Housing Authority

Peekskill Housing Authority  
 Peekskill, NY  
 Fiscal Year Ending  
 March 31, 2027

Work Project Number (1)	Description of Work Project (List Extraordinary Maintenance and Betterments and Additions separately) (2)	Housing Project Number (3)	Total Estimated Cost (4)	Percent Complete Current Budget Year End (5)	Requested Budget Year		Description of Equipment Items (List Replacements and Additions separately) (8)	No. of Items (9)	Item Cost (10)	Estimated Expenditure In Year (11)
					Estimated Expenditure In Year (6)	Percent Complete Year End (7)				
	Unanticipated expenditures					10,000				

5

**Operating Budget**  
**Schedule of Administration**  
**Expense Other Than Salary**

**U.S. Department of Housing**  
**and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0026 (Exp. 10/31/97)

Public Reporting Burden for this collection of information is estimated to average 1.0 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send the completed form to either of the above addressees.

Name of Housing Authority: <b>Peekskill Housing Authority</b>		Locality: <b>Peekskill, NY</b>		Fiscal Year End: <b>March 31, 2027</b>	
(1) Description	(2) Total	(3) Management	(4) Development	(5) Section 8	(6) Other
1 Legal Expense (see Special Note in Instructions)	45,000	45,000			
2 Training (list and provide justification)	5,000	5,000			
3 Travel					
Trips To Conventions and Meetings (list and provide justification)	5,000	5,000			
4 Other Travel:					
Outside Area of Jurisdiction					
5 Within Area of Jurisdiction					
6 Total Travel	5,000	5,000			
7 Accounting	30,000	30,000			
8 Auditing	25,000	25,000			
9 Sundry					
Rental of Office Space					
10 Publications					
11 Membership Dues and Fees (list organization and amount)	2,000	2,000			
12 Telephone, Fax, Electronic Communications	7,000	7,000			
13 Collection Agent Fees and Court Costs	5,000	5,000			
14 Administrative Services Contract (list and provide justification)	60,000	60,000			
15 Forms, Stationary and Office Supplies	50,000	50,000			
16 Other Sundry Expense (provide breakdown)	30,000	30,000			
17 Total Sundry	154,000	154,000			
18 Total Administration Expense Other Than Salaries	264,000	264,000			

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
 (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of authorized representative & Date:

X

6

Justification/Breakdown:

	No. of Persons Attending All Staff/Comm.	Aggregate Days of Travel	Total Cost of Each Trip	Total Cost
<b>2. Training:</b>				
Accounting and tenant trainings				5,000
<b>3. Travel - Trips to conventions and meetings:</b>				
NAHRO and other conventions / training				5,000
<b>11. Membership Dues and Fees:</b>				
NAHRO				650
PHADA				650
NYSFHADA				300
HVAHA				200
Chase Mastercard				200
				2,000
<b>14. Administrative Service Contracts:</b>				
Computer software				25,000
Computer maintenance				6,000
BT intercom, keyfob				1,500
Website hosting				6,000
OPEB report				3,000
Grant writing				5,000
eProcurement System annual fee				1,500
Shredding				5,000
Other				7,000
				60,000
<b>16. Other Sundry Expense:</b>				
Classified advertising				4,000
Water cooler				2,000
Postage & overnight service				7,500
All other - sundry				16,500
				30,000

Instructions for Preparation of Form HUD-52571

Prepare this form to reflect detailed estimates of Administration Expense, other than salaries, and the distribution to all programs administered by the Housing Authority.

The identification boxes in the upper right hand corner are self-explanatory.

1. Legal Expense: Enter in Column (2), Line 1 the estimated cost of legal service. Enter in Columns (3) through (6) the pro rata shares of amounts in Column (2) chargeable to programs administered by the Housing Authority.

Special Note: The amount entered on Form HUD-52564 should also include salaries of Staff Attorneys as shown on Form HUD-52566 and included on line for "Other" in the Summary of Staffing and Salary Data section of Form HUD-52573.

2. Training: List and provide justification for all training.

Travel Expense: Justification must be provided for travel.

3. Trips to Conventions and Meetings: Under Justification/Breakdown, List each convention and meeting to be attended by commissioners and staff, with the location. Enter the number of persons expected to attend and show the aggregate number of travel days and the estimated total cost of each trip including subsistence allowance, cost of transportation, and reimbursable miscellaneous expenses. Enter the sum of the total costs of all trips in Column (2). Enter in Columns (3) through (6) the pro rata shares of amounts in Column (2) chargeable to programs administered by the Housing Authority.

4. Other Travel Outside Area of Jurisdiction: Enter in Column (2), Line 4 the estimated cost for travel by commissioners and staff, including subsistence, transportation, and reimbursable miscellaneous expenses. Follow instructions 3 above for columns (3) through (6).

5. Other Travel: Within Area of Jurisdiction: Enter in Column (2), Line 5 the estimated cost for travel, including fixed monthly allowances for reimbursement on a mileage basis for use of privately owned automobiles; and reimbursement for authorized use of local public transportation. Follow instructions 3 above for columns (3) through (6).

6. Total Travel: Sum Lines 3, 4 and 5 for Columns (2) through (7) and enter total for each on line 6 "Total Travel."

7 thru 16. Accounting, Auditing and Sundry: Enter the estimated total for all programs in Column (2) for each item of expense in Lines 7 through 16. In Columns (3) through (6) enter the pro rata share of amounts show in Column (2) chargeable to all programs administered by the Housing Authority.

14. Administrative Services Contracts: List and provide justification for all contracts (excluding accounting contracts).

16. All Other Sundry Expense: List all items identified under this expense.

18. Total Administration Expense Other Than Salaries:

Add the amounts on the following Lines:

Line 1	Legal Expense
Line 2	Training
Line 6	Total Travel
Line 7	Accounting
Line 8	Auditing
Line 17	Total Sundry

On Line 18 enter the appropriate totals in Columns (2) through (6). The amount shown in Column (3), lines 1, 2, 6, 7, 8 and 17 should be carried forward to Lines 150 through 200 of Form HUD-52564, Operating Budget.

**Operating Budget**  
 Summary of Budget Data  
 and Justifications

**U.S. Department of Housing  
 and Urban Development**  
 Office of Public and Indian Housing

OMB Approval No. 2577-0026 (Exp. 10/31/97)

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Name of Local Housing Authority: <b>Peekskill Housing Authority</b>	Locality: <b>Peekskill, NY</b>	Fiscal Year Ending: <b>March 31, 2027</b>
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**Operating Receipts**

**Dwelling Rental:** Explain basis for estimate. For HUD-aided low-rent housing, other than Section 23 Leased housing, state amount of latest available total HA monthly rent roll, the number of dwelling units available for occupancy and the number accepted for the same month end. Cite HA policy revisions and economic and other factors which may result in a greater or lesser average monthly rent roll during the Requested Budget Year. For Section 23 Leased housing, state the number of units under lease, the PUM lease price, and whether or not the cost of utilities is included. If not included, explain method for payment at utility costs by HA and/or tenant.

January 2026 rent roll	177,849
	X <u>12</u>
	<u>2,134,188</u>

**Excess Utilities:** (Not for Section 23 Leased housing.) Check appropriate spaces in item 1, and explain "Other." Under item 2, explain basis for determining excess utility consumption. For example, Gas: individual check meters at OH-100-1, proration of excess over allowances at OH-100-2, etc. Cite effective date of present utility allowances. Explain anticipated changes in allowances or other factors which will cause a significant change in the total amount of excess utility charges during the Requested Budget Year.

1. Utility Services Surcharged: Gas [ ] Electricity [ ] Other [ ] (Specify) \_\_\_\_\_
2. Comments

Estimated, charged during the summer	<u>7,000</u>
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**Nondwelling Rent:** (Not for Section 23 Leased housing.) Complete item 1, specifying each space rented, to whom, and the rental terms. For example: Community Building Space - Nursery School - \$50 per month, etc. Cite changes anticipated during the Requested Budget Year affecting estimated Non-dwelling Rental Income.

1.	Space Rented	To Whom	Rental Terms
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

2. Comments

January 2026 rent roll	parking	1,830
		X <u>12</u>
		<u>21,960</u>

**Interest on General Fund Investments:** State the amount of present General Fund investment and the percentage of the General Fund it represents. Explain circumstances such as increased or decreased operating reserves, dwelling rent, operating expenditures, etc., which will affect estimated average monthly total investments in the Requested Budget Year. Explain basis for distribution of interest income between housing programs.

Estimated investment income 500

**Other Comments on Estimates of Operating Receipts:** Give comments on all other significant sources of income which will present a clear understanding of the HA's prospective Operating Receipts situation during the Requested Budget Year. For Section 23 Leased housing explain basis for estimate of utility charges to tenants.

Capital Fund "subsidy" 250,000  
 Charges to tenants and miscellaneous income - commissions (laundry, telephone), etc. 35,000  
285,000

**Operating Expenditures**

**Summary of Staffing and Salary Data**

Complete the summary below on the basis of information shown on form HUD-52566, Schedule of All Positions and Salaries, as follows:  
**Column (1)** Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566.  
**Column (2)** Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "A-NT" positions allocable to such housing at the rate of 80%, 70%, and 50%, respectively. Thus, the equivalent full-time positions is two. (8/10+7/10+5/10).  
**Column (3)** Enter the portion of total salary expense shown in Column (5) or Column (6), form HUD-52566, allocable to HUD-aided housing in management, other than Section 23 Leased housing.  
**Column (4)** Enter the portion of total salary expense shown in Column (5) or Column (10), form HUD-52566, allocable to Section 23 Leased housing in management.  
**Column (5)** Enter the portion of total salary expense shown in Column (5) or Column (7), form HUD-52566, allocable to Modernization programs (Comprehensive Improvement Assistance Program or Comprehensive Grant Program).  
**Column (6)** Enter the portion of total salary expense shown in Column (5) or Column (9), form HUD-52566, allocable to Section 8 Programs.

**Note:** The number of equivalent full-time positions and the amount of salary expense for all positions designated "M" on form HUD-52566 must be equitably distributed to account lines: **Ordinary Maintenance and Operation-Labor, Extraordinary Maintenance Work Projects, and Betterments and Additions Work Projects.**

Account Line	Total Number of Positions (1)	Equivalent Full-Time Positions (2)	HUD-Aided Management Program			
			Management (3)	Sec 23 Leased Housing Only (4)	Modernization Programs (5)	Section 8 Program (6)
Administration - Nontechnical Salaries 1	4	4	379,370		22,500	
Administration - Technical Salaries 1						
Ordinary Maintenance and Operation - Labor 1	10	8	638,063			
Utilities - Labor 1						
Other (Specify) - Tenant Services 1			0			
Extraordinary Maintenance Work Project 2						
Betterments and Additions Work Project 2						

1 Carry forward to the appropriate line on HUD-52564, the amount of salary expense shown in Column (3) on the corresponding line above. Carry forward to the appropriate line on HUD-52564 (Section 23 Leased Housing Budget), the amount of salary expense shown in Column (4) on the corresponding line above.  
 2 The amount of salary expense distributed to Extraordinary Maintenance Work Projects and to Betterments and Additions Work Projects is to be included in the cost of each individual project to be performed by the HA staff, as shown on form HUD-52567.

Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed staffing changes or present justification for such changes. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification and pertinent comparability information. Cite effective date for current approved wage rates (form HUD-52158) and justify all deviations from these rates.

Increases provided per contract (4%).

**Travel, Publications, Membership Dues and Fees, Telephone and Telegraph, and Sundry:** In addition to "Justification for Travel to Conventions and Meetings" shown on form HUD-52571, give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for these accounts in the Current Budget Year. Explain basis for allocation of each element of these expenses.

Increased office & admin service contracts	<u>264,000</u>	217,500
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**Utilities:** Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for each utility service in the Current Budget Year. Describe and state estimated cost of each element of "Other Utilities Expense."

Water	260,000	240,000
Electricity	290,000	290,000
Gas	250,000	250,000
Propane	22,000	22,000
Fuel	220,000	220,000
Sewer tax	<u>55,000</u>	<u>50,000</u>
	<u>1,097,000</u>	1,072,000

**Ordinary Maintenance & Operation - Materials:** Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for materials in the Current Budget Year.

Unchanged over current budget	<u>170,000</u>	170,000
-------------------------------	----------------	---------

**Ordinary Maintenance & Operation - Contract Costs:** List each ordinary maintenance and operation service contracted for and give the estimated cost for each. Cite and justify new contract services proposed for the Requested Budget Year. Explain substantial Requested Budget Year increases over the PUM rate of expenditure for Contract Services in the Current Budget Year. If LHA has contract for maintenance of elevator cabs, give contract cost per cab.

Garbage & trash removal	75,000		
Heating & cooling	35,000	Alarm/extinguisher	6,000
Snow removal	2,000		
Elevator	50,000	Routine maintenance contracts	60,000
Landscaping & grounds	50,000		
Unit turnaround	100,000		
Electrical	30,000		
Plumbing	2,000		
Exterminating	20,000		
		<u>430,000</u>	430,000

**Insurance:** Give an explanation of substantial Requested Budget Year estimated increases in the PUM rate of expenditures for insurance over the Current Budget Year. Cite changes in coverage, premium rates, etc.

Commercial property	85,000	80,000
Commercial liability	110,000	130,000
Dividends	(15,000)	
Deductibles	10,000	10,000
Auto	8,000	8,000
Workers compensation	25,000	20,000
Boiler & machinery	7,500	7,500
Fidelity	8,500	5,000
	<u>239,000</u>	<u>280,500</u>

**Employee Benefit Contributions:** List all Employee Benefit plans participated in. Give justification for all plans to be instituted in the Requested Budget Year for which prior HUD concurrence has not been given.

FICA	80,320	83,839
Health insurance	335,000	335,000
Retirement	140,000	120,000
Dental & optical insurance	20,000	20,000
Retirees' medicare	16,000	16,000
Unemployment		20,000
Uniform allowance (\$500 per maintenance employee)	3,500	3,500
Allocation to CFP		(9,574)
	<u>594,820</u>	<u>588,765</u>

**Collection Losses:** State the number of tenants accounts receivable to be written off and the number and total amount of all accounts receivable for both present and vacated tenants as of the month in which the estimate was computed.

Anticipated write-off of vacated arrears and adjust allowance for doubtful accounts	<u>75,000</u>
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**Extraordinary Maintenance, Replacement of Equipment, and Betterments** Cite prior HUD approval or give justification for each nonroutine work project included in the Requested Budget and for those for future years which make up the estimate on form HUD-52570. Justifying information incorporated on or attached to form HUD-52567 need not be repeated here.

See HUD-52567.	Extraordinary maintenance	<u>10,000</u>
	Replacement of equipment	<u>          </u>
	Betterments and additions	<u>          </u>

**Contracts:** List all contracts, other than those listed on page 3 of this form under Ordinary Maintenance & Operation (OMO). Cite the name of the contractor, type of contract, cost of contract, and contract period. Justification must be provided for all contract services proposed for the Requested Budget Year (RBY). Explain substantial RBY increases over the PUM rate of expenditure for these contracts in the Current Budget Year.

None.



## Tenant Payment Agreement Listing

Apr-26

Tenant	TPA Start	TPA End	Payment Agreement	Total Received	Payment Remaining	
Code	Month	Month	Amt.	Amt.	Amt.	Status
<b>bohlmann</b>						
t0001721	08/2025	12/31/2026	1,135.75	303.00	832.75	
t0000277	11/2025	12/31/2026	1,984.00	500.00	1,484.00	
t0001610	06/2023	12/31/2026	4,721.19	1,874.00	2,847.19	Court
t0001273	01/2023	12/31/2027	1,860.12	894.37	965.75	
t0001683	11/2025	12/31/2027	901.65	54.00	847.65	
t0001682	08/2025	12/31/2028	1,198.98	1,180.00	18.98	
t0001195	08/2023	12/31/2028	2,189.70	1,075.00	1,114.70	
t0000524	05/2023	12/31/2028	4,954.00	3,250.00	1,704.00	
t0001666	07/2025	12/31/2029	1,395.00	250.00	1,145.00	
t0001192	08/2025	12/31/2029	1,814.00	1,731.00	83.00	
t0000835	12/2025	12/31/2029	2,182.00	1,200.00	982.00	
t0000008	07/2023	12/31/2029	5,203.30	2,650.00	2,553.30	
t0001145	09/2025	12/31/2029	1,360.00	175.00	1,185.00	
t0001253	11/2023	12/31/2029	2,205.10	2,099.80	105.30	
t0000795	05/2021	12/31/2030	3,067.00	1,389.00	1,678.00	
t0001618	08/2025	12/31/2030	1,886.27	125.00	1,761.27	
t0000176	06/2023	12/31/2031	5,799.00	1,548.00	4,251.00	Court
t0001121	06/2023	12/31/2031	2,605.85	575.00	2,030.85	
t0001226	07/2025	12/31/2032	2,329.00	2,271.00	58.00	
t0001284	06/2025	12/31/2033	2,904.60	495.40	2,409.20	
t0001670	07/2025	12/31/2033	2,668.30	300.00	2,368.30	
t0000168	06/2025	12/31/2034	3,322.30	650.00	2,672.30	
t0002000	11/2025	12/31/2035	4,327.00	1,122.00	3,205.00	
t0000213	05/2023	12/31/2035	18,603.00	5,200.00	13,403.00	Court
t0001120	12/2024	12/31/2036	4,030.10	756.30	3,273.80	Court
t0002187	08/2025	12/31/2036	3,470.10	175.00	3,295.10	
t0000255	11/2025	12/31/2037	3,678.15	346.85	3,331.30	Court
t0001480	08/2025	12/31/2037	3,974.00	3,931.00	43.00	
t0000214	08/2023	12/31/2038	5,701.80	1,675.00	4,026.80	
u0001117	12/2023	12/31/2038	4,773.80	689.40	4,084.40	Court
t0000495	08/2023	12/31/2039	5,894.05	4,433.40	1,460.65	
t0001181	06/2023	12/31/2041	5,897.59	5,378.76	518.83	
t0001245	07/2023	12/31/2045	7,718.66	1,575.00	6,143.66	
t0001527	01/2026	12/31/2045	2,483.70	30.00	2,453.70	Court
t0000979	05/2024	12/31/2045	7,868.80	690.00	7,178.80	
t0000495	08/2025	12/31/2046	6,403.70	665.60	5,738.10	
p00071	08/2025	12/31/2048	7,991.00	995.00	6,996.00	
t0000253	01/2026	12/31/2054	3,550.20	0.00	3,550.20	
t0000372	02/2024	12/31/2055	10,430.80	1,476.20	8,954.60	Court
t0000857	05/2025	12/31/2056	9,883.05	1,796.00	8,087.05	

## Tenant Payment Agreement Listing

Apr-26

Tenant	TPA Start	TPA End	Payment Agreement	Total Received	Payment Remaining	
p00117	07/2023	12/31/2058	22,425.06	2,539.00	19,886.06	Court
t0001162	12/2024	12/31/2058	10,457.95	316.00	10,141.95	
t0000407	09/2024	12/31/2065	12,430.15	450.00	11,980.15	Court
t0000390	10/2022	12/31/2067	28,105.00	3,100.00	25,005.00	Court
t0000193	10/2024	12/31/2071	5,669.00	180.00	5,489.00	Court
t0000273	02/2025	12/31/2078	34,321.20	2,150.00	32,171.20	Court
p00103	11/2024	12/31/2093	20,904.70	315.00	20,589.70	Court
<b>Total bohmann</b>			<b>308,679.67</b>	<b>64,575.08</b>	<b>244,104.59</b>	
<b>dunbar</b>						
t0000134	07/2025	12/31/2026	2,120.94	957.00	1,163.94	
t0000165	03/2026	12/31/2027	2,296.00	82.00	2,214.00	
t0000022	06/2023	12/31/2027	2,286.00	1,488.00	798.00	
t0000107	07/2021	12/31/2028	12,939.00	9,266.00	3,673.00	
t0000288	01/2026	12/31/2028	1,158.40	330.00	828.40	
t0001635	12/2025	12/31/2028	1,386.00	120.00	1,266.00	
t0001248	11/2023	12/31/2029	2,756.00	2,697.00	59.00	
t0000904	05/2023	12/31/2030	8,402.10	3,056.00	5,346.10	
t0000765	03/2025	12/31/2033	3,309.20	775.00	2,534.20	
t0001526	11/2025	12/31/2033	5,435.00	450.00	4,985.00	
t0001613	11/2023	12/31/2034	13,591.80	3,100.00	10,491.80	Court
t0000042	08/2023	12/31/2035	16,844.90	3,915.00	12,929.90	Court
t0001930	01/2025	12/31/2035	4,011.00	651.00	3,360.00	Court
t0000777	09/2025	12/31/2036	4,250.64	753.00	3,497.64	
t0001237	11/2024	12/31/2037	5,655.00	5,574.00	81.00	Court
t0001171	08/2025	12/31/2037	4,000.00	200.00	3,800.00	
t0000044	02/2026	12/31/2040	5,370.00	850.00	4,520.00	
p00130	08/2023	12/31/2041	5,798.00	4,215.00	1,583.00	
t0000154	06/2021	12/31/2041	6,257.25	1,400.00	4,857.25	Court
t0001659	09/2023	12/31/2043	6,741.70	1,125.00	5,616.70	
t0000228	07/2025	12/31/2044	5,972.00	2,006.00	3,966.00	
t0000054	02/2024	12/31/2045	6,592.10	2,348.00	4,244.10	
t0000133	04/2025	12/31/2045	6,493.20	1,065.65	5,427.55	
t0000363	09/2024	12/31/2052	8,578.47	450.00	8,128.47	Court
p00003	11/2024	12/31/2057	10,434.65	725.00	9,709.65	
t0000181	06/2023	12/31/2061	5,049.40	5,030.60	18.80	
t0000004	06/2025	12/31/2062	13,812.00	180.00	13,632.00	Court
p00036	08/2023	12/31/2068	14,304.40	5,791.20	8,513.20	Court
t0000179	08/2025	12/31/2074	14,977.40	50.00	14,927.40	Court
t0000041	11/2024	12/31/2077	17,064.50	1,325.00	15,739.50	Court

## Tenant Payment Agreement Listing

Apr-26

Tenant	TPA Start	TPA End	Payment Agreement	Total Received	Payment Remaining
t0000059	02/2024	12/31/2093	20,999.90	650.00	20,349.90
t0000033	09/2024	12/31/2123	30,211.25	837.75	29,373.50 Court
<b>Total dunbar</b>			<b>269,098.20</b>	<b>61,463.20</b>	<b>207,635.00</b>
<b>turnkey</b>					
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 Court
t0000026	04/2023	12/31/2030	9,675.48	3,229.00	6,446.48 Court
t0000063	02/2025	12/31/2036	9,717.00	3,527.00	6,190.00
t0000082	08/2025	12/31/2030	1,729.45	200.00	1,529.45
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	2,520.00	4,256.15
t0000101	07/2023	12/31/2033	6,998.50	2,142.00	4,856.50
t0001627	08/2023	12/31/2028	2,038.05	925.00	1,113.05
t0000156	08/2025	12/31/2030	3,255.00	400.00	2,855.00
<b>Total turnkey</b>			<b>83,117.30</b>	<b>19,034.00</b>	<b>64,083.30</b>
<b>Total PHA</b>			<b>660,895.17</b>	<b>145,072.28</b>	<b>515,822.89</b>