

AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, April 23, 2025 at 4:00 p.m. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.

ROLL CALL

MINUTES

March 12, 2025/Regular Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS

2025-07 Authorization for Use of Videoconferencing Under Open Meeting Law

COMMITTEE REPORTS

- A. Building and Security**
- B. Finance**
- C. Personnel**
- D. Tenant Relations**

EXECUTIVE DIRECTOR'S REPORT

CHAIRMAN'S REPORT

COUNSEL'S REPORT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

POUGHKEEPSIE HOUSING AUTHORITY
Minutes of the March 12, 2025 Meeting

Present: Shirley Adams, Chairman
Vincent Brugger, Vice-Chairman
Jacquetta Brown, Secretary
Felicia Watson, Treasurer
Terriciens Brown, Member

Absent: Thomas O'Neill, Assistant Secretary-Treasurer
Robin Johnson, Member

Also Present: Sandra Boothe, Executive Director
Thomas Shanley, Accountant
Joanna Longcore, Attorney
Jason Folscher, Maintenance Supervisor

The Meeting of the Poughkeepsie Housing Authority was held on March 12, 2025, at 5:18 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

February 12, 2025/Regular Meeting: Commissioner J. Brown made a motion to put the minutes on the floor. Vice-Chairman Brugger seconded. Motion passed unanimously. Commissioner Watson noted that NSPIRE should not have an I in front of it. Commissioner Watson made a motion to accept the corrected minutes. Commissioner T. Brown seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

Laurie Sandow, a City of Poughkeepsie resident, said that the Landmark Society is having a Preservation Conference in Poughkeepsie on May 6, and there is RAD workshop that the Board might be interested in. She also suggested using social media to promote the Housing Authority.

RESOLUTIONS

Resolution 2025-04 Contracts with Spin Cycle for Laundry Vending Services: Vice-Chairman Brugger made a motion to put the resolution on the floor. Commissioner J. Brown seconded. Motion passed. Ms. Boothe said that Ms. Longcore approved the proposed contract. The laundry rooms will be painted. We will be using a card system and be able to extend the hours. Commissioner J. Brown asked about monitoring the laundry rooms. Mr. Folscher replied that we have cameras in the laundry rooms. Commissioner Watson said that we should put up new signage. Mr. Folscher said that new signs will be going up. Chairman Adams commented on the annexed letter, but it should not be a problem as we can terminate within 90 days. She asked if the 7 year kicks in after the first

year. Ms. Longcore said that it would automatically be renewed for one year but there is the option of a seven-year renewal. This, however, would need to be negotiated with the Board and would not be automatic. Chairman Adams said that she would not be in favor of a seven-year contract. She asked about quarterly net collections and is money supposedly coming to the PHA. She asked how PHA knows if the company has met the amount to then provide us with income. Ms. Longcore said that we would be able to request an audit. Chairman Adams suggested that we ask them what system they have in place to ensure we are getting an accurate account. She asked how long this will take and if any of the machines are currently working. Ms. Boothe replied that there are issues at Brady and Swartz. The rest seems to be fine. Mr. Folscher said that we have to get the machines that are currently there out and repaint the rooms. Spin Cycle will then come and set and hook up the machines. Chairman Adams asked if maintenance will be responsible for wiping down and maintaining the laundry rooms. Mr. Folscher replied yes. Commissioner J. Brown made a motion to approve the resolution. Commissioner Watson seconded. Motion passed unanimously.

Resolution 2025-05 FY2026 Federal Operating Budget: Vice-Chairman Brugger made a motion to put the resolution on the floor. Commissioner J. Brown seconded. Motion carried.

Mr. Shanley presented the FY26 Operating Budget. For Low Income Public Housing, we are projecting the following: Total Revenues of approximately \$5,066,269.81, which is up 6.9% from the current fiscal year; in Total Expenses, we are projecting approximately \$5,304,029.71, which is up 1.9% from the current fiscal year; the Net Deficit we are projecting is \$237,759.90. We are expecting a 4.3% increase in subsidy. This is a smaller increase due to lower fund levels from HUD. We expect to be subsidized at 93.19%. We are projecting an increase in Dwelling Rental Income of 7.2% and an increase in Capital Fund Income of 32.7%. This is the amount from the Capital Fund Program 2024 that we can use for our budget. Salaries and benefits are estimated at 12% higher. This is mostly due to changes in the union's benefits as employees decided to use our benefits rather than accepting the buyout. On the Administrative side, the blended rate that was agreed to have raised costs overall. We are expecting an extra charge of \$58,000 from the New York State Retirement Plan because of how they make their calculations every year. Utilities are projected to be higher than budgeted by 1%. Maintenance Materials & Contracts are budgeted to be 1% less than in FY2025. Management will work with Maintenance to keep costs at or below what is budgeted. Many costs during the last two to three fiscal years were due to a large amount of turnover due to the COVID crisis. Insurance costs are projected to be 4% lower than budgeted in FY2025. We are bracing for an even larger insurance hike than what we received. We anticipate a 5% increase in premium over FY2025 actual.

For Section 8, we are projecting the following: Total Revenues of \$2,158,154.72, which is up 13.7% from the FY25 budget; Total Expenses of \$2,100,145.21, which is up 8.2% from the FY25 budget; and the Net Surplus Projected is \$58,009.51. The changes from FY25 are increased HAP subsidy due to higher leasing of 13.0% and increased administrative costs of 6.5%.

Chairman Adams noted the advertising and marketing line item and thanked Mr. Shanley for it. She said that although we have a waiting list and do not need to advertise to get people to use our services, it is good to let people know we are here and what we are doing. She said we should take the opportunity to show people what we do here. We are not often seen in a good light and do not hear anything about us unless it is negative. It is an opportunity to show what the employees do, and we are proud of what we do. This money is put here for you to promote the Housing Authority and the good work we do. Commissioner Watson said that she thinks that it needs to be strategic and driven from a place of outcome expectations.

Chairman Adams asked about the travel line item, and if it was for both staff and commissioners. Mr. Shanley replied that it is only for commissioners. Staff training is covered under the Capital Fund Program.

Chairman Adams asked what the overtime cap is. Mr. Shanley replied that it is capped at \$60,000, which is half of what we have spent so far. She asked if it would be helpful to contract out some of the units to get the apartments back online. Commissioner Watson asked if it would violate the bargaining agreement. Chairman Adams said that she did not think so as we contract out for some plumbing and electrical. She said that for some of the units that have been destroyed and been offline for quite some time, she felt the contracting them out may be beneficial. Mr. Folscher said that we have looked at it, and the prevailing wage we would need to pay would be double or triple what we pay our maintenance staff. Chairman Adams said that she is looking at the time issue of apartments being vacant for months, homeless people not being housed and not being able to collect rents. She suggested putting out a bid for work to be done and having people put in bids.

Vice-Chairman Brugger asked if the possible money from the laundry goes into the laundry line item. Mr. Shanley replied yes and that was just a projection. VC Brugger asked if we had restrictions on the spending of that money. Mr. Shanley said yes as the laundry rooms are on Federal property.

Chairman Adams asked about the projected deficit, and the budget does not balance. She said she apologizes because it obviously has been doing this for several years. Mr. Shanley replied that no it does not. He said it hasn't balanced in years, but we had significant reserves. He said that since the coronavirus, we have had escalated amounts. He said that he has met with Ms. Boothe and Mr. Folscher. He said we are looking at cutting a couple of heads and cutting expenses. Commissioner Watson asked that shouldn't a balanced budget be presented. She said that whatever cuts need to be made should be done to make it balance. Mr. Shanley said that he has other budgets to be presented, which would include laying off two to three people. She said that we are pretending that it's right when it's not. Mr. Shanley said that you can present a balanced budget but is it truly realistic. He said that the only way to balance the budget is to lay off people. Chairman Adams said that would be a last resort. She said that this will give more weight to the union negotiations. Commissioner Watson said that we cannot say that this amount over is good. We need to have a freeze on a lot of things in order to sustain. Chairman Adams said this will take time. Vice-Chairman Brugger made a motion to accept the resolution.

Commissioner J. Brown seconded. Commissioner Watson said she would vote aye with serious consternation. Motion carried.

Resolution 2025-06 Management Health Insurance: Commissioner J. Brown made a motion to put the resolution on the floor. Vice-Chairman Brugger seconded. Motion passed unanimously. Mr. Shanley presented the resolution for the renewal of the health insurance plan for management. There is an 8% increase in the premium. The HSA contribution from the PHA is \$4,300 for the Executive Director and \$3,300 for the Accountant. Commissioner J. Brown made a motion to accept the resolution. Vice-Chairman Brugger seconded. Motion passed unanimously.

COMMITTEE REPORTS

Building and Security: Commissioner J. Brown said that they received the parking notice regarding the towing. She asked when they would be starting. Ms. Boothe said April 1. The notice informs the residents of how to get parking sticker, what the towing charges will be, and encouraging their guests to park in the appropriate visitor parking. Commissioner Watson suggested sending it out again when we send out the statements. Chairman Adams also asked if the signage is being changed. Ms. Boothe replied that it is. Commissioner J. Brown said that there is a small commercial bus that is parking there that takes up space. Chairman Adams asked staff to look into it.

Finance: No report.

Personnel: No report.

Tenant Relations: Chairman Adams asked about the problem tenant at Swartz. Ms. Boothe replied that they are no longer there.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe reported that we received the information for the PHADA scholarship and have sent it to our residents and the school guidance counselors. We have not yet received any applications. The work order summary is in the packet. She asked if the Board wanted to have a work session this month. Chairman Adams said that she would be having surgery. Commissioner Watson asked what would be on the agenda. Ms. Boothe said that she wanted to look at the parking regulations, specifically the visitors' parking and to discuss the budget further. Chairman Adams asked if we could do this hybrid. Commissioner Watson said that we just have to do a resolution. Chairman Adams said that we need to have an update on the Beacon Communities and Habitat for Humanity meetings. Ms. Boothe reported we had a kickoff meeting with Beacon Communities. They asked for plans and specs for the site and the physical need assessment, which we provided. We are working to come up with a regular meeting date each month. They will give us dates, and she will talk to the commissioners to come up with a mutually convenient date.

CHAIRMAN'S REPORT

Chairman Adams said that we met with Habitat for Humanity. They have received a grant to look at the property over on Taylor Avenue. They wanted to meet with PHA and the City to see if there is mutual interest in developing the land. They only have around an acre, and they are interested in what we are going to do with our land. We stated at the meeting that we are not in a position to comment or offer anything because we have not received a proposal from our developers. It was decided that the City, PHA, and Habitat for Humanity to discuss the vision for this project.

COUNSEL'S REPORT

None

OLD BUSINESS

None

NEW BUSINESS

Chairman Adams said that we would need to a resolution to do hybrid meetings. Commissioner J. Brown made a motion to put a resolution on the floor to do hybrid meetings as per the guidelines. Vice-Chairman Brugger seconded. Motion carried.

The meeting was adjourned at 6:42 p.m.

I hereby certify that the minutes are true and correct and approved at the Meeting of April 23, 2025.

Jaquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2025-07

Authorization For Use Of Videoconferencing Under Open Meetings Law Section 103-a

By Commissioner: _____

WHEREAS, Section 103 of the Open Meetings Law (“OML”) was amended by Chapter 56 of the Laws of 2022, which added Section 103-a; and

WHEREAS, OML Section 103-a permits local public bodies to authorize their members to attend meetings by videoconferencing under extraordinary circumstances by adopting a resolution to that effect; and

WHEREAS, the Poughkeepsie Housing Authority (PHA) is a local public body for the purposes of OML Section 103-a; and

WHEREAS, OML Section 103-a(2)(a) requires local public bodies to hold a public hearing prior to adopting a resolution authorizing the use of videoconferencing in the manner prescribed by OML Section 103-a; and

WHEREAS, a public hearing on the adoption of a resolution to authorize the use of video conferencing in the manner prescribed by OML Section 103-a was timely noticed in the Poughkeepsie Journal and was held on April 9, 2025 at 5:15 p.m.; and

WHEREAS, following the public hearing the PHA Board of Commissioners wishes to authorize the use of videoconferencing in the manner prescribed by OML Section 103-a, which is attached hereto and made a part hereof.

NOW, THEREFORE,

Upon motion duly made, seconded and carried, it is

RESOLVED, the PHA Board of Commissioners hereby authorizes its members who experience an extraordinary circumstance as that term is described by OML Section 103-a and as may be further defined by any rules or written procedures later adopted, to attend meetings by video conference provided that (i) a quorum of members is present in the same physical location where the public can attend, (ii) the member attending by videoconference can be seen, heard and identified while the open portion of the meeting is being conducted, (iii) members of the public are allowed to participate by videoconferencing in any meeting where a member attends by videoconference, and (iv) that all other requirements set forth in OML Section 103-a are complied with; and be it further

RESOLVED, that the PHA Board of Commissioners and Executive Director are hereby authorized to create additional written procedures governing the use of videoconferencing by its members in compliance with Chapter 56 of the Law of 2022 and implement such written procedures accordingly.

Second by Commissioner: _____

Ayes

Nays

Abstentions

I hereby certify the foregoing to be a true and correct copy of Resolution No. 2025-07 duly adopted at the regular meeting of the Poughkeepsie Housing Authority held in the City of Poughkeepsie on the 23th day of April, 2025.

Secretary

NY CLS Pub O § 103-a

Current through 2025 released Chapters 1-49, 61-107

New York Consolidated Laws Service > Public Officers Law (Arts. 1 — 8) > Article 7 Open Meetings Law (§§ 100 — 111)

§ 103-a. Videoconferencing by public bodies. [Expires and repealed July 1, 2026]

1. For the purposes of this section, "local public body" shall mean a public corporation as defined in section sixty-six of the general construction law, a political subdivision as defined in section one hundred of the general municipal law or a committee or subcommittee or other similar body of such entity, or any entity for which a quorum is required in order to conduct public business and which consists of two or more members, performing a governmental function for an entity limited in the execution of its official functions to a portion only of the state, or a political subdivision of the state, or for an agency or department thereof. For the purposes of this section, a public body shall be as defined in subdivision two of section one hundred two of this article.

2. A public body may, in its discretion, use videoconferencing to conduct its meetings pursuant to the requirements of this article provided that a minimum number of members are present to fulfill the public body's quorum requirement in the same physical location or locations where the public can attend and the following criteria are met:

(a) the governing board of a county, city, town or village has adopted a local law, or a public body has adopted a resolution, or the senate and assembly have adopted a joint resolution, following a public hearing, authorizing the use of videoconferencing:

(i) for itself and its committees or subcommittees; or,

(ii) specifying that each committee or subcommittee may make its own determination;

(iii) provided however, each community board in a city with a population of one million or more shall make its own determination;

(b) the public body has established written procedures governing member and public attendance consistent with this section, and such written procedures shall be conspicuously posted on the public website of the public body;

(c) members of the public body shall be physically present at any such meeting unless such member is unable to be physically present at any such meeting location due to extraordinary circumstances, as set forth in the resolution and written procedures adopted pursuant to paragraphs (a) and (b) of this subdivision, including disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the member's physical attendance at such meeting. Notwithstanding the in person quorum requirements set forth in this subdivision, the public body may determine, through its written procedures governing member and public attendance established pursuant to and consistent with this section, to allow for any member who has a disability as defined in section two hundred ninety-two of the executive law, where such disability renders such member unable to participate in-person at any such meeting location where the public can attend, to be considered present for purposes of fulfilling the quorum requirements for such public body at any meetings conducted through videoconferencing pursuant to this section, provided, however, that the remaining criteria set forth in this subdivision are otherwise met; and provided, further, that the public body maintains at least one physical location where the public can attend such meeting;

NY CLS Pub O § 103-a

(d) except in the case of executive sessions conducted pursuant to section one hundred five of this article, the public body shall ensure that members of the public body can be heard, seen and identified, while the meeting is being conducted, including but not limited to any motions, proposals, resolutions, and any other matter formally discussed or voted upon;

(e) the minutes of the meetings involving videoconferencing shall include which, if any, members participated remotely and shall be available to the public pursuant to section one hundred six of this article;

(f) if videoconferencing is used to conduct a meeting, the public notice for the meeting shall inform the public that videoconferencing will be used, where the public can view and/or participate in such meeting, where required documents and records will be posted or available, and identify the physical location for the meeting where the public can attend;

(g) the public body shall provide that each meeting conducted using videoconferencing shall be recorded and such recordings posted or linked on the public website of the public body within five business days following the meeting, and shall remain so available for a minimum of five years thereafter. Such recordings shall be transcribed upon request;

(h) if videoconferencing is used to conduct a meeting, the public body shall provide the opportunity for members of the public to view such meeting via video, and to participate in proceedings via videoconference in real time where public comment or participation is authorized and shall ensure that videoconferencing authorizes the same public participation or testimony as in person participation or testimony; and

(i) a local public body electing to utilize videoconferencing to conduct its meetings must maintain an official website.

3. The in person participation requirements of paragraph (c) of subdivision two of this section shall not apply during a state disaster emergency declared by the governor pursuant to section twenty-eight of the executive law, or a local state of emergency proclaimed by the chief executive of a county, city, village or town pursuant to section twenty-four of the executive law, if the public body determines that the circumstances necessitating the emergency declaration would affect or impair the ability of the public body to hold an in person meeting.

4. No later than January first, two thousand twenty-four, the committee on open government, created by paragraph (a) of subdivision one of section eighty-nine of this chapter, shall issue a report to the governor, the temporary president of the senate, the speaker of the assembly, the chair of the senate standing committee on local government, the chair of the senate standing committee on investigations and government operations, the chair of the assembly standing committee on local governments, and the chair of the assembly standing committee on governmental operations concerning the application and implementation of such law and any further recommendations governing the use of videoconferencing by public bodies to conduct meetings pursuant to this section.

5. Open meetings of any public body that are broadcast or that use videoconferencing shall utilize technology to permit access by members of the public with disabilities consistent with the 1990 Americans with Disabilities Act (ADA), as amended, and corresponding guidelines. For the purposes of this section, "disability" shall have the meaning defined in section two hundred ninety-two of the executive law.

History

L 2022, ch 56, § 2 (Part WW), effective April 9, 2022; L 2023, ch 58, § 1 (Part X), effective May 3, 2023.

Annotations

Financial Review

February 2025

Low-Income Program (10)

REVENUES:

A/C 340100 Revenues- HUD PHA Grant - is **\$191,932.00** for the month and **\$1,949,219.00** YTD.

Low-Income Program (10)

EXPENSES:

- A/C 413000 **Legal**– is **over** budget for the month by **\$2,105.83** and **under** budget YTD. Two months of legal services were recognized in February.
- A/C 415000 **Travel**– is **over** budget for the month by **\$3,763.34** and **under** budget YTD. The expenses for the PHADA trip were recognized.
- A/C 419030 **Eviction & Collection**– is **over** budget for the month by **\$1,408.33** and **under** budget YTD. There were 15 warrants issued to remove tenants.
- A/C 433000 **Gas**– is **over** budget for the month by **\$14,375.38** and **under** budget YTD.
- A/C 444001 **Plumbing**– is **over** budget for the month by **\$18,890.23** and **over** budget YTD. There was a backup in the center at Hudson due to clogged pipes.
- A/C 444003 **Heating and Cooling**– is **over** budget for the month by **\$5963.15** and **over** budget YTD. A furnace was replaced at BLVD.
- A/C 457000 – **Collection Loss** YTD is **\$34,123.50**.
- A/C 462030 – **Casualty Losses** is **\$6,912.22**. These costs were from the MLK issue in building 1 in January. More costs are to come.

The Net Surplus for the month of February is **\$51,170.30** and Net Surplus YTD is **\$234,743.32**.

Note: As of February 28,, 2025, we are leased at **111 of 117 (94.9%) for AMP 11** and **223 of 242 (92.1%) for AMP 22**. Overall, we are **334 of 359 (93.0%) units** that are leased up.

Low-Income Program (10)

Balance Sheet (as of 2/28/25):

- Cash and Investments decreased by \$638,133.73 compared to the same time last year.
- Total Accounts Receivable-Tenants increased compared to last year by \$114,762.87.
- Total Accounts Receivable - Other decreased by \$2,914.81.
- Total Current Assets have increased from last year by \$48,067.47.
- Fixed Assets increased by \$213,796.47.
- Accumulated Depreciation has increased by \$492,079.00.
- Total Current Liabilities shows an increase of \$29,078.93 as compared to the same time last year.
- Total Non-Current Liabilities have increased from last year by \$93,729.14.
- Current Year Net Assets are the Net Surplus or Net Deficit for the fiscal year. Our Net Surplus for this year is \$234,743.32. This is a decrease in the surplus from the same time last year by \$251,857.57.

Section 8 Program (20)

REVENUES:

- Total Revenues were **\$171,527.52** for February and **\$1,767,968.18 YTD**.

EXPENSES:

- Total Expenses were **\$163,783.67** for February and **\$1,882,729.01 YTD**.
- For the month of February, the Net Surplus is \$7,743.85. For Year to Date, our Net Deficit is \$114,760.83.

Section 8 Program (20)

Balance Sheet as of 2/28/25:

- The Total Cash and Investments have decreased by \$90,879.85 over last year.
- Accounts Receivable-Other increased by \$11,153.70 against the year prior.
- Current Assets decreased by \$50,231.11.
- Total Current Liabilities decreased by \$1,656.39 over same time last year.
- Total Non-Current Liabilities has increased by \$4,409.46.
- Current Year Net Assets have decreased from last year by \$70,129.57.

Note: As of February 28, we are leased at **89 of 91 for HCV; 54 of 60 for VASH; and 9 of 18 for the Foster Youth to Independence (FYI) vouchers.**

Poughkeepsie Housing Authority
LIPH - (10)

Fiscal Year 2025-Month End February 2025

	Current Month			Budget			Prior Year		
	Monthly Budget	Monthly Actual	% Change over budget	YTD Budget	\$ Change YTD over budget	Current YTD Actual	Prior Yr	\$ Change over Prior Yr	% Change
Revenues:									
311000.0	\$ 176,444.58	\$ 199,246.18	12.9%	\$ 1,940,890.42	\$ 239,067.67	\$ 2,179,958.09	\$ 1,999,653.78	\$ 180,304.31	9.0%
311500.0	583.33	-	-100.0%	6,416.67	(5,042.88)	1,373.79	5,138.57	(3,764.78)	-73.3%
345000.0	3,500.00	(1.00)	-100.0%	38,500.00	20,460.60	58,960.60	29,747.00	29,213.60	98.2%
345100.0	83.33	-	-100.0%	83.33	(916.67)	-	-	-	-
312000.0	4,166.67	4,374.50	5.0%	45,833.33	(3,060.18)	42,773.15	40,829.00	1,944.15	4.8%
312500.0	-	-	-	-	-	-	185.00	(185.00)	-100.0%
319000.0	6,166.67	33,713.29	446.7%	67,833.33	9,212.88	77,046.21	42,612.41	34,433.80	80.8%
340100.0	176,164.11	191,932.00	9.0%	1,937,805.23	11,413.77	1,949,219.00	1,999,689.00	(50,470.00)	-2.5%
340400.0	-	-	-	-	-	-	-	-	-
343000.0	1,666.67	1,378.26	-17.3%	18,333.33	3,498.32	21,831.65	21,719.93	111.72	0.5%
349000.0	-	-	-	-	117,077.47	117,077.47	47,474.13	69,603.34	146.6%
349000.0	-	-	-	-	-	-	-	-	-
369000.0	3,500.00	3,095.23	-11.6%	38,500.00	(1,126.45)	37,373.55	37,711.94	(338.39)	-0.9%
369001.0	725.00	1,850.00	155.2%	7,975.00	(1,364.48)	6,610.52	2,117.64	4,492.88	212.2%
369002.0	21,638.92	-	-100.0%	238,028.08	8,749.92	246,778.00	522,726.75	(275,948.75)	-52.8%
369004.0	200.00	-	-100.0%	2,200.00	(2,209.00)	-	1,895.75	(1,895.75)	-100.0%
369100.0	-	-	-	-	818.57	818.57	456.18	362.39	79.4%
Total Revenues:	\$ 394,839.28	\$ 435,588.46	10.3%	\$ 4,343,232.06	\$ 396,588.34	\$ 4,739,820.60	\$ 4,751,957.08	(12,136.48)	-0.3%
Expenses:									
411000.0	\$ 44,225.75	\$ 41,487.68	-6.2%	\$ 486,483.25	\$ (5,344.02)	\$ 481,139.23	\$ 448,931.36	\$ 32,207.87	7.2%
412000.0	1,000.00	-	-100.0%	11,000.00	(11,000.00)	-	-	-	-
413000.0	5,541.67	7,647.50	38.0%	60,958.33	(15,075.33)	45,885.00	42,061.25	3,823.75	9.1%
414010.0	-	-	-	-	-	-	-	-	-
415000.0	833.33	4,596.67	451.6%	9,166.67	(4,549.16)	4,617.51	22.56	4,594.95	20367.7%
417100.0	2,366.67	-	-100.0%	26,033.33	(3,313.33)	22,720.00	21,300.00	1,420.00	6.7%
418200.0	16,570.01	17,774.08	7.3%	182,270.10	44,540.37	226,810.47	180,087.86	46,722.61	25.9%
419000.0	250.00	192.82	-22.9%	2,750.00	(248.18)	2,665.12	2,235.32	429.80	19.2%
419010.0	1,583.33	2,483.46	56.9%	17,416.67	248.10	17,664.77	16,084.78	1,579.99	9.8%
419030.0	6,666.67	8,075.00	21.1%	73,333.33	(18,158.33)	55,175.00	54,120.00	1,055.00	1.9%
419040.0	1,083.33	262.95	-75.7%	11,916.67	(3,642.33)	8,274.34	11,157.63	(2,883.29)	-25.8%
419050.0	208.33	-	-100.0%	2,291.67	(1,668.20)	623.47	1,982.13	(1,358.66)	-68.5%
419060.0	1,166.67	-	-100.0%	12,833.33	(4,303.48)	8,529.85	8,520.00	9.85	0.1%
419070.0	4,166.67	6,143.67	47.4%	45,833.33	13,972.34	59,805.67	58,690.15	1,115.52	1.9%
419080.0	-	-	-	-	-	-	-	-	-
419090.0	8.33	-	-100.0%	-	(91.67)	-	-	-	-
421000.0	-	-	-	-	-	-	-	-	-
422000.0	-	-	-	-	-	-	-	-	-
422000.0	-	-	-	-	-	-	-	-	-
423100.0	729.17	-	-100.0%	8,020.83	(7,480.90)	539.93	-	539.93	#DIV/0!
431000.0	15,333.33	-	-100.0%	168,666.67	(21,265.70)	147,400.97	138,611.32	8,789.65	6.3%
431100.0	13,541.67	-	-100.0%	148,958.33	(28,476.83)	120,481.50	121,944.55	(1,463.05)	-1.2%
432000.0	37,500.00	35,452.81	-5.5%	412,500.00	(28,808.09)	385,691.91	358,779.99	26,911.92	7.5%
433000.0	24,166.67	38,542.05	59.5%	265,833.33	(99,472.59)	166,360.74	178,170.60	(11,809.86)	-6.6%
441000.0	66,071.77	66,340.29	0.4%	726,789.50	48,716.42	775,505.92	766,475.50	9,030.42	1.2%
442000.0	53,333.33	45,928.87	-13.9%	586,666.67	(113,044.22)	473,622.45	591,657.34	(118,034.89)	-19.9%
443000.0	16,666.67	15,407.86	-7.6%	183,333.33	(60,031.75)	123,301.58	192,005.79	(68,704.21)	-35.8%
443002.0	2,166.67	2,877.24	32.8%	21,833.33	(3,202.38)	20,630.95	23,439.21	(2,808.26)	-12.0%
443004.0	-	-	-	-	-	-	-	-	-
443005.0	2,250.00	1,994.00	-11.4%	24,750.00	(4,385.00)	20,365.00	19,790.00	575.00	2.9%
443006.0	-	-	-	-	-	-	-	-	-
443100.0	7,916.67	7,156.29	-9.6%	87,083.33	(7,271.74)	79,811.59	80,317.74	(506.15)	-0.6%
443300.0	31,496.56	28,250.71	-10.3%	346,462.21	(83,666.38)	430,128.59	412,995.81	17,132.78	4.1%
444001.0	3,083.33	21,973.56	612.7%	18,890.23	29,489.17	63,405.84	60,064.22	3,341.62	5.6%
444002.0	583.33	575.00	-1.4%	6,416.67	(8.33)	3,286.45	11,633.87	(1,930.75)	-16.6%
444003.0	2,916.67	8,879.82	204.5%	32,083.33	5,438.13	37,521.46	25,120.69	12,400.77	49.4%
444004.0	750.00	431.39	-42.5%	8,250.00	(3,181.61)	1,568.73	7,944.23	1,874.50	23.6%

Poughkeepsie Housing Authority
LIPH- (10)

Fiscal Year 2025-Month End February 2025

	Current Month			Budget			Current			Prior Year		
	Monthly Budget	Monthly Actual	% Change over budget	YTD Budget	Change YTD over budget	YTD Actual	Prior Yr	Change over Prior Yr	% Change	Prior Yr	Change over Prior Yr	% Change
446000.0												
448000.0												
448200.0												
451000.0	2,916.67	2,640.00	-9.5%	32,083.33	(11,513.33)	20,570.00	23,375.00	(2,805.00)	-12.0%			
451001.0												
451002.0	1,640.57	(1,000.00)	-161.0%	18,046.27	1,993.73	20,040.00	19,568.75	471.25	2.4%			
451003.0	30,532.94	-	-100.0%	335,862.37	(22,537.59)	313,324.78	176,491.39	136,833.39	77.5%			
451004.0	7,488.08	-	-100.0%	82,368.86	16,462.04	98,830.90	50,989.19	47,841.71	93.8%			
452000.0	119.25	-	-100.0%	1,311.75	(609.56)	702.19	-	702.19	#DIV/0!			
454000.0	2,052.81	-	-100.0%	22,580.92	1,757.02	24,337.94	12,492.37	11,845.57	94.8%			
454001.0	7,500.00	8,682.00	15.8%	82,500.00	13,002.00	95,502.00	62,645.00	32,857.00	52.4%			
457000.0												
457100.0	17,083.33	3,783.52	-77.9%	187,916.67	(153,793.17)	34,123.50	31,699.43	2,424.07	7.6%			
459000.0												
461000.0	375.00	926.70	147.1%	4,125.00	(302.81)	3,822.19	3,992.19	(170.00)	-4.3%			
461010.0												
461020.0												
461030.0												
462030.0												
480000.0												
752000.0												
754000.0												
Total Expenses:	\$ 433,885.25	\$ 384,418.16	-11.4%	\$ 4,772,737.73	\$ (267,660.45)	\$ 4,505,077.28	\$ 4,265,356.19	\$ 239,721.09	5.6%			
Net Surplus / (Net Deficit):	\$ (39,045.97)	\$ 51,170.30		\$ (429,505.67)	\$ 664,248.99	\$ 234,743.32	\$ 486,600.89	\$ (251,857.57)	-51.8%			

Balance Sheet - Detail
Federal Low Income

Assets	Current Year 2/28/2025	Prior Year 2/29/2024	Change in Position
Cash & Investments			
11108 ERAP Funds	100,00	100,00	0.00
11110 General Fund (dev - Operation)	100,150.31	137,901.39	(37,751.08)
11111 Payroll Cash Account	4,885.00	66,289.45	(61,404.45)
11112 Money Market Operating Account	194,206.67	195,070.76	(864.09)
11113 Operating Money Market	189,614.79	778,353.54	(588,738.75)
11140 Tenants Security Deposit Fund	144,281.07	141,484.07	2,797.00
111403 Tenant Disbursement Ac	18,919.56	26,112.64	(7,193.08)
111700 Petty Cash Fund	100.00	100.00	0.00
116200 Interfund Transfer	91,999.15	45,165.15	46,834.00
116210 Investment-Cd	242,439.10	234,252.38	8,186.72
Total Cash & Investments	986,695.65	1,624,829.38	(638,133.73)
Accounts Receivable - Tenants			
112200 A/R Tenants	834,455.03	763,982.20	70,472.83
112210 Allowance For Doubtful Accts-Tenants	(307,739.96)	(352,285.00)	44,545.04
112220 Deposit Receivable	11,286.78	11,541.78	(255.00)
Total Accounts Receivable - Tenants	538,001.85	423,238.98	114,762.87
Accounts Receivable - Other			
112800 Outstanding Travel Advances	0.00	5,079.24	(5,079.24)
112900 A/R Other	21,134.74	18,970.31	2,164.43
112912 Allowance for Doubtful-Other	(1,950.00)	(1,950.00)	0.00
Total Accounts Receivable - Other	19,184.74	22,099.55	(2,914.81)
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	4,292.87	12,882.92	(8,590.05)
126000 Inventories - Materials	66,959.73	58,160.07	8,799.66
127500 Allowance For Obsolete Inventories	(1,339.19)	(1,163.31)	(175.88)
129500 Interfund Due From	(36,968.32)	(85,035.79)	48,067.47
Total Current Assets	32,945.09	(15,156.11)	48,101.20
Fixed Assets			
140010 Leasehold Improvements	4,196,643.94	4,079,274.10	117,369.84
140060 Land	337,280.00	337,280.00	0.00
140070 Buildings	34,151,153.95	34,139,042.91	12,111.04
140080 Furniture and EMDwell	999,842.27	960,348.27	39,494.00
140090 Furniture and EMDAdmin	1,014,587.19	969,765.60	44,821.59
Subtotal Fixed Assets	40,699,507.35	40,485,710.88	213,796.47
Less: Accumulated Depreciation	0.00	0.00	0.00
Total Fixed Assets	40,699,507.35	40,485,710.88	213,796.47
Accumulated Depreciation			
140050 Accumulated Depreciation-Structures And Equipment	(37,638,434.17)	(37,146,355.17)	(492,079.00)
Total Accumulated Depreciation	(37,638,434.17)	(37,146,355.17)	(492,079.00)
190001 Deferred Outflow of Resources	952,612.46	952,612.46	0.00
Total Assets	5,590,512.97	6,346,979.97	(756,467.00)

Balance Sheet - Detail
Federal Low Income

	2/28/2025	2/29/2024	Change in Position
Liabilities and Net Assets			
Liability			
Current Liabilities			
211010 Accounts Payable>90 Days Past Due	0.00	0.00	0.00
21100 A/P Vendors and Contractors	21,512.76	(5,263.70)	26,776.46
211400 Tenant Security Deposits Payable	157,365.65	154,303.65	3,062.00
211499 Payroll Payable	701.94	701.94	0.00
211500 SUI	(2,564.80)	(1,766.77)	(798.03)
211710 Federal Tax Withheld	(931.81)	(931.81)	0.00
211720 Social Security Withheld	(5,067.92)	(5,067.92)	0.00
211730 State Tax Withheld	75.21	75.21	0.00
211741 SEIU Union Local 74	0.00	0.00	0.00
211750 ERS	2,375.41	35.61	2,339.80
211751 ERS Loan	(2,198.77)	141.03	(2,339.80)
211753 AFLAC	0.00	0.00	0.00
211756 NYS Deferred Comp	0.00	0.00	0.00
211760 Dutchess Scu	0.00	0.00	0.00
211769 Commissioner of Taxation and Finance	(1,201.94)	(1,201.94)	0.00
211770 PHA Rent	5,295.00	5,295.00	0.00
211780 United Way	0.00	0.00	0.00
211900 Ap Other	(4,874.19)	(4,874.19)	0.00
212000 Accrued Payroll	0.00	0.00	0.00
213500 Accrued Utilities	0.00	0.00	0.00
213501 Accrued Water & Sewer	0.00	0.00	0.00
213510 Accrued Compensated Absences-Current Portion	8,228.70	8,190.20	38.50
220000 Deferred Revenue	0.00	0.00	0.00
229000 Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities	178,715.24	149,636.31	29,078.93
Non-Current Liabilities			
213511 Accrued Compensated Absences-Non Current	156,345.32	155,613.88	731.44
213701 Accrued Current Pilot	95,502.00	62,645.00	32,857.00
214000 Accrued Pension and OPEB liabilities	2,004,179.75	1,944,039.05	60,140.70
Total Non-Current Liabilities	2,256,027.07	2,162,297.93	93,729.14
290001 Deferred Inflow of Resources	2,111,842.32	2,111,842.32	0.00
Total Liability	4,546,584.63	4,423,776.56	122,808.07
Equity			
271000 Prior Years Adj	0.00	0.00	0.00
280600 Undesignated Fund Balance-retained Earnings	809,185.02	1,436,602.52	(627,417.50)
Total: Equity/Net Assets	809,185.02	1,436,602.52	(627,417.50)
Current Year Net Assets	234,743.32	486,600.89	(251,857.57)
Total Equity	1,043,928.34	1,923,203.41	(879,275.07)
Total Liabilities and Net Assets	5,590,512.97	6,346,979.97	(756,467.00)

Poughkeepsie Housing Authority
Section 8-(20)

Fiscal Year 2025-Month End February 2025

	Current Month			Budget			Prior Year		
	Monthly Budget	Monthly Actual	% Change over budget	YTD Budget	\$ Change over budget	% Change	Prior Yr	\$ Change over Prior Yr	% Change
Revenues:									
300001 Section 8 Admin Fees	\$ 16,182.00	\$ 18,540.00	14.6%	\$ 161,820.00	\$ 26,643.00		\$ 193,612.00	\$ (5,149.00)	-2.7%
340400 Revenues-Other Government Grants	-	-	-	-	-		-	-	-
341000 Section 8 Income	124,936.00	139,447.00	11.6%	1,249,360.00	170,630.00		1,317,487.00	102,503.00	7.2%
343000 Investment income-Unrestricted	3.92	2.44	-37.7%	39.17	(3.22)		32.69	3.26	9.1%
343500 Investment income-Restricted	-	-	-	-	-		-	-	-
345000 Fraud Recovery	-	-	-	-	-		-	-	-
369300 Other Admin Fees	8,403.50	13,538.08	61.1%	84,035.00	75,444.23		133,736.68	25,742.55	16.1%
Total Revenues:	\$ 149,525.42	\$ 171,527.52	14.7%	\$ 1,495,254.17	\$ 272,714.01		\$ 1,644,868.37	\$ 123,099.81	7.0%
Expenses:									
411000 Admin Salaries	\$ 6,742.46	\$ 6,578.57	-2.4%	\$ 67,424.61	\$ 8,886.60		\$ 70,772.67	\$ 5,538.54	7.3%
412000 Compensated Absences	-	-	-	-	-		-	-	-
413000 Legal	208.33	402.50	93.2%	2,083.33	331.67		2,213.75	201.25	8.3%
414010 Staff Training	250.00	-	-100.0%	2,500.00	(2,500.00)		1,890.74	(1,890.74)	#DIV/0!
415000 Travel	4.17	1.60	-61.6%	41.67	(31.69)		9.29	0.69	6.9%
417100 Auditing	966.67	-	-100.0%	9,666.67	(866.67)		8,700.00	580.00	6.3%
418200 Admin Benefits	3,635.06	3,102.63	-14.6%	36,350.63	7,908.34		42,540.40	1,718.57	3.9%
419000 Other Admin Exp	-	-	-	-	-		240.00	(240.00)	#DIV/0!
419010 Telephone	83.33	152.34	82.8%	833.33	831.07		1,638.74	25.66	1.5%
419030 Eviction & Collection	-	-	-	-	-		-	-	-
419040 Office Supplies	175.00	-	-100.0%	1,750.00	(1,641.06)		375.59	(266.65)	-244.8%
419050 Memberships & Publications	75.00	-	-100.0%	750.00	(468.79)		178.05	103.16	36.7%
419060 Postage	208.33	315.98	51.7%	2,083.33	1,712.65		3,480.00	315.98	8.3%
419070 Administrative Contracts	583.33	274.78	-52.9%	5,833.33	4,433.96		5,154.98	5,112.31	49.8%
419090 Freight	-	-	-	-	-		-	-	-
421000 Tenant Serv Salaries	-	-	-	-	-		-	-	-
422000 Tenant Serv Recreation, Pub.	-	-	-	-	-		-	-	-
422200 Tenant Serv Benefits	-	-	-	-	-		-	-	-
423000 Ten Serv Contract Costs	-	-	-	-	-		-	-	-
423100 Tenant Serv Other	-	-	-	-	-		-	-	-
451000 All Other Insurance	-	-	-	-	-		-	-	-
451002 Liability Insurance	2,295.71	-	-100.0%	22,957.09	17,306.11		40,263.20	19,538.78	48.5%
451003 Fidelity Bond	38.43	-	-100.0%	384.25	(97.44)		384.25	(97.44)	-34.0%
451004 Workmen's Comp	319.44	-	-100.0%	3,194.35	(3,012.78)		(11.14)	192.71	106.1%
452000 PILOT	-	-	-	-	-		-	-	-
454000 OPEB-Admin	-	-	-	-	-		-	(446.00)	#DIV/0!
457000 Collection Loss	316.67	-	-100.0%	3,166.70	(3,166.70)		446.00	-	-
457100 Bad Debt-Other	-	-	-	-	-		-	-	-
459000 Other General Expense	2,702.83	2,988.75	10.6%	27,028.30	8,632.93		28,238.96	7,422.27	20.8%
461000 Extraordinary Maint	-	-	-	-	-		-	-	-
471500 HAP	100,967.94	99,121.52	-1.8%	1,009,679.43	85,641.22		1,044,113.53	51,207.12	4.7%
471501 HAP - Port Outs	21,887.96	38,336.00	75.1%	218,879.55	194,113.45		333,177.70	79,815.30	19.3%
471520 Portability In-HAP Payment	7,842.17	12,509.00	59.5%	78,421.67	71,207.90		125,231.70	24,397.87	16.3%
471800 FSS Escrow	-	-	-	-	-		-	-	-
480000 Depreciation	-	-	-	-	-		-	-	-
752000 Replacement	-	-	-	-	-		-	-	-
754000 Additions	-	-	-	-	-		-	-	-
Total Expenses:	\$ 149,302.82	\$ 165,783.67	9.7%	\$ 1,493,028.23	\$ 389,700.78		\$ 1,689,499.63	\$ 193,229.38	10.3%
Net Surplus / (Net Deficit):	\$ 222.59	\$ 7,743.85		\$ 2,225.93	\$ (116,986.76)		\$ (44,631.26)	\$ (70,129.57)	

Balance Sheet - Detail
Section 8

	Current Year 2/28/2025	Prior Year 2/29/2024	Change in Position
Assets			
Cash & Investments			
11110 General Fund (dev - Operation)	37,234.30	83,158.00	(43,923.70)
111401 F55 Escrow Fund	1,596.86	1,553.01	43.85
116200 Interfund Transfer	(92,000.00)	(45,000.00)	(47,000.00)
Total Cash & Investments	(53,168.84)	37,711.01	(90,879.85)
Accounts Receivable - Tenants			
112100 Fraud Recovery	17,101.00	17,101.00	0.00
112110 Allowance for Doubtful	(17,101.00)	(17,147.00)	46.00
Total Accounts Receivable - Tenants	0.00	(46.00)	46.00
Accounts Receivable - Other			
112900 A/R Other	18,534.00	20,230.21	(1,696.21)
112912 Allowance for Doubtful-Other	(19,129.00)	(20,418.00)	1,289.00
113540 Accounts Receivable-PHA Projects	10,286.60	(1,274.31)	11,560.91
Total Accounts Receivable - Other	9,691.60	(1,462.10)	11,153.70
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	4,099.73	6,441.37	(2,341.64)
129500 Interfund Due From	(57,880.78)	(9,991.31)	(47,889.47)
Total Current Assets	(53,781.05)	(3,549.94)	(50,231.11)
Fixed Assets			
140090 Furniture and E/MAdmin	0.00	595.56	(595.56)
Subtotal Fixed Assets	0.00	595.56	(595.56)
Less: Accumulated Depreciation	0.00	0.00	0.00
Total Fixed Assets	0.00	595.56	(595.56)
Accumulated Depreciation			
140050 Accumulated Depreciation-Structures And Equipment	0.00	0.00	0.00
Total Accumulated Depreciation	0.00	0.00	0.00
Deferred Outflow of Resources			
190001 Deferred Outflow of Resources	58,966.54	58,966.54	0.00
Total Assets	(38,291.75)	92,215.07	(130,506.82)
Liabilities and Net Assets			
Liability			
Current Liabilities			
211030 A/P PHA Projects	570.00	570.00	0.00
211040 A/P-Other Gov't	906.70	862.85	43.85
211100 A/P Vendors and Contractors	1,893.91	1,452.05	441.86
211450 Deferred Revenue	0.00	0.00	0.00
211500 SUI	0.00	0.00	0.00
211950 A/P Other	0.00	0.00	0.00
211995 A/P - Section 8	0.00	0.00	0.00
212000 Accrued Payroll	0.00	0.00	0.00
213510 Accrued Compensated Absences-Current Portion	474.36	2,175.23	(1,700.87)
218100 F55 Escrow Payable	0.60	0.60	0.00
229000 Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities	3,845.57	5,060.73	(1,215.16)
Non-Current Liabilities			
213511 Accrued Compensated Absences-Non Current	9,012.78	7,768.62	1,244.16
214000 Accrued Pension and OPEB liabilities	106,027.25	102,861.95	3,165.30
Total Non-Current Liabilities	115,040.03	110,630.57	4,409.46
Deferred Inflow of resources			
290001 Deferred Inflow of resources	109,255.68	109,255.68	0.00
Total Liability	228,141.28	224,946.98	3,194.30
Equity/Net Assets			
280600 Undesignated Fund Balance-Retained Earnings	(397,499.52)	(333,927.97)	(63,571.55)
282600 RS Operating Res - Section 8 HAP	245,827.32	245,827.32	0.00
Total: Equity/Net Assets	(151,672.20)	(88,100.65)	(63,571.55)
Current Year Net Assets	(114,760.83)	(44,631.26)	(70,129.57)
Total Equity	(266,433.03)	(132,731.91)	(133,701.12)
Total Liabilities and Net Assets	(38,291.75)	92,215.07	(130,506.82)