

## **ANNUAL MEETING AGENDA**

**The Annual Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, January 14, 2026 at 5:15 p.m. The meeting will be conducted at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.**

### **ROLL CALL**

#### **MINUTES**

**December 10 2025/Regular Meeting  
December 15, 2025/Special Meeting**

### **TENANT AND PUBLIC PARTICIPATION**

#### **ELECTION OF OFFICERS**

- A. Chairman**
- B. Vice-Chairman**
- C. Secretary**
- D. Treasurer**
- E. Assistant Secretary-Treasurer**

#### **RESOLUTIONS**

**2026-01 Including MLK Jr. & TMT in RFQ Seeking a Development Partner Under the Choice Neighborhood Grant Program**

#### **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 December 10, 2025 Meeting**

**Present:** Shirley Adams, Chairman  
Vincent Brugger, Vice-Chairman  
Jacquetta Brown, Secretary  
Felicia Watson, Treasurer  
Thomas O'Neill, Assistant Secretary-Treasurer 5:28 pm  
Robin Johnson, Member

**Absent:** Terriciena Brown, Member

**Also Present:** Sandra Boothe, Executive Director  
Thomas Shanley, Accountant  
Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on December 10, 2025, at 5:15 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

**PUBLIC HEARING FY26 AGENCY PLAN**

The Public Hearing was held regarding the Housing Authority's Annual Agency Plan. The Agency Plan consists of the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan, which together govern Housing Authority operations for the upcoming year. Ms. Boothe explained that Resident Advisory Board meetings are held annually and are comprised of housing authority residents and Section 8 participants. We also invited all the tenant ambassadors this year. Ms. Boothe went over the changes with included income exclusion, self-employment income, minimum income requirements, and lease provisions. She also explained that we previously had 14-day notices, but we are now required to give 30-day notices.

At 5:30 pm, Vice-Chairman Brugger made a motion to close the Public Hearing. Commissioner Brown seconded the motion. Motion carried.

**MINUTES**

**November 12, 2025/Regular Meeting:** Vice-Chairman Brugger made a motion to put the minutes on the floor. Commissioner Watson seconded. Motion passed unanimously. Commissioner Watson made a motion to accept the minutes. Commissioner O'Neill seconded. Motion passed unanimously.

**TENANT AND PUBLIC PARTICIPATION**

Laurie Sandow, a city resident, and Richard Distel, the city planner, were in attendance.

## RESOLUTIONS

**Resolution 2025-11 FY26 Agency Plan:** Vice-Chairman Brugger made a motion to put the resolution on the floor. Commissioner Brown seconded the motion. Motion carried. Ms. Boothe presented the resolution. Commissioner Watson asked for clarity on the Agency Plan. Ms. Boothe said that it includes the Agency Plan consisting of the ACOP, which is the Admissions and Continued Occupancy Policy for the Housing Authority, and the Section 8 Administrative Plan. The ACOP is the rules and regulations for public housing. The Section 8 Administrative Plan is the rules and regulations for the Section 8 program. These two policies dictate how the agency is run for the next year. Commissioner Watson asked about the Resident Advisory Board and why the Board was not privy to it. Commissioner Watson said that she would like to hear the tenant voice. Ms. Boothe said that she has minutes from the meeting and will forward a copy to the Board. Commissioner Watson said that they would have been helpful prior to receiving the resolution.

Commissioner Adams asked if there were any concerns from the residents. Ms. Boothe said that the Resident Advisory Board is held every year, and while the Board has never been invited in the past, the Board could certainly be invited in the future. Ms. Boothe said no concerns, just questions regarding income exclusions, the 30-day notice, and Capital Fund improvements the tenants would like to see. She said that they went line by line through the mandatory changes. Commissioner Brown made a motion to accept the resolution. Vice-Chairman Brugger seconded. Motion carried.

**Resolution 2025-12 Approval of the Developer's Selection of RAD/Section 18 Blend for Redevelopment of Hudson Garden's Property:** Commissioner Brown made a motion to put the resolution on the floor. Vice-Chairman Brugger seconded the motion. Motion carried. Ms. Longcore said that there was some discussion from the developer about whether we would need to amend a five-year plan to reflect this. She spoke specifically with Mr. Lawlor about it, and he said that because the five-year plan already reflects our intention to use RAD to redevelop the property, that there was no need to do an update, an amendment to that plan. Vice-Chairman Brugger made a motion to accept the resolution. Commissioner Brown seconded. Motion carried.

**Resolution 2025-13 Approval of Including Martin Luther King Jr. and Thurgood Marshall Terrace Properties in the RFQ for a Development Partner under the Choice Neighborhood Grant:** Vice-Chairman Brugger made a motion to put the resolution on the floor. Commissioner Brown seconded the motion. Ms. Longcore said that she did put this resolution forward and was requested to do so by the city. She also asked Mr. Distel to come in case there are any questions that he might be in a better position to answer with respect to this. She said the city has reached the phase under Choice to put out an RFQ for a development partner for that program. Since there has been, some concern about what development is going to happen under Choice, what is going to happen under RAD, especially when it comes to the undeveloped property at MLK. The City just wanted to make sure that there was a statement from the Housing Authority approving that in their RFQ for a development partner, they are going to specifically mention both the MLK property and the

Thurgood Marshall Terrace property as part of the properties we are seeking to improve and redevelop through the Choice Neighborhood Development Grant.

Vice-Chairman Brugger asked if there is a possible conflict with Ms. Longcore being the attorney for the city and our counsel. Ms. Longcore replied that because the PHA is a partner in the Choice Neighborhood Grant and MLK and TMT were included in the application for the planning grant, she doesn't see any reason why they wouldn't be included in the application for a development grant, and that is going to require the development partner so they are included in the RFQ. She went on to say there is certainly the potential for an issue when it comes to the undeveloped property at MLK that could arise, which is one of the reasons why the Housing Authority does have a specific attorney. If that was to happen, the board could go to their RAD attorneys with their concerns. But ultimately, both the Choice Neighborhood Grant and the RAD program are intended to benefit the Housing Authority. They are just focused on different sites and different financing and different ways to do that. She said at this point, she doesn't see any conflict has arisen, but if the board feels that way, they should bring that to her attention. She also said that if she thinks that there might be a conflict, she will bring that to the board's attention too and recommend that they seek an opinion from outside counsel.

Chairman Adams said she has concerns about this regarding who may be chosen and considers the way the resolution is written; it has the weight of a contract. She thinks that our RAD attorney should look at this first. Commissioner O'Neill said that they should be given the documents for review and specific comments. Vice-Chairman Brugger agreed. Mr. Distel said when the city goes out for review of the RFQ submissions, they want to have a member of the Board on the review committee. Vice-Chairman Brugger made a motion to table the resolution. Commissioner Brown seconded the motion. Commissioner O'Neill said that it should be tabled to be referred to our attorney. Motion carried.

The board decided to have a special meeting on Monday, December 15 at 10 am.

## COMMITTEE REPORTS

**Building and Security:** No report.

**Finance:** Mr. Shanley that the net surplus for the month of November is \$87,166.42 and the net surplus year-to-date is \$411,555.36. As of November 30, we are leased at 111 of 117 for AMP 11 and 234 of 242 for AMP 22. As of today, we are leased at 112 of 117 and 237 of 242. Overall, we are leased at 349 of 359.

In Section 8 for the month of November, the Net Surplus is \$10,737.11. Year-to-date, our net surplus is \$139,979.35. As of November 30, we are leased at 89 of 91 for HCV, 57 or 60 for VASH, and 9 of 18 for the Foster Youth to Independence vouchers.

Chairman Adams asked that any anomalies she would like to be reported to the Board. She asked him to explain the issue at Boulevard. Mr. Shanley said there was an internal dispute

with the contractor, so we were asked to hold off on payment. This was just resolved, and we made the appropriate payments.

**Personnel:** Commissioner Watson said that the Board would be going into Executive Session this evening.

**Tenant Relations:** Commissioner Watson said that we received an email about renaming the gymnasium and was wondering where we stood with it. Ms. Boothe said that it was discussed in the work session, and it was supposed to be brought back to the Board. Chairman Adams said that other names came up that might be favorable in terms of contribution to PHA and the gymnasium. Commissioner Watson asked if we responded to him. Chairman Adams said that we did not, but we need to respond.

## EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe reported that on November 13th, she attended the Agent Stakeholder Roundtable meeting with Senator Cordell Claire, the chairperson of the Senate Aging Committee, and Senator Rollison, a member of the Aging Committee. The discussion was focused on aging population and seniors in the Hudson Valley, and there were other stakeholders that were at that meeting. Representatives from Office of the Aging, Beacon Housing Authority were invited, Dutchess Outreach, and other agencies that work with seniors. It was a very robust, very good discussion, and we hope to be able to meet again in the future for further discussions.

I met with the Resident Advisory Board, as I have let the board know, and going forward, we will let the board members know when the meetings are. We were planning on meeting sometime in January because they wanted to keep the dialogue open, so we will let the commissioners know when that meeting is scheduled.

Yesterday, the Office for the Aging had an informational session at Martin Luther King, and we are trying to schedule sometime in January for them to meet with Thurgood Marshall residents, Boulevard Knolls, and Hudson Gardens residents. Things that were discussed were the services that they offer to our seniors, such as Dollar Ride, helping seniors fill out applications for SNAP, Medicare, Medicaid, assessing home health services, and other issues that our seniors have. Only three residents attended but it was 10 am but as we were leaving, some residents started showing up, so we will also reschedule one for Martin Luther King, maybe later on in the day, so that other more tenants can attend.

As of present, we have 10 vacancies. We do anticipate that by the 15th, two additional units will be leased. By the 19th, another unit be leased, and then there should be 7 remaining units. But of those 7 remaining, we are going to offer three units for transfers, for reasonable accommodation, and medical.

The laundry room doors at Martin Luther King and Hudson Gardens are working, up and running great. The residents can use their key card to open the door. We have set the time

for 8 o'clock in the morning for opening, 9 o'clock at night for closing. We are planning on canvassing the residents to see if they would prefer different times. Commissioner Brown said that the times should be 7 am to 9 pm to allow time before work for laundry.

### **CHAIRMAN'S REPORT**

No report.

### **COUNSEL'S REPORT**

Ms. Longcore said that we were able to settle the case with the young woman who had come to the meetings.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

None

*At 6:10 pm, Commissioner Watson made a motion to go into Executive Session. Commissioner Brown seconded. At 7:19 pm, the meeting resumed.*

At 7:20 pm, the meeting adjourned.

I hereby certify that the minutes are true and correct and approved at the Meeting of December 10, 2025.

---

Jaquette Brown, Secretary

**POUGHKEEPSIE HOUSING AUTHORITY**  
**Minutes of the December 15, 2025 Special Meeting**

**Present:** Shirley Adams, Chairman  
Vincent Brugger, Vice-Chairman  
Jacquetta Brown, Secretary  
Felicia Watson, Treasurer  
Thomas O'Neill, Assistant Secretary-Treasurer  
Robin Johnson, Member

**Absent:** Terriciena Brown, Member

**Also Present:** Sandra Boothe, Executive Director  
Thomas Shanley, Accountant  
Joanna Longcore, Corporation Counsel  
Brian Lawlor, RAD Counsel (Virtually)

The Special Meeting of the Poughkeepsie Housing Authority was held on Monday, December 15, 2025, at 10:04 am at the Administrative Office located 4 Howard Street, Poughkeepsie, NY 12601.

**RESOLUTIONS**

**Resolution 2025-13 Approval of Including Martin Luther King Jr. and Thurgood Marshall Terrace Properties in the RFQ for a Development Partner Under Choice Neighborhood Grant:** Chairman Adams asked we could entertain some language that would be more suitable. Mr. Lawlor said that he would always advocate that the city and the housing authority should cooperate and work together, that they are separate entities, but they need to work together and they're more powerful when they do work together. He said his concern about the current proposal and the resolution is essentially that the housing authority has no role in that RFQ that will select this developer for the sites that are controlled and owned by the Housing Authority.

In other models that he has seen, it was done in partnership. The RFP was done together, the scoring was done together, and the recommendation was made together because at the end of the day, the developer works for the housing authority because they are the owner of the property. He said that PHA can be a partner with the city, but you can't just sign over to them the ability to pick your developer or your contractor for you and have you accept it. You are the authority and board members really have your own fiduciary responsibility to take care of the authority and make decisions for the authority that are in the best interest of the authority. Normally, 99% of the time, the city's interests and the housing authority's interests are the same or mutual, but you are separate entities and this is a major decision of the authority and a major undertaking that you just can't delegate. He said you just can't be told this is going to be your developer and here's what you're going to do with your site. They can make a recommendation to you. But ultimately, at

the end of the day, it's the housing authority that's going to be the party to the development contract, just like we are with Beacon for Hudson.

Chairman Adams said that she has an issue with the wording "properties" in the resolution. She does not want to have anything with the vacant land included in the resolution.

Vice-Chairman Brugger asked Mr. Lawlor that since we went into an agreement with Beacon Communities and the developer including this property, in reading the resolution, there would be serious breach of our agreement with Beacon and the developer by including these properties. Ms. Longcore said that these properties have already been included in the planning grant. She asked if the PHA wants to move forward with the planning grant. Chairman Adams said that planning is different than a developer coming in and having carte blanche to tell you what to with it.

Ms. Longcore explained at the end of the planning grant, the applicant or the award winner, they are supposed to present a finalized plan and the request for qualifications for a developer is to finalize that plan. The city has two years to come up with a finalized plan. If that plan is approved, if HUD likes that plan, then that is where the \$50 million for the implementation of the plan. They are asking for a developer to help them come up with the final plan that will be presented to try for that implementation grant.

Mr. Lawlor said we have an agreement with Beacon that if we do new construction at Hudson, they have first dibs on the vacant land at the site, at the MLK site. The PHA went through a whole process to get an agreement with Beacon. This seems to be the same process for Thurgood Marshall and MLK, but we're not in the process. The city's going to do it for us. He said his strong opinion is that we don't have the authority to let the city do that for us. We have to make the final decision.

We can do it together with the city. We don't have to administer the CNI grant to pick a developer because CNI is not going to pay the entire cost of any development. \$50 million is not going to be enough to do those two properties and just like with Beacon and Hudson, we're going to go to multiple places to get money to finance it. Who administers CNI grant is not part of this issue. It's the city's, and we're in consultation with them and that's the way it runs. He said in terms of development, a developer's first question is going to be that these are Housing Authority properties that you want me to come up with a plan with, when do I talk to the Housing Authority, and how do I know that they're going to sign an agreement with me. Since they are public housing projects, they're going to say, they're going to ask, how did you select your developer, and we can't say, well, the city told us who we're going to pick. He said he thinks we're fine with the properties. It's not about who's got the vacant land because Beacon has first dibs on that vacant land as it's under contract. This RFQ, in his opinion, is the mirror image of what we did for Beacon, and we just can't sign over the ability to do that.

Commissioner Watson asked Ms. Longcore what her thoughts were as she hears the voice of the city. Ms. Longcore said that it seems like the board is telling her to tell the

city not to issue an RFQ. Chairman Adams said that is not true. Ms. Longcore said that she wasn't sure how to move forward. Does she go back to the city and say these are the options; you can issue the RFQ and but don't specify that you want around these properties or the in terms of the RFQ obviously is going to spell out the how the developer gets awarded and there is going to be a housing authority person who is going to be on the selection committee for the developer in terms of evaluating the proposals that come in, which can again also be added to this resolution. She said it is her understanding that the city just wanted that PHA to basically reaffirm that they still want to move forward with this choice neighborhood program with these two properties.

Chairman Adams said she is comfortable with a letter of support, that we are in collaboration, but we are not handing over authority to the developer. Mr. Lawlor said that we are under certain procurement rules. Chairman Adams wants to be clear that we are only talking about physical units. Mr. Lawlor said that it's not the properties, it's selecting a developer who we will select and enter a contract with being selected by the city and not by the housing authority. The city can't sign the agreement for the PHA. He said he would ask the city why we can't do a joint RFQ together instead of the city doing it alone. He said this is the best solution.

Chairman Adams said she wants all the vacant land at MLK to be available to Beacon Communities. She wants it clearly to be stated that we have final decision on what is done with property. Mr. Lawlor said that we need to clarify that it doesn't include the 4.4 acres, and we have to say that it has to be a joint RFQ where the Housing Authority is part of the process. The PHA needs to take part in the final decision. Commissioner O'Neill asked if we wouldn't have control as it is our property, that we can't just sign it away in a resolution.

Ms. Longcore wanted to know if it is a selection committee of say six members, is the PHA asking that three of the six be filled exclusively by members of the PHA board or the executive director, or PHA staff, or do you want a seat on the committee, or do you want half the seats on the committee. Commissioner O'Neill asked the attorneys that whatever the committee decides, wouldn't it still have to be approved by the board. Mr. Lawlor said that not according to the way the resolution is written. He said that they could back with a developer that the Housing Authority does not want to work with, so we should do this once with a collaboration. He said that we also need to make sure the criteria matches that of which we did for Hudson Gardens.

Chairman Adams said that our properties are a small part of the redevelopment. This is where the city is going to have a problem with the housing authority having equal weight at the table, because we only have two out of all the properties. Having the PHA have equal weight to say yay, nay on the total development of the developer for the entire north side of Poughkeepsie is not something they are going to want to do. Mr. Lawlor said that the one point that he would respond with that is that choice is a public housing program. So it's bigger than just our public housing projects, but it must include public housing projects. It can't be just a neighborhood plan.

Commissioner Watson said that Ms. Longcore could rewrite the resolution to include what Mr. Lawlor said and have it sent to him. The board was in agreement.

## ADJOURNMENT

The meeting was adjourned at 10:55 am.

I hereby certify that the minutes are true and correct and approved at the Meeting of January 14, 2026.

*Jaquetta Brown, Secretary*

POUGHKEEPSIE HOUSING AUTHORITY  
Resolution 2026-01

**APPROVAL OF INCLUDING MARTIN LUTHER KING AND THURGOOD MARSHALL TERRACE PROPERTIES IN THE REQUEST FOR QUALIFICATIONS (RFQ) SEEKING A DEVELOPMENT PARTNER UNDER THE CHOICE NEIGHBORHOOD GRANT PROGRAM**

By Commissioner: \_\_\_\_\_

**WHEREAS**, the Poughkeepsie Housing Authority (PHA) has committed to partnering with the City of Poughkeepsie under the HUD Choice Neighborhoods Planning Grant Program (CHOICE); and

**WHEREAS**, PHA has amended its 5-year plan to clarify PHA's intention to engage in CHOICE for the redevelopment and revitalization of the PHA properties known as Martin Luther King, Jr. Garden Apartments (MLK) and Thurgood Marshall Terrace (TMT); and

**WHEREAS**, the City of Poughkeepsie was awarded a planning grant under CHOICE; and

**WHEREAS**, PHA has continued to partner with the City of Poughkeepsie and actively participate in the process of administration of the CHOICE planning grant; and

**WHEREAS**, the City of Poughkeepsie is now preparing to issue a Request for Qualifications (RFQ) for a Developer partner to assist in the creation and finalization of a transformative plan under CHOICE; and

**WHEREAS**, as the of Poughkeepsie's partner on the CHOICE planning grant, PHA will play an active role in the selection of a developer in response to the RFQ and shall have at least one spot on the committee that will evaluate the responses to the RFQ; and

**WHEREAS**, only PHA is authorized to enter into any contract, agreement, memorandum of understanding, memorandum of agreement, or similar document with a developer with respect to the redevelopment and/or revitalization of the MLK and TMT properties; and

**WHEREAS**, any developer selected in response to the RFQ must be approved by a majority vote of the PHA Board of Commissioners in order to redevelop and/or revitalize the MLK and TMT properties; and

**WHEREAS**, under no circumstances shall this resolution or the RFQ issued by the City be interpreted to allow the developer to develop any vacant land owned by PHA under the CHOICE program; and

**WHEREAS**, the Board of Commissioners wishes to formally express its support and approval of the inclusion of the MLK and TMT properties in the Developer RFQ that will be issued by the City of Poughkeepsie under CHOICE; and

**NOW, THEREFORE,**

Upon motion duly made, seconded and carried, it is

**RESOLVED**, that the PHA hereby formally supports and approves, in writing, of the inclusion of the MLK and TMT properties, exclusive of any vacant land owned by PHA that is part of and/or adjacent to such properties, in the forthcoming Developer RFQ to be issued by the City of Poughkeepsie as part of CHOICE; and be it further

**RESOLVED**, that the Executive Director is authorized to execute any and all documents necessary to give effect to this resolution, consistent with the terms herein.

Second by Commissioner: \_\_\_\_\_

Ayes

Nays

Abstentions

I hereby certify the foregoing to be a true and correct copy of Resolution No. 2026-01 duly adopted at the special meeting of the Poughkeepsie Housing Authority held in the City of Poughkeepsie on the 14th day of January 14, 2026.

---

Secretary

# Financial Review

## November 2025

### Low-Income Program (10)

#### REVENUES:

A/C 311000 Revenues- HUD PHA Grant - is **\$178,031.00** for the month and **\$1,565,160.00** YTD.

### Low-Income Program (10)

#### EXPENSES:

- A/C 418200 & 443300 **Benefits** – is **over** budget for the month by **\$185,493.51**. We recognized the annual cost for PHA's portion of the NYS Retirement cost.
- A/C 419030 **Eviction & Collection** – is **over** budget for the month by **\$4,790.67** and **under** budget for the year.
- A/C 431000 & 432000 **Water & Sewer** – is **over** budget for the month by **\$58,062.96** and **under** budget for the year. We received and recognized water & sewer bills for the quarter and **under** budget YTD.
- A/C 443004 **Unit Turnaround** – is **over** budget for the month by **\$4,900.00**. We were outsourcing the turnover of apartments to supplement our manpower as we reduce our vacancies.
- A/C 443003 **Janitorial** – is **over** budget for the month by **\$2,400.00**. We temporarily outsourced the maintenance of grounds to supplement our manpower. We have ceased using outsourced labor.
- A/C 448000 Prot Serv- contract is **over** budget **\$3,290.86** and **over** budget YTD.
- A/C 457000 – **Collection Loss** YTD is **-\$58,915.61**.

The Net Deficit for the month of December is **\$255,929.26** and Net Surplus YTD is **\$157,261.10**.

Note: As of December 31, 2025, we are leased at **114 of 117 (97.4%) for AMP 11** and **238 of 242 (98.3%) for AMP 22**. Overall, we are **352 of 359 (98.1%) units** that are leased up.

## Low-Income Program (10)

### Balance Sheet (as of 12/31/25):

- Cash and Investments decreased by \$15,463.60 compared to the same time last year.
- Total Accounts Receivable-Tenants increased compared to last year by \$68,930.65.
- Total Accounts Receivable - Other decreased by \$22,482.50.
- Total Current Assets decreased from last year by \$49,987.15.
- Fixed Assets increased by \$2,775.67.
- Accumulated Depreciation has increased by \$443,783.09.
- Total Current Liabilities shows an increase of \$179,987.07 as compared to the same time last year.
- Total Non-Current Liabilities have increased from last year by \$7,591.81.
- Current Year Net Assets are the Net Surplus or Net Deficit for the fiscal year. Our Net Surplus for this year is \$157,261.10. This is an decrease in the surplus from the same time last year by \$107,445.78.

## Section 8 Program (20)

### REVENUES:

- Total Revenues were **\$90,772.95** for December and **\$1,766,810.23** YTD.

## EXPENSES:

- Total Expenses were **\$214,693.40** for December and **\$1,750,751.33** YTD.
- For the month of December, the Net Deficit is **\$123,920.45**. For Year to Date, our Net Surplus is **\$16,058.90**.

## Section 8 Program (20)

### Balance Sheet as of 12/31/25:

- The Total Cash and Investments have increased by **\$102,115.55** over last year.
- Accounts Receivable-Other decreased by **\$17,637.64** against the year prior.
- Current Assets increased by **\$40,997.40**.
- Total Current Liabilities increased by **\$21,847.45** over same time last year.
- Total Non-Current Liabilities has increased by **\$8,260.74**.
- Current Year Net Assets have increased from last year by **\$132,323.00**.

Note: As of December 31, we are leased at **86 of 91** for HCV; **57 of 60** for VASH; and **9 of 18** for the Foster Youth to Independence (FYI) vouchers.

Poughkeepsie Housing Authority  
LPH- (10)

Fiscal Year 2026-Month End December 2025

	Current Month			Budget			Current YTD Actual			Prior Year			
	Monthly Budget	Monthly Actual	\$ Change over budget	YTD Budget	\$ Change YTD over budget		Prior Yr	\$ Change over Prior Yr	% Change				
<b>Revenues:</b>													
311000.0	Dwelling Rental Income	\$ 176,444.58	\$ 208,192.00	\$ 31,737.42	18.0%	\$ 1,588,001.25	\$ 171,448.57	\$ 1,759,449.92	\$ 1,779,278.25	\$ (19,828.33)	-1.1%		
311500.0	Reinstated Tenant Rental	583.33	551.47	(31.86)	-5.5%	5,250.00	(2,746.52)	2,503.47	1,309.97	1,193.50	91.1%		
345000.0	Fraud Recovery	3,500.00	-	(3,500.00)	-100.0%	31,500.00	(6,246.00)	25,254.00	31,091.60	(5,837.60)	-18.8%		
345100.0	Reinstate- Fraud Recovery	83.33	-	(83.33)	-100.0%	750.00	(750.00)	-	-	-	-		
312000.0	Excess Utilities - A/C	4,166.67	3,698.00	(468.67)	-11.2%	37,500.00	(1,680.00)	35,820.00	33,933.15	1,866.85	5.5%		
312500.0	Reinstated Excess utilities	-	-	-	-	-	352.00	352.00	-	352.00	#DIV/0!		
315000.0	Non-Dwelling Income - Rental Fees	6,166.67	18,492.52	12,325.85	199.9%	55,500.00	(11,207.36)	44,292.64	42,232.92	2,059.72	4.9%		
340100.0	Revenues-Hud Pha Grant	176,164.11	178,031.00	1,866.89	1.1%	1,585,477.00	(20,317.00)	1,565,160.00	1,565,356.00	(196.00)	0.0%		
340400.0	Revenues-Other Government	-	-	-	-	-	-	-	-	-	-		
343000.0	Interest- unrestricted	1,666.67	1,569.32	(97.35)	-5.8%	15,000.00	161.49	15,161.49	19,636.36	(4,474.87)	-22.8%		
348000.0	Insurance Proceeds	-	-	-	-	-	14,331.66	14,331.66	117,077.47	(102,745.81)	-87.8%		
349000.0	Gain or Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-		
349000.0	Other Income- Late Fees	3,500.00	2,798.00	(712.00)	-20.2%	31,500.00	5,735.50	37,235.50	31,221.15	6,014.35	19.3%		
349001.0	Maintenance Income	725.00	400.00	(325.00)	-44.8%	6,525.00	1,018.34	7,543.34	3,806.52	3,736.82	98.2%		
349002.0	Capital Fund Income	21,638.92	-	(21,638.92)	-100.0%	194,750.25	149,335.75	344,586.00	246,778.00	97,908.00	39.7%		
349004.0	Laundry	200.00	-	(200.00)	-100.0%	1,800.00	(1,800.00)	-	-	-	-		
349100.0	Reinstated Other Income	-	34.30	-	34.30	983.56	983.56	818.57	164.99	20.2%			
<b>Total Revenues:</b>			<b>\$ 394,839.28</b>	<b>\$ 413,746.61</b>	<b>\$ 18,907.33</b>	<b>4.8%</b>	<b>\$ 3,553,533.50</b>	<b>\$ 299,220.08</b>	<b>\$ 3,852,773.58</b>	<b>\$ 3,872,559.96</b>	<b>(19,786.38)</b>	<b>-0.5%</b>	
<b>Expenses:</b>													
411000.0	Admin Salaries	\$ 4,532,364	\$ 45,548.82	\$ 225.18	0.5%	\$ 407,912.74	\$ (33,857.38)	\$ 374,055.36	\$ 378,278.91	(4,223.55)	-1.1%		
412000.0	Compensated Absence Expense	316.67	-	(316.67)	-10.0%	2,850.00	(2,850.00)	-	-	-	-		
413000.0	Legal	3,823.75	3,823.75	-	0.0%	34,413.75	34,413.75	34,413.75	34,413.75	-	-		
414010.0	Staff Training	-	-	-	-	-	-	-	-	-	-		
415000.0	Travel	1,000.00	4.41	(995.59)	-99.6%	9,000.00	(5,203.38)	3,196.62	18.57	3,178.05	17113.9%		
417100.0	Auditing	2,366.67	6,035.00	3,668.33	155.0%	21,300.00	(4,045.00)	17,755.00	22,720.00	(5,465.00)	-24.1%		
417200.0	Advertising & Marketing	100.00	-	(100.00)	-100.0%	900.00	(900.00)	-	-	-	-		
418200.0	Admin Benefits	24,438.77	98,795.38	74,356.61	304.3%	219,948.91	(4,223.76)	215,725.15	190,798.61	24,526.54	13.1%		
419000.0	Other Admin Exp	258.33	145.78	(112.55)	-43.5%	2,325.00	(341.66)	1,983.34	2,167.29	(183.95)	-8.5%		
419101.0	Telephone	1,583.33	812.13	(771.20)	-48.7%	14,250.00	(776.14)	13,473.86	13,288.43	215.43	1.6%		
419300.0	Eviction & Collection	5,333.33	10,124.00	4,790.67	89.5%	48,000.00	(565.00)	47,435.00	42,120.00	5,315.00	12.6%		
419404.0	Office Supplies	833.33	743.59	(89.74)	-10.8%	7,500.00	(754.86)	6,745.14	6,295.93	449.21	7.1%		
419505.0	Memberships & Publications	166.67	-	(166.67)	-100.0%	1,500.00	689.89	2,489.89	1,054.43	1,125.46	105.7%		
419606.0	Postage	1,000.00	30.19	(959.81)	-97.0%	9,000.00	(649.81)	8,550.19	6,399.85	2,150.34	53.6%		
419707.0	Administrative Contracts	5,250.00	5,569.17	339.17	6.1%	47,250.00	(9,040.03)	38,209.97	51,356.03	(13,46.06)	-25.6%		
419880.0	Bank Charges for NSF Checks	-	-	-	-	-	-	-	-	-	-		
419890.0	Freight	8.33	-	(8.33)	-10.0%	75.00	(75.00)	-	-	-	-		
421000.0	Tenant Serv Salaries	-	-	-	-	-	-	-	-	-	-		
422000.0	Tenant Serv Recreation, Pub.	-	-	-	-	-	-	-	-	-	-		
422200.0	Tenant Serv Benefits	-	-	-	-	-	-	-	-	-	-		
423101.0	Tenant Serv Other	700.00	-	(700.00)	-100.0%	6,300.00	(6,300.00)	-	539.93	(539.93)	-100.0%		
431000.0	Water	16,323.33	48,313.87	31,980.54	195.8%	147,000.00	(3,056.31)	142,943.69	98,802.18	45,141.51	45.7%		
431100.0	Sewer	13,333.33	39,415.76	26,082.43	195.6%	120,000.00	(12,572.56)	117,727.44	80,761.20	12,366.24	45.7%		
432000.0	Electric	40,083.33	32,749.29	(7,334.04)	-18.3%	360,750.00	(16,914.63)	34,835.37	315,166.53	28,668.84	9.1%		
433000.0	Gas	21,500.00	26,552.09	5,052.09	23.5%	193,500.00	(71,733.41)	121,766.59	88,333.77	33,432.82	37.8%		
441000.0	Maint Labor	69,341.13	66,098.59	(3,242.54)	-4.7%	674,070.13	(79,194.98)	544,375.15	605,807.70	(60,932.55)	-10.1%		
442000.0	Maint Materials	4,750.00	5,982.00	(5,133.71)	-11.2%	427,500.00	(40,752.73)	386,747.27	374,378.25	12,369.02	3.33%		
443000.0	Maint Contracts	13,333.33	21,152.17	(11,181.16)	-81.9%	120,000.00	(31,970.21)	88,029.79	101,248.47	(13,188.68)	-13.0%		
443002.0	Auto Maintenance	2,000.00	3,520.97	1,520.97	76.0%	18,000.00	(4,987.12)	13,012.88	17,103.84	13,012.88	#DIV/0!		
443003.0	Landscape & Grounds	-	200.00	-	-	-	32,600.00	32,600.00	-	32,600.00	#DIV/0!		
443100.0	Unit Turnaround	-	4,900.00	-	-	-	11,026.05	11,026.05	-	11,026.05	#DIV/0!		
443200.0	Extermination	2,000.00	5,982.00	3,982.00	199.1%	18,000.00	(54.00)	17,946.00	16,377.00	1,569.00	9.56%		
443300.0	Janitorial	-	2,400.00	-	-	-	10,245.00	10,245.00	-	10,245.00	#DIV/0!		
443400.0	Garbage/ Trash Removal	-	7,833.33	7,878.65	45.32	0.6%	70,500.00	(6,159.12)	64,516.57	(175,63)	-11.3%		
443500.0	Maint Labor Benefits	38,194.73	149,331.63	111,136.90	291.0%	343,752.58	(16,492.37)	32,600.00	36,611.15	(2,350.94)	-11.1%		
444001.0	Plumbing	3,916.67	5,797.27	1,880.60	48.0%	35,250.00	8,850.00	31,379.85	36,831.69	488.16	1.3%		
444002.0	Electrical	983.33	-	(983.33)	-100.0%	8,850.00	(3,153.06)	5,696.94	9,128.12	(3,431.18)	-37.6%		

Poughkeepsie Housing Authority

LIPH-[10]

Fiscal Year 2026-Month End December 2025

		Current Month		Budget		Current		Prior Year	
Monthly Budget	Monthly Actual	\$ Change over budget	% Change over budget	YTD Budget	\$ Change YTD over budget	YTD Actual	Prior Yr	\$ Change over Prior Yr	% Change
444003.0 Heating & Cooling	3,335.33	595.58	(2,737.75) -82.1%	30,000.00	(21,003.31)	8,906.69	14,481.07	(5,484.38)	-37.9%
444004.0 Elevator Maintenance	633.33	448.65	(184.68) -29.2%	5,700.00	(1,644.97)	4,055.03	8,955.95	(4,900.92)	-54.7%
446000.0 ProtServ - Labor	"	"	"	"	"	"	"	"	"
448000.0 ProtServ - Contract	2,500.00	6,007.95	3,507.95 140.3%	22,500.00	8,670.45	31,170.45	14,025.00	17,145.45	122.2%
448200.0 ProtServ - Benefits	"	"	"	"	"	"	"	"	"
451001.0 All Other Insurance	1,666.67	(1,666.67) -100.0%	15,000.00	3,288.00	21,040.00	(2,752.00)	-13.1%		
451001.0 Property Insurance	25,555.04	28,845.90	3,290.86 12.5%	228,995.37	73,415.71	303,411.08	287,225.03	16,186.05	5.6%
451002.0 Liability Insurance	10,430.19	12,633.10	2,204.91 21.1%	91,871.69	55,910.07	149,781.76	91,545.76	58,236.00	63.6%
451003.0 Fidelity Bond	119.25	"	(119.25) -100.0%	1,073.25	(1,073.25)	702.19	(702.19)	-100.0%	
451004.0 Workmen's Comp	2,242.65	"	(2,242.65) -100.0%	20,183.87	6,343.40	26,527.27	24,337.94	2,189.33	9.0%
452000.0 PILOT	8,750.00	8,433.00	(317.00) -3.6%	78,750.00	(2,853.00)	75,837.00	78,138.00	(2,241.00)	-2.9%
454000.0 OPEB-Admin	"	"	"	"	"	"	"	"	"
454001.0 OPEB-Maintenance	"	"	"	"	"	"	"	"	"
457000.0 Collection Loss	17,500.00	3,596.93	(13,903.07) -79.4%	157,500.00	(216,415.61)	(58,915.61)	48,509.08	(107,424.69)	-221.5%
457100.0 Bad Debt - Other	"	"	"	"	"	"	"	"	"
458000.0 Other General Expense	416.67	1.96	(414.71) -99.5%	3,750.00	(3,569.64)	180.36	2,654.01	(2,473.65)	-93.2%
461000.0 Extraordinary Maint	"	"	"	"	"	"	"	"	"
461010.0 Extraordinary Maint - Labor	"	"	"	"	"	"	"	"	"
461020.0 Extraordinary Maint - Materials	"	"	"	"	"	"	"	"	"
461030.0 Extraordinary Maint - Contract Costs	"	"	"	"	"	"	"	"	"
462030.0 Casualty Losses - Contract Costs	"	"	"	"	"	"	"	"	"
480000.0 Depreciation Expense for Enterprise Replacement	"	"	"	"	"	"	"	"	"
752000.0 Additions	"	"	"	"	"	"	"	"	"
<b>Total Expenses:</b>	\$ 442,002.48	\$ 669,675.87	\$ 227,673.39 51.5%	\$ 3,978,022.28	\$ (282,509.80)	\$ 3,695,512.48	\$ 3,607,853.08	\$ 104,763.24	2.9%
<b>Net Surplus / (Net Deficit):</b>	\$ (47,163.20)	\$ (255,929.26)	\$ (208,766.06)	\$ (424,468.78)	\$ 581,729.88	\$ 157,251.10	\$ 264,706.88	\$ (124,549.62)	-47.1%

**Balance Sheet - Detail**  
**Federal Low Income**

	Current Year 12/31/2025	Prior Year 12/31/2024	Change in Position
<b>Assets</b>			
<b>Cash &amp; Investments</b>			
111108 ERAP Funds	100.00	100.00	0.00
111110 General Fund (dev - Operation)	19,734.12	161,217.81	(141,483.69)
111111 Payroll Cash Account	62,914.70	81.55	62,833.15
111112 Money Market Operating Account	194,206.67	194,206.67	0.00
111113 Operating Money Market	342,947.73	189,635.28	153,312.45
111400 Tenants Security Deposit Fund	151,563.07	141,803.06	9,760.01
111403 Tenant Disbursement AC	18,022.47	34,965.26	(16,942.79)
111700 Petty Cash Fund	100.00	100.00	0.00
116200 Interfund Tranfer	(203.87)	91,999.16	(92,203.03)
116210 Investment-Cd	251,135.18	241,874.88	9,260.30
<b>Total Cash &amp; Investements</b>	<b>1,040,520.07</b>	<b>1,055,983.67</b>	<b>(15,463.60)</b>
<b>Accounts Receivable - Tenants</b>			
112200 A/R Tenants	807,339.68	741,835.01	65,504.67
112210 Allowance For Doubtful Accts-Tenants	(330,935.98)	(325,956.96)	(4,979.02)
112220 Deposit Receivable	21,842.78	13,437.78	8,405.00
<b>Total Accounts Receivable - Tenants</b>	<b>498,246.48</b>	<b>429,315.83</b>	<b>68,930.65</b>
<b>Accounts Receivable - Other</b>			
112800 Outstanding Travel Advances	2,026.09	378.00	1,648.09
112900 A/R Other	2,003.89	23,134.74	(21,130.85)
112912 Allowance for Doubtful-Other	(4,949.74)	(1,950.00)	(2,999.74)
<b>Total Accounts Receivable - Other</b>	<b>(919.76)</b>	<b>21,562.74</b>	<b>(22,482.50)</b>
<b>Current Assets</b>			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	9,195.00	2,195.89	6,999.11
126000 Inventories - Materials	51,553.93	66,959.73	(15,405.80)
127500 Allowance For Obsolete Inventories	(1,031.08)	(1,339.19)	308.11
129500 Interfund Due From	(75,253.70)	(33,365.13)	(41,888.57)
<b>Total Current Assets</b>	<b>(15,535.85)</b>	<b>34,451.30</b>	<b>(49,987.15)</b>
<b>Fixed Assets</b>			
140010 Leasehold Improvements	4,243,433.62	4,202,458.94	40,974.68
140060 Land	337,280.00	337,280.00	0.00
140070 Buildings	34,151,153.95	34,151,153.95	0.00
140080 Furniture and EMDwell	1,005,047.81	999,842.27	5,205.54
140090 Furniture and EMAdmin	971,182.64	1,014,587.19	(43,404.55)
<b>Subtotal Fixed Assets</b>	<b>40,708,098.02</b>	<b>40,705,322.35</b>	<b>2,775.67</b>
<b>Less: Accumulated Depreciation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fixed Assets</b>	<b>40,708,098.02</b>	<b>40,705,322.35</b>	<b>2,775.67</b>
<b>Accumulated Depreciation</b>			
140050 Accumulated Depreciation-Structures And Equipment	(38,061,430.17)	(37,638,434.17)	(422,996.00)
<b>Total Accumulated Depreciation</b>	<b>(38,061,430.17)</b>	<b>(37,638,434.17)</b>	<b>(422,996.00)</b>
<b>190001 Deferred Outflow of Resources</b>	<b>962,244.83</b>	<b>957,846.46</b>	<b>4,398.37</b>
<b>Total Assets</b>	<b>5,131,223.62</b>	<b>5,566,048.18</b>	<b>(434,824.56)</b>

**Balance Sheet - Detail**  
**Federal Low Income**

	<b>Current Year</b>	<b>Prior Year</b>	<b>Change in Position</b>
	<b>12/31/2025</b>	<b>12/31/2024</b>	
<b>Liabilities and Net Assets</b>			
<b>Liability</b>			
<b>Current Liabilities</b>			
211010 Accounts Payable>90 Days Past Due	0.00	0.00	0.00
211100 A/P Vendors and Contractors	417,216.23	(5,263.70)	422,479.93
211400 Tenant Security Deposits Payable	171,774.85	158,534.65	13,240.20
211499 Payroll Payable	0.00	701.94	(701.94)
211500 SUI	120.51	(7,368.25)	7,488.76
211710 Federal Tax Withheld	(931.81)	(931.81)	0.00
211720 Social Security Withheld	227.08	(5,067.92)	5,295.00
211730 State Tax Withheld	75.21	75.21	0.00
211741 SEIU Union Local 74	0.00	0.00	0.00
211750 ERS	3,007.90	1,790.46	1,217.44
211751 ERS Loan	(2,783.72)	(1,613.82)	(1,169.90)
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	0.00	(1,201.94)	1,201.94
211770 PHA Rent	0.00	5,295.00	(5,295.00)
211780 United Way	0.00	0.00	0.00
211900 Ap Other	0.00	(4,874.19)	4,874.19
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	9,196.17	8,228.70	967.47
220000 Deferred Revenue	0.00	0.00	0.00
229000 Other Accrued Liab.	0.00	5,815.00	(5,815.00)
<b>Total Current Liabilities</b>	<b>597,902.42</b>	<b>154,119.33</b>	<b>443,783.09</b>
<b>Non-Current Liabilities</b>			
213511 Accrued Compensated Absences-Non Current	174,727.18	156,345.32	18,381.86
213701 Accrued Current Pilot	75,897.00	78,138.00	(2,241.00)
214000 Accrued Pension and OPEB liabilities	2,944,639.70	2,953,188.75	(8,549.05)
<b>Total Non-Current Liabilities</b>	<b>3,195,263.88</b>	<b>3,187,672.07</b>	<b>7,591.81</b>
290001 Deferred Inflow of Resources	1,573,652.07	1,332,126.32	
<b>Total Liability</b>	<b>5,366,818.37</b>	<b>4,673,917.72</b>	<b>692,900.65</b>
<b>Equity</b>			
<b>Equity/Net Assets</b>			
271000 Prior Years Adj	0.00	0.00	0.00
280600 Undesignated Fund Balance-retained Earnings	(392,855.85)	627,423.58	(1,020,279.43)
<b>Total: Equity/Net Assets</b>	<b>(392,855.85)</b>	<b>627,423.58</b>	<b>(1,020,279.43)</b>
<b>Current Year Net Assets</b>	<b>157,261.10</b>	<b>264,706.88</b>	<b>(107,445.78)</b>
<b>Total Equity</b>	<b>(235,594.75)</b>	<b>892,130.46</b>	<b>(1,127,725.21)</b>
<b>Total Liabilities and Net Assets</b>	<b>5,131,223.62</b>	<b>5,566,048.18</b>	<b>(434,824.56)</b>

Poughkeepsie Housing Authority  
Section 8-[20]

Fiscal Year 2026 Month End December 2025

	Current Month			Budget			Current			Prior Year		
	Monthly Budget	Monthly Actual	\$ Change over budget	% Change over budget	YTD Budget	\$ Change over budget	YTD Actual	\$ Change over budget	Prior Yr	\$ Change over Prior Yr	% Change	
<b>Revenues:</b>												
300001	Section 8 Admin Fees	\$ 16,790.00	\$ 17,939.00	\$ 1,149.00	6.8%	\$ 151,110.00	\$ 21,274.00	\$ 172,384.00	\$ 153,133.00	\$ 19,251.00	11.2%	
340400	Revenues-Other Government Grants	-	-	-	-	-	-	-	-	-	-	
341000	Section 8 Income	148,095.00	61,797.00	[86,258.00]	-58.3%	1,332,855.00	152,670.00	1,485,525.00	1,141,096.00	344,429.00	23.2%	
343000	Investment income-Unrestricted	3.33	3.00	(0.33)	-10.0%	30.00	7.87	30.28	30.28	7.59	20.0%	
343500	Investment income-Restricted	-	-	-	-	-	-	-	-	-	-	
345000	Fraud Recovery	-	-	-	-	-	-	-	-	-	-	
369300	Other Admin Fees	\$ 14,957.89	\$ 11,033.95	[3,913.94]	-26.2%	\$ 134,621.04	\$ 189.43	\$ 189.43	\$ 108,673.93	\$ 130,840.15	100.0%	
<b>Total Revenues:</b>		<b>\$ 179,846.23</b>	<b>\$ 90,772.95</b>	<b>\$ (89,073.28)</b>	<b>-49.5%</b>	<b>\$ 1,618,616.04</b>	<b>\$ 148,194.19</b>	<b>\$ 1,766,810.23</b>	<b>\$ 1,425,099.43</b>	<b>\$ 341,710.80</b>	<b>19.3%</b>	
<b>Expenses:</b>												
411000	Admin Salaries	\$ 7,367.52	\$ 6,951.81	\$ (415.71)	-5.6%	\$ 66,307.67	\$ 61,946.14	\$ 61,946.14	\$ 4,351.53	\$ 59,892.80	3.3%	
412000	Compensated Absences	100.00	-	(100.00)	-100.0%	900.00	(900.00)	-	-	-	-	
413000	Legal	225.00	201.25	(23.75)	-10.6%	2,025.00	(415.00)	1,610.00	1,811.25	(201.25)	-12.5%	
414010	Staff Training	333.33	1,180.32	846.99	254.1%	3,000.00	(1,271.74)	1,728.26	-	1,728.26	100.0%	
415000	Travel	8.33	0.92	(7.41)	-89.0%	75.00	87.84	162.84	7.45	155.39	95.1%	
417100	Auditing	966.67	2,465.00	1,498.33	155.0%	8,700.00	(595.00)	7,745.00	9,280.00	(1,535.00)	-19.3%	
418200	Admin Benefits	4,312.78	14,963.12	10,650.34	245.9%	38,815.03	(149.21)	38,665.82	37,808.19	857.63	2.2%	
419000	Other Admin Exp	-	-	-	-	-	-	-	-	-	-	
419010	Telephone	131.67	154.30	22.63	17.2%	1,185.00	236.47	1,421.47	1,359.55	61.92	4.4%	
419030	Eviction & Collection	-	-	-	-	-	-	-	-	-	-	
419040	Office Supplies	125.00	-	(125.00)	-100.0%	1,125.00	(1,048.53)	76.47	108.34	(32.47)	-42.5%	
419050	Memberships & Publications	50.00	-	(50.00)	-100.0%	450.00	600.67	1,050.67	1,071.46	(20.79)	-2.0%	
419060	Postage	316.67	-	(316.67)	-100.0%	2,850.00	630.00	3,480.00	2,610.00	870.00	25.8%	
419070	Administrative Contracts	666.67	2,643.10	1,976.43	296.5%	6,000.00	2,334.84	8,334.84	12,884.75	(4,549.91)	-54.6%	
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	1,158.91	1,528.19	359.28	31.9%	10,430.19	11,613.64	22,043.83	37,302.68	(15,258.85)	-69.2%	
451003	Fidelity Bond	13.25	-	(13.25)	-100.0%	119.25	(119.25)	-	285.81	(286.81)	#DIV/0!	
451004	Workmen's Comp	-	-	-	-	-	-	-	181.57	16.33	8.3%	
452000	PILOT	-	-	-	-	-	-	-	-	-	-	
454000	OPEB-Admin	-	-	-	-	-	-	-	-	-	-	
457000	Collection Loss	-	-	-	-	-	-	-	-	-	-	
457100	Bad Debt-Other	-	-	-	-	-	-	-	-	-	-	
459000	Other General Expense	3,125.05	4,190.30	1,065.25	34.1%	28,125.49	10,330.21	38,455.70	29,182.38	9,271.32	24.1%	
461000	Extraordinary Maint	-	-	-	-	-	-	-	-	-	-	
471500	HAP	102,968.09	120,381.09	17,413.00	16.9%	926,712.78	65,887.31	992,600.09	893,825.13	98,774.96	10.0%	
471501	HAP - Port Outs	39,079.83	49,787.00	10,707.17	27.4%	351,718.50	119,740.80	471,459.30	330,822.00	140,637.30	29.8%	
471520	Portability In-HAP Payment	14,063.33	10,247.00	(3,816.33)	-27.1%	126,570.00	(26,797.00)	99,773.00	122,919.57	(23,146.57)	-23.2%	
471800	FSS Escrow	-	-	-	-	-	-	-	-	-	-	
480000	Depreciation	-	-	-	-	-	-	-	-	-	-	
752000	Replacement	-	-	-	-	-	-	-	-	-	-	
754000	Additions	-	-	-	-	-	-	-	-	-	-	
<b>Total Expenses:</b>		<b>\$ 175,012.10</b>	<b>\$ 214,632.40</b>	<b>\$ 39,681.30</b>	<b>22.7%</b>	<b>\$ 1,575,108.91</b>	<b>\$ 175,642.42</b>	<b>\$ 1,750,751.33</b>	<b>\$ 1,541,365.53</b>	<b>\$ 209,387.80</b>	<b>12.0%</b>	
<b>Net Surplus / (Net Deficit):</b>		<b>\$ 4,834.13</b>	<b>\$ (13,920.45)</b>	<b>\$ (128,754.58)</b>	<b>-</b>	<b>\$ 42,507.13</b>	<b>\$ (27,448.23)</b>	<b>\$ 16,058.90</b>	<b>\$ (116,264.10)</b>	<b>\$ 132,323.00</b>	<b>-</b>	

Balance Sheet - Detail  
Section 8

	Current Year 12/31/2025	Prior Year 12/31/2024	Change in Position
<b>Assets</b>			
<b>Cash &amp; Investments</b>			
111110 General Fund (dev - Operation)	47,749.70	37,674.09	10,075.61
111401 FSS Escrow Fund	1,630.36	1,590.42	39.94
116200 Interfund Transfer	0.00	(92,000.00)	92,000.00
<b>Total Cash &amp; Investments</b>	<b>49,380.06</b>	<b>(52,735.49)</b>	<b>102,115.55</b>
<b>Accounts Receivable - Tenants</b>			
112100 Fraud Recovery	17,101.00	17,101.00	0.00
112110 Allowance for Doubtful	(17,101.00)	(17,101.00)	0.00
<b>Total Accounts Receivable - Tenants</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Accounts Receivable - Other</b>			
112900 A/R Other	27,678.98	18,534.00	9,144.98
112912 Allowance for Doubtful-Other	(27,642.56)	(19,129.00)	(8,513.56)
113540 Accounts Receivable-PHA Projects	29,581.83	47,850.89	(18,269.06)
<b>Total Accounts Receivable - Other</b>	<b>29,618.25</b>	<b>47,255.89</b>	<b>(17,637.64)</b>
<b>Current Assets</b>			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	5,147.00	183.57	4,963.43
129500 Interfund Due From	(16,678.86)	(52,712.83)	36,033.97
<b>Total Current Assets</b>	<b>(11,531.86)</b>	<b>(52,529.26)</b>	<b>40,997.40</b>
<b>Fixed Assets</b>			
140090 Furniture and EMAdmin	0.00	0.00	0.00
<b>Subtotal Fixed Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Less: Accumulated Depreciation	0.00	0.00	0.00
<b>Total Fixed Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Accumulated Depreciation</b>			
140050 Accumulated Depreciation-Structures And Equipment	0.00	0.00	0.00
<b>Total Accumulated Depreciation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
190001 Deferred Outflow of Resources	59,439.17	59,241.54	197.63
<b>Total Assets</b>	<b>126,905.62</b>	<b>1,232.68</b>	<b>125,475.31</b>
<b>Liabilities and Net Assets</b>			
<b>Liability</b>			
<b>Current Liabilities</b>			
211030 A/P PHA Projects	570.00	570.00	0.00
211040 A/P-Other Gov't	940.80	900.26	40.54
211100 A/P Vendors and Contractors	22,884.74	1,452.05	21,432.69
211450 Deferred Revenue	0.00	0.00	0.00
211500 SUI	0.00	0.00	0.00
211900 A/P Other	(31.00)	0.00	(31.00)
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	880.18	474.36	405.82
218100 FSS Escrow Payable	0.00	0.60	(0.60)
229000 Other Accrued Liab.	0.00	0.00	0.00
<b>Total Current Liabilities</b>	<b>25,244.72</b>	<b>3,397.27</b>	<b>21,847.45</b>
<b>Non-Current Liabilities</b>			
213511 Accrued Compensated Absences-Non Current	17,723.47	9,012.78	8,710.69
214000 Accrued Pension and OPEB liabilities	155,525.30	155,975.25	(449.95)
<b>Total Non-Current Liabilities</b>	<b>173,248.77</b>	<b>164,988.03</b>	<b>8,260.74</b>
290001 Deferred inflow of resources	79,069.93	68,217.68	10,852.25
<b>Total Liability</b>	<b>277,563.42</b>	<b>236,602.98</b>	<b>40,960.44</b>
<b>Equity</b>			
<b>Equity/Net Assets</b>			
280600 Undesignated Fund Balance-Retained Earnings	(412,544.02)	(364,933.52)	(47,610.50)
282600 RS Operating Res - Section 8 HAP	245,827.32	245,827.32	0.00
<b>Total: Equity/Net Assets</b>	<b>(166,716.70)</b>	<b>(119,106.20)</b>	<b>(47,610.50)</b>
<b>Current Year Net Assets</b>	<b>16,058.90</b>	<b>(116,264.10)</b>	<b>132,323.00</b>
<b>Total Equity</b>	<b>(150,657.80)</b>	<b>(235,370.30)</b>	<b>84,712.50</b>
<b>Total Liabilities and Net Assets</b>	<b>126,905.62</b>	<b>1,232.68</b>	<b>125,672.94</b>

0.00

# Poughkeepsie Housing Authority

4 Howard Street  
 Poughkeepsie, NY 12601  
 TEL (845) 485-8862  
 FAX (845) 485-2630

## Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date		Abated Date	Close Date	Days	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
						Open	Date							
<b>Open Date: 12/01/2025</b>														
1105955	Non-Emer	Closed	Nerec Diaz	Unit	378 Mansion St , Suite 5A	12/01/2025		12/04/2025		3	\$0.00	\$0.00	\$0.00	\$0.00
1105970	Non-Emer	Closed	Nerec Diaz	Unit	11 Boulevard Knolls , Suite E-4	12/01/2025		12/01/2025		1	1.00	0.00	0.00	0.00
<b>Average Days to Complete and Group Totals:</b>														
<b>Total Number of Work Orders:</b>														
2														
<b>Open Date: 12/03/2025</b>														
1105971	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 11	12/03/2025		12/03/2025		1	2.00	0.00	0.00	0.00
<b>Average Days to Complete and Group Totals:</b>														
<b>Total Number of Work Orders:</b>														
1														
<b>Open Date: 12/08/2025</b>														
1105957	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 9B5	12/08/2025		12/09/2025		1	5.00	0.00	0.00	0.00
<b>Average Days to Complete and Group Totals:</b>														
<b>Total Number of Work Orders:</b>														
1														
<b>Open Date: 12/10/2025</b>														
1105954	Non-Emer	Closed	Nerec Diaz	Unit	159 Washington Street , Suite 4-1A	12/10/2025		12/12/2025		2	7.50	0.00	0.00	0.00
<b>Average Days to Complete and Group Totals:</b>														
<b>Total Number of Work Orders:</b>														
1														
<b>Open Date: 12/11/2025</b>														
1105961	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls , Suite F-2	12/11/2025		12/11/2025		1	1.00	0.00	0.00	0.00
<b>Average Days to Complete and Group Totals:</b>														
<b>Total Number of Work Orders:</b>														
1														
<b>Open Date: 12/13/2025</b>														
1105958	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 7C3	12/13/2025		12/13/2025		1	2.00	0.00	0.00	0.00
1105959	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 10C2	12/13/2025		12/13/2025		1	1.00	0.00	0.00	0.00
<b>Average Days to Complete and Group Totals:</b>														
<b>Total Number of Work Orders:</b>														
2														
<b>Open Date: 12/22/2025</b>														
1105951	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 4	12/22/2025		12/22/2025		1	1.00	0.00	0.00	0.00
1105952	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 9	12/22/2025		12/22/2025		1	1.00	0.00	0.00	0.00
1105953	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 4-1	12/22/2025		12/22/2025		1	1.00	0.00	0.00	0.00
<b>Average Days to Complete and Group Totals:</b>														
<b>Total Number of Work Orders:</b>														
2														

## Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
													0.00
<b>Average Days to Complete and Group Totals:</b>													
Total Number of Work Orders:	3												0.00
<b>Open Date: 12/23/2025</b>													0.00
1105950 Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 3A4	12/23/2025	12/23/2025	1	1.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
<b>Average Days to Complete and Group Totals:</b>													
Total Number of Work Orders:	1												0.00
<b>Open Date: 01/05/2026</b>													0.00
1105983 Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 8	01/05/2026								0.00
<b>Average Days to Complete and Group Totals:</b>													
Total Number of Work Orders:	1												0.00
<b>Open Date: 01/06/2026</b>													0.00
1105982 Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 1	01/06/2026								0.00
<b>Average Days to Complete and Group Totals:</b>													
Total Number of Work Orders:	1												0.00
<b>Open Date: 01/07/2026</b>													0.00
1105981 Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 9A3	01/07/2026								0.00
<b>Average Days to Complete and Group Totals:</b>													
Total Number of Work Orders:	1												0.00
<b>Average Days to Complete and Grand Totals:</b>													
Work Orders Grand Total:	15												0.00
													40.50