

AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, February 11, 2025, at 5:15 pm. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.

ROLL CALL

MINUTES

January 14, 2026/Annual Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS

2026-02 Vacated Arrears Write Offs

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 January 14, 2026 Annual Meeting

Present: Shirley Adams.
Vincent Brugger
Thomas O'Neill
Felicia Watson
Terricena Brown
Robin Johnson
Jacquetta Brown

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

The Annual Meeting of the Poughkeepsie Housing Authority was held on Wednesday, January 14, 2026 at 5:15 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

December 10, 2025/Regular Meeting: Commissioner Brugger made a motion to put the minutes on the floor. Commissioner J. Brown seconded. Motion passed unanimously. Commissioner Watson made a motion to accept the minutes. Commissioner J. Brown seconded. Motion passed unanimously.

December 15, 2025/Special Meeting: Commissioner J. Brown made a motion to put the minutes on the floor. Commissioner Brugger seconded. Motion carried. Commissioner Watson made a motion to accept the minutes. Commissioner O'Neill seconded. Motion carried.

TENANT and PUBLIC PARTICIPATION

Laurie Sandow, a city resident, and Richard Distel, the city planner, were in attendance. Ms. Sandow said that the postal service has changed the way it is post marking the packages, and this could affect the Section 8 applications for the open waiting list. Ms. Boothe explained that the open waiting list is for the City. She also said that with the Dutchess County Legislature is all democratic now, and they will be forming new committees.

ELECTIONS OF OFFICERS

Chairman: Commissioner Watson nominated Commissioner Adams. Commissioner Brown seconded. Commissioner Adams was voted in as Chairman.

Vice-Chairman: Commissioner Brown nominated Commissioner Brugger. Commissioner O'Neill nominated Commissioner Watson. Commissioner Brugger seconded Commissioner Watson and declined the nomination. Commissioner Watson was voted in as Vice-Chairman

Secretary: Commissioner Brugger nominated Commissioner J. Brown. Vice-Chairman Watson seconded. Commissioner Brown was unanimously voted in as Secretary.

Treasurer: Vice-Chairman Watson nominated Commissioner Johnson. Commissioner J. Brown seconded. Commissioner Johnson was voted in as Treasurer.

Assistant Secretary-Treasurer: Commissioner J. Brown nominated Commissioner Brugger. Commissioner T. Brown seconded. Commissioner Brugger was voted in as Assistant Secretary-Treasurer.

RESOLUTIONS

Resolution 2026-01 Including MLK & TMT in RFQ Seeking a Development Partner Under the Choice Neighborhood Grant Program: Commissioner Watson made a motion to put the resolution on the floor. Commissioner Brown seconded. Motion passed. Commissioner O'Neill stated that all the issues they had seemed to have been addressed. Commissioner Watson made a motion to accept the resolution. Commissioner Brown seconded the motion. Motion carried.

COMMITTEE REPORTS

Building and Security: Commissioner Watson said that she spoke with a resident. Commissioner J. Brown said that they do not take singles. Commissioner Watson said they want another option such as machine to take quarters or a credit/debit. Ms. Boothe said that she would reach out to the laundry company. Commissioner Johnson said that the residents are requesting additional salting at Hudson as it is slippery, and there is black ice. It is making it difficult for the kids to get on the bus.

Finance: Mr. Shanley presented the financials. In Low Income Public Housing, the net deficit for the month of December is \$225,929.26 and the net surplus year-to-date is \$157,261.10. Most of this is due to NY State Retirement cost of \$204,920.19 and City of Poughkeepsie Water and Sewer cost of \$87,729.63. As of December 31, 2024, we are leased at 114 of 117 for AMP 11 and 238 of 242 for AMP 22, with an overall lease up of 352 of 359. As of today, we are leased at 115 of 117 and 239 of 242 for an overall leasing of 354 of 359.

In Section 8, for the month of December, the net deficit is \$123,920.45 and year-to-date, the net surplus is \$16,058.90. This is due to HUD HAP recapture of \$108,371.10 and NY State Retirement of \$11,772.37. As of December 31, we are leased at 86 of 91 for HVC, 57 of 60 for VASH, and 9 of 18 for the Foster Youth to Independence. Vice-Chairman Watson said that we are looking at this optimally. She asked if this is the way

it has always been done. Chairman Adams said that we are supposed to have committee meetings which we should be starting on this in the new year. Mr. Shanley said that he is working on the budget and a big part of that is putting out an RFP for insurance.

Personnel: No report.

Tenant Relations: No report.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe reported that Office of Aging met with residents at the Martin Luther King Jr. site for an informational session.

She said that would like to set up a meeting with the finance committee to discuss the budget and the building and grounds committee to further discuss the use of the community centers.

Ms. Boothe is going to begin meeting with residents at each site. She plans to hold an afternoon meeting and an evening meeting to accommodate as many residents as possible.

She is in the process of coordinating dates with the Beacon Community team for our next RAD meeting and as she has those dates, she will let the Board know.

Regarding Choice Neighborhood, a draft of the RFQ for a development partner has been sent out to the core team members. They will be hosting a community engagement event on Saturday, February 7. As soon as she has the details, she will send it to the Board members.

CHAIRMAN'S REPORT

Chairman Adams said that she wanted to thank Vice-Chairman Watson for her time in doing the draft of the new By-Laws. Chairman Adams asked her to send it to the entire Board for their review.

She said that we are going to need to get committee meeting dates set.

COUNSEL'S REPORT

Ms. Longcore said she did take a brief look at the By-Laws draft, and it looks good. Commissioner Johnson asked about the Boys and Girls Club contract. Ms. Longcore said that they have a new Executive Director, and she plans to reach out to them. She said that it will be a significant increase to cover the expenses they are incurring. Chairman Adams said that there was an understanding that the Housing Authority would support them to the extent that it could. They were never looked at as paying full business

expense as they were providing a service for the community. Ms. Longcore said this is probably something to be discussed in the finance committee to see how much we can afford to subsidize them. Vice-Chairman Watson asked what happened with Ms. Frank. Chairman Adams said this was discussed in committee meeting, and we came up with some house rules. She said that the space is available, but it must be requested, and no one will have keys.

OLD BUSINESS

Commissioner Brugger said that we will have an issue coming up with Bixby and Charles Street. He said that agreement is expiring. It was agreed that Ms. Longcore would look at the documents of the agreement.

NEW BUSINESS

Vice-Chairman Watson said that she had some handouts of information from the PHADA conference. She had some presentation information she is going to send out to the Board. She said that everything is Choice and RAD driven. They did a site visit, and it was a whole different level. There are so many amazing things going on with housing.

ADJOURNMENT

The meeting was adjourned at 6:03 p.m.

I hereby certify that the minutes are true and correct and approved at the Meeting of February 11, 2026.

Jacquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution No. 2026-02

By Commissioner: _____

WHEREAS, this Authority wishes to write off the attached indebtedness so as to no longer carry them on the books of the Poughkeepsie Housing Authority, and

WHEREAS, collection efforts would prove to be unfruitful.

NOW, THEREFORE, BE IT RESOLVED, that the Poughkeepsie Housing Authority authorizes and directs the Executive Director to write off the aforesaid for this fiscal year.

Seconded by: _____

AYES

NAYS

ABSTENTIONS

I hereby CERTIFY the foregoing to be a true and correct copy of Resolution No. 2026-02 duly adopted at a meeting of the Poughkeepsie Housing Authority held in the City of Poughkeepsie on the 11th day of February 2026.

Jacquetta Brown, Secretary

Poughkeepsie Housing Authority

4 Howard Street

Poughkeepsie, NY 12601

TEL (845) 485-8862

FAX (845) 485-2630

Unsettled Move out Accounts

Development : AMP 11
Development #: NY062000011P

Resident Name	Unit ID	Move Out Date	Current Balance
A. Fennell	TMT-24	05/02/2025	2,122.00
C. Garcia	MLK-4-5A	01/31/2025	36,530.00
D. Faulkner	MLK-7-7A	03/04/2025	8,232.40
D. Andrews	TMT-7	05/13/2025	3,449.06
D. James	TMT-34	07/10/2025	34,127.50
L. Brown	MLK-7-4A	07/03/2025	38,766.00
M. Hollis	MLK-2-4A	06/10/2025	31,267.43
S. Paulin	TMT-29	06/09/2025	33,381.13
T. Wakley	TMT-33	06/26/2025	21,751.00
T. Davis	MLK-1-8B	09/01/2025	1,183.00

Total Unsettle amounts for Development AMP 11: **\$210,809.52**

Development : AMP 22
Development #: NY062000022P

Resident Name	Unit ID	Move Out Date	Current Balance
A. Perry	HUDS-10B1	07/03/2025	23,424.20
C. Mikel	SWAR-6B	01/31/2025	150.00
D. Boothe	HUDS-4C1	08/11/2025	246.20
D. Williams	HUDS-8C2	09/30/2024	1,985.00
D. Whitted	HUDS-1A4	01/14/2025	601.96
E. Vincent	HUDS-10C5	04/15/2025	1,660.50
G. Riley	HUDS-2C1	05/29/2025	12,708.00
G. Reed	SWAR-5A	09/30/2025	351.00
G. Meekins	HUDS-1C3	02/05/2025	840.50
J. Melton	HUDS-8A1	12/31/2024	15,032.05
K. Webb	HUDS-5C5	08/13/2025	20,556.76
L. Blackwell	HUDS-5C3	06/16/2025	4,316.90
M. Jenkins	HUDS-9A3	08/01/2025	5,526.10
M. Riddick	HUDS-6C2	06/09/2025	6,212.75
N. Oliverro	HUDS-4C5	04/30/2025	115.50
S. Miller	HUDS-5C2	05/27/2025	555.50
S. Campbell	HUDS-2C2	08/13/2025	7,881.36
T. Brown	HUDS-7B4	04/03/2025	9,977.45
T. Treasure	HUDS-6C4	10/16/2025	125.00
V. Smith	SWAR-6D	03/04/2025	17,511.63

Total Unsettle amounts for Development AMP 22: **\$129,778.36**

Grand total Unsettled Amounts for all Development **\$340,587.88**

Financial Review

January 2026

Low-Income Program (10)

REVENUES:

A/C 311000 Revenues- HUD PHA Grant - is **\$177,778.20** for the month and **\$1,742,938.20 YTD.**

Low-Income Program (10)

EXPENSES:

- A/C 411000,441000 **Admin Salaries & Maint Labor** – is **over** budget for the month. There were 3 payroll periods in January.
- A/C 419030 **Eviction & Collection** – is **over** budget for the month by **\$4,790.67** and **under** budget for the year.
- A/C 433000 **Gas**– is **over** budget for the month by **\$18,807.31** and **under** budget for the year. We are in the Winter heating season.
- A/C 448000 Prot Serv- contract is **over** budget **\$1,955.00** and **over** budget YTD
- A/C 451001 & 451002 **Property & Liability Insurance** - is **\$82,518.16** more than last year. We have posted an RFP to get a more competitive price for our insurance.
- A/C 457000 – **Collection Loss** YTD is **-71,758.08.**
- The Net Surplus for the month of January is **\$21,471.76** and Net Surplus YTD is **\$178,732.86.**

Note: As of January 31, 2026, we are leased at **115 of 117 (98.3%) for AMP 11** and **238 of 242 (98.3%) for AMP 22.** Overall, we are **353 of 359 (98.3%)** units that are leased up.

Low-Income Program (10)

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

- Cash and Investments decreased by \$145,606.57 compared to the same time last year.
- Total Accounts Receivable-Tenants increased compared to last year by \$25,363.09.
- Total Accounts Receivable - Other decreased by \$17,897.78.
- Total Current Assets decreased from last year by \$49,987.15.
- Fixed Assets increased by \$2,775.67.
- Accumulated Depreciation has increased by \$168,639.90.
- 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 \$7,342.81.
- Current Year Net Assets are the Net Surplus or Net Deficit for the fiscal year. Our Net Surplus for this year is \$178,732.86. This is a decrease in the surplus from the same time last year by \$4,970.92.

Section 8 Program (20)

REVENUES:

- Total Revenues were **\$206,598.86** for January and **\$1,973,409.09 YTD**.

EXPENSES:

- Total Expenses were **\$200,552.92** for January and **\$1,951,304.25 YTD**.
- For the month of January, the Net Surplus is \$6,045.94. For Year to Date, our Net Surplus is \$22,104.84.

Section 8 Program (20)

Balance Sheet as of 1/31/26:

- The Total Cash and Investments have increased by \$101,586.88 over last year.
- Accounts Receivable-Other decreased by \$22,199.95 against the year prior.
- Current Assets increased by \$53,216.93.
- 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 \$148,525.68.

Note: As of January 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 January 2026

	Current Month			Budget			Current			Prior Year		
	Monthly Budget	Monthly Actual	\$ Change over budget	% Change	YTD Budget	\$ Change over budget	YTD Actual	Prior Yr	\$ Change over Prior Yr	% Change		
Revenues:												
311000.0 Dwelling Rental Income	\$ 176,444.58	\$ 215,715.00	\$ 39,270.42	22.3%	\$ 1,764,445.83	\$ 210,719.09	\$ 1,975,164.92	\$ 1,980,711.91	\$ (5,546.99)	-0.3%		
311500.0 Reinstated Tenant Rental	583.33	536.86	(46.47)	-8.0%	5,833.33	(2,793.00)	3,040.33	1,373.79	1,666.54	121.3%		
345000.0 Fraud Recovery	3,500.00	-	(3,500.00)	-100.0%	35,000.00	(9,746.00)	25,254.00	58,961.60	(33,707.60)	-57.2%		
345100.0 Reinstated - Fraud Recovery	83.33	-	(83.33)	-100.0%	833.33	(833.33)	-	-	-	-		
312000.0 Excess Utilities - A/C	4,166.67	3,682.00	(484.67)	-11.6%	41,666.67	(2,164.67)	39,502.00	38,398.65	1,103.35	2.9%		
312500.0 Reinstated Excess utilities	-	-	-	-	-	352.00	352.00	-	-	-		
319000.0 Non-Dwelling Income - Rental Fees	6,166.67	1,110.00	(5,056.67)	-82.0%	61,666.67	(46,264.03)	45,402.64	43,332.92	2,069.72	#DIV/0!		
340100.0 Revenues-Hud Pha Grant	176,164.11	177,778.20	1,614.09	0.9%	1,761,641.11	(18,702.91)	1,742,938.20	1,757,287.00	(14,348.80)	-0.8%		
340400.0 Revenues-Other Government	-	-	-	-	-	-	-	-	-	-		
343000.0 Interest - unrestricted	1,666.67	1,414.01	(252.66)	-15.2%	16,666.67	(91.17)	16,575.50	21,025.11	(4,449.61)	-21.2%		
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	-	-	-	-	-	-	-	-	-	-		
369000.0 Other Income - Late Fees	3,500.00	3,101.60	(398.40)	-11.4%	35,000.00	5,337.10	40,337.10	34,278.32	6,058.78	17.7%		
369001.0 Maintenance Income	725.00	-	(725.00)	-100.0%	7,250.00	293.34	7,543.34	4,760.52	2,782.82	58.5%		
369002.0 Capital Fund Income	21,638.92	-	(21,638.92)	-100.0%	216,389.17	128,296.83	344,686.00	246,778.00	97,908.00	39.7%		
369004.0 Laundry	200.00	1,088.60	888.60	444.3%	2,000.00	(911.40)	1,088.60	-	1,088.60	#DIV/0!		
369100.0 Reinstated Other Income	-	-	-	-	-	983.56	983.56	818.57	164.99	20.2%		
Total Revenues:	\$ 394,839.28	\$ 404,426.27	\$ 9,586.99	2.4%	\$ 3,948,392.78	\$ 308,807.07	\$ 4,257,199.85	\$ 4,304,803.86	(47,604.01)	-1.1%		
Expenses:												
411000.0 Admin Salaries	\$ 45,323.64	\$ 59,200.77	\$ 13,877.13	30.6%	\$ 453,236.38	\$ (19,980.25)	\$ 433,256.13	\$ 439,651.55	\$ (6,395.42)	-1.5%		
412000.0 Compensated Absence Expense	316.67	-	(316.67)	-100.0%	3,166.67	(3,166.67)	-	-	-	-		
413000.0 Legal	3,823.75	3,823.75	-	0.0%	38,237.50	-	38,237.50	38,237.50	-	-		
414010.0 Staff Training	-	-	-	-	-	-	-	-	-	-		
415000.0 Travel	1,000.00	-	(1,000.00)	-100.0%	10,000.00	(6,803.38)	3,196.62	20.84	3,175.78	15238.9%		
417100.0 Auditing	2,366.67	11,016.00	8,649.33	365.5%	23,666.67	4,604.33	28,271.00	22,720.00	5,551.00	24.4%		
417200.0 Advertising & Marketing	100.00	(100.00)	(100.00)	-100.0%	1,000.00	-	-	-	-	-		
418200.0 Admin Benefits	24,438.77	16,396.30	(8,042.47)	-32.9%	244,387.68	(12,266.23)	232,121.45	209,086.39	23,085.06	11.0%		
419000.0 Other Admin Exp	258.33	156.93	(101.40)	-39.3%	2,583.33	(443.06)	2,140.27	2,472.30	(322.03)	-13.4%		
419010.0 Telephone	1,583.33	1,821.27	237.94	15.0%	15,833.33	(588.20)	15,295.13	15,181.31	113.82	0.7%		
419030.0 Eviction & Collection	5,333.33	3,720.00	(1,613.33)	-30.3%	53,333.33	(2,178.33)	51,155.00	47,100.00	4,055.00	8.6%		
419040.0 Office Supplies	833.33	641.83	(191.50)	-23.0%	8,333.33	(946.36)	7,386.97	8,011.39	(624.42)	-7.8%		
419050.0 Memberships & Publications	166.67	-	(166.67)	-100.0%	1,666.67	523.22	2,189.89	1,064.43	1,125.46	105.7%		
419060.0 Postage	1,000.00	-	(1,000.00)	-100.0%	10,000.00	(1,449.81)	8,550.19	8,529.85	20.34	0.2%		
419070.0 Administrative Contracts	5,250.00	2,818.27	(2,431.73)	-46.3%	52,500.00	(11,471.76)	41,028.24	53,662.00	(12,633.76)	-23.5%		
419080.0 Bank Charges for NSF Checks	-	-	-	-	-	-	-	-	-	-		
419090.0 Freight	8.33	-	(8.33)	-100.0%	83.33	-	-	-	-	-		
421000.0 Tenant Serv Salaries	-	-	-	-	-	-	-	-	-	-		
422000.0 Tenant Serv Recreation, Pub.	-	-	-	-	-	-	-	-	-	-		
422000.0 Tenant Serv Benefits	-	-	-	-	-	-	-	-	-	-		
422000.0 Tenant Serv Other	-	-	-	-	-	-	-	-	-	-		
423100.0 Water	700.00	-	(700.00)	-100.0%	7,000.00	(7,000.00)	-	539.93	(539.93)	-100.0%		
431000.0 Sewer	16,333.33	-	(16,333.33)	-100.0%	163,333.33	(19,389.64)	143,943.69	147,400.97	(3,457.28)	-2.3%		
432000.0 Electric	13,333.33	38,956.24	(25,622.91)	-192.5%	133,333.33	(15,905.89)	117,427.44	120,481.50	(3,054.06)	-2.5%		
433000.0 Gas	40,083.33	38,956.24	(1,127.09)	-2.8%	400,833.33	(38,041.72)	362,791.61	350,239.10	32,552.51	9.3%		
433000.0 Maint Labor	21,500.00	40,307.31	18,807.31	87.5%	215,000.00	(52,926.10)	162,073.90	127,818.69	34,255.21	26.8%		
441000.0 Maint Materials	69,341.13	85,112.15	15,771.02	22.7%	693,411.26	(63,423.96)	629,987.30	709,165.63	(79,178.33)	-11.2%		
442000.0 Maint Contracts	47,500.00	29,397.56	(18,102.44)	-38.1%	475,000.00	(58,855.17)	416,144.83	427,693.58	(11,548.75)	-2.7%		
443000.0 Auto Maintenance	13,333.33	2,640.80	(10,692.53)	-80.2%	133,333.33	(42,662.74)	90,670.59	107,893.72	(17,223.13)	-16.0%		
443002.0 Landscape & Grounds	2,000.00	1,149.87	(850.13)	-42.5%	20,000.00	(5,837.25)	14,162.75	17,753.71	(3,590.96)	-20.3%		
443004.0 Unit Turnaround	-	-	-	-	-	32,600.00	32,600.00	32,600.00	-	#DIV/0!		
443005.0 Extermination	2,000.00	1,600.00	(400.00)	-20.0%	20,000.00	(454.00)	19,546.00	18,371.00	1,175.00	6.4%		
443006.0 Janitorial	-	-	-	-	-	-	-	-	-	-		
443006.0 Garbage/Trash Removal	7,833.33	7,889.37	56.04	0.7%	78,333.33	(6,103.08)	72,230.25	72,655.30	(425.05)	-0.6%		
443300.0 Maint Labor Benefits	38,194.73	29,339.75	(8,854.98)	-23.2%	381,947.31	(25,347.35)	356,599.96	401,877.88	(45,277.92)	-11.3%		
444001.0 Plumbing	3,916.67	3,627.45	(289.22)	-7.4%	39,166.67	1,840.63	41,007.30	41,432.28	(424.98)	-1.0%		
444002.0 Electrical	983.33	-	(983.33)	-100.0%	9,833.33	(4,136.39)	5,696.94	9,128.12	(3,431.18)	-37.6%		

Poughkeepsie Housing Authority
LPH- (10)

Fiscal Year 2026-Month End January 2026

	Current Month			Budget			Current		Prior Year		% Change
	Monthly Budget	Monthly Actual	\$ Change over budget	% Change	YTD Budget	Change YTD over budget	YTD Actual	Prior Yr	\$ Change over Prior Yr		
444003.0	3,333.33	729.43	(2,603.90)	-78.1%	33,333.33	(23,607.21)	9,726.12	28,641.64	(18,915.52)	-66.0%	
444004.0	633.33	448.65	(184.68)	-29.2%	6,333.33	(1,829.65)	4,503.68	9,387.34	(4,883.66)	-52.0%	
446000.0	-	-	-	-	-	-	-	-	-	-	
448000.0	2,500.00	4,455.00	1,955.00	78.2%	25,000.00	10,625.45	35,625.45	17,930.00	17,695.45	98.7%	
448200.0	-	-	-	-	-	-	-	-	-	-	
451000.0	1,666.67	-	(1,666.67)	-100.0%	16,666.67	1,621.33	18,288.00	21,040.00	(2,752.00)	-13.1%	
451001.0	25,555.04	28,845.90	3,290.86	12.9%	255,550.41	76,706.57	332,256.98	313,324.78	18,932.20	6.0%	
451002.0	10,430.19	12,635.10	2,204.91	21.1%	104,301.87	58,114.99	162,416.86	98,830.90	63,585.96	64.3%	
451003.0	119.25	-	(119.25)	-100.0%	1,192.50	(1,192.50)	-	702.19	(702.19)	-100.0%	
451004.0	2,242.65	-	(2,242.65)	-100.0%	22,426.52	4,100.75	26,527.27	24,337.94	2,189.33	9.0%	
452000.0	8,750.00	8,433.00	(317.00)	-3.6%	87,500.00	(3,170.00)	84,330.00	86,820.00	(2,490.00)	-2.9%	
454000.0	-	-	-	-	-	-	-	-	-	-	
454001.0	-	-	-	-	-	-	-	-	-	-	
457000.0	17,500.00	(12,842.47)	(30,342.47)	-173.4%	175,000.00	(246,758.08)	(71,758.08)	30,339.98	(102,098.06)	-336.5%	
457100.0	-	-	-	-	-	-	-	-	-	-	
459000.0	416.67	634.28	217.61	52.2%	4,166.67	(3,352.03)	814.64	2,895.49	(2,080.85)	-71.9%	
461000.0	-	-	-	-	-	-	-	-	-	-	
461010.0	-	-	-	-	-	-	-	-	-	-	
461020.0	-	-	-	-	-	-	-	-	-	-	
461030.0	-	-	-	-	-	-	-	-	-	-	
462030.0	-	-	-	-	-	-	-	-	-	-	
480000.0	-	-	-	-	-	-	-	-	-	-	
752000.0	-	-	-	-	-	-	-	-	-	-	
754000.0	-	-	-	-	-	-	-	-	-	-	
Total Expenses:	\$ 442,002.48	\$ 382,954.51	\$ (59,047.97)	-13.4%	\$ 4,470,024.76	\$ (341,557.77)	\$ 4,078,466.99	\$ 4,121,100.08	\$ (24,873.38)	-0.6%	
Net Surplus / (Net Deficit):	\$ (47,163.20)	\$ 21,471.76	\$ 68,634.96		\$ (471,631.98)	\$ 650,364.84	\$ 178,732.86	\$ 183,703.78	\$ (22,724.63)	-12.4%	

**Balance Sheet - Detail
Federal Low Income**

	Current Year 1/31/2026	Prior Year 1/31/2025	Change in Position
Assets			
Cash & Investments			
111108 ERAP Funds	100.00	100.00	0.00
111110 General Fund (dev - Operation)	95,097.79	71,007.26	24,090.53
111111 Payroll Cash Account	15,966.97	12,493.35	3,473.62
111112 Money Market Operating Account	44,206.67	194,206.67	(150,000.00)
111113 Operating Money Market	171,417.31	107,115.02	64,302.29
111400 Tenants Security Deposit Fund	158,653.87	144,327.07	14,326.80
111403 Tenant Disbursement AC	18,022.47	36,761.38	(18,738.91)
111700 Petty Cash Fund	100.00	100.00	0.00
116200 Interfund Transfer	(204.67)	91,999.15	(92,203.82)
116210 Investment-Cd	251,857.81	242,714.89	9,142.92
Total Cash & Investments	755,218.22	900,824.79	(145,606.57)
Accounts Receivable - Tenants			
112200 A/R Tenants	852,594.78	829,656.67	22,938.11
112210 Allowance For Doubtful Accts-Tenants	(330,935.98)	(325,956.96)	(4,979.02)
112220 Deposit Receivable	17,024.78	9,620.78	7,404.00
Total Accounts Receivable - Tenants	538,683.58	513,320.49	25,363.09
Accounts Receivable - Other			
112800 Outstanding Travel Advances	3,824.81	1,592.00	2,232.81
112900 A/R Other	3,003.89	20,134.74	(17,130.85)
112912 Allowance for Doubtful-Other	(4,949.74)	(1,950.00)	(2,999.74)
Total Accounts Receivable - Other	1,878.96	19,776.74	(17,897.78)
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	9,195.00	3,851.91	5,343.09
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	(66,837.30)	(22,813.23)	(44,024.07)
Total Current Assets	(7,119.45)	46,659.22	(53,778.67)
Fixed Assets			
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 EAdmin	971,182.64	1,014,587.19	(43,404.55)
Subtotal Fixed Assets	40,708,098.02	40,705,322.35	2,775.67
Less: Accumulated Depreciation	0.00	0.00	0.00
Total Fixed Assets	40,708,098.02	40,705,322.35	2,775.67
Accumulated Depreciation			
140050 Accumulated Depreciation-Structures And Equipment	(38,061,430.17)	(37,638,434.17)	(422,996.00)
Total Accumulated Depreciation	(38,061,430.17)	(37,638,434.17)	(422,996.00)
190001 Deferred Outflow of Resources	962,244.83	957,846.46	4,398.37
Total Assets	4,897,573.99	5,505,315.88	(607,741.89)

Balance Sheet - Detail
Federal Low Income

	Current Year 1/31/2026	Prior Year 1/31/2025	Change in Position
Liabilities and Net Assets			
Liability			
Current Liabilities			
211010 Accounts Payable>90 Days Past Due	0.00	0.00	0.00
211100 A/P Vendors and Contractors	140,116.28	(5,263.70)	145,379.98
211400 Tenant Security Deposits Payable	174,046.85	157,711.65	16,335.20
211499 Payroll Payable	0.00	701.94	(701.94)
211500 SUI	3,206.01	(4,147.58)	7,353.59
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	6,592.96	6,349.59	243.37
211751 ERS Loan	1,819.28	3,018.18	(1,198.90)
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)
Total Current Liabilities	334,348.03	165,708.13	168,639.90
Non-Current Liabilities			
213511 Accrued Compensated Absences-Non Current	174,727.18	156,345.32	18,381.86
213701 Accrued Current Pilot	84,330.00	86,820.00	(2,490.00)
214000 Accrued Pension and OPEB liabilities	2,944,639.70	2,953,188.75	(8,549.05)
Total Non-Current Liabilities	3,203,696.88	3,196,354.07	7,342.81
290001 Deferred Inflow of Resources	1,573,652.07	1,332,126.32	
Total Liability	5,111,696.98	4,694,188.52	417,508.46
Equity			
Equity/Net Assets			
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)
Total: Equity/Net Assets	(392,855.85)	627,423.58	(1,020,279.43)
Current Year Net Assets	178,732.86	183,703.78	(4,970.92)
Total Equity	(214,122.99)	811,127.36	(1,025,250.35)
Total Liabilities and Net Assets	4,897,573.99	5,505,315.88	(607,741.89)

Poughkeepsie Housing Authority
Section 8-(20)

Fiscal Year 2026-Month End January 2026

	Current Month			Budget			Current			Prior Year		
	Monthly Budget	Monthly Actual	\$ Change over budget	% Change	YTD Budget	\$ Change over budget	YTD Actual	Prior Yr	\$ Change over Prior Yr	% Change		
Revenues:												
300001 Section 8 Admin Fees	\$ 16,790.00	\$ 22,493.00	\$ 5,703.00	34.0%	\$ 167,900.00	\$ 26,977.00	\$ 194,877.00	\$ 153,133.00	\$ 41,744.00	21.4%		
340400 Revenues-Other Government Grants	-	-	-	-	-	-	-	-	-	-		
341000 Section 8 Income	148,095.00	173,069.00	24,974.00	16.9%	1,480,950.00	177,644.00	1,658,594.00	1,141,096.00	517,498.00	31.2%		
343000 Investment Income-Unrestricted	3.33	2.91	(0.42)	-12.7%	33.33	7.45	40.78	30.28	10.50	25.7%		
343500 Investment Income-Restricted	-	-	-	-	-	-	-	-	-	-		
345000 Fraud Recovery	-	-	-	-	-	-	189.43	-	189.43	100.0%		
369300 Other Admin Fees	14,957.89	11,033.95	(3,923.94)	-26.2%	149,578.93	(29,871.05)	119,707.88	130,840.15	(11,132.27)	-9.3%		
Total Revenues:	\$ 179,846.23	\$ 206,598.86	\$ 26,752.63	14.9%	\$ 1,798,462.27	\$ 174,946.82	\$ 1,973,409.09	\$ 1,425,099.43	\$ 548,309.66	27.8%		
Expenses:												
411000 Admin Salaries	\$ 7,367.52	\$ 10,461.45	\$ 3,093.93	42.0%	\$ 73,675.19	\$ (4,267.60)	\$ 72,407.59	\$ 59,899.80	\$ 12,507.79	17.3%		
412000 Compensated Absences	100.00	-	(100.00)	-100.0%	1,000.00	(1,000.00)	-	-	-	-		
413000 Legal	225.00	201.25	(23.75)	-10.6%	2,250.00	(438.75)	1,811.25	1,811.25	-	-		
414010 Staff Training	333.33	350.00	16.67	5.0%	3,333.33	(1,255.07)	2,078.26	-	2,078.26	100.0%		
415000 Travel	8.33	-	(8.33)	-100.0%	83.33	79.51	162.84	7.45	155.39	95.4%		
417100 Auditing	966.67	5,184.00	4,217.33	436.3%	9,666.67	3,262.33	12,929.00	9,280.00	3,649.00	28.2%		
418200 Admin Benefits	4,312.78	3,563.76	(749.02)	-17.4%	43,127.81	(898.23)	42,229.58	37,808.19	4,421.39	10.5%		
419000 Other Admin Exp	-	-	-	-	-	-	-	-	-	-		
419010 Telephone	131.67	170.47	38.80	29.5%	1,316.67	275.27	1,591.94	1,359.55	232.39	14.6%		
419030 Eviction & Collection	-	-	-	-	-	-	-	-	-	-		
419040 Office Supplies	125.00	-	(125.00)	-100.0%	1,250.00	(1,173.53)	76.47	108.94	(32.47)	-42.5%		
419050 Memberships & Publications	50.00	-	(50.00)	-100.0%	500.00	550.67	1,050.67	1,071.46	(20.79)	-2.0%		
419060 Postage	316.67	-	(316.67)	-100.0%	3,166.67	313.33	3,480.00	2,610.00	870.00	25.0%		
419070 Administrative Contracts	666.67	168.48	(498.19)	-74.7%	6,666.67	1,836.65	8,503.32	12,884.75	(4,381.43)	-51.5%		
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	369.28	31.9%	11,589.10	11,982.92	23,572.02	37,302.68	(13,730.66)	-58.2%		
451003 Fidelity Bond	13.25	-	(13.25)	-100.0%	132.50	(132.50)	-	286.81	(286.81)	#DIV/0!		
451004 Workmen's Comp	-	-	-	-	-	197.90	197.90	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	4,190.32	1,065.27	34.1%	31,250.54	11,395.48	42,646.02	29,184.38	13,461.64	31.6%		
461000 Extraordinary Maint	-	-	-	-	-	-	-	-	-	-		
471500 HAP	102,968.09	110,756.00	7,787.91	7.6%	1,029,680.87	73,675.22	1,103,356.09	893,825.13	209,530.96	19.0%		
471501 HAP - Port Outs	39,079.83	53,732.00	14,652.17	37.5%	390,798.33	134,392.97	525,191.30	330,822.00	194,369.30	37.0%		
471520 Portability In-HAP Payment	14,063.33	10,247.00	(3,816.33)	-27.1%	140,633.33	(30,613.33)	110,020.00	122,919.57	(12,899.57)	-11.7%		
471800 FSS Escrow	-	-	-	-	-	-	-	-	-	-		
480000 Depreciation	-	-	-	-	-	-	-	-	-	-		
752000 Replacement	-	-	-	-	-	-	-	-	-	-		
754000 Additions	-	-	-	-	-	-	-	-	-	-		
Total Expenses:	\$ 175,012.10	\$ 200,552.92	\$ 25,540.82	14.6%	\$ 1,750,121.01	\$ 204,183.24	\$ 1,954,304.25	\$ 1,541,363.53	\$ 409,940.72	21.0%		
Net Surplus / (Net Deficit):	\$ 4,834.13	\$ 6,045.94	\$ 1,211.81		\$ 48,341.26	\$ (26,236.42)	\$ 22,104.84	\$ (116,264.10)	\$ 138,368.94			

Balance Sheet - Detail
Section 8

	Current Year 1/31/2026	Prior Year 1/31/2025	Change in Position
Assets			
Cash & Investments			
111110 General Fund (dev - Operation)	51,483.64	41,936.64	9,547.00
111401 FSS Escrow Fund	1,633.68	1,593.80	39.88
116200 Interfund Transfer	0.00	(92,000.00)	92,000.00
Total Cash & Investments	53,117.32	(48,469.56)	101,586.88
Accounts Receivable - Tenants			
112100 Fraud Recovery	17,101.00	17,101.00	0.00
112110 Allowance for Doubtful	(17,101.00)	(17,101.00)	0.00
Total Accounts Receivable - Tenants	0.00	0.00	0.00
Accounts Receivable - Other			
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	28,200.10	51,031.47	(22,831.37)
Total Accounts Receivable - Other	28,236.52	50,436.47	(22,199.95)
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	5,147.00	183.57	4,963.43
129500 Interfund Due From	(22,059.20)	(70,312.70)	48,253.50
Total Current Assets	(16,912.20)	(70,129.13)	53,216.93
Fixed Assets			
140090 Furniture and EMAdmin	0.00	0.00	0.00
Subtotal Fixed Assets	0.00	0.00	0.00
Less: Accumulated Depreciation	0.00	0.00	0.00
Total Fixed Assets	0.00	0.00	0.00
Accumulated Depreciation			
140050 Accumulated Depreciation-Structures And Equipment	0.00	0.00	0.00
Total Accumulated Depreciation	0.00	0.00	0.00
190001 Deferred Outflow of Resources	59,439.17	59,241.54	197.63
Total Assets	123,880.81	(8,920.68)	132,603.86
Liabilities and Net Assets			
Liability			
Current Liabilities			
211030 A/P PHA Projects	570.00	570.00	0.00
211040 A/P-Other Gov't	944.12	903.64	40.48
211100 A/P Vendors and Contractors	13,810.67	1,452.05	12,358.62
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
Total Current Liabilities	16,173.97	3,400.65	12,773.32
Non-Current Liabilities			
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)
Total Non-Current Liabilities	173,248.77	164,988.03	8,260.74
290001 Deferred inflow of resources	79,069.93	68,217.68	10,852.25
Total Liability	268,492.67	236,606.36	31,886.31
Equity			
Equity/Net Assets			
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
Total Equity/Net Assets	(166,716.70)	(119,106.20)	(47,610.50)
Current Year Net Assets	22,104.84	(126,420.84)	148,525.68
Total Equity	(144,611.86)	(245,527.04)	100,915.18
Total Liabilities and Net Assets	123,880.81	(8,920.68)	132,801.49

0.00