AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, August 12, 2026, at 5:15 pm. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.

ROLL CALL

MINUTES
July 8, 2026/Regular Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS
2026-10 Creation of Ad Hoc Public Relations Committee
2026-12 Setting Salary Range for Executive Director Position

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 July 8, 2026 Meeting

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

Also Present: Sandra Boothe, Executive Director
Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on July 8, 2026, at 5:33 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

May 13, 2026/Regular Meeting: Vice-Chairman Watson made a motion to put the minutes on the floor. Commissioner O'Neill seconded. Motion passed unanimously. Vice-Chairman Watson made a motion to accept the minutes. Commissioner O'Neill seconded. Motion passed unanimously.

June 10, 2026/Regular Meeting: Commissioner O'Neill made a motion to put the minutes on the floor. Vice-Chairman Watson seconded the motion. Motion carried. Vice-Chairman Watson made a motion to accept the minutes. Commissioner O'Neill seconded the motion. Motion carried.

TENANT AND PUBLIC PARTICIPATION

Tiffany Copher, a city resident, asked about the waiting list process and termination from the waiting list. She was present on behalf of a relative who was terminated from the waiting list. Ms. Boothe said she would set up a meeting with Ms. Copher the next day to discuss the situation. Ms. Darlene Baker, a city resident, and Mr. Richard Distel, city planner, were also in attendance.

Commissioner T. Brown asked if the power was restored at Boulevard Knolls. She wanted the Board to be informed if the power was out at one of our sites.

RESOLUTIONS

Resolution 2026-11 Scheduling the Date of the Regular Elections for Tenant Commissioners: Commissioner T. Brown made a motion to put the resolution on the floor. Vice-Chairman Watson seconded the motion. Motion carried. Ms. Longcore said that she chose Saturday, September 19, as she thought it would be a good weekend for the tenants with kids being back in school and the holidays over. Commissioner T. Brown made a motion to accept the resolution. Commissioner J. Brown seconded. Motion carried.

COMMITTEE REPORTS

Building and Security: No report.

Finance: Ms. Boothe presented the financials. The Dwelling Rental Income for the quarter ended June 30, 2026, is higher by $47,538.92 from last year at this time. The revenues for HUD Capital Fund Grant for the quarter are lower by $138,711 compared to last year at this time.

The Net Surplus for the month of April is $197,821.03, May has a Net Surplus of $48,299.51, and a Net Deficit in June of $79,932.51. The Net Surplus year-to-date is $166,188.03. As of June 2026, we are leased at 117 of 117 for AMP 11 and 236 of 242 for AMP 22. Overall, we are at 353 of 359 units leased .

In Section 8, the Net Surplus for the month of April is $10,261.99; for May a Net Surplus of $1,609.61, and Net Surplus in June of $1,229.08. Year-to-date, our Net Surplus is $13,100.58. We are leased at 87 of 91 for HCV; 56 of 60 for VASH:, and 12 of 18 for the Foster Youth to Independence vouchers.

Chairman Adams noted that for the first time in a while, one of the AMPs is completely filled. Ms. Boothe said that this information is as of June 30, and we do have one vacancy in AMP 11 and as of today, there are 4 vacancies in AMP 22.

Vice-Chairman Watson said that it is imperative that we do a complete fiscal analysis of things. She said that it is alarming to her that we have a current increase in liabilities of $107,196.78, and it says that we are not paying our vendors as soon as we receive the bills, which means we are not paying our bills on time. Ms. Boothe replied that we pay our bills on time, just not the minute they are received. Vice-Chairman Watson said her recommendation is that we have a very intensive finance meeting because this report is alarming where we are financially.

Chairman Adams said that our Finance Committee Chair has resigned. Vinnie Brugger has been on the Board for 20 plus years, and he will be sorely missed. She would like to give him a formal goodbye. Vice-Chairman Watson said his term was up this month.

Personnel: Chairman Adams said that we have some things that the Personnel Committee needs to meet about and will report back to the Board.

Tenant Relations: No report.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe reported that our occupancy rate is 99% for both AMPs. In Section 8, we have 160 of 169 vouchers leased.

We have confirmed the meeting with Beacon Communities for Thursday, July 23. There will be one at 12:30 pm and one at 5:30 pm. It will be held in the gym, and we can only enter from the Hudson Gardens side.

We received our final SEMAP scores of 93, which ranks us as a high performer. We also received our NSPIRE scores, an 88 for AMP 11 and a 70 for AMP 22, which means we passed.

CHAIRMAN'S REPORT

No report.

COUNSEL'S REPORT

Ms. Longcore said that court is changing the process for evictions. They will need to filed through the NYCEF program. This is a pilot program but has not been fully rolled out.

OLD BUSINESS

None

NEW BUSINESS

None

At 6:03 pm, the meeting adjourned.

I hereby certify that the minutes are true and correct and approved at the Meeting of August 12, 2026.

Jaquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2026-10

Creation of Ad Hoc Public Relations Committee

By Commissioner: ____

WHEREAS, the Poughkeepsie Housing Authority (hereinafter referred to as "PHA") By-Laws which govern the procedures, duties, obligations and responsibilities of the Board of Commissioners, allows the Board to establish ad hoc committees for specific purposes with defined scope, membership and duration; and

WHEREAS, the Board of Commissioners has determined that the PHA website, as currently constituted, is insufficient to adequately serve PHA tenants and provide adequate information about the PHA's operations to the general public; and

WHEREAS, the Board has determined that the interests of the PHA would best be served by the creation of an ad hoc public relations committee that will work with the relevant PHA staff and contractors to improve the website to better serve the tenants and provide information to the public; and

WHEREAS, the Board has selected Commissioner Felicia Watson to chair this ad hoc committee; and

WHEREAS, the Board has selected Commissioners _________________________ and _________________________ to serve as the other members of this ad hoc committee; and

WHEREAS, the Board has determined that the duration of this ad hoc committee shall be for six months or until such time as the Board is satisfied that the website has successfully been updated to best serve the tenants and provide information to the public, whichever is earlier; and

NOW, THEREFORE,

Upon motion duly made, seconded and carried, it is

RESOLVED, that an ad hoc public relations committee is hereby established and shall continue to operate for six months, or until such time as the Board determines that the website has been successfully updated to achieve the goals of better serving PHA tenants and providing information to the public, whichever is earlier; and be it further

RESOLVED, that said ad hoc committee shall be empowered to direct the implementation of such website improvements the committee has determined are necessary and in the best interests of the PHA without further action of the full Board of Commissioners.

Second by Commissioner: ____

<u>Ayes</u> <u>Nays</u> <u>Abstentions</u>

I hereby certify the foregoing to be a true and correct copy of Resolution No. 2026-10 duly adopted at the meeting of the Poughkeepsie Housing Authority held in the City of Poughkeepsie on the 12th day of August, 2026.

Jacquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2026-12

Setting Salary Range for Executive Director Position

By Commissioner: ______________________________

WHEREAS, the Board of Commissioners of the Poughkeepsie Housing Authority ("PHA") has been advised that Executive Director Sandra Boothe will resign from her position effective August 14, 2026, creating a permanent vacancy that must be filled; and

WHEREAS, New York State Law requires that all job postings in New York include an expected salary range that constitutes a good faith estimate of the salary that the PHA is willing and able to pay for that position; and

WHEREAS, in order to attract the best possible candidates for the position, the Board wishes to offer the highest salary range possible within the current budget constraints; and

WHEREAS, after considerable budget review and discussion the Board has determined that it will be able to pay an annual salary within the range of $125,000.00 to $150,000.00 for the Executive Director position; and

WHEREAS, the Board believes that the interests of the PHA will best be served by advertising the Executive Director position at an annual salary range of $125,000.00 to $150,000.00; and

NOW, THEREFORE,

Upon motion duly made, seconded and carried, it is

RESOLVED, that the job positing for a permanent Executive Director shall include an estimated annual salary range of $125,000.00 to $150,000.00;; and be it further

RESOLVED, that the Chair of the Board and Chair of the Personnel Committee shall immediately begin advertising the Executive Director position at such salary range.

Second by Commissioner: ______________________________

Ayes Nays Abstentions

I hereby certify the foregoing to be a true and correct copy of Resolution No. 2026-12 duly adopted at the meeting of the Poughkeepsie Housing Authority held in the City of Poughkeepsie on the 12th day of August, 2026.

____
Jacquetta Brown, Secretary

Financial Review

July 2026

Low-Income Program (10)

REVENUES:

A/C 311000 Revenues- HUD PHA Grant - is **$166,318.74** for the month and **$633,104.74 YTD.**

Low-Income Program (10)

EXPENSES:

- A/C 432000 **Electric–** is **over** budget for the month by **$15,377.91**. This is due to the increase in the cost of electric.
- A/C 457000 – **Collection Loss** YTD is **-$45,636.95**.

The Net Surplus for the month of July is **$54,056.59** and Net Surplus YTD is **$220,244.62**.

Note: As of July 31, 2026, we are leased at **115 of 117 (98.29%) for AMP 11** and **237 of 242 (97.94%) for AMP 22**. Overall, we are **352 of 359 (98.05%) units** that are leased up.

Low-Income Program (10)

Balance Sheet as of 7/31/26:

- Cash and Investments decreased by $571,470.59 compared to the same time last year.
- Total Accounts Receivable-Tenants increased compared to last year by $45,672.84.
- Total Accounts Receivable - Other decreased by $3,422.61.
- Total Current Assets have increased from last year by $20,471.49.
- Fixed Assets increased by $1,936.32.
- Accumulated Depreciation has increased by $388,182.00.
- Total Current Liabilities shows an increase of $213,229.94 as compared to the same time last year.
- Total Non-Current Liabilities have increased from last year by $54,120.76.

- Current Year Net Assets are the Net Surplus or Net Deficit for the fiscal year. Our Net Surplus for this year is $220,244.62. This is a decrease in the surplus from the same time last year by $430,122.40.

Section 8 Program (20)

REVENUES:

- Total Revenues were **$209,420.28** for July and **$819,827.49 YTD**.

EXPENSES:

- Total Expenses were **$210,750.14** for July and **$808,056.67 YTD**.

- For the month of July, the Net Deficit is $1,329.86. For Year to Date, our Net Surplus is $11,770.82.

Section 8 Program (20)

Balance Sheet as of 7/31/26:

- The Total Cash and Investments have decreased by $97,015.41 over last year.
- Accounts Receivable-Other decreased by $12,966.75 against the year prior.
- Current Assets increased by $9,727.61.
- Total Current Liabilities increased by $975.17 over the same time last year.
- Total Non-Current Liabilities has increased by $5,358.34.
- Current Year Net Assets have decreased from last year by $96,533.71.

Note: As of July 31, we are leased at **91 of 91 for HCV; 59 of 60 for VASH; and 13 of 18 for the Foster Youth to Independence (FYI) vouchers**.

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2026-Month End July 2026

		Current Month				Budget		Current	Prior Year		
		Monthly Budget	Monthly Actual	$ Change over budget	% Change	YTD Budget	$ Change YTD over budget	YTD Actual	Prior Yr	$ Change over Prior Yr	% Change
Revenues:											
311000.0	Dwelling Rental Income	$ 207,212.50	$ 210,621.93	$ 3,409.43	1.6%	$ 828,850.00	$ 26,859.62	$ 855,709.62	$ 780,727.77	$ 74,981.85	9.6%
311500.0	Reinstated Tenant Rental	483.33	483.51	0.18	0.0%	1,933.33	337.74	2,271.07	484.59	1,786.48	368.7%
345000.0	Fraud Recovery	4,000.00	-	(4,000.00)	-100.0%	16,000.00	(23,210.00)	(7,210.00)	21,070.00	(28,280.00)	-134.2%
345100.0	Reinstate- Fraud Recovery	66.67	25.00	(41.67)	-62.5%	266.67	(241.67)	25.00	-	25.00	#DIV/0!
312000.0	Excess Utilities - A/C	4,083.33	3,401.00	(682.33)	-16.7%	16,333.33	(2,830.33)	13,503.00	17,199.00	(3,696.00)	-21.5%
312500.0	Reinstated Excess utilities	-	-	-		-	-	-	-	-	
319000.0	Non-Dwelling Income - Rental Fees	6,750.00	50.00	(6,700.00)	-99.3%	27,000.00	(7,737.48)	19,262.52	20,710.12	(1,447.60)	-7.0%
340100.0	Revenues-Hud Pha Grant	182,770.28	166,318.74	(16,451.54)	-9.0%	731,081.11	(97,976.37)	633,104.74	767,176.00	(134,071.26)	-17.5%
340400.0	Revenues-Other Government	-	-	-		-	-	-	-	-	
343000.0	Interest - unrestricted	1,608.33	566.93	(1,041.40)	-64.8%	6,433.33	(1,645.72)	4,787.61	6,875.96	(2,088.35)	-30.4%
348000.0	Insurance Proceeds	-	-	-		-	-	-	14,331.66	(14,331.66)	-100.0%
349000.0	Gain or Loss on Sale of Fixed Assets	-	-	-		-	-	-	-	-	
369000.0	Other Income- Late Fees	3,510.42	2,939.08	(571.34)	-16.3%	14,041.67	(851.29)	13,190.38	21,558.64	(8,368.26)	-38.8%
369001.0	Maintenance Income	1,083.33	1,238.00	154.67	14.3%	4,333.33	1,803.50	6,136.83	6,211.67	(74.84)	-1.2%
369002.0	Capital Fund Income	29,589.92	-	(29,589.92)	-100.0%	118,359.67	(118,359.67)	-	344,686.00	(344,686.00)	-100.0%
369004.0	Laundry	358.33	135.00	(223.33)	-62.3%	1,433.33	(1,273.33)	160.00	-	160.00	#DIV/0!
369100.0	Reinstated Other Income	-	-	-		-	-	-	-	-	
Total Revenues:		$ 441,516.44	$ 385,779.19	$ (55,737.25)	-12.6%	$ 1,766,065.77	$ (225,125.00)	$ 1,540,940.77	$ 2,001,031.41	(460,090.64)	-23.0%
Expenses:											
411000.0	Admin Salaries	$ 42,488.08	$ 53,760.24	$ 11,272.16	26.5%	$ 169,952.31	$ 16,158.69	$ 186,111.00	$ 153,250.51	32,860.49	21.4%
412000.0	Compensated Absence Expense	672.00	-	(672.00)	-100.0%	2,688.00	(2,688.00)	-	-	-	
413000.0	Legal	3,823.75	-	(3,823.75)	-100.0%	15,295.00	-	15,295.00	15,295.00	-	
414010.0	Staff Training	-	-	-		-	-	-	-	-	
415000.0	Travel	1,000.00	35.57	(964.43)	-96.4%	4,000.00	(3,959.59)	40.41	128.49	(88.08)	-68.6%
417100.0	Auditing	2,366.67	-	(2,366.67)	-100.0%	9,466.67	(9,466.67)	-	-	-	
417200.0	Advertising & Marketing	83.33	-	(83.33)	-100.0%	333.33	(333.33)	-	-	-	
418200.0	Admin Benefits	24,738.39	13,231.01	(11,507.38)	-46.5%	98,953.55	(38,024.32)	60,929.23	58,733.21	2,196.02	3.7%
419000.0	Other Admin Exp	250.00	296.69	46.69	18.7%	1,000.00	201.33	1,201.33	1,079.95	121.38	11.2%
419010.0	Telephone	1,583.33	1,651.50	68.17	4.3%	6,333.33	264.79	6,598.12	5,751.62	846.50	14.7%
419030.0	Eviction & Collection	5,000.00	5,796.00	796.00	15.9%	20,000.00	2,448.00	22,448.00	16,296.00	6,152.00	37.8%
419040.0	Office Supplies	833.33	1,646.93	813.60	97.6%	3,333.33	(390.69)	2,942.64	2,335.92	606.72	26.0%
419050.0	Memberships & Publications	225.00	-	(225.00)	-100.0%	900.00	(138.40)	761.60	1,632.48	(870.88)	-53.3%
419060.0	Postage	1,000.00	744.48	(255.52)	-25.6%	4,000.00	(1,215.52)	2,784.48	4,260.00	(1,475.52)	-34.6%
419070.0	Administrative Contracts	5,000.00	2,001.96	(2,998.04)	-60.0%	20,000.00	3,132.08	23,132.08	21,905.73	1,226.35	5.6%
419080.0	Bank Charges for NSF Checks	-	-	-		-	-	-	-	-	
419090.0	Freight	8.33	-	(8.33)	-100.0%	33.33	(33.33)	-	-	-	
421000.0	Tenant Serv Salaries	-	-	-		-	-	-	-	-	
422000.0	Tenant Serv Recreation, Pub.	-	-	-		-	-	-	-	-	
422200.0	Tenant Serv Benefits	-	-	-		-	-	-	-	-	
423100.0	Tenant Serv Other	689.58	-	(689.58)	-100.0%	2,758.33	(2,758.33)	-	-	-	
431000.0	Water	16,083.33	-	(16,083.33)	-100.0%	64,333.33	(7,771.04)	56,562.29	47,785.21	8,777.08	18.4%
431100.0	Sewer	13,250.00	-	(13,250.00)	-100.0%	53,000.00	(13,950.47)	39,049.53	38,981.44	68.09	0.2%
432000.0	Electric	45,000.00	60,377.91	15,377.91	34.2%	180,000.00	(25,930.75)	154,069.25	112,816.38	41,252.87	36.6%
433000.0	Gas	26,666.67	16,268.86	(10,397.81)	-39.0%	106,666.67	(10,144.98)	96,521.69	62,968.18	33,553.51	53.3%
441000.0	Maint Labor	58,721.63	75,339.31	16,617.68	28.3%	234,886.52	(17,071.40)	217,815.12	217,896.17	(81.05)	0.0%
442000.0	Maint Materials	45,000.00	23,936.52	(21,063.48)	-46.8%	180,000.00	(97,903.36)	82,096.64	108,592.72	(26,496.08)	-24.4%
443000.0	Maint Contracts	10,416.67	7,776.62	(2,640.05)	-25.3%	41,666.67	8,183.46	49,850.13	61,904.90	(12,054.77)	-19.5%
443002.0	*Snow Removal*	83.33	-	(83.33)	-100.0%	333.33	(333.33)	-	-	-	
443002.0	Auto Maintenance	2,000.00	-	(2,000.00)	-100.0%	8,000.00	(6,521.13)	1,478.87	5,145.77	(3,666.90)	#DIV/0!
443003.0	Landscape & Grounds	83.33	1,215.00	1,131.67	1358.0%	333.33	881.67	1,215.00	5,500.00	(4,285.00)	-77.9%
443004.0	Unit Turnaround	83.33	-	(83.33)	-100.0%	333.33	(333.33)	-	-	-	
443005.0	Extermination	2,000.00	1,994.00	(6.00)	-0.3%	8,000.00	(2,018.00)	5,982.00	5,982.00	-	
443006.0	Janitorial	83.33	-	(83.33)	-100.0%	333.33	(333.33)	-	465.00	(465.00)	-100.0%
443100.0	Garbage/ Trash Removal	8,250.00	7,903.25	(346.75)	-4.2%	33,000.00	(8,515.93)	24,484.07	23,378.43	1,105.64	4.7%
443300.0	Maint Labor Benefits	32,304.16	22,688.42	(9,615.74)	-29.8%	129,216.63	(41,449.85)	87,766.78	88,740.36	(973.58)	-1.1%
444001.0	Plumbing	4,333.33	250.00	(4,083.33)	-94.2%	17,333.33	(15,728.38)	1,604.95	5,719.85	(4,114.90)	-71.9%

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2026-Month End July 2026

		Current Month				Budget		Current	Prior Year		
		Monthly Budget	Monthly Actual	$ Change over budget	% Change	YTD Budget	$ Change YTD over budget	YTD Actual	Prior Yr	$ Change over Prior Yr	% Change
444002.0	Electrical	666.67	-	(666.67)	-100.0%	2,666.67	(821.98)	1,844.69	903.26	941.43	104.2%
444003.0	Heating & Cooling	2,750.00	-	(2,750.00)	-100.0%	11,000.00	(11,000.00)	-	150.00	(150.00)	-100.0%
444004.0	Elevator Maintenance	666.67	1,092.65	425.98	63.9%	2,666.67	(228.07)	2,438.60	1,725.56	713.04	41.3%
446000.0	Prot Serv - Labor	-	-	-		-	-	-	-	-	
448000.0	Prot Serv - Contract	3,750.00	3,795.00	45.00	1.2%	15,000.00	(865.00)	14,135.00	11,880.00	2,255.00	19.0%
448200.0	Prot Serv - Benefits	-	-	-		-	-	-	-	-	
451000.0	All Other Insurance	1,701.42	-	(1,701.42)	-100.0%	6,805.67	13,111.33	19,917.00	18,288.00	1,629.00	8.9%
451001.0	Property Insurance	32,168.49	21,260.80	(10,907.69)	-33.9%	128,673.94	(43,630.74)	85,043.20	159,181.57	(74,138.37)	-46.6%
451002.0	Liability Insurance	15,505.54	17,008.45	1,502.91	9.7%	62,022.16	8,021.95	70,044.11	86,606.26	(16,562.15)	-19.1%
451003.0	Fidelity Bond	119.25	-	(119.25)	-100.0%	477.00	195.52	672.52	-	672.52	#DIV/0!
451004.0	Workmen's Comp	2,250.00	-	(2,250.00)	-100.0%	9,000.00	19,905.76	28,905.76	25,905.01	3,000.75	11.6%
452000.0	PILOT	8,500.00	-	(8,500.00)	-100.0%	34,000.00	(34,000.00)	-	33,732.00	(33,732.00)	-100.0%
454000.0	OPEB-Admin	-	-	-		-	-	-	-	-	
454001.0	OPEB-Maintenance	-	-	-		-	-	-	-	-	
457000.0	Collection Loss	18,750.00	(8,348.57)	(27,098.57)	-144.5%	75,000.00	(120,636.95)	(45,636.95)	(54,380.72)	8,743.77	-16.1%
457100.0	Bad Debt - Other	-	-	-		-	-	-	-	-	
459000.0	Other General Expense	416.67	-	(416.67)	-100.0%	1,666.67	925.34	2,592.01	128.13	2,463.88	1923.0%
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	-	-	-		-	-	-	-	-	
752000.0	Replacement	-	-	-		-	-	-	-	-	
754000.0	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		$ 441,365.61	$ 331,722.60	$ (109,643.01)	-24.8%	$ 1,765,462.44	$ (444,766.29)	$ 1,320,696.15	$ 1,350,664.39	$ (29,968.24)	-2.2%
Net Surplus / (Net Deficit):		$ 150.83	$ 54,056.59	$ 53,905.76		$ 603.33	$ 219,641.29	$ 220,244.62	$ 650,367.02	$ (430,122.40)	-66.1%

Balance Sheet - Detail
Federal Low Income

	Current Year 7/31/2026	Prior Year 7/31/2025	Change In Position
Assets			
Cash & Investments			
111108 ERAP Funds	100.00	100.00	0.00
111110 General Fund (dev - Operation)	115,255.50	243,099.52	(127,844.02)
111111 Payroll Cash Account	14,505.75	55,099.45	(40,593.70)
111112 Money Market Operating Account	44,206.67	194,206.67	(150,000.00)
111113 Operating Money Market	43,587.32	320,324.46	(276,737.14)
111400 Tenants Security Deposit Fund	162,085.36	140,502.07	21,583.29
111403 Tenant Disbursement AC	6,360.39	13,959.59	(7,599.20)
111700 Petty Cash Fund	100.00	100.00	0.00
116200 Interfund Tranfer	1,094.85	0.00	1,094.85
116210 Investment-Cd	256,114.25	247,488.92	8,625.33
Total Cash & Investements	**643,410.09**	**1,214,880.68**	**(571,470.59)**
Accounts Receivable - Tenants			
112200 A/R Tenants	619,115.29	704,584.16	(85,468.87)
112210 Allowance For Doubtful Accts-Tenants	(333,887.97)	(461,188.98)	127,301.01
112220 Deposit Receivable	15,295.48	11,454.78	3,840.70
Total Accounts Receivable - Tenants	**300,522.80**	**254,849.96**	**45,672.84**
Accounts Receivable - Other			
112800 Outstanding Travel Advances	1,405.59	2,774.05	(1,368.46)
112900 A/R Other	6,949.74	9,003.89	(2,054.15)
112912 Allowance for Doubtful-Other	(4,949.74)	(4,949.74)	0.00
Total Accounts Receivable - Other	**3,405.59**	**6,828.20**	**(3,422.61)**
Current Assets			
121100 Prepaid Insurance	11,863.66	0.00	11,863.66
121108 Prepaid Exp	0.00	0.00	0.00
126000 Inventories - Materials	37,936.61	51,553.93	(13,617.32)
127500 Allowance For Obsolete Inventories	(636.64)	(1,031.08)	394.44
129500 Interfund Due From	(54,769.59)	(76,600.30)	21,830.71
Total Current Assets	**(5,605.96)**	**(26,077.45)**	**20,471.49**
Fixed Assets			
140010 Leasehold Improvements	4,243,433.62	4,233,211.34	10,222.28
140060 Land	337,280.00	337,280.00	0.00
140070 Buildings	34,151,153.95	34,151,153.95	0.00
140080 Funiture and EMDwell	983,954.81	999,842.27	(15,887.46)
140090 Furniture and EMAdmin	971,182.64	963,581.14	7,601.50
Subtotal Fixed Assets	**40,687,005.02**	**40,685,068.70**	**1,936.32**
Less: Accumulated Depreciation	**0.00**	**0.00**	**0.00**
Total Fixed Assets	**40,687,005.02**	**40,685,068.70**	**1,936.32**
Accumulated Depreciation			
140050 Accumulated Depreciation-Structures And Equipment	(38,449,612.17)	(38,061,430.17)	(388,182.00)
Total Accumulated Depreciation	**(38,449,612.17)**	**(38,061,430.17)**	**(388,182.00)**
190001 **Deferred Outflow of Resources**	**790,699.38**	**934,570.83**	(143,871.45)
Total Assets	**3,969,824.75**	**5,008,690.75**	**(1,038,866.00)**

Balance Sheet - Detail
Federal Low Income

	Current Year 7/31/2026	Prior Year 7/31/2025	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	156,679.53	27,769.91	128,909.62
211400 Tenant Security Deposits Payable	178,653.52	151,018.85	27,634.67
211499 Payroll Payable	0.00	1,837.07	(1,837.07)
211500 SUI	2,308.65	197.77	2,110.88
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	6,787.09	2,960.36	3,826.73
211751 ERS Loan	1,061.28	(2,783.72)	3,845.00
211753 AFLAC	0.00	0.00	0.00
211756 NYS Deferred Comp	0.00	0.00	0.00
211760 Dutchess Scu	0.00	(1,135.13)	1,135.13
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	41,149.18	0.00	41,149.18
213501 Accrued Water & Sewer	9,575.84	0.00	9,575.84
213510 Accrued Compensated Absences-Current Portion	0.00	9,196.17	(9,196.17)
220000 Deferred Revenue	0.00	0.00	0.00
229000 Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities	**395,585.57**	**182,355.63**	**213,229.94**
Non-Current Liabilities			
213511 Accrued Compensated Absences-Non Current	181,941.04	174,727.18	7,213.86
213701 Accrued Current Pilot	(19,547.00)	33,732.00	(53,279.00)
214000 Accrued Pension and OPEB liabilities	2,870,415.60	2,770,229.70	100,185.90
Total Non-Current Liabilities	**3,032,809.64**	**2,978,688.88**	**54,120.76**
290001 **Deferred Inflow of Resources**	**1,442,527.77**	**1,666,522.07**	
Total Liability	**4,870,922.98**	**4,827,566.58**	**43,356.40**
Equity			
Equity/Net Assets			
271000 Prior Years Adj	0.00	0.00	0.00
280600 Undesignated Fund Balance-retained Earnings	(1,121,342.85)	(469,242.85)	(652,100.00)
Total: Equity/Net Assets	**(1,121,342.85)**	**(469,242.85)**	**(652,100.00)**
Current Year Net Assets	220,244.62	650,367.02	**(430,122.40)**
Total Equity	**(901,098.23)**	**181,124.17**	**(1,082,222.40)**
Total Liabilities and Net Assets	**3,969,824.75**	**5,008,690.75**	**(1,038,866.00)**

0.00

Poughkeepsie Housing Authority
Section 8-(20)
Fiscal Year 2026-Month End July 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	$ 18,135.00	$ 19,107.00	$ 972.00	5.4%	$ 72,540.00	$ 2,081.00	$ 74,621.00	$ 76,798.00	$ (2,177.00)	-2.9%
340400	Revenues-Other Government Grants	-	-	-		-	-	-	-	-	
341000	Section 8 Income	173,069.00	183,915.00	10,846.00	6.3%	692,276.00	23,164.00	715,440.00	740,367.00	(24,927.00)	-3.5%
343000	Investment income-Unrestricted	3.33	2.82	(0.51)	-15.4%	13.33	(3.44)	9.89	13.90	(4.01)	-40.5%
343500	Investment income-Restricted	-	-	-		-	-	-	-	-	
345000	Fraud Recovery	-	-	-		-	-	-	189.43	(189.43)	#DIV/0!
369300	Other Admin Fees	11,410.75	6,395.46	(5,015.29)	-44.0%	45,643.00	(15,886.40)	29,756.60	49,842.85	(20,086.25)	-67.5%
Total Revenues:		**$ 202,618.08**	**$ 209,420.28**	**$ 6,802.20**	**3.4%**	**$ 810,472.33**	**$ 9,355.16**	**$ 819,827.49**	**$ 867,211.18**	**$ (47,383.69)**	-5.8%
Expenses:											
411000	Admin Salaries	$ 7,542.07	$ 10,507.99	$ 2,965.92	39.3%	$ 30,168.29	$ 1,819.25	$ 31,987.54	$ 24,912.00	$ 7,075.54	22.1%
412000	Compensated Absences	200.00	-	(200.00)	-100.0%	800.00	(800.00)	-	-	-	
413000	Legal	225.00	-	(225.00)	-100.0%	900.00	(95.00)	805.00	603.75	201.25	25.0%
414010	Staff Training	333.33	-	(333.33)	-100.0%	1,333.33	(1,333.33)	-	-	-	
415000	Travel	8.33	0.98	(7.35)	-88.2%	33.33	(30.38)	2.95	43.61	(40.66)	-1378.3%
417100	Auditing	966.67	-	(966.67)	-100.0%	3,866.67	(3,866.67)	-	-	-	
418200	Admin Benefits	4,532.32	3,220.96	(1,311.36)	-28.9%	18,129.28	(5,278.27)	12,851.01	11,488.96	1,362.05	10.6%
419000	Other Admin Exp	-	-	-		-	-	-	-	-	
419010	Telephone	150.00	170.69	20.69	13.8%	600.00	81.34	681.34	610.20	71.14	10.4%
419030	Eviction & Collection	-	-	-		-	-	-	-	-	
419040	Office Supplies	100.00	332.93	232.93	232.9%	400.00	28.29	428.29	76.47	351.82	82.1%
419050	Memberships & Publications	58.33	-	(58.33)	-100.0%	233.33	125.07	358.40	788.36	(429.96)	-120.0%
419060	Postage	316.67	350.34	33.67	10.6%	1,266.67	43.67	1,310.34	1,740.00	(429.66)	-32.8%
419070	Administrative Contracts	916.67	389.46	(527.21)	-57.5%	3,666.67	3,235.24	6,901.91	4,829.97	2,071.94	30.0%
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	1,722.84	1,889.90	167.06	9.7%	6,891.35	1,932.56	8,823.91	14,402.88	(5,578.97)	-63.2%
451003	Fidelity Bond	13.25	-	(13.25)	-100.0%	53.00	263.48	316.48	-	316.48	100.0%
451004	Workmen's Comp	16.67	-	(16.67)	-100.0%	66.67	132.82	199.49	193.26	6.23	3.1%
452000	PILOT	-	-	-		-	-	-	-	-	
454000	OPEB-Admin	-	-	-		-	-	-	-	-	
457000	Collection Loss	-	-	-		-	-	-	-	-	
457100	Bad Debt-Other	-	-	-		-	-	-	-	-	
459000	Other General Expense	3,630.65	4,847.89	1,217.24	33.5%	14,522.60	3,745.13	18,267.73	18,134.89	132.84	0.7%
461000	Extraordinary Maint	-	-	-		-	-	-	-	-	
471500	HAP	114,816.52	121,108.00	6,291.49	5.5%	459,266.06	9,422.22	468,688.28	422,368.00	46,320.28	9.9%
471501	HAP - Port Outs	50,213.00	62,082.00	11,869.00	23.6%	200,852.00	28,287.00	229,139.00	212,321.30	16,817.70	7.3%
471520	Portability In-HAP Payment	10,510.00	5,849.00	(4,661.00)	-44.3%	42,040.00	(14,745.00)	27,295.00	46,393.00	(19,098.00)	-70.0%
471800	FSS Escrow	-	-	-		-	-	-	-	-	
480000	Depreciation	-	-	-		-	-	-	-	-	
752000	Replacement	-	-	-		-	-	-	-	-	
754000	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		**$ 196,272.31**	**$ 210,750.14**	**$ 14,477.83**	**7.4%**	**$ 785,089.25**	**$ 22,967.42**	**$ 808,056.67**	**$ 758,906.65**	**$ 49,150.02**	6.1%
Net Surplus / (Net Deficit):		**$ 6,345.77**	**$ (1,329.86)**	**$ (7,675.63)**		**$ 25,383.09**	**$ (13,612.27)**	**$ 11,770.82**	**$ 108,304.53**	**$ (96,533.71)**	

Balance Sheet - Detail
Section 8

	Current Year 7/31/2026	Prior Year 7/31/2025	Change in Position
Assets			
Cash & Investments			
111110 General Fund (dev - Operation)	18,348.16	115,399.90	(97,051.74)
111401 FSS Escrow Fund	1,649.99	1,613.66	36.33
116200 Interfund Transfer	0.00	0.00	0.00
Total Cash & Investements	19,998.15	117,013.56	(97,015.41)
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	27,014.85	28,199.65	18,534.00
112912 Allowance for Doubtful-Other	(27,642.56)	(27,642.56)	(19,129.00)
113540 Accounts Receivable-PHA Projects	20,092.89	31,874.84	10,286.60
Total Accounts Receivable - Other	19,465.18	32,431.93	(12,966.75)
Current Assets			
121100 Prepaid Insurance	23,351.96	0.00	23,351.96
121108 Prepaid Exp	0.00	0.00	0.00
129500 Interfund Due From	(31,228.90)	(17,604.55)	(13,624.35)
Total Current Assets	(7,876.94)	(17,604.55)	9,727.61
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**	51,304.62	57,982.17	(6,677.55)
Total Assets	82,891.01	189,823.11	(100,254.55)
Liabilities and Net Assets			
Liability			
Current Liabilities			
211030 A/P PHA Projects	570.00	570.00	0.00
211040 A/P-Other Gov't	960.43	924.10	36.33
211100 A/P Vendors and Contractors	2,535.02	1,653.30	881.72
211450 Deferred Revenue	0.00	0.00	0.00
211500 SUI	0.00	0.00	0.00
211900 A/P Other	(31.00)	(31.00)	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	937.30	880.18	57.12
218100 FSS Escrow Payable	0.00	0.00	0.00
229000 Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities	4,971.75	3,996.58	975.17
Non-Current Liabilities			
213511 Accrued Compensated Absences-Non Current	17,808.71	17,723.47	85.24
214000 Accrued Pension and OPEB liabilities	151,619.40	146,346.30	5,273.10
Total Non-Current Liabilities	169,428.11	164,069.77	5,358.34
290001 **Deferred Inflow of resources**	74,006.23	83,956.93	(9,950.70)
Total Liability	248,406.09	252,023.28	(3,617.19)
Equity			
Equity/Net Assets			
280600 Undesignated Fund Balance-Retained Earnings	(423,113.22)	(416,332.02)	(6,781.20)
282600 RS Operating Res - Section 8 HAP	245,827.32	245,827.32	0.00
Total: Equity/Net Assets	(177,285.90)	(170,504.70)	(6,781.20)
Current Year Net Assets	11,770.82	108,304.53	(96,533.71)
Total Equity	(165,515.08)	(62,200.17)	(103,314.91)
Total Liabilities and Net Assets	82,891.01	189,823.11	(106,932.10)