

AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, September 9, 2026, at 5:15 pm. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.

ROLL CALL

Beacon Communities Update via Teams

MINUTES

August 12, 2026/Regular Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS

2026-17 Additional Day of Stipend for Acting Executive Director *(to be handed out at meeting)*

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 August 12, 2026 Meeting

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

Also Present: Sandra Boothe, Executive Director
Joanna Longcore, Attorney
Michelle Iaccino, Principal Account Clerk
Mayor Yvonne Flowers

The Meeting of the Poughkeepsie Housing Authority was held on August 12, 2026, at 5:18 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

July 8, 2026/Regular Meeting: Vice-Chairman Watson made a motion to put the minutes on the floor. Commissioner J. Brown seconded the motion. Motion carried. Vice-Chairman Watson made a motion to accept the minutes. Commissioner J. Brown seconded the motion. Motion carried.

TENANT AND PUBLIC PARTICIPATION

Chairman Adams asked about the RAD tenant information meeting that was held on July 23rd. Commissioner J. Brown said that she attended the 12 pm session. She said that was basically an overview of what they wanted to do but the tenants had a some questions that Beacon did not have answers for, so she suggested that Beacon let them know at the second meeting that it is just an overview. Ms. Boothe said there were 16 tenants present at the first meeting. Commissioner Johnson also attended the 12 pm session. Ms. Longcore said that it seems like they have made a decision that they are going to do a complete demolition, which she did not think that they had told us yet. Commissioner J. Brown said that the question kept coming up is what would happen if they are moved out (for the demolition and rebuilding) and then do not want to move back. It was very clear that this would then be on the tenant. Commissioner Johnson said there is no clear decision on what the development would look like.

Vice-Chairman Watson said that she attended the evening session, and there were approximately 14 tenants present. Commissioner J. Brown said that she did tell the tenants there will be more informational meetings.

Mayor Flowers said that she came to meeting to congratulate Ms. Boothe on her retirement and to tell her that it has been a pleasure working with her, not just in her capacity as ED, but also in the work she has done here for a very long time.

She also wanted to extend her assistance to the Board in this transition. She said that the city is partners with Choice, and thanked Ms. Boothe for the work that she did to help strengthen that partnership. She said that when we embarked on this particular grant, they didn't know what that was going to look like because the city has never really partnered with the Housing Authority on anything like that before. Just knowing that they have these initiatives that they're working on together to keep affordability in our city means a lot. It is why she wanted to thank Ms. Boothe for braiding that in the way that you did and helping us go forward with the choice grant because it took a lot of work, and they couldn't have done it without the housing authority.

She stated that she is aware there is a vacancy on the board. She said that she will have to appoint another person and of course there are people coming forward and expressing an interest to serve on this board. But because of the initiatives that the housing board is embarking on and in the transition and things that are happening, she asked the board if they could think of anyone that will be in line of what you are trying to do here within your vision of how you want the board to move, to please let her know. She that the Choice initiative is going to be a big undertaking.

Laurie Sandow, a city of Poughkeepsie resident, and Pamela Gadsden, a PHA resident, were also in attendance.

Commissioner T. Brown said that she went to the summer program by Charlia Frank at MLK. She said it is going very nicely, and the children are working well. She said it would be nice if the Board could visit.

RESOLUTIONS

Resolution 2026-10 Creation of Ad Hoc Public Relations Committee: Vice-Chairman Watson made a motion to put the resolution on the floor. Commissioner J. Brown seconded the motion. Motion carried. Vice-Chairman Watson said that the Poughkeepsie Housing Board is doing a lot of great things, and she thinks we are doing ourselves a great disservice. Our website is a little anemic, and we want to promote ourselves. We should celebrate our success and let people know what's going on. Commissioner T. Brown made a motion to accept the resolution. Commissioner J. Brown seconded. Motion carried.

Resolution 2026-12 Setting Salary Range for Executive Director: Vice-Chairman Watson made a motion to put the resolution on the floor. Commissioner J. Brown seconded the motion. Motion carried. Chairman Adams said that we are putting out a job search for a replacement of the Executive Director, and we need to settle on a salary range.

Chairman Adams introduced Michelle Iaccino, who is currently filling in for the Accountant, and said that she was here to answer any financial questions the Board may have.

Vice-Chairman Watson asked if the HUD grant and capital fund variances are simply timing differences in draws or reimbursements or is any portion of that projected revenue actually at risk. Ms. Iaccino replied that it was a timing difference. Vice-Chairman Watson asked that of the approximately \$444,000 expenditure underrun, how much represents genuine savings versus time and vacancies, unpaid obligations, or work that has simply not yet occurred. Ms. Iaccino replied that she would have to look into it. Vice-Chair Watson said that she could email these to her. She then asked why workers' compensation has already exceeded the full year budget and do we need to revise that projection. Ms. Iaccino said that she had not prepared the budget, so she did not know what total was in there. The next question was to explain the negative collection loss entry of approximately \$45,637, and its effect on the reported operating surplus. Ms. Iaccino replied that the collection loss is repayment agreements that have not been repaid. Vice Chair Watson said for Section 8, the revenues are ahead of budget, but expenses are running ahead even faster. Does she expect that expense pattern to continue and does the \$76,149 projected annual surplus remain realistic. Ms. Iaccino replied that the expenses will continue the way that they have for the beginning of the year because the expenses for Section 8 are basically just reimbursements to our operating fund for anything that, percentagewise, is part of Section 8, so the expenses would stay the same throughout the rest of the year. Vice Chair Watson asked what is driving the higher than projected HAP port out expense. She asked if we are seeing a structural increase in portability cost severely or timing issue. Ms. Iaccino said that she would have to look into this. Vice Chair Watson asked for our unrestricted cash and reserve balances. Ms. Iaccino said that she did not have them as of today, but she has them as of the end of July. There is roughly \$250,000- \$260,000 in reserves. Vice Chair said that public housing is budgeted to produce only about \$1,810 annual surplus and what happens if HUD revenue is delayed, utilities increase, or an unexpected expense occurs. Ms. Iaccino replied that we would have to cut back on something or we would have a deficit. Vice Chair Watson asked if that would come to the Board. Chair Adams said that only if it was staff related. Vice Chair asked if there are approximately \$98,000 HUD grant shortfalls, \$118,000 capital fund variance timing issues, and when will the cash actually be received. Ms. Iaccino said that we have received it this week as opposed to July of last year.

Vice Chair asked that given Ms. Boothe's departure in the current leadership transition, who will be responsible for monthly budget and monitoring, cash flow forecast, and advance report. Chair Adams said that Ms. Iaccino would be responsible.

Chair Adams said that the salary range that was recommended was \$125,000 to \$150,000. Vice Chair Watson said that legal looked into, and we must post a salary range. Vice Chair Watson made a motion to accept the resolution. Commissioner J. Brown seconded the motion. Motion carried.

Ms. Longcore said that she prepared a few resolutions. She said that she thinks it is important that there be someone named as an acting executive director from existing staff that can at least just take over the account so that we will have access to the accounts. Chair Adams

asked if she had had a chance to talk to staff or did she put a name in. Ms. Longcore said she did not. Chair Adams said that in terms of finance it would be Ms. Iaccino. Ms. Longcore said that the duties and responsibilities of the acting executive director would be limited to those duties that are necessary to ensure immediate administrative continuity and that the acting executive director shall be authorized to access all HUD systems for which such access is necessary to ensure immediate administrative continuity. Her concern was that there was no lapse. Chair Adams said that Ms. Iaccino is the person authorized to draw down money. We made need a second person for administration and operations. Ms. Longcore said that she wanted to be clear that she is making a distinction between an acting executive director and an interim executive director, which will just be short term. She is making a distinction between the term executive director because that implies a whole different thing than director of finance and the person who is responsible for drawing down money. Her understanding is that someone needs to be named acting interim executive director. Chair Adams said that the acting executive director is not necessarily the person whose name will be on the eLOCC system for draw downs. She said that they do not need to be the same person. Commissioner T. Brown said that they are not and can't be. Chair Adams said that the duties for the eLOCC finance piece would be for the finance person.

Ms. Boothe said that to draw down money, her and the former accountant, were able to draw down funds. She said that there should be two people. Vice Chair asked if say, Ms. McKenna would be the lead, would Ms. Iaccino still be the one drawing down the funds. Ms. Longcore said that she will prepare a resolution for Ms. Iaccino to act as accountant. Commissioner Brown asked if it was going to be Ms. Iaccino as accountant and Ms. McKenna as acting interim executive director. Vice Chair Watson said that Ms. McKenna should be asked if she is willing to do this. Ms. McKenna said that she of course wants to help the authority succeed and move forward. She wanted to how long she would be in this position as she does not have anyone else in her department to back her up. Ms. Longcore replied that there is a deadline in the resolution of August 31, 2026, or until a contract with an interim director is executed. Ms. McKenna stated that she wanted to make sure her regular job is going to be safe, and that if she should make an error because she has not had training for this position, it will not be held against her in her regular position. Commissioner J. Brown asked if some of her work is going to be delegated between staff that's already in the office, so that she does not feel so much pressure. Ms. McKenna replied that if it is really only two weeks, it is doable, but life happens and two weeks turns into a month. She said that it should be fine for two weeks, but if it keeps going, things will get lost, and she does not want that to happen.

Vice Chair Watson said that she is pushing but was waiting for the salary range. Commissioner T. Brown said that she does not feel that two weeks is enough, and she wants to make sure Ms. McKenna gets paid.

Ms. Longcore said that is her understanding that the Dyson Foundation has a bank of resumes, and these are people who are currently ready to and have experience serving. They just serve as interim executive directors for nonprofits so this should be a very, very quick process. The idea was we to have someone to cover during the process of hiring an executive director. That person would be hired exclusively as an interim executive director. We would pay them a per diem that we will negotiate and then that person will serve while we are advertising and doing

the nationwide search for a permanent executive director. She said she has prepared a resolution to effectively make sure that it is legal for us to use the Dyson Foundation and to not actually advertise for the services of an interim. She said that we would need to say that this is an emergency, that we need to get an interim director and that the procurement process, which would take at least 45 days to advertise and review resumes for an interim, would threaten the health and safety of the tenants. Vice Chair Watson added that Dyson is not charging us for this. Ms. Longcore said that she wasn't sure as to whether we should include a salary range for the interim position. As we are not publicly posting it, we should not have to include it.

Resolution 2026-13 Declaration of Emergency and Authorization for Procurement of Services of Interim Executive Director: Commissioner J. Brown made a motion to put the resolution on the floor. Commissioner Johnson seconded the motion. Motion carried. Commissioner T. Brown made a motion to accept the resolution. Commissioner J. Brown seconded the motion. Motion carried.

Resolution 2026-14 Accepting Executive Director Resignation and Appointing Acting Executive Director: Commissioner T. Brown made a motion to put the resolution on the table. Vice Chair seconded the motion. Motion carried. This resolution is to appoint Stacy McKenna as acting Executive Director. Commissioner T. Brown made a motion to accept the resolution. Vice-Chair Watson seconded the motion. Motion carried. Chair Adams said that we should amend the resolution to change the end date of resolution. It was decided to amend the date from August 31, 2026 to September 15, 2026. Vice Chair Watson made a motion to amend resolution 2026-14 to extend the date to September 15, 2026. Commissioner T. Brown seconded the motion. Motion carried. Vice Chair Watson asked about the stipend. Ms. Longcore said that it was stated in the resolution to be set at a later date.

Ms. Longcore asked if the Board wants to include a per diem or salary rate in the job posting that we send to the Dyson Foundation in case this goes public. Vice Chair Watson said that she will put this in the posting to not be put out publicly.

COMMITTEE REPORTS

Building and Security: No report.

Finance: No report.

Personnel: No report.

Tenant Relations: No report.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe said that we currently have eight vacancies with a 98% vacancy rate. In Section 8, we have 161 vouchers leased. Due to possibly shortfall funding, and because rents have

increase significantly, we have to fill out an application. She is working with Ms. Iaccino to get that to HUD. She said that we want to close our Section 8 waiting list effective August 31. She said that we are only permitted at this point to issue VASH vouchers, which is for the veterans, and foster youth to independence vouchers. If any of our tenant-based vouchers become vacant, we are not allowed to issue them until HUD gives us the okay.

Ms. Boothe said that the tenant elections are scheduled for September 19. Ms. McKenna will be handling the elections.

Vice Chair Watson said that she wanted to know what was coming up that was important and time sensitive. Ms. Boothe said that she has made a list; scheduling the audit, eLOCC access, RFP for Agency Plan and completing the agency plan must be completed before the end of the year, tenant elections, and Beacon Communities would like to start the RAD application process so we are on the list for funding. We will also need to set the fair market rents. They usually come out in September or October. That information is needed to set the fair market grants, to set the payment standards for the Section 8 program, and to set the flat rents for the public housing program. She recommends, because of the HUD funding shortfall in the Section 8 program, to set them going forward at either 90% of the fair market rent or 100%. She said to look at the numbers, what 90% is going to be and what 100% is going to be, and look at it fiscally for the housing authority and set the numbers at either one of those. The insurance RFP should be published soon so that we can start the process early and have time to review it and have somebody in place to be approved at the March board meeting.

She said that she is a member of the core team for Choice Neighborhood and is co-chair of the housing task force so someone would need to be appointed. Vice Chair Watson said that since we have board members on the core team and steering team, we could wait till we have another executive director in place.

The pre-REAC inspections are scheduled from 10/19 through 10/23. Jason and Mike are the contact people for this.

Vice Chair Watson asked if Ms. Boothe could walk through this with Ms. McKenna before she leaves. Ms. Boothe said that she would.

CHAIRMAN'S REPORT

No report.

COUNSEL'S REPORT

Ms. Longcore said that court has started the e-filing through the NYCEF program. There will probably be a lapse before we can start filing again.

OLD BUSINESS

None

NEW BUSINESS

None

At 6:41 pm, the meeting adjourned.

I hereby certify that the minutes are true
and correct and approved at the
Meeting of September 9, 2026.

Jaquetta Brown, Secretary

Financial Review

August 2026

Low-Income Program (10)

REVENUES:

A/C 340100 Revenues- HUD PHA Grant - is **\$112,716.66** for the month and **\$745,821.40 YTD**.

Low-Income Program (10)

EXPENSES:

- A/C 411000 **Admin Salaries**— is **over** budget for the month by **\$26,197.77**. This is due to the payout of accrued time for the Executive Director.
- A/C 432000 **Electric**— is **over** budget for the month by **\$14,444.40**. This is due to the increase in the cost of electric and the increase in usage because of air conditioning.
- A/C 457000 – **Collection Loss YTD** is **-\$28,324.64**. This is the amount due in repayment agreements.

The Net Surplus for the month of August is **\$328,071.24** and Net Surplus YTD is **\$548,315.86**.

Note: As of August 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 8/31/26):

- Cash and Investments decreased by \$282,318.07 compared to the same time last year.
- Total Accounts Receivable-Tenants increased compared to last year by \$27,616.44.
- Total Accounts Receivable - Other decreased by \$3,497.14.
- Total Current Assets have increased from last year by \$41,793.56.
- Fixed Assets decreased by \$8,285.96.
- Accumulated Depreciation has increased by \$388,182.00.
- Total Current Liabilities shows an increase of \$39,615.36 as compared to the same time last year.
- Total Non-Current Liabilities have increased from last year by \$45,687.76.
- Current Year Net Assets are the Net Surplus or Net Deficit for the fiscal year. Our Net Surplus for this year is \$548,315.86. This is an increase in the surplus from the same time last year by \$34,046.56.

Section 8 Program (20)

REVENUES:

- Total Revenues were **\$222,106.68** for August and **\$1,041,934.17 YTD**.

EXPENSES:

- Total Expenses were **\$215,860.05** for August and **\$1,023,916.72 YTD**.
- For the month of August, the Net Surplus is \$6,246.63. For Year to Date, our Net Surplus is \$18,017.45.

Section 8 Program (20)

Balance Sheet as of 8/31/26:

- The Total Cash and Investments have decreased by \$97,774.42 over last year.
- Accounts Receivable-Other decreased by \$3,533.14 against the year prior.
- Current Assets increased by \$8,405.62.
- Total Current Liabilities decreased by \$3,385.71 over same time last year.
- Total Non-Current Liabilities has increased by \$5,358.34.
- Current Year Net Assets have decreased from last year by \$84,820.22.

Note: As of August 31, we are leased at **91 of 91 for HCV; 56 of 60 for VASH; and 13 of 18 for the Foster Youth to Independence (FYI) vouchers.**

Poughkeepsie Housing Authority

IPPH- (10)

Fiscal Year 2026-Month End August 2026

	Current Month				Budget		Current YTD Actual	Prior Year		
	Monthly Budget	Monthly Actual	\$ Change over budget	% Change	YTD Budget	\$ Change YTD over budget		Prior Yr	\$ Change over Prior Yr	% Change
Revenues:										
311000.0	Dwelling Rental Income	\$ 207,212.50	\$ 214,447.00	\$ 7,234.50	3.5%	\$ 1,036,062.50	\$ 34,094.12	\$ 963,138.98	\$ 107,017.64	11.1%
311500.0	Reinstated Tenant Rental	483.33	483.52	0.19	0.0%	2,416.67	337.92	598.88	2,155.71	360.0%
345000.0	Fraud Recovery	4,000.00	-	(4,000.00)	-100.0%	20,000.00	(27,210.00)	21,478.00	(28,688.00)	-133.6%
345100.0	Reinstated- Fraud Recovery	66.67	-	(66.67)	-100.0%	333.33	(308.33)	-	25.00	#DIV/0!
312000.0	Excess Utilities - A/C	4,083.33	3,513.00	(570.33)	-14.0%	20,416.67	(3,400.67)	21,139.00	(4,123.00)	-19.5%
312500.0	Reinstated Excess utilities	-	-	-	-	-	-	-	-	-
319000.0	Non-Dwelling Income - Rental Fees	6,750.00	100.00	(6,650.00)	-98.5%	33,750.00	(14,387.48)	21,910.12	(2,547.60)	-11.6%
340100.0	Revenues-Hud Pha Grant	182,770.28	112,716.66	(70,053.62)	-38.3%	913,851.38	(168,029.98)	849,431.00	(103,609.60)	-12.2%
340400.0	Revenues-Other Government	-	-	-	-	-	-	-	-	-
343000.0	Interest - unrestricted	1,608.33	982.71	(625.62)	-38.9%	8,041.67	(2,271.35)	8,492.49	(2,722.17)	-32.1%
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	3,859.40	348.98	9.9%	17,552.08	(502.30)	24,224.46	(7,174.68)	-29.6%
369001.0	Maintenance Income	1,083.33	125.00	(958.33)	-88.5%	5,416.67	845.16	6,681.67	(419.84)	-6.3%
369002.0	Capital Fund Income	29,589.92	355,079.75	325,489.83	1100.0%	147,949.58	207,130.17	344,686.00	10,393.75	3.0%
369004.0	Laundry	358.33	-	(358.33)	-100.0%	1,791.67	(1,631.67)	-	160.00	#DIV/0!
369100.0	Reinstated Other Income	-	-	-	-	-	-	-	-	-
Total Revenues:		\$ 441,516.44	\$ 691,307.04	\$ 249,790.60	56.6%	\$ 2,207,582.21	\$ 24,665.60	\$ 2,276,112.26	(43,864.45)	-1.9%
Expenses:										
411000.0	Admin Salaries	\$ 42,488.08	\$ 68,685.85	\$ 26,197.77	61.7%	\$ 212,440.39	\$ 42,356.46	\$ 212,906.71	41,890.14	19.7%
412000.0	Compensated Absence Expense	672.00	-	(672.00)	-100.0%	3,360.00	(3,360.00)	-	-	-
413000.0	Legal	3,823.75	3,823.75	-	0.0%	19,118.75	-	19,118.75	-	-
414010.0	Staff Training	-	-	-	-	-	-	-	-	-
415000.0	Travel	1,000.00	155.78	(844.22)	-84.4%	5,000.00	(4,803.81)	133.06	63.13	47.4%
417100.0	Auditing	2,366.67	-	(2,366.67)	-100.0%	11,833.33	(11,833.33)	8,160.00	(8,160.00)	-100.0%
417200.0	Advertising & Marketing	83.33	-	(83.33)	-100.0%	416.67	(416.67)	-	-	-
418200.0	Admin Benefits	24,738.39	15,220.58	(9,517.81)	-38.5%	123,691.94	(47,542.13)	76,149.81	(186.29)	-0.2%
419000.0	Other Admin Exp	250.00	226.74	(23.26)	-9.3%	1,250.00	178.07	1,276.89	151.18	11.8%
419010.0	Telephone	1,583.33	1,652.00	68.67	4.3%	7,916.67	333.45	8,242.24	7.88	0.1%
419030.0	Eviction & Collection	5,000.00	6,480.00	1,480.00	29.6%	25,000.00	3,928.00	20,762.00	8,166.00	39.3%
419040.0	Office Supplies	833.33	508.25	(325.08)	-39.0%	4,166.67	(715.78)	3,000.03	450.86	15.0%
419050.0	Memberships & Publications	225.00	-	(225.00)	-100.0%	1,125.00	(363.40)	1,632.48	(870.88)	-53.3%
419060.0	Postage	1,000.00	2,040.00	1,040.00	104.0%	5,000.00	(175.52)	4,260.48	564.48	13.3%
419070.0	Administrative Contracts	5,000.00	2,457.86	(2,542.14)	-50.8%	25,000.00	589.94	24,415.42	1,174.52	4.8%
419080.0	Bank Charges for NSF Checks	-	-	-	-	-	-	-	-	-
419090.0	Freight	8.33	-	(8.33)	-100.0%	41.67	(41.67)	-	-	-
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%	3,447.92	(3,447.92)	-	-	-
431000.0	Water	16,083.33	-	(16,083.33)	-100.0%	80,416.67	(23,854.38)	47,785.21	8,777.08	18.4%
431100.0	Sewer	13,250.00	-	(13,250.00)	-100.0%	66,250.00	(27,200.47)	38,981.44	68.09	0.2%
432000.0	Electric	45,000.00	59,444.40	14,444.40	32.1%	225,000.00	(11,486.35)	166,488.61	47,025.04	28.2%
433000.0	Gas	26,666.67	9,835.94	(16,830.73)	-63.1%	133,333.33	(26,975.70)	70,955.32	35,402.31	49.9%
441000.0	Maint Labor	58,721.63	47,664.62	(11,057.01)	-18.8%	293,608.15	(28,128.41)	295,723.20	(30,243.46)	-10.2%
442000.0	Maint Materials	45,000.00	26,650.97	(18,369.03)	-40.8%	225,000.00	(116,272.39)	159,590.15	(50,862.54)	-31.9%
443000.0	Maint Contracts	10,416.67	8,537.82	(1,878.85)	-18.0%	52,083.33	6,304.62	64,645.40	(6,257.45)	-9.7%
443002.0	Snow Removal	83.33	-	(83.33)	-100.0%	416.67	(416.67)	-	-	-
443002.0	Auto Maintenance	2,000.00	1,341.02	(658.98)	-32.9%	10,000.00	(7,180.11)	6,725.45	(3,905.56)	#DIV/0!
443003.0	Landscape & Grounds	83.33	-	(83.33)	-100.0%	416.67	798.33	18,000.00	(16,785.00)	-93.3%
443004.0	Unit Turnaround	83.33	-	(83.33)	-100.0%	416.67	(416.67)	11,150.00	(11,150.00)	-100.0%
443005.0	Extermination	2,000.00	1,994.00	(6.00)	-0.3%	10,000.00	(2,024.00)	7,976.00	-	-
443006.0	Janitorial	83.33	-	(83.33)	-100.0%	416.67	(416.67)	465.00	(465.00)	-100.0%
443100.0	Garbage/Trash Removal	8,250.00	7,237.75	(1,012.25)	-12.3%	41,250.00	(9,528.18)	31,721.82	434.18	1.4%
443300.0	Maint Labor Benefits	32,304.16	20,585.58	(11,718.58)	-36.3%	161,520.79	(53,168.43)	115,644.39	(7,292.03)	-6.3%
444001.0	Plumbing	4,333.33	2,918.91	(1,414.42)	-32.6%	21,666.67	(17,142.81)	8,402.00	(3,878.14)	-46.2%

Poughkeepsie Housing Authority

LIPH- (10)

Fiscal Year 2026-Month End August 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	666.67	871.00	204.33	30.7%	3,333.33	(617.64)	2,715.69		3,126.07	(410.38)	-13.1%
444003.0	2,750.00	1,904.92	(845.08)	-30.7%	13,750.00	(11,845.08)	1,904.92		4,454.82	(2,549.90)	-57.2%
444004.0	666.67	448.65	(218.02)	-32.7%	3,333.33	(446.08)	2,887.25		2,294.95	592.30	25.8%
445000.0	-	-	-		-	-	-		-	-	
448000.0	3,750.00	3,960.00	210.00	5.6%	18,750.00	(655.00)	18,095.00		15,317.50	2,777.50	18.1%
448200.0	-	-	-		-	-	-		-	-	
451000.0	1,701.42	-	(1,701.42)	-100.0%	8,507.08	11,409.92	19,917.00		18,288.00	1,629.00	8.9%
451001.0	32,168.49	21,260.80	(10,907.69)	-33.9%	160,842.43	(54,538.43)	106,304.00		188,027.48	(81,723.48)	-43.5%
451002.0	15,505.54	16,900.24	1,394.70	9.0%	77,527.70	9,416.65	86,944.35		99,241.36	(12,297.01)	-12.4%
451003.0	119.25	-	(119.25)	-100.0%	596.25	76.27	672.52		-	672.52	#DIV/0!
451004.0	2,250.00	13,080.16	10,830.16	481.3%	11,250.00	30,735.92	41,985.92		25,905.01	16,080.91	62.1%
452000.0	8,500.00	-	(8,500.00)	-100.0%	42,500.00	(42,500.00)	-		42,165.00	(42,165.00)	-100.0%
454000.0	-	-	-		-	-	-		-	-	
454001.0	-	-	-		-	-	-		-	-	
457000.0	18,750.00	17,312.31	(1,437.69)	-7.7%	93,750.00	(122,074.64)	(28,324.64)		(64,924.88)	36,600.24	-56.4%
457100.0	-	-	-		-	-	-		-	-	
459000.0	416.67	55.90	(360.77)	-86.6%	2,083.33	564.58	2,647.91		130.09	2,517.82	1935.4%
461000.0	-	-	-		-	-	-		-	-	
461001.0	-	-	-		-	-	-		-	-	
461020.0	-	-	-		-	-	-		-	-	
461030.0	-	-	-		-	-	-		-	-	
462030.0	-	-	-		-	-	-		-	-	
480000.0	-	-	-		-	-	-		3,754.07	(3,754.07)	-100.0%
752000.0	-	-	-		-	-	-		-	-	
754000.0	-	-	-		-	-	-		-	-	
754000.0	-	-	-		-	-	-		-	-	
Total Expenses:	\$ 441,365.61	\$ 363,235.80	\$ (78,129.81)	-17.7%	\$ 2,206,828.06	\$ (522,896.11)	\$ 1,683,931.95		\$ 1,761,842.96	\$ (77,911.01)	-4.4%
Net Surplus / (Net Deficit):	\$ 150.83	\$ 328,071.24	\$ 327,920.41		\$ 754.16	\$ 547,561.70	\$ 548,315.86		\$ 514,269.30	\$ 34,046.56	6.6%

**Balance Sheet - Detail
Federal Low Income**

	Current Year 8/31/2026	Prior Year 8/31/2025	Change in Position
Assets			
Cash & Investments			
111108 ERAP Funds	100.00	100.00	0.00
111110 General Fund (dev - Operation)	151,714.09	64,511.06	87,203.03
111111 Payroll Cash Account	6,835.29	(183.76)	7,019.05
111112 Money Market Operating Account	44,206.67	194,206.67	(150,000.00)
111113 Operating Money Market	156,613.50	403,434.25	(246,820.75)
111400 Tenants Security Deposit Fund	162,750.37	140,528.07	22,222.30
111403 Tenant Disbursement AC	6,790.79	16,657.11	(9,866.32)
111700 Petty Cash Fund	100.00	100.00	0.00
116200 Interfund Tranfer	(0.16)	612.00	(612.16)
116210 Investment-Cd	256,787.44	248,250.66	8,536.78
Total Cash & Investements	785,897.99	1,068,216.06	(282,318.07)
Accounts Receivable - Tenants			
112200 A/R Tenants	648,262.60	751,193.87	(102,931.27)
112210 Allowance For Doubtful Accts-Tenants	(333,887.97)	(461,188.98)	127,301.01
112220 Deposit Receivable	15,547.48	12,300.78	3,246.70
Total Accounts Receivable - Tenants	329,922.11	302,305.67	27,616.44
Accounts Receivable - Other			
112800 Outstanding Travel Advances	2,331.06	2,774.05	(442.99)
112900 A/R Other	6,949.74	10,003.89	(3,054.15)
112912 Allowance for Doubtful-Other	(4,949.74)	(4,949.74)	0.00
Total Accounts Receivable - Other	4,331.06	7,828.20	(3,497.14)
Current Assets			
121100 Prepaid Insurance	12,499.56	0.00	12,499.56
121108 Prepaid Exp	0.00	0.00	0.00
126000 Inventories - Materials	45,027.35	51,553.93	(6,526.58)
127500 Allowance For Obsolete Inventories	(636.64)	(1,031.08)	394.44
129500 Interfund Due From	(41,368.67)	(76,794.81)	35,426.14
Total Current Assets	15,521.60	(26,271.96)	41,793.56
Fixed Assets			
140010 Leasehold Improvements	4,243,433.62	4,243,433.62	0.00
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	40,695,290.98	(8,285.96)
Less: Accumulated Depreciation	0.00	0.00	0.00
Total Fixed Assets	40,687,005.02	40,695,290.98	(8,285.96)
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	4,163,764.99	4,920,509.61	(756,744.62)

**Balance Sheet - Detail
Federal Low Income**

	Current Year 8/31/2026	Prior Year 8/31/2025	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	30,091.99	66,313.26	(36,221.27)
211400 Tenant Security Deposits Payable	178,780.52	151,890.85	26,889.67
211499 Payroll Payable	0.00	1,837.07	(1,837.07)
211500 SUI	2,308.65	266.00	2,042.65
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	2,961.63	2,960.36	1.27
211751 ERS Loan	(2,783.72)	(2,783.72)	0.00
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	261,454.57	221,839.21	39,615.36
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)	42,165.00	(61,712.00)
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	2,987,121.88	45,687.76
290001 Deferred Inflow of Resources	1,442,527.77	1,666,522.07	
Total Liability	4,736,791.98	4,875,483.16	(138,691.18)
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	548,315.86	514,269.30	34,046.56
Total Equity	(573,026.99)	45,026.45	(618,053.44)
Total Liabilities and Net Assets	4,163,764.99	4,920,509.61	(756,744.62)

Poughkeepsie Housing Authority
Section 8-(20)

Fiscal Year 2026-Month End August 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	\$ 21,806.00	\$ 3,671.00	20.2%		\$ 5,752.00	\$ 96,427.00	\$ 95,437.00	\$ 990.00	1.0%		
340400 Revenues-Other Government Grants	-	-	-	-		-	-	-	-	-		
341000 Section 8 Income	173,069.00	193,902.00	20,833.00	12.0%		43,997.00	909,342.00	905,940.00	3,402.00	0.4%		
343000 Investment Income-Unrestricted	3.33	3.22	(0.11)	-3.4%		(3.56)	13.11	19.18	(6.07)	-46.3%		
343500 Investment Income-Restricted	-	-	-	-		-	-	-	-	-		
345000 Fraud Recovery	-	-	-	-		-	-	-	-	-		
349000 Other Admin Fees	11,410.75	6,395.46	(5,015.29)	-44.0%		(20,901.69)	36,152.06	62,221.25	(26,069.19)	-72.1%	#DIV/0!	
Total Revenues:	\$ 202,618.08	\$ 222,106.68	\$ 19,488.60	9.6%	\$ 1,013,090.42	\$ 28,843.75	\$ 1,041,934.17	\$ 1,063,806.86	\$ (21,872.69)	-2.1%		
Expenses:												
411000 Admin Salaries	\$ 7,542.07	\$ 9,549.55	\$ 2,007.48	26.6%		\$ 3,826.72	\$ 41,537.09	\$ 34,935.09	\$ 6,602.00	15.9%		
412000 Compensated Absences	200.00	-	(200.00)	-100.0%		(1,000.00)	-	-	-	-		
413000 Legal	225.00	201.25	(23.75)	-10.6%		(1,187.75)	1,006.25	805.00	201.25	20.0%		
414010 Staff Training	333.33	-	(333.33)	-100.0%		(1,666.67)	-	-	-	-		
415000 Travel	8.33	63.63	55.30	663.6%		24.91	66.58	45.47	21.11	31.7%		
417100 Auditing	966.67	-	(966.67)	-100.0%		(4,833.33)	-	3,840.00	(3,840.00)	#DIV/0!		
418200 Admin Benefits	4,532.32	3,225.26	(1,307.06)	-28.8%		(6,585.33)	16,076.27	15,087.92	988.35	6.1%		
419000 Other Admin Exp	-	-	-	-		-	-	-	-	-		
419010 Telephone	150.00	170.72	20.72	13.8%		102.06	852.06	762.35	89.71	10.5%		
419030 Eviction & Collection	-	-	-	-		-	-	-	-	-		
419040 Office Supplies	100.00	-	(100.00)	-100.0%		(71.71)	428.29	76.47	351.82	82.1%		
419050 Memberships & Publications	58.33	-	(58.33)	-100.0%		66.73	358.40	788.36	(429.96)	-120.0%		
419060 Postage	316.67	960.00	643.33	203.2%		687.01	2,270.34	1,740.00	530.34	23.4%		
419070 Administrative Contracts	916.67	343.93	(572.74)	-62.5%		2,315.95	6,899.28	5,141.87	1,757.41	25.5%		
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	1,722.84	1,998.11	275.27	16.0%		2,554.39	11,188.58	15,931.07	(4,762.49)	-42.6%		
451003 Fidelity Bond	13.25	-	(13.25)	-100.0%		250.23	316.48	-	316.48	100.0%		
451004 Workmen's Comp	16.67	97.58	80.91	485.5%		213.74	297.07	193.26	103.81	34.9%		
452000 PILOT	-	-	-	-		-	-	-	-	-		
454000 OPEB-Admin	-	-	-	-		-	-	-	-	-		
457000 Collection Loss	-	-	-	-		-	-	-	-	-		
457100 Bad Debt-Other	-	-	-	-		-	-	-	-	-		
459000 Other General Expense	3,630.65	4,647.02	1,016.37	28.0%		4,761.50	22,914.75	22,019.03	895.72	3.9%		
461000 Extraordinary Maint	-	-	-	-		-	-	-	-	-		
471500 HAP	114,816.52	127,459.00	12,642.49	11.0%		22,064.71	596,147.28	534,081.00	62,066.28	10.4%		
471501 HAP - Port Outs	50,213.00	61,295.00	11,082.00	22.1%		39,369.00	290,434.00	267,619.30	22,814.70	7.9%		
471520 Portability In-HAP Payment	10,510.00	5,849.00	(4,661.00)	-44.3%		(19,406.00)	33,144.00	57,903.00	(24,759.00)	-74.7%		
471800 FSS Escrow	-	-	-	-		-	-	-	-	-		
480000 Depreciation	-	-	-	-		-	-	-	-	-		
752000 Replacement	-	-	-	-		-	-	-	-	-		
754000 Additions	-	-	-	-		-	-	-	-	-		
Total Expenses:	\$ 196,272.31	\$ 215,860.05	\$ 19,587.74	10.0%	\$ 981,361.56	\$ 42,555.16	\$ 1,023,916.72	\$ 960,969.19	\$ 62,947.53	6.1%		
Net Surplus / (Net Deficit):	\$ 6,345.77	\$ 6,246.63	\$ (99.14)		\$ 31,728.86	\$ (13,711.41)	\$ 18,017.45	\$ 102,837.67	\$ (84,820.22)			

**Balance Sheet - Detail
Section 8**

	Current Year 8/31/2026	Prior Year 8/31/2025	Change in Position
Assets			
Cash & Investments			
111110 General Fund (dev - Operation)	27,011.27	124,821.96	(97,810.69)
111401 FSS Escrow Fund	1,653.36	1,617.09	36.27
116200 Interfund Transfer	0.00	0.00	0.00
Total Cash & Investments	28,664.63	126,439.05	(97,774.42)
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	25,014.85	27,678.98	18,534.00
112912 Allowance for Doubtful-Other	(27,642.56)	(27,642.56)	(19,129.00)
113540 Accounts Receivable-PHA Projects	20,105.43	20,974.44	10,286.60
Total Accounts Receivable - Other	17,477.72	21,010.86	(3,533.14)
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	(30,645.22)	(15,698.88)	(14,946.34)
Total Current Assets	(7,293.26)	(15,698.88)	8,405.62
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	90,153.71	189,733.20	(92,901.94)
Liabilities and Net Assets			
Liability			
Current Liabilities			
211030 A/P PHA Projects	570.00	570.00	0.00
211040 A/P-Other Gov't	963.80	927.53	36.27
211100 A/P Vendors and Contractors	3,547.72	5,611.82	(2,064.10)
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	1,415.00	(1,415.00)
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	5,987.82	9,373.53	(3,385.71)
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	249,422.16	257,400.23	(7,978.07)
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	18,017.45	102,837.67	(84,820.22)
Total Equity	(159,268.45)	(67,667.03)	(91,601.42)
Total Liabilities and Net Assets	90,153.71	189,733.20	(99,579.49)