AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, July 9, 2025, at 5:15 pm. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.

ROLL CALL

MINUTES
June 11, 2025/Regular Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS
None

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 June 11, 2025 Meeting

Present:	Shirley Adams, Chairman Vincent Brugger, Vice-Chairman Jacquetta Brown, Secretary Felicia Watson, Treasurer Terriciena Brown, Member Robin Johnson, Member
Absent:	Thomas O'Neill, Assistant Secretary-Treasurer
Also Present:	Sandra Boothe, Executive Director Thomas Shanley, Accountant Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on June 11, 2025, at 5:20 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

May 14, 2025/Regular Meeting: Commissioner J. Brown made a motion to put the minutes on the floor. Commissioner Watson seconded. Motion passed unanimously. Commissioner T. Brown made a motion to accept the minutes. Commissioner J. Brown seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

Laurie Sandow, a City of Poughkeepsie resident, was present for the meeting.

RESOLUTIONS

None

COMMITTEE REPORTS

Building and Security: Commissioner J. Brown asked with summer coming if we were still going to have the police patrolling. Ms. Boothe replied that we are, and she is going to ask them to increase the number of patrols.

Chairman Adams asked if the parking has gotten any better at Brady. Commissioner Johnson said neighbors are still parking there, mostly on the weekends. Chairman Adams said to get the plate numbers so we can give them to the tow truck. She asked if the woman they had discussed at the last meeting, has come in. Ms. Boothe replied that she has not.

Commissioner J. Brown asked if they could get a new playground as theirs is very old. Ms. Boothe said she would look into it. Commissioner Watson wanted to address it from a liability issue if a child was to get injured.

Finance: Mr. Shanley presented the year-end financials. The Net Deficit for FY205 is $1,012,379.87. Last year, the Net Deficit was $809,178.94 amounting to a change in Net capital position by $203,200.93. Net of OPEB/Depreciation, the change is $76,725.55.As of March 2025, we are leased at 109 of 117 in AMP 11 and 220 of 242 for AMP 22.

For Section 8, the New Deficit for the fiscal year ending March 2025 is $45,611.00. This deficit is $14,605.45 more than we had in FY2024, when we had a deficit of $31,005.55. In Section 8, as of March 2025, we are leased at 85 of Housing Choice Vouchers, 52 for VASH, and 9 Foster Youth to Independence.

Personnel: Commissioner Watson said she had something, but it should be discussed in Executive Session.

Tenant Relations: No report.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe said the PHA is partnering with the Office of the Aging to provide services for our seniors. We started with an informational meeting at our Swartz building. One of the requests from the tenants is they would like programs at their sites as many do not have transportation. Commissioner Watson said that this was done through County Legislature Randy Johnson. Vice-Chairman Brugger said that is unhappy with the lack of communication between Office of Aging and the senior community. He said the Town of Poughkeepsie has incredible senior outreach. Commissioner J. Brown asked about the seniors in other developments. Ms. Boothe replied they would be included also.

Ms. Boothe reported the new washers and dryers were installed. We did a program where she went to the sites to hand out $5 laundry cards, supplied by the laundry company. She said about 50% have received their cards with the exception of Swartz, where almost everyone at picked up their cards. Commissioner J. Brown said they now have three dryers at Brady, and they are wonderful.

Ms. Boothe said we are finalizing the access agreement for Hudson Gardens and RAD. When that is signed, we will set up a meeting with Beacon Properties for our next steps. The access agreement allows them to get into the units to do their assessment for RAD.

She reported she and Mr. Shanley attended a public workshop for the City of Poughkeepsie's DRI program. The City received a grant to rehab Main Street. Commissioner Watson said that it's not just Main Street but a variety of locations. Ms. Boothe said there was a nice turnout.

For Choice Neighborhood, they have started resident surveys. They would like to reach a target of 88 residents, and as of Thursday's meeting, they were about 50% complete. Commissioner Watson said HUD thinks it's good, but the workers do not. She said that it would be great to get the council members involved to get more surveys completed. Commissioner Watson said they are giving out $50 gift cards to residents who fill out the surveys.

Ms. Boothe handed out potential changes to HUD funding under the current administration. She also asked if we could have a work session to discuss the vacancies and the revised budget. Chairman Adams said she would like recommendations from the staff on how to address the vacancies. The Board scheduled a work session for June 25th. Commissioner J. Brown asked if she could zoom in as she had to work. Since it is a legitimate reason, she would be able to join virtually.

CHAIRMAN'S REPORT

Chairman Adams asked about how many prices we need to get to have landscaping done at Thurgood Marshall and Martin Luther King Jr. It would depend on the dollar amount as per our procurement policy.

Commissioner T. Brown wanted to thank Ms. Boothe for her report and for going out to the sites to hand out the laundry cards.

COUNSEL'S REPORT

Ms. Longcore reported that we are now required by HUD to a 30-day notice. It was previously a 14-day notice.

OLD BUSINESS

None

NEW BUSINESS

None

At 6:07 pm, Commissioner T. Brown made a motion to go into Executive Session to discuss personnel matters. Commissioner J. Brown seconded the motion. Meeting resumed at 6:51 pm.

The meeting was adjourned at 6:52 p.m.

DRAFT

I hereby certify that the minutes are true and correct and approved at the Meeting of July 9, 2025.

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Jaquetta Brown, Secretary

DRAFT

Tel: (845) 485-8862

POUGHKEEPSIE
Housing Authority

Fax: (845) 485-2630

Maintenance Charges for Damage Caused by Resident 7/7/25

Door damaged	$200	each
Door handle damaged/missing	$ 25	each
Lost Key	$10	each
Change core/key	$75	each
Broken window	$125	each
Smoke detector damaged/missing	$70	each
Damage to walls	$25	per hole

Clogged Toilet – Tenant caused	
Unclog toilet	$50
Change toilet	$300

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2026-Month End May 2025

		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	$ 176,444.58	$ 203,080.62	$ 26,636.04	15.1%	$ 352,889.17	$ 51,288.00	$ 404,177.17	$ 408,171.00	$ (3,993.83)	-1.0%
311500.0	Reinstated Tenant Rental	583.33	114.28	(469.05)	-80.4%	1,166.67	(948.76)	217.91	287.76	(69.85)	-24.3%
345000.0	Fraud Recovery	3,500.00	9,747.00	6,247.00	178.5%	7,000.00	2,747.00	9,747.00	2,493.00	7,254.00	291.0%
345100.0	Reinstate- Fraud Recovery	83.33	-	(83.33)	-100.0%	166.67	(166.67)	-	-	-	
312000.0	Excess Utilities - A/C	4,166.67	4,392.00	225.33	5.4%	8,333.33	466.67	8,800.00	6,857.00	1,943.00	28.3%
312500.0	Reinstated Excess utilities	-	-	-		-	-	-	-	-	
319000.0	Non-Dwelling Income - Rental Fees	6,166.67	1,050.00	(5,116.67)	-83.0%	12,333.33	(10,183.33)	2,150.00	2,450.00	(300.00)	-12.2%
340100.0	Revenues-Hud Pha Grant	176,164.11	201,832.66	25,668.55	14.6%	352,328.22	51,336.68	403,664.90	295,600.00	108,064.90	36.6%
340400.0	Revenues-Other Government	-	-	-		-	-	-	-	-	
343000.0	Interest - unrestricted	1,666.67	1,861.93	195.26	11.7%	3,333.33	314.64	3,647.97	5,237.11	(1,589.14)	-30.3%
348000.0	Insurance Proceeds	-	-	-		-	11,755.24	11,755.24	48,455.12	(36,699.88)	-75.7%
349000.0	Gain or Loss on Sale of Fixed Assets	-	-	-		-	-	-	-	-	
369000.0	Other Income- Late Fees	3,500.00	5,841.13	2,341.13	66.9%	7,000.00	9,300.29	16,300.29	7,885.05	8,415.24	106.7%
369001.0	Maintenance Income	725.00	-	(725.00)	-100.0%	1,450.00	(300.00)	1,150.00	2,000.00	(850.00)	-42.5%
369002.0	Capital Fund Income	21,638.92	-	(21,638.92)	-100.0%	43,277.83	(43,277.83)	-	-	-	
369004.0	Laundry	200.00	-	(200.00)	-100.0%	400.00	(400.00)	-	-	-	
369100.0	Reinstated Other Income	-	-	-		-	-	-	-	-	
Total Revenues:		$ 394,839.28	$ 427,919.62	$ 33,080.34	8.4%	$ 789,678.56	$ 71,931.92	$ 861,610.48	$ 779,436.04	82,174.44	10.5%
Expenses:											
411000.0	Admin Salaries	$ 45,323.64	$ 44,132.60	$ (1,191.04)	-2.6%	$ 90,647.28	$ (17,908.88)	$ 72,738.40	$ 66,615.46	6,122.94	9.2%
412000.0	Compensated Absence Expense	316.67	-	(316.67)	-100.0%	633.33	(633.33)	-	-	-	
413000.0	Legal	3,823.75	3,823.75	-	0.0%	7,647.50	-	7,647.50	7,647.50	-	
414010.0	Staff Training	-	-	-		-	-	-	-	-	
415000.0	Travel	1,000.00	126.21	(873.79)	-87.4%	2,000.00	(1,873.79)	126.21	4.69	121.52	2591.0%
417100.0	Auditing	2,366.67	-	(2,366.67)	-100.0%	4,733.33	(4,733.33)	-	-	-	
417200.0	Advertising & Marketing	100.00	-	(100.00)	-100.0%	200.00	(200.00)	-	-	-	
418200.0	Admin Benefits	24,438.77	17,331.72	(7,107.05)	-29.1%	48,877.54	(18,952.16)	29,925.38	21,221.00	8,704.38	41.0%
419000.0	Other Admin Exp	258.33	183.01	(75.32)	-29.2%	516.67	(94.23)	422.44	749.39	(326.95)	-43.6%
419010.0	Telephone	1,583.33	2,778.44	1,195.11	75.5%	3,166.67	134.99	3,301.66	2,518.86	782.80	31.1%
419030.0	Eviction & Collection	5,333.33	6,736.00	1,402.67	26.3%	10,666.67	(2,930.67)	7,736.00	7,695.00	41.00	0.5%
419040.0	Office Supplies	833.33	1,240.16	406.83	48.8%	1,666.67	(426.51)	1,240.16	408.65	831.51	203.5%
419050.0	Memberships & Publications	166.67	-	(166.67)	-100.0%	333.33	865.65	1,198.98	882.75	316.23	35.8%
419060.0	Postage	1,000.00	-	(1,000.00)	-100.0%	2,000.00	130.00	2,130.00	-	2,130.00	#DIV/0!
419070.0	Administrative Contracts	5,250.00	4,960.14	(289.86)	-5.5%	10,500.00	5,665.94	16,165.94	16,825.82	(659.88)	-3.9%
419080.0	Bank Charges for NSF Checks	-	-	-		-	-	-	-	-	
419090.0	Freight	8.33	-	(8.33)	-100.0%	16.67	(16.67)	-	-	-	
421000.0	Tenant Serv Salaries	-	-	-		-	-	-	-	-	
422000.0	Tenant Serv Recreation, Pub.	-	-	-		-	-	-	-	-	
422200.0	Tenant Serv Benefits	-	-	-		-	-	-	-	-	
423100.0	Tenant Serv Other	700.00	-	(700.00)	-100.0%	1,400.00	(1,400.00)	-	360.00	(360.00)	-100.0%
431000.0	Water	16,333.33	-	(16,333.33)	-100.0%	32,666.67	(32,666.67)	-	-	-	
431100.0	Sewer	13,333.33	-	(13,333.33)	-100.0%	26,666.67	(26,666.67)	-	-	-	
432000.0	Electric	40,083.33	21,330.00	(18,753.33)	-46.8%	80,166.67	(58,715.88)	21,450.79	21,599.76	(148.97)	-0.7%
433000.0	Gas	21,500.00	20,477.93	(1,022.07)	-4.8%	43,000.00	(22,397.26)	20,602.74	15,810.48	4,792.26	30.3%
441000.0	Maint Labor	69,341.13	57,770.60	(11,570.53)	-16.7%	138,682.25	(34,112.00)	104,570.25	113,233.87	(8,663.62)	-7.7%
442000.0	Maint Materials	47,500.00	32,819.58	(14,680.42)	-30.9%	95,000.00	(63,481.31)	31,518.69	60,707.79	(29,189.10)	-48.1%
443000.0	Maint Contracts	13,333.33	19,302.15	5,968.82	44.8%	26,666.67	588.23	27,254.90	34,127.23	(6,872.33)	-20.1%
443002.0	Auto Maintenance	2,000.00	-	(2,000.00)	-100.0%	4,000.00	(4,000.00)	-	3,708.98	(3,708.98)	-100.0%
443004.0	Unit Turnaround	-	-	-		-	-	-	-	-	
443005.0	Extermination	2,000.00	1,451.94	(548.06)	-27.4%	4,000.00	(554.06)	3,445.94	1,994.00	1,451.94	72.8%
443006.0	Janitorial	-	-	-		-	-	-	-	-	
443100.0	Garbage/ Trash Removal	7,833.33	7,967.25	133.92	1.7%	15,666.67	(7,979.10)	7,687.57	8,876.70	(1,189.13)	-13.4%
443300.0	Maint Labor Benefits	38,194.73	15,750.54	(22,444.19)	-58.8%	76,389.46	(35,551.99)	40,837.47	52,979.20	(12,141.73)	-22.9%
444001.0	Plumbing	3,916.67	5,044.95	1,128.28	28.8%	7,833.33	(2,788.38)	5,044.95	9,304.85	(4,259.90)	-45.8%
444002.0	Electrical	983.33	-	(983.33)	-100.0%	1,966.67	(1,973.41)	(6.74)	2,996.43	(3,003.17)	-100.2%
444003.0	Heating & Cooling	3,333.33	-	(3,333.33)	-100.0%	6,666.67	(6,516.67)	150.00	380.00	(230.00)	-60.5%

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2026-Month End May 2025

		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
444004.0	Elevator Maintenance	633.33	431.39	(201.94)	-31.9%	1,266.67	(403.89)	862.78	418.83	443.95	106.0%
446000.0	Prot Serv - Labor	-	-	-		-	-	-	-	-	
448000.0	Prot Serv - Contract	2,500.00	3,080.00	580.00	23.2%	5,000.00	280.00	5,280.00	3,520.00	1,760.00	50.0%
448200.0	Prot Serv - Benefits	-	-	-		-	-	-	-	-	
451000.0	All Other Insurance	1,666.67	-	(1,666.67)	-100.0%	3,333.33	19,759.67	23,093.00	21,040.00	2,053.00	9.8%
451001.0	Property Insurance	25,555.04	90,636.61	65,081.57	254.7%	51,110.08	50,379.67	101,489.75	104,526.76	(3,037.01)	-2.9%
451002.0	Liability Insurance	10,430.19	41,381.40	30,951.21	296.7%	20,860.37	26,669.52	47,529.89	40,720.45	6,809.44	16.7%
451003.0	Fidelity Bond	119.25	-	(119.25)	-100.0%	238.50	(238.50)	-	702.19	(702.19)	-100.0%
451004.0	Workmen's Comp	2,242.65	-	(2,242.65)	-100.0%	4,485.30	(4,485.30)	-	-	-	
452000.0	PILOT	8,750.00	8,433.00	(317.00)	-3.6%	17,500.00	(634.00)	16,866.00	17,364.00	(498.00)	-2.9%
454000.0	OPEB-Admin	-	-	-		-	-	-	-	-	
454001.0	OPEB-Maintenance	-	-	-		-	-	-	-	-	
457000.0	Collection Loss	17,500.00	24,965.25	7,465.25	42.7%	35,000.00	(27,231.45)	7,768.55	63,215.50	(55,446.95)	-87.7%
457100.0	Bad Debt - Other	-	-	-		-	-	-	-	-	
459000.0	Other General Expense	416.67	150.00	(266.67)	-64.0%	833.33	(802.16)	31.17	566.96	(535.79)	-94.5%
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	Deptreciation Expense for Enterprise	-	-	-		-	-	-	-	-	
752000.0	Replacement	-	-	-		-	-	-	-	-	
754000.0	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		$ 442,002.48	$ 432,304.62	$ (9,697.86)	-2.2%	$ 884,004.95	$ (275,894.58)	$ 608,110.37	$ 702,723.10	$ (94,612.73)	-13.5%
Net Surplus / (Net Deficit):		$ (47,163.20)	$ (4,385.00)	$ 42,778.20		$ (94,326.40)	$ 347,826.51	$ 253,500.11	$ 76,712.94	$ 176,787.17	230.5%

Balance Sheet - Detail
Federal Low Income

	Current Year 5/31/2025	Prior Year 5/31/2024	Change in Position
Assets			
Cash & Investments			
111108 ERAP Funds	100.00	100.00	0.00
111110 General Fund (dev - Operation)	107,048.37	200,422.53	(93,374.16)
111111 Payroll Cash Account	(379.20)	1,048.69	(1,427.89)
111112 Money Market Operating Account	194,206.67	194,780.00	(573.33)
111113 Operating Money Market	355,079.97	603,109.42	(248,029.45)
111400 Tenants Security Deposit Fund	142,096.07	140,753.07	1,343.00
111403 Tenant Disbursement AC	10,441.64	29,855.21	(19,413.57)
111700 Petty Cash Fund	100.00	100.00	0.00
116200 Interfund Tranfer	(597.00)	(0.85)	(596.15)
116210 Investment-Cd	245,994.42	235,719.25	10,275.17
Total Cash & Investements	**1,054,090.94**	**1,405,887.32**	**(351,796.38)**
Accounts Receivable - Tenants			
112200 A/R Tenants	665,622.34	504,814.98	160,807.36
112210 Allowance For Doubtful Accts-Tenants	(330,935.98)	(325,956.96)	(4,979.02)
112220 Deposit Receivable	11,767.78	12,020.78	(253.00)
Total Accounts Receivable - Tenants	**346,454.14**	**190,878.80**	**155,575.34**
Accounts Receivable - Other			
112800 Outstanding Travel Advances	2,339.00	0.00	2,339.00
112900 A/R Other	7,003.89	20,134.74	(13,130.85)
112912 Allowance for Doubtful-Other	(4,949.74)	(1,950.00)	(2,999.74)
Total Accounts Receivable - Other	**4,393.15**	**18,184.74**	**(13,791.59)**
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	0.00	0.00	0.00
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	(48,377.53)	(111,195.08)	62,817.55
Total Current Assets	**2,145.32**	**(45,574.54)**	**47,719.86**
Fixed Assets			
140010 Leasehold Improvements	4,233,211.34	4,079,274.10	153,937.24
140060 Land	337,280.00	337,280.00	0.00
140070 Buildings	34,151,153.95	34,139,042.91	12,111.04
140080 Funiture and EMDwell	999,842.27	972,592.12	27,250.15
140090 Furniture and EMAdmin	963,581.14	996,509.05	(32,927.91)
Subtotal Fixed Assets	**40,685,068.70**	**40,524,698.18**	**160,370.52**
Less: Accumulated Depreciation	**0.00**	**0.00**	**0.00**
Total Fixed Assets	**40,685,068.70**	**40,524,698.18**	**160,370.52**
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	**4,992,966.91**	**5,413,486.79**	**(420,519.88)**

Balance Sheet - Detail
Federal Low Income

		Current Year 5/31/2025	Prior Year 5/31/2024	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	162,633.59	(5,263.70)	167,897.29
211400	Tenant Security Deposits Payable	155,025.85	155,621.65	(595.80)
211499	Payroll Payable	1,410.15	701.94	708.21
211500	SUI	70.56	(6,764.90)	6,835.46
211710	Federal Tax Withheld	(931.81)	(931.81)	0.00
211720	Social Security Withheld	(5,067.92)	(5,067.92)	0.00
211730	State Tax Withheld	75.21	75.21	0.00
211741	SEIU Union Local 74	0.00	0.00	0.00
211750	ERS	2,960.36	204.80	2,755.56
211751	ERS Loan	(2,783.72)	24.04	(2,807.76)
211753	AFLAC	0.00	0.00	0.00
211756	NYS Deferred Comp	0.00	0.00	0.00
211760	Dutchess Scu	(708.21)	0.00	(708.21)
211769	Commissioner of Taxation and Finance	(1,201.94)	(1,201.94)	0.00
211770	PHA Rent	5,295.00	5,295.00	0.00
211780	United Way	0.00	100.00	(100.00)
211900	Ap Other	(4,874.19)	(4,874.19)	0.00
212000	Accrued Payroll	0.00	0.00	0.00
213500	Accrued Utilities	0.00	0.00	0.00
213501	Accrued Water & Sewer	0.00	0.00	0.00
213510	Accrued Compensated Absences-Current Portion	9,196.17	8,228.70	967.47
220000	Deferred Revenue	0.00	0.00	0.00
229000	Other Accrued Liab.	144.50	0.00	144.50
Total Current Liabilities		**321,243.60**	**146,146.88**	**175,096.72**
Non-Current Liabilities				
213511	Accrued Compensated Absences-Non Current	174,727.18	156,345.32	18,381.86
213701	Accrued Current Pilot	118,060.00	121,543.00	(3,483.00)
214000	Accrued Pension and OPEB liabilities	2,944,639.70	2,953,188.75	(8,549.05)
Total Non-Current Liabilities		**3,237,426.88**	**3,231,077.07**	**6,349.81**
290001	**Deferred Inflow of Resources**	**1,573,652.07**	**1,332,126.32**	
Total Liability		**5,132,322.55**	**4,709,350.27**	**422,972.28**
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		253,500.21	76,712.94	**176,787.27**
Total Equity		**(139,355.64)**	**704,136.52**	**(843,492.16)**
Total Liabilities and Net Assets		**4,992,966.91**	**5,413,486.79**	**(420,519.88)**
		0.00	(0.00)	

Poughkeepsie Housing Authority
Section 8-(20)
Fiscal Year 2026-Month End May 2025

		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	$ 16,606.00	$ (184.00)	-1.1%	$ 16,790.00	$ 16,606.00	$ 33,396.00	$ 32,450.00	$ 946.00	2.8%
340400	Revenues-Other Government Grants	-	-	-		-	-	-	-	-	
341000	Section 8 Income	148,095.00	141,554.00	(6,541.00)	-4.4%	148,095.00	155,454.00	303,549.00	321,742.00	(18,193.00)	-6.0%
343000	Investment income-Unrestricted	3.33	2.16	(1.17)	-35.2%	3.33	1.19	4.52	8.07	(3.55)	-78.5%
343500	Investment income-Restricted	-	-	-		-	-	-	-	-	
345000	Fraud Recovery	-	-	-		-	-	-	-	-	
369300	Other Admin Fees	14,957.89	13,398.63	(1,559.26)	-10.4%	14,957.89	11,769.45	26,727.34	28,754.65	(2,027.31)	-7.6%
Total Revenues:		$ 179,846.23	$ 171,560.79	$ (8,285.44)	-4.6%	$ 179,846.23	$ 183,830.63	$ 363,676.86	$ 382,954.72	$ (19,277.86)	-5.3%
Expenses:											
411000	Admin Salaries	$ 7,367.52	$ 6,800.92	$ (566.60)	-7.7%	$ 7,367.52	$ 4,168.23	$ 11,535.75	$ 10,865.60	$ 670.15	5.8%
412000	Compensated Absences	100.00	-	(100.00)	-100.0%	100.00	(100.00)	-	-	-	
413000	Legal	225.00	201.25	(23.75)	-10.6%	225.00	(23.75)	201.25	402.50	(201.25)	-100.0%
414010	Staff Training	333.33	-	(333.33)	-100.0%	333.33	(333.33)	-	-	-	
415000	Travel	8.33	42.68	34.35	412.2%	8.33	34.35	42.68	1.79	40.89	95.8%
417100	Auditing	966.67	-	(966.67)	-100.0%	966.67	(966.67)	-	-	-	
418200	Admin Benefits	4,312.78	3,081.93	(1,230.85)	-28.5%	4,312.78	1,418.28	5,731.06	6,100.26	(369.20)	-6.4%
419000	Other Admin Exp	-	-	-		-	-	-	-	-	
419010	Telephone	131.67	152.66	20.99	15.9%	131.67	173.93	305.60	299.21	6.39	2.1%
419030	Eviction & Collection	-	-	-		-	-	-	-	-	
419040	Office Supplies	125.00	-	(125.00)	-100.0%	125.00	(125.00)	-	-	-	
419050	Memberships & Publications	50.00	-	(50.00)	-100.0%	50.00	466.36	516.36	985.96	(469.60)	-90.9%
419060	Postage	316.67	76.47	(240.20)	-75.9%	316.67	629.80	946.47	-	946.47	100.0%
419070	Administrative Contracts	666.67	415.55	(251.12)	-37.7%	666.67	3,837.36	4,504.03	6,018.35	(1,514.32)	-33.6%
419090	Freight	-	-	-		-	-	-	-	-	
421000	Tenant Serv Salaries	-	-	-		-	-	-	-	-	
422000	Tenant Serv Recreation, Pub.	-	-	-		-	-	-	-	-	
422200	Tenant Serv Benefits	-	-	-		-	-	-	-	-	
423000	Ten Serv Contract Costs	-	-	-		-	-	-	-	-	
423100	Tenant Serv Other	-	-	-		-	-	-	-	-	
451000	All Other Insurance	-	-	-		-	-	-	-	-	
451002	Liability Insurance	1,158.91	4,661.74	3,502.83	302.3%	1,158.91	4,548.45	5,707.36	16,571.79	(10,864.43)	-190.4%
451003	Fidelity Bond	13.25	-	(13.25)	-100.0%	13.25	(13.25)	-	286.81	(286.81)	#DIV/0!
451004	Workmen's Comp	-	-	-		-	-	-	-	-	
452000	PILOT	-	-	-		-	-	-	-	-	
454000	OPEB-Admin	-	-	-		-	-	-	-	-	
457000	Collection Loss	-	-	-		-	-	-	-	-	
457100	Bad Debt-Other	-	-	-		-	-	-	-	-	
459000	Other General Expense	3,125.05	3,859.29	734.24	23.5%	3,125.05	5,772.80	8,897.85	5,366.16	3,531.69	39.7%
461000	Extraordinary Maint	-	-	-		-	-	-	-	-	
471500	HAP	102,968.09	105,681.00	2,712.91	2.6%	102,968.09	102,940.91	205,909.00	188,154.00	17,755.00	8.6%
471501	HAP - Port Outs	39,079.83	49,988.00	10,908.17	27.9%	39,079.83	50,757.17	89,837.00	66,180.00	23,657.00	26.3%
471520	Portability In-HAP Payment	14,063.33	12,161.00	(1,902.33)	-13.5%	14,063.33	10,579.67	24,643.00	27,027.00	(2,384.00)	-9.7%
471800	FSS Escrow	-	-	-		-	-	-	-	-	
480000	Depreciation	-	-	-		-	-	-	-	-	
752000	Replacement	-	-	-		-	-	-	-	-	
754000	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		$ 175,012.10	$ 187,122.49	$ 12,110.39	6.9%	$ 175,012.10	$ 183,765.31	$ 358,777.41	$ 328,259.43	$ 30,517.98	8.5%
Net Surplus / (Net Deficit):		$ 4,834.13	$ (15,561.70)	$ (20,395.83)		$ 4,834.13	$ 65.32	$ 4,899.45	$ 54,695.29	$ (49,795.84)	

Balance Sheet - Detail
Section 8

	Current Year 5/31/2025	Prior Year 5/30/2024	Change In Position
Assets			
Cash & Investments			
111110 General Fund (dev - Operation)	53,120.69	53,120.69	0.00
111401 FSS Escrow Fund	1,564.79	1,564.79	0.00
116200 Interfund Transfer	0.00	0.00	0.00
Total Cash & Investements	**54,685.48**	**54,685.48**	**0.00**
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	19,129.00	19,129.00	0.00
112912 Allowance for Doubtful-Other	(19,129.00)	(19,129.00)	0.00
113540 Accounts Receivable-PHA Projects	1,700.45	42,901.45	(41,201.00)
Total Accounts Receivable - Other	**1,700.45**	**42,901.45**	**(41,201.00)**
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	3,916.16	0.00	3,916.16
129500 Interfund Due From	16,176.97	16,176.97	0.00
Total Current Assets	**20,093.13**	**16,176.97**	**3,916.16**
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**	**58,966.54**	**59,241.54**	(275.00)
Total Assets	**135,445.60**	**173,005.44**	**(37,284.84)**
Liabilities and Net Assets			
Liability			
Current Liabilities			
211030 A/P PHA Projects	570.00	570.00	0.00
211040 A/P-Other Gov't	874.63	874.63	0.00
211100 A/P Vendors and Contractors	2,291.05	2,291.05	0.00
211450 Deferred Revenue	0.00	0.00	0.00
211500 SUI	0.00	0.00	0.00
211900 A/P Other	0.00	0.00	0.00
211995 A/P - Section 8	0.00	0.00	0.00
212000 Accrued Payroll	0.00	0.00	0.00
213510 Accrued Compensated Absences-Current Portion	474.36	474.36	0.00
218100 FSS Escrow Payable	0.60	0.60	0.00
229000 Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities	**4,210.64**	**4,210.64**	**0.00**
Non-Current Liabilities			
213511 Accrued Compensated Absences-Non Current	9,012.78	9,012.78	0.00
214000 Accrued Pension and OPEB liabilities	106,027.25	155,975.25	(49,948.00)
Total Non-Current Liabilities	**115,040.03**	**164,988.03**	**(49,948.00)**
290001 **Deferred inflow of resources**	**109,255.68**	**68,217.68**	41,038.00
Total Liability	**228,506.35**	**237,416.35**	**(8,910.00)**
Equity			
Equity/Net Assets			
280600 Undesignated Fund Balance-Retained Earnings	(397,499.52)	(364,933.52)	(32,566.00)
282600 RS Operating Res - Section 8 HAP	245,827.32	245,827.32	0.00
Total: Equity/Net Assets	**(151,672.20)**	**(119,106.20)**	**(32,566.00)**
Current Year Net Assets	58,611.45	54,695.20	**3,916.25**
Total Equity	**(93,060.75)**	**(64,411.00)**	**(28,649.75)**
Total Liabilities and Net Assets	**135,445.60**	**173,005.35**	**(37,559.75)**

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2026-Month End April 2025

		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	$ 176,444.58	$ 201,096.55	$ 24,651.97	14.0%	$ 176,444.58	$ 24,651.97	$ 201,096.55	$ 204,840.00	$ (3,743.45)	-1.8%
311500.0	Reinstated Tenant Rental	583.33	103.63	(479.70)	-82.2%	583.33	(479.70)	103.63	63.65	39.98	62.8%
345000.0	Fraud Recovery	3,500.00	-	(3,500.00)	-100.0%	3,500.00	(3,500.00)	-	2,493.00	(2,493.00)	-100.0%
345100.0	Reinstate- Fraud Recovery	83.33	-	(83.33)	-100.0%	83.33	(83.33)	-	-	-	
312000.0	Excess Utilities - A/C	4,166.67	4,408.00	241.33	5.8%	4,166.67	241.33	4,408.00	3,449.00	959.00	27.8%
312500.0	Reinstated Excess utilities	-	-	-		-	-	-	-	-	
319000.0	Non-Dwelling Income - Rental Fees	6,166.67	1,100.00	(5,066.67)	-82.2%	6,166.67	(5,066.67)	1,100.00	1,400.00	(300.00)	-21.4%
340100.0	Revenues-Hud Pha Grant	176,164.11	201,832.24	25,668.13	14.6%	176,164.11	25,668.13	201,832.24	147,801.00	54,031.24	36.6%
340400.0	Revenues-Other Government	-	-	-		-	-	-	-	-	
343000.0	Interest - unrestricted	1,666.67	1,786.04	119.37	7.2%	1,666.67	119.37	1,786.04	2,472.45	(686.41)	-27.8%
348000.0	Insurance Proceeds	-	11,755.24	11,755.24		-	11,755.24	11,755.24	-	11,755.24	#DIV/0!
349000.0	Gain or Loss on Sale of Fixed Assets	-	-	-		-	-	-	-	-	
369000.0	Other Income- Late Fees	3,500.00	10,459.16	6,959.16	198.8%	3,500.00	6,959.16	10,459.16	4,898.20	5,560.96	113.5%
369001.0	Maintenance Income	725.00	1,150.00	425.00	58.6%	725.00	425.00	1,150.00	2,000.00	(850.00)	-42.5%
369002.0	Capital Fund Income	21,638.92	-	(21,638.92)	-100.0%	21,638.92	(21,638.92)	-	-	-	
369004.0	Laundry	200.00	-	(200.00)	-100.0%	200.00	(200.00)	-	-	-	
369100.0	Reinstated Other Income	-	-	-		-	-	-	-	-	
Total Revenues:		**$ 394,839.28**	**$ 433,690.86**	$ 38,851.58	**9.8%**	**$ 394,839.28**	$ 38,851.58	**$ 433,690.86**	**$ 369,417.30**	64,273.56	17.4%
Expenses:											
411000.0	Admin Salaries	$ 45,323.64	$ 28,605.80	$ (16,717.84)	-36.9%	$ 45,323.64	$ (16,717.84)	$ 28,605.80	$ 30,715.66	(2,109.86)	-6.9%
412000.0	Compensated Absence Expense	316.67	-	(316.67)	-100.0%	316.67	(316.67)	-	-	-	
413000.0	Legal	3,823.75	3,823.75	-	0.0%	3,823.75	-	3,823.75	3,823.75	-	
414010.0	Staff Training	-	-	-		-	-	-	-	-	
415000.0	Travel	1,000.00	-	(1,000.00)	-100.0%	1,000.00	(1,000.00)	-	-	-	
417100.0	Auditing	2,366.67	-	(2,366.67)	-100.0%	2,366.67	(2,366.67)	-	-	-	
417200.0	Advertising & Marketing	100.00	-	(100.00)	-100.0%	100.00	(100.00)	-	-	-	
418200.0	Admin Benefits	24,438.77	12,593.66	(11,845.11)	-48.5%	24,438.77	(11,845.11)	12,593.66	10,562.61	2,031.05	19.2%
419000.0	Other Admin Exp	258.33	239.43	(18.90)	-7.3%	258.33	(18.90)	239.43	404.70	(165.27)	-40.8%
419010.0	Telephone	1,583.33	523.22	(1,060.11)	-67.0%	1,583.33	(1,060.11)	523.22	789.98	(266.76)	-33.8%
419030.0	Eviction & Collection	5,333.33	1,000.00	(4,333.33)	-81.3%	5,333.33	(4,333.33)	1,000.00	2,000.00	(1,000.00)	-50.0%
419040.0	Office Supplies	833.33	-	(833.33)	-100.0%	833.33	(833.33)	-	(122.21)	122.21	-100.0%
419050.0	Memberships & Publications	166.67	1,198.98	1,032.31	619.4%	166.67	1,032.31	1,198.98	882.75	316.23	35.8%
419060.0	Postage	1,000.00	2,130.00	1,130.00	113.0%	1,000.00	1,130.00	2,130.00	-	2,130.00	#DIV/0!
419070.0	Administrative Contracts	5,250.00	11,205.80	5,955.80	113.4%	5,250.00	5,955.80	11,205.80	13,374.11	(2,168.31)	-16.2%
419080.0	Bank Charges for NSF Checks	-	-	-		-	-	-	-	-	
419090.0	Freight	8.33	-	(8.33)	-100.0%	8.33	(8.33)	-	-	-	
421000.0	Tenant Serv Salaries	-	-	-		-	-	-	-	-	
422000.0	Tenant Serv Recreation, Pub.	-	-	-		-	-	-	-	-	
422200.0	Tenant Serv Benefits	-	-	-		-	-	-	-	-	
423100.0	Tenant Serv Other	700.00	-	(700.00)	-100.0%	700.00	(700.00)	-	-	-	
431000.0	Water	16,333.33	-	(16,333.33)	-100.0%	16,333.33	(16,333.33)	-	-	-	
431100.0	Sewer	13,333.33	-	(13,333.33)	-100.0%	13,333.33	(13,333.33)	-	-	-	
432000.0	Electric	40,083.33	120.79	(39,962.54)	-99.7%	40,083.33	(39,962.54)	120.79	231.77	(110.98)	-47.9%
433000.0	Gas	21,500.00	124.81	(21,375.19)	-99.4%	21,500.00	(21,375.19)	124.81	318.43	(193.62)	-60.8%
441000.0	Maint Labor	69,341.13	46,799.65	(22,541.48)	-32.5%	69,341.13	(22,541.48)	46,799.65	47,349.11	(549.46)	-1.2%
442000.0	Maint Materials	47,500.00	(1,300.89)	(48,800.89)	-102.7%	47,500.00	(48,800.89)	(1,300.89)	7,976.86	(9,277.75)	-116.3%
443000.0	Maint Contracts	13,333.33	7,952.75	(5,380.58)	-40.4%	13,333.33	(5,380.58)	7,952.75	3,120.73	4,832.02	154.8%
443002.0	Auto Maintenance	2,000.00	-	(2,000.00)	-100.0%	2,000.00	(2,000.00)	-	1,267.24	(1,267.24)	-100.0%
443004.0	Unit Turnaround	-	-	-		-	-	-	-	-	
443005.0	Extermination	2,000.00	1,994.00	(6.00)	-0.3%	2,000.00	(6.00)	1,994.00	-	1,994.00	#DIV/0!
443006.0	Janitorial	-	-	-		-	-	-	-	-	
443100.0	Garbage/ Trash Removal	7,833.33	(279.68)	(8,113.01)	-103.6%	7,833.33	(8,113.01)	(279.68)	811.52	(1,091.20)	-134.5%
443300.0	Maint Labor Benefits	38,194.73	25,086.93	(13,107.80)	-34.3%	38,194.73	(13,107.80)	25,086.93	26,836.70	(1,749.77)	-6.5%
444001.0	Plumbing	3,916.67	-	(3,916.67)	-100.0%	3,916.67	(3,916.67)	-	-	-	
444002.0	Electrical	983.33	(6.74)	(990.07)	-100.7%	983.33	(990.07)	(6.74)	-	(6.74)	#DIV/0!
444003.0	Heating & Cooling	3,333.33	150.00	(3,183.33)	-95.5%	3,333.33	(3,183.33)	150.00	-	150.00	#DIV/0!

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2026-Month End April 2025

		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
444004.0	Elevator Maintenance	633.33	431.39	(201.94)	-31.9%	633.33	(201.94)	431.39	418.83	12.56	3.0%
446000.0	Prot Serv - Labor	-	-	-		-	-	-	-	-	
448000.0	Prot Serv - Contract	2,500.00	2,200.00	(300.00)	-12.0%	2,500.00	(300.00)	2,200.00	1,980.00	220.00	11.1%
448200.0	Prot Serv - Benefits	-	-	-		-	-	-	-	-	
451000.0	All Other Insurance	1,666.67	23,093.00	21,426.33	1285.6%	1,666.67	21,426.33	23,093.00	21,040.00	2,053.00	9.8%
451001.0	Property Insurance	25,555.04	10,853.14	(14,701.90)	-57.5%	25,555.04	(14,701.90)	10,853.14	-	10,853.14	#DIV/0!
451002.0	Liability Insurance	10,430.19	6,148.49	(4,281.70)	-41.1%	10,430.19	(4,281.70)	6,148.49	1,251.02	4,897.47	391.5%
451003.0	Fidelity Bond	119.25	-	(119.25)	-100.0%	119.25	(119.25)	-	702.19	(702.19)	-100.0%
451004.0	Workmen's Comp	2,242.65	-	(2,242.65)	-100.0%	2,242.65	(2,242.65)	-	-	-	
452000.0	PILOT	8,750.00	8,433.00	(317.00)	-3.6%	8,750.00	(317.00)	8,433.00	8,682.00	(249.00)	-2.9%
454000.0	OPEB-Admin	-	-	-		-	-	-	-	-	
454001.0	OPEB-Maintenance	-	-	-		-	-	-	-	-	
457000.0	Collection Loss	17,500.00	(17,196.70)	(34,696.70)	-198.3%	17,500.00	(34,696.70)	(17,196.70)	24,362.46	(41,559.16)	-170.6%
457100.0	Bad Debt - Other	-	-	-		-	-	-	-	-	
459000.0	Other General Expense	416.67	(118.83)	(535.50)	-128.5%	416.67	(535.50)	(118.83)	539.99	(658.82)	-122.0%
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	-	-	-		-	-	-	(48,455.12)	48,455.12	-100.0%
480000.0	Deptreciation Expense for Enterprise	-	-	-		-	-	-	-	-	
752000.0	Replacement	-	-	-		-	-	-	-	-	
754000.0	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		$ 442,002.48	$ 175,805.75	$ (266,196.73)	-60.2%	$ 442,002.48	$ (266,196.73)	$ 175,805.75	$ 160,865.08	$ 14,940.67	9.3%
Net Surplus / (Net Deficit):		$ (47,163.20)	$ 257,885.11	$ 305,048.31		$ (47,163.20)	$ 305,048.31	$ 257,885.11	$ 208,552.22	$ 49,332.89	23.7%

Balance Sheet - Detail
Federal Low Income

	Current Year 4/30/2025	Prior Year 4/29/2024	Change In Position
Assets			
Cash & Investments			
111108 ERAP Funds	100.00	100.00	0.00
111110 General Fund (dev - Operation)	90,502.38	147,326.33	(56,823.95)
111111 Payroll Cash Account	(416.16)	(1,100.78)	684.62
111112 Money Market Operating Account	194,206.67	194,878.67	(672.00)
111113 Operating Money Market	352,242.08	728,127.92	(375,885.84)
111400 Tenants Security Deposit Fund	142,504.07	162,564.07	(20,060.00)
111403 Tenant Disbursement AC	10,621.96	7,400.57	3,221.39
111700 Petty Cash Fund	100.00	100.00	0.00
116200 Interfund Tranfer	(2,025.00)	(0.21)	(2,024.79)
116210 Investment-Cd	245,137.72	235,203.26	9,934.46
Total Cash & Investements	**1,032,973.72**	**1,474,599.83**	**(441,626.11)**
Accounts Receivable - Tenants			
112200 A/R Tenants	644,079.69	537,388.67	106,691.02
112210 Allowance For Doubtful Accts-Tenants	(330,935.98)	(325,956.96)	(4,979.02)
112220 Deposit Receivable	10,888.78	11,742.78	(854.00)
Total Accounts Receivable - Tenants	**324,032.49**	**223,174.49**	**100,858.00**
Accounts Receivable - Other			
112800 Outstanding Travel Advances	447.40	792.62	(345.22)
112900 A/R Other	6,003.89	19,134.74	(13,130.85)
112912 Allowance for Doubtful-Other	(4,949.74)	(1,950.00)	(2,999.74)
Total Accounts Receivable - Other	**1,501.55**	**17,977.36**	**(16,475.81)**
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	0.00	0.00	0.00
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	(59,689.52)	(44,377.66)	(15,311.86)
Total Current Assets	**(9,166.67)**	**21,242.88**	**(30,409.55)**
Fixed Assets			
140010 Leasehold Improvements	4,219,511.34	4,079,274.10	140,237.24
140060 Land	337,280.00	337,280.00	0.00
140070 Buildings	34,151,153.95	34,139,042.91	12,111.04
140080 Funiture and EMDwell	999,842.27	964,667.25	35,175.02
140090 Furniture and EMAdmin	963,581.14	996,509.05	(32,927.91)
Subtotal Fixed Assets	**40,671,368.70**	**40,516,773.31**	**154,595.39**
Less: Accumulated Depreciation	**0.00**	**0.00**	**0.00**
Total Fixed Assets	**40,671,368.70**	**40,516,773.31**	**154,595.39**
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	**4,921,524.45**	**5,573,180.16**	**(651,655.71)**

Balance Sheet - Detail
Federal Low Income

		Current Year 4/30/2025	Prior Year 4/29/2024	Change in Position
Liabilities and Net Assets				
Liability				
Current Liabilities				
211010	Accounts Payable>90 Days Past Due	0.00	0.00	0.00
211100	A/P Vendors and Contractors	57,640.70	(5,263.70)	62,904.40
211400	Tenant Security Deposits Payable	153,686.85	154,700.65	(1,013.80)
211499	Payroll Payable	938.01	701.94	236.07
211500	SUI	33.60	(6,795.77)	6,829.37
211710	Federal Tax Withheld	(931.81)	(931.81)	0.00
211720	Social Security Withheld	(5,067.92)	(5,067.92)	0.00
211730	State Tax Withheld	75.21	75.21	0.00
211741	SEIU Union Local 74	0.00	0.00	0.00
211750	ERS	2,843.37	35.61	2,807.76
211751	ERS Loan	(2,666.73)	141.03	(2,807.76)
211753	AFLAC	0.00	0.00	0.00
211756	NYS Deferred Comp	0.00	0.00	0.00
211760	Dutchess Scu	(236.07)	0.00	(236.07)
211769	Commissioner of Taxation and Finance	(1,201.94)	(1,201.94)	0.00
211770	PHA Rent	5,295.00	5,295.00	0.00
211780	United Way	0.00	0.00	0.00
211900	Ap Other	(4,874.19)	(4,874.19)	0.00
212000	Accrued Payroll	0.00	0.00	0.00
213500	Accrued Utilities	20,845.92	37,640.16	(16,794.24)
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.	18,272.97	0.00	18,272.97
Total Current Liabilities		**253,849.14**	**182,682.97**	**71,166.17**
Non-Current Liabilities				
213511	Accrued Compensated Absences-Non Current	174,727.18	156,345.32	18,381.86
213701	Accrued Current Pilot	109,627.00	112,861.00	(3,234.00)
214000	Accrued Pension and OPEB liabilities	2,944,639.70	2,953,188.75	(8,549.05)
Total Non-Current Liabilities		**3,228,993.88**	**3,222,395.07**	**6,598.81**
290001	**Deferred Inflow of Resources**	**1,573,652.07**	**1,332,126.32**	
Total Liability		**5,056,495.09**	**4,737,204.36**	**319,290.73**
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		257,885.21	208,552.22	**49,332.99**
Total Equity		**(134,970.64)**	**835,975.80**	**(970,946.44)**
Total Liabilities and Net Assets		**4,921,524.45**	**5,573,180.16**	**(651,655.71)**

0.00

Poughkeepsie Housing Authority
Section 8-(20)
Fiscal Year 2026-Month End April 2025

		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	$ 16,790.00	$ -	0.0%	$ 16,790.00	$ -	$ 16,790.00	$ 16,225.00	$ 565.00	3.4%
340400	Revenues-Other Government Grants	-	-	-		-	-	-	-	-	
341000	Section 8 Income	148,095.00	161,995.00	13,900.00	9.4%	148,095.00	13,900.00	161,995.00	131,030.00	30,965.00	19.1%
343000	Investment income-Unrestricted	3.33	2.36	(0.97)	-29.2%	3.33	(0.97)	2.36	4.03	(1.67)	-70.8%
343500	Investment income-Restricted	-	-	-		-	-	-	-	-	
345000	Fraud Recovery	-	-	-		-	-	-	-	-	
369300	Other Admin Fees	14,957.89	13,328.71	(1,629.18)	-10.9%	14,957.89	(1,629.18)	13,328.71	14,525.83	(1,197.12)	-9.0%
Total Revenues:		**$ 179,846.23**	**$ 192,116.07**	$ 12,269.84	**6.8%**	**$ 179,846.23**	$ 12,269.84	**$ 192,116.07**	**$ 161,784.86**	**$ 30,331.21**	15.8%
Expenses:											
411000	Admin Salaries	$ 7,367.52	$ 4,734.83	$ (2,632.69)	-35.7%	$ 7,367.52	$ (2,632.69)	$ 4,734.83	$ 4,660.35	$ 74.48	1.6%
412000	Compensated Absences	100.00	-	(100.00)	-100.0%	100.00	(100.00)	-	-	-	
413000	Legal	225.00	-	(225.00)	-100.0%	225.00	(225.00)	-	201.25	(201.25)	#DIV/0!
414010	Staff Training	333.33	-	(333.33)	-100.0%	333.33	(333.33)	-	-	-	
415000	Travel	8.33	-	(8.33)	-100.0%	8.33	(8.33)	-	-	-	
417100	Auditing	966.67	-	(966.67)	-100.0%	966.67	(966.67)	-	-	-	
418200	Admin Benefits	4,312.78	2,649.13	(1,663.65)	-38.6%	4,312.78	(1,663.65)	2,649.13	2,980.01	(330.88)	-12.5%
419000	Other Admin Exp	-	-	-		-	-	-	-	-	
419010	Telephone	131.67	152.94	21.27	16.2%	131.67	21.27	152.94	149.64	3.30	2.2%
419030	Eviction & Collection	-	-	-		-	-	-	-	-	
419040	Office Supplies	125.00	-	(125.00)	-100.0%	125.00	(125.00)	-	-	-	
419050	Memberships & Publications	50.00	516.36	466.36	932.7%	50.00	466.36	516.36	985.96	(469.60)	-90.9%
419060	Postage	316.67	870.00	553.33	174.7%	316.67	553.33	870.00	-	870.00	100.0%
419070	Administrative Contracts	666.67	4,088.48	3,421.81	513.3%	666.67	3,421.81	4,088.48	5,542.28	(1,453.80)	-35.6%
419090	Freight	-	-	-		-	-	-	-	-	
421000	Tenant Serv Salaries	-	-	-		-	-	-	-	-	
422000	Tenant Serv Recreation, Pub.	-	-	-		-	-	-	-	-	
422200	Tenant Serv Benefits	-	-	-		-	-	-	-	-	
423000	Ten Serv Contract Costs	-	-	-		-	-	-	-	-	
423100	Tenant Serv Other	-	-	-		-	-	-	-	-	
451000	All Other Insurance	-	-	-		-	-	-	-	-	
451002	Liability Insurance	1,158.91	1,045.62	(113.29)	-9.8%	1,158.91	(113.29)	1,045.62	510.98	534.64	51.1%
451003	Fidelity Bond	13.25	-	(13.25)	-100.0%	13.25	(13.25)	-	286.81	(286.81)	#DIV/0!
451004	Workmen's Comp	-	-	-		-	-	-	-	-	
452000	PILOT	-	-	-		-	-	-	-	-	
454000	OPEB-Admin	-	-	-		-	-	-	-	-	
457000	Collection Loss	-	-	-		-	-	-	-	-	
457100	Bad Debt-Other	-	-	-		-	-	-	-	-	
459000	Other General Expense	3,125.05	5,038.56	1,913.51	61.2%	3,125.05	1,913.51	5,038.56	2,425.97	2,612.59	51.9%
461000	Extraordinary Maint	-	-	-		-	-	-	-	-	
471500	HAP	102,968.09	100,228.00	(2,740.09)	-2.7%	102,968.09	(2,740.09)	100,228.00	94,608.00	5,620.00	5.6%
471501	HAP - Port Outs	39,079.83	39,849.00	769.17	2.0%	39,079.83	769.17	39,849.00	26,678.00	13,171.00	33.1%
471520	Portability In-HAP Payment	14,063.33	12,482.00	(1,581.33)	-11.2%	14,063.33	(1,581.33)	12,482.00	13,662.00	(1,180.00)	-9.5%
471800	FSS Escrow	-	-	-		-	-	-	-	-	
480000	Depreciation	-	-	-		-	-	-	-	-	
752000	Replacement	-	-	-		-	-	-	-	-	
754000	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		$ 175,012.10	$ 171,654.92	$ (3,357.18)	-1.9%	$ 175,012.10	$ (3,357.18)	$ 171,654.92	$ 152,691.25	$ 18,963.67	11.0%
Net Surplus / (Net Deficit):		$ 4,834.13	$ 20,461.15	$ 15,627.02		$ 4,834.13	$ 15,627.02	$ 20,461.15	$ 9,093.61	$ 11,367.54	

Balance Sheet - Detail
Section 8

	Current Year 4/30/2025	Prior Year 4/30/2024	Change In Position
Assets			
Cash & Investments			
111110 General Fund (dev - Operation)	37,787.60	75,638.27	(37,850.67)
111401 FSS Escrow Fund	1,603.54	1,560.81	42.73
116200 Interfund Transfer	0.00	0.00	0.00
Total Cash & Investements	**39,391.14**	**77,199.08**	**(37,807.94)**
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	27,672.56	19,129.00	8,543.56
112912 Allowance for Doubtful-Other	(27,642.56)	(19,129.00)	(8,513.56)
113540 Accounts Receivable-PHA Projects	46,493.84	40,763.38	5,730.46
Total Accounts Receivable - Other	**46,523.84**	**40,763.38**	**5,760.46**
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	0.00	0.00	0.00
129500 Interfund Due From	(34,989.89)	(50,643.22)	15,653.33
Total Current Assets	**(34,989.89)**	**(50,643.22)**	**15,653.33**
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	**110,364.26**	**126,560.78**	**(16,394.15)**
Liabilities and Net Assets			
Liability			
Current Liabilities			
211030 A/P PHA Projects	570.00	570.00	0.00
211040 A/P-Other Gov't	913.98	870.65	43.33
211100 A/P Vendors and Contractors	1,967.95	1,452.05	515.90
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	**4,301.11**	**3,367.66**	**933.45**
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	**256,619.81**	**236,573.37**	**20,046.44**
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	20,461.15	9,093.61	**11,367.54**
Total Equity	**(146,255.55)**	**(110,012.59)**	**(36,242.96)**
Total Liabilities and Net Assets	**110,364.26**	**126,560.78**	**(16,196.52)**

Poughkeepsie Housing Authority

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

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 06/03/2025													
1105680	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 19	06/03/2025		06/04/2025	1	5.00	$0.00	$0.00	$0.00
1105681	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 45	06/03/2025		06/05/2025	2	5.00	0.00	0.00	0.00
1105682	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 12	06/03/2025		06/05/2025	2	5.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.67**		**0.00**		**0.00**
Total Number of Work Orders:			3							**15.00**		**0.00**	
Open Date: 06/04/2025													
1105683	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue , Suite 8A12	06/04/2025		06/04/2025	1	4.50	0.00	0.00	0.00
1105684	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 5-1A	06/04/2025		06/06/2025	2	2.00	0.00	0.00	0.00
1105685	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St. , Suite 5B	06/04/2025		06/05/2025	1	1.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.33**		**0.00**		**0.00**
Total Number of Work Orders:			3							**7.50**		**0.00**	
Open Date: 06/06/2025													
1105729	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 7B2	06/06/2025			31	0.00	0.00	0.00	0.00
1105733	Non-Emer	Closed	Charles Newman	Unit	109 Delafield Street , Suite 42	06/06/2025		06/09/2025	3	2.00	0.00	0.00	0.00
1105743	Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 7B2	06/06/2025			31	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**21.67**		**0.00**		**0.00**
Total Number of Work Orders:			3							**2.00**		**0.00**	
Open Date: 06/09/2025													
1105711	Non-Emer	Closed	Henry Gonzalez	Unit	159 Washington Street , Suite 7-5A	06/09/2025		06/09/2025	1	1.42	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**1.42**		**0.00**	
Open Date: 06/10/2025													
1105712	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 7-5A	06/10/2025		06/10/2025	1	0.75	0.00	0.00	0.00
1105720	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 8B1	06/10/2025		06/10/2025	1	2.00	0.00	0.00	0.00
1105728	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 2-3A	06/10/2025		06/11/2025	1	0.25	0.00	0.00	0.00
1105744	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 24	06/10/2025			27	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**7.50**		**0.00**		**0.00**
Total Number of Work Orders:			4							**3.00**		**0.00**	
Open Date: 06/11/2025													
1105716	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 2A3	06/11/2025		06/11/2025	1	1.00	0.00	0.00	0.00

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 06/11/2025													
1105717	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls , Suite E-3	06/11/2025		06/11/2025	1	1.00	$0.00	$0.00	$0.00
1105721	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 2A14	06/11/2025		06/11/2025	1	0.50	0.00	0.00	0.00
1105726	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 42	06/11/2025			26	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**7.25**		**0.00**		**0.00**
Total Number of Work Orders:			4							**2.50**		**0.00**	
Open Date: 06/12/2025													
1105713	Non-Emer	Closed	Pete Martinson	Unit	109 Delafield Street , Suite 27	06/12/2025		06/12/2025	1	0.50	0.00	0.00	0.00
1105714	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 4A4	06/12/2025		06/13/2025	1	0.50	0.00	0.00	0.00
1105715	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 8A4	06/12/2025		06/13/2025	1	0.50	0.00	0.00	0.00
1105718	Non-Emer	Closed	Charles Newman	Site	120 Hudson Avenue	06/12/2025		06/13/2025	1	2.00	0.00	0.00	0.00
1105732	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 4C6	06/12/2025		06/13/2025	1	3.50	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.00**		**0.00**		**0.00**
Total Number of Work Orders:			5							**7.00**		**0.00**	
Open Date: 06/18/2025													
1105737	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 8B4	06/18/2025			19	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**19.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 06/22/2025													
1105739	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield St , Suite 28	06/22/2025			15	0.00	0.00	0.00	0.00
1105740	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 10	06/22/2025			15	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**15.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**0.00**		**0.00**	
Open Date: 06/23/2025													
1105722	Non-Emer	Closed	Pete Martinson	Unit	109 Delafield Street , Suite 9	06/23/2025		06/23/2025	1	1.67	0.00	0.00	0.00
1105723	Non-Emer	Closed	Pete Martinson	Unit	109 Delafield St , Suite 28	06/23/2025		06/23/2025	1	1.25	0.00	0.00	0.00
1105724	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 7A3	06/23/2025		06/23/2025	1	2.00	0.00	0.00	0.00
1105725	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 1-12A	06/23/2025		06/23/2025	1	0.08	0.00	0.00	0.00
1105727	Non-Emer	Closed	Pete Martinson	Unit	109 Delafield Street , Suite 10	06/23/2025		06/23/2025	1	8.00	0.00	0.00	0.00
1105730	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 9A14	06/23/2025		06/23/2025	1	1.67	0.00	0.00	0.00
1105731	Non-Emer	Closed	Charles Newman	Unit	109 Delafield Street , Suite 10	06/23/2025		06/24/2025	1	7.00	0.00	0.00	0.00
1105734	Non-Emer	Closed	Pete Martinson	Unit	11 Boulevard Knolls , Suite C-3	06/23/2025		06/23/2025	1	0.50	0.00	0.00	0.00
1105735	Non-Emer	Closed	Charles Newman	Unit	109 Delafield Street , Suite 42	06/23/2025		06/23/2025	1	0.50	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.00**		**0.00**		**0.00**
Total Number of Work Orders:			9							**22.67**		**0.00**	
Open Date: 06/24/2025													
1105736	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 4C4	06/24/2025			13	0.00	0.00	0.00	0.00

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 06/24/2025													
1105738	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street , Suite 1-12A	06/24/2025			13	0.00	$0.00	$0.00	$0.00
1105745	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue , Suite 5A3	06/24/2025		06/25/2025	1	0.42	0.00	0.00	0.00
1105746	Non-Emer	Closed	Charles Newman	Unit	109 Delafield Street , Suite 38	06/24/2025		06/24/2025	1	1.50	0.00	0.00	0.00
1105747	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 3A12	06/24/2025			13	0.00	0.00	0.00	0.00
1105748	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue , Suite 4C4	06/24/2025		06/25/2025	1	1.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**7.00**		**0.00**		**0.00**
Total Number of Work Orders:			6							**2.92**		**0.00**	
Open Date: 06/25/2025													
1105749	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 3B1	06/25/2025			12	0.00	0.00	0.00	0.00
1105750	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 2A3	06/25/2025			12	0.00	0.00	0.00	0.00
1105751	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 2A2	06/25/2025			12	0.00	0.00	0.00	0.00
1105754	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 4C6	06/25/2025			12	0.00	0.00	0.00	0.00
1105761	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street , Suite 1-6B	06/25/2025			12	0.00	0.00	0.00	0.00
1105775	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 16	06/25/2025			12	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**12.00**		**0.00**		**0.00**
Total Number of Work Orders:			6							**0.00**		**0.00**	
Open Date: 06/26/2025													
1105756	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street , Suite 1-12A	06/26/2025			11	0.00	0.00	0.00	0.00
1105757	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street , Suite 7-1A	06/26/2025			11	0.00	0.00	0.00	0.00
1105758	Non-Emer	Open	Charles Newman	Unit	159 Washington Street , Suite 7-1A	06/26/2025			11	0.00	0.00	0.00	0.00
1105759	Non-Emer	Open	Charles Newman	Unit	11 Boulevard Knolls , Suite B-2	06/26/2025			11	0.00	0.00	0.00	0.00
1105760	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 4B6	06/26/2025			11	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**11.00**		**0.00**		**0.00**
Total Number of Work Orders:			5							**0.00**		**0.00**	
Open Date: 06/27/2025													
1105762	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 45	06/27/2025			10	0.00	0.00	0.00	0.00
1105763	Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 3A13	06/27/2025			10	0.00	0.00	0.00	0.00
1105777	Non-Emer	Open	Nerec Diaz	Unit	378 Mansion St. , Suite 6D	06/27/2025			10	0.00	0.00	0.00	0.00
1105779	Non-Emer	Open	Charles Newman	Unit	11 Boulevard Knolls , Suite F-2	06/27/2025			10	0.00	0.00	0.00	0.00
1105780	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 37	06/27/2025			10	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**10.00**		**0.00**		**0.00**
Total Number of Work Orders:			5							**0.00**		**0.00**	
Open Date: 06/30/2025													
1105764	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 9C2	06/30/2025			7	0.00	0.00	0.00	0.00
1105765	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 5B5	06/30/2025			7	0.00	0.00	0.00	0.00
1105766	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 10A4	06/30/2025			7	0.00	0.00	0.00	0.00
1105767	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 2A4	06/30/2025			7	0.00	0.00	0.00	0.00

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 06/30/2025													
1105768	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 43	06/30/2025			7	0.00	$0.00	$0.00	$0.00
1105772	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 6C5	06/30/2025			7	0.00	0.00	0.00	0.00
1105773	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 3A13	06/30/2025			7	0.00	0.00	0.00	0.00
1105776	Non-Emer	Open	Nerec Diaz	Unit	378 Mansion St. , Suite 6B	06/30/2025			7	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**7.00**		**0.00**		**0.00**
Total Number of Work Orders:			8							**0.00**		**0.00**	
Open Date: 07/02/2025													
1105769	Non-Emer	Open	Charles Newman	Unit	11 Boulevard Knolls , Suite A-2	07/02/2025			5	0.00	0.00	0.00	0.00
1105770	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 6B3	07/02/2025			5	0.00	0.00	0.00	0.00
1105771	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 4B3	07/02/2025			5	0.00	0.00	0.00	0.00
1105774	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 2A13	07/02/2025			5	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**5.00**		**0.00**		**0.00**
Total Number of Work Orders:			4							**0.00**		**0.00**	
Open Date: 07/03/2025													
1105781	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 1B5	07/03/2025			4	0.00	0.00	0.00	0.00
1105782	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 9B5	07/03/2025			4	0.00	0.00	0.00	0.00
1105783	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 3A1	07/03/2025			4	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**4.00**		**0.00**		**0.00**
Total Number of Work Orders:			3							**0.00**		**0.00**	
Average Days to Complete and Grand Totals:									**7.00**		**0.00**		**0.00**
Work Orders Grand Total:			72							**64.00**		**0.00**	