AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, August 20, 2025, at 5:15 pm. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY. The meeting can be joined by the public by the clicking on the link in the calendar on our website.

ROLL CALL

MINUTES
July 9, 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 July 9, 2025 Meeting

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

The Meeting of the Poughkeepsie Housing Authority was held on July 9, 2025, at 5:29 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

June 11, 2025/Regular Meeting: Commissioner J. Brown made a motion to put the minutes on the floor. Vice-Chairman Brugger seconded. Motion passed unanimously. Commissioner J. Brown made a motion to accept the minutes. Vice-Chairman Brugger seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

None

RESOLUTIONS

None

Mr. Folscher went over the list of maintenance charges for damage caused by residents. Chairman Adams asked if $200 was the price for interior or exterior doors. Mr. Folscher replied that it is for interior doors. Vice-Chairman Brugger said that he thought the price was low for damage to walls.

Commissioner J. Brown asked if a maintenance man goes in and sees damage, what do they do. Mr. Folscher replied that the maintenance worker would create a work order for the work. Ms. Boothe said that we also have yearly housekeeping inspections, and if a maintenance worker sees a housekeeping issue, we will have tenant relations go in then also.

Vice-Chairman Brugger asked about damages due to pets. Mr. Folscher said that while damage to doors is included, we did not include damage to floors. He said that we would

charge for materials and a labor cost of $35 per hour. Chairman Adams asked about people who do not pay their maintenance charges. Ms. Boothe replied that they get a statement with charges and if they do not pay, we can terminate their lease. Ms. Longcore added that we can get a lease termination for not paying fees for a long time but it is a harder termination.

Commissioner J. Brown asked if we could get this sent to all the residents and let them know that their lease can be terminated if they do not pay the fees. Ms. Boothe replied that she was going to do this as long as the Board approved the costs. Chairman Adams said we need to internally decide on what length of time of non-compliance would result in lease termination. Commissioner J. Brown said that we should include the length of time should be included in the notice for the tenants.

Vice-Chairman Brugger said that we really need to enforce not tampering with smoke detectors as it is a health and safety issue. Chairman Adams said this should be a no tolerance policy.

Commissioner J. Brown suggested that this be put in the move-in packet and the recertification packet and make the resident sign it. It was decided that "prices may be subject to change' should be added in case there is price increase between recertification.

Chairman Adams asked if they are taking the batteries out. Mr. Folscher said that they are completely removing the smoke detectors and putting them somewhere else. Chairman Adams said that we should be fining them. Ms. Boothe said that there is a fine of $25 for removal. It was decided to add a separate line for smoke detector removal and the fine will be $100.

Commissioner T. Brown asked if we could have meetings at each site to go over the new charges.

At 5:59 pm, Commissioner J. Brown made a motion to adjourn due to an impending lack of quorum. Vice-Chairman Brugger seconded the motion.

The meeting was adjourned at 5:59 p.m.

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

Financial Review

July 2025

Low-Income Program (10)

REVENUES:

A/C 311000 Revenues- HUD PHA Grant - is **$183,179.00** for the month and **$780,727.44 YTD.**

A/C 369002 Capital Fund income - is **$344,686.00** for the month. We received funds from the CFP 2024 when it became available.

Low-Income Program (10)

EXPENSES:

- A/C 443003 **Landscape & Grounds–** is **over** budget for the month by **$1,750.00**. We are outsourcing the outside landscaping so we can focus our manpower on vacant apartments.
- A/C 457000 – **Collection Loss** YTD is **-$54,380.72**.

The Net Surplus for the month of July is **$444,760.88** and Net Surplus YTD is **$650,394.92**.

Note: As of July 31, 2025, we are leased at **104 of 117 (88.9%) for AMP 11** and **217 of 242 (89.7%) for AMP 22**. Overall, we are **321 of 359 (89.4%) units** that are leased up.

Low-Income Program (10)

Balance Sheet (as of 7/31/25):

- Cash and Investments decreased by $20,827.40 compared to the same time last year.
- Total Accounts Receivable-Tenants increased compared to last year by $101,445.65.
- Total Accounts Receivable - Other decreased by $12,356.54.
- Total Current Assets have increased from last year by $1,482.56.
- Fixed Assets increased by $88,833.75.
- Accumulated Depreciation has increased by $422,996.00.
- Total Current Liabilities shows an increase of $37,371.97 as compared to the same time last year.
- Total Non-Current Liabilities have increased from last year by $8,836.81.

- Current Year Net Assets are the Net Surplus or Net Deficit for the fiscal year. Our Net Surplus for this year is $650,394.92. This is a decrease in the surplus from the same time last year by $472,524.97.

Section 8 Program (20)

REVENUES:

- Total Revenues were **$190,502.19** for July and **$867,211.18 YTD**.

EXPENSES:

- Total Expenses were **$198,223.41** for July and **$758,906.65 YTD**.

- For the month of July, the Net Deficit is $7,721.22. For Year to Date, our Net Surplus is $108,304.53.

Section 8 Program (20)

Balance Sheet as of 7/31/25:

- The Total Cash and Investments have increased by $33,257.13 over last year.
- Accounts Receivable-Other decreased by $5,567.60 against the year prior.
- Current Assets decreased by $17,604.55.
- Total Current Liabilities increased by $617.08 over same time last year.
- Total Non-Current Liabilities has increased by $8,260.74.
- Current Year Net Assets have increased from last year by $38,153.04.

Note: As of July 31, we are leased at **84 of 91 for HCV; 56 of 60 for VASH; and 9 of 18 for the Foster Youth to Independence (FYI) vouchers.**

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2026-Month End July 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	$ 183,179.00	$ 6,734.42	3.8%	$ 705,778.33	$ 74,949.44	$ 780,727.77	$ 804,603.91	$ (23,876.14)	-3.0%
311500.0	Reinstated Tenant Rental	583.33	152.39	(430.94)	-73.9%	2,333.33	(1,848.74)	484.59	1,006.36	(521.77)	-51.8%
345000.0	Fraud Recovery	3,500.00	11,323.00	7,823.00	223.5%	14,000.00	7,070.00	21,070.00	4,783.00	16,287.00	340.5%
345100.0	Reinstate- Fraud Recovery	83.33	-	(83.33)	-100.0%	333.33	(333.33)	-	-	-	
312000.0	Excess Utilities - A/C	4,166.67	4,009.00	(157.67)	-3.8%	16,666.67	532.33	17,199.00	13,881.00	3,318.00	23.9%
312500.0	Reinstated Excess utilities	-	-	-		-	-	-	-	-	
319000.0	Non-Dwelling Income - Rental Fees	6,166.67	1,150.00	(5,016.67)	-81.4%	24,666.67	(3,956.55)	20,710.12	20,392.80	317.32	1.6%
340100.0	Revenues-Hud Pha Grant	176,164.11	161,679.00	(14,485.11)	-8.2%	704,656.45	62,519.55	767,176.00	677,450.00	89,726.00	13.2%
340400.0	Revenues-Other Government	-	-	-		-	-	-	-	-	
343000.0	Interest - unrestricted	1,666.67	1,605.91	(60.76)	-3.6%	6,666.67	209.29	6,875.96	10,439.01	(3,563.05)	-34.1%
348000.0	Insurance Proceeds	-	-	-		-	14,331.66	14,331.66	52,294.11	(37,962.45)	-72.6%
349000.0	Gain or Loss on Sale of Fixed Assets	-	-	-		-	-	-	-	-	
369000.0	Other Income- Late Fees	3,500.00	2,675.78	(824.22)	-23.5%	14,000.00	7,586.54	21,586.54	14,660.34	6,926.20	47.2%
369001.0	Maintenance Income	725.00	5,061.67	4,336.67	598.2%	2,900.00	3,311.67	6,211.67	3,381.52	2,830.15	83.7%
369002.0	Capital Fund Income	21,638.92	344,686.00	323,047.08	1492.9%	86,555.67	258,130.33	344,686.00	-	344,686.00	#DIV/0!
369004.0	Laundry	200.00	-	(200.00)	-100.0%	800.00	(800.00)	-	-	-	
369100.0	Reinstated Other Income	-	-	-		-	-	-	85.47	(85.47)	-100.0%
Total Revenues:		$ 394,839.28	$ 715,521.75	$ 320,682.47	81.2%	$ 1,579,357.11	$ 421,702.20	$ 2,001,059.31	$ 1,602,977.52	398,081.79	24.8%
Expenses:											
411000.0	Admin Salaries	$ 45,323.64	$ 40,899.93	$ (4,423.71)	-9.8%	$ 181,294.55	$ (28,044.04)	$ 153,250.51	$ 143,757.65	9,492.86	6.6%
412000.0	Compensated Absence Expense	316.67	-	(316.67)	-100.0%	1,266.67	(1,266.67)	-	-	-	
413000.0	Legal	3,823.75	3,823.75	-	0.0%	15,295.00	-	15,295.00	15,295.00	-	
414010.0	Staff Training	-	-	-		-	-	-	-	-	
415000.0	Travel	1,000.00	2.28	(997.72)	-99.8%	4,000.00	(3,871.51)	128.49	7.03	121.46	1727.7%
417100.0	Auditing	2,366.67	-	(2,366.67)	-100.0%	9,466.67	(9,466.67)	-	-	-	
417200.0	Advertising & Marketing	100.00	-	(100.00)	-100.0%	400.00	(400.00)	-	-	-	
418200.0	Admin Benefits	24,438.77	15,353.33	(9,085.44)	-37.2%	97,755.07	(39,021.86)	58,733.21	43,022.48	15,710.73	36.5%
419000.0	Other Admin Exp	258.33	201.71	(56.62)	-21.9%	1,033.33	46.62	1,079.95	1,402.34	(322.39)	-23.0%
419010.0	Telephone	1,583.33	1,646.83	63.50	4.0%	6,333.33	(581.71)	5,751.62	5,488.02	263.60	4.8%
419030.0	Eviction & Collection	5,333.33	4,880.00	(453.33)	-8.5%	21,333.33	(5,037.33)	16,296.00	18,455.00	(2,159.00)	-11.7%
419040.0	Office Supplies	833.33	254.15	(579.18)	-69.5%	3,333.33	(997.41)	2,335.92	2,018.02	317.90	15.8%
419050.0	Memberships & Publications	166.67	578.00	411.33	246.8%	666.67	965.81	1,632.48	882.75	749.73	84.9%
419060.0	Postage	1,000.00	-	(1,000.00)	-100.0%	4,000.00	260.00	4,260.00	2,139.85	2,120.15	99.1%
419070.0	Administrative Contracts	5,250.00	3,350.26	(1,899.74)	-36.2%	21,000.00	905.73	21,905.73	21,580.64	325.09	1.5%
419080.0	Bank Charges for NSF Checks	-	-	-		-	-	-	-	-	
419090.0	Freight	8.33	-	(8.33)	-100.0%	33.33	(33.33)	-	-	-	
421000.0	Tenant Serv Salaries	-	-	-		-	-	-	-	-	
422000.0	Tenant Serv Recreation, Pub.	-	-	-		-	-	-	-	-	
422200.0	Tenant Serv Benefits	-	-	-		-	-	-	-	-	
423100.0	Tenant Serv Other	700.00	-	(700.00)	-100.0%	2,800.00	(2,800.00)	-	539.93	(539.93)	-100.0%
431000.0	Water	16,333.33	-	(16,333.33)	-100.0%	65,333.33	(17,548.12)	47,785.21	49,372.84	(1,587.63)	-3.2%
431100.0	Sewer	13,333.33	-	(13,333.33)	-100.0%	53,333.33	(14,351.89)	38,981.44	40,357.35	(1,375.91)	-3.4%
432000.0	Electric	40,083.33	42,623.91	2,540.58	6.3%	160,333.33	(47,516.95)	112,816.38	90,435.74	22,380.64	24.7%
433000.0	Gas	21,500.00	13,155.07	(8,344.93)	-38.8%	86,000.00	(23,031.82)	62,968.18	41,629.64	21,338.54	51.3%
441000.0	Maint Labor	69,341.13	56,556.44	(12,784.69)	-18.4%	277,364.50	(59,468.33)	217,896.17	239,659.46	(21,763.29)	-9.1%
442000.0	Maint Materials	47,500.00	30,863.18	(16,636.82)	-35.0%	190,000.00	(81,407.28)	108,592.72	144,460.82	(35,868.10)	-24.8%
443000.0	Maint Contracts	13,333.33	1,361.63	(11,971.70)	-89.8%	53,333.33	8,571.57	61,904.90	51,232.58	10,672.32	20.8%
443002.0	Auto Maintenance	2,000.00	905.36	(1,094.64)	-54.7%	8,000.00	(4,306.17)	3,693.83	6,095.39	3,693.83	#DIV/0!
443003.0	*Landscape & Grounds*	-	1,750.00	1,750.00		-	5,500.00	5,500.00	-	5,500.00	#DIV/0!
443004.0	Unit Turnaround	-	-	-		-	-	-	-	-	
443005.0	Extermination	2,000.00	1,994.00	(6.00)	-0.3%	8,000.00	(566.06)	7,433.94	5,982.00	1,451.94	24.3%
443006.0	Janitorial	-	-	-		-	465.00	465.00	-	465.00	#DIV/0!
443100.0	Garbage/ Trash Removal	7,833.33	8,446.57	613.24	7.8%	31,333.33	(7,954.90)	23,378.43	25,545.60	(2,167.17)	-8.5%
443300.0	Maint Labor Benefits	38,194.73	24,012.27	(14,182.46)	-37.1%	152,778.92	(64,038.56)	88,740.36	104,893.86	(16,153.50)	-15.4%
444001.0	Plumbing	3,916.67	-	(3,916.67)	-100.0%	15,666.67	(9,946.82)	5,719.85	20,691.99	(14,972.14)	-72.4%
444002.0	Electrical	983.33	560.00	(423.33)	-43.1%	3,933.33	(3,030.07)	903.26	4,761.43	(3,858.17)	-81.0%

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2026-Month End July 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
444003.0	Heating & Cooling	3,333.33	-	(3,333.33)	-100.0%	13,333.33	(13,183.33)	150.00	12,674.37	(12,524.37)	-98.8%
444004.0	Elevator Maintenance	633.33	431.39	(201.94)	-31.9%	2,533.33	(807.77)	1,725.56	1,675.32	50.24	3.0%
446000.0	Prot Serv - Labor	-	-	-		-	-	-	-	-	
448000.0	Prot Serv - Contract	2,500.00	2,640.00	140.00	5.6%	10,000.00	1,880.00	11,880.00	6,105.00	5,775.00	94.6%
448200.0	Prot Serv - Benefits	-	-	-		-	-	-	-	-	
451000.0	All Other Insurance	1,666.67	-	(1,666.67)	-100.0%	6,666.67	11,621.33	18,288.00	21,040.00	(2,752.00)	-13.1%
451001.0	Property Insurance	25,555.04	28,845.91	3,290.87	12.9%	102,220.16	56,961.41	159,181.57	156,726.28	2,455.29	1.6%
451002.0	Liability Insurance	10,430.19	12,635.10	2,204.91	21.1%	41,720.75	44,885.51	86,606.26	55,308.50	31,297.76	56.6%
451003.0	Fidelity Bond	119.25	-	(119.25)	-100.0%	477.00	(477.00)	-	702.19	(702.19)	-100.0%
451004.0	Workmen's Comp	2,242.65	-	(2,242.65)	-100.0%	8,970.61	16,934.40	25,905.01	23,731.32	2,173.69	9.2%
452000.0	PILOT	8,750.00	8,433.00	(317.00)	-3.6%	35,000.00	(1,268.00)	33,732.00	34,728.00	(996.00)	-2.9%
454000.0	OPEB-Admin	-	-	-		-	-	-	-	-	
454001.0	OPEB-Maintenance	-	-	-		-	-	-	-	-	
457000.0	Collection Loss	17,500.00	(35,538.20)	(53,038.20)	-303.1%	70,000.00	(124,380.72)	(54,380.72)	31,799.29	(86,180.01)	-271.0%
457100.0	Bad Debt - Other	-	-	-		-	-	-	-	-	
459000.0	Other General Expense	416.67	95.00	(321.67)	-77.2%	1,666.67	(1,538.54)	128.13	909.89	(781.76)	-85.9%
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	$ 270,760.87	$ (171,241.61)	-38.7%	$ 1,768,009.90	$ (417,345.51)	$ 1,350,664.39	$ 1,425,107.57	$ (68,347.79)	-4.8%
Net Surplus / (Net Deficit):		$ (47,163.20)	$ 444,760.88	$ 491,924.08		$ (188,652.79)	$ 839,047.71	$ 650,394.92	$ 177,869.95	$ 466,429.58	262.2%

Balance Sheet - Detail
Federal Low Income

		Current Year 7/31/2025	Prior Year 7/31/2024	Change in Position
	Assets			
Cash & Investments				
111108	ERAP Funds	100.00	100.00	0.00
111110	General Fund (dev - Operation)	243,107.52	217,693.89	25,413.63
111111	Payroll Cash Account	55,099.45	453.77	54,645.68
111112	Money Market Operating Account	194,206.67	194,603.12	(396.45)
111113	Operating Money Market	320,324.46	413,200.25	(92,875.79)
111400	Tenants Security Deposit Fund	140,502.07	141,074.07	(572.00)
111403	Tenant Disbursement AC	13,959.59	30,941.95	(16,982.36)
111700	Petty Cash Fund	100.00	100.00	0.00
116200	Interfund Tranfer	0.00	(0.85)	0.85
116210	Investment-Cd	247,488.92	237,550.20	9,938.72
Total Cash & Investements		**1,214,888.68**	**1,235,716.40**	**(20,827.72)**
Accounts Receivable - Tenants				
112200	A/R Tenants	704,604.06	598,312.39	106,291.67
112210	Allowance For Doubtful Accts-Tenants	(330,935.98)	(325,956.96)	(4,979.02)
112220	Deposit Receivable	11,454.78	11,321.78	133.00
Total Accounts Receivable - Tenants		**385,122.86**	**283,677.21**	**101,445.65**
Accounts Receivable - Other				
112800	Outstanding Travel Advances	2,774.05	0.00	2,774.05
112900	A/R Other	9,003.89	21,134.74	(12,130.85)
112912	Allowance for Doubtful-Other	(4,949.74)	(1,950.00)	(2,999.74)
Total Accounts Receivable - Other		**6,828.20**	**19,184.74**	**(12,356.54)**
Current Assets				
121100	Prepaid Insurance	0.00	0.00	0.00
121108	Prepaid Exp	0.00	1,827.04	(1,827.04)
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	(76,600.30)	(95,007.59)	18,407.29
Total Current Assets		**(26,077.45)**	**(27,560.01)**	**1,482.56**
Fixed Assets				
140010	Leasehold Improvements	4,233,211.34	4,137,509.10	95,702.24
140060	Land	337,280.00	337,280.00	0.00
140070	Buildings	34,151,153.95	34,145,653.95	5,500.00
140080	Funiture and EMDwell	999,842.27	979,282.85	20,559.42
140090	Furniture and EMAdmin	963,581.14	996,509.05	(32,927.91)
Subtotal Fixed Assets		**40,685,068.70**	**40,596,234.95**	**88,833.75**
Less: Accumulated Depreciation		**0.00**	**0.00**	**0.00**
Total Fixed Assets		**40,685,068.70**	**40,596,234.95**	**88,833.75**
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		**5,166,645.65**	**5,426,665.58**	**(260,019.93)**

Balance Sheet - Detail
Federal Low Income

		Current Year 7/31/2025	Prior Year 7/31/2024	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	27,769.91	(5,263.70)	33,033.61
211400	Tenant Security Deposits Payable	151,018.85	154,994.65	(3,975.80)
211499	Payroll Payable	1,837.07	701.94	1,135.13
211500	SUI	197.77	(7,182.26)	7,380.03
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	536.91	2,423.45
211751	ERS Loan	(2,783.72)	(326.93)	(2,456.79)
211753	AFLAC	0.00	0.00	0.00
211756	NYS Deferred Comp	0.00	0.00	0.00
211760	Dutchess Scu	(1,135.13)	0.00	(1,135.13)
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	0.00	0.00	0.00
213501	Accrued Water & Sewer	0.00	0.00	0.00
213510	Accrued Compensated Absences-Current Portion	9,196.17	8,228.70	967.47
220000	Deferred Revenue	0.00	0.00	0.00
229000	Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities		**182,355.63**	**144,983.66**	**37,371.97**
Non-Current Liabilities				
213511	Accrued Compensated Absences-Non Current	174,727.18	156,345.32	18,381.86
213701	Accrued Current Pilot	33,732.00	34,728.00	(996.00)
214000	Accrued Pension and OPEB liabilities	2,944,639.70	2,953,188.75	(8,549.05)
Total Non-Current Liabilities		**3,153,098.88**	**3,144,262.07**	**8,836.81**
290001	**Deferred Inflow of Resources**	**1,573,652.07**	**1,332,126.32**	
Total Liability		**4,909,106.58**	**4,621,372.05**	**287,734.53**
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		650,394.92	177,869.95	**472,524.97**
Total Equity		**257,539.07**	**805,293.53**	**(547,754.46)**
Total Liabilities and Net Assets		**5,166,645.65**	**5,426,665.58**	**(260,019.93)**

0.00

Poughkeepsie Housing Authority
Section 8-(20)
Fiscal Year 2026-Month End July 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	$ 17,188.00	$ 398.00	2.4%	$ 67,160.00	$ 9,638.00	$ 76,798.00	$ 67,699.00	$ 9,099.00	11.8%
340400	Revenues-Other Government Grants	-	-	-		-	-	-	-	-	
341000	Section 8 Income	148,095.00	161,657.00	13,562.00	9.2%	592,380.00	147,987.00	740,367.00	582,158.00	158,209.00	21.4%
343000	Investment income-Unrestricted	3.33	4.72	1.39	41.6%	13.33	0.57	13.90	15.15	(1.25)	-9.0%
343500	Investment income-Restricted	-	-	-		-	-	-	-	-	
345000	Fraud Recovery	-	-	-		-	-	-	-	-	
369300	Other Admin Fees	14,957.89	11,652.47	(3,305.42)	-22.1%	59,831.57	(9,799.29)	50,032.28	56,193.79	(6,161.51)	-12.3%
Total Revenues:		**$ 179,846.23**	**$ 190,502.19**	$ 10,655.96	**5.9%**	**$ 719,384.91**	$ 147,826.27	**$ 867,211.18**	**$ 706,065.94**	**$ 161,145.24**	18.6%
Expenses:											
411000	Admin Salaries	$ 7,367.52	$ 6,690.11	$ (677.41)	-9.2%	$ 29,470.08	$ (4,558.08)	$ 24,912.00	$ 23,309.28	$ 1,602.72	6.4%
412000	Compensated Absences	100.00	-	(100.00)	-100.0%	400.00	(400.00)	-	-	-	
413000	Legal	225.00	201.25	(23.75)	-10.6%	900.00	(296.25)	603.75	805.00	(201.25)	-33.3%
414010	Staff Training	333.33	-	(333.33)	-100.0%	1,333.33	(1,333.33)	-	-	-	
415000	Travel	8.33	0.93	(7.40)	-88.8%	33.33	10.28	43.61	2.74	40.87	93.7%
417100	Auditing	966.67	-	(966.67)	-100.0%	3,866.67	(3,866.67)	-	-	-	
418200	Admin Benefits	4,312.78	2,944.29	(1,368.49)	-31.7%	17,251.12	(5,762.16)	11,488.96	12,328.28	(839.32)	-7.3%
419000	Other Admin Exp	-	-	-		-	-	-	-	-	
419010	Telephone	131.67	151.99	20.32	15.4%	526.67	83.53	610.20	599.80	10.40	1.7%
419030	Eviction & Collection	-	-	-		-	-	-	-	-	
419040	Office Supplies	125.00	-	(125.00)	-100.0%	500.00	(500.00)	-	29.05	(29.05)	#DIV/0!
419050	Memberships & Publications	50.00	272.00	222.00	444.0%	200.00	588.36	788.36	985.96	(197.60)	-25.1%
419060	Postage	316.67	-	(316.67)	-100.0%	1,266.67	549.80	1,816.47	870.00	946.47	52.1%
419070	Administrative Contracts	666.67	158.69	(507.98)	-76.2%	2,666.67	2,163.30	4,829.97	6,464.92	(1,634.95)	-33.9%
419090	Freight	-	-	-		-	-	-	-	-	
421000	Tenant Serv Salaries	-	-	-		-	-	-	-	-	
422000	Tenant Serv Recreation, Pub.	-	-	-		-	-	-	-	-	
422200	Tenant Serv Benefits	-	-	-		-	-	-	-	-	
423000	Ten Serv Contract Costs	-	-	-		-	-	-	-	-	
423100	Tenant Serv Other	-	-	-		-	-	-	-	-	
451000	All Other Insurance	-	-	-		-	-	-	-	-	
451002	Liability Insurance	1,158.91	1,528.19	369.28	31.9%	4,635.64	9,767.24	14,402.88	22,500.08	(8,097.20)	-56.2%
451003	Fidelity Bond	13.25	-	(13.25)	-100.0%	53.00	(53.00)	-	286.81	(286.81)	#DIV/0!
451004	Workmen's Comp	-	-	-		-	193.26	193.26	177.04	16.22	8.4%
452000	PILOT	-	-	-		-	-	-	-	-	
454000	OPEB-Admin	-	-	-		-	-	-	-	-	
457000	Collection Loss	-	-	-		-	-	-	-	-	
457100	Bad Debt-Other	-	-	-		-	-	-	-	-	
459000	Other General Expense	3,125.05	5,005.96	1,880.91	60.2%	12,500.22	5,634.67	18,134.89	10,724.49	7,410.40	40.9%
461000	Extraordinary Maint	-	-	-		-	-	-	-	-	
471500	HAP	102,968.09	109,885.00	6,916.91	6.7%	411,872.35	10,495.65	422,368.00	375,064.00	47,304.00	11.2%
471501	HAP - Port Outs	39,079.83	60,510.00	21,430.17	54.8%	156,319.33	56,001.97	212,321.30	129,027.00	83,294.30	39.2%
471520	Portability In-HAP Payment	14,063.33	10,875.00	(3,188.33)	-22.7%	56,253.33	(9,860.33)	46,393.00	52,740.00	(6,347.00)	-13.7%
471800	FSS Escrow	-	-	-		-	-	-	-	-	
480000	Depreciation	-	-	-		-	-	-	-	-	
752000	Replacement	-	-	-		-	-	-	-	-	
754000	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		**$ 175,012.10**	**$ 198,223.41**	**$ 23,211.31**	**13.3%**	**$ 700,048.40**	**$ 58,858.25**	**$ 758,906.65**	**$ 635,914.45**	**$ 122,992.20**	16.2%
Net Surplus / (Net Deficit):		**$ 4,834.13**	**$ (7,721.22)**	**$ (12,555.35)**		**$ 19,336.50**	**$ 88,968.03**	**$ 108,304.53**	$ 70,151.49	$ 38,153.04	

Balance Sheet - Detail
Section 8

		Current Year 7/31/2025	Prior Year 7/31/2024	Change In Position
	Assets			
Cash & Investments				
111110	General Fund (dev - Operation)	115,399.90	82,183.78	33,216.12
111401	FSS Escrow Fund	1,613.66	1,572.65	41.01
116200	Interfund Transfer	0.00	0.00	0.00
Total Cash & Investements		**117,013.56**	**83,756.43**	**33,257.13**
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	28,199.65	19,129.00	9,070.65
112912	Allowance for Doubtful-Other	(27,642.56)	(19,129.00)	(8,513.56)
113540	Accounts Receivable-PHA Projects	38,497.84	44,622.53	(6,124.69)
Total Accounts Receivable - Other		**39,054.93**	**44,622.53**	**(5,567.60)**
Current Assets				
121100	Prepaid Insurance	0.00	0.00	0.00
121108	Prepaid Exp	0.00	10.00	(10.00)
129500	Interfund Due From	(17,604.55)	0.00	(17,604.55)
Total Current Assets		**(17,604.55)**	**10.00**	**(17,614.55)**
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		**197,903.11**	**187,630.50**	**10,074.98**
	Liabilities and Net Assets			
Liability				
Current Liabilities				
211030	A/P PHA Projects	570.00	570.00	0.00
211040	A/P-Other Gov't	924.10	882.49	41.61
211100	A/P Vendors and Contractors	1,653.30	1,452.05	201.25
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		**3,996.58**	**3,379.50**	**617.08**
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		**256,315.28**	**236,585.21**	**19,730.07**
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		108,304.53	70,151.49	**38,153.04**
Total Equity		**(58,412.17)**	**(48,954.71)**	**(9,457.46)**
Total Liabilities and Net Assets		**197,903.11**	**187,630.50**	**10,272.61**

Poughkeepsie Housing Authority

4 Howard Street

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

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 07/02/2025													
1105769	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls , Suite A-2	07/02/2025		07/03/2025	1	2.00	$0.00	$0.00	$0.00
1105770	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue , Suite 6B3	07/02/2025		07/02/2025	1	0.17	0.00	0.00	0.00
1105771	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue , Suite 4B3	07/02/2025		07/02/2025	1	0.67	0.00	0.00	0.00
1105774	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 2A13	07/02/2025		07/02/2025	1	1.00	0.00	0.00	0.00
1105784	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St. , Suite 6D	07/02/2025		07/23/2025	21		0.00	0.00	0.00
1105785	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St. , Suite 6B	07/02/2025		07/11/2025	9	7.50	0.00	0.00	0.00
1105786	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls , Suite D-5	07/02/2025		07/02/2025	1	1.00	0.00	0.00	0.00
1105787	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls , Suite F-2	07/02/2025		07/03/2025	1	2.00	0.00	0.00	0.00
1105788	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls , Suite D-6	07/02/2025		07/02/2025	1	1.00	0.00	0.00	0.00
1105804	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 7B4	07/02/2025			47	0.00	0.00	0.00	0.00
1105823	Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 8B3	07/02/2025			47	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**11.91**		**0.00**		**0.00**
Total Number of Work Orders:			11							**38.33**		**0.00**	
Open Date: 07/03/2025													
1105781	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 1B5	07/03/2025		07/03/2025	1	1.00	0.00	0.00	0.00
1105782	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 9B5	07/03/2025		07/07/2025	4	1.00	0.00	0.00	0.00
1105783	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 3A1	07/03/2025		07/03/2025	1	2.00	0.00	0.00	0.00
1105824	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street , Suite 4-5A	07/03/2025			46	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**13.00**		**0.00**		**0.00**
Total Number of Work Orders:			4							**4.00**		**0.00**	
Open Date: 07/05/2025													
1105806	Non-Emer	Closed	Charles Newman	Unit	159 Washington Street , Suite 1-8B	07/05/2025		07/06/2025	1	2.00	0.00	0.00	0.00
1105825	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street , Suite 5-2B	07/05/2025			44	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**22.50**		**0.00**		**0.00**
Total Number of Work Orders:			2							**2.00**		**0.00**	
Open Date: 07/07/2025													
1105795	Non-Emer	Closed	Charles Newman	Unit	159 Washington Street , Suite 3-7A	07/07/2025		07/08/2025	1	5.00	0.00	0.00	0.00
1105796	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 4-2B	07/07/2025		07/11/2025	4	1.50	0.00	0.00	0.00
1105797	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 6A3	07/07/2025			42	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**15.67**		**0.00**		**0.00**
Total Number of Work Orders:			3							**6.50**		**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: 07/08/2025													
1105798	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 6C3	07/08/2025		07/08/2025	1	2.00	$0.00	$0.00	$0.00
1105799	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue , Suite 2A13	07/08/2025		07/11/2025	3	0.42	0.00	0.00	0.00
1105800	Non-Emer	Closed	Charles Newman	Unit	109 Delafield Street , Suite 18	07/08/2025		07/08/2025	1	2.50	0.00	0.00	0.00
1105803	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 1-4B	07/08/2025		07/22/2025	14	1.00	0.00	100.00	100.00
Average Days to Complete and Group Totals:									**4.75**		**0.00**		**100.00**
Total Number of Work Orders:			4							**5.92**		**100.00**	
Open Date: 07/09/2025													
1105790	Non-Emer	Closed	Nerec Diaz	Unit	120 Hudson Avenue , Suite 2C1	07/09/2025		07/18/2025	9		0.00	0.00	0.00
1105791	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St. , Suite 2C	07/09/2025		07/09/2025	1	1.50	0.00	0.00	0.00
1105801	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue , Suite 1A5	07/09/2025		07/09/2025	1	1.00	0.00	0.00	0.00
1105802	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St. , Suite 2E	07/09/2025		07/09/2025	1	1.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**3.00**		**0.00**		**0.00**
Total Number of Work Orders:			4							**36.50**		**0.00**	
Open Date: 07/10/2025													
1105792	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 3B5	07/10/2025		07/10/2025	1	1.00	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							**1.00**		**0.00**	
Open Date: 07/14/2025													
1105813	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 16	07/14/2025		07/15/2025	1	7.00	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							**7.00**		**0.00**	
Open Date: 07/15/2025													
1105793	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 10B5	07/15/2025			34	0.00	0.00	0.00	0.00
1105794	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 10B5	07/15/2025		07/15/2025	1	2.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**17.50**		**0.00**		**0.00**
Total Number of Work Orders:			2							**2.00**		**0.00**	
Open Date: 07/21/2025													
1105814	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 7-3A	07/21/2025		07/21/2025	1	0.42	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							**0.42**		**0.00**	
Open Date: 07/22/2025													
1105811	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 47	07/22/2025		07/25/2025	3	7.00	0.00	0.00	0.00
1105812	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 21	07/22/2025			27	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
Average Days to Complete and Group Totals:									**15.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**7.00**		**0.00**	
Open Date: 07/23/2025													
1105808	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 1C6	07/23/2025		07/23/2025	1	1.00	$0.00	$0.00	$0.00
1105809	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St. , Suite 5C	07/23/2025		07/23/2025	1	2.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**3.00**		**0.00**	
Open Date: 07/24/2025													
1105807	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 4B4	07/24/2025		07/25/2025	1	2.00	0.00	0.00	0.00
1105815	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 1A12	07/24/2025			25	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**13.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**2.00**		**0.00**	
Open Date: 07/25/2025													
1105821	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 8C4	07/25/2025		07/26/2025	1	2.00	0.00	0.00	0.00
1105828	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 7A3	07/25/2025			24	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**12.50**		**0.00**		**0.00**
Total Number of Work Orders:			2							**2.00**		**0.00**	
Open Date: 07/26/2025													
1105818	Non-Emer	Closed	Charles Newman	Unit	159 Washington Street , Suite 4-4A	07/26/2025		07/28/2025	2	4.00	0.00	0.00	0.00
1105820	Non-Emer	Open	Charles Newman	Unit	159 Washington Street , Suite 4-5A	07/26/2025			23	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**12.50**		**0.00**		**0.00**
Total Number of Work Orders:			2							**4.00**		**0.00**	
Open Date: 07/28/2025													
1105810	Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 8B6	07/28/2025			21	0.00	0.00	0.00	0.00
1105816	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls , Suite F-4	07/28/2025		07/29/2025	1	1.00	0.00	0.00	0.00
1105817	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 2A13	07/28/2025			21	0.00	0.00	0.00	0.00
1105829	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 5A2	07/28/2025			21	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**16.00**		**0.00**		**0.00**
Total Number of Work Orders:			4							**1.00**		**0.00**	
Open Date: 07/29/2025													
1105819	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 1-12B	07/29/2025		07/29/2025	1	0.33	0.00	0.00	0.00
1105822	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 1A15	07/29/2025		07/29/2025	1	5.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**5.33**		**0.00**	
Open Date: 07/30/2025													

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: 07/30/2025													
1105826	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street , Suite 3-3A	07/30/2025			19	0.00	$0.00	$0.00	$0.00
1105830	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 8A15	07/30/2025			19	0.00	0.00	0.00	0.00
1105835	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 7A1	07/30/2025			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:			3							**0.00**		**0.00**	
Open Date: 08/04/2025													
1105831	Non-Emer	Open	Nerec Diaz	Unit	11 Boulevard Knolls , Suite C-4	08/04/2025			14	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**14.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 08/05/2025													
1105832	Non-Emer	Open	Pete Martinson	Unit	378 Mansion St. , Suite 4A	08/05/2025			13	0.00	0.00	0.00	0.00
1105834	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 9B5	08/05/2025			13	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**13.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**0.00**		**0.00**	
Open Date: 08/06/2025													
1105833	Non-Emer	Open	Pete Martinson	Unit	11 Boulevard Knolls , Suite D-1	08/06/2025			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:			1							**0.00**		**0.00**	
Open Date: 08/08/2025													
1105827	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street , Suite 1-7A	08/08/2025			10	0.00	0.00	0.00	0.00
1105836	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 10B3	08/08/2025			10	0.00	0.00	0.00	0.00
1105837	Non-Emer	Open	Kevin Enright	Site		08/08/2025			10	0.00	0.00	0.00	0.00
1105838	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 8A3	08/08/2025			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:			4							**0.00**		**0.00**	
Average Days to Complete and Grand Totals:									**11.12**		**0.00**		**100.00**
Work Orders Grand Total:			60							**128.00**		**100.00**	