

May 12, 2022

**COMMISSIONERS:** Richard Laferte, Chair      Awa Conteh, Vice Chair  
Paul Chaiken      Christal Curtis  
Leah Gulliver      Katelyn Michaud  
Sarah Loyd

Notice is hereby given that a Regular Meeting of the Board of Commissioners of the Housing Authority City of Bangor will be held on **Wednesday, May 18<sup>th</sup> at 12:00 PM** at 161 Davis Road in the Board Room.

**The purpose of this meeting is to discuss the following:**

1. Welcome and Approval of Minutes
2. Management Report
3. Financial Report
4. Department Head Updates
5. Old Business
  - a. Davis Road Senior Housing
  - b. Boys & Girls Club board appointment
6. New Business
7. Open Forum
8. Adjourn

April 20<sup>th</sup>, 2022

**REGULAR MEETING,**

Present: Commissioner Laferte, Commissioner Gulliver, Executive Director, Mike Myatt and Director of Construction & Asset Management, Bob Rhodes, General Counsel, Joseph Bethony,

By Remote: Commissioner Michaud, Commissioner Chaiken

Also, by Remote: Director of Finance Eric MacDonald, Director of Voucher Programs, Donna Peirce, Director of Property Management, Melissa Rhodes Property Management Assistant, Alexis Dunham and Administration Manager, Angie McCluskey.

Absent: Commissioner Curtis, Commissioner Conteh

**1. Welcome** - Commissioner Laferte welcomed everyone to the meeting.

**2. Review of Minutes-** Commissioner Chaiken moved to approve minutes. Commissioner Gulliver seconded the motion. Vote by roll call: Commissioner. Laferte, yes. Commissioner. Chaiken, yes. Commissioner. Gulliver, yes. Commissioner. Michaud, yes. Absent from the vote: Commissioner. Curtis and Commissioner. Conteh.

**3. Management report – Executive Director, Mike Myatt**

Mike opened by covering the renewal of insurances. We have switched to Philadelphia Insurance. This made the most sense because Philadelphia Insurance provides blanket coverage. Acadia is still covering our auto and Workers Comp. Overall cost is up \$60,000; half of that was in the workers compensation renewal.

We have submitted paperwork with Senator Collins’ office for a Congressional earmark to help fund the renovation needed for the Opportunity Center. If approved we will receive 2.7 million. We should know in this spring and we are optimistic that this will be approved.

Mike went on to talk about converting over to the RAD Program. The next step is to schedule community meetings at our various properties. We have drafted up letters but are still in the editing phase of these letters. Will meet with Melissa, Director of Property Management, and her team to schedule these meetings. Board members will get copies of the letters and are encouraged to attend.

Mike gave a great update in regards to the recent water testing that was done on some of our apartments and the pipes connecting to the main line. The results came back good.

**4. Committee Reports-**

**a. Finance Committee/Finance Report–** Finance community met and went over financials. Utilities are still high. Deficit is high due to utility costs right now. Hopefully with the weather changing we will see these costs go down. COCC is doing well; \$40,000 profit.

Audit is still in progress. Eric has submitted all required documentation.

Mike Myatt added that we are moving our fee accounts from Roy & Associates to BDO. BDO is a national company that has extensive knowledge in accounts such as ours.

## 5. Department Head Updates -

**a. Housing Choice Voucher Program, Donna Peirce-** Before Donna spoke Eric reported that utilization is at 97% of our dollars; almost at 98% Threshold for good standing with HUD is 96%. Donna's team has worked very hard.

Donna and her team have pulled 15 participants from the waiting list. 7 of the 15 have responded and have been issued vouchers. Donna hopes for them to have leased up by May. Barriers are still very present for emergency homeless voucher holders. HCV has heard from some landlords reaching out to let voucher holders know that they have apartments available. Admin fee has gone up for when we port out to the housing authorities.

**b. Director of Construction & Asset Management Bob Rhodes –** Capital funds 2022 allocations still in progress. Will continue plugging away at the 5 Year Action Plan but is also dependent on RAD conversion. Will be adding some line items. Paving work will start soon. The contract cost may increase for the paving project due to inflation. Finson Road burn units are all painted and now working on floor concepts. Waiting for warmer weather to begin replacing windows.

**c. Director of Property Management, Melissa Rhodes –** Melissa gave an update on rent relief and tenant accounts. Just this month we have received \$20,000 in rent relief fund. Team is working with tenants that will no longer be receiving this help; making plans and speaking with tenants about their outstanding charges and trying to get repayment agreements in place. Melissa has been advocating for our tenants to other community services. Team has been working hard every step of the way to help our tenants clear up their accounts before proceeding with eviction process.

**d. General Counsel, Joseph Bethony –** Joseph has created a new partnership with Ellsworth and MDI Housing Authorities to provide legal services for them.

**e. Director of Resident Services, Elizabeth Marsh –** (absent; Mike Myatt gave brief update) Resident Services will start coming into the office 3 days a week. Department will be getting new software called Apricot. This software is designed for Resident Services and Family Self-Sufficiency. This software will provide real data and participants will have their own login and will be able to communicate with their coach.

**f. Director of Maintenance, Jim Brochu –** (absent; Mike Myatt gave brief update) Jim is working creating a grounds crew. Maintenance is actively working on grounds clean up.

**5. Old Business-** Finance Department, Mike Myatt, Bob Rhodes, and Elizabeth Marsh are all still working with Lewiston Housing Authority.

**6. New Business-** PHA Web: we are working on going fully paperless. Looking into vendors to help get files uploaded. Joseph Bethony has drafted up confidentiality paperwork for this work.

**7. Open Forum-**

**8. Meeting Adjourned-** Commissioner. Gulliver made a motion to adjourn the meeting. Commissioner. Chaiken seconded the motion. All were in favor.

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Michael W. Myatt, Secretary

# Executive Director's Report – May 2022

## Public Housing

<u>Project Name</u>	<u>Current Occupancy</u>	<u>Year to Date Occupancy</u>
Capehart	97%	98%
Griffin Park	100%	96%
Birch Circle	100%	100%
Nason Park	96%	96%

## Managed Properties (BHDC Owned)

<u>Project Name</u>	<u>Current Occupancy</u>	<u>Year to Date Occupancy</u>
Autumn Park	94%	96%
Crestwood	96%	99%
Greenfield	100%	99%
The Lofts	100%	100%
Griffin Square	92%	91%
Ohio Street	100%	100%

- 1. New Commissioner:** Please welcome Sarah Loyd as our newest Commissioner. I'm hopeful she can join us for the May meeting.
- 2. Going Paperless:** We are aggressively working toward a paperless environment. Our work moving forward is mostly paperless and we are working to find a vendor to help us convert our files from previous years.
- 3. The Splash Pad:** Is officially open for the summer! Please mark your calendars for the summer block party on June 30<sup>th</sup>.
- 4. Evaluation:** My annual review is due in May but my self-evaluation isn't completed yet. I will work to have it as part of the June meeting.
- 5. June Board Meeting:** I would like to reschedule the June meeting out a week to the 22<sup>nd</sup> but we can discuss at the meeting.

Department Head updates will be provided at the meeting, if time permits.

### **AMP 1 Summary**

Line Item:

A: Total Income: Due to Finson Road fire - \$496,396K is causing the variance, this offsets with D.

B: Admin Sal/Ben: Due to wage adjustments, budget is based on a 12-month spread.

C: Bad Debts: Write offs are posted in June and December, budget is based on a 12-month spread.

D: Work Orders: Due to Finson Road fire, \$496,396K is causing the variance, this offsets with A.

E: Utilities: Current month is correct; budget is based on previous year by months. Variance is due to the very cold weather we have been having and rate increases.

F: Pilot: PHA-Web doesn't calculate the pilot; they are working on this.

G: Equip/EPC: We haven't paid the consultant fee yet; this will catch up as soon as we pay it.

### **AMP 4 Summary**

Line Item:

H: Work Orders: Due to a large unit turn \$12K, long term tenant.

I: Utilities: Current month is correct; budget is based on previous year by months. Variance is due to the very cold weather we have been having and rate increases.

### **HCV Summary**

Line Item:

J: Total Income: HUD hasn't given us what we expected and budgeted, this is causing the variance.

K: HAP Paid to LL: Actuals are less than budgeted amount due to the number of people leaving the program and due to Covid waivers expiring.

## **Mod Rehab Summary**

Line Item:

Nothing to report on as all variances are under \$15,000.00.

## **Local Programs**

Line Item:

L: Admin Sal/Ben: Due to allocation changes, actual is less than budgeted. Need to reclass Tenant services salaries. I will correct for next month.

M: Mgmt./Book/Fee: Due to allocation change for tenant service salaries that are paid back by the individual BHDC properties. This need to reclassified to Admi Sal/Ben. I will correct for next month.

## **COCC Summary**

Line Item:

N: Total Income: Due to the last two months fee for service being more than budgeted.

O: Admin Sal/Ben: Due to allocation changes, actual is less than budgeted.

P: Work Orders: Due to budgeting more maintenance positions than we currently have.

Q: Utilities: Current month is correct; budget is based on previous year by months. Variance is due to the very cold weather we have been having and rate increases.

**Bangor Housing Authority**  
**Operating Statement**  
**Four Months Ending 04/30/2022**  
**Program: Public Housing - AMP 1      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget	
<b>INCOME</b>									
Rental Income	211,852.00	209,474.50	2,377.50	838,293.69	837,898.00	395.69	2,513,694.00	(1,675,400.31)	
Operating	445,426.48	312,850.58	132,575.90	1,657,445.49	1,251,402.33	406,043.16	3,754,207.00	(2,096,761.51)	
<b>TOTAL INCOME</b>	<b>657,278.48</b>	<b>522,325.08</b>	<b>134,953.40</b>	<b>2,495,739.18</b>	<b>2,089,300.33</b>	<b>406,438.85</b>	<b>6,267,901.00</b>	<b>(3,772,161.82)</b>	<b>A</b>
<b>EXPENSES</b>									
FSS/Families Forward	101.80	0.00	(101.80)	9,527.54	0.00	(9,527.54)	0.00	(9,527.54)	
Operation/Office Expense	12,407.55	21,968.17	9,560.62	76,646.98	87,872.67	11,225.69	263,618.00	186,971.02	
Admin Salaries/Benefits	95,203.11	87,520.49	(7,682.62)	390,241.56	350,081.99	(40,159.57)	1,050,246.00	660,004.44	<b>B</b>
Mgmt Fees	46,755.95	43,414.00	(3,341.95)	186,470.66	173,656.00	(12,814.66)	520,968.00	334,497.34	
Asset Mgmt Fee	0.00	0.00	0.00	0.00	0.00	0.00	61,100.00	61,100.00	
Legal	124.60	250.00	125.40	3,437.99	1,000.00	(2,437.99)	3,000.00	(437.99)	
Bookkeeping/Fee Account Fee	3,787.50	3,676.33	(111.17)	15,105.00	14,705.33	(399.67)	44,116.00	29,011.00	
Bad Debts/Credit/Bank Charges	(340.28)	4,515.50	4,855.78	(1,023.82)	18,062.00	19,085.82	54,186.00	55,209.82	<b>C</b>
Resident Services	48,962.03	49,803.25	841.22	206,370.01	199,213.00	(7,157.01)	597,639.00	391,268.99	
Travel & Training	970.03	3,916.67	2,946.64	6,522.82	15,666.67	9,143.85	47,000.00	40,477.18	
Work Orders - Maint	298,539.37	141,397.75	(157,141.62)	1,069,906.59	565,591.00	(504,315.59)	1,661,743.00	591,836.41	<b>D</b>
Utilities	114,446.93	102,764.83	(11,682.10)	767,453.56	509,809.33	(257,644.23)	1,332,954.00	565,500.44	<b>E</b>
Pilot	0.00	11,148.50	11,148.50	0.00	44,594.00	44,594.00	133,782.00	133,782.00	<b>F</b>
Insurance	23,609.30	25,528.99	1,919.69	94,437.20	102,115.99	7,678.79	306,348.00	211,910.80	
FSS-Escrow Deposits	20,062.00	13,906.58	(6,155.42)	68,810.00	55,626.33	(13,183.67)	166,879.00	98,069.00	
EPC Principal/Interest	10,223.74	11,132.00	908.26	40,217.90	44,528.00	4,310.10	133,584.00	93,366.10	
Equipment /EPC Conslt Fee	0.00	11,250.00	11,250.00	2,550.00	45,000.00	42,450.00	135,000.00	132,450.00	<b>G</b>
<b>TOTAL EXPENSES</b>	<b>674,853.63</b>	<b>532,193.06</b>	<b>(142,660.57)</b>	<b>2,936,673.99</b>	<b>2,227,522.31</b>	<b>(709,151.68)</b>	<b>6,512,163.00</b>	<b>3,575,489.01</b>	
<b>SURPLUS</b>	<b>(17,575.15)</b>	<b>(9,867.98)</b>	<b>7,707.17</b>	<b>(440,934.81)</b>	<b>(138,221.98)</b>	<b>302,712.83</b>	<b>(244,262.00)</b>	<b>196,672.81</b>	



**Bangor Housing Authority**  
**Operating Statement**  
**Four Months Ending 04/30/2022**  
**Program: Public Housing - AMP 4      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
Rental Income	17,626.00	16,924.00	702.00	70,723.44	67,696.00	3,027.44	203,088.00	(132,364.56)
Operating	16,044.08	17,188.76	(1,144.68)	63,316.71	68,755.01	(5,438.30)	206,265.00	(142,948.29)
<b>TOTAL INCOME</b>	<b>33,670.08</b>	<b>34,112.76</b>	<b>(442.68)</b>	<b>134,040.15</b>	<b>136,451.01</b>	<b>(2,410.86)</b>	<b>409,353.00</b>	<b>(275,312.85)</b>
<b>EXPENSES</b>								
Operation/Office Expense	1,011.09	1,236.50	225.41	4,761.22	4,946.00	184.78	14,838.00	10,076.78
Admin Salaries/ Benefits	6,449.09	5,489.68	(959.41)	25,889.82	21,958.68	(3,931.14)	65,876.00	39,986.18
Mgmt Fees	4,517.31	4,207.08	(310.23)	17,792.67	16,828.33	(964.34)	50,485.00	32,692.33
Asset Mgmt Fee	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
Bookkeeping/Fee Accounting	367.50	356.25	(11.25)	1,447.50	1,425.00	(22.50)	4,275.00	2,827.50
Bad Debts/Credit/Bank Charges	101.28	338.50	237.22	384.10	1,354.00	969.90	4,062.00	3,677.90
Resident Services	314.80	0.00	(314.80)	1,335.11	0.00	(1,335.11)	0.00	(1,335.11)
Travel Training	0.00	25.00	25.00	6.18	100.00	93.82	300.00	293.82
Work Orders - Maint	11,943.16	9,420.34	(2,522.82)	62,618.61	37,681.34	(24,937.27)	113,044.00	50,425.39
Utilities	7,693.61	5,892.24	(1,801.37)	56,823.22	23,568.99	(33,254.23)	70,707.00	13,883.78
Pilot	0.00	1,129.33	1,129.33	0.00	4,517.33	4,517.33	13,552.00	13,552.00
Insurance	1,268.65	1,332.50	63.85	5,074.60	5,330.00	255.40	15,990.00	10,915.40
EPC Principle/Interest	1,347.33	1,518.00	170.67	5,291.76	6,072.00	780.24	18,216.00	12,924.24
<b>TOTAL EXPENSES</b>	<b>35,013.82</b>	<b>30,945.42</b>	<b>(4,068.40)</b>	<b>181,424.79</b>	<b>123,781.67</b>	<b>(57,643.12)</b>	<b>377,345.00</b>	<b>195,920.21</b>
<b>SURPLUS</b>	<b>(1,343.74)</b>	<b>3,167.34</b>	<b>4,511.08</b>	<b>(47,384.64)</b>	<b>12,669.34</b>	<b>60,053.98</b>	<b>32,008.00</b>	<b>79,392.64</b>

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**Bangor Housing Authority**  
**Operating Statement**  
**Four Months Ending 04/30/2022**  
**Program: S8 Vouchers      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
Oper Sub -HAP	221,094.00	240,885.50	(19,791.50)	889,428.00	963,542.00	(74,114.00)	2,890,626.00	(2,001,198.00)
Oper Sub - Admin Fees	28,956.00	29,483.92	(527.92)	123,145.00	117,935.67	5,209.33	353,807.00	(230,662.00)
Int Earned on UNA	0.00	50.00	(50.00)	64.32	200.00	(135.68)	600.00	(535.68)
Oper Sub - FSS	0.00	626.92	(626.92)	0.00	2,507.67	(2,507.67)	7,523.00	(7,523.00)
Adm Ports- Portables	897.55	455.92	441.63	3,052.54	1,823.67	1,228.87	5,471.00	(2,418.46)
Collection	0.00	208.33	(208.33)	0.00	833.33	(833.33)	2,500.00	(2,500.00)
<b>TOTAL INCOME</b>	<b>250,947.55</b>	<b>271,710.59</b>	<b>(20,763.04)</b>	<b>1,015,689.86</b>	<b>1,086,842.34</b>	<b>(71,152.48)</b>	<b>3,260,527.00</b>	<b>(2,244,837.14)</b>
<b>EXPENSES</b>								
Operation/Office Expense	754.38	2,483.42	1,729.04	9,913.20	9,933.67	20.47	29,801.00	19,887.80
Admin Salaries/Benefits	19,476.34	18,977.17	(499.17)	80,318.34	75,908.67	(4,409.67)	227,726.00	147,407.66
Mgmt/Bookkeeping Fees	8,073.00	8,151.00	78.00	32,292.00	32,604.00	312.00	97,812.00	65,520.00
Legal	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00	1,500.00
Travel & Training	0.00	333.33	333.33	1,022.24	1,333.33	311.09	4,000.00	2,977.76
Work Orders	0.00	1,299.83	1,299.83	390.00	5,199.33	4,809.33	15,598.00	15,208.00
Insurance	613.15	767.33	154.18	2,452.60	3,069.33	616.73	9,208.00	6,755.40
HAP Paid to Land Lords	211,884.00	240,885.50	29,001.50	854,415.00	963,542.00	109,127.00	2,890,626.00	2,036,211.00
HAP Dmgs/Unpd Rent	0.00	0.00	0.00	(2,705.00)	0.00	2,705.00	0.00	2,705.00
HAP Escrow FSS	1,924.00	0.00	(1,924.00)	6,757.00	0.00	(6,757.00)	0.00	(6,757.00)
Port Out HAP Expenses	1,943.00	0.00	(1,943.00)	7,772.00	0.00	(7,772.00)	0.00	(7,772.00)
Port In HAP Expense	(577.00)	0.00	577.00	(794.00)	0.00	794.00	0.00	794.00
HAP Admin Fees	149.58	0.00	(149.58)	598.32	0.00	(598.32)	0.00	(598.32)
<b>TOTAL EXPENSES</b>	<b>244,240.45</b>	<b>273,022.58</b>	<b>28,782.13</b>	<b>992,431.70</b>	<b>1,092,090.33</b>	<b>99,658.63</b>	<b>3,276,271.00</b>	<b>2,283,839.30</b>
<b>SURPLUS</b>	<b>6,707.10</b>	<b>(1,311.99)</b>	<b>(8,019.09)</b>	<b>23,258.16</b>	<b>(5,247.99)</b>	<b>(28,506.15)</b>	<b>(15,744.00)</b>	<b>(39,002.16)</b>

**Bangor Housing Authority**  
**Operating Statement**  
**Four Months Ending 04/30/2022**  
**Program: Mod Rehab I      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
Oper Sub - HAP	3,092.00	2,685.00	407.00	12,374.00	10,740.00	1,634.00	32,220.00	(19,846.00)
Oper Sub - Adm Fees	0.00	397.42	(397.42)	0.00	1,589.67	(1,589.67)	4,769.00	(4,769.00)
<b>TOTAL INCOME</b>	<b>3,092.00</b>	<b>3,082.42</b>	<b>9.58</b>	<b>12,374.00</b>	<b>12,329.67</b>	<b>44.33</b>	<b>36,989.00</b>	<b>(24,615.00)</b>
<b>EXPENSES</b>								
Operation/Office Expense	36.75	3.07	(33.68)	213.21	12.32	(200.89)	37.00	(176.21)
Admin Salaries/Benefits	33.26	21.91	(11.35)	146.83	87.66	(59.17)	263.00	116.17
Mgmt/Book Fees	97.50	92.92	(4.58)	390.00	371.67	(18.33)	1,115.00	725.00
Insurance	67.59	1.92	(65.67)	270.36	7.67	(262.69)	23.00	(247.36)
HAP Paid to Land Lords	2,372.00	2,685.00	313.00	10,947.00	10,740.00	(207.00)	32,220.00	21,273.00
<b>TOTAL EXPENSES</b>	<b>2,607.10</b>	<b>2,804.82</b>	<b>197.72</b>	<b>11,967.40</b>	<b>11,219.32</b>	<b>(748.08)</b>	<b>33,658.00</b>	<b>21,690.60</b>
<b>SURPLUS</b>	<b>484.90</b>	<b>277.60</b>	<b>207.30</b>	<b>406.60</b>	<b>1,110.35</b>	<b>(703.75)</b>	<b>3,331.00</b>	<b>(2,924.40)</b>

**Bangor Housing Authority**

**Operating Statement**

**Four Months Ending 04/30/2022**

**Program: Local Programs      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
Mgmt Fees	40,594.88	40,149.59	445.29	160,712.07	160,598.34	113.73	481,795.00	(321,082.93)
Misc	0.00	0.00	0.00	(121.30)	0.00	(121.30)	0.00	(121.30)
<b>TOTAL INCOME</b>	<b>40,594.88</b>	<b>40,149.59</b>	<b>445.29</b>	<b>160,590.77</b>	<b>160,598.34</b>	<b>(7.57)</b>	<b>481,795.00</b>	<b>(321,204.23)</b>
<b>EXPENSES</b>								
Operation/Office Expense	218.11	393.00	174.89	1,471.23	1,572.00	100.77	4,716.00	3,244.77
6190.101 LPIP - Tenant Security Deposits	880.00	0.00	(880.00)	2,980.00	0.00	(2,980.00)	0.00	(2,980.00)
6190.102 LPIP - Landlord Incentive Fees	750.00	0.00	(750.00)	6,750.00	0.00	(6,750.00)	0.00	(6,750.00)
Admin Salaries/ Benefits	18,157.02	22,349.99	4,192.97	68,417.88	89,399.99	20,982.11	268,200.00	199,782.12
Mgmt/Book/Fee Acct Fees	17,267.17	13,509.01	(3,758.16)	70,578.61	54,036.01	(16,542.60)	162,108.00	91,529.39
Travel & Training	0.00	20.83	20.83	0.00	83.33	83.33	250.00	250.00
Insurance	328.00	361.66	33.66	1,312.00	1,446.66	134.66	4,340.00	3,028.00
<b>TOTAL EXPENSES</b>	<b>37,600.30</b>	<b>36,634.49</b>	<b>(965.81)</b>	<b>151,509.72</b>	<b>146,537.99</b>	<b>(4,971.73)</b>	<b>439,614.00</b>	<b>288,104.28</b>
<b>SURPLUS</b>	<b>2,994.58</b>	<b>3,515.10</b>	<b>(520.52)</b>	<b>9,081.05</b>	<b>14,060.35</b>	<b>(4,979.30)</b>	<b>42,181.00</b>	<b>(33,099.95)</b>

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**Bangor Housing Authority**  
**Operating Statement**  
**Four Months Ending 04/30/2022**  
**Program: COCC      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>	
<b>INCOME</b>									
Asset/Mgmt/Book Fees	75,770.01	72,068.58	3,701.43	302,182.83	288,274.33	13,908.50	1,090,157.00	(787,974.17)	
Fee for Service -Labor WO's	157,187.00	132,824.17	24,362.83	552,022.00	531,296.67	20,725.33	1,593,890.00	(1,041,868.00)	
Misc	1,400.00	0.00	1,400.00	8,196.76	0.00	8,196.76	0.00	8,196.76	
<b>TOTAL INCOME</b>	<b>234,357.01</b>	<b>204,892.75</b>	<b>29,464.26</b>	<b>862,401.59</b>	<b>819,571.00</b>	<b>42,830.59</b>	<b>2,684,047.00</b>	<b>(1,821,645.41)</b>	<b>N</b>
<b>EXPENSES</b>									
Operation/Office Expense	4,703.03	8,634.84	3,931.81	28,722.58	34,539.34	5,816.76	103,618.00	74,895.42	
Admin/Maint Benefits	63,570.87	68,791.42	5,220.55	259,510.18	275,165.67	15,655.49	825,523.00	566,012.82	O
Legal	0.00	208.33	208.33	0.00	833.33	833.33	2,500.00	2,500.00	
Travel & Training	592.36	3,333.33	2,740.97	4,037.30	13,333.33	9,296.03	40,000.00	35,962.70	
Work Orders -Maint	75,791.13	91,330.15	15,539.02	325,338.44	365,320.65	39,982.21	1,095,962.00	770,623.56	P
Utilities	2,059.50	2,708.34	648.84	29,719.04	10,833.34	(18,885.70)	32,500.00	2,780.96	Q
Insurance	6,724.98	7,417.00	692.02	26,899.92	29,668.00	2,768.08	89,004.00	62,104.08	
Mortgage Principal/Interest	1,093.75	1,916.67	822.92	3,600.92	7,666.67	4,065.75	23,000.00	19,399.08	
<b>TOTAL EXPENSES</b>	<b>154,535.62</b>	<b>184,340.08</b>	<b>29,804.46</b>	<b>677,828.38</b>	<b>737,360.33</b>	<b>59,531.95</b>	<b>2,212,107.00</b>	<b>1,534,278.62</b>	
<b>SURPLUS</b>	<b>79,821.39</b>	<b>20,552.67</b>	<b>59,268.72</b>	<b>184,573.21</b>	<b>82,210.67</b>	<b>102,362.54</b>	<b>471,940.00</b>	<b>(287,366.79)</b>	

**BANGOR HOUSING AUTHORITY**

	Actual / Projected Units	HUD Funding 2022	HAP Actual/ Projected 2022	Monthly Under/(over) Funded	Cummulative Under/(over) Funded	PUC	HAP Equity Account
Jan-22	401	\$226,956.00	\$ 213,744.00	\$13,212.00	\$13,212.00	\$533.03	\$68,767.15
Feb-22	401	\$220,284.00	\$ 219,741.00	\$ 543.00	\$13,755.00	\$547.98	\$81,979.15
Mar-22	404	\$221,094.00	\$ 218,255.00	\$ 2,839.00	\$16,594.00	\$540.24	\$82,522.15
Apr-22	398	\$221,094.00	\$ 216,042.00	\$5,052.00	\$21,646.00	\$542.82	\$85,361.15
May-22	0	\$0.00	\$ -	\$0.00	\$21,646.00	#DIV/0!	\$90,413.15
Jun-22	0	\$0.00	\$ -	\$0.00	\$21,646.00	#DIV/0!	\$90,413.15
Jul-22	0	\$0.00	\$ -	\$0.00	\$21,646.00	#DIV/0!	\$90,413.15
Aug-22	0	\$0.00	\$ -	\$0.00	\$21,646.00	#DIV/0!	\$90,413.15
Sep-22	0	\$0.00	\$ -	\$0.00	\$21,646.00	#DIV/0!	\$90,413.15
Oct-22	0	\$0.00	\$ -	\$0.00	\$21,646.00	#DIV/0!	\$90,413.15
Nov-22	0	\$0.00	\$ -	\$0.00	\$21,646.00	#DIV/0!	\$90,413.15
Dec-22	0	\$0.00	\$ -	\$0.00	\$21,646.00	#DIV/0!	\$90,413.15
	<u>1604</u>	<u>\$889,428.00</u>	<u>\$ 867,782.00</u>	<u>\$21,646.00</u>			

\* Before interest income and Fraud Recovery

Baseline Units 1760

Over/Under Leases -156

HAP To Date	<u>\$ 867,782.00</u>	Current PUC	<u>\$540.24</u>
Beginning NRA Balance	\$54,574.00	<b>Utilization</b>	
Cummulative Under(over) Funding	\$21,646.00	Dollars	97.57%
Half of Fraud/Interest		Units	91.14%
End of Month NRA	<u>\$76,220.00</u>		
HUD Retained HAP	<u>\$ (849.00)</u>		
Total HAP Reserves	<u>\$ 75,371.00</u>		
Hud Held Reserve 12/31/2021	\$ -		
2021 Funding	\$ 2,635,404.00		
2021 HUD Disbursed	(\$2,636,253.00)		
2021 Ending Huld Held Reserves	<u>\$ (849.00)</u>		
2022 Funding	\$889,428.00		
2022 HUD Disbursed	\$ (867,782.00)		
2022 Ending Huld Held Reserves	<u>\$ 21,646.00</u>		
Remianing 2022 Funding	<u>\$1,815,648.00</u>		
Amount per month	<u>\$ 226,956.00</u>		