

November 11, 2022

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

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, November 16th 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. Financial Report
 - a. Overview of Draft Budget
3. Remote Participation Policy
4. Management Report
5. Old Business
6. New Business
7. Open Forum
8. Adjourn

October 19th, 2022

REGULAR MEETING,

Present: Commissioner Laferte, Commissioner Chaiken, Commissioner Gulliver, Commissioner Loyd, Commissioner Curtis, General Counsel, Joseph Bethony, Director of Property Management, Melissa Rhodes, Executive Director, Mike Myatt

By Remote: Commissioner Conteh, Director of Finance, Eric MacDonald, Director of Maintenance, Jim Brochu, Administrative Manager, Alexis Dunham

Absent: Commissioner Michaud

- 1. Welcome** - Commissioner Laferte welcomed everyone to the meeting.
- 2. Review of Minutes-** Commissioner Chaiken motioned to approve minutes. Commissioner Gulliver second the motion. Roll call: All in favor.

Open of Public Hearing regarding Annual Plan –

Commissioner Laferte opened the Public Hearing. Mike Myatt addressed those present and remote to see if there was anyone from the public joining the meeting.

Change in Continued Occupancy Plan- Joseph Bethony outlined the issue of current residents adding people on to their lease and how this is being used as means of bypassing those currently on the waiting list. The new policy will state that a new add-on to the lease cannot request a transfer for 12 months. In order to continue to help as many people as possible, we felt it necessary to close this loophole.

Change in Housing Choice Voucher Program- Starting on January 1st, those on the waiting list that are 65 years old or older, will be a preference.

Commissioner Laferte addressed the meeting to ask if anyone had any questions or comments. None were received and Commissioner Laferte closed the public hearing.

Motion to adopt the Annual Plan- Commissioner Loyd motion to adopt annual plan. Commissioner Gulliver second the motion. Roll call: All in favor.

- 3. Management report – Executive Director, Mike Myatt-** Mike continued the meeting with discussion regarding the changes in our employee handbook. He specifically wanted to address the on-call policy for maintenance technicians. With our maintenance staff being downsized, we are hearing of maintenance staff “selling” on call time. Our current policy states that if you are put on on-call, you will receive \$75 stipend. We would like to change that stipend to \$200 and we would like to offer double-time for those that work on a holiday. Also, in the event, that an on-call person has already worked 40hrs before they cover their on-call holiday, they would not be paid double time.

Jim Brochu, Director of Maintenance, commented on how this change has already been received by the maintenance staff. He stated that it has been received well; it's been a great tool in retaining staff and hiring new staff.

Motion to adopt employee handbook – Commissioner Gulliver motioned. Commissioner Chaiken second the motion. Roll call: All in favor.

Mike continued on with discussion regarding Moving to Work (MTW). We are one of 18 agencies throughout the nation participating in the program; only one in Maine. We do need to provide some documentations to HUD; amendment to our annual contributions contract, board needs to approve a resolution allowing Mike to sign the revision to the agency.

Getting these documents in will trigger the process of starting to plan how we are going to do things. However, starting next month, we will have full access to moving finances around. Must keep business going as is but we will have a plan in place.

Motion to move to adopt resolution: Commissioner Gulliver motioned. Commissioner Chaiken second the motion. Roll call: All in favor.

Commissioner Gulliver and Commissioner Loyd will be on the Moving to Work Committee.

Looking into getting estimates for work we would like to get done to our properties when we switch over to RAD. Commissioner Gulliver has offered to be on the RAD Committee; will also see if there is anyone from BHDC that would like to be on the committee as well.

4. Department Head Updates -

Director of Finance, Eric MacDonald – Finance committee did meet to go over financials. Utilities are creating a variance in AMP 1. Had to clear some double posting issues up with Avid Xchange. In AMP 4, utilities are high. \$30,000 surplus in COCC; we are down in fees for service due to a couple of employees resigning.

Housing Choice Voucher Program is using 102% of dollars and units are down to 87%. In line with expectations across the country. Starting to see the rent increases kick in but are now serving less people. This trend is typical across the country.

5. Old Business- NAHRO conference – Commissioner Laferte, Commissioner Chaiken, Commissioner Gulliver and Commissioner Loyd went to San Diego for the NAHRO Conference. Commissioner Gulliver commented on how great it was and how information started to click. Commissioner Gulliver would like to learn more about finances and also to have a look at how Mike's evaluations are done. Commissioner Conteh added that she feels that Bangor Housing is ahead of the game nationally. Commissioner Chaiken had some points to discuss but they were addressed previously. Commissioner Loyd wanted to know more about LOCCS. Mike Myatt brought up the system (eLOCCS) that he uses on the screen; shared modules that he uses to draw money down. There is also shared interest in an online ethics training that the commissioners can complete.

6. New Business- Commissioner Laferte's reappointment was reapproved. PHADA 2023 Commissioners' Conference will be on January 6th-7th, 2023. Commissioner Gulliver brought up the use of "talking points" in conversations with others in the community; would like to look into more development of those.

7. Open Forum-

8. Motion to adjourn- Commissioner Loyd motioned to move. Commissioner Laferte second. All in favor.

Michael W. Myatt, Secretary

AMP 1 Summary: Capehart 1+2, Birch Circle, Griffin Park

Line Item:

- A: Total Income: Due to Finson Road fire - \$803,375.00, John T Gorman Grant of \$175,000.00 and Shortfall funding of \$117,000.00 came in and are causing the variance, Finson Road fire offsets with G.
- B: Operation/Off Exp: Due to underspending, budget is based on a 12-month spread.
- C: Admin Sal/Ben: Due to wage adjustments, different from when we did the budget, budget is based on a 12-month spread.
- D: Mgmt. Fees: Due to good leasing numbers and getting more mgmt. fees than budgeted.
- E: BadDebts/Bank Chrg: Due to having less write offs vs what we budgeted. More will be done in Dec.
- F: Resident Services: Due to resident services starting to do more for the community due to summer programs, budget is based on a 12-month spread.
- G: Work Orders: Due to Finson Road fire, \$708,129.00 is causing the variance, this offsets with A.
- H: Utilities: Current month is correct; budget is based on previous year by months. Variance is due to rate increases.
- I: Insurance: Due to increase in insurances, budget is based on last year's amounts.
- J: FSS-Escrow Dep: Due to increase in participants, escrow is more than budgeted.
- K: Equip/EPC: We have not paid the consultant fee yet; this will catch up as soon as we pay it.

AMP 4 Summary: Nason Park

Line Item:

- L: Total Income: Due to HUD giving us Shortfall funding of \$68,000.00.
- M: Utilities: Current month is correct; budget is based on previous year by months. Variance is due to rate increases.

HCV Summary: Housing Choice Voucher Program

Line Item:

- N: Total Income: HUD hasn't given us what we expected and budgeted, this is causing the variance.
- O: Admin Sal/Ben: Due to wage adjustments, different from when we did the budget, budget is based on a 12-month spread.
- P: HAP Paid to LL: Actuals are less than budgeted amount due to the number of people leaving the program and new voucher holders can't find a rental.

Mod Rehab Summary: Moderate Rehabilitation Program

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

Local Programs: Bangor Housing Development Corp (Management Company)

Line Item:

- Q: Admin Sal/Ben: Due to allocation changes, actual is less than budgeted. Need to reclass Tenant services salaries. I will correct this. This washes with Mgmt./Book/Fee.
- R: Mgmt./Book/Fee: Due to allocation change for tenant service salaries that are paid back by the individual BHDC properties. This needs to be reclassified to Admin Sal/Ben. I will correct this. This washes with Admin Sal/Ben.

COCC Summary: Central Office Cost Center (Management Company)

Line Item:

- S: Admin/Maint Ben: Due to wage adjustments, different from when we did the budget, budget is based on a 12-month spread.
- T: Travel & Training: Due to underspending, budget is based on a 12-month spread.
- U: Utilities: Current month is correct; budget is based on previous year by months. Variance is due to rate increases.

Bangor Housing Authority
Operating Statement
Ten Months Ending 10/31/2022
Program: Public Housing - AMP 1 Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget	
INCOME									
Rental Income	213,561.51	209,474.50	4,087.01	2,095,833.16	2,094,745.00	1,088.16	2,513,694.00	(417,860.84)	
Operating	583,292.32	353,031.33	230,260.99	4,171,593.50	3,530,313.33	641,280.17	4,236,376.00	(64,782.50)	
TOTAL INCOME	796,853.83	562,505.83	234,348.00	6,267,426.66	5,625,058.33	642,368.33	6,750,070.00	(482,643.34)	A
EXPENSES									
FSS/Families Forward	1,612.55	2,818.00	1,205.45	39,648.32	28,180.00	(11,468.32)	33,816.00	(5,832.32)	
Operation/Office Expense	12,787.43	21,968.17	9,180.74	179,391.61	219,681.67	40,290.06	263,618.00	84,226.39	B
Admin Salaries/Benefits	99,428.82	87,520.49	(11,908.33)	1,015,354.87	875,204.99	(140,149.88)	1,050,246.00	34,891.13	C
Mgmt Fees	46,387.19	43,414.00	(2,973.19)	464,609.42	434,140.00	(30,469.42)	520,968.00	56,358.58	D
Asset Mgmt Fee	0.00	0.00	0.00	61,440.00	61,440.00	0.00	70,440.00	9,000.00	
Legal	1,957.76	250.00	(1,707.76)	15,649.93	2,500.00	(13,149.93)	3,000.00	(12,649.93)	
Bookkeeping/Fee Account Fee	3,757.50	3,676.33	(81.17)	37,635.00	36,763.33	(871.67)	44,116.00	6,481.00	
Bad Debts/Credit/Bank Charges	1,828.32	4,515.50	2,687.18	21,355.34	45,155.00	23,799.66	54,186.00	32,830.66	E
Resident Services	52,316.77	49,803.25	(2,513.52)	540,436.86	498,032.50	(42,404.36)	597,639.00	57,202.14	F
Travel & Training	7,594.13	3,916.67	(3,677.46)	30,495.46	39,166.67	8,671.21	47,000.00	16,504.54	
Work Orders - Maint	232,764.26	131,870.75	(100,893.51)	2,276,734.98	1,356,815.50	(919,919.48)	1,661,743.00	(614,991.98)	G
Utilities	60,951.50	71,264.83	10,313.33	1,353,617.24	980,148.33	(373,468.91)	1,332,954.00	(20,663.24)	H
Pilot	11,450.33	11,148.50	(301.83)	114,503.29	111,485.00	(3,018.29)	133,782.00	19,278.71	
Insurance	28,720.16	25,528.99	(3,191.17)	271,869.02	255,289.99	(16,579.03)	306,348.00	34,478.98	I
FSS-Escrow Deposits	25,445.58	13,906.58	(11,539.00)	179,734.58	139,065.83	(40,668.75)	166,879.00	(12,855.58)	J
EPC Principal/Interest	11,422.86	11,132.00	(290.86)	101,564.53	111,320.00	9,755.47	133,584.00	32,019.47	
Equipment /EPC Conslt Fee	0.00	11,250.00	11,250.00	3,050.00	112,500.00	109,450.00	135,000.00	131,950.00	K
TOTAL EXPENSES	598,425.16	493,984.06	(104,441.10)	6,707,090.45	5,306,888.81	(1,400,201.64)	6,555,319.00	(151,771.45)	
SURPLUS	198,428.67	68,521.77	(129,906.90)	(439,663.79)	318,169.52	757,833.31	194,751.00	634,414.79	

Bangor Housing Authority
Operating Statement
Ten Months Ending 10/31/2022
Program: Public Housing - AMP 4 Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Rental Income	17,779.38	16,924.00	855.38	176,583.82	169,240.00	7,343.82	203,088.00	(26,504.18)
Operating	81,828.14	17,188.76	64,639.38	212,565.34	171,887.51	40,677.83	206,265.00	6,300.34
TOTAL INCOME	99,607.52	34,112.76	65,494.76	389,149.16	341,127.51	48,021.65	409,353.00	(20,203.84)
EXPENSES								
Operation/Office Expense	722.94	1,236.50	513.56	10,238.43	12,365.00	2,126.57	14,838.00	4,599.57
Admin Salaries/ Benefits	6,537.94	5,489.68	(1,048.26)	66,413.10	54,896.68	(11,516.42)	65,876.00	(537.10)
Mgmt Fees	4,425.12	4,207.08	(218.04)	45,080.91	42,070.83	(3,010.08)	50,485.00	5,404.09
Asset Mgmt Fee	0.00	0.00	0.00	6,000.00	6,000.00	0.00	6,000.00	0.00
Bookkeeping/Fee Accounting	360.00	356.25	(3.75)	3,667.50	3,562.50	(105.00)	4,275.00	607.50
Bad Debts/Credit/Bank Charges	61.21	338.50	277.29	1,054.29	3,385.00	2,330.71	4,062.00	3,007.71
Resident Services	287.29	0.00	(287.29)	2,859.72	0.00	(2,859.72)	0.00	(2,859.72)
Travel Training	0.00	25.00	25.00	65.00	250.00	185.00	300.00	235.00
Work Orders - Maint	9,014.64	9,420.34	405.70	106,500.81	94,203.34	(12,297.47)	113,044.00	6,543.19
Utilities	4,410.38	5,892.24	1,481.86	93,364.70	58,922.49	(34,442.21)	70,707.00	(22,657.70)
Pilot	14,764.96	1,129.33	(13,635.63)	21,734.19	11,293.33	(10,440.86)	13,552.00	(8,182.19)
Insurance	1,933.00	1,332.50	(600.50)	17,336.95	13,325.00	(4,011.95)	15,990.00	(1,346.95)
EPC Principle/Interest	1,502.15	1,518.00	15.85	13,363.18	15,180.00	1,816.82	18,216.00	4,852.82
TOTAL EXPENSES	44,019.63	30,945.42	(13,074.21)	387,678.78	315,454.17	(72,224.61)	377,345.00	(10,333.78)
SURPLUS	55,587.89	3,167.34	(52,420.55)	1,470.38	25,673.34	24,202.96	32,008.00	30,537.62

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Bangor Housing Authority
Operating Statement
Ten Months Ending 10/31/2022
Program: S8 Vouchers Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget	
INCOME									
Oper Sub -HAP	226,391.00	240,885.50	(14,494.50)	2,205,736.00	2,408,855.00	(203,119.00)	2,890,626.00	(684,890.00)	
Oper Sub - Admin Fees	33,633.00	29,483.92	4,149.08	305,266.00	294,839.17	10,426.83	353,807.00	(48,541.00)	
Int Earned on UNA	0.00	50.00	(50.00)	618.06	500.00	118.06	600.00	18.06	
5430.000 Int.Earned on NRA	0.00	0.00	0.00	231.56	0.00	231.56	0.00	231.56	
Oper Sub - FSS	0.00	626.92	(626.92)	0.70	6,269.17	(6,268.47)	7,523.00	(7,522.30)	
Adm Ports- Portables	749.04	455.92	293.12	8,338.40	4,559.17	3,779.23	5,471.00	2,867.40	
Collection	0.00	208.33	(208.33)	0.00	2,083.33	(2,083.33)	2,500.00	(2,500.00)	
TOTAL INCOME	260,773.04	271,710.59	(10,937.55)	2,520,190.72	2,717,105.84	(196,915.12)	3,260,527.00	(740,336.28)	N
EXPENSES									
Operation/Office Expense	1,631.86	2,483.42	851.56	20,659.52	24,834.17	4,174.65	29,801.00	9,141.48	
Admin Salaries/Benefits	19,523.80	18,977.17	(546.63)	210,328.98	189,771.67	(20,557.31)	227,726.00	17,397.02	O
Mgmt/Bookkeeping Fees	8,073.00	8,151.00	78.00	81,120.00	81,510.00	390.00	97,812.00	16,692.00	
Legal	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00	1,500.00	
Travel & Training	0.00	333.33	333.33	1,918.77	3,333.33	1,414.56	4,000.00	2,081.23	
Work Orders	0.00	1,299.83	1,299.83	551.46	12,998.33	12,446.87	15,598.00	15,046.54	
Insurance	588.76	767.33	178.57	5,960.77	7,673.33	1,712.56	9,208.00	3,247.23	
HAP Paid to Land Lords	223,107.00	240,885.50	17,778.50	2,169,475.00	2,408,855.00	239,380.00	2,890,626.00	721,151.00	P
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	1,414.59	2,000.00	585.41	17,442.18	20,000.00	2,557.82	24,000.00	6,557.82	
Port Out HAP Expenses	1,742.00	1,800.00	58.00	18,586.00	18,000.00	(586.00)	21,600.00	3,014.00	
Port In HAP Expense	0.00	0.00	0.00	(891.00)	0.00	891.00	0.00	891.00	
HAP Admin Fees	226.76	0.00	(226.76)	1,845.50	0.00	(1,845.50)	0.00	(1,845.50)	
TOTAL EXPENSES	256,307.77	276,822.58	20,514.81	2,524,292.18	2,768,225.83	243,933.65	3,321,871.00	797,578.82	
SURPLUS	4,465.27	(5,111.99)	(9,577.26)	(4,101.46)	(51,119.99)	(47,018.53)	(61,344.00)	(57,242.54)	

Bangor Housing Authority
Operating Statement
Ten Months Ending 10/31/2022
Program: Local Programs Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Mgmt Fees	42,144.46	40,149.59	1,994.87	453,865.46	401,495.84	52,369.62	481,795.00	(27,929.54)
Interest Income	0.00	29.17	(29.17)	(99.15)	291.67	(390.82)	350.00	(449.15)
TOTAL INCOME	42,144.46	40,178.76	1,965.70	453,766.31	401,787.51	51,978.80	482,145.00	(28,378.69)
EXPENSES								
Operation/Office Expense	2,694.12	2,434.66	(259.46)	21,344.72	24,346.66	3,001.94	29,216.00	7,871.28
Admin Salaries/ Benefits	17,584.84	22,349.99	4,765.15	186,140.79	223,499.99	37,359.20	268,200.00	82,059.21
Mgmt/Book/Fee Acct Fees	17,698.02	13,509.01	(4,189.01)	181,189.36	135,090.01	(46,099.35)	162,108.00	(19,081.36)
Travel & Training	0.00	20.83	20.83	0.00	208.33	208.33	250.00	250.00
Insurance	314.95	361.66	46.71	3,188.65	3,616.66	428.01	4,340.00	1,151.35
TOTAL EXPENSES	38,291.93	38,676.15	384.22	391,863.52	386,761.65	(5,101.87)	464,114.00	72,250.48
SURPLUS	3,852.53	1,502.61	2,349.92	61,902.79	15,025.86	46,876.93	18,031.00	43,871.79

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Bangor Housing Authority
Operating Statement
Ten Months Ending 10/31/2022
Program: COCC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Asset/Mgmt/Book Fees	75,271.56	167,068.58	(91,797.02)	917,826.83	978,125.83	(60,299.00)	1,122,263.00	(204,436.17)
Fee for Service -Labor WO's	124,740.00	132,824.17	(8,084.17)	1,361,079.50	1,328,241.67	32,837.83	1,593,890.00	(232,810.50)
LHA Consult/Equip Rental	2,000.00	0.00	2,000.00	28,097.17	0.00	28,097.17	0.00	28,097.17
TOTAL INCOME	202,011.56	299,892.75	(97,881.19)	2,307,003.50	2,306,367.50	636.00	2,716,153.00	(409,149.50)
EXPENSES								
Operation/Office Expense	4,884.41	8,634.84	3,750.43	77,757.89	86,348.34	8,590.45	103,618.00	25,860.11
Admin/Maint Benefits	67,580.91	68,791.42	1,210.51	710,584.48	687,914.17	(22,670.31)	825,523.00	114,938.52
Legal	0.00	208.33	208.33	0.00	2,083.33	2,083.33	2,500.00	2,500.00
Travel & Training	1,051.99	3,333.33	2,281.34	11,817.52	33,333.33	21,515.81	40,000.00	28,182.48
Work Orders -Maint	86,447.97	91,330.15	4,882.18	903,101.19	913,301.65	10,200.46	1,095,962.00	192,860.81
Utilities	1,075.41	2,708.34	1,632.93	42,777.91	27,083.34	(15,694.57)	32,500.00	(10,277.91)
Insurance	6,880.32	7,417.00	536.68	68,337.18	74,170.00	5,832.82	89,004.00	20,666.82
Mortgage Principal/Interest	230.21	1,916.67	1,686.46	5,388.52	19,166.67	13,778.15	23,000.00	17,611.48
TOTAL EXPENSES	168,151.22	184,340.08	16,188.86	1,819,764.69	1,843,400.83	23,636.14	2,212,107.00	392,342.31
SURPLUS	33,860.34	115,552.67	(81,692.33)	487,238.81	462,966.67	24,272.14	504,046.00	(16,807.19)

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Bangor Housing Authority
Operating Statement
Ten Months Ending 10/31/2022
Program: Mod Rehab I Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Oper Sub - HAP	3,092.00	2,685.00	407.00	30,926.00	26,850.00	4,076.00	32,220.00	(1,294.00)
Oper Sub - Adm Fees	0.00	397.42	(397.42)	0.00	3,974.17	(3,974.17)	4,769.00	(4,769.00)
TOTAL INCOME	3,092.00	3,082.42	9.58	30,926.00	30,824.17	101.83	36,989.00	(6,063.00)
EXPENSES								
Operation/Office Expense	5.97	3.07	(2.90)	270.39	30.82	(239.57)	37.00	(233.39)
Admin Salaries/Benefits	53.57	21.91	(31.66)	419.46	219.16	(200.30)	263.00	(156.46)
Mgmt/Book Fees	97.50	92.92	(4.58)	588.00	929.17	341.17	1,115.00	527.00
Insurance	64.89	1.92	(62.97)	657.00	19.17	(637.83)	23.00	(634.00)
HAP Paid to Land Lords	2,501.00	2,685.00	184.00	25,991.00	26,850.00	859.00	32,220.00	6,229.00
TOTAL EXPENSES	2,722.93	2,804.82	81.89	27,925.85	28,048.32	122.47	33,658.00	5,732.15
SURPLUS	369.07	277.60	91.47	3,000.15	2,775.85	224.30	3,331.00	(330.85)

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	396	\$236,319.00	\$ 219,064.00	\$17,255.00	\$38,901.00	\$553.19	\$90,413.15
Jun-22	393	\$181,824.00	\$ 218,141.00	(\$36,317.00)	\$2,584.00	\$555.07	\$107,668.15
Jul-22	399	\$181,824.00	\$ 221,675.00	(\$39,851.00)	(\$37,267.00)	\$555.58	\$71,351.15
Aug-22	399	\$220,364.00	\$ 226,971.00	(\$6,607.00)	(\$43,874.00)	\$568.85	\$31,500.15
Sep-22	399	\$227,274.00	\$ 226,439.00	\$835.00	(\$43,039.00)	\$567.52	\$24,893.15
Oct-22	401	\$226,391.00	\$ 222,362.00	\$4,029.00	(\$39,010.00)	\$554.52	\$25,728.15
Nov-22	0	\$0.00	\$ -	\$0.00	(\$39,010.00)	#DIV/0!	\$29,757.15
Dec-22	0	\$0.00	\$ -	\$0.00	(\$39,010.00)	#DIV/0!	\$29,757.15
	<u>3991</u>	<u>\$2,163,424.00</u>	<u>\$ 2,202,434.00</u>	<u>(\$39,010.00)</u>			

* Before interest income and Fraud Recovery

Baseline Units 4540

Over/Under Leases -549

HAP To Date	<u>\$ 2,202,434.00</u>	Current PUC	<u>\$554.52</u>
Beginning NRA Balance	\$54,574.00	Utilization	
Cummulative Under(over) Funding	(\$39,010.00)	Dollars	101.80%
Half of Fraud/Interest		Units	87.91%
End of Month NRA	<u>\$15,564.00</u>		
HUD Retained HAP	<u>\$ (849.00)</u>		
Total HAP Reserves	<u>\$ 14,715.00</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	\$2,163,424.00		
2022 HUD Disbursed	\$ (2,202,434.00)		
2022 Ending Huld Held Reserves	<u>\$ (39,010.00)</u>		
Remianing 2022 Funding	<u>\$453,912.00</u>		
Amount per month	<u>\$ 226,956.00</u>		

BHA CONSOLIDATED BUDGET

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G/L #	Description	2022 Budget	2023 Budget	001- Capehart 1&2 and 000- Davis Rd	005-Griffin Pk	006-Birch Cir	004-Nason Pk	007 - Local Programs	EHV	090-COCC	003 - Section 8	004-Mod Rehab
REVENUES												
5120	Income - Tenant Rent	2,641,102	2,723,414	-	2,180,463	208,329	122,985	211,637	-	-	-	-
5130	Income - gain/loss fixed assets	-	-	-	-	-	-	-	-	-	-	-
5140	Income - Day care center rent	136,560	88,284	-	88,284	-	-	-	-	-	-	-
5141	Income - Health clinic rent	10,800	16,320	-	16,320	-	-	-	-	-	-	-
5142	Income - Comm.Center rentals	4,000	2,000	-	2,000	-	-	-	-	-	-	-
5175.009	Income - Fees - Management APW	38,400	38,400	-	-	-	-	38,400	-	-	-	-
5175.011	Income - Fees - Management GFA	74,252	71,667	-	-	-	-	71,667	-	-	-	-
5175.012	Income - Fees - Management CWP	22,141	22,556	-	-	-	-	22,556	-	-	-	-
5175.013	Income - Fees - Management Freezes/TL	8,837	8,837	-	-	-	-	8,837	-	-	-	-
5175.014	Income - Fees - Management GSA	56,880	56,880	-	-	-	-	56,880	-	-	-	-
5121	Income - S8 HAP	3,012,846	2,748,107	-	-	-	-	-	90,000	-	2,628,107	30,000
5175.015	Income - Fees - Management	281,285	312,288	-	-	-	-	312,288	-	-	-	-
5180	Income - S8 Admin	372,256	381,481	-	-	-	-	-	13,680	-	362,625	5,176
5190	EHV - Placement / Expedited Issuance Fee Inco	-	-	-	-	-	-	-	-	-	-	-
5205	Income - LPIP - Grant Revenue	-	-	-	-	-	-	-	-	-	-	-
5410	Income - Interest	2,215	3,479	-	2,430	123	61	-	350	-	515	-
5430	Income - Interest Earned on NRA	-	-	-	-	-	-	-	-	-	-	-
5411	Income - Operating subsidy	3,377,208	3,371,461	-	2,744,807	313,489	156,907	156,258	-	-	-	-
5440.000	Income - Inventory Markup 5%	53,169	62,169	-	53,169	-	-	9,000	-	-	-	-
5495.000	Income - Miscellaneous Revenue	-	100,330	-	-	100,000	-	330	-	-	-	-
5495.010	Income - BHA Counsel - JB	-	-	-	-	-	-	-	-	-	-	-
5495.021	Income - Shortfall Fund 2021	154,000	154,000	-	154,000	-	-	-	-	-	-	-
5495.625	Income - Miscellaneous Revenue - Capital Fund	-	240,000	-	240,000	-	-	-	-	-	-	-
5710	Income - Grants	158,915	158,000	-	135,122	15,247	7,631	-	-	-	-	-
5710.066	Income - FSS	75,001	75,001	-	52,553	5,970	2,985	5,970	-	-	7,523	-
5710.067	Income- Grant Income - Families Forward	125,000	325,000	-	325,000	-	-	-	-	-	-	-
5711.066	income - ROSS Grant Proj Coord	68,808	86,000	-	73,547	8,299	4,154	-	-	-	-	-
5712.066	Income - Grant Income - Administrative Costs - FSS	-	-	-	-	-	-	-	-	-	-	-
5713.066	Income - ROSS Grant Adm fee	7,128	67,128	-	6,096	688	344	60,000	-	-	-	-
5750.000	Income - B&GC - Reimbursed PR	250,000	250,000	-	250,000	-	-	-	-	-	-	-
5910	Income - Portable Admin Fees	5,471	10,260	-	-	-	-	-	-	-	10,260	-
5910	Income - Laundry income	2,118	2,205	-	-	-	2,205	-	-	-	-	-
5920	Income - Section 8 Fraud	2,500	2,500	-	-	-	-	-	-	-	2,500	-
5920	Income - late charges	3,265	3,265	-	2,750	350	95	70	-	-	-	-
5930	Income - Pet fee	5,160	5,160	-	4,720	140	100	200	-	-	-	-
5940	Income - Excess Utilities	159,122	158,325	-	139,439	11,243	7,643	-	-	-	-	-
5945	Income - Tenant charges - repairs	29,228	21,748	-	20,078	663	507	500	-	-	-	-
5950	Income - Tenants charges - bank charges	30	30	-	-	-	30	-	-	-	-	-
5955	Income - Tenant charges - legal	-	-	-	-	-	-	-	-	-	-	-
5960.000	Income - FSS Forfeitures	-	-	-	-	-	-	-	-	-	-	-
5999.000	Income - RF Income/Expense	-	-	-	-	-	-	-	-	-	-	-
5999.001	Income - RF Income/Expense	-	-	-	-	-	-	-	-	-	-	-
5120	Mgt.Fees - AMP001	520,968	552,908	-	-	-	-	-	-	552,908	-	-
5121	Mgt.Fees - AMP004	50,485	53,580	-	-	-	-	-	-	53,580	-	-
5122	Mgt.Fees-HCV	60,192	60,192	-	-	-	-	-	-	60,192	-	-
5123	Mgt.Fees-MR#1	684	684	-	-	-	-	-	-	684	-	-

BHA CONSOLIDATED BUDGET

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G/L #	Description	2022 Budget	2023 Budget	001- Capehart 1&2 and 000- Davis Rd	005-Griffin Pk	006-Birch Cir	004-Nason Pk	007 - Local Programs	EHV	090-COCC	003 - Section 8	004-Mod Rehab	
5124	Mgt.Fees-CFP	190,000	190,000	-	-	-	-	-	-	190,000	-	-	
5124.022	Mgt Fees-CFP 501(22)	-	-	-	-	-	-	-	-	-	-	-	
5125.000	Mgt.Fees-Comm.Ctr.	-	-	-	-	-	-	-	-	-	-	-	
5126	Mgt Fees-Local Program	125,190	203,080	-	-	-	-	-	-	203,080	-	-	
5131	Asset Mgt.Fees - AMP001	61,440	62,160	-	-	-	-	-	-	62,160	-	-	
5132	Asset Mgt.Fees - AMP004	6,000	6,000	-	-	-	-	-	-	6,000	-	-	
5140	Bkkpg.Fees - AMP001	44,116	44,116	-	-	-	-	-	-	44,116	-	-	
5141	Bkkpg.Fees - AMP004	4,275	4,275	-	-	-	-	-	-	4,275	-	-	
5142	Bkkpg.Fees-HCV	37,620	37,620	-	-	-	-	-	-	37,620	-	-	
5143	Bkkpg.Fees-MR#1	428	428	-	-	-	-	-	-	428	-	-	
5149	Bkkpg Fees - Local Program	20,865	20,865	-	-	-	-	-	-	20,865	-	-	
5160	Fee for Service Maint Labor	1,593,890	1,762,380	-	-	-	-	-	-	1,762,380	-	-	
	Total Revenues	13,853,850	14,564,583	-	6,490,778	664,541	303,442	446,170	510,978	103,680	2,998,288	3,011,530	35,176

BHA CONSOLIDATED BUDGET

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G/L #	Description	2022 Budget	2023 Budget	001- Capehart 1&2 and 000- Davis Rd	005-Griffin Pk	006-Birch Cir	004-Nason Pk	007 - Local Programs	EHV	090-COCC	003 - Section 8	004-Mod Rehab
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ALLOCATED EXPENSES

6310.001	Administrative Salaries - Allocated	513,177	450,712	-	182,274	32,418	20,238	41,187	174,595	-	-	-
6340	Legal Expense	-	-	-	-	-	-	-	-	-	-	-
6352.001	Accounting Expense - Allocated	61,062	59,994	-	34,386	3,474	1,254	2,112	1,098	48	15,552	2,064
6350.001	Audit Fees - Allocated	32,567	31,997	-	18,339	1,853	669	1,126	586	26	8,294	1,101
6392.001	Sundry - Other Allocated	134,337	131,987	-	75,649	7,643	2,759	4,646	2,416	106	34,214	4,541
6396.001	Sundry - Dues & licenses Allocated	-	14,473	-	8,597	869	314	-	275	12	3,888	516
6399.001	Sundry - Postage Allocated	10,177	9,999	-	5,731	579	209	352	183	8	2,592	344
6360.001	Sundry - Telephone Allocated	66,154	64,996	-	37,252	3,764	1,359	2,288	1,190	52	16,848	2,236
6210.001	Sundry - Advertising Allocated	6,617	29,997	-	17,193	1,737	627	1,056	549	24	7,776	1,032
6398.002	Sundry - Computer Equipment Allocated	10,176	9,998	-	5,731	579	209	352	183	8	2,592	344
6398.001	Sundry - Computer Contracts Costs Allocated	92,611	199,980	-	114,620	11,580	4,180	7,040	3,660	160	51,840	6,880
6327.001	Tenant Serv - Salaries Allocated	250,461	423,754	-	272,605	30,911	15,456	30,911	47,085	-	-	26,786
6505.001	Maintenance - Salaries Allocated	118,223	121,676	-	57,509	6,473	3,236	6,473	31,576	-	-	16,224
6715.001	Insurance - Liability Allocated	113,984	77,345	-	44,340	4,480	1,618	2,724	1,416	46	20,054	2,660
6716.001	Insurance - Workers Comp Allocated	119,497	117,509	-	67,351	6,804	2,456	4,137	2,151	94	30,461	4,043
6605.001	Benefits - Discretionary - Adm Allocated	121,934	86,533	-	39,721	6,196	3,243	6,557	30,816	-	-	-
6610.001	Benefits - Discretionary - Tenant Serv Allocated	107,009	118,815	-	75,265	8,532	4,264	8,532	15,470	-	-	6,752
6620.001	Benefits - Discretionary - Maint Allocated	49,584	44,437	-	20,333	2,287	1,144	2,287	11,153	-	-	7,151
6640.001	Benefits - Mandatory - Adm Allocated	3,194	2,832	-	1,158	224	116	234	1,100	-	-	-
6645.001	Benefits - Mandatory - Tenant Serv allocated	1,771	2,832	-	1,819	206	103	206	318	-	-	180
6650.001	Benefits - Mandatory - Maint Allocated	712	709	-	319	36	18	36	175	-	-	124
	Total Indirect expenses	1,813,247	2,000,575	-	1,080,192	130,645	63,472	122,256	325,995	584	194,111	82,978
				0.00%	53.99%	6.53%	3.17%	6.11%	16.30%	0.03%	9.70%	4.15%
												0.02%

PROGRAM EXPENSES (DIRECT)

6820	Interest Expense	175,575	159,195	-	114,241	12,891	6,452	18,216	-	-	7,395	-
6820.010	Interest Expense	-	-	-	-	-	-	-	-	-	-	-
6310	Administrative Salaries	713,972	1,030,484	-	289,869	11,326	5,669	-	-	-	567,891	155,729
6310.003	Admin Salaries CFP Contra	-	-	-	-	-	-	-	-	-	-	-
6310.002	Admin Salaries CFP Contra	-	-	-	-	-	-	-	-	-	-	-
6190.101	LPIP - Tenant Security Deposits	4,000	5,790	-	-	-	-	-	5,790	-	-	-
6190.102	LPIP - Landlord Incentive Fees	20,500	18,000	-	-	-	-	-	18,000	-	-	-
6320	Management Fees	759,933	793,804	-	472,538	53,580	26,790	53,580	125,000	1,440	-	60,192
6325	Asset Management Fees	76,440	68,160	-	53,160	6,000	3,000	6,000	-	-	-	-
6351	Bookkeeping Fee	108,287	108,204	-	37,703	4,275	2,138	4,275	20,865	900	-	37,620
6340	Legal Expense	7,500	23,000	-	19,000	-	-	-	-	-	2,500	1,500
6311.000	Office Supplies	-	-	-	-	-	-	-	-	-	-	-
6397	Training	99,550	102,050	-	42,500	3,000	1,500	300	250	500	50,000	4,000
6397.066	Travel & Training - FSS	-	-	-	-	-	-	-	-	-	-	-
6395	Consultant	-	75,000	-	-	-	-	-	-	-	75,000	-
6352	Accounting Expense	-	-	-	-	-	-	-	-	-	-	-
6350	Audit Expense	-	-	-	-	-	-	-	-	-	-	-
6200.066	Emergency Funds - FSS	-	-	-	-	-	-	-	-	-	-	-
6200.067	Emergency Funds - Families Forward	-	-	-	-	-	-	-	-	-	-	-
6311.000	Office Supplies	-	-	-	-	-	-	-	-	-	-	-
6311.066	Office Supplies - FSS	-	-	-	-	-	-	-	-	-	-	-
6399	Sundry - Postage	-	-	-	-	-	-	-	-	-	-	-

BHA CONSOLIDATED BUDGET

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G/L #	Description	2022 Budget	2023 Budget	001- Capehart 1&2 and 000- Davis Rd	005-Griffin Pk	006-Birch Cir	004-Nason Pk	007 - Local Programs	EHV	090-COCC	003 - Section 8	004-Mod Rehab
6360	Sundry - Telephone	-	-	-	-	-	-	-	-	-	-	-
6360.066	Telephone - FSS	-	-	-	-	-	-	-	-	-	-	-
6210	Sundry - Advertising & Marketing	500	3,500	-	-	-	-	-	-	3,000	500	-
6392.061	Sundry - Computer Equipment	-	-	-	-	-	-	-	-	-	-	-
6392.051	Sundry - Computer Contract Costs	-	-	-	-	-	-	-	-	-	-	-
6392	Sundry - Other	5,000	14,764	-	-	-	-	-	5,000	9,764	-	-
6393	Tenant Services - Salaries	391,973	404,985	-	391,831	8,766	4,388	-	-	-	-	-
6394.003	Resident Services - BGCB	204,000	250,000	-	250,000	-	-	-	-	-	-	-
6396	Dues & Licenses	-	-	-	-	-	-	-	-	-	-	-
6390	Credit reports	8,425	8,425	-	5,000	425	-	-	-	-	3,000	-
6391	Bank Charges	-	-	-	-	-	-	-	-	-	-	-
6394.01	Resident Services - food & materials	-	-	-	-	-	-	-	-	-	-	-
6394	Tenant Services - Other	11,973	13,055	-	-	2,582	473	-	-	-	10,000	-
6394.014	Resident Services - Contract BGCB	-	-	-	-	-	-	-	-	-	-	-
6394.066	Resident Services - FSS	-	-	-	-	-	-	-	-	-	-	-
6394.067	Childcare - Families Forward	-	-	-	-	-	-	-	-	-	-	-
6395.067	Program Material & Food - Families Forward	-	-	-	-	-	-	-	-	-	-	-
6398.067	Family Goal Funding Expenses - Families Forward	33,816	33,816	-	33,816	-	-	-	-	-	-	-
6398.067.1	FF-Family Wellness	-	-	-	-	-	-	-	-	-	-	-
6430	Cleaning	93,536	109,257	-	79,200	5,705	500	23,852	-	-	-	-
6431	Cleaning materials	14,320	13,274	-	-	-	-	-	-	13,274	-	-
6451	Utilities - Water	112,860	119,289	-	96,065	14,340	4,688	3,696	-	500	-	-
6451.005	Utilities - Sewer	220,464	220,603	-	182,952	27,020	35	8,596	-	2,000	-	-
6451.010	Utilities - Sewer	-	-	-	-	-	-	-	-	-	-	-
6450	Utilities - Electricity	751,232	855,331	-	527,432	204,099	26,216	82,584	-	15,000	-	-
6450.010	Elec.-133DR	-	-	-	-	-	-	-	-	-	-	-
6451.011	Sewer - 133DR	-	-	-	-	-	-	-	-	-	-	-
6451.020	Water - 241DR	-	-	-	-	-	-	-	-	-	-	-
6451.021	Sewer - 241DR	-	-	-	-	-	-	-	-	-	-	-
6450.020	Elec.-241DR	-	-	-	-	-	-	-	-	-	-	-
6454	Utilities - Gas	406,576	585,781	-	547,384	16,706	4,691	-	-	17,000	-	-
6454.010	Natural Gas-133DR	-	-	-	-	-	-	-	-	-	-	-
6454.020	Natural Gas-241DR	-	-	-	-	-	-	-	-	-	-	-
6420	Utilities - Fuel (Oil or Kerosene)	-	-	-	-	-	-	-	-	-	-	-
6452	Utilities - Propane	-	-	-	-	-	-	-	-	-	-	-
6505	Maintenance Salaries	983,604	1,009,478	-	-	-	-	-	-	1,009,478	-	-
6541	Maintenance Repairs materials	248,622	298,245	-	250,000	26,297	8,537	11,504	-	1,907	-	-
6542	Maintenance Repairs	614,100	561,632	-	475,000	39,761	11,271	35,000	-	600	-	-
6462.010	Exterminating-133 DR	-	-	-	-	-	-	-	-	-	-	-
6462.020	Exterminating-241 DR	-	-	-	-	-	-	-	-	-	-	-
6472.010	Trash Removal-133 DR	-	-	-	-	-	-	-	-	-	-	-
6522.150	Grounds - Capehart Splash Park	-	-	-	-	-	-	-	-	-	-	-
6541.010	Repairs Materials-133 DR	-	-	-	-	-	-	-	-	-	-	-
6541.020	Repairs Materials-241 DR	-	-	-	-	-	-	-	-	-	-	-
6541.150	Repairs Materials - Capehart Splash Park	-	-	-	-	-	-	-	-	-	-	-

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G/L #	Description	2022 Budget	2023 Budget	001- Capehart 1&2 and 000- Davis Rd	005-Griffin Pk	006-Birch Cir	004-Nason Pk	007 - Local Programs	EHV	090-COCC	003 - Section 8	004-Mod Rehab
6542.150	Repairs - Capehart Splash Park	-	-	-	-	-	-	-	-	-	-	-
6548.010	Snow Removal-133 DR	-	-	-	-	-	-	-	-	-	-	-
6548.020	Snow Removal-241 DR	-	-	-	-	-	-	-	-	-	-	-
6551.020	HVAC-241 DR	-	-	-	-	-	-	-	-	-	-	-
6572.066	Equipment	-	-	-	-	-	-	-	-	-	-	-
6591.010	Fire Alarm Maint.-133 DR	-	-	-	-	-	-	-	-	-	-	-
6591.020	Fire Alarm Maint.-241 DR	-	-	-	-	-	-	-	-	-	-	-
6592.067	Miscellaneous Financial Coach - Families Forward	-	-	-	-	-	-	-	-	-	-	-
6592.625	Miscellaneous Expense - 625 Finson Road Fire	-	-	-	-	-	-	-	-	-	-	-
6505.002	Employee Ben Disc - CFP Contra	-	-	-	-	-	-	-	-	-	-	-
6561	Maintenance Contracts - Painting	274,975	242,773	205,000	25,634	8,500	3,639	-	-	-	-	-
6521	Maintenance Contracts - Grounds materials	40,200	39,550	35,250	1,300	2,500	-	-	-	500	-	-
6522	Maintenance Contracts - Grounds	110,700	173,431	130,000	14,048	5,702	9,842	-	-	13,839	-	-
6547	Maintenance Contracts - Air quality tst	1,200	1,200	1,200	-	-	-	-	-	-	-	-
6545	Maintenance Contracts - Electrical	5,750	67,781	60,000	-	-	7,781	-	-	-	-	-
6462	Maintenance Contracts - Extermination	41,103	44,338	35,160	3,713	3,005	780	-	-	1,680	-	-
6532	Maintenance Contracts - Cleaning	11,200	11,200	-	10,000	1,200	-	-	-	-	-	-
6550	Maintenance Contracts - Elevator	2,730	4,530	-	-	-	4,530	-	-	-	-	-
6551	Maintenance Contracts - HVAC	83,407	81,138	58,914	5,141	4,586	7,298	-	-	5,199	-	-
6548	Maintenance Contracts - Snow Removal	116,244	122,473	75,000	16,286	16,929	8,258	-	-	6,000	-	-
6570	Maintenance Contracts - Vehicle Repair	34,431	68,940	32,603	2,435	1,175	-	-	-	32,727	-	-
6571	Tools & equipment	31,681	37,371	-	-	-	-	-	-	37,371	-	-
6572	Uniforms	14,125	16,241	-	-	-	-	-	-	16,241	-	-
6530	Maintenance Contracts - Security	84,125	73,439	59,661	6,755	3,381	-	-	-	3,642	-	-
6472	Maintenance Contracts - Trash Removal	36,565	35,967	15,626	9,392	4,667	2,640	-	-	3,642	-	-
6591	Maintenance Contracts - Fire Alarm	17,900	9,743	5,500	498	390	845	-	-	2,510	-	-
6720	Insurance - Property	137,310	165,127	137,390	14,780	5,348	7,609	-	-	-	-	-
6590	Sewer maintenance	7,548	9,797	1,824	-	3,000	4,973	-	-	-	-	-
6721	Insurance - Automobile	30,473	32,444	-	-	-	-	-	-	32,444	-	-
6710	PILOT (Payment in lieu of taxes)	149,205	124,452	107,067	(2,589)	8,298	11,676	-	-	-	-	-
6605	Benefits - Discretionary - Administrative	218,416	272,897	99,076	-	-	-	-	-	128,556	45,265	-
6605.002	Employee Ben Disc - Adm CFP Contra	-	-	-	-	-	-	-	-	-	-	-
6610	Benefits - Discretionary - Tenant Services	10,692	14,515	14,000	343	172	-	-	-	-	-	-
6620	Benefits - Discretionary - Maintenance	421,319	334,507	-	-	-	-	-	-	334,507	-	-
	Benefits - Discretionary - Service Coordinator	-	-	-	-	-	-	-	-	-	-	-
6722.066	Employee Ben - PR Deductions	-	-	-	-	-	-	-	-	-	-	-
6640	Benefits - Mandatory - Administrative	3,241	4,653	1,416	34	17	-	-	-	2,124	1,062	-
6645	Benefits - Mandatory - Tenant Services	354	708	657	34	17	-	-	-	-	-	-
6650	Benefits - Mandatory - Maintenance	7,664	7,434	-	-	-	-	-	-	7,434	-	-
6728	FSS Escrow deposits	166,879	203,154	199,934	1,211	2,009	-	-	-	-	-	-
7540	Equipment/Vehicle lease	-	-	-	-	-	-	-	-	-	-	-
6726	HAP-Dmgs/Unpd Rent	-	-	-	-	-	-	-	-	-	-	-
6370	Collection / Losses	52,823	54,469	43,609	4,167	2,460	4,233	-	-	-	-	-

BHA CONSOLIDATED BUDGET

11/15/22 11:16 AM

G/L #	Description	2022 Budget	2023 Budget	001- Capehart 1&2 and 000- Davis Rd	005-Griffin Pk	006-Birch Cir	004-Nason Pk	007 - Local Programs	EHV	090-COCC	003 - Section 8	004-Mod Rehab	
6719	HAP Expense	2,922,846	2,748,107	-	-	-	-	-	90,000	-	2,628,107	30,000	
8026.001	HAP Expense - Ports Outs	-	-	-	-	-	-	-	-	-	-	-	
8026.002	Port In HAP Expense	-	-	-	-	-	-	-	-	-	-	-	
8026.010	Port-Out Adm Fees	-	-	-	-	-	-	-	-	-	-	-	
	Amortization	-	-	-	-	-	-	-	-	-	-	-	
	Taxes - Property	-	-	-	-	-	-	-	-	-	-	-	
8026.00	HAP Expense	-	-	-	-	-	-	-	-	-	-	-	
6810	Interest expense	-	-	-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	-	-	
7525	Replacement of Equipment	60,000	60,000	-	60,000	-	-	-	-	-	-	-	
7530	EPC Consulting	-	32,000	-	32,000	-	-	-	-	-	-	-	
7540	Betterments & Additions	-	-	-	-	-	-	-	-	-	-	-	
7600	RAD consulting	43,249	43,001	-	36,774	4,150	2,077	-	-	-	-	-	
9999	Equity transfers/donation	-	-	-	-	-	-	-	-	-	-	-	
4190.101	Security Deposit	-	-	-	-	-	-	-	-	-	-	-	
4190.102	Landlord Incentive or Retention Fees	-	-	-	-	-	-	-	-	-	-	-	
8026.000	HAP Expense	-	-	-	-	-	-	-	-	-	-	-	
	Total Direct Expenses	11,205,113	12,022,502	-	5,315,352	537,399	193,796	326,398	169,905	97,840	2,403,725	2,946,975	31,112
	Total Direct %	11,205,113	12,022,502	0.00%	44.21%	4.47%	1.61%	2.71%	1.41%	0.81%	19.99%	24.51%	0.26%
	Total Direct Expenses excluding HAP	8,282,267	9,274,395	-	5,315,352	537,399	193,796	326,398	169,905	7,840	2,403,725	318,868	1,112
	Total Direct Expense % excluding HAP			0.00%	57.31%	5.79%	2.09%	3.52%	1.83%	0.08%	25.92%	3.44%	0.01%
	Total Direct Expenses excluding HAP	18,228,810	9,274,395	-	5,315,352	537,399	193,796	326,398	169,905	7,840	2,403,725	318,868	1,112
	Total Direct Expense % excluding HAP			0.00%	57.31%	5.79%	2.09%	3.52%	1.83%	0.08%	25.92%	3.44%	0.01%
	Total Expenses	13,018,360	14,023,077	-	6,395,544	668,044	257,268	448,654	495,900	98,424	2,597,836	3,029,953	31,454
	BUDGETED EXCESS/(DEFICIT)	835,490	541,506	-	95,234	(3,503)	46,174	(2,484)	15,078	5,256	400,452	(18,423)	3,722

Remote Participation Policy

Pursuant to 1 M.R.S. §403-B, the Board of Commissioners of the Housing Authority of the City of Bangor (the "Board") adopts this Remote Participation Policy (the "Policy") for remote participation in public proceedings.

Scope

This Policy shall apply to meetings of the Board and any committee thereof that is a public proceeding under 1 M.R.S. §§ 402 and 406.

Physical Presence Preferred

Members of the Board are expected to be physically present for public proceedings, except when being physically present is not practicable. In the event that a member of the Board cannot be physically present for a public proceeding, he or she may participate by a remote method authorized by this Policy.

Remote Methods Allowed

Remote methods of participation may include telephonic or video technology allowing simultaneous reception of information and may include other means necessary to accommodate disabled persons. Remote participation will not be by text-only means, such as e-mail, text messages, or chat functions.

When participating remotely, a Board member must be able to be heard by the rest of the Board and by the public.

A member of the Board who participates in a public proceeding by remote methods under this Policy, shall be considered present for purposes of quorum and voting.

Public Opportunity to Attend

Members of the public will be given a meaningful opportunity to attend by remote methods when members of the Board participate by remote methods.

Reasonable accommodations may be provided when necessary to provide access to individuals with disabilities.

When the Board provides an opportunity for public input during public proceedings, it will provide an effective means of communication between members of the Board and the public.

Notice

Notice of public proceedings will be provided in accordance with 1 M.R.S. § 406 by posting a copy of the notice and meeting materials on the website for the Housing Authority of the City of Bangor or a similar manner reasonably calculated to notify the general public of the upcoming public proceeding

When the public may attend via remote methods, the notice will include the means by which the public may access the meeting remotely and will provide a method for disabled persons to request necessary accommodation to access the meeting. The notice will also identify the location where the public may attend the meeting in person.

The Board may limit public attendance at a proceeding solely to remote methods if there is an emergency or urgent issue that requires the Board to meet only by remote methods. In addition, the Board may restrict public attendance at a proceeding, whether in-person or remote, while it is meeting pursuant to 1 M.R.S. § 405.

Meeting Materials

When remote participation is allowed under this Policy, the Board will make all documents and materials to be considered by it during a meeting available, electronically or otherwise, to the public who attend remotely to the same extent customarily available to the public who attend in person, provided no additional costs are incurred.

Votes

All votes taken during a public proceeding in which a Board member is participating through remote methods will be by roll call vote that can be seen and heard if using video technology, and heard if using audio technology only, by other members of the Board and the public.