

December 16, 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, December 21<sup>st</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. Presentation of 2023 Budget
5. Old Business
6. New Business
7. Open Forum
8. Adjourn

November 16<sup>th</sup>, 2022

## REGULAR MEETING

Present: Executive Director, Mike Myatt, Director of Finance, Eric MacDonald, Director of Construction and Asset Management, Bob Rhodes, Director of Human Resources and Administration, Alexis Dunham

By Remote: Commissioner Laferte, Commissioner Chaiken, Commissioner Gulliver, Commissioner Conteh, Director of Property Management, Melissa Rhodes, Director of Maintenance, Jim Brochu, Director of Housing Choice Voucher, Donna Peirce, General Counsel, Joseph Bethony

Absent: Commissioner Michaud, Commissioner Curtis, Commissioner Loyd

**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, that were present/remote, in favor.

**3. Finance Report – Director of Finance, Eric MacDonald-** Finance committee met and went over financials. The discussion was mostly covering the draft budget; will go over that.

AMP 1 is seeing a little bit of a surplus of \$98,000 that is due to the short fall funding that we received. This is helping with the deficit due to utilities.

AMP 4 looks similar to AMP 1. Received short fall funding and this is creating a bit of a surplus. Utilities are still creating a deficit. Previously AMP 4 was unable to pay back the COCC but as of current, those debts owed to the COCC and AMP 1 have been paid.

HCV is still running smoothly. Funding was a little bit less than expected. Still having a hard time leasing voucher holders up. Spending our money but not fulfilling our units.

Local Programs is operating as usual; money in, money out.

COCC- Maintenance fees for service were down a little bit but over all \$32,000 above what was budgeted. Over-all, right-on target to see a \$500,000 + for the year, which was budgeted last year.

**Draft Budget-** Mike Myatt and Eric MacDonald have been working on a draft budget. It was brought to the finance committee this month. Our plan is to bring it back to finance committee to have one more look at it before presenting it next month.

Mike Myatt went on to discuss the draft budget. Revenue is up a little bit; \$14.5 million range. Expenses are up as well. Looking at a consolidated budget surplus of ½ million dollars. On the expense side, two things will increase: (1) Increase some staffing positions. (2) Electricity costs. Increase the electricity by a little over \$100,000 which is not enough given the recent rates that came out; we will need to adjust for this. We are switching from MMHT to Aetna for our health insurance benefits. This will result in a 30% premium reduction for us. Funds from The Gorman Foundation will be around \$275, 000. We did add a good portion of money for our computer systems as the

need is arising for updated equipment. We have also budgeted for a media/marketing consultant to help us share some of our stories.

**Remote Participation Policy- General Counsel, Joseph Bethony** – Revision to the Remote Participation Policy: Adopted our policy in September of 2023. One of the big changes that the legislature made was to take out the list of reasons why a board member could opt to participate remotely. Previously there had to be an emergency or an emergency issue that require a remote meeting. Those reasons have been taken out and now it states that if a board member cannot physically be present, they can attend remotely.

Vote to adopt the revised Remote Participation Policy: Motion made by Commissioner Conteh, Commissioner Chaiken second. Roll call: All, that were present/remote, in favor.

**Management Report- Executive Director, Mike Myatt** – We have 14 down units; which is a lot. The good news is that we have hired 3 new staff in our maintenance department.

Health insurance is changing. Maine Municipal Health Trust was going up by 7% and we didn't feel comfortable with that. We put a bid out with Clark Insurance to help us find better rates. With the new provider we will see a 30% reduction in premium costs. New plan will be rolled out on the 30<sup>th</sup> of November.

Our United Way Campaign is under way. We offer incentives to our staff to donate; raffle for a new TV and gift card. We are proud of how much, a company of our size, donates each year.

We have hired 3 new staff in the maintenance department, we've added one new staff in HCV and we have added to the Property Management team. We have also offered positions to two new candidates for Family Self Sufficiency Program.

Davis road senior housing project is coming right along. The building is up, roof is on and they will hopefully have shingles on in the next week.

#### **4. Committee Reports-**

#### **5. Department Head Updates –**

**Director of Housing Choice Vouchers, Donna Peirce** – Utilization has spent 101.8% of dollars. Units are now at 87.91%. People are still having difficulty leasing up. We currently have 399 vouchers. That's number does not include Autumn Park West. On the waiting list, we currently have 26 people on there that have vouchers and are searching.

**6. Old Business-** In the process for the request of qualifications for an IT person. Mike Myatt has reached out to the city of Bangor. Currently still gathering information regarding tablets and emails.

December 8<sup>th</sup> is the Ethics for Commissioners training.

#### **7. New Business-**

**8. Open Forum-**

**9. Motion to adjourn-** Commissioner Chaiken motioned to move. Commissioner Gulliver second. All in favor.

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Michael W. Myatt, Secretary

## Executive Director's Report – December 2022

### Public Housing

<u>Project Name</u>	<u>Current Occupancy</u>	<u>Year to Date Occupancy</u>
Capehart	98%	98%
Griffin Park	98%	97%
Birch Circle	100%	99%
Nason Park	96%	98%

### Managed Properties (BHDC Owned)

<u>Project Name</u>	<u>Current Occupancy</u>	<u>Year to Date Occupancy</u>
Autumn Park	100%	98%
Crestwood	100%	99%
Greenfield	95%	98%
The Lofts	92%	94%
Griffin Square	100%	98%
Ohio Street	100%	100%

- 1. Annual Meeting:** Our January meeting will include election of officers for the new year as well as appointments for BHDC and the Boys & Girls Club boards.

**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: Work Orders: Due to two large unit turns \$15K, long term tenant.
- N: 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:

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

- R: 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.
- S: 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:

- T: Total Income: Due to more than budgeted management fees and fee for service work, also LHA finance department counseling.
- U: Admin/Maint Ben: Due to wage adjustments, different from when we did the budget, budget is based on a 12-month spread.
- V: Travel & Training: Due to underspending, budget is based on a 12-month spread.
- W: Mortgage Princ/Int: Due to underspending, budget is based on a 12-month spread.

**Bangor Housing Authority**  
**Operating Statement**  
**Eleven Months Ending 11/30/2022**  
**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	210,054.92	209,474.50	580.42	2,305,863.08	2,304,219.50	1,643.58	2,513,694.00	(207,830.92)	
Operating	421,383.33	353,031.33	68,352.00	4,594,023.44	3,883,344.67	710,678.77	4,236,376.00	357,647.44	
<b>TOTAL INCOME</b>	<b>631,438.25</b>	<b>562,505.83</b>	<b>68,932.42</b>	<b>6,899,886.52</b>	<b>6,187,564.17</b>	<b>712,322.35</b>	<b>6,750,070.00</b>	<b>149,816.52</b>	<b>A</b>
<b>EXPENSES</b>									
FSS/Families Forward	256.00	2,818.00	2,562.00	39,904.32	30,998.00	(8,906.32)	33,816.00	(6,088.32)	
Operation/Office Expense	9,271.15	21,968.17	12,697.02	188,715.01	241,649.83	52,934.82	263,618.00	74,902.99	B
Admin Salaries/Benefits	117,266.03	87,520.49	(29,745.54)	1,132,620.90	962,725.51	(169,895.39)	1,050,246.00	(82,374.90)	C
Mgmt Fees	46,202.81	43,414.00	(2,788.81)	510,812.23	477,554.00	(33,258.23)	520,968.00	10,155.77	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	1,726.44	250.00	(1,476.44)	17,376.37	2,750.00	(14,626.37)	3,000.00	(14,376.37)	
Bookkeeping/Fee Account Fee	3,742.50	3,676.33	(66.17)	41,377.50	40,439.67	(937.83)	44,116.00	2,738.50	
Bad Debts/Credit/Bank Charges	2,164.42	4,515.50	2,351.08	23,452.16	49,670.50	26,218.34	54,186.00	30,733.84	E
Resident Services	59,735.15	49,803.25	(9,931.90)	600,172.01	547,835.75	(52,336.26)	597,639.00	(2,533.01)	F
Travel & Training	150.00	3,916.67	3,766.67	30,645.46	43,083.33	12,437.87	47,000.00	16,354.54	
Work Orders - Maint	166,774.66	131,870.75	(34,903.91)	2,444,262.86	1,488,686.25	(955,576.61)	1,661,743.00	(782,519.86)	G
Utilities	64,297.59	105,373.83	41,076.24	1,417,974.22	1,085,522.17	(332,452.05)	1,332,954.00	(85,020.22)	H
Pilot	0.00	11,148.50	11,148.50	114,503.29	122,633.50	8,130.21	133,782.00	19,278.71	
Insurance	28,720.16	25,528.99	(3,191.17)	300,589.18	280,819.01	(19,770.17)	306,348.00	5,758.82	I
FSS-Escrow Deposits	16,550.64	13,906.58	(2,644.06)	196,285.22	152,972.42	(43,312.80)	166,879.00	(29,406.22)	J
EPC Principal/Interest	9,019.75	11,132.00	2,112.25	109,809.89	122,452.00	12,642.11	133,584.00	23,774.11	
Equipment /EPC Conslt Fee	0.00	11,250.00	11,250.00	3,050.00	123,750.00	120,700.00	135,000.00	131,950.00	K
<b>TOTAL EXPENSES</b>	<b>525,877.30</b>	<b>528,093.06</b>	<b>2,215.76</b>	<b>7,232,990.62</b>	<b>5,834,981.94</b>	<b>(1,398,008.68)</b>	<b>6,555,319.00</b>	<b>(677,671.62)</b>	
<b>SURPLUS</b>	<b>105,560.95</b>	<b>34,412.77</b>	<b>(71,148.18)</b>	<b>(333,104.10)</b>	<b>352,582.23</b>	<b>685,686.33</b>	<b>194,751.00</b>	<b>527,855.10</b>	



**Bangor Housing Authority**  
**Operating Statement**  
**Eleven Months Ending 11/30/2022**  
**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	17,839.60	16,924.00	915.60	194,423.42	186,164.00	8,259.42	203,088.00	(8,664.58)
Operating	13,841.65	17,188.76	(3,347.11)	226,411.46	189,076.24	37,335.22	206,265.00	20,146.46
<b>TOTAL INCOME</b>	<b>31,681.25</b>	<b>34,112.76</b>	<b>(2,431.51)</b>	<b>420,834.88</b>	<b>375,240.24</b>	<b>45,594.64</b>	<b>409,353.00</b>	<b>11,481.88</b>
<b>EXPENSES</b>								
Operation/Office Expense	518.46	1,236.50	718.04	10,759.83	13,601.50	2,841.67	14,838.00	4,078.17
Admin Salaries/ Benefits	8,549.06	5,489.68	(3,059.38)	74,962.16	60,386.32	(14,575.84)	65,876.00	(9,086.16)
Mgmt Fees	4,425.12	4,207.08	(218.04)	49,506.03	46,277.92	(3,228.11)	50,485.00	978.97
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)	4,027.50	3,918.75	(108.75)	4,275.00	247.50
Bad Debts/Credit/Bank Charges	63.25	338.50	275.25	1,135.10	3,723.50	2,588.40	4,062.00	2,926.90
Resident Services	337.92	0.00	(337.92)	3,197.64	0.00	(3,197.64)	0.00	(3,197.64)
Travel Training	0.00	25.00	25.00	65.00	275.00	210.00	300.00	235.00
Work Orders - Maint	18,683.11	9,420.34	(9,262.77)	125,183.92	103,623.66	(21,560.26)	113,044.00	(12,139.92)
Utilities	1,060.79	5,892.24	4,831.45	94,425.49	64,814.76	(29,610.73)	70,707.00	(23,718.49)
Pilot	0.00	1,129.33	1,129.33	8,319.19	12,422.67	4,103.48	13,552.00	5,232.81
Insurance	1,933.00	1,332.50	(600.50)	19,269.95	14,657.50	(4,612.45)	15,990.00	(3,279.95)
EPC Principle/Interest	1,182.46	1,518.00	335.54	14,443.03	16,698.00	2,254.97	18,216.00	3,772.97
<b>TOTAL EXPENSES</b>	<b>37,113.17</b>	<b>30,945.42</b>	<b>(6,167.75)</b>	<b>411,294.84</b>	<b>346,399.58</b>	<b>(64,895.26)</b>	<b>377,345.00</b>	<b>(33,949.84)</b>
<b>SURPLUS</b>	<b>(5,431.92)</b>	<b>3,167.34</b>	<b>8,599.26</b>	<b>9,540.04</b>	<b>28,840.66</b>	<b>19,300.62</b>	<b>32,008.00</b>	<b>22,467.96</b>

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**Bangor Housing Authority**  
**Operating Statement**  
**Eleven Months Ending 11/30/2022**  
**Program: S8 Vouchers      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
Oper Sub -HAP	160,272.00	240,885.50	(80,613.50)	2,366,008.00	2,649,740.50	(283,732.50)	2,890,626.00	(524,618.00)
Oper Sub - Admin Fees	30,863.00	29,483.92	1,379.08	336,129.00	324,323.08	11,805.92	353,807.00	(17,678.00)
Int Earned on UNA	0.00	50.00	(50.00)	945.38	550.00	395.38	600.00	345.38
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	6,896.08	(6,895.38)	7,523.00	(7,522.30)
Adm Ports- Portables	266.11	455.92	(189.81)	8,604.51	5,015.08	3,589.43	5,471.00	3,133.51
Collection	0.00	208.33	(208.33)	0.00	2,291.67	(2,291.67)	2,500.00	(2,500.00)
<b>TOTAL INCOME</b>	<b>191,401.11</b>	<b>271,710.59</b>	<b>(80,309.48)</b>	<b>2,711,919.15</b>	<b>2,988,816.41</b>	<b>(276,897.26)</b>	<b>3,260,527.00</b>	<b>(548,607.85)</b>
<b>EXPENSES</b>								
Operation/Office Expense	741.03	2,483.42	1,742.39	21,472.43	27,317.58	5,845.15	29,801.00	8,328.57
Admin Salaries/Benefits	26,971.48	18,977.17	(7,994.31)	237,300.46	208,748.83	(28,551.63)	227,726.00	(9,574.46)
Mgmt/Bookkeeping Fees	8,073.00	8,151.00	78.00	89,193.00	89,661.00	468.00	97,812.00	8,619.00
Legal	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00	1,500.00
Travel & Training	0.00	333.33	333.33	1,918.77	3,666.67	1,747.90	4,000.00	2,081.23
Work Orders	442.49	1,299.83	857.34	1,023.58	14,298.17	13,274.59	15,598.00	14,574.42
Insurance	588.76	767.33	178.57	6,549.53	8,440.67	1,891.14	9,208.00	2,658.47
HAP Paid to Land Lords	224,744.00	240,885.50	16,141.50	2,399,323.00	2,649,740.50	250,417.50	2,890,626.00	491,303.00
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	1,404.00	2,000.00	596.00	18,846.18	22,000.00	3,153.82	24,000.00	5,153.82
Port Out HAP Expenses	1,119.00	1,800.00	681.00	19,705.00	19,800.00	95.00	21,600.00	1,895.00
Port In HAP Expense	0.00	0.00	0.00	(891.00)	0.00	891.00	0.00	891.00
HAP Admin Fees	176.76	0.00	(176.76)	2,022.26	0.00	(2,022.26)	0.00	(2,022.26)
<b>TOTAL EXPENSES</b>	<b>264,260.52</b>	<b>276,822.58</b>	<b>12,562.06</b>	<b>2,793,758.21</b>	<b>3,045,048.42</b>	<b>251,290.21</b>	<b>3,321,871.00</b>	<b>528,112.79</b>
<b>SURPLUS</b>	<b>(72,859.41)</b>	<b>(5,111.99)</b>	<b>67,747.42</b>	<b>(81,839.06)</b>	<b>(56,232.01)</b>	<b>25,607.05</b>	<b>(61,344.00)</b>	<b>20,495.06</b>

**Bangor Housing Authority**  
**Operating Statement**  
**Eleven Months Ending 11/30/2022**

**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	45,914.92	40,149.59	5,765.33	499,780.38	441,645.41	58,134.97	481,795.00	17,985.38
Interest Income	0.00	29.17	(29.17)	(85.56)	320.83	(406.39)	350.00	(435.56)
<b>TOTAL INCOME</b>	<b>45,914.92</b>	<b>40,178.76</b>	<b>5,736.16</b>	<b>499,694.82</b>	<b>441,966.24</b>	<b>57,728.58</b>	<b>482,145.00</b>	<b>17,549.82</b>
<b>EXPENSES</b>								
Operation/Office Expense	1,109.01	2,434.66	1,325.65	22,455.25	26,781.34	4,326.09	29,216.00	6,760.75
Admin Salaries/ Benefits	20,543.81	22,349.99	1,806.18	206,684.60	245,850.01	39,165.41	268,200.00	61,515.40
Mgmt/Book/Fee Acct Fees	21,119.92	13,509.01	(7,610.91)	202,370.37	148,598.99	(53,771.38)	162,108.00	(40,262.37)
Travel & Training	0.00	20.83	20.83	0.00	229.17	229.17	250.00	250.00
Insurance	314.95	361.66	46.71	3,503.60	3,978.34	474.74	4,340.00	836.40
<b>TOTAL EXPENSES</b>	<b>43,087.69</b>	<b>38,676.15</b>	<b>(4,411.54)</b>	<b>435,013.82</b>	<b>425,437.85</b>	<b>(9,575.97)</b>	<b>464,114.00</b>	<b>29,100.18</b>
<b>SURPLUS</b>	<b>2,827.23</b>	<b>1,502.61</b>	<b>1,324.62</b>	<b>64,681.00</b>	<b>16,528.39</b>	<b>48,152.61</b>	<b>18,031.00</b>	<b>46,650.00</b>

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**Bangor Housing Authority**  
**Operating Statement**  
**Eleven Months Ending 11/30/2022**  
**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	171,048.68	72,068.58	98,980.10	1,088,875.51	1,050,194.42	38,681.09	1,122,263.00	(33,387.49)	
Fee for Service -Labor WO's	119,893.25	132,824.17	(12,930.92)	1,480,972.75	1,461,065.83	19,906.92	1,593,890.00	(112,917.25)	
LHA Consult/Equip Rental	1,750.00	0.00	1,750.00	29,999.10	0.00	29,999.10	0.00	29,999.10	
<b>TOTAL INCOME</b>	<b>292,691.93</b>	<b>204,892.75</b>	<b>87,799.18</b>	<b>2,599,847.36</b>	<b>2,511,260.25</b>	<b>88,587.11</b>	<b>2,716,153.00</b>	<b>(116,305.64)</b>	<b>T</b>
<b>EXPENSES</b>									
Operation/Office Expense	3,798.33	8,634.84	4,836.51	81,576.76	94,983.16	13,406.40	103,618.00	22,041.24	
Admin/Maint Benefits	65,064.65	68,791.42	3,726.77	775,649.13	756,705.58	(18,943.55)	825,523.00	49,873.87	U
Legal	0.00	208.33	208.33	0.00	2,291.67	2,291.67	2,500.00	2,500.00	
Travel & Training	157.66	3,333.33	3,175.67	11,975.18	36,666.67	24,691.49	40,000.00	28,024.82	V
6397.099 Travel & Training - Wellness Program	(720.00)	0.00	720.00	(720.00)	0.00	720.00	0.00	720.00	
6430.000 Cleaning	855.63	0.00	(855.63)	855.63	0.00	(855.63)	0.00	(855.63)	
Work Orders -Maint	109,837.47	91,330.15	(18,507.32)	1,012,938.66	1,004,631.85	(8,306.81)	1,095,962.00	83,023.34	
Utilities	711.14	2,708.34	1,997.20	43,489.05	29,791.66	(13,697.39)	32,500.00	(10,989.05)	
Insurance	6,880.32	7,417.00	536.68	75,217.50	81,587.00	6,369.50	89,004.00	13,786.50	
Mortgage Principal/Interest	252.00	1,916.67	1,664.67	5,640.52	21,083.33	15,442.81	23,000.00	17,359.48	W
<b>TOTAL EXPENSES</b>	<b>186,837.20</b>	<b>184,340.08</b>	<b>(2,497.12)</b>	<b>2,006,622.43</b>	<b>2,027,740.92</b>	<b>21,118.49</b>	<b>2,212,107.00</b>	<b>205,484.57</b>	
<b>SURPLUS</b>	<b>105,854.73</b>	<b>20,552.67</b>	<b>85,302.06</b>	<b>593,224.93</b>	<b>483,519.33</b>	<b>109,705.60</b>	<b>504,046.00</b>	<b>89,178.93</b>	

**Bangor Housing Authority**  
**Operating Statement**  
**Eleven Months Ending 11/30/2022**  
**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	34,018.00	29,535.00	4,483.00	32,220.00	1,798.00
Oper Sub - Adm Fees	0.00	397.42	(397.42)	0.00	4,371.58	(4,371.58)	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>34,018.00</b>	<b>33,906.58</b>	<b>111.42</b>	<b>36,989.00</b>	<b>(2,971.00)</b>
<b>EXPENSES</b>								
Operation/Office Expense	(2.70)	3.07	5.77	267.69	33.93	(233.76)	37.00	(230.69)
Admin Salaries/Benefits	44.43	21.91	(22.52)	463.89	241.09	(222.80)	263.00	(200.89)
Mgmt/Book Fees	97.50	92.92	(4.58)	685.50	1,022.08	336.58	1,115.00	429.50
Insurance	64.89	1.92	(62.97)	721.89	21.08	(700.81)	23.00	(698.89)
HAP Paid to Land Lords	2,077.00	2,685.00	608.00	28,068.00	29,535.00	1,467.00	32,220.00	4,152.00
<b>TOTAL EXPENSES</b>	<b>2,281.12</b>	<b>2,804.82</b>	<b>523.70</b>	<b>30,206.97</b>	<b>30,853.18</b>	<b>646.21</b>	<b>33,658.00</b>	<b>3,451.03</b>
<b>SURPLUS</b>	<b>810.88</b>	<b>277.60</b>	<b>533.28</b>	<b>3,811.03</b>	<b>3,053.40</b>	<b>757.63</b>	<b>3,331.00</b>	<b>480.03</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	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	407	\$160,272.00	\$ 227,951.00	(\$67,679.00)	(\$106,689.00)	\$560.08	\$29,757.15
Dec-22	0	\$0.00	\$ -	\$0.00	(\$106,689.00)	#DIV/0!	-\$37,921.85
	<u>4398</u>	<u>\$2,323,696.00</u>	<u>\$ 2,430,385.00</u>	<u>(\$106,689.00)</u>			

\* Before interest income and Fraud Recovery

Baseline Units 4994

Over/Under Leases -596

HAP To Date	<u>\$ 2,430,385.00</u>	Current PUC	<u>\$560.08</u>
Beginning NRA Balance	\$54,574.00	<b>Utilization</b>	
Cummulative Under(over) Funding	(\$106,689.00)	Dollars	104.59%
Half of Fraud/Interest		Units	88.07%
End of Month NRA	<u>(\$52,115.00)</u>		
HUD Retained HAP	<u>\$ (849.00)</u>		
Total HAP Reserves	<u>\$ (52,964.00)</u>		
Hud Held Reserve 12/31/2021	\$ -		
2021 Funding	\$ 2,635,404.00		
2021 HUD Disbursed	(\$2,636,253.00)		
2021 Ending Huld Held Reseres	<u>\$ (849.00)</u>		
2022 Funding	\$2,323,696.00		
2022 HUD Disbursed	\$ (2,430,385.00)		
2022 Ending Huld Held Reseres	<u>\$ (106,689.00)</u>		
Remianing 2022 Funding	\$226,956.00		
Amount per month	\$ 226,956.00		

# 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
<b>REVENUES</b>												
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 - MOMS	-	240,604	-	240,604	-	-	-	-	-	-	-
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	-	-	
	<b>Total Revenues</b>	<b>13,853,850</b>	<b>14,805,187</b>	-	<b>6,731,382</b>	<b>664,541</b>	<b>303,442</b>	<b>446,170</b>	<b>510,978</b>	<b>103,680</b>	<b>2,998,288</b>	<b>3,011,530</b>	<b>35,176</b>



# 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	60,000	-	34,572	3,390	1,224	2,058	1,068	48	15,624	2,010
6350.001	Audit Fees - Allocated	32,567	32,001	-	18,438	1,808	653	1,098	570	26	8,333	1,072
6392.001	Sundry - Other Allocated	134,337	132,001	-	76,058	7,458	2,693	4,528	2,350	106	34,373	4,422
6396.001	Sundry - Dues & licenses Allocated	-	14,487	-	8,643	848	306	-	267	12	3,906	503
6399.001	Sundry - Postage Allocated	10,177	10,000	-	5,762	565	204	343	178	8	2,604	335
6360.001	Sundry - Telephone Allocated	66,154	65,002	-	37,453	3,673	1,326	2,230	1,157	52	16,926	2,178
6210.001	Sundry - Advertising Allocated	6,617	30,000	-	17,286	1,695	612	1,029	534	24	7,812	1,005
6398.002	Sundry - Computer Equipment Allocated	10,176	9,999	-	5,762	565	204	343	178	8	2,604	335
6398.001	Sundry - Computer Contracts Costs Allocated	92,611	200,000	-	115,240	11,300	4,080	6,860	3,560	160	52,080	6,700
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	77,352	-	44,581	4,371	1,578	2,653	1,378	46	20,146	2,592
6716.001	Insurance - Workers Comp Allocated	119,497	117,521	-	67,716	6,640	2,397	4,031	2,092	94	30,602	3,937
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
	<b>Total Indirect expenses</b>	<b>1,813,247</b>	<b>2,000,663</b>	<b>-</b>	<b>1,082,514</b>	<b>129,596</b>	<b>63,095</b>	<b>121,596</b>	<b>325,620</b>	<b>584</b>	<b>195,010</b>	<b>82,306</b>
				<b>0.00%</b>	<b>54.11%</b>	<b>6.48%</b>	<b>3.15%</b>	<b>6.08%</b>	<b>16.28%</b>	<b>0.03%</b>	<b>9.75%</b>	<b>4.11%</b>

**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	134,289	-	111,065	14,340	4,688	3,696	-	500	-	-
6451.005	Utilities - Sewer	220,464	250,603	-	212,952	27,020	35	8,596	-	2,000	-	-
6451.010	Utilities - Sewer	-	-	-	-	-	-	-	-	-	-	-
6450	Utilities - Electricity	751,232	998,331	-	670,432	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	-	-	-	-	-	-	-	-	-	-	-

## 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
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	112,371	-	-	-	-	-	-	112,371	-	-
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	105,652	88,267	(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

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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	
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	-	-	-	-	-	-	-	-	-	-	-	
	<b>Total Direct Expenses</b>	<b>11,205,113</b>	<b>12,266,702</b>	<b>-</b>	<b>5,484,552</b>	<b>537,399</b>	<b>193,796</b>	<b>326,398</b>	<b>169,905</b>	<b>97,840</b>	<b>2,478,725</b>	<b>2,946,975</b>	<b>31,112</b>
	<b>Total Direct %</b>	<b>11,205,113</b>	<b>12,266,702</b>	<b>0.00%</b>	<b>44.71%</b>	<b>4.38%</b>	<b>1.58%</b>	<b>2.66%</b>	<b>1.39%</b>	<b>0.80%</b>	<b>20.21%</b>	<b>24.02%</b>	<b>0.25%</b>
	<b>Total Direct Expenses excluding HAP</b>	<b>8,282,267</b>	<b>9,518,595</b>	<b>-</b>	<b>5,484,552</b>	<b>537,399</b>	<b>193,796</b>	<b>326,398</b>	<b>169,905</b>	<b>7,840</b>	<b>2,478,725</b>	<b>318,868</b>	<b>1,112</b>
	<b>Total Direct Expense % excluding HAP</b>			<b>0.00%</b>	<b>57.62%</b>	<b>5.65%</b>	<b>2.04%</b>	<b>3.43%</b>	<b>1.78%</b>	<b>0.08%</b>	<b>26.04%</b>	<b>3.35%</b>	<b>0.01%</b>
	<b>Total Direct Expenses excluding HAP</b>	<b>18,717,210</b>	<b>9,518,595</b>	<b>-</b>	<b>5,484,552</b>	<b>537,399</b>	<b>193,796</b>	<b>326,398</b>	<b>169,905</b>	<b>7,840</b>	<b>2,478,725</b>	<b>318,868</b>	<b>1,112</b>
	<b>Total Direct Expense % excluding HAP</b>			<b>0.00%</b>	<b>57.62%</b>	<b>5.65%</b>	<b>2.04%</b>	<b>3.43%</b>	<b>1.78%</b>	<b>0.08%</b>	<b>26.04%</b>	<b>3.35%</b>	<b>0.01%</b>
	<b>Total Expenses</b>	<b>13,018,360</b>	<b>14,267,365</b>	<b>-</b>	<b>6,567,066</b>	<b>666,995</b>	<b>256,891</b>	<b>447,994</b>	<b>495,525</b>	<b>98,424</b>	<b>2,673,735</b>	<b>3,029,281</b>	<b>31,454</b>
	<b>BUDGETED EXCESS/(DEFICIT)</b>	<b>835,490</b>	<b>537,822</b>	<b>-</b>	<b>164,316</b>	<b>(2,454)</b>	<b>46,551</b>	<b>(1,824)</b>	<b>15,453</b>	<b>5,256</b>	<b>324,553</b>	<b>(17,751)</b>	<b>3,722</b>