

September 10, 2021

COMMISSIONERS: Richard Laferte, Chair Christal Curtis, Vice Chair
Paul Chaiken Awa Conteh
Charles Boothby Buster Leen
Katelyn Michaud

Notice is hereby given that the Annual Meeting of the Board of Commissioners of the Housing Authority City of Bangor will be held on **Wednesday, September 15th 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. Finance Report
4. Boys & Girls Club of Bangor Report
5. Department Head Updates
6. Old Business
7. New Business
8. Open Forum
9. Adjourn

Housing Authority City of Bangor

July 19, 2021

REGULAR MEETING

By Remote: Commissioners Richard Laferte, Paul Chaiken, Francis Leen, Charles Boothby and Executive Director Michael Myatt.

Also, by Remote: BHA General Counsel Joe Bethony, Director of Finance Eric MacDonald, Director of Construction & Asset Management Bob Rhodes, Director of Property Management Melissa Rhodes, and Administrative Manager Angie McCluskey.

Absent: Commissioners Katelyn Michaud, Awa Conteh and Christal Curtis

1. **Welcome** - Commissioner Laferte welcomed everyone to the meeting.
2. **Review of Minutes**- Commissioner Boothby made a motion to adopt the minutes as presented. Commissioner Chaiken seconded the motion. Vote by roll call, Commissioner Laferte, yes. Commissioner Chaiken, yes. Commissioner Leen, yes. Commissioner Boothby, yes. Motion passed. Absent: Commissioner Michaud, Commissioner Curtis and Commissioner Conteh.

3. **Executive Directors Report- Mike Myatt gave an overview of the managers' report, also discussed:**

- a. There is a new program from Maine Housing that would allow Housing Choice Voucher programs to offer an incentive bonus of \$750.00 to landlords when they lease up a participant. Through this program housing authorities would also be able to pay the security deposit for a participant if help was needed and be reimbursed. The money could also be used to reimburse landlords for any repairs needed that were caused by a voucher holder. This program will run through to the end of the year.
- b. We have also been allocated 15 Emergency Housing Vouchers that Donna and Jen are overseeing.
- c. We are looking into renovating office space downstairs to add three new meeting rooms that could accommodate board meetings, classroom space for our teams to come in and do trainings and to allow the Families Forward program to offer classes to our residents. The Property Management team, the Housing Choice Voucher team and Finance have all worked well remotely and we are looking at staying remote with these teams.

4. **Finance Report-Director of Finance, Eric MacDonald** gave an overview of the finances and the Finance Committee meeting that was held in person. He reviewed the committees' discussion on findings from a previous audit that has been a major focus for the finance department. They are working on the audit for this year now which is being done remotely.

Section 8 utilization is at 101% of their dollars but are still down on units.

5. **Section 3 Policy-Joe Bethony** gave an overview and answered questions on the revisions to the Section 3 Policy. Commissioner Chaiken made a motion to adopt the changes to the Section 3

policy. Commissioner Leen seconded the motion. Vote by roll call. Commissioner Laferte, yes. Commissioner Boothby, yes. Commissioner Leen, yes. Commissioner Chaiken, yes. Motion passed. Absent from the vote were Commissioner Michaud, Commissioner Curtis and Commissioner Conteh.

6. Committee Reports-

Boys & Girls Club- Commissioner Leen gave an update on the Boys & Girls Club. Cat and her staff have been busy with the summer camp programs. They have 30 new children and are serving 58 children daily.

7. Department Head Updates-

a. Director of Construction & Asset Management, Bob Rhodes-The sidewalks at Birch Circle are ready to be paved and we are also replacing cement pads at the back of 3 of the units. Work is being done on the driveways in Capehart starting on the Davis Road. This project has a completion date of July 2022.

b. General Counsel, Joe Bethony-The lease with Penquis has been signed and the new rent amount will take effect in September.

We have 4 eviction dates scheduled mostly for nonpayment of rents. We are still trying to work with residents on repayment arrangements to help get these rents caught up. The Property Management team has been working to get resources to residents to help clean up the balances.

c. Director of Property Management, Melissa Rhodes-Melissa and her team have been doing applications with tenants for the Rent Relief Program to help with back rent. We have started to receive payments from the program that has helped to get some of the balances paid down.

The team has been busy finding resources for tenants to help with rent, doing annuals, interims and taking calls. They are still working well remotely. Our occupancy rate is staying strong. Jenny is receiving preapplications on line and by mail daily.

8. Executive Session-Commissioner Chaiken made a motion to go into executive session. Commissioner Leen seconded the motion.

Michael W. Myatt, Secretary

Executive Director's Report – September 2021

Public Housing

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

Managed Properties

<u>Project Name</u>	<u>Current Occupancy</u>	<u>Year to Date Occupancy</u>
Autumn Park	96%	96%
Crestwood	100%	98%
Greenfield	97%	98%
The Lofts	80%	98%
Griffin Square	93%	92%
Ohio Street	100%	100%

Finson Road Fire: We have selected Dunbar & Brawn to rebuild the two units damaged by fire in March. They are currently soliciting bids for the project with the current cost of reconstruction totaling over \$1.1M. Construction costs are clearly still very high.

FSS Outreach: We've drafted an informational handout highlighting our program with the intent to present to Senator Collins and Representative Golden. A first draft is attached and I'll begin reaching out to the delegation for in person meetings to share our story and to continue to ask for their support for funding this important program.

New Resident Services Program: The **Mental Health Outreach for MotherS (MOMS)** Partnership is a two-generation approach to supporting family wellbeing and stability while directly targeting maternal depression, one of the most common Adverse Childhood Experiences (ACEs) impacting young children. Launched in New Haven in 2011, MOMS brings mental health within reach of over-burdened, under-resourced mothers. MOMS Partnership outcomes include significant decreases in depressive symptoms and perceived stress, as well as increases in social support, maternal employment, and a mother's ability to meet her family's basic needs. DHHS has agreed to sponsor this pilot in partnership with the John T. Gorman Foundation.

Landlord Incentive Program HCV: We've started to roll out this program that provides incentives to landlords for new participation in the voucher program. Incentives include cash bonuses for new move-ins, help with repairs and help with security deposits. This program is funded by MaineHousing.

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

Family Self Sufficiency

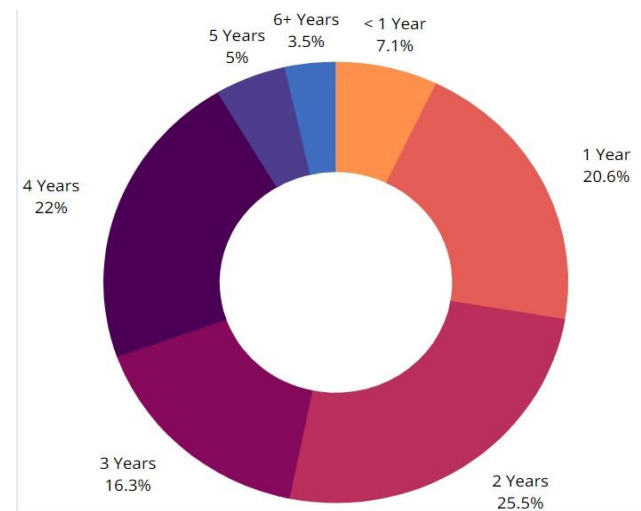
at BangorHousing



Family Self Sufficiency is a voluntary program for all Public Housing & HCV Voucher holders. The program pairs each participant with a coach who they work with to improving skills needed for better income/employment. During the program, participants build an escrow account that is grown from rent increases offset by income. To graduate and receive their funds, participants need to be working full time based on their skills, and be free from TANF assistance for 12 consecutive months.

From August 2020 to August 2021, we had 176 households under FSS Contracts of Participation (currently 141 families).

Since the program began in 2015, there are currently varying lengths of participation...



OF THOSE 176 HOUSEHOLDS...

33%

Increased their income

7

Families graduated

32

Families ceased cash welfare assistance

53

Families reduced cash welfare assistance.

\$16,507.62

Avg. annual household income increase



Have Questions?

Call Liz Marsh at 207-924-6365
or email her at emarsh@bangorhousing.org

PROGRAM COMPLETION



Since the program began in 2015, we have averaged 7 graduates from the program per year



1/3 of FSS Graduates purchase homes and move out of housing. Others move into market rate housing, and some remain in housing



The average escrow disbursements to FSS graduates (escrow earned during their participation in the program and given to them upon program completion) is \$4,363.



The total amount of final disbursements to our 42 graduates was \$183,265.97

CURRENT FAMILIES

There are currently 141 families in FSS. 91 of these households currently have escrow, with the grand total in escrow of \$238,246.10



AMP 1 Summary

Line Item:

- A: Total Income: Collected Rental Income is caught up after being down due to Covid, the variance is positive now as more tenants are able to pay. Also, we received a family's forward grant.
- B: Allocated Expenses: Due to Allocated Salaries and Sundry accounts being under budget.
- C: Admin Salaries: Due to seasonal help being hired and yearly raises. The budget is based on a 12-month equal spread.
- D: Asset Mgmt. Fee: Posted in March and the budget is based on a 12-month equal spread.
- E: Resident Services: Due to seasonal help and activities, budget is based on a 12 -month equal spread.
- F: Travel & Training: Travel is down due to Covid, will start to pick now that things are back open.
- G: Work Orders: More work being done in AMP1 due to a couple big turns. The budget is based on a 12-month equal spread.
- H: Utilities: Current month is correct; budget is based on a 12 -month equal spread.
- I: Pilot: PHA-Web, currently doesn't calculate a PILOT, working with them to get this posted.
- J: Admin Benefits: Due to seasonal help being hired and a salary adjustment retro pay being processed. The budget is based on a 12-month equal spread.
- K: FSS-Escrow Deposits: Due to the FSS program growing.
- L: Equipment/EPC Cons: Yearly EPC Consultant Fee hit last month; the budget is based on a 12-month equal spread.

AMP 4 Summary

Line Item:

Nothing to report, No variances over 15K

HCV Summary

Line Item:

M: Total Income: Underfunded HAP from HUD and CARES act funding are causing the variance.

N: Admin Salaries: Actuals are less than budgeted amount.

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Local Programs

Line Item:

O: Allocated Expenses: Actuals are less than budgeted; the budget is based on a 12-month equal spread.

COCC Summary

Line Item:

P: Admin Salaries: Salaries yearly raises, the YTD is over due to earned time cash out due to COVID. The budget is based on a 12-month equal spread.

Q: Travel & Training: Under budget due to not being able to attend training events due to Covid.

R: Work Orders: Due to Maintenance Salaries increasing due to mowing crew, still under budget over all and budget is based on a 12-month equal spread.

S: Utilities: Current month is correct; budget is based on a 12 -month equal spread.

T: Admin Benefits: Due to Maintenance Salaries increasing due to the seasonal help and yearly salary raises. The budget is based on a 12-month equal spread.

Bangor Housing Authority
Operating Statement
Eight Months Ending 08/31/2021
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	201,847.21	189,912.67	11,934.54	1,652,353.70	1,519,301.33	133,052.37	2,278,952.00	(626,598.30)
Operating	288,820.09	301,245.76	(12,425.67)	2,528,278.65	2,409,965.99	118,312.66	3,614,949.00	(1,086,670.35)
TOTAL INCOME	490,667.30	491,158.43	(491.13)	4,180,632.35	3,929,267.32	251,365.03	5,893,901.00	(1,713,268.65)
EXPENSES								
Allocated Expenses	86,165.21	89,613.14	3,447.93	644,413.57	716,905.36	72,491.79	1,075,358.00	430,944.43
FSS/FF	450.00	0.00	(450.00)	3,960.58	0.00	(3,960.58)	0.00	(3,960.58)
Admin Salaries	37,389.02	18,888.92	(18,500.10)	236,698.97	151,111.33	(85,587.64)	226,667.00	(10,031.97)
Office Supplies BHA/FSS	89.98	0.00	(89.98)	1,000.24	0.00	(1,000.24)	0.00	(1,000.24)
Mgmt Fees	44,307.86	43,332.83	(975.03)	353,641.10	346,662.67	(6,978.43)	519,994.00	166,352.90
Asset Mgmt Fee	0.00	5,150.00	5,150.00	61,440.00	41,200.00	(20,240.00)	61,800.00	360.00
Legal	619.62	208.33	(411.29)	7,772.86	1,666.67	(6,106.19)	2,500.00	(5,272.86)
Bookkeeping/Fee Account Fee	3,735.00	3,669.42	(65.58)	30,030.00	29,355.33	(674.67)	44,033.00	14,003.00
Bad Debts/Credit/Bank Charges	(708.47)	3,085.66	3,794.13	20,581.94	24,685.34	4,103.40	37,028.00	16,446.06
Misc - Sundry	0.00	0.00	0.00	1,939.81	0.00	(1,939.81)	0.00	(1,939.81)
Resident Services	61,809.10	38,691.34	(23,117.76)	375,746.95	309,530.66	(66,216.29)	464,296.00	88,549.05
Travel & Training	1,436.96	3,291.67	1,854.71	7,673.26	26,333.33	18,660.07	39,500.00	31,826.74
Work Orders - Maint	161,307.34	126,343.75	(34,963.59)	1,246,841.29	1,010,750.00	(236,091.29)	1,516,125.00	269,283.71
Utilities	51,001.66	99,852.17	48,850.51	762,305.82	798,817.33	36,511.51	1,198,226.00	435,920.18
Pilot	0.00	10,468.25	10,468.25	65,318.07	83,746.00	18,427.93	125,619.00	60,300.93
Insurance	13,119.84	11,869.17	(1,250.67)	104,958.72	94,953.33	(10,005.39)	142,430.00	37,471.28
Admin Benefits	12,443.32	7,711.00	(4,732.32)	86,667.53	61,688.00	(24,979.53)	92,532.00	5,864.47
FSS-Escrow Deposits	14,238.00	10,000.00	(4,238.00)	106,265.39	80,000.00	(26,265.39)	120,000.00	13,734.61
EPC Principal/Interest	10,932.19	10,207.17	(725.02)	85,091.66	81,657.33	(3,434.33)	122,486.00	37,394.34
Equipment /EPC Constt Fee	0.00	10,083.33	10,083.33	38,301.50	80,666.67	42,365.17	121,000.00	82,698.50
TOTAL EXPENSES	498,336.63	492,466.15	(5,870.48)	4,240,649.26	3,939,729.35	(300,919.91)	5,909,594.00	1,668,944.74
SURPLUS	(7,669.33)	(1,307.72)	6,361.61	(60,016.91)	(10,462.03)	49,554.88	(15,693.00)	44,323.91

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Bangor Housing Authority
Operating Statement
Eight Months Ending 08/31/2021
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	18,120.00	16,860.08	1,259.92	134,385.12	134,880.67	(495.55)	202,321.00	(67,935.88)
Operating	15,187.41	15,067.49	119.92	123,177.35	120,540.01	2,637.34	180,810.00	(57,632.65)
TOTAL INCOME	33,307.41	31,927.57	1,379.84	257,562.47	255,420.68	2,141.79	383,131.00	(125,568.53)
EXPENSES								
Allocated Expenses	5,887.77	7,204.98	1,317.21	42,842.77	57,640.02	14,797.25	86,460.00	43,617.23
Admin Salaries/ Benefits	1,643.39	0.00	(1,643.39)	10,400.01	0.00	(10,400.01)	0.00	(10,400.01)
Mgmt Fees	4,428.50	4,207.08	(221.42)	34,732.67	33,656.67	(1,076.00)	50,485.00	15,752.33
Asset Mgmt Fee	0.00	500.00	500.00	6,000.00	4,000.00	(2,000.00)	6,000.00	0.00
Bookkeeping/Fee Accounting	375.00	356.25	(18.75)	2,962.50	2,850.00	(112.50)	4,275.00	1,312.50
Bad Debts/Credit/Bank Charges	51.67	158.00	106.33	892.96	1,264.00	371.04	1,896.00	1,003.04
Sundry	0.00	0.00	0.00	(518.22)	0.00	518.22	0.00	518.22
Resident Services	1,877.18	0.00	(1,877.18)	6,064.97	0.00	(6,064.97)	0.00	(6,064.97)
Travel Training	0.00	25.00	25.00	41.88	200.00	158.12	300.00	258.12
Cleaning WO - Maint	1,775.00	1,450.92	(324.08)	12,410.00	11,607.33	(802.67)	17,411.00	5,001.00
Utilities	3,066.14	6,986.83	3,920.69	48,330.62	55,894.67	7,564.05	83,842.00	35,511.38
Work Orders - Maint	2,244.43	6,799.33	4,554.90	42,104.97	54,394.67	12,289.70	81,592.00	39,487.03
Pilot	0.00	1,016.92	1,016.92	5,804.00	8,135.33	2,331.33	12,203.00	6,399.00
Insurance	634.08	634.08	0.00	5,072.64	5,072.67	0.03	7,609.00	2,536.36
EPC Principle/Interest	1,432.42	1,400.00	(32.42)	11,053.32	11,200.00	146.68	16,800.00	5,746.68
Equipment	0.00	0.00	0.00	3,576.50	0.00	(3,576.50)	0.00	(3,576.50)
TOTAL EXPENSES	23,415.58	30,739.39	7,323.81	231,771.59	245,915.36	14,143.77	368,873.00	137,101.41
SURPLUS	9,891.83	1,188.18	(8,703.65)	25,790.88	9,505.32	(16,285.56)	14,258.00	(11,532.88)

Bangor Housing Authority
Operating Statement
Eight Months Ending 08/31/2021
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	73,188.11	90,113.33	(16,925.22)	809,074.27	720,906.67	88,167.60	1,081,360.00	(272,285.73)
Fee for Service -Labor WO's	137,310.00	132,703.33	4,606.67	973,984.00	1,061,626.67	(87,642.67)	1,592,440.00	(618,456.00)
Misc	1,000.00	0.00	1,000.00	10,638.13	0.00	10,638.13	0.00	10,638.13
TOTAL INCOME	211,498.11	222,816.66	(11,318.55)	1,793,696.40	1,782,533.34	11,163.06	2,673,800.00	(880,103.60)
EXPENSES								
Allocated Expenses	16,835.78	17,425.18	589.40	125,461.32	139,401.32	13,940.00	209,102.00	83,640.68
Advertising	0.00	0.00	0.00	2,600.00	0.00	(2,600.00)	0.00	(2,600.00)
Admin Salaries	38,602.70	23,320.42	(15,282.28)	224,027.52	186,563.33	(37,464.19)	279,845.00	55,817.48
Office Supplies -BHA	144.98	0.00	(144.98)	1,159.84	0.00	(1,159.84)	0.00	(1,159.84)
Legal	0.00	208.33	208.33	0.00	1,666.67	1,666.67	2,500.00	2,500.00
Misc - Sundry	(1.01)	0.00	1.01	59.69	0.00	(59.69)	0.00	(59.69)
Travel & Training	2,340.58	3,333.33	992.75	6,426.72	26,666.67	20,239.95	40,000.00	33,573.28
Work Orders -Maint	107,259.88	89,523.26	(17,736.62)	676,209.78	716,185.99	39,976.21	1,074,279.00	398,069.22
Utilities	251.61	5,075.01	4,823.40	24,306.57	40,599.99	16,293.42	60,900.00	36,593.43
Insurance	2,375.25	2,375.25	0.00	19,002.00	19,002.00	0.00	28,503.00	9,501.00
Admin/Maint Benefits	43,230.72	35,554.50	(7,676.22)	325,959.54	284,436.00	(41,523.54)	426,654.00	100,694.46
Mortgage Principal/Interest	1,130.16	2,130.83	1,000.67	9,835.87	17,046.67	7,210.80	25,570.00	15,734.13
TOTAL EXPENSES	212,170.65	178,946.11	(33,224.54)	1,415,048.85	1,431,568.64	16,519.79	2,147,353.00	732,304.15
SURPLUS	(672.54)	43,870.55	44,543.09	378,647.55	350,964.70	(27,682.85)	526,447.00	147,799.45

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Bangor Housing Authority
Operating Statement
Eight Months Ending 08/31/2021
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	221,697.00	220,868.25	828.75	1,725,589.00	1,766,946.00	(41,357.00)	2,650,419.00	(924,830.00)	
Oper Sub - Admin Fees	25,858.00	26,763.75	(905.75)	218,623.00	214,110.00	4,513.00	321,165.00	(102,542.00)	
CARES Act - COVID Funding	0.00	0.00	0.00	81,544.93	0.00	81,544.93	0.00	81,544.93	
Int Earned on UNA	0.00	97.42	(97.42)	363.08	779.33	(416.25)	1,169.00	(805.92)	
Oper Sub - FSS	0.00	626.92	(626.92)	0.00	5,015.33	(5,015.33)	7,523.00	(7,523.00)	
Adm Ports- Portables	589.58	1,186.75	(597.17)	3,373.30	9,494.00	(6,120.70)	14,241.00	(10,867.70)	
Collection	0.00	208.33	(208.33)	0.00	1,666.67	(1,666.67)	2,500.00	(2,500.00)	
FSS- Forfeitures	0.00	0.00	0.00	5,205.89	0.00	5,205.89	0.00	5,205.89	
Misc	(9,400.75)	0.00	(9,400.75)	(8,774.50)	0.00	(8,774.50)	0.00	(8,774.50)	
TOTAL INCOME	238,743.83	249,751.42	(11,007.59)	2,025,924.70	1,998,011.33	27,913.37	2,997,017.00	(971,092.30)	M
EXPENSES									
Allocated Expenses	6,795.43	6,325.52	(469.91)	41,889.88	50,603.98	8,714.10	75,906.00	34,016.12	
Advertising	0.00	41.67	41.67	1,100.00	333.33	(766.67)	500.00	(600.00)	
Admin Salaries	7,261.59	9,581.33	2,319.74	46,977.45	76,650.67	29,673.22	114,976.00	67,998.55	N
Office Supplies	0.00	0.00	0.00	3,739.69	0.00	(3,739.69)	0.00	(3,739.69)	
Mgmt/Bookkeeping Fees	8,073.00	8,151.00	78.00	64,584.00	65,208.00	624.00	97,812.00	33,228.00	
Legal	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00	1,500.00	
Other Misc	0.00	1,083.33	1,083.33	1,246.24	8,666.67	7,420.43	13,000.00	11,753.76	
Travel & Training	0.00	333.33	333.33	(162.99)	2,666.67	2,829.66	4,000.00	4,162.99	
Work Orders	0.00	0.00	0.00	734.70	0.00	(734.70)	0.00	(734.70)	
HAP Paid to Land Lords	226,714.00	220,868.25	(5,845.75)	1,768,815.75	1,766,946.00	(1,869.75)	2,650,419.00	881,603.25	
Employee Benefits	2,532.17	3,431.33	899.16	19,800.17	27,450.67	7,650.50	41,176.00	21,375.83	
HAP Escrow FSS	665.00	0.00	(665.00)	5,982.00	0.00	(5,982.00)	0.00	(5,982.00)	
Port Out HAP Expenses	1,152.00	0.00	(1,152.00)	3,741.00	0.00	(3,741.00)	0.00	(3,741.00)	
Port In HAP Expense	(7,034.00)	0.00	7,034.00	(6,300.00)	0.00	6,300.00	0.00	6,300.00	
HAP Admin Fees	389.36	0.00	(389.36)	2,795.58	0.00	(2,795.58)	0.00	(2,795.58)	
TOTAL EXPENSES	246,548.55	249,940.76	3,392.21	1,954,943.47	1,999,525.99	44,582.52	2,999,289.00	1,044,345.53	
SURPLUS	(7,804.72)	(189.34)	7,615.38	70,981.23	(1,514.66)	(72,495.89)	(2,272.00)	(73,253.23)	

Bangor Housing Authority
Operating Statement
Eight Months Ending 08/31/2021
Program: Local Programs Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Mgmt Fees	36,296.27	34,140.09	2,156.18	263,472.38	273,120.66	(9,648.28)	409,681.00	(146,208.62)
Misc	0.00	4.25	(4.25)	9.17	34.00	(24.83)	51.00	(41.83)
TOTAL INCOME	36,296.27	34,144.34	2,151.93	263,481.55	273,154.66	(9,673.11)	409,732.00	(146,250.45)
EXPENSES								
Allocated Expenses	18,445.92	18,768.99	323.07	128,461.47	150,152.01	21,690.54	225,228.00	96,766.53
Admin Salaries/ Benefits	188.50	0.00	(188.50)	9,143.10	0.00	(9,143.10)	0.00	(9,143.10)
Mgmt/Book/Fee Acct Fees	12,171.25	12,171.25	0.00	97,797.28	97,370.00	(427.28)	146,055.00	48,257.72
Sundry	0.00	0.00	0.00	0.09	0.00	(0.09)	0.00	(0.09)
Resident Services	2,519.76	0.00	(2,519.76)	12,167.82	0.00	(12,167.82)	0.00	(12,167.82)
Travel & Training	0.00	20.83	20.83	0.00	166.67	166.67	250.00	250.00
Maint Payroll	0.00	0.00	0.00	13,490.52	0.00	(13,490.52)	0.00	(13,490.52)
TOTAL EXPENSES	33,325.43	30,961.07	(2,364.36)	261,060.28	247,688.68	(13,371.60)	371,533.00	110,472.72
SURPLUS	2,970.84	3,183.27	(212.43)	2,421.27	25,465.98	(23,044.71)	38,199.00	(35,777.73)

BANGOR HOUSING AUTHORITY

	Actual / Projected Units	HUD Funding 2021	HAP Actual/ Projected 2021	Monthly Under/(over) Funded	Cummulative Under/(over) Funded	PUC	HAP Equity Account
Jan-21	416	\$219,624.00	\$ 216,851.00	\$2,773.00	\$2,773.00	\$521.28	\$68,767.15
Feb-21	414	\$219,624.00	\$ 215,705.00	\$ 3,919.00	\$6,692.00	\$521.03	\$71,540.15
Mar-21	411	\$217,491.00	\$ 216,475.00	\$ 1,016.00	\$7,708.00	\$526.70	\$75,459.15
Apr-21	418	\$217,491.00	\$ 223,122.00	(\$5,631.00)	\$2,077.00	\$533.78	\$76,475.15
May-21	420	\$186,266.00	\$ 224,836.00	(\$38,570.00)	(\$36,493.00)	\$535.32	\$70,844.15
Jun-21	419	\$221,698.00	\$ 225,435.00	(\$3,737.00)	(\$40,230.00)	\$538.03	\$32,274.15
Jul-21	413	\$221,698.00	\$ 221,031.00	\$667.00	(\$39,563.00)	\$535.18	\$28,537.15
Aug-21	414	\$221,698.00	\$ 219,712.00	\$1,986.00	(\$37,577.00)	\$530.71	\$29,204.15
Sep-21	0	\$0.00	\$ -	\$0.00	(\$37,577.00)	#DIV/0!	\$31,190.15
Oct-21	0	\$0.00	\$ -	\$0.00	(\$37,577.00)	#DIV/0!	\$31,190.15
Nov-21	0	\$0.00	\$ -	\$0.00	(\$37,577.00)	#DIV/0!	\$31,190.15
Dec-21	0	\$0.00	\$ -	\$0.00	(\$37,577.00)	#DIV/0!	\$31,190.15
	<u>3325</u>	<u>\$1,725,590.00</u>	<u>\$ 1,763,167.00</u>	<u>(\$37,577.00)</u>			

* Before interest income and Fraud Recovery

Baseline Units 3520

Over/Under Leases -195

HAP To Date	<u>\$ 1,763,167.00</u>	Current PUC	<u>\$530.71</u>
Beginning NRA Balance	\$44,661.00	Utilization	
Cummulative Under(over) Funding	(\$37,577.00)	Dollars	102.18%
Half of Fraud/Interest		Units	94.46%
End of Month NRA	<u>\$7,084.00</u>		
HUD Retained HAP	<u>\$ 60,662.00</u>		
Total HAP Reserves	<u>\$ 67,746.00</u>		
Hud Held Reserve 12/31/2020	\$ -		
2020 Funding	\$ 2,650,764.00		
2020 HUD Disbursed	(\$2,590,102.00)		
2020 Ending Huld Held Reseres	<u>\$ 60,662.00</u>		
2021 Funding	\$1,725,590.00		
2021 HUD Disbursed	\$ (1,763,167.00)		
2021 Ending Huld Held Reseres	<u>\$ (37,577.00)</u>		
Remianing 2021 Funding	<u>\$878,496.00</u>		
Amount per month	<u>\$ 219,624.00</u>		