

June 17, 2022

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

Notice is hereby given that a Regular Meeting of the Board of Commissioners of the Housing Authority City of Bangor will be held on **Wednesday, June 22nd 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. Old Business
 - a. Davis Road Senior Housing
 - b. Boys & Girls Club update
5. New Business
6. Open Forum
7. Executive Session - 1 M.R.S. sec. 405 6 (A) – Personnel Matter (Evaluation)
8. Adjourn

May 18th, 2022

REGULAR MEETING,

Present: Commissioner Laferte, Commissioner Chaiken, Commissioner Gulliver, Commissioner Michaud, Executive Director, Mike Myatt, General Counsel, Joseph Bethony, Director of Finance Eric MacDonald

By Remote: Commissioner Loyd, Commissioner Conteh, Director of Housing Choice Voucher, Donna Peirce, Director of Construction & Asset Management, Bob Rhodes, Director of Maintenance, Jim Brochu, Director of Resident Services, Elizabeth Marsh, Property Management Assistant, Alexis Dunham and Administration Manager, Angie McCluskey.

Absent: Commissioner Curtis, Director of Property Management, Melissa Rhodes

1. Welcome - Commissioner Laferte welcomed everyone to the meeting. During this time board members and staff introduces themselves to our newest board member, Commissioner Loyd.

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

3. Management report – Executive Director, Mike Myatt

Mike opened the meeting sharing that he took Commissioner Gulliver to tour our properties. They were able to go into Crestwood Place and Autumn Park West. Mike has extended an invite to tour our properties to Commissioner Loyd and anyone else that would like to do so.

The Splash Pad is officially open and we will be throwing our annual block party on June 30th to kick off summer for our community.

United Way of Eastern Maine has presented Bangor Housing with a 2021 Silver Award for our contributions and our continued support of their mission in supporting the community. We have also received NAHRO Award of Excellence for the splash pad and National Award of Merit.

Resident Council will be reconvening. Elizabeth’s team will be working on setting up meetings for the council and their involvement within the community. Staff from the city of Bangor will be coming to the first meeting which will be held on June 14th.

4. Committee Reports-

a. Finance Committee/Finance Report– Director of Finance, Eric Macdonald - Finance committee met and went over financials. Eric gave a brief overview on how the financials read for Commissioner Loyd. AMP 1 is trending in the right direction due to rent relief payments coming in. Utility payments should start to go down as we are heading into the warmer months

and we will start cutting into the deficit. Capital funds coming in will also help with the deficit for AMP 1.

AMP 4 is also seeing utility costs go down as we head into warmer months. Also had a long-term tenant that passed away and the costs for turning over/updating that apartment is significant.

Housing Choice Voucher Program is getting more money than what we are sending out to landlords. Year-to-date we have sent almost \$900,000 to landlords in the community.

Finance Department has met with a few companies in effort to go paperless. Have narrowed it down to 3 possible vendors to work with. Still in conversations and hopeful to transition to paperless.

5. Department Head Updates -

a. Housing Choice Voucher Program, Donna Peirce- Utilization for dollars is at 97.57% and units are at 91%. That consists of 421 units that HCV Program is administering, 391 HCV, 4 VASH vouchers, 5 MOD rehab emergency housing vouchers, and 20 ports.

HCV Program is pulling from 2016. Recently switched over to a new vendor, Affordablehousing.com, to manage the waitlist. Those already on the waitlist were notified of the switch and the need to respond with updated information in order to remain on the waitlist. There were a lot of people that did not respond. The waitlist was close to 30,000 people and now we only have 9,996 people on that waitlist. If those that did not respond call now, they can be reinstated. Waiting to see if the list is going to grow or if situations have changed and they no longer need a voucher. Currently working with 25 people that HCV Program has pulled from the waitlist.

b. Director of Construction & Asset Management Bob Rhodes – Finson road rebuild is coming right along. Looking at substantial completion for July 1st. We have been awarded \$22,000 capital fund grant; we got an increase of \$344,000. We have passed the 20% that we are allowed on capital funds for operations and should help finance get ahead on some of the utility bills. Capital fund activity has started back up with drive replacement project.

c. General Counsel, Joseph Bethony – currently constructing policy for the destruction of files once we go paperless. We will need some guidance on destructing those files in regards to what needs to be kept and for how long going forward.

d. Director of Resident Services, Elizabeth Marsh – Annual block party is coming up, vaccinations clinic, and lots of workshops coming up for FSS participants. So, a lot of planning and scheduling is happening right now. We are having an opening ceremony for the community garden. New raised beds were put in and we are hoping to get more community engagement with this project. The ceremony will be on June 1st. Have community partners coming in to share information about using the harvests from the garden. Have also planned a FSS dinner to discuss life after housing. Will have a panel of people that lived in Bangor Housing and have

gone on to buy homes share their stories with FSS participants. Continuing to recruit participants for the program.

e. Director of Maintenance, Jim Brochu – Currently working on 6 units and taking 2 more units today. Splash pad is up and running and working on getting a grounds crew together for mowing. Also working with FSS on the block party and community garden.

5. Old Business- Mike met with city manager today. City manager had spoke with the governor's office about spending 22 million statewide and how much Bangor could spend. City manager had made a request about funding Davis Rd project but the didn't meet certain requirements.

Commissioner Gulliver has been appointed to Boys and Girls Club of Bangor board.

6. New Business-

7. Open Forum- June 15th board meeting will be rescheduled to June 22nd.

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

Michael W. Myatt, Secretary

Executive Director's Report – June 2022

Public Housing

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

Managed Properties (BHDC Owned)

<u>Project Name</u>	<u>Current Occupancy</u>	<u>Year to Date Occupancy</u>
Autumn Park	94%	96%
Crestwood	100%	99%
Greenfield	98%	99%
The Lofts	100%	100%
Griffin Square	93%	92%
Ohio Street	100%	100%

- 1. Moving to Work:** This new opportunity has come at us very quickly. It's a new PILOT program that many within the industry are urging us to apply for. I'll present in detail at our meeting.
- 2. Evaluation:** The remainder of our meeting will be my annual evaluation.

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

Line Item:

- A: Total Income: Due to Finson Road fire - \$582,510K is causing the variance, this offsets with F.
- B: Operation/Off Exp: Due to under spending, budget is based on a 12-month spread.
- C: Admin Sal/Ben: Due to wage adjustments, budget is based on a 12-month spread.
- D: Mgmt. Fees: Due to good leasing numbers and getting more mgmt. fees than budgeted.
- E: Bad Debts: Write offs are posted in June and December, budget is based on a 12-month spread.
- F: Work Orders: Due to Finson Road fire, \$582,510K is causing the variance, this offsets with A.
- G: Utilities: Current month is correct; budget is based on previous year by months. Variance is due to the very cold weather we have been having and rate increases.
- H: Pilot: PHA-Web doesn't calculate the pilot; they are working on this.
- I: FSS-Escrow Dep: Due to increase in participants, escrow is more than budgeted.
- J: Equip/EPC: We haven't paid the consultant fee yet; this will catch up as soon as we pay it.

AMP 4 Summary: Nason Park

Line Item:

- K: Work Orders: Due to a large unit turn \$12K, long term tenant. Current month is in line with budget.
- L: Utilities: Current month is correct; budget is based on previous year by months. Variance is due to the very cold weather we have been having and rate increases.

HCV Summary: Housing Choice Voucher Program

Line Item:

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

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

Mod Rehab Summary: Moderate Rehabilitation Program

Line Item:

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

Local Programs: Bangor Housing Development Corp (Management Company)

Line Item:

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

P: 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 Admi Sal/Ben. I will correct for next month.

COCC Summary: Central Office Cost Center (Management Company)

Line Item:

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

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

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

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

Bangor Housing Authority
Operating Statement
Five Months Ending 05/31/2022
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	210,053.63	209,474.50	579.13	1,047,920.32	1,047,372.50	547.82	2,513,694.00	(1,465,773.68)
Operating	376,931.87	353,031.33	23,900.54	2,067,636.83	1,765,156.67	302,480.16	4,236,376.00	(2,168,739.17)
TOTAL INCOME	586,985.50	562,505.83	24,479.67	3,115,557.15	2,812,529.17	303,027.98	6,750,070.00	(3,634,512.85) A
EXPENSES								
FSS/Families Forward	8,911.29	2,818.00	(6,093.29)	20,038.80	14,090.00	(5,948.80)	33,816.00	13,777.20
Operation/Office Expense	9,371.22	21,968.17	12,596.95	91,075.61	109,840.83	18,765.22	263,618.00	172,542.39 B
Admin Salaries/Benefits	92,016.13	87,520.49	(4,495.64)	482,257.69	437,602.51	(44,655.18)	1,050,246.00	567,988.31 C
Mgmt Fees	46,479.38	43,414.00	(3,065.38)	232,950.04	217,070.00	(15,880.04)	520,968.00	288,017.96 D
Asset Mgmt Fee	0.00	0.00	0.00	0.00	0.00	0.00	61,100.00	61,100.00
Legal	1,243.20	250.00	(993.20)	5,458.75	1,250.00	(4,208.75)	3,000.00	(2,458.75)
Bookkeeping/Fee Account Fee	3,765.00	3,676.33	(88.67)	18,870.00	18,381.67	(488.33)	44,116.00	25,246.00
Bad Debts/Credit/Bank Charges	(358.90)	4,515.50	4,874.40	1,549.88	22,577.50	21,027.62	54,186.00	52,636.12 E
Resident Services	50,943.60	49,803.25	(1,140.35)	259,871.86	249,016.25	(10,855.61)	597,639.00	337,767.14
Travel & Training	2,949.65	3,916.67	967.02	11,278.19	19,583.33	8,305.14	47,000.00	35,721.81
Work Orders - Maint	237,271.26	131,870.75	(105,400.51)	1,308,000.72	697,461.75	(610,538.97)	1,661,743.00	353,742.28 F
Utilities	78,518.82	100,014.83	21,496.01	846,064.75	609,824.17	(236,240.58)	1,332,954.00	486,889.25 G
Pilot	0.00	11,148.50	11,148.50	0.00	55,742.50	55,742.50	133,782.00	133,782.00 H
Insurance	28,720.16	25,528.99	(3,191.17)	128,268.22	127,645.01	(623.21)	306,348.00	178,079.78
FSS-Escrow Deposits	18,072.00	13,906.58	(4,165.42)	86,882.00	69,532.92	(17,349.08)	166,879.00	79,997.00 I
EPC Principal/Interest	10,181.59	11,132.00	950.41	50,399.49	55,660.00	5,260.51	133,584.00	83,184.51
Equipment /EPC Conslt Fee	500.00	11,250.00	10,750.00	3,050.00	56,250.00	53,200.00	135,000.00	131,950.00 J
TOTAL EXPENSES	588,584.40	522,734.06	(65,850.34)	3,546,016.00	2,761,528.44	(784,487.56)	6,545,979.00	2,999,963.00
SURPLUS	(1,598.90)	39,771.77	41,370.67	(430,458.85)	51,000.73	481,459.58	204,091.00	634,549.85

Bangor Housing Authority
Operating Statement
Five Months Ending 05/31/2022
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	16,934.00	16,924.00	10.00	87,657.44	84,620.00	3,037.44	203,088.00	(115,430.56)
Operating	9,489.50	17,188.76	(7,699.26)	72,805.16	85,943.74	(13,138.58)	206,265.00	(133,459.84)
TOTAL INCOME	26,423.50	34,112.76	(7,689.26)	160,462.60	170,563.74	(10,101.14)	409,353.00	(248,890.40)
EXPENSES								
Operation/Office Expense	530.11	1,236.50	706.39	5,291.33	6,182.50	891.17	14,838.00	9,546.67
Admin Salaries/ Benefits	6,430.50	5,489.68	(940.82)	32,320.32	27,448.32	(4,872.00)	65,876.00	33,555.68
Mgmt Fees	4,425.12	4,207.08	(218.04)	22,217.79	21,035.42	(1,182.37)	50,485.00	28,267.21
Asset Mgmt Fee	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
Bookkeeping/Fee Accounting	360.00	356.25	(3.75)	1,807.50	1,781.25	(26.25)	4,275.00	2,467.50
Bad Debts/Credit/Bank Charges	68.41	338.50	270.09	478.07	1,692.50	1,214.43	4,062.00	3,583.93
Resident Services	537.78	0.00	(537.78)	1,872.89	0.00	(1,872.89)	0.00	(1,872.89)
Travel Training	0.00	25.00	25.00	6.18	125.00	118.82	300.00	293.82
Work Orders - Maint	7,877.86	9,420.34	1,542.48	70,496.47	47,101.66	(23,394.81)	113,044.00	42,547.53
Utilities	4,499.07	5,892.24	1,393.17	61,322.29	29,461.26	(31,861.03)	70,707.00	9,384.71
Pilot	0.00	1,129.33	1,129.33	0.00	5,646.67	5,646.67	13,552.00	13,552.00
Insurance	1,933.00	1,332.50	(600.50)	7,671.95	6,662.50	(1,009.45)	15,990.00	8,318.05
EPC Principle/Interest	1,341.96	1,518.00	176.04	6,633.72	7,590.00	956.28	18,216.00	11,582.28
TOTAL EXPENSES	28,003.81	30,945.42	2,941.61	210,118.51	154,727.08	(55,391.43)	377,345.00	167,226.49
SURPLUS	(1,580.31)	3,167.34	4,747.65	(49,655.91)	15,836.66	65,492.57	32,008.00	81,663.91

K
L

Bangor Housing Authority
Operating Statement
Five Months Ending 05/31/2022
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	236,319.00	240,885.50	(4,566.50)	1,125,747.00	1,204,427.50	(78,680.50)	2,890,626.00	(1,764,879.00)
Oper Sub - Admin Fees	28,956.00	29,483.92	(527.92)	152,101.00	147,419.58	4,681.42	353,807.00	(201,706.00)
Int Earned on UNA	0.00	50.00	(50.00)	147.01	250.00	(102.99)	600.00	(452.99)
Oper Sub - FSS	0.00	626.92	(626.92)	0.00	3,134.58	(3,134.58)	7,523.00	(7,523.00)
Adm Ports- Portables	1,043.03	455.92	587.11	4,095.57	2,279.58	1,815.99	5,471.00	(1,375.43)
Collection	0.00	208.33	(208.33)	0.00	1,041.67	(1,041.67)	2,500.00	(2,500.00)
TOTAL INCOME	266,318.03	271,710.59	(5,392.56)	1,282,090.58	1,358,552.91	(76,462.33)	3,260,527.00	(1,978,436.42)
EXPENSES								
Operation/Office Expense	1,111.70	2,483.42	1,371.72	11,748.61	12,417.08	668.47	29,801.00	18,052.39
Admin Salaries/Benefits	22,649.93	18,977.17	(3,672.76)	102,968.27	94,885.83	(8,082.44)	227,726.00	124,757.73
Mgmt/Bookkeeping Fees	8,073.00	8,151.00	78.00	40,365.00	40,755.00	390.00	97,812.00	57,447.00
Legal	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00	1,500.00
Travel & Training	119.50	333.33	213.83	1,190.78	1,666.67	475.89	4,000.00	2,809.22
Work Orders	161.46	1,299.83	1,138.37	551.46	6,499.17	5,947.71	15,598.00	15,046.54
Insurance	588.76	767.33	178.57	3,016.97	3,836.67	819.70	9,208.00	6,191.03
HAP Paid to Land Lords	215,820.00	240,885.50	25,065.50	1,070,396.00	1,204,427.50	134,031.50	2,890,626.00	1,820,230.00
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	1,301.00	0.00	(1,301.00)	8,058.00	0.00	(8,058.00)	0.00	(8,058.00)
Port Out HAP Expenses	1,943.00	0.00	(1,943.00)	9,715.00	0.00	(9,715.00)	0.00	(9,715.00)
Port In HAP Expense	(249.00)	0.00	249.00	(401.00)	0.00	401.00	0.00	401.00
HAP Admin Fees	170.07	0.00	(170.07)	768.39	0.00	(768.39)	0.00	(768.39)
TOTAL EXPENSES	251,689.42	273,022.58	21,333.16	1,245,672.48	1,365,112.92	119,440.44	3,276,271.00	2,030,598.52
SURPLUS	14,628.61	(1,311.99)	(15,940.60)	36,418.10	(6,560.01)	(42,978.11)	(15,744.00)	(52,162.10)

M

N

Bangor Housing Authority
Operating Statement
Five Months Ending 05/31/2022
Program: Local Programs Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Mgmt Fees	43,440.23	40,149.59	3,290.64	204,152.30	200,747.91	3,404.39	481,795.00	(277,642.70)
Misc	0.00	0.00	0.00	(119.87)	0.00	(119.87)	0.00	(119.87)
TOTAL INCOME	43,440.23	40,149.59	3,290.64	204,032.43	200,747.91	3,284.52	481,795.00	(277,762.57)
EXPENSES								
Operation/Office Expense	197.58	393.00	195.42	1,777.57	1,965.00	187.43	4,716.00	2,938.43
6190.101 LPIP - Tenant Security Deposits	0.00	0.00	0.00	2,980.00	0.00	(2,980.00)	0.00	(2,980.00)
6190.102 LPIP - Landlord Incentive Fees	2,250.00	0.00	(2,250.00)	9,000.00	0.00	(9,000.00)	0.00	(9,000.00)
Admin Salaries/ Benefits	19,749.97	22,349.99	2,600.02	88,167.85	111,750.01	23,582.16	268,200.00	180,032.15
Mgmt/Book/Fee Acct Fees	17,186.39	13,509.01	(3,677.38)	87,865.64	67,544.99	(20,320.65)	162,108.00	74,242.36
Travel & Training	0.00	20.83	20.83	0.00	104.17	104.17	250.00	250.00
Insurance	314.95	361.66	46.71	1,613.90	1,808.34	194.44	4,340.00	2,726.10
TOTAL EXPENSES	39,698.89	36,634.49	(3,064.40)	191,404.96	183,172.51	(8,232.45)	439,614.00	248,209.04
SURPLUS	3,741.34	3,515.10	226.24	12,627.47	17,575.40	(4,947.93)	42,181.00	(29,553.53)

O
P

Bangor Housing Authority
Operating Statement
Five Months Ending 05/31/2022
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	75,371.25	297,402.58	(222,031.33)	377,554.08	585,676.92	(208,122.84)	1,090,157.00	(712,602.92)	
Fee for Service -Labor WO's	140,852.75	132,824.17	8,028.58	692,874.75	664,120.83	28,753.92	1,593,890.00	(901,015.25)	
Misc	10,700.00	0.00	10,700.00	18,899.36	0.00	18,899.36	0.00	18,899.36	
TOTAL INCOME	226,924.00	430,226.75	(203,302.75)	1,089,328.19	1,249,797.75	(160,469.56)	2,684,047.00	(1,594,718.81)	Q
EXPENSES									
Operation/Office Expense	3,943.04	8,634.84	4,691.80	34,612.73	43,174.16	8,561.43	103,618.00	69,005.27	
Admin/Maint Benefits	62,577.65	68,791.42	6,213.77	322,087.83	343,957.08	21,869.25	825,523.00	503,435.17	R
Legal	0.00	208.33	208.33	0.00	1,041.67	1,041.67	2,500.00	2,500.00	
6391.000 Bank Charges	0.00	0.00	0.00	500.00	0.00	(500.00)	0.00	(500.00)	
Travel & Training	152.85	3,333.33	3,180.48	5,330.92	16,666.67	11,335.75	40,000.00	34,669.08	
Work Orders -Maint	83,311.91	91,330.15	8,018.24	410,674.15	456,650.85	45,976.70	1,095,962.00	685,287.85	S
Utilities	3,507.77	2,708.34	(799.43)	33,226.81	13,541.66	(19,685.15)	32,500.00	(726.81)	T
Insurance	6,880.32	7,417.00	536.68	33,935.58	37,085.00	3,149.42	89,004.00	55,068.42	
Mortgage Principal/Interest	602.82	1,916.67	1,313.85	4,203.74	9,583.33	5,379.59	23,000.00	18,796.26	
TOTAL EXPENSES	160,976.36	184,340.08	23,363.72	844,571.76	921,700.42	77,128.66	2,212,107.00	1,367,535.24	
SURPLUS	65,947.64	245,886.67	(179,939.03)	244,756.43	328,097.33	(83,340.90)	471,940.00	(227,183.57)	

Bangor Housing Authority
Operating Statement
Five Months Ending 05/31/2022
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	15,466.00	13,425.00	2,041.00	32,220.00	(16,754.00)
Oper Sub - Adm Fees	0.00	397.42	(397.42)	0.00	1,987.08	(1,987.08)	4,769.00	(4,769.00)
TOTAL INCOME	3,092.00	3,082.42	9.58	15,466.00	15,412.08	53.92	36,989.00	(21,523.00)
EXPENSES								
Operation/Office Expense	4.75	3.07	(1.68)	218.71	15.43	(203.28)	37.00	(181.71)
Admin Salaries/Benefits	33.12	21.91	(11.21)	179.95	109.59	(70.36)	263.00	83.05
Mgmt/Book Fees	97.50	92.92	(4.58)	487.50	464.58	(22.92)	1,115.00	627.50
Insurance	64.89	1.92	(62.97)	332.55	9.58	(322.97)	23.00	(309.55)
HAP Paid to Land Lords	2,520.00	2,685.00	165.00	13,467.00	13,425.00	(42.00)	32,220.00	18,753.00
TOTAL EXPENSES	2,720.26	2,804.82	84.56	14,685.71	14,024.18	(661.53)	33,658.00	18,972.29
SURPLUS	371.74	277.60	94.14	780.29	1,387.90	(607.61)	3,331.00	(2,550.71)

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	0	\$0.00	\$ -	\$0.00	\$38,901.00	#DIV/0!	\$107,668.15
Jul-22	0	\$0.00	\$ -	\$0.00	\$38,901.00	#DIV/0!	\$107,668.15
Aug-22	0	\$0.00	\$ -	\$0.00	\$38,901.00	#DIV/0!	\$107,668.15
Sep-22	0	\$0.00	\$ -	\$0.00	\$38,901.00	#DIV/0!	\$107,668.15
Oct-22	0	\$0.00	\$ -	\$0.00	\$38,901.00	#DIV/0!	\$107,668.15
Nov-22	0	\$0.00	\$ -	\$0.00	\$38,901.00	#DIV/0!	\$107,668.15
Dec-22	0	\$0.00	\$ -	\$0.00	\$38,901.00	#DIV/0!	\$107,668.15
2000		<u>\$1,125,747.00</u>	\$ 1,086,846.00	\$38,901.00			

* Before interest income and Fraud Recovery

Baseline Units 2245

Over/Under Leases -245

HAP To Date	<u>\$ 1,086,846.00</u>	Current PUC	<u>\$553.19</u>
Beginning NRA Balance	\$54,574.00	Utilization	
Cummulative Under(over) Funding	\$38,901.00	Dollars	96.54%
Half of Fraud/Interest		Units	89.09%
End of Month NRA	<u>\$93,475.00</u>		
HUD Retained HAP	<u>\$ (849.00)</u>		
Total HAP Reserves	<u>\$ 92,626.00</u>		
Hud Held Reserve 12/31/2021	\$ -		
2021 Funding	\$ 2,635,404.00		
2021 HUD Disbursed	<u>(\$2,636,253.00)</u>		
2021 Ending Huld Held Reserves	<u>\$ (849.00)</u>		
2022 Funding	\$1,125,747.00		
2022 HUD Disbursed	<u>\$ (1,086,846.00)</u>		
2022 Ending Huld Held Reserves	<u>\$ 38,901.00</u>		
Remianing 2022 Funding	<u>\$1,588,692.00</u>		
Amount per month	<u>\$ 226,956.00</u>		