Housing Choice Voucher Financial Management & Reporting Master Book

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Nan McKay
AND ASSOCIATES, INC.
1810 Gillespie Way, Suite 202
El Cajon, CA 92020
800.783.3100
Fax: 619.258.5791
www.nanmckay.com

Authored by Ray Adair, MBA, Certified Government Financial Manager (CGFM), and Certified Management Accountant (CMA) Candidate, with contributions by Ronald Urlaub, CPA.

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Trainer Biographies

Michael Petro, Vice President of Finance & Senior Associate for Nan McKay and Associates

Mr. Michael Petro, is the Vice President of Finance and a Senior Associate for NMA. He has been with the company since January 2019. Previously, Michael worked briefly for BDO when Casterline Associates, the firm he helped build and manage, combined with BDO's existing housing practice in March 2018. Michael has specialized in LIPH and HCV accounting since 1991 and is considered one of the public housing industry's leading experts in the areas of financial management and accounting for HUD's Public Housing and Housing Choice Voucher programs. He started in the affordable housing industry in the accounting department for a Connecticut PHA. Since then, Michael has worked with over 150 PHAs, ranging from less than 100 to 40,000 units.

Michael has personally trained over 3,500 PHA and HUD personnel and delivered over 120 workshops in 23 states. He is proficient in a number of HUD programs, including Public Housing, Housing Choice Voucher, Capital Fund grants (CFP), Moderate Rehabilitation (Mod Rehab) and New Construction, Rental Assistance Demonstration (RAD), Moving to Work (MTW), Homeownership Opportunities for People Everywhere (HOPE VI), Resident Opportunities and Self-Sufficiency (ROSS), Community Development Block Grants (CDBG), the Financial Data Schedule (FDS) and Public Housing Assessment System (PHAS), and various other programs and grants.

He has developed and administered numerous training sessions for these programs including RAD, CFP, HCV, and public housing, and helped train HUD personnel on VMS reporting and HUD regulations. Michael has a thorough knowledge of HUD's online systems (VMS, Two-Year Tool and FASS-PHA).

Ronald Urlaub, CPA, President, Urlaub & Company

Ronald Urlaub, CPA, is the President of Urlaub & Co., PLLC., Certified Public Accountants, an accounting firm located in Ada, Oklahoma. The firm specializes in providing accounting services for housing agencies as well as other governmental and nonprofit entities. Over the last 25+ years, services provided by Urlaub & Co., PLLC, include performing financial audits and attestation services, fraud investigations, development of accounting policies and procedures for PHAs, establishing quality control programs, and assisting PHAs in their conversion to the asset management model.

Mr. Urlaub graduated from East Central University in 1988. He is a frequent lecturer and trainer for numerous groups at the state, regional and national level, including the American Institute of Certified Public Accountants (AICPA), the AHACPA, state CPA societies, and State Auditor Offices. He has participated in several HUD contracts, including the development of the *Changes in Financial Management and Reporting Handbook* released by HUD, performed stop-loss submission reviews, and served as an instructor for HUD's sponsored asset management training seminars. Mr. Urlaub is a member of American Institute of Certified Public Accountants (AICPA), Oklahoma Society of Certified Public Accountants, Association of Government Accountants (AGA) and the Affordable Housing Association of Certified Public Accountants (AHACPA). Mr. Urlaub is also a contractor for Nan McKay and Associates, where he is a member of the Financial Services Consulting and Training team.

Maria Urlaub, CPA, Urlaub & Company

Maria graduated from East Central State University in May of 1997 with a Bachelor of Science degree in Business Administration. She has been with the firm since 1996. Her responsibilities include the preparation of monthly financial statements and Financial Data Schedules. She has developed and presented numerous presentations for conferences at the local, regional, and national level. She has also participated as a contractor for the HUD stop loss reviews. Maria assists with special projects including writing articles for the monthly newsletter. She has also been assigned as a staff auditor and has participated in audits including housing agencies and nonprofit clients. In 2008, Maria passed her CPA exam to practice public accounting.

Table of Contents

CHAPTER 11 The HUD Chart of Accounts & Key Accounting Transactions in the HCV Program