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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).

Raymond G. Adair, Senior Associate for Nan McKay and Associates

Mr. Raymond Adair, MBA, CGFM, served as the Vice President of Finance and a Senior Associate for NMA from 1994 to 2018. He now serves as a Senior Associate. He has been with the company for over 25 years. Mr. Adair 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.

Over the years, Mr. Adair has trained hundreds of housing authority staff, executives, and commissioners in the proper application of HUD's fiscal requirements for the Housing Choice Voucher and Public Housing programs, as well as the proper application of governmental GAAP. He has also provided technical assistance, conducted fiscal reviews, and accounting and policy reviews for various housing authorities around the country. In addition, he has extensive knowledge of HUD fiscal requirements for various grant programs, HUD's online systems (VMS and FASS-PH), the use of fee-for-service, and the preparation of indirect cost allocation plans.

Mr. Adair has trained HUD Management staff on HCV financial management and reporting. Mr. Adair helped author HUD's handbook supplement "Changes in Financial Management and Reporting Requirements for Public Housing Agencies under the new Operating Fund Rule." In addition, Mr. Adair provided technical assistance under a contract with HUD for the implementation of asset management to various Public Housing Agencies (large and small). He also led a team of property management professionals who conducted reviews nationally for HUD on whether PHAs had implemented HUD's principles of asset management for the Public Housing Program.

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 18 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 with a GPA of 3.71. 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 several 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.

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