



NOTICE OF MEETING

The Regular Board Meeting of the Lake Metropolitan Housing Authority will be held at

6:00 p.m. on Wednesday, October 12, 2022
Washington Square Apartments
111 E. Washington Street
Painesville, OH 44077

For any questions, please contact Diana Dilisio at ddilisio@lakemetrohousing.org
or 440-354-3347 x33.

REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Minutes – September 14, 2022
4. CEO Report
5. September Finance Reports and Bills (August Financials)
6. Other Updates and Comments
7. Adjournment

Jeffrey Mackey, Chairperson

Mission

The mission of the Lake Metropolitan Housing Authority is to advocate for, develop and sustain affordable housing opportunities for the residents of Lake County. We support and encourage residents to attain self-sufficiency while maintaining a customer-centered focus.



189 First Street • Painesville, Ohio 44077
440.354.3347 • FAX: 440.354-5008 • TDD/TTY 711 or 800.750.0750
www.lakehousing.org

**REGULAR MEETING OF THE
LAKE METROPOLITAN HOUSING AUTHORITY
September 14, 2022
*Onsite – Jackson Towers
6:00 P.M.**

This meeting and all formal actions memorialized herein were taken in a duly noticed virtual, open meeting of this Board and that all deliberations which resulted in formal action were taken in meeting(s) open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code

The meeting was called to order by Chairperson Jeffrey Mackey at 6:08 p.m.

PRESENT

Chairperson Jeffrey Mackey
Vice-Chair Charles Stennis Jr. (absent)
Gregory Schmidt
Kathryn Popp
Cynthia Brooks
Julius Williams
George Phillips

ALSO PRESENT

Marshal Pitchford, Attorney (absent)
Eric Martin, Executive Director
Diana Dilisio, Executive Assistant
Brittany Stone, Chief Financial Officer

CHAIRPERSON'S COMMENTS:

Chairperson Jeffrey Mackey spoke on how Lake County transitioned to "medium" COVID-19 community level after being at high risk for many weeks. He is happy to hear that the reports of employees who have had COVID are doing so well.

MEETING MINUTES:

July 13, 2022, regular Board Meeting: The meeting minutes were accepted by unanimous acclamation.

CEO REPORT:

Eric Martin shared highlights from his report that were emailed in advance of the meeting.

Housing Choice Voucher:

Mr. Martin was happy to announce that Lake MHA's Family Self-Sufficiency (FSS) program policy is now in compliance and consistent with HUD's Final Rule. The policy changes the FSS program in several areas:

- Expanding the definition of eligible families to include tenants of certain privately owned multifamily properties.
- Updating the FSS Contract of Participation (CoP).
- Reducing the burdens on PHA's and multifamily assisted housing owners.
- Clarification to escrow account requirements.
- Updates to the FSS Action Plan requirements.

Public Housing / Multi-Family/Market Rate:

Eric mentioned that in the US alone, rent prices have increased over 16% for many low-middle income families. As a result, LMHA is pursuing discussions with Advantix, a development consulting firm specializing in 4% to 9% low-income tax credit projects. Advantix is offering the development of low market rate projects absent of debt and with no cost to low-cost third-party property management services.

Staffing:

Mr. Martin announced Christine Semmelroth has joined our team as a full-time employee.

Mr. Martin also announced that LMHA is currently looking to hire a new maintenance employee. He reminded the Board of the possibility of an internship program with Auburn Career Centers for students seeking careers in facility and property maintenance. Nichole Ostrosky is currently working with Auburn Career Center on the documents needed.

JULY & AUGUST FINANCE REPORT:

A motion was made by Gregory Schmidt and seconded by Julius Williams to approve the July and August, financials. The July and August financials were approved by roll call with 3 ayes from Kathryn Popp, Cynthia Brooks, and Chairperson Jeffrey Mackey.

RESOLUTIONS:

Resolution 8-2022: A resolution authorizing the creation of a housing choice voucher certification coordinator, multifamily certification coordinator, compliance specialist, and housing quality standards inspector team leader and giving the executive Director the authority to both add the positions to the organizational table and to post and hire qualified candidates to fill the positions.

A motion was made by Kathryn Popp and seconded by Julius Williams to adopt this resolution. The resolution was approved by roll call with 3 ayes from Gregory Schmidt, Cynthia Brooks, and Chairperson Jeffrey Mackey.

Resolution 9-2022:

A resolution adopting the Family Self-Sufficiency final rule action plan of the Lake Metropolitan Housing Authority in accordance with the Family Self-sufficiency final rule that became effective June 16, 2022, by the Department of Housing and Urban Development.

A motion was made by Kathryn Popp and seconded by Julius Williams to adopt this resolution. The resolution was approved by roll call with 3 ayes from Gregory Schmidt, Cynthia Brooks, and Chairperson Jeffrey Mackey.

ADDITIONAL COMMENTS:

Chairperson Jeffrey Mackey added that he spoke with Mr. Martin regarding the opportunity to provide tenants with laptops and tablets through a partnership with the Lake County Library. Mr. Mackey shared that he is excited about the opportunity and encourages the Authority and the Lake County Library to pursue a partnership to make this happen.

ADJOURNMENT:

A motion was made by Chairperson Jeffrey Mackey to adjourn the meeting. The meeting adjourned at 7:05 p.m.



Meeting of the Board of Commissioners CEO Report October 2022

Housing Choice Voucher:

We are finally making significant progress in our search for an HCV Specialist to add to our HCV intake team. Lease-ups remain in decline as inflation continues to make it ultra-competitive to secure interest from area landlords. The good news is that HUD will allow for the 120% waiver extension through the calendar year 2023. Moreover, in discussions with our HUD field office, Washington is holding discussions on payment standard increases overall on a permanent basis. We will keep the Board posted as soon as we have an update.

LMHA will make an official request to increase the payment standard from the current 115% resulting from last year's waiver approval; up to the maximum of 120% of FMR through December 2023. We will additionally urge HUD as part of our request, to allow LMHA to utilize the maximum payment standard (120%) indefinitely.

Public Housing/Multi-Family Program/Market Rate:

We are still patiently awaiting the County's decision and subsequent delineation of the ARPA funding. In the meantime, we are continuing to assist the four remaining Public Housing tenants with relocation. This past week, I made a call to the manager at Fox Run apartments regarding rental availability to absorb the remaining four public housing tenants. I am highly encouraged by our conversation and the likelihood of placement. LMHA is appreciative their management's willingness to consider increased housing for voucher participants. We both are looking forward to having further discussions on creative ways that we can work together and increase communication for better problem solving all the while increasing unit availability for voucher holders.

Last week we had the second REAC inspection of our Multifamily properties. I am happy to report that our scores improved over last year! This is a credit to the dedication and hard work of our maintenance team. As with anything, there is room for improvement, however, this is a good indicator of the work that our team has put in over the past 12 months. We will continue to seek training opportunities in order implement industry best practices in maintaining our properties.





Staffing:

As mentioned earlier in the report, we are very close to selecting a quality candidate to fill the long-awaited HCV Specialist opening in our intake department. This position is vital to our ability to get more vouchers in the hands of families. If we consider the numbers, we are realizing at least a 20% successful lease rate per 100 vouchers issued. However, the caveat is attrition slightly exceeds our lease-up rate. We believe by virtue of doubling our voucher output, we can outpace attrition and realize monthly growth.

We are extremely excited to announce that we have made internal hires to fill the key position previously approved by the Board last month. Also, we have moved Theresa Lee, Program Supervisor into the Director of Housing position and have announced that Meghan Furman will serve as Director of Compliance. Both positions fill a tremendous gap left by the most recent turnover and position the Authority with two strong leaders that will help shape the future of our organization.

Capital Expansion:

As we look to fill the other vacant roles in our HCV program created by the internal promotions, we are in the midst of converting a portion of our conference room space at our administrative offices into two workstations. In addition, we have begun building an additional office at our Jackson Towers location and will be relocating our Multi-Family Specialist to this office upon completion.

Jackson Towers Façade Repair:

I know that it has been a long time coming, but finally, work has officially begun at Jackson Towers for the sealant repairs in the façade panel joints and the spalling issues around the building. Wilson Restoration has mobilized staff and resources and will be ramping up work beginning Monday, October 17th.

The project is expected to be completed before the Thanksgiving Holiday.

**Respectfully submitted,
Eric P. Martin, MBA/PA**





Housing Choice Voucher Program

Month Ending September 2022

Leased Action	Jul-22	Aug-22	Sep-22						
Monthly Budget Authority	\$756,356	\$756,356	\$756,356						
Units under lease (1st of month) + HO	1199	1189	1178						
VASH vouchers leased up (26)	15	14	14						
FUP vouchers leased up (25)	18	16	15						
Mainstream vouchers leased up (26)	22	23	24						
Utilization (baseline 1534 eff. 1/01/22)	79%	78%	77%						
Total HAP paid (UA's, ports & HO)	\$718,422	\$715,706	\$684,418						
Total incoming HAP	\$763,417	\$738,943	\$736,878						
Monthly utilization of budget	96%	95%	90%						
HCV Error Analysis Report	Jul-22	Aug-22	Sep-22						
Audit Error rate	35%	25%							
# of files audited	20	24							
# of files with errors per QC audit	7	6							
Informal Hearing/Terminations	Jul-22	Aug-22	Sep-22						
Informal Hearings conducted	0	2	3						
Informal Reviews conducted	0	2	1						
End of Participations (EOP's)	16	12	10	Updated 3 months EOP report attached explaining most recent					
Leasing Activity	Jul-22	Aug-22	Sep-22						
# of New Admissions	5	7	5						Updated entire 3 months
# of Moves	1	2	2						
# of Port-Ins	0	0	1						
# of Port-Outs	4	1	1						
# of Vouchers issued	16	51	41	18 vouchers were new HCV, all others were current tenants					
# of Vouchers on the street	36	66	66	1 vouchers pending inspections					
Vouchers Expired	9	14	9	3 vouchers pending executed HAP 5 Vouchers pending signed leases					
FSS/Homeownership	Jul-22	Aug-22	Sep-22						
Active FSS participants	22	22	22						
Current Homeowners	3	3	3						
Wait List Activity	Jul-22	Aug-22	Sep-22						
Number of Applicants on WL	1062	981	971	2021 HCV as of 10/1/22					
# of applicants pulled from Wait List		0	120 on 9/14						
Initial Briefing Meetings	8/10/2022		10/5 & 10/6						
2nd & Final Chance	48	4	0						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Jul-22	213		11	5		4	10		243
Aug-22	243		8	14			23		288
Sep-22	172		12	10		23	12	1	230
Report Completed by: Theresa Lee		Included in AR					Included in MPIS		



Multifamily/Public Housing Programs

Month Ending September 2022

Occupancy Rate	Jul-22	Aug-22	Sep-22		
Percentage leased as of 10/01/2022	80%	81%	80%		
# of vacancies (264 total MF & PH units) as of 10/01/2022	54	50	54	21 PVP	
T.A.R. (Tenant Account Receivables)	Jul-22	Aug-22	Sep-22		
Current Rent Roll	\$58,533	\$56,835	\$53,226		
Rent Collected	\$54,703	\$52,306	\$51,538		
Percentage Collected	94%	92%	97%		
PH Error Analysis Report	Jul-22	Aug-22	Sep-22		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Jul-22	Aug-22	Sep-22		
# of applicants on MF Wait List (end of month)	961	941	987		
Evictions	Washington	Jackson	Woodlawn	ParkView	Total
14 Day notices served (non-payment)					0
30 Day notices served (lease violations)					0
3 Day notices (non-pay)			2	1	3
3 Day notices (lease violation)		1			1
10 Day notices (lease violation)					0
30 Day notices (non-pay)	4	7	12	8	31
Tenant Relations	Washington	Jackson	Woodlawn	ParkView	
Date of quarterly resident meetings held	7/19/2022	7/18/2022	7/20/2022		
Next Meeting Scheduled for:	10/12/2022	10/11/2022	10/13/2022		
Police Reports received from 09/12/2022 through 10/03/2022	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault			2		2
Domestic/Civil/Harassment		3	4	3	10
Drug related					0
Theft/Burglary	3	1	1		5
Well Checks		8	2		10
Arrest/Warrant Served					0
Identity Theft					0
LMHA Standby Request/Trespassing					0
Disturbance/Noise/Disorderly Conduct		1	2		3
Not classified/Police Foot Patrols					0
Total calls for current month					30
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month	1		2		3
Move outs for current month		3	3		6
Unit transfers for current month			1		1

Report Completed by: Theresa Lee



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Name	EOP Date	Reason	Explanation
Mark Brozak	08/31/2022	Deceased tenant	
William Jackson	08/31/2022	Program Violations	Landlord Evicted, hearing upheld
Jade Johnson	09/30/2022	Program Violations	Misreporting of Income
Trena Smith	09/30/2022	Deceased tenant	
Michael Dolan	09/30/2022	Program Violations	Inspection issues not resolved
Lisa Oberstar	09/30/2022	Program Violations	Missed HQS Inspections
Alicia Russell	09/30/2022	Program Violations	Move without notice/Skip Move
Brentney Orr	09/30/2022	Program Violations	Damages to unit/hearing upheld
Jessica Robinson	09/30/2022	Self Termination	
Beverly Pritchett	09/30/2022	Self Termination	
Malissa Ledenican	09/30/2022	Program Violations	Move without notice/Skip Move
Roberta Clark	09/30/2022	Program Violations	Debt 3708
			Self Term/Deceased/Expired vouchers/Zero Hap
			Program Violations
PUT IN DEBTS OWED			
AND VACATED TENANTS			

Lake Metropolitan Housing Authority

Finance Report

August 2022

(Prepared for the October 12, 2022 Board Meeting)

The following summarizes the major Finance Department activity for August 2022:

Fiscal Year 2023

Attached are the preliminary August 2022 financials.

Multi-Family (RAD):

The Multi-Family program is positive for August 2022, year-to-date, and against the budget.

The Multi-Family (RAD) Statement of Operation for August 2022 has been included.

Housing Choice Voucher:

The Housing Choice Voucher program was positive for the August 2022, year-to-date, and against the budget.

The HAP Reserves Worksheet and the Schedule of Restricted Net Position (RNP) for August 2022 have been included.

Parkview (Public Housing/Market Rate):

Financials (and corresponding Statements of Operation) for August 2022 have been included for both the Public Housing and Market Rate programs. The Market Rate program is positive for August 2022, year-to-date, and against the budget. The Public Housing program is positive for August 2022 and negative year-to-date.

Overall Indicators:

The Fiscal Year 2023 Payroll projections are included through the September 29, 2022 payroll.

The Per Unit Leased Statistics report has been updated for August 2022.

The Fund Balances – by Restriction report has been updated for August 2022.

Banking and Investments:

Included with this report are the Lake MHA Cash & Investment Reports as of August 31, 2022, along with copies of the bank statements.

Accounts Payable:

A detail listing of all A/P checks issued in August are attached for your review.

Respectfully Submitted by:

Brittany Stone

CFO

Lake Metropolitan Housing Authority - Major Programs

Fiscal Year 2023 Summary Operating Report, and Fiscal Year 2022 Comparison

For the Month and Fiscal Year-to-Date ended July 31, 2022

(Preliminary - For Internal Use Only)

	Fiscal Year 2023			Fiscal Year 2022		
	<u>This Month</u>	<u>Year-to-Date</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>Year-to-Date</u>	<u>Variance</u>
Multi-Family						
Operating Income	\$ 124,920	\$ 250,426	\$ 252,687	\$ (2,261)	\$ 238,547	\$ 11,879
Administrative Expenses	\$ 35,547	\$ 76,789	\$ 93,111	\$ (16,322)	\$ 70,264	\$ 6,525
Utility Expenses	-	27,205	45,000	(17,795)	37,741	(10,536)
Operations Expense	26,925	81,777	74,790	6,987	77,738	4,039
General Expense	4,980	10,471	11,895	(1,424)	9,064	1,407
Surplus / (Deficit)	\$ 57,468	\$ 54,184	\$ 27,891	\$ 26,293	\$ 43,740	\$ 10,444

Section 8						
Operating Income	\$ 86,636	\$ 177,791	\$ 176,250	\$ 1,541	\$ 158,300	\$ 19,491
Administrative Expenses	\$ 44,705	\$ 113,677	\$ 169,087	(55,410)	\$ 125,734	(12,057)
Utility Expenses	-	473	800	(327)	718	(245)
Maintenance Expense	-	1,468	1,083	385	2,171	(703)
General Expense	936	1,808	3,024	(1,216)	1,839	(31)
Surplus / (Deficit)	\$ 40,995	\$ 60,365	\$ 2,256	\$ 58,109	\$ 27,838	\$ 32,527

CONSOLIDATED						
Operating Income	\$ 211,556	\$ 428,217	\$ 428,937	\$ (720)	\$ 396,847	\$ 31,370
Administrative Expenses	\$ 80,252	\$ 190,466	\$ 262,198	\$ (71,732)	\$ 195,998	\$ (5,532)
Utility Expenses	-	27,678	45,800	(18,122)	38,459	(10,781)
Operations Expense	26,925	83,245	75,873	7,372	79,909	3,336
General Expense	5,916	12,279	14,919	(2,640)	10,903	1,376
Surplus / (Deficit)	\$ 98,463	\$ 114,549	\$ 30,147	\$ 84,402	\$ 71,578	\$ 42,971

**Lake Metropolitan Housing Authority
Balance Sheet
August 2022**

Program: RAD - PBRA Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	47.51	543.89
1111.800 Cash - RAD PBRA	(89,576.93)	417,901.29
1113.000 Cash - Replacement Reserve	114.54	1,348,652.49
1114.000 Cash - Tenant Sec. Deposits	(15.11)	57,532.43
1122.000 Accts Rec Tenants (S)	869.50	56,198.80
1122.009 Tenant Repayment Agreements (S)	(529.00)	8,298.00
1129.000 A/R - Other	0.00	16,680.86
1129.200 A/R - Payroll Debit (in transit)	39,587.72	39,587.72
1129.300 A/R - Employee	0.00	969.37
1140.001 A/R Parkview Place	(11,470.75)	(22,990.36)
1140.002 A/R Public Housing	3,982.98	33,339.28
1140.003 A/R REACH	0.00	105.00
1140.005 A/R S-8 Voucher	42,351.54	220,919.34
1140.006 A/R State/Local	0.00	1,810.97
1211.000 Prepaid Insurance	(4,620.97)	13,862.95
1250.000 Prepaid Expense	(755.79)	3,023.16
1400.600 Land	0.00	692,731.00
1400.601 Land - Development (Lots)	0.00	29,490.74
1400.700 Buildings	0.00	3,910,612.00
1400.710 Bldg. & Land Improvements	0.00	5,708,991.70
1400.750 Bldg, Land & Improvements - Admin	0.00	4,718.44
1400.800 Furn, Equip, Mach - Dwellings	0.00	41,171.00
1400.900 Furn, Equip, Mach - Admin	0.00	345,658.55
1400.901 Equipment - Vehicles	0.00	121,590.43
1400.950 Accumulated Depreciation	0.00	(9,429,022.77)
1400.960 Accumulated Amortization - Leases	0.00	(3,809.25)
1400.990 Construction-In-Progress	0.00	11,921.55
1490.000 Leased Asset	0.00	18,084.13
1500.100 Net OPEB Asset	0.00	73,869.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	45,675.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	45,675.00
TOTAL ASSETS	(20,014.76)	3,768,116.71
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	(78,636.37)	(11,861.05)
2111.009 A/P - Public Housing (S)	(455.00)	222.00
2114.000 Tenants Sec. Dep. (S)	1,049.00	54,950.00
2114.300 Pet Deposit (S)	250.00	5,500.00
2114.314 Interest - Tenant Security Deposits	4.89	23.96
2117.200 OPERS Payable	(0.03)	(0.52)
2117.902 Misc. Payroll - AFLAC	304.92	276.00
2117.950 A/P - Ohio BWC	0.00	(27.00)
2117.999 A/P Payroll Other - Employee	0.00	(136.51)
2135.100 Acc. Comp Absences	0.00	3,643.13
2135.200 Comp. Absences - Non Current	0.00	14,649.64
2400.000 Lease Liability (Current)	0.00	4,210.00
2400.100 Lease Liability (Non-Current)	0.00	10,313.63

**Lake Metropolitan Housing Authority
Balance Sheet
August 2022**

Program: RAD - PBRA Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

2500.000 Net Pension Liability	0.00	191,166.00
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DEFERRED INFLOWS OF RESOURCES

2900.000 Deferred Inflows of Resources (Pens)	0.00	262,460.00
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2900.100 Deferred Inflows of Resources (OPEB)	0.00	90,371.00
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TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	352,831.00
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TOTAL LIABILITIES	(77,482.59)	625,760.28
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SURPLUS

2801.000 Net Investment In Capital Assets	0.00	1,374,360.75
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2805.000 Temporarily Restricted Net Position	0.00	1,335,393.59
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2806.000 Unrestricted Net Position	0.00	378,417.04
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2806.000 Unrestricted Net Position (Current Year)	57,467.83	54,185.05
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TOTAL SURPLUS	57,467.83	3,142,356.43
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TOTAL LIABILITIES AND SURPLUS	(20,014.76)	3,768,116.71
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PROOF	0.00	0.00
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Lake Metropolitan Housing Authority
Operating Statement
Two Months Ending 08/31/2022
Program: RAD - PBRA Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	51,735.00	50,833.33	901.67	106,169.00	101,666.67	4,502.33	610,000.00	(503,831.00)
3121.000 Tenant Assistance Payments - M/F	72,912.00	73,333.33	(421.33)	143,640.00	146,666.67	(3,026.67)	880,000.00	(736,360.00)
3300.113 Interest - Rep. Res.	114.54	10.33	104.21	228.13	20.67	207.46	124.00	104.13
3690.000 Other Income - Tenant	158.50	2,166.67	(2,008.17)	389.50	4,333.33	(3,943.83)	26,000.00	(25,610.50)
TOTAL OPERATING INCOME	124,920.04	126,343.66	(1,423.62)	250,426.63	252,687.34	(2,260.71)	1,516,124.00	(1,265,697.37)
TOTAL INCOME	124,920.04	126,343.66	(1,423.62)	250,426.63	252,687.34	(2,260.71)	1,516,124.00	(1,265,697.37)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	22,427.55	28,081.50	5,653.95	33,531.74	56,163.00	22,631.26	336,978.00	303,446.26
4120.000 Auditing Fees	0.00	266.67	266.67	0.00	533.33	533.33	3,200.00	3,200.00
4140.100 Advertising - Other	0.00	25.00	25.00	268.75	50.00	(218.75)	300.00	31.25
4150.000 Benefits Expense	11,296.77	10,732.17	(564.60)	24,941.62	21,464.33	(3,477.29)	128,786.00	103,844.38
4170.000 Legal Expenses	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000.00	15,000.00
4185.000 Staff Training	0.00	0.00	0.00	1,164.50	0.00	(1,164.50)	0.00	(1,164.50)
4190.000 Office Sundry Expense	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00	1,200.00
4190.020 Bank Charges	250.32	166.67	(83.65)	452.73	333.33	(119.40)	2,000.00	1,547.27
4190.050 Payroll Processing Charges & Forms	193.90	183.33	(10.57)	382.10	366.67	(15.43)	2,200.00	1,817.90
4190.100 Office Supplies	130.80	333.33	202.53	357.68	666.67	308.99	4,000.00	3,642.32
4190.110 Temporary Help	0.00	0.00	0.00	1,025.25	0.00	(1,025.25)	0.00	(1,025.25)
4190.120 Cleaning Contract	0.00	112.50	112.50	496.93	225.00	(271.93)	1,350.00	853.07
4190.130 Contract - IT Services	0.00	750.00	750.00	1,818.37	1,500.00	(318.37)	9,000.00	7,181.63
4190.140 Contract - MCS	755.79	767.58	11.79	1,524.18	1,535.17	10.99	9,211.00	7,686.82
4190.145 Forms and Publications	0.00	125.00	125.00	681.40	250.00	(431.40)	1,500.00	818.60
4190.150 Shredding	0.00	16.67	16.67	0.00	33.33	33.33	200.00	200.00
4190.200 Telephone	0.00	250.00	250.00	359.00	500.00	141.00	3,000.00	2,641.00
4190.201 Cell Phones	241.77	116.67	(125.10)	483.54	233.33	(250.21)	1,400.00	916.46
4190.205 Answering Service	0.00	150.00	150.00	111.58	300.00	188.42	1,800.00	1,688.42
4190.210 Internet Expense	0.00	166.67	166.67	360.77	333.33	(27.44)	2,000.00	1,639.23
4190.220 Cable	0.00	708.33	708.33	1,398.98	1,416.67	17.69	8,500.00	7,101.02
4190.300 Postage & Meter	0.00	500.00	500.00	365.03	1,000.00	634.97	6,000.00	5,634.97
4190.400 Copier - Lease	0.00	350.00	350.00	648.48	700.00	51.52	4,200.00	3,551.52
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	58.33	58.33	350.00	350.00
4190.500 Admin Minor Equipment	0.00	0.00	0.00	4,775.20	0.00	(4,775.20)	0.00	(4,775.20)
4190.600 Dues & Fees	0.00	266.67	266.67	367.30	533.33	166.03	3,200.00	2,832.70
4190.900 Other Sundry Expense	0.00	0.00	0.00	163.99	0.00	(163.99)	0.00	(163.99)
4190.910 Tenant Background Checks	0.00	91.67	91.67	0.00	183.33	183.33	1,100.00	1,100.00
4190.950 HR Contract	0.00	10.00	10.00	0.00	20.00	20.00	120.00	120.00
4190.960 Community Outreach	0.00	30.83	30.83	0.00	61.67	61.67	370.00	370.00
4210.000 Resident Activities	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00	1,200.00
4220.000 Resident Participation	249.99	666.67	416.68	999.81	1,333.33	333.52	8,000.00	7,000.19
4230.000 Contract - Other	0.00	208.33	208.33	109.65	416.67	307.02	2,500.00	2,390.35

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
TOTAL ADMIN EXPENSE	35,546.89	46,555.43	11,008.54	76,788.58	93,110.82	16,322.24	558,865.00	481,876.42
UTILITIES EXPENSE								
4310.000 Water	0.00	5,416.67	5,416.67	7,920.28	10,833.33	2,913.05	65,000.00	57,079.72
4320.000 Electricity	0.00	15,000.00	15,000.00	17,193.96	30,000.00	12,806.04	180,000.00	162,806.04
4330.000 Gas	0.00	2,083.33	2,083.33	2,090.76	4,166.67	2,075.91	25,000.00	22,909.24
TOTAL UTILITIES EXPENSE	0.00	22,500.00	22,500.00	27,205.00	45,000.00	17,795.00	270,000.00	242,795.00
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	15,103.28	15,121.17	17.89	22,583.66	30,242.33	7,658.67	181,454.00	158,870.34
4420.000 Maint. - Supplies (other)	2,017.67	2,500.00	482.33	10,831.16	9,000.00	(5,831.16)	30,000.00	19,168.84
4420.050 Maint. - Materials	0.00	833.33	833.33	3,875.76	1,666.67	(2,209.09)	10,000.00	6,124.24
4420.200 Maint. - Plumbing	0.00	100.00	100.00	171.47	200.00	28.53	1,200.00	1,028.53
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	0.00	33.33	33.33	200.00	200.00
4420.400 Maint. - Auto	0.00	125.00	125.00	83.37	250.00	166.63	1,500.00	1,416.63
4420.410 Maint. - Fuel	0.00	291.67	291.67	619.58	583.33	(36.25)	3,500.00	2,880.42
4420.500 Maint. - Hardware	0.00	208.33	208.33	344.99	416.67	71.68	2,500.00	2,155.01
4420.510 Maint. - Keys & Locks	0.00	125.00	125.00	31.59	250.00	218.41	1,500.00	1,468.41
4420.600 Maint. - Paint	0.00	583.33	583.33	1,390.31	1,166.67	(223.64)	7,000.00	5,609.69
4420.700 Appliances & Dwelling Equip.	1,461.85	1,250.00	(211.85)	8,688.95	2,500.00	(6,188.95)	15,000.00	6,311.05
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	717.69	0.00	(717.69)	0.00	(717.69)
4430.010 Cont - Rubbish Removal	5.00	1,166.67	1,161.67	1,181.00	2,333.33	1,152.33	14,000.00	12,819.00
4430.020 Cont - HVAC	0.00	458.33	458.33	2,338.50	916.67	(1,421.83)	5,500.00	3,161.50
4430.040 Cont - Elevators	0.00	1,250.00	1,250.00	1,744.96	2,500.00	755.04	15,000.00	13,255.04
4430.050 Cont - Landscaping	0.00	1,000.00	1,000.00	432.75	2,000.00	1,567.25	12,000.00	11,567.25
4430.060 Cont - Unit Turn Expense	0.00	3,000.00	3,000.00	5,085.00	6,000.00	915.00	36,000.00	30,915.00
4430.070 Cont - Electrical	0.00	458.33	458.33	0.00	916.67	916.67	5,500.00	5,500.00
4430.080 Cont - Plumbing	0.00	333.33	333.33	0.00	666.67	666.67	4,000.00	4,000.00
4430.090 Cont - Exterminator	1,394.25	458.33	(935.92)	1,724.25	916.67	(807.58)	5,500.00	3,775.75
4430.115 Cont - Repairs	3,975.75	625.00	(3,350.75)	4,725.75	1,250.00	(3,475.75)	7,500.00	2,774.25
4430.116 Cont - Uniforms	17.19	125.00	107.81	176.69	250.00	73.31	1,500.00	1,323.31
4430.120 Cont - Miscellaneous	2,950.00	1,666.67	(1,283.33)	5,837.62	3,333.33	(2,504.29)	20,000.00	14,162.38
4450.000 Benefits - Maint.	0.00	5,699.00	5,699.00	9,191.91	11,398.00	2,206.09	68,388.00	59,196.09
TOTAL OPERATIONS EXPENSE	28,924.99	37,395.16	10,470.17	81,776.96	74,790.34	(6,986.62)	448,742.00	366,965.04
GENERAL EXPENSE								
4480.000 Security	359.36	733.33	373.97	1,229.10	1,466.67	237.57	8,800.00	7,570.90
4510.000 Insurance	4,620.97	5,214.33	593.36	9,241.94	10,428.67	1,186.73	62,572.00	53,330.06
TOTAL GENERAL EXPENSE	4,980.33	5,947.66	967.33	10,471.04	11,895.34	1,424.30	71,372.00	60,900.96
TOTAL EXPENSES	67,452.21	112,398.25	44,946.04	196,241.58	224,796.50	28,554.92	1,348,779.00	1,152,537.42
SURPLUS	57,467.83	13,945.41	43,522.42	54,185.05	27,890.84	26,294.21	167,345.00	(113,159.95)

Lake Metropolitan Housing Authority
Statement of Operations
RAD - PBRA - All Projects Period From August 2022 Period To August 2022 - All Tenants

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$54,652.30
Rent	\$54,327.00
Security Deposit	\$1,308.00
Pet Deposit	\$250.00
Late Rent	\$154.00
Adj to Rent	(\$628.00)
Adj to Misc - Maintenance Charge	\$25.00
Adj to Misc - Miscellaneous Bank Charge	\$25.00
Adj to Misc - Move-Out Charges	\$92.50
Adj to Late Rent	(\$113.00)
Payment Received	(\$55,334.00)
Utility	(\$1,964.00)
Payment Made	\$2,719.00
Repayment	\$529.00
Refund Deposit	(\$259.00)
Cancelled Repayment	\$200.00
AR Void	\$193.00
Create Repayment	(\$200.00)
Ending Balance	<u>\$55,976.80</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$678.00	\$53,193.00
Charged	\$1,308.00	
Collected	(\$1,488.00)	\$1,488.00
Applied to Account		(\$259.00)
Refunded		\$0.00
Ending Balance	<u>\$498.00</u>	<u>\$54,422.00</u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$5,250.00
Charged	\$250.00	
Collected	(\$250.00)	\$250.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$5,500.00</u>

Key Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$30.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00

Ending Balance	<u>\$0.00</u>	<u>\$30.00</u>
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Repayment Agreement Balances: Default Type (10 Agreements)

	Amount
Beginning Balance	\$8,827.00
Monthly Repayment Amount	(\$529.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$200.00
Cancel Repayment	(\$200.00)
Ending Balance	<u>\$8,298.00</u>

Lake Metropolitan Housing Authority
Balance Sheet
August 2022

Program: Section 8 Voucher Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	3,430.16	484,853.03
1111.200 Cash HAP Payments	117,865.11	1,418,872.18
1122.000 Tenant Fraud Receivable	0.00	40,569.52
1122.100 Allowance for Doubtful Fraud Rec.	0.00	(40,569.52)
1129.000 Accounts Rec - Other	(5,208.00)	(8,431.00)
1165.000 FSS Escrow Investmen	93.96	107,445.97
1211.000 Prepaid Insurance	(452.17)	1,356.56
1250.000 Prepaid Expense	(1,835.49)	7,341.96
1400.900 Furn, Equip, Mach - Admin	0.00	42,980.51
1400.901 Equipment - Vehicles	0.00	33,018.86
1400.950 Accumulated Depreciation	0.00	(71,943.06)
1400.960 Accumulated Amortization - Leases	0.00	(11,541.72)
1490.000 Leased Asset	0.00	54,851.38
1500.100 Net OPEB Asset	0.00	99,723.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	61,662.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	61,662.00
TOTAL ASSETS	113,893.57	2,220,189.67
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	42,351.54	221,150.47
2117.000 Accounts Payable LMHA	(5,208.00)	(5,208.00)
2117.001 Accounts Payable HAP (S)	2,044.00	5,399.00
2119.000 Other Accts Payable	0.00	915.36
2135.100 Acc. Comp Absences	0.00	5,789.82
2135.200 Comp Absences Non Curren	0.00	23,159.29
2181.100 FSS Escrow Payable	93.96	106,143.59
2210.200 Unearned Revenue - FSS	0.00	(0.22)
2400.000 Lease Liability	0.00	12,773.98
2400.100 Lease Liability (Non-Current)	0.00	31,288.89
2500.000 Net Pension Liability	0.00	258,073.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	354,323.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	122,001.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	476,324.00
TOTAL LIABILITIES	39,281.50	1,135,809.18
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	4,056.31
2802.000 Restricted Net Position (HAP)	0.00	299,432.00
2806.000 Unrestricted Net Position	0.00	630,701.87
2806.000 Unrestricted Net Position (Current Year)	74,612.07	150,190.31
TOTAL SURPLUS	74,612.07	1,084,380.49
TOTAL LIABILITIES AND SURPLUS	113,893.57	2,220,189.67
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Two Months Ending 08/31/2022

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HAP INCOME								
HAP INCOME								
3000.100 HAP Income	738,943.00	0.00	738,943.00	1,502,360.00	0.00	1,502,360.00	0.00	1,502,360.00
3000.120 Mainstream (HAP) Income	11,972.00	0.00	11,972.00	23,944.00	0.00	23,944.00	0.00	23,944.00
3000.199 HAP Repayments	1,752.08	0.00	1,752.08	2,815.48	0.00	2,815.48	0.00	2,815.48
TOTAL HAP INCOME	752,667.08	0.00	752,667.08	1,529,119.48	0.00	1,529,119.48	0.00	1,529,119.48
TOTAL HAP INCOME	752,667.08	0.00	752,667.08	1,529,119.48	0.00	1,529,119.48	0.00	1,529,119.48
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	83,960.00	80,000.00	3,960.00	167,920.00	160,000.00	7,920.00	960,000.00	(792,080.00)
3000.220 Mainstream (Admin) Income	924.00	1,666.67	(742.67)	1,848.00	3,333.33	(1,485.33)	20,000.00	(18,152.00)
3000.300 FSS Grant Income	0.00	5,208.33	(5,208.33)	5,208.00	10,416.67	(5,208.67)	62,500.00	(57,292.00)
3690.200 50% Fraud Recovery	1,752.08	1,250.00	502.08	2,815.48	2,500.00	315.48	15,000.00	(12,184.52)
TOTAL OPERATING INCOME	86,636.08	88,125.00	(1,488.92)	177,791.48	176,250.00	1,541.48	1,057,500.00	(879,708.52)
TOTAL OPERATING INCOME	86,636.08	88,125.00	(1,488.92)	177,791.48	176,250.00	1,541.48	1,057,500.00	(879,708.52)
TOTAL INCOME	839,303.16	88,125.00	751,178.16	1,706,910.96	176,250.00	1,530,660.96	1,057,500.00	649,410.96
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	41,474.79	51,774.83	10,300.04	62,114.62	103,549.67	41,435.05	621,298.00	559,183.38
4120.000 Audit Fees	0.00	683.33	683.33	0.00	1,366.67	1,366.67	8,200.00	8,200.00
4140.100 Advertising - Other	0.00	62.50	62.50	0.00	125.00	125.00	750.00	750.00
4150.000 Benefit Expense	0.00	19,631.00	19,631.00	25,362.27	39,262.00	13,899.73	235,572.00	210,209.73
4170.000 Legal Expenses	0.00	333.33	333.33	0.00	666.67	666.67	4,000.00	4,000.00
4185.000 Staff Training	0.00	0.00	0.00	1,942.50	0.00	(1,942.50)	0.00	(1,942.50)
4190.000 Office Sundry Expense	0.00	208.33	208.33	0.00	416.67	416.67	2,500.00	2,500.00
4190.020 Bank Charges	275.32	187.50	(87.82)	477.73	375.00	(102.73)	2,250.00	1,772.27
4190.050 Payroll Processing Charges & Forms	236.16	250.00	13.84	467.29	500.00	32.71	3,000.00	2,532.71
4190.100 Office Supplies	397.85	750.00	352.15	1,022.16	1,500.00	477.84	9,000.00	7,977.84
4190.110 Temporary Help	0.00	0.00	0.00	1,192.12	0.00	(1,192.12)	0.00	(1,192.12)
4190.120 Cleaning Contract	0.00	325.00	325.00	1,576.70	650.00	(926.70)	3,900.00	2,323.30
4190.130 Contract - IT Services	0.00	2,166.67	2,166.67	4,415.98	4,333.33	(82.65)	26,000.00	21,584.02
4190.140 Contract - MCS	1,835.49	1,941.58	106.09	3,701.58	3,883.17	181.59	23,299.00	19,597.42
4190.145 Forms and Publications	0.00	708.33	708.33	3,883.50	1,416.67	(2,466.83)	8,500.00	4,616.50
4190.150 Shredding	0.00	62.50	62.50	0.00	125.00	125.00	750.00	750.00
4190.200 Telephone	0.00	800.00	800.00	1,091.93	1,600.00	508.07	9,600.00	8,508.07
4190.201 Cell Phones	110.28	95.83	(14.45)	220.56	191.67	(28.89)	1,150.00	929.44
4190.210 Internet Expense	0.00	416.67	416.67	414.78	833.33	418.55	5,000.00	4,585.22
4190.220 Cable	0.00	37.50	37.50	75.20	75.00	(0.20)	450.00	374.80
4190.300 Postage & Meter	0.00	1,250.00	1,250.00	1,095.11	2,500.00	1,404.89	15,000.00	13,904.89
4190.400 Copier - Lease	0.00	1,083.33	1,083.33	1,972.46	2,166.67	194.21	13,000.00	11,027.54
4190.410 Copier Maintenance	0.00	91.67	91.67	0.00	183.33	183.33	1,100.00	1,100.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.500 Admin Minor Equipment	0.00	83.33	83.33	1,366.50	166.67	(1,199.83)	1,000.00	(366.50)
4190.600 Dues & Fees	0.00	291.67	291.67	216.07	583.33	367.26	3,500.00	3,283.93
4190.900 Other Sundry Expense	0.00	0.00	0.00	190.68	0.00	(190.68)	0.00	(190.68)
4190.910 Tenant Background Checks	0.00	375.00	375.00	0.00	750.00	750.00	4,500.00	4,500.00
4190.960 Community Outreach	0.00	83.33	83.33	0.00	166.67	166.67	1,000.00	1,000.00
4230.000 Contract - Other	0.00	166.67	166.67	127.50	333.33	205.83	2,000.00	1,872.50
4230.200 Rentellect	375.00	683.33	308.33	750.00	1,366.67	616.67	8,200.00	7,450.00
TOTAL ADMIN EXPENSE	44,704.89	84,543.23	39,838.34	113,677.24	169,086.52	55,409.28	1,014,519.00	900,841.76
UTILITY EXPENSE								
4310.000 Water	0.00	58.33	58.33	52.67	116.67	64.00	700.00	647.33
4320.000 Electric	0.00	291.67	291.67	365.96	583.33	217.37	3,500.00	3,134.04
4330.000 Gas	0.00	50.00	50.00	54.62	100.00	45.38	600.00	545.38
TOTAL UTILITY EXPENSE	0.00	400.00	400.00	473.25	800.00	326.75	4,800.00	4,326.75
MAINTENANCE EXPENSE								
4420.400 Maint. - Auto	0.00	166.67	166.67	1,027.89	333.33	(694.56)	2,000.00	972.11
4420.410 Maint. - Fuel	0.00	375.00	375.00	426.61	750.00	323.39	4,500.00	4,073.39
4430.120 Cont - Miscellaneous	0.00	0.00	0.00	13.70	0.00	(13.70)	0.00	(13.70)
TOTAL MAINTENANCE EXPENSE	0.00	541.67	541.67	1,468.20	1,083.33	(384.87)	6,500.00	5,031.80
GENERAL EXPENSE								
4480.000 Security	29.14	54.17	25.03	99.66	108.33	8.67	650.00	550.34
4510.000 Insurance	452.17	874.42	422.25	904.34	1,748.83	844.49	10,493.00	9,588.66
4590.100 Admin Fee Portable	454.89	583.33	128.44	803.96	1,166.67	362.71	7,000.00	6,196.04
TOTAL GENERAL EXPENSE	936.20	1,511.92	575.72	1,807.96	3,023.83	1,215.87	18,143.00	16,335.04
HAP EXPENSE								
4715.100 HAP Occupied Units	702,356.00	0.00	(702,356.00)	1,410,062.00	0.00	(1,410,062.00)	0.00	(1,410,062.00)
4715.500 Hap Portable Cert.	11,923.00	0.00	(11,923.00)	20,777.00	0.00	(20,777.00)	0.00	(20,777.00)
4715.600 Homeownership	1,106.00	0.00	(1,106.00)	2,151.00	0.00	(2,151.00)	0.00	(2,151.00)
4718.000 HAP FSS Escrow Payments	3,665.00	0.00	(3,665.00)	6,304.00	0.00	(6,304.00)	0.00	(6,304.00)
TOTAL HAP EXPENSE	719,050.00	0.00	(719,050.00)	1,439,294.00	0.00	(1,439,294.00)	0.00	(1,439,294.00)
TOTAL EXPENSES	764,691.09	86,996.82	(677,694.27)	1,556,720.65	173,993.68	(1,382,726.97)	1,043,962.00	(512,758.65)
SURPLUS	74,612.07	1,128.18	73,483.89	150,190.31	2,256.32	147,933.99	13,538.00	136,652.31

Lake Metropolitan Housing Authority

HAP Reserves Worksheet

CY 2021 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-21		791,424		804,790	647,500	764,933	1,833	194,683	842,183
Feb-21		791,424		800,703	638,222	758,743	3,515	240,158	878,380
Mar-21		791,424		785,764	643,882	742,601	2,482	285,803	929,685
Apr-21		791,424		785,764	649,542	748,728	2,071	324,910	974,452
May-21		791,424		627,085	813,881	736,548	995	216,442	1,030,323
Jun-21		791,424		780,232	825,074	738,192	1,882	260,364	1,085,438
Jul-21		791,424		757,453	859,045	752,453	1,404	266,768	1,125,813
Aug-21		791,424		757,453	893,016	738,928	1,126	286,419	1,179,435
Sep-21		791,424		751,279	933,161	739,304	3,906	302,300	1,235,461
Oct-21		791,424		754,305	970,281	743,426	1,216	314,395	1,284,676
Nov-21		791,424		500,776	1,260,929	729,064	1,680	87,787	1,348,716
Dec-21		791,424		764,320	1,288,033	729,422	900	123,585	1,411,618
TOTALS:		9,497,091		8,869,924		8,922,342		93.95% of Budget Authority	
						9,022,236		95%	
						(99,894)			

CY 2022 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-22		791,424		768,326	1,311,131	731,456	1,723	162,178	1,473,309
Feb-22		791,424		775,708	1,326,848	738,679	1,427	200,634	1,527,482
Mar-22		791,424		760,000	1,358,272	725,160	6,344	241,818	1,600,090
Apr-22		791,424		755,825	1,393,871	712,222	1,135	286,556	1,680,427
May-22		791,424		756,499	1,428,796	708,052	1,121	336,124	1,764,920
Jun-22		791,424		616,626	1,603,595	711,330	1,068	242,488	1,846,083
Jul-22		791,424		763,417	1,631,602	707,536	1,063	299,432	1,931,034
Aug-22		791,424		738,943	1,684,083	705,123	1,752	335,004	2,019,087
Sep-22		791,424			2,475,507			335,004	2,810,511
Oct-22		791,424			3,266,932			335,004	3,601,936
Nov-22		791,424			4,058,356			335,004	4,393,360
Dec-22		791,424			4,849,780			335,004	5,184,784
TOTALS:		9,497,091		5,935,344		5,739,558		60.43% of Budget Authority	
						9,022,236		95%	
						(3,282,678)			

Includes HUD held HAP Reserves
Includes VASH voucher HAP

Lake Metropolitan Housing Authority

Schedule of Restrictd Net Position (RNP)

Fiscal Year 2022 and 2023

<u>HUD Payment Date</u>	<u>RNP</u>	<u>Change from Prior</u>	<u>Units</u>
	<u>HAP In</u>	<u>HAP Out</u>	
June 30, 2020	\$ 161,279.00	\$ (20,833.00)	
July 31, 2020	\$ 10,075.00	\$ 30,908.00	
August 31, 2020	\$ 3,984.00	\$ 155,188.00	
September 30, 2020	\$ 27,666.00	\$ 33,757.00	
October 31, 2020	\$ 60,818.00	\$ 37,136.00	
November 30, 2020	\$ 88,763.00	\$ 55,611.00	
December 31, 2020	\$ 152,993.00	\$ 125,048.00	
January 31, 2021	\$ 194,683.00	\$ 130,453.00	
February 28, 2021	\$ 240,158.00	\$ 198,468.00	
March 31, 2021	\$ 285,803.00	\$ 240,328.00	
April 30, 2021	\$ 324,910.00	\$ 279,265.00	
May 31, 2021	\$ 216,442.00	\$ 177,335.00	
June 30, 2021	\$ 260,364.00	\$ 368,832.00	
July 31, 2021	\$ 266,768.00	\$ 222,846.00	
August 31, 2021	\$ 286,419.00	\$ 280,015.00	
September 30, 2021	\$ 302,300.00	\$ 282,649.00	
October 31, 2021	\$ 314,395.00	\$ 298,514.00	
November 30, 2021	\$ 87,787.00	\$ 75,692.00	
December 31, 2021	\$ 123,585.00	\$ 350,193.00	
January 31, 2022	\$ 162,178.00	\$ 126,380.00	
February 28, 2022	\$ 200,634.00	\$ 162,041.00	
March 31, 2022	\$ 241,818.00	\$ 203,362.00	
April 30, 2022	\$ 286,556.00	\$ 245,372.00	
May 31, 2022	\$ 336,124.00	\$ 291,386.00	
June 30, 2022	\$ 242,488.00	\$ 192,920.00	
July 31, 2022	\$ 299,432.00	\$ 393,068.00	
8/1/2022	\$ 738,943.00		
8/1/2022	\$ -		
		\$ 688,429.00	<i>from HUD held HAP Reserves</i>
		\$ 3,665.00	HAP Payments (less MS5)
		\$ 1,106.00	FSS
			Homeownership
	\$ -		Port In
		\$ 11,923.00	Port Out
	\$ 1,752.00		50% HAP Repayments
			FSS Forfeits
	\$ -		Misc. Repayments (<i>error > \$2500</i>)
Monthly Totals:	\$ 740,695.00	\$ 705,123.00	
	\$ 35,572.00		<i>(Net monthly increase (decrease) in Restricted Net Position)</i>
August 31, 2022	\$ 335,004.00	\$ 278,060.00	

Lake Metropolitan Housing Authority - Parkview Place

Fiscal Year 2023 Summary Operating Report, and Fiscal Year 2022 Comparison

For the month, and Fiscal Year-to-Date ended July 31, 2022

(Preliminary - For Internal Use Only)

	This Month	Fiscal Year 2022		Fiscal Year 2021	
		Year-to-Date	YTD Budget	Year-to-Date	Variance
Public Housing					
Operating Income	\$ 8,570	\$ 17,200	\$ 31,588	\$ (14,388)	\$ 66,007
Administrative Expenses	\$ 2,199	\$ 5,542	\$ 9,681	\$ (4,139)	\$ 7,064
Utility Expenses	-	3,809	2,667	1,142	988
Operations Expense	2,479	9,292	12,431	(3,139)	8,060
General Expense	561	870	3,266	(2,396)	2,743
Surplus / (Deficit)	\$ 3,331	\$ (2,313)	\$ 3,543	\$ (5,856)	\$ 47,152
					\$ (49,465)

Market Rate					
Operating Income	\$ 12,861	\$ 25,734	\$ 22,575	\$ 3,159	\$ 22,959
Administrative Expenses	\$ 982	\$ 2,337	\$ 4,934	(2,597)	\$ 3,353
Utility Expenses	-	392	2,167	(1,775)	871
Operations Expense	1,394	4,171	7,708	(3,537)	4,549
General Expense	337	674	1,581	(907)	739
Surplus / (Deficit)	\$ 10,148	\$ 18,160	\$ 6,185	\$ 11,975	\$ 13,447
					\$ 4,713

CONSOLIDATED					
Operating Income	\$ 21,431	\$ 42,934	\$ 54,163	\$ (11,229)	\$ 88,966
Administrative Expenses	\$ 3,181	\$ 7,879	\$ 14,615	(6,736)	\$ 10,417
Utility Expenses	-	4,201	4,834	(633)	1,859
Operations Expense	3,873	13,463	20,139	(6,676)	12,609
General Expense	898	1,544	4,847	(3,303)	3,482
Surplus / (Deficit)	\$ 13,479	\$ 15,847	\$ 9,728	\$ 6,119	\$ 60,599
					\$ (44,752)

Lake Metropolitan Housing Authority
Balance Sheet
August 2022

Program: Public Housing Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	13,877.46	392,878.88
1122.000 Accts Rec Tenants (S)	0.00	7,091.94
1128.000 A/R - Section 8	(5,208.00)	(5,208.00)
1128.800 A/R - ParkView Place (Non HUD)	(800.00)	(7,815.00)
1211.000 Prepaid Insurance	(447.36)	1,342.03
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(107.97)	431.88
1400.600 Land	0.00	179,025.00
1400.700 Buildings	0.00	2,794,785.64
1400.710 Bldg. & Land Improvements	0.00	20,696.26
1400.900 Furn, Equip, Mach - Admin	0.00	18,175.00
1400.901 Equipment - Vehicles	0.00	3,112.31
1400.950 Accumulated Depreciation	0.00	(591,808.77)
1400.960 Accumulated Amortization - Leases	0.00	(453.38)
1490.000 Leased Asset	0.00	2,182.93
1500.100 Net OPEB Asset	0.00	11,080.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	6,851.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	6,851.00
TOTAL ASSETS	7,314.13	2,833,367.72
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	3,982.98	33,339.28
2114.000 Tenants Sec. Dep. (S)	0.00	4,116.00
2114.300 Pet Deposit (S)	0.00	250.00
2135.100 Acc. Comp Absences	0.00	270.82
2135.200 Comp. Absences - Non Current	0.00	1,108.98
2137.000 Accrued PILOT	0.00	3,692.27
2400.000 Lease Liability (Current)	0.00	510.94
2400.100 Lease Liability (Non-Current)	0.00	1,248.61
2500.000 Net Pension Liability	0.00	28,674.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	39,369.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	13,556.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	52,925.00
TOTAL LIABILITIES	3,982.98	126,135.90
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,423,985.44
2806.000 Unrestricted Net Position	0.00	285,559.80
2806.000 Unrestricted Net Position (Current Year)	3,331.15	(2,313.42)
TOTAL SURPLUS	3,331.15	2,707,231.82
TOTAL LIABILITIES AND SURPLUS	7,314.13	2,833,367.72
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Two Months Ending 08/31/2022

Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	1,209.00	5,833.33	(4,624.33)	2,418.00	11,666.67	(9,248.67)	70,000.00	(67,582.00)
3200.000 HUD Operating Subsidy - PH	7,341.00	7,004.17	336.83	14,682.00	14,008.33	673.67	84,050.00	(69,368.00)
3690.000 Other Income - Tenant	20.00	83.33	(63.33)	100.00	166.67	(66.67)	1,000.00	(900.00)
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	0.00	5,746.00	(5,746.00)	34,476.00	(34,476.00)
TOTAL OPERATING INCOME	8,570.00	15,793.83	(7,223.83)	17,200.00	31,587.67	(14,387.67)	189,526.00	(172,326.00)
TOTAL INCOME	8,570.00	15,793.83	(7,223.83)	17,200.00	31,587.67	(14,387.67)	189,526.00	(172,326.00)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	1,896.18	2,484.83	588.65	2,831.37	4,969.67	2,138.30	29,818.00	26,986.63
4120.000 Auditing Fees	0.00	33.33	33.33	0.00	66.67	66.67	400.00	400.00
4140.100 Advertising - Other	0.00	16.67	16.67	0.00	33.33	33.33	200.00	200.00
4150.000 Benefits Expense	0.00	946.00	946.00	1,149.16	1,892.00	742.84	11,352.00	10,202.84
4170.000 Legal Expenses	0.00	83.33	83.33	0.00	166.67	166.67	1,000.00	1,000.00
4185.000 Staff Training	0.00	0.00	0.00	6.75	0.00	(6.75)	0.00	(6.75)
4190.000 Office Sundry Expense	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4190.020 Bank Charges	112.54	125.00	12.46	199.22	250.00	50.78	1,500.00	1,300.78
4190.050 Payroll Processing Charges & Forms	19.32	20.83	1.51	38.23	41.67	3.44	250.00	211.77
4190.100 Office Supplies	16.35	45.83	29.48	40.67	91.67	51.00	550.00	509.33
4190.110 Temporary Help	0.00	0.00	0.00	107.28	0.00	(107.28)	0.00	(107.28)
4190.120 Cleaning Contract	0.00	33.33	33.33	60.97	66.67	5.70	400.00	339.03
4190.130 Contract - IT Services	0.00	150.00	150.00	259.75	300.00	40.25	1,800.00	1,540.25
4190.140 Contract - MCS	107.97	109.67	1.70	217.74	219.33	1.59	1,316.00	1,098.26
4190.145 Forms and Publications	0.00	29.17	29.17	0.00	58.33	58.33	350.00	350.00
4190.150 Shredding	0.00	6.67	6.67	0.00	13.33	13.33	80.00	80.00
4190.200 Telephone	0.00	33.33	33.33	44.87	66.67	21.80	400.00	355.13
4190.201 Cell Phones	46.65	41.67	(4.98)	93.30	83.33	(9.97)	500.00	406.70
4190.205 Answering Service	0.00	16.67	16.67	11.57	33.33	21.76	200.00	188.43
4190.210 Internet Expense	0.00	25.00	25.00	24.39	50.00	25.61	300.00	275.61
4190.220 Cable	0.00	83.33	83.33	166.72	166.67	(0.05)	1,000.00	833.28
4190.300 Postage & Meter	0.00	54.17	54.17	38.02	108.33	70.31	650.00	611.98
4190.400 Copier - Lease	0.00	50.00	50.00	81.06	100.00	18.94	600.00	518.94
4190.410 Copier Maintenance	0.00	6.67	6.67	0.00	13.33	13.33	80.00	80.00
4190.500 Admin Minor Equipment	0.00	200.00	200.00	122.98	400.00	277.02	2,400.00	2,277.02
4190.600 Dues & Fees	0.00	28.33	28.33	19.43	56.67	37.24	340.00	320.57
4190.900 Other Sundry Expense	0.00	0.00	0.00	17.16	0.00	(17.16)	0.00	(17.16)
4190.910 Tenant Background Checks	0.00	33.33	33.33	0.00	66.67	66.67	400.00	400.00
4190.960 Community Outreach	0.00	33.33	33.33	0.00	66.67	66.67	400.00	400.00
4210.000 Resident Activities	0.00	83.33	83.33	0.00	166.67	166.67	1,000.00	1,000.00
4230.000 Contract - Other	0.00	25.00	25.00	11.47	50.00	38.53	300.00	288.53
TOTAL ADMIN EXPENSE	2,199.01	4,840.49	2,641.48	5,542.11	9,681.01	4,138.90	58,086.00	52,543.89

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
UTILITIES EXPENSE								
4310.000 Water	0.00	500.00	500.00	4.73	1,000.00	995.27	6,000.00	5,995.27
4320.000 Electricity	0.00	416.67	416.67	2,309.57	833.33	(1,476.24)	5,000.00	2,690.43
4330.000 Gas	0.00	416.67	416.67	1,494.45	833.33	(661.12)	5,000.00	3,505.55
TOTAL UTILITIES EXPENSE	0.00	1,333.34	1,333.34	3,808.75	2,666.66	(1,142.09)	16,000.00	12,191.25
OPERATION EXPENSE								
4410.000 Maintenance Salaries	2,266.06	2,316.92	50.86	3,438.97	4,633.83	1,194.86	27,803.00	24,364.03
4415.000 Maint. - Temp Help	0.00	91.67	91.67	0.00	183.33	183.33	1,100.00	1,100.00
4420.000 Maint. - Supplies (other)	210.70	291.67	80.97	1,132.89	583.33	(549.56)	3,500.00	2,367.11
4420.050 Maint. - Materials	0.00	250.00	250.00	405.57	500.00	94.43	3,000.00	2,594.43
4420.100 Maint. - Electrical	0.00	20.83	20.83	0.00	41.67	41.67	250.00	250.00
4420.200 Maint. - Plumbing	0.00	20.83	20.83	17.94	41.67	23.73	250.00	232.06
4420.300 Maint. - Cleaning Supplies	0.00	8.33	8.33	0.00	16.67	16.67	100.00	100.00
4420.400 Maint. - Auto	0.00	66.67	66.67	8.72	133.33	124.61	800.00	791.28
4420.410 Maint. - Fuel	0.00	50.00	50.00	64.83	100.00	35.17	600.00	535.17
4420.500 Maint. - Hardware	0.00	29.17	29.17	36.10	58.33	22.23	350.00	313.90
4420.510 Maint. - Keys & Locks	0.00	58.33	58.33	3.30	116.67	113.37	700.00	696.70
4420.600 Maint. - Paint	0.00	125.00	125.00	145.48	250.00	104.52	1,500.00	1,354.52
4420.700 Appliances & Dwelling Equip.	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00	3,000.00
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	75.09	0.00	(75.09)	0.00	(75.09)
4430.010 Cont - Rubbish Removal	0.00	162.50	162.50	144.37	325.00	180.63	1,950.00	1,805.63
4430.020 Cont - HVAC	0.00	133.33	133.33	0.00	266.67	266.67	1,600.00	1,600.00
4430.050 Cont - Landscaping	0.00	250.00	250.00	92.32	500.00	407.68	3,000.00	2,907.68
4430.070 Cont - Electrical	0.00	20.83	20.83	0.00	41.67	41.67	250.00	250.00
4430.080 Cont - Plumbing	0.00	416.67	416.67	0.00	833.33	833.33	5,000.00	5,000.00
4430.090 Cont - Exterminator	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4430.115 Cont - Repairs	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4430.116 Cont - Uniforms	1.79	41.67	39.88	18.40	83.33	64.93	500.00	481.60
4430.120 Cont - Miscellaneous	0.00	658.33	658.33	2,266.94	1,316.67	(950.27)	7,900.00	5,633.06
4450.000 Benefits - Maint.	0.00	869.67	869.67	1,441.28	1,739.33	298.05	10,436.00	8,994.72
TOTAL OPERATION EXPENSE	2,478.55	6,215.76	3,737.21	9,292.20	12,431.49	3,139.29	74,589.00	65,296.80
GENERAL EXPENSE								
4480.000 Security	113.93	291.67	177.74	227.86	583.33	355.47	3,500.00	3,272.14
4510.000 Insurance	447.36	507.75	60.39	894.72	1,015.50	120.78	6,093.00	5,198.28
4520.000 PILOT Expense	0.00	458.33	458.33	(252.22)	916.67	1,168.89	5,500.00	5,752.22
4570.000 Collection Loss	0.00	375.00	375.00	0.00	750.00	750.00	4,500.00	4,500.00
TOTAL GENERAL EXPENSE	561.29	1,632.75	1,071.46	870.36	3,265.50	2,395.14	19,593.00	18,722.64
TOTAL EXPENSES	5,238.85	14,022.34	8,783.49	19,513.42	28,044.66	8,531.24	168,268.00	148,754.58
SURPLUS	3,331.15	1,771.49	(1,559.66)	(2,313.42)	3,543.01	5,856.43	21,258.00	23,571.42

Lake Metropolitan Housing Authority
Statement of Operations
Public Housing - All Projects Period From August 2022 Period To August 2022 - All Tenants

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$7,091.94
Rent	\$1,272.00
Late Rent	\$20.00
Payment Received	(\$1,292.00)
Utility	(\$63.00)
Payment Made	\$63.00
Ending Balance	<u>\$7,091.94</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$4,116.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$4,116.00</u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$250.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$250.00</u>

**Lake Metropolitan Housing Authority
Balance Sheet
August 2022**

Program: ParkView Place Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.900 LMHA Cash - Erie Bank	61.38	351,238.72
1122.000 Accts Rec Tenants (S)	(1,900.00)	(61.00)
1122.009 Tenant Repayment Agreements	(15.00)	280.00
1122.211 Accounts Rec. Security Deposits	0.00	60.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(268.41)	805.27
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	1,729.06
1400.950 Accumulated Depreciation	0.00	(369,505.09)
1400.960 Accumulated Amortization - Leases	0.00	(69.84)
1490.000 Leased Asset	0.00	232.76
TOTAL ASSETS	(2,122.03)	2,381,237.05
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(11,470.75)	(23,221.49)
2114.000 Tenant Sec. Deposits	0.00	13,790.00
2114.300 Pet Security Deposit	0.00	500.00
2118.800 A/P - Public Housing (Non-HUD)	(800.00)	(7,815.00)
2135.100 Acc. Comp Absences	0.00	110.78
2135.200 Comp. Absences - Non Current	0.00	340.29
2400.000 Lease Liability (Current)	0.00	45.56
2400.100 Lease Liability (Non-Current)	0.00	122.16
TOTAL LIABILITIES	(12,270.75)	(16,127.70)
SURPLUS		
2801.000 Net Investment in Capital Assets	0.00	2,027,436.04
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	351,768.08
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	10,148.72	18,160.63
TOTAL SURPLUS	10,148.72	2,397,364.75
TOTAL LIABILITIES AND SURPLUS	(2,122.03)	2,381,237.05
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Two Months Ending 08/31/2022

Program: ParkView Place

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3110.000 Dwelling Rental	12,800.00	11,250.00	1,550.00	25,650.00	22,500.00	3,150.00	135,000.00	(109,350.00)
3300.900 Interest Income - ParkView Place	61.38	20.83	40.55	83.70	41.67	42.03	250.00	(166.30)
3690.000 Other Income - Tenant	0.00	16.67	(16.67)	0.00	33.33	(33.33)	200.00	(200.00)
TOTAL INCOME	12,861.38	11,287.50	1,573.88	25,733.70	22,575.00	3,158.70	135,450.00	(109,716.30)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	956.19	1,258.00	301.81	1,427.59	2,516.00	1,088.41	15,096.00	13,668.41
4120.000 Auditing Fees	0.00	15.00	15.00	0.00	30.00	30.00	180.00	180.00
4140.100 Advertising - Other	0.00	25.00	25.00	0.00	50.00	50.00	300.00	300.00
4150.000 Employee Benefits	0.00	484.00	484.00	579.26	968.00	388.74	5,808.00	5,228.74
4170.000 Legal Expenses	0.00	208.33	208.33	0.00	416.67	416.67	2,500.00	2,500.00
4185.000 Staff Training	0.00	0.00	0.00	3.75	0.00	(3.75)	0.00	(3.75)
4190.000 Office Sundry Expense	0.00	33.33	33.33	0.00	66.67	66.67	400.00	400.00
4190.020 Bank Charges	0.00	4.17	4.17	0.00	8.33	8.33	50.00	50.00
4190.050 Payroll Processing Charges & Forms	0.00	8.33	8.33	0.00	16.67	16.67	100.00	100.00
4190.110 Temporary Help	0.00	41.67	41.67	59.60	83.33	23.73	500.00	440.40
4190.120 Cleaning Contract	0.00	15.00	15.00	(2.27)	30.00	32.27	180.00	182.27
4190.145 Forms and Publications	0.00	5.00	5.00	0.00	10.00	10.00	60.00	60.00
4190.201 Cell Phones	25.46	25.00	(0.46)	50.92	50.00	(0.92)	300.00	249.08
4190.210 Internet Expense	0.00	4.17	4.17	0.00	8.33	8.33	50.00	50.00
4190.220 Cable	0.00	66.67	66.67	99.76	133.33	33.57	800.00	700.24
4190.300 Postage & Meter	0.00	31.67	31.67	22.83	63.33	40.50	380.00	357.17
4190.400 Copier - Lease	0.00	8.33	8.33	0.00	16.67	16.67	100.00	100.00
4190.500 Admin Minor Equipment	0.00	25.00	25.00	68.32	50.00	(18.32)	300.00	231.68
4190.600 Dues & Fees	0.00	0.00	0.00	10.84	0.00	(10.84)	0.00	(10.84)
4190.900 Other Sundry Expense	0.00	0.00	0.00	9.53	0.00	(9.53)	0.00	(9.53)
4190.910 Tenant Background Checks	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4190.950 HR - Contract	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4230.000 Contract - Other	0.00	125.00	125.00	6.38	250.00	243.62	1,500.00	1,493.62
TOTAL ADMINISTRATIVE EXPENSE	981.65	2,467.01	1,485.36	2,338.51	4,933.99	2,597.48	29,604.00	27,267.49
UTILITIES EXPENSE								
4310.000 Water	0.00	416.67	416.67	2.63	833.33	830.70	5,000.00	4,997.37
4320.000 Electricity	0.00	333.33	333.33	274.74	666.67	391.93	4,000.00	3,725.26
4330.000 Gas	0.00	333.33	333.33	114.24	666.67	552.43	4,000.00	3,885.76
TOTAL UTILITIES EXPENSE	0.00	1,083.33	1,083.33	391.61	2,166.67	1,775.06	13,000.00	12,608.39
OPERATION EXPENSE								
4410.000 Maintenance Salaries	1,276.20	1,302.67	26.47	1,938.23	2,605.33	667.10	15,632.00	13,693.77
4420.000 Maint. - Supplies (other)	117.04	308.33	191.29	629.25	616.67	(12.58)	3,700.00	3,070.75
4420.050 Maint. - Materials	0.00	208.33	208.33	225.33	416.67	191.34	2,500.00	2,274.67
4420.100 Maint. - Electrical	0.00	33.33	33.33	0.00	66.67	66.67	400.00	400.00
4420.200 Maint. - Plumbing	0.00	33.33	33.33	9.96	66.67	56.71	400.00	390.04

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OPERATION EXPENSE								
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	0.00	33.33	33.33	200.00	200.00
4420.400 Maint. - Auto	0.00	41.67	41.67	4.84	83.33	78.49	500.00	495.16
4420.410 Maint. - Fuel	0.00	25.00	25.00	36.01	50.00	13.99	300.00	263.99
4420.500 Maint. - Hardware	0.00	20.83	20.83	20.05	41.67	21.62	250.00	229.95
4420.510 Maint. - Keys & Locks	0.00	33.33	33.33	1.83	66.67	64.84	400.00	398.17
4420.600 Maint. - Paint	0.00	75.00	75.00	80.82	150.00	69.18	900.00	819.18
4420.700 Appliances & Dwelling Equip.	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00	1,200.00
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	41.75	0.00	(41.75)	0.00	(41.75)
4430.010 Cont - Rubbish Removal	0.00	100.00	100.00	86.63	200.00	113.37	1,200.00	1,113.37
4430.020 Cont - HVAC	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4430.050 Cont - Landscaping	0.00	216.67	216.67	51.93	433.33	381.40	2,600.00	2,548.07
4430.080 Cont - Plumbing	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00	3,000.00
4430.090 Cont - Exterminator	0.00	83.33	83.33	0.00	166.67	166.67	1,000.00	1,000.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	333.33	333.33	2,000.00	2,000.00
4430.116 Cont - Uniforms	0.99	16.67	15.68	10.20	33.33	23.13	200.00	189.80
4430.120 Cont - Miscellaneous	0.00	291.67	291.67	221.06	583.33	362.27	3,500.00	3,278.94
4450.000 Benefits - Maint.	0.00	488.92	488.92	813.50	977.83	164.33	5,867.00	5,053.50
TOTAL OPERATION EXPENSE	1,394.23	3,854.08	2,459.86	4,171.39	7,708.16	3,536.77	46,249.00	42,077.61
GENERAL EXPENSE								
4480.000 Security	68.37	208.33	139.96	136.74	416.67	279.93	2,500.00	2,363.26
4510.000 Insurance	268.41	303.00	34.59	536.82	606.00	69.18	3,636.00	3,099.18
4516.000 Real Estate Assess.	0.00	70.83	70.83	0.00	141.67	141.67	850.00	850.00
4570.000 Collection Loss	0.00	208.33	208.33	0.00	416.67	416.67	2,500.00	2,500.00
TOTAL GENERAL EXPENSE	336.78	790.49	453.71	673.56	1,581.01	907.45	9,486.00	8,812.44
TOTAL EXPENSES	2,712.66	8,194.92	5,482.26	7,573.07	16,389.83	8,816.76	98,339.00	90,765.93
SURPLUS	10,148.72	3,092.58	(7,056.14)	18,160.63	6,185.17	(11,975.46)	37,111.00	18,950.37

**Lake Metropolitan Housing Authority
Statement of Operations
ParkView Place - All Projects Period From August 2022 Period To August 2022 - All Tenants**

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$1,839.00
Rent	\$12,700.00
Late Rent	\$100.00
Payment Received	(\$14,715.00)
Repayment	\$15.00
Ending Balance	<u><u>(\$61.00)</u></u>

Security Deposit AR Balances

Description	Amount
Beginning Balance	<u>\$0.00</u>
Ending Balance	<u><u>\$0.00</u></u>

Pet Deposit AR Balances

Description	Amount
Beginning Balance	<u>\$0.00</u>
Ending Balance	<u><u>\$0.00</u></u>

Key Deposit AR Balances

Description	Amount
Beginning Balance	<u>\$60.00</u>
Ending Balance	<u><u>\$60.00</u></u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$13,790.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u><u>\$0.00</u></u>	<u><u>\$13,790.00</u></u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$500.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u><u>\$0.00</u></u>	<u><u>\$500.00</u></u>

Key Deposit Balances

	Due	Collected
Beginning Balance	\$60.00	(\$60.00)
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u><u>\$60.00</u></u>	<u><u>(\$60.00)</u></u>

Repayment Agreement Balances: Default Type (1 Agreements)

	Amount
Beginning Balance	\$295.00
Monthly Repayment Amount	(\$15.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$0.00
Cancel Repayment	\$0.00
Ending Balance	<u>\$280.00</u>

Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated	Estimated
6/30/2022	7/31/2022

UNRESTRICTED

Unrestricted - General

State / Local Funds:	\$ 211,148	\$ 211,143
<i>These funds can be used for any legal business purpose</i>		
ParkView Place - LMHA	\$ 361,173	\$ 369,929
<i>These funds can be used for any legal business purpose</i>		
REACH	\$ 37,588	\$ 37,588
<i>These funds can be used for any approved non-profit business purpose</i>		

Unrestricted - Program

Multi-Family Reserves	\$ 698,524	\$ 623,768
<i>These funds can be used for any Multi-Family related expenditure(?)</i>		
Public Housing Admin:	\$ 335,178	\$ 311,920
<i>These funds can be used for any Public Housing related expenditure</i>		
HCV Admin:	\$ 1,161,486	\$ 932,821
<i>These funds can be used for any Section 8 related expenditure</i>		

TOTAL UNRESTRICTED: \$ 2,805,097 \$ 2,487,169

RESTRICTED

Restricted - Program

Restricted Net Position (RNP):	\$ 299,432	\$ 335,004
<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>		
Replacement Reserve	\$ 1,348,424	\$ 1,348,652
<i>Restricted to capital improvement needs for the Multi-Family Program</i>		

Restricted - Other

FSS Escrow:	\$ 106,050	\$ 106,144
<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>		
Tenant Security Deposits*:	\$ 77,807	\$ 79,106
<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>		

TOTAL RESTRICTED: \$ 1,831,713 \$ 1,868,906

Lake Metropolitan Housing Authority

Selected Statistics

Fiscal Year 2023 Payroll (through 9/29/2022 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	549,217	456,711	82,124	1,088,052
Budget \$	621,298	518,432	88,349	1,228,079
Variance \$	(72,081)	(61,721)	(6,225)	(140,027)
Variance %	-11.60%	-11.91%	-7.05%	-11.40%
Payroll %	50.48%	41.98%	7.55%	
Budget %	50.59%	42.21%	7.19%	
Variance:	-0.11%	-0.24%	0.35%	

Per Unit Leased Statistics - For Management Use Only

	HCV Subsidy & Expense / Unit Leased									
	<i>Fiscal Year 2023/Calendar Year 2022 - through December 2022</i>									
	Units Authorized	Units Leased	Lease Percent	Admin Subsidy	FSS Subsidy	Total Subsidy	Subsidy / Unit Leased	Program Expenses	Expenses / Unit Leased	P/L per Unit Leased
FY 2023 Avg:	1,505	1,190	79.08%	\$ 83,960	\$ 2,600	\$ 86,560	\$ 72.74	\$ 43,292	\$ 36.38	\$ 36.36
CY 2022 Avg:	1,526	1,211	79.35%	\$ 84,919	\$ 4,550	\$ 89,469	73.887478	\$ 68,969	\$ 56.957985	\$ 16.93

M/F Total Rent & Expense / Unit Leased

	<i>Fiscal Year 2023/Calendar Year 2022 - through December 2022</i>									
	Units Authorized	Units Leased	Occupancy	Rent Charged	Subsidy Received	Total Rent	Rent / Unit Leased	Program Expenses	Expense / Unit Leased	P/L per Unit Leased
FY 2023 Avg:	240	207	86.25%	\$ 53,640	\$ 71,820	\$ 125,460	\$ 606.08	\$ 112,785	\$ 544.85	\$ 61.23
CY 2022 Avg:	240	203	84.74%	\$ 52,269	\$ 70,052	\$ 122,321	\$ 601.45	\$ 141,292	\$ 694.73	\$ (93.28)

**Lake Metropolitan Housing Authority
Balance Sheet
August 2022**

Program: State/Local Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	14.76	212,953.79
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(21,153.62)
TOTAL ASSETS	14.76	212,953.79
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	0.00	1,810.97
TOTAL LIABILITIES	0.00	1,810.97
SURPLUS		
2806.000 Unrestricted Net Position	0.00	212,062.41
2806.000 Unrestricted Net Position (Current Year)	14.76	(919.59)
TOTAL SURPLUS	14.76	211,142.82
TOTAL LIABILITIES AND SURPLUS	14.76	212,953.79
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Two Months Ending 08/31/2022
Program: State/Local Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3300.100 State/Local Funds - Interest	14.76	0.00	14.76	19.84	0.00	19.84	0.00	19.84
TOTAL INCOME	14.76	0.00	14.76	19.84	0.00	19.84	0.00	19.84
EXPENSES								
4220.100 Vending Supplies	0.00	0.00	0.00	939.43	0.00	(939.43)	0.00	(939.43)
TOTAL EXPENSES	0.00	0.00	0.00	939.43	0.00	(939.43)	0.00	(939.43)
SURPLUS	14.76	0.00	14.76	(919.59)	0.00	(919.59)	0.00	(919.59)

LMHA CASH and INVESTMENT REPORT AS OF August 31, 2022

NAME OF BANK	ACCOUNT NUMBER	ACCOUNT RATE	PURCHASE OR ROLLOVER DATE	MATURITY DATE	BEGINNING PRINCIPAL BALANCE 7/31/2022	SALES / TRANSFERS	NET INVESTMENT INCOME AND/OR VALUE CHANGE	ENDING PRINCIPAL BALANCE 8/31/2022	NOTES
PUBLIC HOUSING:									
					-	-	-	-	
					-	-	-	-	
GRAND TOTAL					\$ -	\$ -	\$ -	\$ -	

BANK ACCOUNT BALANCES AS OF 8/31/2022

Account Name	Account #	7/31/2022	8/31/2022	Percent Change	Dollar Difference
Multi-Family General	324	631,112.03	555,944.48	-11.91%	(75,167.55)
Multi-Family Rep Reserve	990	1,348,537.95	1,348,652.49	0.01%	114.54
Multi-Family Security Deposits	714	57,547.54	57,532.43	-0.03%	(15.11)
Public Housing General	437	379,516.42	393,393.88	3.66%	13,877.46
Section 8 Lake Rental	479	1,320,766.47	1,440,862.20	9.09%	120,095.73
Section 8	440	481,422.87	484,853.03	0.71%	3,430.16
FSS Account	9630	107,362.01	107,445.97	0.09%	93.96
LMHA - Parkview (Erie)	6485	351,177.34	351,238.72	0.02%	61.38
State/Local (Erie)	6525	212,939.03	212,953.79	0.01%	14.76
REACH (Chase)	6869	37,742.83	37,742.83	0.00%	-
		\$ 4,928,114.49	\$ 4,990,619.82	1.27%	\$ 62,505.33

TOTAL CASH & INVESTMENTS:

\$ 4,928,114.49 \$ 4,990,619.82 Monthly Change \$ 62,505.33

THE HUNTINGTON NATIONAL BANK
 PO BOX 1558 EA1W37
 COLUMBUS OH 43216-1558



LAKE METROPOLITAN HOUSING AUTHORITY
 MULTI-FAMILY
 189 1ST ST
 PAINESVILLE OH 44077-3111

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Huntington Public Funds Analyzed Checking

Account: -----

Statement Activity From:
 08/01/22 to 08/31/22

Days in Statement Period 31

Average Ledger Balance* 621,506.42
 Average Collected Balance* 620,231.84

* The above balances correspond to the
 service charge cycle for this account.

Beginning Balance	\$631,112.03
Credits (+)	143,326.00
Regular Deposits	20,987.00
Lock Box Deposits	12,776.00
Electronic Deposits	109,563.00
Debits (-)	218,493.55
Regular Checks Paid	81,340.68
Electronic Withdrawals	136,602.23
Service Charges	550.64
Ending Balance	\$555,944.48

Deposits (+)

Account:-----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
08/01	799.00	75682	Lockbox	08/22	1,563.00	173215671	Brch/ATM
08/02	651.00	75682	Lockbox	08/22	453.00	75682	Lockbox
08/03	1,038.00	173215714	Brch/ATM	08/25	1,377.00	171661479	Brch/ATM
08/03	242.00	75682	Lockbox	08/26	163.00	75682	Lockbox
08/04	484.00	75682	Lockbox	08/29	908.00	75682	Lockbox
08/05	611.00	75682	Lockbox	08/30	572.00	75682	Lockbox
08/08	2,875.00	75682	Lockbox	08/31	2,506.00	171661484	Brch/ATM
08/11	1,103.00	75682	Lockbox	08/31	1,950.00	171661483	Brch/ATM
08/15	3,384.00	75682	Lockbox	08/31	531.00	75682	Lockbox
08/22	12,553.00	173215715	Brch/ATM				

Other Credits (+)

Account:-----

Date	Amount	Description
08/01	72,912.00	HUD TREAS 310 MISC PAY 080122 XXXXX3875860103RMT*VV*XXXXX0725900*****HUD Section 8 /CA OH12RD00008\
08/08	36,651.00	ACH SETTLEMENT OFFSET 220808 -SETT-HNB HVACH

Checks (-)

Account:-----

Date	Amount	Check #	Date	Amount	Check #
08/05	45.00	5034	08/04	8.00	5072*

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THE HUNTINGTON NATIONAL BANK
 PO BOX 1558 EA1W37
 COLUMBUS OH 43216-1558



LAKE METROPOLITAN HOUSING AUTHORITY
 LMHA REPLACEMENT RESERVE ESCROW
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1-800-480-2001

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 businessresources

Huntington PublicFund Business Interest Checking Account: ----- [REDACTED]

Statement Activity From: 08/01/22 to 08/31/22		Beginning Balance	\$1,348,537.95
		Credits (+)	114.54
		Interest Eamed	114.54
Days in Statement Period 31		Total Service Charges (-)	0.00
		Ending Balance	\$1,348,652.49
Average Ledger Balance*	1,348,537.95		
Average Collected Balance*	1,348,537.95		

* The above balances correspond to the service charge cycle for this account.

Average Percentage Yield Earned this period 0.100%

Other Credits (+) Account:----- [REDACTED]

Date	Amount	Description
08/31	114.54	INTEREST PAYMENT

Service Charge Summary Account:----- [REDACTED]

Previous Month Service Charges (-)	\$0.00
Total Service Charges (-)	\$0.00

Balance Activity Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
07/31	1,348,537.95	08/31	1,348,652.49		

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

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THE HUNTINGTON NATIONAL BANK
 PO BOX 1558 EA1W37
 COLUMBUS OH 43216-1558



LAKE METROPOLITAN HOUSING AUTHORITY
 NEW TENANT SECURITY DEPOSITS
 189 1ST ST
 PAINESVILLE OH 44077-3111

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Huntington PublicFund Business Interest Checking Account: ----- [REDACTED]

Statement Activity From: 08/01/22 to 08/31/22		Beginning Balance	\$57,547.54
Days in Statement Period 31		Credits (+)	4.89
Average Ledger Balance* 57,536.57		Interest Earned	4.89
Average Collected Balance* 57,536.57		Total Service Charges (-)	20.00
* The above balances correspond to the service charge cycle for this account.		Ending Balance	\$57,532.43

Average Percentage Yield Earned this period 0.100%

Other Credits (+) Account:----- [REDACTED]

Date	Amount	Description
08/31	4.89	INTEREST PAYMENT

Service Charge Detail Account:----- [REDACTED]

Date	Service Charge (-)	Waives and Discounts (+)	Description
08/15	5.00		STATEMENT CHARGE
08/15	15.00		BUSINESS ONLINE SERVICE FEES

Service Charge Summary Account:----- [REDACTED]

Previous Month Service Charges (-)	\$20.00
Total Service Charges (-)	\$20.00

Balance Activity Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
07/31	57,547.54	08/15	57,527.54	08/31	57,532.43

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Huntington Public Funds Analyzed Checking

Account: ----- [REDACTED]

Statement Activity From:
 08/01/22 to 08/31/22

Days in Statement Period 31

Average Ledger Balance* 392,421.73
 Average Collected Balance* 392,421.73

* The above balances correspond to the
 service charge cycle for this account.

Beginning Balance	\$379,516.42
Credits (+)	14,053.00
Electronic Deposits	14,053.00
Debits (-)	175.54
Regular Checks Paid	63.00
Service Charges	112.54
Ending Balance	\$393,393.88

Other Credits (+)

Account:----- [REDACTED]

Date	Amount	Description
08/03	7,341.00	HUD TREAS 310 MISC PAY 080322 XXXXX3875860103RMT*VV*XXXXX439658*****HUD Operating Fund OH02500000122D\
08/03	5,208.00	HUD TREAS 310 MISC PAY 080322 XXXXX3875860103RMT*VV*XXXXX187915*****HUD ROSS FSS22 OH4577\
08/04	800.00	ACH SETTLEMENT OFFSET 220804 -SETT-HNB HVACH
08/05	91.00	ACH SETTLEMENT OFFSET 220805 -SETT-HNB HVACH
08/08	613.00	ACH SETTLEMENT OFFSET 220808 -SETT-HNB HVACH

Checks (-)

Account:----- [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
08/08	63.00	43962			

(*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

Other Debits (-)

Account:----- [REDACTED]

Date	Amount	Description
08/15	112.54	PRIOR MONTH'S SERVICE CHARGES

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LAKE METROPOLITAN HOUSING AUTHORITY
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Huntington Public Funds Analyzed Checking

Account: --- [REDACTED]

Statement Activity From: 08/01/22 to 08/31/22		Beginning Balance	\$1,320,766.47
Days in Statement Period 31		Credits (+)	836,730.00
Average Ledger Balance* 1,491,638.46		Regular Deposits	921.00
Average Collected Balance* 1,491,638.46		Electronic Deposits	835,799.00
* The above balances correspond to the service charge cycle for this account.		Other Credits	10.00
		Debits (-)	716,634.27
		Regular Checks Paid	21,487.34
		Electronic Withdrawals	695,146.93
		Ending Balance	\$1,440,862.20

Deposits (+)

Account:----- [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
08/22	921.00	173215716	Brch/ATM				

Other Credits (+)

Account:----- [REDACTED]

Date	Amount	Description
08/01	723,813.00	86 TREAS 310 MISC PAY 080122 XXXXX3875860103
08/01	83,960.00	86 TREAS 310 MISC PAY 080122 XXXXX3875860103
08/01	11,972.00	86 TREAS 310 MISC PAY 080122 XXXXX3875860103
08/01	3,026.00	86 TREAS 310 MISC PAY 080122 XXXXX3875860103
08/01	924.00	86 TREAS 310 MISC PAY 080122 XXXXX3875860103
08/03	3,026.00	86 TREAS 310 MISC PAY 080322 XXXXX3875860103
08/04	3,026.00	86 TREAS 310 MISC PAY 080422 XXXXX3875860103
08/05	3,026.00	86 TREAS 310 MISC PAY 080522 XXXXX3875860103
08/05	3,026.00	86 TREAS 310 MISC PAY 080522 XXXXX3875860103
08/10	10.00	SUBSTITUTE CHECK REVERSAL

Checks (-)

Account:--- [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
08/03	72.00	18601	08/09	10.00	185617*
08/09	10.00	185503*	08/08	42.00	185872*

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LAKE METROPOLITAN HOUSING AUTHORITY
 SECTION 8 ACCOUNT
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Huntington Public Funds Analyzed Checking

Account: ----- [REDACTED]

Statement Activity From: 08/01/22 to 08/31/22		Beginning Balance	\$481,422.87
		Credits (+)	3,430.16
		Regular Deposits	3,430.16
		Ending Balance	\$484,853.03
Days in Statement Period	31		
Average Ledger Balance*	482,385.66		
Average Collected Balance*	482,253.34		

* The above balances correspond to the service charge cycle for this account.

Deposits (+)

Account:----- [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
08/22	2,935.16	173215717	Brch/ATM	08/31	495.00	171661482	Brch/ATM

Balance Activity

Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
07/31	481,422.87	08/22	484,358.03	08/31	484,853.03

In the Event of Errors or Questions Concerning Electronic Fund Transfers (electronic deposits, withdrawals, transfers, payments, or purchases), please call either 1-614-480-2001 or call toll free 1-800-480-2001, or write to The Huntington National Bank Research - EA4W61, P.O. Box 1558, Columbus, Ohio 43216 as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic fund transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name, your business's name (if appropriate) and the Huntington account number (if any).
2. Describe the error or the transaction you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

Verification of Electronic Deposits If you authorized someone to make regular electronic fund transfers of money to your account at least once every sixty days, you can find out whether or not the deposit has been received by us, call either 1-614-480-2001 or call toll free 1-800-480-2001.

Balancing Your Statement - For your convenience, a balancing page is available on our web site <https://www.huntington.com/pdf/balancing.pdf> and also available on Huntington Business Online.

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Huntington Public Funds Hybrid Checking

Account: -----

Statement Activity From: 08/01/22 to 08/31/22		Beginning Balance	\$107,352.01
Days in Statement Period		Credits (+)	1,311.26
Average Ledger Balance*		Electronic Deposits	1,302.38
Average Collected Balance*		Interest Earned	8.88
* The above balances correspond to the service charge cycle for this account.		Debits (-)	1,217.30
		Regular Checks Paid	1,217.30
		Ending Balance	\$107,445.97

Other Credits (+)

Account:-----

Date	Amount	Description
08/15	8.88	INTEREST PAYMENT
08/25	1,302.38	BUS ONL TFR FRM CHECKING 082522 XXXXXXXX8479

Checks (-)

Account:-----

Date	Amount	Check #	Date	Amount	Check #
08/05	1,217.30	1173			

(*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

Balance Activity

Account:-----

Date	Balance	Date	Balance	Date	Balance
07/31	107,352.01	08/15	106,143.59		
08/05	106,134.71	08/25	107,445.97		

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Phone number:
1-888-822-2990
Website:
www.ERIEBANK.bank

Customer Statement

Account Number: [REDACTED]
Statement Date: Jul 30, 2022 thru Aug 31, 2022

P.O. Box 42, Clearfield, PA 16830

005734



LAKE METROPOLITAN HOUSING AUTHORITY
189 FIRST ST
PAINESVILLE OH 44077-3111

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$351,238.72

Tiered Interest Savings [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$351,177.34
Aug 31	Credit Interest		61.38	351,238.72
	ENDING BALANCE			\$351,238.72

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
351,177.34	351,177.34	Jul 30, 2022 - Aug 31, 2022	33	61.38	0.19%	217.75

Interest Rate Summary

Date	Rate%	Date	Rate%	Date	Rate%	Date	Rate%
Jun 16	0.08%	Aug 10	0.25%				

Overdraft/Returned Item Fees

Fee Type	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Account Summary

Previous Date	Beginning Balance	Deposits	Interest Paid	Withdrawals	Fees	Ending Balance
Jul 30, 2022	351,177.34	0.00	61.38	0.00	0.00	351,238.72

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- Reduce the risk of theft of personal information during disposal



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Member FDIC

P.O. Box 42, Clearfield, PA 16830

Account Number: [REDACTED]

Statement Date: Jul 30, 2022 thru Aug 31, 2022

012865



LAKE METROPOLITAN HOUSING AUTHORITY
189 FIRST ST
PAINESVILLE OH 44077-3111

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$212,953.79

Interest Checking - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$212,939.03
Aug 31	Total Interest Paid		14.76	
	ENDING BALANCE			\$212,953.79

LAKE METROPOLITAN HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Aug 31	Credit Interest	14.76

Balance Summary

Date	Balance	Date	Balance
Jul 30	212,939.03	Aug 31	212,953.79

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
212,939.03	212,939.03	Jul 30, 2022 - Aug 31, 2022	33	14.76	0.08%	50.56

Interest Rate Summary

Date	Rate%	Date	Rate%
Jun 16	0.03%	Aug 10	0.10%

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Member FDIC



JPMorgan Chase Bank, N.A.
 P O Box 182051
 Columbus, OH 43218 - 2051

July 30, 2022 through August 31, 2022

Account Number: [REDACTED]

00022954 1 AV 00.455



00022954 DRE 001 142 24422 NNNNNNNNNN T 1 000000000 67 0000214 P10973

REGIONAL ECONOMICALLY AFFORDABLE
 COMMUNITY HOUSING
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CUSTOMER SERVICE INFORMATION

Web site: Chase.com
 Service Center: 1-800-242-7338
 Deaf and Hard of Hearing: 1-800-242-7383
 Para Espanol: 1-888-622-4273
 International Calls: 1-713-262-1679



243600104370022954000100000000

Important changes: Chase Business Complete CheckingSM

Starting with the October monthly statement period, we're updating the ways you can avoid the Monthly Service Fee, as follows:

If you meet any of the following qualifying activities for each Chase Business Complete Checking account in a monthly statement period, we will waive the \$15 Monthly Service Fee:

- Maintain a linked Chase Private Client CheckingSM account OR
- Meet Chase Military Banking requirements OR
- Fulfill at least one of the following qualifying activities:
 1. **Minimum Daily Ending Balance:** Maintain a minimum daily ending balance of at least \$2,000 in the Chase Business Complete Checking account each business day during the monthly statement period¹
 2. **Chase Payment SolutionsSM Activity:** Have at least \$2,000 of aggregate eligible deposits² into the Chase Business Complete Checking account at least one day before the end of the monthly statement period³ using one or more of the following:
 - Chase QuickAcceptSM including Chase Smart TerminalSM
 - InstaMed Patient Payments and InstaMed Patient Portal
 - Other eligible Chase Payment Solutions products⁴
 3. **Chase Ink[®] Business Card Activity:** Spend at least \$2,000 on eligible purchases⁵ in the most recent monthly Ink card billing cycle⁶

¹The monthly statement period for Chase Business Complete Checking ends on the last business day of each month. For the purposes of the Minimum Daily Ending Balance requirement, the last day of the monthly statement period is excluded.

²Eligible deposits are net of chargebacks, refunds, or other adjustments.

³The cutoff time for eligible deposits from QuickAccept, InstaMed, and other eligible Chase Payment Solutions, is 11:59 p.m. Eastern Time one day prior to the last day of your Chase Business Complete Checking monthly statement period. For example, if your Chase Business Complete Checking monthly statement period ends on November 30, the cutoff time would be 11:59 p.m. Eastern Time on November 29.

⁴An eligible product has a transaction history that is viewable on Chase Business Online, Chase Connect[®], or J.P. Morgan Access[®].

⁵Eligible purchases must be made using Chase Ink Business Card(s) associated with the same business as your Chase Business Complete Checking account, as reflected in Chase records, and must earn Chase Ultimate Rewards[®] points. Certain purchases and transactions are excluded from earning Chase Ultimate Rewards points, as described in your Rewards Program Agreement available on chase.com/ultimaterewards.

⁶The most recent monthly Ink billing cycle will be used if it's different from your Chase Business Complete Checking monthly statement period.

CHECKING SUMMARY		Chase Business Complete Checking	
	INSTANCES	AMOUNT	
Beginning Balance		\$37,742.83	
Ending Balance	0	\$37,742.83	

Lake Metropolitan Housing Authority
Vendor Accounting Cash Payment/Receipt Register
RAD - PBRA

Filter Criteria Includes: 1) Project: All, 2) Payment Date: All, 3) Financial Period: August 2022, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

Bank: Huntington - RAD, Bank Account: ██████████ GL Account: ██████████

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
5138	08/03/2022	No	CHK	Cintas	Maint Uniforms	Yes	\$19.02
5139	08/03/2022	No	CHK	Commonwealth Lumber Co.	Maint Supplies	Yes	\$34.08
5140	08/03/2022	No	CHK	Elite Painting and Pressure Washi	PvP B6 Paint	Yes	\$1,900.00
5141	08/03/2022	No	CHK	Griffin Technology Group	Maintenance Office Computers	Yes	\$3,533.00
5142	08/03/2022	No	CHK	Joughin & Company Hardware	Maint. Hardware	Yes	\$401.14
5143	08/03/2022	No	CHK	Mary Ann Racz	July 2022 Resident Incentive Progra	Yes	\$157.50
5144	08/03/2022	No	CHK	Ohio Farm Bureau Federation	7/1/2023-6/30/2024 Workers' Comp	Yes	\$2,090.00
5145	08/03/2022	No	CHK	Patricia L Jones	July 2022 Resident Incentive Progra	Yes	\$49.99
5146	08/03/2022	No	CHK	Professional Answering Service L	July '22 Answering Service	Yes	\$123.15
5147	08/03/2022	No	CHK	Robert Half	Week 7/29/2022 Admin Temp Help	Yes	\$833.25
5148	08/03/2022	No	CHK	Robert L Neal Sr	July 2022 Resident Incentive Progra	Yes	\$200.00
5149	08/03/2022	No	CHK	Staples Business Credit	Office Supplies	Yes	\$363.91
5150	08/03/2022	No	CHK	T-Mobile	July 2022 6/21-7/20/2022 Cell Phon	Yes	\$424.16
5151	08/03/2022	No	CHK	UH Occupational Health	Admin Background	Yes	\$50.00
5152	08/03/2022	No	CHK	Vector Security	Install CCTV/Access Overpayment	Yes	\$551.76
5153	08/03/2022	No	CHK	Verify Services, LLC	Telecom Support Services	Yes	\$200.00
5157	08/15/2022	No	CHK	21st Century Media-Ohio	JT Facade Replacement Sealed Bid	Yes	\$268.75
5158	08/15/2022	No	CHK	Abdul W Muhammad	July 2022 Resident Incentive Progra	Yes	\$167.33
5159	08/15/2022	No	CHK	Charter Communications	Internet	Yes	\$1,277.13
5160	08/15/2022	No	CHK	Clemans, Nelson & Associates, In	July 2022 Retainer	Yes	\$175.00
5161	08/15/2022	No	CHK	Dominion Energy Ohio	PvP B9 Gas	No	\$593.77
5162	08/15/2022	No	CHK	Elite Painting and Pressure Washi	550 Sanders Paint, Drywall Repairs	No	\$3,585.00
5163	08/15/2022	No	CHK	GPD Group	JT Precast Sealant June 25-July 29,	Yes	\$1,525.76
5164	08/15/2022	No	CHK	Griffin Technology Group	September 2022 IT Contract	Yes	\$2,905.09
5165	08/15/2022	No	CHK	HD Supply Facilities Maintenance	Maint Supplies	Yes	\$2,100.94
5166	08/15/2022	No	CHK	JDM Structures	Boston Catskill Shed - W/H (515 Ho	Yes	\$2,550.00
5167	08/15/2022	No	CHK	KONE	JT, WS Elevator Maintenance Augu	Yes	\$896.32
5168	08/15/2022	No	CHK	Market Vision Partners, LLC	July Rentellect	Yes	\$375.00
5169	08/15/2022	Yes	CHK	Mentor Glass Supply & Repair Co	PvP Window Repair	Yes	\$141.50
5169	09/19/2022	No	VD	Mentor Glass Supply & Repair Co	Lost in Mail - Void + Reissue	Yes	(\$141.50)
5170	08/15/2022	No	CHK	Nan McKay	Hearing Officer Exam	Yes	\$150.00
5171	08/15/2022	No	CHK	NFP Corporate Services (OH) Inc.	August 2022 Consulting	Yes	\$255.00
5172	08/15/2022	No	CHK	Northeastern Refrigeration	Stainless Drain Pan - JT	Yes	\$750.00
5173	08/15/2022	No	CHK	Sam's Club/Synchrony Bank	Annual Membership	Yes	\$128.02
5174	08/15/2022	No	CHK	SERVPRO	517 Homeworth - Water Mitigation	No	\$16,454.76
5175	08/15/2022	No	CHK	Sherwin-Williams	Carpet B18	Yes	\$1,760.92
5176	08/15/2022	No	CHK	WMG Wood & More, Inc	Shed Site Prep	Yes	\$996.00
5177	08/15/2022	No	CHK	Xpress Printing Services Inc.	M/F Recertification Packets	Yes	\$3,877.40
5178	08/29/2022	No	CHK	Avenue Auto Clinic	Ford Truck Maintenance	Yes	\$96.93
5179	08/29/2022	No	CHK	CDC - Mars Electric Co	Maint Supplies	No	\$24.69
5180	08/29/2022	No	CHK	Cintas	M/F Mats, Admin Mats	No	\$238.92
5181	08/29/2022	No	CHK	City Of Painesville Utilities Office	JT Shed 6/27-7/25/22 Electric	No	\$15,106.35
5182	08/29/2022	No	CHK	Com-One Sound	JT Intercom Entry Panel Repair	No	\$127.50
5183	08/29/2022	No	CHK	General Pest Control Co.	Wasps Exterminating 556 W/H	No	\$330.00
5184	08/29/2022	No	CHK	GPD Group	JT Precast Sealant - 3/26-4/29/22	No	\$4,586.46
5185	08/29/2022	No	CHK	HD Supply Facilities Maintenance	Range Hood x2	No	\$327.37
5186	08/29/2022	No	CHK	Major Waste Disposal Services In	July 2022 Waste Disposal	No	\$1,407.00

Lake Metropolitan Housing Authority
Vendor Accounting Cash Payment/Receipt Register
RAD - PBRA

Filter Criteria Includes: 1) Project: All, 2) Payment Date: All, 3) Financial Period: August 2022, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

Bank: Huntington - RAD, Bank Account: [REDACTED] GL Account: [REDACTED]

Posted Payments

<i>Doc Num</i>	<i>Payment Date</i>	<i>Voided</i>	<i>Type</i>	<i>Document Recipient</i>	<i>Document Description</i>	<i>Cleared</i>	<i>Amount</i>
5187	08/29/2022	No	CHK	Mentor Glass Supply & Repair Co	WS #610 Window Repair	No	\$167.00
5188	08/29/2022	No	CHK	META Solutions	August 2022 Telephone	No	\$377.00
5189	08/29/2022	No	CHK	Pitney Bowes Purchase Power	July '22 Postage Refill	No	\$1,520.99
5190	08/29/2022	No	CHK	The Illuminating Company	PvP B20 PH 7/13-8/12/22 Electric	No	\$2,533.09
5191	08/29/2022	No	CHK	V&V Youngstown	Maint Supplies	No	\$112.79
5192	08/29/2022	No	CHK	Xerox Financial Services	8/25-9/24/22 Copier Lease	No	\$1,351.00
5220	09/06/2022	No	CHK	Buckeye Power Sales Co	JT Generator repairs	No	\$3,975.75
5221	09/06/2022	No	CHK	Cintas	Maintenance Uniforms	No	\$20.35
5222	09/06/2022	No	CHK	HD Supply Facilities Maintenance	Maintenance Supplies	No	\$3,500.22
5223	09/06/2022	No	CHK	Market Vision Partners, LLC	August 22	No	\$375.00
5224	09/06/2022	No	CHK	Patricia L Jones	Aug 22 Resident Participation	No	\$49.99
5225	09/06/2022	Yes	CHK	Precise Exterminating	553 Sand Raccoon	No	\$1,394.25
5225	09/14/2022	No	VD	Precise Exterminating	Check Lost In Mail - Void & Reissue	No	(\$1,394.25)
5226	09/06/2022	No	CHK	Robert L Neal Sr	Aug 22 Resident Participation	No	\$200.00
5227	09/06/2022	No	CHK	Scenic-FX Landscape Constructio	553 Sand	No	\$2,950.00
5228	09/06/2022	No	CHK	T-Mobile	Aug 22	No	\$424.16
5229	09/06/2022	No	CHK	V&V Youngstown	Maintenance Supplies	No	\$359.55
5230	09/06/2022	No	CHK	Vector Security	9/1-9/30/22	No	\$570.80
5231	09/06/2022	No	CHK	Xpress Printing Services Inc.	Office Supplies/Envelopes	No	\$545.00
						Cleared: 36	\$31,186.55
						Uncleared: 30	\$61,814.51
						Total Payments: 66	\$93,001.06

Project Summary

Bank: Huntington - RAD, Bank Account: [REDACTED] GL Account: [REDACTED]

<i>Program - Project</i>	<i>Payments</i>	<i>Deposits</i>
RAD - PBRA - RAD - PBRA	\$93,001.06	\$0.00
Total:	\$93,001.06	\$0.00

Type Summary

Bank: Huntington - RAD, Bank Account: [REDACTED] GL Account: [REDACTED]

<i>Document Type</i>	<i>Count</i>	<i>Amount</i>
Check (CHK)	64	\$94,536.81
Void Payment (VD)	2	(\$1,535.75)
Total:	66	\$93,001.06

End of Report