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## NOTICE OF MEETING

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

**6:00 p.m. on Wednesday, April 12, 2023, in the Community Room at  
Parkview Place 38185 Building A  
Willoughby, OH 44094**

If you have any questions, please contact Eric Martin at [emartin@lakemetrohousing.org](mailto:emartin@lakemetrohousing.org)  
or 440-354-3347 x25.

### REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Minutes – March 8, 2023
4. CEO Report
5. February Finance Reports and Bills (March Financials)
6. Resolution 5-2023 LMHA Annual Plan Submission
7. Other Updates and Comments
8. Adjournment

Jeffrey Mackey, Chairperson

### Mission

The mission of the Lake Metropolitan Housing Authority is to advocate for, develop and sustain affordable



189 First Street • Painesville, Ohio 44077  
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[www.lakehousing.org](http://www.lakehousing.org)

**REGULAR MEETING OF THE  
LAKE METROPOLITAN HOUSING AUTHORITY  
March 8, 2023  
\*Onsite – Woodlawn Community Center  
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*

**PRESENT**

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

**ALSO PRESENT**

Marshal Pitchford, Attorney  
Eric Martin, Chief Executive Officer  
Diana Dilisio, Executive Assistant  
Brittany Stone, Chief Financial Officer  
Juan Kimble, Maintenance  
Roger Maltry, Supervisor Maintenance

**Chairperson’s Comments**

Chairperson Jeffrey Mackey called the meeting to order at 6:04 P.M.

**Meeting Minutes:**

February 11, 2023, 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 to all Board members.

**Housing Choice Voucher:**

Our HCV lease-ups have steadily increased over the first quarter of 2023. The fast-track strategy has proven to be extremely effective. We are still looking for a full-time certification specialist. This person will provide administrative support in our intake department. We are excited with the results of our program performance after making the administrative changes placing the Housing Coordinator over both HCV and Multi-family intake functions.

We have a new process for collecting paperwork for our lease-ups. All personal identification, income verification, background checks, and complete necessary paperwork are being scheduled face-to-face with the potential tenant(s) to avoid long mail delays. This new process will speed up the management end. We’re hoping this new process will lead to a larger monthly pool of issued vouchers and lease-ups. For the month of January, we have already issued 100 vouchers. This has tripled since December 2022.



**PUBLIC HOUSING/MULTI-FAMILY PROGRAM/MARKET RATE:**

Our HUD field office has given Lake MHA the authorization to notify all Public Housing tenants at Parkview that they are to utilize their Temporary Protection Vouchers by March 31st, 2023. After March 31st, we have been granted approval to require any remaining program resident to sign a new market-rate lease effective April 1st. The one remaining Public Housing resident has been notified of the deadline.

We are realizing the success in our Multi-Family lease-ups. In February, we secured twenty (20) new leases with plans to do an additional fast-track event.

**Staffing:**

Our Human Resource Generalist, Nicole Ostrosky, will be resigning this month effective March 31st. She did a tremendous job with recruitment and keeping the organization staffed. The good news is that Diana Dilisio and Nicole have been working together to develop an interim plan to keep us staffed. Nicole and Diana are seeking a full- or part-time skilled human resource specialist and have had several interviews with skilled candidates.

**Washington Square Fire Alarm System:**

Painesville Fire has frequently noted that the fire system at Washington is coding incorrectly after being set off. Upon Board approval, Lake MHA will seek to solicit bids for the replacement of its fire alarm system at Washington Square. The current system is functioning but is out of date.

**Jackson Towers:**

In an update to the October fire in Unit 212, SERVPRO has now completed the cleanup, including the hallways, stairways, first-floor lobby areas, 2nd-floor laundry room, and all other areas impacted by the fire. As mentioned to the board in February, the total cost for the cleanup was \$51,443.59. SERVPRO has sent us the cost of the construction part of the project totaling \$84,379. This brings the total cost of all damages to \$135,822.

**Adjournment:**

A motion was made by Chairperson Jeffrey Mackey to adjourn the meeting. The meeting was adjourned at 6:40 p.m.







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## Meeting of The Board of Commissioners CEO Report April 2023

### Housing Choice Voucher:

Despite a slight dip in HCV lease-ups in March, we fully expect monthly increases to continue going forward, particularly as we prepare for another pull. Also, our budget utilization percentages are steadily on the rise, reaching our targeted benchmark at 96% in March for the first time in quite a while. This means that our Program team has successfully reached the annual benchmark in maintaining HAP budget Utilization above 95%.

On another good note, we have an accepted offer to bring on board our first HCV Intake Specialists, which will provide the necessary administrative support to efficiently work through the HCV waiting list and consistently issue vouchers.

### Public Housing/Multi-Family Program/Market Rate:

We have successfully relocated the remaining Public Housing Tenant. We are now moving into the preparation phase to sell the property. HUD has provided us with the required documentation to begin the paperwork and to prepare the legal language that will remove HUD's interest at Parkview at closing. I will be working with Marshal's firm to draft the language of the release, which will involve a review of the legal title and eventual submission to HUD for their legal review and acceptance. HUD requires that this document is reviewed and accepted at least 30 to 90 days before closing.

Finally, our Multi-Family lease-ups are continuing to rise as well as our revenue. All the credit goes to our program leadership and coordination and communication that has been established with our maintenance team. I would like to highlight Theresa Lee and Meghan Furman for establishing our fast-track strategy and Roger Maltry and his maintenance team for working effectively under the direction of Theresa Lee to get our units available quickly and in the most cost-effective manner possible.



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## **Staffing:**

We are happy to announce that we have hired Rita Lenz to lead us in Human Resources. She comes with a wealth of executive level experience both private and public. Also, we have successfully hired for both our HCV Specialists and Multi-Family Specialists positions. These positions will provide the needed support to maintain ongoing case management and will bring our caseloads in balance.

## **Bingo Night Update:**

I would like to highlight that our LMHA Bingo Night (which runs each Monday starting at 6 pm) has been well attended and has been a huge success. We would like to personally thank Board of Commissioners, Julius Williams and Diana Dilisio of LMHA for their thoughtful direction and coordination of the events which have been highly appreciated among our tenants at Jackson Towers and Washington Square. Bingo Night is scheduled for Woodlawn Homes later this month.

## **Jackson Towers ServPro Remediation Update:**

The plumbing in unit 210 has been updated with the installation of new shut-off valves in the shower, bath sink, and kitchen sink area. ServPro has also installed a new faucet assembly in the shower area. The metal framing has been put back together and repaired. The electrician inspected and fixed damaged wires. A new heat lamp is installed in the bathroom. The ceiling in the main area has been scraped and primed.

As of this week (4/3/2023), ServPro plans to begin installing the drywall, and bathtub. The ceiling in the main area is also scheduled for repair and will be coated and stippled. Afterward, ServPro will tape and coat the installed drywall.

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



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## Housing Choice Voucher Program

Month Ending March 2023

Leased Action	Jan-23	Feb-23	Mar-23						
Monthly Budget Authority	\$756,356	\$756,356	\$756,356						
Units under lease (1st of month) + HO	1152	1173	1168	As of 3/1/23					
VASH vouchers leased up (26)	13	13	12						
FUP vouchers leased up (25)	15	15	15						
Mainstream vouchers leased up (26)	26	28	31						
Utilization (baseline 1542 eff. 10/1/22)	75%	76%	75%						
Total HAP paid (UA's, ports & HO)	\$691,140	\$715,805	\$726,558						
Total incoming HAP	\$737,627	\$739,926	\$690,609						
Monthly utilization of budget	91%	95%	96%						
HCV Error Analysis Report	Jan-23	Feb-23	Mar-23						
Audit Error rate	23%								
# of files audited	26								
# of files in audit with errors	6								
# of files with errors per QC audit	15 out of 26								
Informal Hearing/Terminations	Jan-23	Feb-23	Mar-23						
Informal Hearings conducted	1	3	1						
Informal Reviews conducted	2	2	1						
End of Participations (EOP's)	8	13	9	Updated 3 months EOP report attached explaining most recent					
Leasing Activity	Jan-23	Feb-23	Mar-23						
# of New Admissions	20	19	7						
# of Moves	8	6	5						
# of Port-Ins	0	2	0						
# of Port-Outs	3	2	3						
# of Vouchers issued	56	20	33						
# of Vouchers on the street	84	69 plus 14 scheduled	58 + 10 voucher appts. Scheduled	15 vouchers pending inspections					
Vouchers Expired	16	6	20	3 vouchers pending executed HAP 14 Vouchers pending signed leases					
FSS/Homeownership	Jan-23	Feb-23	Mar-23						
Active FSS participants	22	22	23						
Current Homeowners	3	3	3						
Wait List Activity	Jan-23	Feb-23	Mar-23						
Number of Applicants on WL	745	717	654	2021 HCV as of 4/3/2023					
# of applicants pulled from Wait List	100	100	0	Preparing for next pull					
Initial Briefing Meetings		3/9/2023 55	0						
2nd & Final Chance	Fast track 2/14/23	6 second request sent 3/1/23	0						
HQs Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Jan-23	146	Included in AR	44	10	1	*	16	*	217
Feb-23	179	Included in AR	38	4	2	*	8	*	231
Mar-23	279	Included in AR	37	12	0	*	10	*	338
Report Completed by: Theresa Lee		*included in special and port inspections							





## Multifamily/Public Housing Programs

Month Ending March 2023

Occupancy Rate	Jan-23	Feb-23	Mar-23		
Percentage leased as of 04/01/2023	76%	79%	81%		
# of vacancies (265 total MF & PH units) as of 03/01/2023	64	57	50	25 PVP	
T.A.R. (Tenant Account Receivables)	Jan-23	Feb-23	Mar-23		
Current Rent Roll	\$51,821	\$53,013	\$55,782		
Rent Collected	\$49,282	\$49,050	\$53,193		
Percentage Collected	96%	93%	95%		
PH Error Analysis Report	Jan-23	Feb-23	Mar-23		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Jan-23	Feb-23	Mar-23		
# of applicants on MF Wait List (end of month)	953	900	904		
Evictions	Jackson	Washington	Woodlawn	ParkView	Total
WRIT/Restitution/Possession of property					
14 Day notices served (non-payment)					0
30 Day notices served (lease violations)					0
3 Day notices (non-pay)				1	1
3 Day notices (lease violation)					0
10 Day notices (lease violation)					0
30 Day notices (non-pay)	7	5	5		17
Tenant Relations	Washington	Jackson	Woodlawn	ParkView	
Date of quarterly resident meetings held	1/25/2023	1/24/2023	1/26/2023		
Next Meeting Scheduled for: Apr 2023	4/19/2023	4/18/2023	4/20/2023		
Police Reports received from 03/02/2023 through 04/03/2023	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault		1			1
Domestic/Civil/Harassment			4	5	9
Drug arrest/drug related confirmed					0
Drug complaint not confirmed					0
Theft/Burglary	2				2
Well Checks	6	3	1		10
Arrest/Warrant Served			1		1
Identity Theft					0
LMHA Standby Request/Trespassing		1			1
Disturbance/Noise/Disorderly Conduct	1		1		2
Not classified/Police Foot Patrols		2	2	2	6
<b>Total calls for current month</b>					<b>32</b>
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month	5	7			12
Move outs for current month		1	1		2
Unit transfers for current month					0
<b>Report Completed by: Theresa Lee</b>					

### FSS Monthly Report

<b>Month:</b>	<b>March</b>
<b>FSS participants as of 03/31/23</b>	<b>22</b>
<b>Number of contract completions (graduates):</b>	<b>0</b>
<b>Escrow disbursed:</b>	<b>0</b>
<b>Number of contracts terminated:</b>	<b>0</b>
<b>Escrow forfeited:</b>	<b>0</b>
<b>Number of new contracts (enrollments):</b>	<b>0</b>
<b>Number of participants with escrow accounts</b>	<b>18</b>
<b>Number of new escrow accounts opened:</b>	<b>1</b>



**RESOLUTION NO. 5-2023**

**A RESOLUTION AUTHORIZING AND DIRECTING THE CHAIRPERSON AND THE CHIEF EXECUTIVE OFFICER TO EXECUTE AND FILE THE PHA ANNUAL PLAN AND FIVE-YEAR CAPITAL FUND PLAN FOR THE FISCAL YEAR 2023 WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, pursuant to section 511 of the Quality Housing and Work Responsibility Act of 1998, the Lake Metropolitan Housing Authority is required to submit a PHA Annual Plan; and

WHEREAS, the Chief Executive Officer has prepared said annual plans as attached, and has requested that the Members authorize and direct the execution of said plans and its submission to the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE LAKE METROPOLITAN HOUSING AUTHORITY, THAT:

SECTION 1. The Chairperson and the Chief Executive Officer are hereby authorized and directed to execute the annual plan and five-year capital fund plans as attached as Exhibit "A" to this Resolution and to cause said plan to be filed with the U.S. Department of Housing and Urban Development.

SECTION 2. It is found and determined that all formal actions of the Lake Metropolitan Housing Authority concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Lake Metropolitan Housing Authority; and that, except as otherwise provided by Section 121.22 of the Ohio Revised Code, all deliberations of the Lake Metropolitan Housing Authority and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This Resolution shall go into effect at the earliest time allowed under law.

Passed: April 12, 2023

\_\_\_\_\_  
Jeffrey Mackey, Chairperson

Attest:

I, Eric P. Martin, Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 4-2023 was duly passed by vote of the Board of Commissioners for the Lake Metropolitan Housing Authority, Lake County, Ohio at a duly noticed meeting of the Board on this 12<sup>th</sup> day of April 2023.

\_\_\_\_\_  
Eric P. Martin, Secretary

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Small PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 7-1-2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
  - 903.7a Housing Needs
  - 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
  - 903.7c Financial Resources
  - 903.7d Rent Determination Policies
  - 903.7h Demolition and Disposition
  - 903.7k Homeownership Programs
  - 903.7r Additional Information
    - A. Progress in meeting 5-year mission and goals
    - B. Criteria for substantial deviation and significant amendments
    - C. Other information requested by HUD
      - 1. Resident Advisory Board consultation process
      - 2. Membership of Resident Advisory Board
      - 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
  6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of



18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Lake Metropolitan Housing Authority

OH-025

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 2020- 2024 \_\_\_\_

Annual PHA Plan for Fiscal Year 2022

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:

Name of Board Chairman:

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, John R. Hamercheck, the President, Board of Lake County Commissioners  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years XX and/or Annual PHA Plan for fiscal year  
2023 of the Lake Metropolitan Housing Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

**County of Lake, Ohio**


*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The Lake County Metropolitan Housing Authority continues to collaborate with the County of  
Lake to accomplish the joint goals of the AFH. As identified in the Consolidated Plan, the County  
and the Lake Metropolitan Housing Authority recognize that low to extremely low-income families  
continue to face the greatest need for affordable housing. The objectives outlined in Lake MHA's  
Annual plan provide the flexibility to the housing authority to expand housing options and  
opportunities to more cost-burdened low-income families in Lake County.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will  
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: John R. Hamercheck	Title: President, Lake County Board of Commissioners
Signature: 	Date: April 6, 2023

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.  
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information  
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ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing  
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD  
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



## **PROGRESS REPORT HIGHLIGHTS**

As the impact of the COVID-19 pandemic continues to wane, inflation has emerged and is disproportionately impacting lower-income families across Lake County. Families are not only facing rising costs of food, energy, transportation, and health care, but rental prices have increased sharply over the past 12 months. In fact, most studies indicate that rental prices nationally have increased nearly 16% from two years ago. To address this, Lake MHA has secured HUD approval to increase payment standards under its Housing Choice Voucher Program to 120% of Fair Market Rent. This will ensure that vouchers remain an attractive option for Lake County landlords. Furthermore, Lake MHA will continue to bolster administrative support that is driven to create efficiencies in issuing more housing choice vouchers, increase lease-ups, and improve ongoing case management and program support to residents and landlords.

Lake MHA has also successfully completed several capital projects which include exterior restoration to the concrete façade at Jackson Towers, installing 24-hour security surveillance at all owned Multifamily and market-rate properties, and waterproofing at Woodlawn Town Homes and Parkview Estates. Moving forward, Lake MHA will continue outreach and marketing efforts including the implementation of its Affirmative Fair Housing Marketing Plan and Landlord Incentive Program. Lake MHA is hopeful that these efforts will create more housing options and opportunities for all Lake County residents.

### **Strategic Direction No. 1: Promote an environment of safety and security for the residents of Lake MHA.**

#### **Objectives:**

- A. Invest dollars in security and protective services for residents and employees.
- B. Identify ways to secure parking lots to decrease the potential for crime and the presence of parking violators while maintaining adequate parking for our residents and employees.
- C. Maintain continued strong partnerships with local police departments.

#### **Progress:**

- A. Lake MHA has successfully reinstalled security surveillance at all Multifamily owned properties. Parking lots including general areas around the building and all interior common areas, hallways, and laundry rooms have full 24-hour surveillance.
- B. Adequate parking at Woodlawn Homes remains a concern for residents. Lake MHA anticipates having the parking lot layout reviewed to determine if additional capacity is possible. Work is underway to add more handicapped parking spaces and secure additional parking options at Washington Square.
- C. Lake MHA continues to foster strong partnerships with Painesville and Willoughby City Police Departments. In addition, Lake MHA has partnered with the Painesville Fire Department to share fire safety best practices and Q&A during resident meetings at Jackson Towers, Washington Square, and Woodlawn Homes.

**Strategic Direction No. 2: Preserve the current Lake MHA portfolio of affordable housing.**

**Objectives:**

- A. Complete the disposition of the remaining 25 Public Housing units.
- B. Invest available capital reserves in critical housing repair and restoration projects.

**Progress**

- A. Lake MHA is in the process of coordinating the disposition of the remaining 25 Public Housing units at Parkview Place in Willoughby through negotiated sale to its non-profit affiliate, REACH. Lake MHA has successfully relocated almost all the remaining Public Housing tenants. Currently, 24 of the 25 remaining Public Housing units are now vacant. Lake MHA is securing funds to execute the sale of the 25 units at Parkview Place to its nonprofit affiliate REACH.
- B. Lake MHA has completed the repair and restoration of the exterior façade and the spalling concrete at Jackson Towers. The Woodlawn Homes waterproofing project has also been successfully completed. Lake MHA is currently seeking bids to replace the fire alarm systems at both Washington Square and Jackson Towers.

**Strategic Direction No. 3: Seek opportunities to expand into new areas of affordable housing and supportive services.**

**Objectives:**

- A. Identify a housing project to initiate under the housing authority's non-profit affiliate, REACH.
- B. Continue to seek partnerships with existing property owners that may benefit from property management services provided by the housing authority.

**Progress:**

- A. Lake MHA has relocated most of its remaining Public Housing tenants and is now securing the funding to convert the remaining 25 Public Housing units in Willoughby into low-rent market-rate apartments. The completion of this project will provide low-income to middle-income families with more choices of affordable housing in areas having greater access to economic opportunities. Lake Metropolitan has established an expansion of our housing programs under the auspices of the housing authority's non-profit affiliate, REACH.
- B. Lake MHA is currently reevaluating the merits of its plans to offer property management services amidst inflation in supply and administrative costs. As a result, Lake MHA is developing language in the 2023 Administrative Plan to provide newer property owners with financial incentives to lease up Housing Choice Voucher holders. These incentives are geared to create stable partnerships while also increasing housing options for low and extremely low-income families.



**Strategic Direction No. 4: Provide healthy and supportive living environments through policy and partnerships.**

**Objectives:**

- A. Seek partners to support the Housing Authority's goal to assist Lake County elderly/disabled with aging in place. By 2030, it is estimated that 1 in 3 residents will be 60+.
- B. Work to strengthen partnership and collaboration with the Lake County government and Fair Housing Resource Center, Inc. in support of our shared goal to affirmatively further fair housing.
- C. Seek out opportunities to collaborate with Lake County community partners to provide housing opportunities for individuals living with disabilities.

**Progress:**

- A. The overwhelming majority of older adults prefer to age in place by remaining in their current homes or communities. Lake MHA will continue to seek ways to assist our residents.
- B. Lake MHA continues to affirmatively further fair housing to ensure equal access to assisted housing. Lake MHA remains responsive to claims of unfair treatment and works with complainants to resolve concerns. If the matter is of a nature requiring a greater response, staff directs individuals to the Lake County Fair Housing Resource Center and Equal Opportunity Office of HUD. Lake MHA will continue to work in partnership with Lake County, as well as the Fair Housing Resource Center, Inc. to implement a shared Assessment of Fair Housing. In addition, Lake MHA in partnership with the Lake County Fair Housing Resource Center continues to receive annual training through the Fair Housing webinar training series. Lake MHA is currently developing an Affirmative Fair Housing Marketing Plan and will seek input from Lake County government and the Fair Housing Resource Center. The plan will be structured to target and address the lack of affordable housing units in Lake County among extremely low to low-income families and individuals with disabilities and address housing discrimination against members of protected classes.
- C. Lake MHA continues to explore more housing opportunities for individuals living with a disability. Lake MHA is seeking to secure partnerships with Extended Housing Inc. and the Lake County ADAMHS Board to further explore the possibility of bringing project-based housing assistance opportunities to individuals living with mental and physical disabilities in Lake County. Lake MHA will continue conversations with our partners at Project Hope for the Homeless and Lake Geauga Habitat for Humanity to both collaborate and vet additional voucher assistance and housing opportunities.

**Strategic Direction No. 5: Continue to improve systems and customer service to enable Lake MHA to be more proficient, proactive, and responsive.**

**Objectives:**

- A. Seek ways to strengthen landlord relations to increase location and quality of housing choices for program participants.
- B. Support and be responsive to the active participation of the Resident Advisory Board.
- C. Proactively review and update both HUD-mandated and PHA discretionary policies that are in the best interest of the residents and the PHA.
- D. Maximize Access to Publicly Supported Housing - ensure both Public Housing and HCV Voucher leasing are maximized.

**Progress:**

- A. Lake MHA will implement a landlord incentive program to engage new landlords and develop/maintain existing landlord relationships to secure long-term sustainable affordable housing throughout Lake County. Lake MHA remains hopeful that this program will improve landlord engagement among landlords of residential single-family home units.
- B. Lake MHA has resumed resident meetings to facilitate discussion on housing, assess the needs of its residents, and ensure that services and support are aligned to meet those needs.
- C. Lake MHA undertakes this activity annually, in conjunction with its annual plan submissions. Lake MHA has been granted approval to increase payment standards to 120% of FMR. This will ensure that housing vouchers remain an attractive option for landlords amidst rising rental prices across the local market. In addition, Lake MHA has initiated Choice Mobility which will offer Housing Choice Vouchers to eligible Multifamily residents interested in finding affordable housing in communities of their choice.
- D. Lake MHA continues to aggressively hire staff and repurpose existing personnel to bolster needed administrative support to offer more housing opportunities to the residents of Lake County.



Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 03/17/2020

Approved By: MURRAY, BRIAN

Part I: Summary

PHA Name : Lake Metropolitan Housing Authority

Locality (City/County & State)

Original 5-Year Plan

Revised 5-Year Plan (Revision No: )

PHA Number: OH025

A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	JACKSON TOWERS (OH025000001)	\$34,668.00	\$34,826.00	\$41,864.00		

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2020		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	JACKSON TOWERS (OH025000001)				\$34,668.00
ID0001	CFP for Operations(Operations (1-406))	CFP for Operations			\$34,668.00
	Subtotal of Estimated Cost				\$34,668.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	JACKSON TOWERS (OH025000001)				\$34,826.00
ID0002	CFP for Operations(Operations (1406))	CFP for Operations			\$34,826.00
	Subtotal of Estimated Cost				\$34,826.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	JACKSON TOWERS (OH025000001)				\$41,864.00
ID0003	CFP for Operations(Operations (1406))	CFP for Operations			\$41,864.00
	Subtotal of Estimated Cost				\$41,864.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost





# Lake Metropolitan Housing Authority

2020 Five Year PHA Plan

**5-Year PHA Plan  
(for All PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires: 02/29/2016

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>				
A.1	<p>PHA Name: Lake Metropolitan Housing Authority PHA Code: OH025</p> <p>PHA Plan for Fiscal Year Beginning: 07/2020                  PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission      <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection at: (1) the Administrative Offices of Lake MHA, located at 189 First Street, Painesville, OH, (2) posted at Jackson Towers, 200 W. Jackson Street, Painesville, OH, (3) posted at Washington Square, 111 E. Washington Street, Painesville, OH, (3) posted in the community room at Woodlawn Homes, 553 Sanders Avenue, Painesville, OH, and (4) posted at ParkView Place, 38153 &amp; 38185 Erie Road, Willoughby, OH.</p>				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
					PH      HCV
	Lead PHA:				

<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>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.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p><b>See Attachment B.2 for more detail</b></p>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>See Attachment B.3 for more detail</b></p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Lake MHA fully supports and complies with VAWA by ensuring all required notices of rights under VAWA are included in all application, enforcement and program termination correspondence/ paperwork. Lake MHA further complies by:</p> <ul style="list-style-type: none"> <li>• Ensuring that survivors are not denied assistance, evicted, or terminated from housing assistance for being a victim—or being affiliated with a victim—of domestic and dating violence, sexual assault, or stalking.</li> <li>• Allowing survivors to move to another available unit if they fear for their life and safety.</li> <li>• Prohibiting any denial, termination, or eviction that is a direct result of the fact that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy.</li> <li>• Enabling survivors to exercise their VAWA rights through self-certification in most cases, easing the barrier of third-party validation.</li> </ul>
<b>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>See Attachment B.5 for more detail.</b></p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>

# Instructions for Preparation of Form HUD-50075-5Y

## 5-Year PHA Plan for All PHAs

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### A. PHA Information 24 CFR §903.23(4)(e)

- A.1 Include the full PHA Name, PHA Code, , PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

### B. 5-Year Plan.

- B.1 **Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR §903.6(a)(1))
- B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.
- B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR §903.6(b)(2))
- B.4 **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))
- B.5 **Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
- B.6 **Resident Advisory Board (RAB) comments.**
- (a) Did the public or RAB provide comments?
  - (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.17(a), 24 CFR §903.19)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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## Attachment B.2

### GOALS AND OBJECTIVES FOR THE NEXT 5 YEARS

#### **GOAL #1: PRESERVE, EXPAND AND PROMOTE AVAILABILITY OF SAFE, DECENT AND AFFORDABLE HOUSING.**

*The primary mission of Lake MHA 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. The need for such housing is ever present and increasing. In support of this core mission, the Lake MHA has set for the following subordinate goals and objectives to support this overarching goal:*

##### **A. Preserve 40-Unit Site located in Willoughby, OH:**

1. Continue to seek approval of Section 18 disposition application which has been pending since November 2019. This site has 25 Public Housing Units located throughout two separate buildings. A portion of the buildings are located within a floodway and, thus, renders the Public Housing units ineligible for continued funding.

##### **B. Expand the supply of assisted housing in Lake County through the following objectives:**

1. Continue to apply for additional voucher opportunities that would add value to Lake MHA's housing programs and offerings. Voucher utilization is at Lake MHA's capacity and success rates are indicative of a high probability that new voucher holders will be capable of finding an acceptable rental. Lake MHA will work to implement newly-awarded Mainstream and VASH voucher programs.
2. Maintain an occupancy level of at least 97% in PHA-owned units.
3. Leverage private, or other public funds, to create additional housing opportunities particularly targeted toward preserving existing, affordable housing or the development of new, affordable housing units. Concepts Lake MHA is focused on over the next 5 years include, but are not limited to:
  - a. Identify potential roles for Lake MHA with Opportunity Zones within Lake County.
  - b. Utilization of a non-profit affiliate, or instrumentality, for the creation of additional opportunities in affordable housing acquisition or development.
  - c. Potential of utilizing various funding opportunities to facilitate in a process acquisition and rehabilitation of an existing project, new development, or a mix of both.
  - d. Working with private developers to establish partnerships to help in the facilitation of establishing new, affordable housing opportunities.



4. Support other local, housing providers in their endeavor to establish additional safe, decent, and affordable housing in Lake County. Concepts Lake MHA is focused on over the next 5 years include, but are not limited to:
  - a. Potential provision of project-based voucher assistance opportunities to other, affordable housing providers developing units within Lake MHA's jurisdiction. (Up to 10% of Lake MHA's baseline allotment of 703 vouchers.)
  - b. Potential establishment of direct partnerships (utilizing allowable Lake MHA agency funds) with other affordable housing providers in order to facilitate the development of new housing.
5. Identify opportunities to use vouchers in developments to spur the creation of additional, affordable rental units; to increase choice in low-poverty concentrated neighborhoods.

**C. Improve the quality of assisted housing through the following objectives:**

1. Maintain Lake MHA's high standards for management of the Public Housing and Multifamily Programs. Lake MHA shall maintain focus on the following components to ensure the quality of assisted housing:
  - a. Conducting, preparing for and/or responding to UPCS inspections.
  - b. Asset management functions inherent to sustaining high marks in UPCS REAC inspections.
  - c. Timely response to maintenance requests, work order completion, and comprehensive oversight of fixed asset inventories.
  - d. Maintain finance and accounting procedures to ensure operational funds are available to maintain properties at a high level of quality.
2. Modernize and/or renovate existing portfolio. Lake MHA will focus on the following opportunities over the next, 5 years:
  - a. Maximize the utilization of Capital Fund Grant and replacement reserve monies for the specific purpose of planned, capital improvements and non-routine maintenance to minimize deferred maintenance issues/concerns.
  - b. Research, and strive to incorporate, building components engineered to reduce the need for on-going maintenance and/or replacement.
  - c. Upgrade unit finishes and fixtures upon unit turnover, or equipment failure.
  - d. Continued implementation of a Preventive Maintenance Program identifying necessary weekly, monthly, quarterly, or annual maintenance activities and tracking for completion.
  - e. Address overall site appearance through comprehensive landscape management, timely parking lot surface maintenance, and walkway surface repairs / replacements.
3. Maintain high performer status for management of the Housing Choice Voucher Program. Lake MHA will enhance its focus on the following, component parts of the HCV program; related to housing quality:
  - a. Housing Quality Standard inspection protocols.

- b. Quality control inspections to ensure proper standards are being kept.
- c. Working with landlords to ensure properties are set at reasonable rents given the age, condition, amenities, and upkeep of the property.

**D. Increase choice in affordable housing and housing assistance through the following objectives:**

1. Maintain voucher payment standards at appropriate levels (as compared to current Fair Market Rent (FMR's) to reflect current market rental pricing and alleviate the rent burden on program participants, yet allow Lake MHA to serve as many program participants as possible within the confines of the annual budget authority or voucher baseline.
2. Continue to work proactively with local governments, non-profit agencies, private industry and the local community to communicate, and educate them on, the role the Housing Authority plays in providing safe, decent, and affordable housing opportunities within Lake County. Lake MHA will focus efforts over the next 5 years to:
  - a. Encourage support for the Housing Authority's endeavors in providing affordable housing solutions.
  - b. Work to promote the development of affordable housing within Lake County's individual communities.
  - c. Assist in studying and/or analyzing housing needs, rent burden and barriers to obtaining affordable housing.
  - d. Stay attuned to, and advocate for, opportunities to provide for change, that would provide for enhancement of affordable housing development opportunities, in the development code and/or land planning process of the various, local municipalities.
  - e. Seek partners to support Lake MHA's goal to assist the elderly/disabled with aging in place.
3. Perform comprehensive briefings for all, new voucher recipients that includes the following, specific, component parts:
  - a. Maps of Lake MHA's area of operation, and those of neighboring jurisdictions, that indicate areas of high and low poverty, school districts, and other pertinent information to encourage participants to search for available housing where they would like to live and not just areas of higher poverty because more rental units may be readily available.
  - b. Explanation of the ability to use portability and move to another jurisdiction, so long as: participant lived within our jurisdiction as of the date of the HCV application, they do live within our jurisdiction for at least one (1) year after successful voucher lease-up, or they have a verifiable need under reasonable accommodation.
4. Evaluate the effectiveness of formal, written policy to define efforts to be taken to encourage participation by owners of rental units located outside of areas of poverty or minority concentration that have been clearly delineated by Lake MHA.





5. Conduct, and document, periodic analysis of whether voucher holder have experienced barriers to finding housing outside of areas of poverty or minority concentrations. If such barriers are identified, Lake MHA will consider options to assist in overcoming such barriers.

**GOAL #2: IMPROVE COMMUNITY PARTICIPATION IN, AND PROMOTE EQUAL ACCESS TO, PROGRAM OFFERINGS.**

*Lake MHA feels community is important and all eligible members of the community should feel welcomed, safe and encouraged to participate in Lake MHA's programs. In support of this overarching goal, Lake MHA has set forth the following subordinate goals and objectives:*

**A. Ensure equal opportunity and affirmatively further fair housing through the following objectives:**

1. Maintain affirmative measures to ensure access to Lake MHA's housing programs, and employment, regardless of race, color, religion, nation origin, gender identity, sex, familial status, source of income, or disability.
2. Maintain affirmative measures to ensure the provision of a safe environment for all families participating in, and employees working in, Lake MHA's programs regardless of race, color, religion, nation origin, gender identity, sex, familial status, source of income, or disability.

**B. Promote efforts towards self-sufficiency and asset development through the following objectives:**

1. Promote participant responsibility and economic self-sufficiency by continuing to pursue funding opportunities through Family Self-Sufficiency (FSS) Program, or other grant funding program(s), that promote schooling, training, employment, and/or referral opportunities.
2. Market, share, and encourage the participation in Lake MHA's Family Self Sufficiency Program (FSS). Specific goals for the next 5 years include increase the number of participants in the FSS program to 50.
3. Initiate and foster relationships with local service providers to provide supportive services that may allow continued independence for the elderly or families with disabilities.
4. Conduct outreach to identify new partners and/or resources to support training and employment apprenticeship programs and further assist participants in their efforts to become self-sufficient.

**GOAL #3: IMPROVE ORGANIZATIONAL MANAGEMENT**

*The Lake MHA recognizes the importance of administrative capacity, clear policies and procedures, and strategic planning that sets forth a clear direction for the future of any organization. In support of this overarching goals to improve organizational management, the Lake MHA has set forth the following subordinate goals and objectives:*

**A. Maintain a committed, professional, and competent work force that is focused on supporting the Lake MHA's Mission through the following objectives:**

1. Annual evaluation of the overall skills and capabilities of existing staff for the purpose of identifying organizational strengths and weaknesses. Assessment may indicate the need for new positions, the elimination of others, and/or the redefining/combining of existing roles/responsibilities.
2. Ensure adequate employee training and designate appropriate cross-training regimens to promote on-going growth in professional development skills and consistency in program management and the customer experience.
3. Provide all staff with the tools and equipment necessary to maintain job efficiency and effectiveness.
4. Train supervisory staff in the proper conduct of, and needed documentation for, employee corrective action plan reviews in an effort to correct deficiencies and/or enhance performance in program compliance.
5. Maintain the culture of Lake MHA to focus on support, respect, and positivity among all staff; expressed amongst co-workers, community partners, contractors, and clientele alike.

**B. Improve Organization-Wide Accountability and Communications through the following objectives:**

1. Update the formalization of all operational policies and procedures and internal controls, to ensure the ongoing integrity of programmatic, financial, and overall management functions of Lake MHA. Specific goals for the next 5 years include:
  - a. Establish clear policy and procedure manuals as needed for all aspects of the HCV program, Public Housing, Housing Management, and Accounting protocols.
  - b. Establish a formal, inventory control system.
  - c. Refine purchase order policy and procedures.
  - d. Refine fixed asset tracking/control protocols.
  - e. Review and revise current personnel policy.
2. Uniformly enforce HCV, PH, and Agency Owned Housing rules and regulations with the objective of eliminating fraud, maintaining consistency in enforcement, enforcing the concept of respect for each program's rules, and ensuring Lake MHA remains capable of serving as many participants as possible.
3. Control operating costs through ongoing utility / service consumption monitoring and analyses to assist in crafting protocols aimed at reducing consumption and/or increasing accountability of those allowing excessive consumption.
4. Encourage resident involvement through participation of the Resident Advisory Board (RAB).

5. Encourage board involvement through:

- a. Their attendance of training and/or learning opportunities.
- b. Participation in a strategic planning and visioning process to establish the future direction of the agency.
- c. Addition of periodic work sessions to work through concepts for development and/or asset repositioning.

**C. Provide for a safe, secure, and sustainable environment through the following objectives:**

1. Identify safety and security risks for staff, residents, clients, and visitors and develop plans to address, or mitigate, those substantive risks identified.
2. Maintain current, video surveillance systems and establish plans to further the development/installation of additional cameras/systems in areas such equipment is deemed appropriate/beneficial.
3. Coordinate with local, emergency service/disaster relief providers to establish outlines for emergency evacuations, damage assessment, utility service restoration, living environment repairs/risk mitigation controls, and ultimate return of the client to their dwelling.
4. Maintain policies to ensure the safety and security of staff, clients, visitors, and the community. Policies to include:
  - a. Work with local police enforcement to establish, and maintain, no trespass orders for individuals whose presence presents a reasonable threat to the overall safety and well-being of any Lake MHA facility/living community's environment.
  - b. Invest funds in security and protective services for both residents and employees.
5. Promote Energy-Efficiency and Sustainable Practices through the following activities:
  - a. Identify and incorporate energy saving equipment, supplies, and appliances.
  - b. Promote resident recycling programs.
  - c. Educate staff and program participants on the benefits of energy conservation practices, sustainable building design /construction, and products to reduce negative impacts on water and/or air quality.
  - d. Evaluate the use of energy performance contracts/funding sources to finance energy conservation measures that will pay for the cost of installation through net savings.





## **Attachment B.3**

### **PROGRESS REPORT**

#### **Strategic Direction No. 1: Seek opportunities to promote an environment of safety and security for the residents of Lake MHA.**

##### **Objectives:**

- A. Invest dollars in security and protective services for residents and employees
- B. Identify ways to secure parking lots to decrease the presence of uninvited guests and maintain adequate parking for our residents and employees
- C. Maintain continued strong partnerships with local police departments

##### **Progress:**

- A. Lake MHA invested \$29,080 in a new security system for its Willoughby location, which was not included in the original rehabilitation plans
- B. We have not yet identified cost-effective, efficient ways to secure our parking lots. Adequate parking was a concern for our Washington Square residents; however, the City of Painesville made additional parking spots available for use by these residents, which alleviated a portion of the concern
- C. Lake MHA continues to foster strong partnerships with Painesville and Willoughby City Police Departments. Their response times and follow-through on matters of concern have been excellent.

#### **Strategic Direction No. 2: Preserve the current Lake MHA portfolio of affordable housing.**

##### **Objectives:**

- A. Complete 100% conversion of public housing units under the Rental Assistance Demonstration (RAD)
- B. Continue to be responsible steward of capital funds, including careful planning and expenditure

##### **Progress:**

- A. Unfortunately, Lake MHA was unable to convert 100% of its public housing units under RAD. 240 units were successfully converted to PBRA under RAD. The remaining 25 units located at our Willoughby site could not be converted because the two buildings are partially located in a floodway and, thus, ineligible for conversion and continued funding. As of the submission of this report, Lake MHA has a pending Disposition Application with the Special Applications Center to dispose of its remaining 25 public housing units.
- B. The majority of our Capital Funds were used for the conversion of the above-mentioned 240 units in a RAD conversion to the Multi-Family Program which provides a more stable funding stream for the future preservation of affordable housing. The remainder of the funds were used



to purchase, upgrade or replace critical components of our Public Housing portfolio, both pre and post-conversion.

**Strategic Direction No. 3: Seek opportunities to expand into new areas of affordable housing and supportive services.**

**Objectives:**

- A. Identify a supportive housing project to initiate under the housing authority's non-profit affiliate, REACH
- B. Identify existing properties which may benefit from property management services provided by the housing authority

**Progress:**

- A. Lake MHA has not been successful with progress on this objective, but it remains a goal for the next five years.
- B. Lake MHA has not been successful with progress on this objective, but it remains a goal for the next five years.

**Strategic Direction No. 4: Provide healthy and supportive living environments through policy and partnerships.**

**Objectives:**

- A. Implement HUD-mandated Non-smoking policy at all housing authority public housing sites
- B. Seek partners to support housing authority goal to assist the elderly/disabled with aging in place. Lake County is currently home to more than 51,400 residents 60 years and older. By 2030, it is estimated 1 in 3 residents will be 60+. 1 in 6 lack needed transportation, 1 in 5 feel isolated, 1 in 6 need assistance with daily chores, 1 in 7 feel anxious or depressed, 1 in 4 are unable to maintain their homes.
- C. Work to strengthen partnership and collaboration with Lake County and local Fair Housing Resource Center in support of our shared goal to affirmatively further fair housing.

**Progress:**

- A. Lake MHA has implemented non-smoking policies at all housing authority sites.
- B. The overwhelming majority of older adults prefer to age in place by remaining in their current homes or communities. Lake MHA has partnered with Lake County Council on Aging to provide aging adults with services and opportunities that will enable them to achieve an "optimal, self-defined quality of life." The program was developed to bring services such as in-home care, prescription assistance, and legal and financial assistance on site to our residents.
- C. The Lake MHA continues to affirmatively further fair housing initiative to ensure equal access to assisted housing. The Lake MHA remains responsive to claims of unfair treatment and works with complainants to resolve concerns. If the matter is of a nature requiring greater response, staff directs individuals to the Lake County Fair Housing Resource Center and Equal Opportunity Office of HUD. Lake MHA continues to work in partnership with the Lake



County Planning Department, as well as the Lake County Fair Housing Resource Center to implement a shared Assessment of Fair Housing plan.

**Strategic Direction No. 5: Continue to improve systems and customer service to enable the Lake MHA to be more proficient, proactive and responsive.**

**Objectives:**

- A. Seek ways to strengthen landlord relations with a goal of increasing location and quality of housing choice for program participants
- B. Support and be responsive to active participation of Resident Advisory Board
- C. Proactively review and update both HUD mandated and PHA discretionary policies that are in the best interest of the residents and the PHA.
- D. Maximize Access to Publicly Supported Housing - ensure both Public Housing and HCV Voucher leasing and administration is maximized

**Progress:**

- A. Lake MHA has not been as successful in this area as it would like. With varied perspectives of landlords and outward income and other discrimination by some, it is difficult to simply maintain the relationships that we have with current landlords. While a significant task, Lake MHA will pursue this goal over the next five years
- B. This is an ongoing goal of the housing authority, although it can be a challenge to maintain consistent resident participation. We have strong participation within our high-rise buildings, but the family sites are mostly distant from engagement.
- C. The housing authority undertakes this activity annually, in conjunction with its annual plan submissions.
- D. While ratings have been higher in some years, and lower in others, our average HCV lease rate over the past five years is approximately 94% and the same would bode for Public Housing with an average of approximately 96%.

**Other Noteworthy Progress:**

- A. The housing authority has done extremely well with engaging the community and increasing awareness of the importance of the programs provided. These factors have contributed greatly to increased customer satisfaction.
- B. In addition, Lake MHA was awarded 10 VASH vouchers in 2018 and an additional 8 in 2019. It was also awarded 20 Mainstream vouchers in 2019 and will begin implementation of this new program in May 2020.
- C. Accomplished significant riverbank erosion mitigation at Parkview Place Willoughby site.
- D. Site improvements included a new Chiller at Jackson Towers, new floors and painting at Jackson Towers, significant elevator upgrades at Washington Square, ADA accessible entry doors at ParkView Place and installation of a new trash compactor at Washington Square.



## **Attachment B.5**

### **Statement of Significant Amendment or Modification**

**April 2020**

The Lake Metropolitan Housing Authority considers any of the following to be a substantial deviation from the Agency's Capital Fund 5-Year Action Plan and a significant amendment or modification to the Agency's Annual/Five Year Plan: Discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

A proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposal are considered to be significant amendments to the CFP 5-Year Action Plan.

The following RAD-specific items will be excluded and not considered to be a deviation from the Agency's Capital Fund 5-Year Action Plan:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

Changes made to comply with new or revised HUD rules do not constitute substantial deviation or significant modification from the Plans previously submitted. Revisions made to work items and activities contained in the Plan, to accommodate the loss of subsidy or capital funds received from HUD as a result of inadequate appropriations, shall not be considered substantial deviation or significant modification from the present Plans.



**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, John R. Hamercheck, the President, Board of Lake County Commissioners  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Lake Metropolitan Housing Authority

*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
 Impediments (AI) to Fair Housing Choice of the

Lake County, Ohio

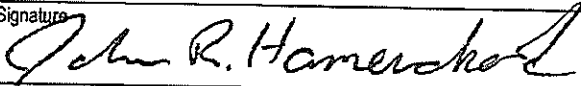
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
 Consolidated Plan and the AI.

Lake Metropolitan Housing Authority collaborated with the County of Lake to prepare and submit  
 a joint Assessment of Fair Housing. Lake MHA continues to work collaboratively with the County  
 of Lake to accomplish the joint goals of the AFH. As identified in the Consolidated Plan, the  
 extremely low- and low-income households in Lake County continue to face the greatest need for  
 affordable housing and are extremely cost-burdened. The activities in Lake MHA's Plan provide  
 flexibility to the housing authority in maintaining affordable housing for cost-burdened families as  
 well as the elderly.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will  
 prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
John R. Hamercheck	President
Signature 	Date 4-14-20

# Lake Metropolitan Housing Authority

## Finance Report

### February 2023

(Prepared for the April 12, 2023 Board Meeting)

The following summarizes the major Finance Department activity for February 2023:

#### **Fiscal Year 2023**

Attached are the preliminary February 2023 financials.

#### **Multi-Family (RAD):**

The Multi-Family Program is positive for February and remains positive year-to date. Vacancies in the program continue to decrease which is resulting in increased monthly subsidy and rent revenue. Staffing has stabilized across our departments which is having a positive effect the number of families we can serve.

The Multi-Family (RAD) Statement of Operations for February 2023 has been included.

#### **Housing Choice Voucher:**

The Housing Choice Voucher Program is positive for February and continues to be positive year-to-date and against the budget. Our voucher utilization is trending in the right direction and with a dedicated intake specialist starting next week, utilization should only continue upwards.

The HAP Reserves Worksheet and the Schedule of Restricted Net Position (RNP) for February 2023 have been included.

#### **Parkview (Public Housing/Market Rate):**

The Market Rate program remains positive in February, year-to-date and against the budget. The Public Housing program is negative for February.

Financials (and corresponding Statements of Operation) for February 2023 have been included for both the Public Housing and Market Rate programs.

#### **Overall Indicators:**

The Fiscal Year 2023 Payroll projections are included through the March 16, 2023 payroll.

The Per Unit Leased Statistics report has been updated for February 2023.

The Fund Balances – by Restriction report has been updated for February 2023.

#### **Banking and Investments:**

Included with this report are the Lake MHA Cash & Investment Reports as of February 28, 2023, along with copies of the bank statements.

#### **Accounts Payable:**

A detail listing of all A/P checks issued in February 2023 are attached for your review.

Respectfully Submitted by:

*Brittany Stone*

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 February 28, 2023

(Preliminary - For Internal Use Only)

	Fiscal Year 2023			Fiscal Year 2022	
	This Month	Year-to-Date	YTD Budget	Year-to-Date	Variance
<b>Multi-Family</b>					
Operating Income	\$ 122,635	\$ 992,716	\$ 1,010,749	\$ 1,002,543	\$ (9,827)
Administrative Expenses	\$ 47,808	\$ 341,918	\$ 372,443	\$ 321,414	\$ 20,504
Utility Expenses	25,870	180,999	180,000	180,449	550
Operations Expense	41,976	406,709	299,161	429,898	(23,189)
General Expense	5,308	50,189	47,581	46,268	3,921
<b>Surplus / (Deficit)</b>	<b>\$ 1,673</b>	<b>\$ 12,901</b>	<b>\$ 111,564</b>	<b>\$ 24,514</b>	<b>\$ (11,613)</b>

<b>Section 8</b>					
Operating Income	\$ 86,006	\$ 719,938	\$ 705,000	\$ 855,271	\$ (135,333)
Administrative Expenses	\$ 75,529	\$ 612,229	\$ 676,346	\$ 564,118	48,111
Utility Expenses	432	3,039	3,200	2,408	631
Maintenance Expense	501	4,837	4,333	5,275	(438)
General Expense	727	9,599	12,095	11,762	(2,163)
<b>Surplus / (Deficit)</b>	<b>\$ 8,817</b>	<b>\$ 90,234</b>	<b>\$ 9,026</b>	<b>\$ 271,708</b>	<b>\$ (181,474)</b>

<b>CONSOLIDATED</b>					
Operating Income	\$ 208,641	\$ 1,712,654	\$ 1,715,749	\$ 1,857,814	\$ (145,160)
Administrative Expenses	\$ 123,337	\$ 954,147	\$ 1,048,789	\$ 885,532	\$ 68,615
Utility Expenses	26,302	184,038	183,200	182,857	1,181
Operations Expense	42,477	411,546	303,494	435,173	(23,627)
General Expense	6,035	59,788	59,676	58,030	1,758
<b>Surplus / (Deficit)</b>	<b>\$ 10,490</b>	<b>\$ 103,135</b>	<b>\$ 120,590</b>	<b>\$ 296,222</b>	<b>\$ (193,087)</b>



**Lake Metropolitan Housing Authority**

**Balance Sheet**

**February 2023**

**Program: RAD - PBRA      Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1001.000 Petty Cash	90.45	324.10
1111.800 Cash - RAD PBRA	99,309.93	509,718.77
1113.000 Cash - Replacement Reserve	(122,186.21)	1,306,049.33
1114.000 Cash - Tenant Sec. Deposits	(6.77)	57,488.83
1122.000 Accts Rec Tenants (S)	2,409.02	62,062.73
1122.009 Tenant Repayment Agreements (S)	(585.00)	5,686.00
1129.000 A/R - Other	0.00	18,285.12
1129.300 A/R - Employee	0.00	469.37
1140.001 A/R Parkview Place	7,061.86	(18,632.64)
1140.002 A/R Public Housing	3,658.61	19,327.18
1140.003 A/R REACH	0.00	155.00
1140.005 A/R S-8 Voucher	27,625.96	95,904.82
1140.006 A/R State/Local	(434.37)	(2,987.79)
1211.000 Prepaid Insurance	(5,276.17)	47,485.49
1250.000 Prepaid Expense	(887.58)	8,875.76
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	5,852,082.00
1400.750 Bldg, Land & Improvements - Admin	1,560.00	6,278.44
1400.800 Furn, Equip, Mach - Dwellings	0.00	48,472.36
1400.900 Furn, Equip, Mach - Admin	0.00	343,483.55
1400.901 Equipment - Vehicles	39,185.00	160,775.43
1400.950 Accumulated Depreciation	0.00	(9,429,611.78)
1400.960 Accumulated Amortization - Leases	0.00	(3,809.25)
1400.990 Construction-In-Progress	0.00	19,087.68
1490.000 Leased Asset	0.00	18,084.13
1500.100 Net OPEB Asset	0.00	73,869.00
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	79,910.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	4,912.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>84,822.00</b>
<b>TOTAL ASSETS</b>	<b>51,524.73</b>	<b>3,916,579.37</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.000 Vendors & Contr. (S)	49,007.82	96,205.51
2111.009 A/P - Public Housing (S)	(250.00)	861.00
2114.000 Tenants Sec. Dep. (S)	1,080.00	55,110.50
2114.300 Pet Deposit (S)	0.00	5,750.00
2114.314 Interest - Tenant Security Deposits	13.23	100.36
2117.200 OPERS Payable	(0.03)	167.24
2117.902 Misc. Payroll - AFLAC	0.00	(28.92)
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**

**February 2023**

**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	238,211.00
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2900.100 Deferred Inflows of Resources (OPEB)	0.00	90,232.00
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<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>328,443.00</b>
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<b>TOTAL LIABILITIES</b>	<b>49,851.02</b>	<b>710,427.58</b>
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**SURPLUS**

2801.000 Net Investment In Capital Assets	0.00	1,373,771.74
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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	447,494.17
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2806.000 Unrestricted Net Position (Current Year)	1,673.71	49,492.29
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<b>TOTAL SURPLUS</b>	<b>1,673.71</b>	<b>3,206,151.79</b>
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<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>51,524.73</b>	<b>3,916,579.37</b>
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<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>
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**Lake Metropolitan Housing Authority**

**Operating Statement**

**Eight Months Ending 02/28/2023**

**Program: RAD - PBRA      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>OPERATING INCOME</b>								
3110.000 Dwelling Rental	50,761.00	50,833.33	(72.33)	405,729.78	406,666.67	(936.89)	610,000.00	(204,270.22)
3121.000 Tenant Assistance Payments - M/F	71,045.00	73,333.33	(2,288.33)	580,432.00	586,666.67	(6,234.67)	880,000.00	(299,568.00)
3300.113 Interest - Rep. Res.	304.79	10.33	294.46	2,055.97	82.67	1,973.30	124.00	1,931.97
3690.000 Other Income - Tenant	524.00	2,166.67	(1,642.67)	4,498.05	17,333.33	(12,835.28)	26,000.00	(21,501.95)
<b>TOTAL OPERATING INCOME</b>	<b>122,634.79</b>	<b>126,343.66</b>	<b>(3,708.87)</b>	<b>992,715.80</b>	<b>1,010,749.34</b>	<b>(18,033.54)</b>	<b>1,516,124.00</b>	<b>(523,408.20)</b>
<b>NON-OPERATING INCOME</b>								
3690.900 Other Income - Miscellaneous	0.00	0.00	0.00	36,592.00	0.00	36,592.00	0.00	36,592.00
<b>TOTAL NON-OPERATING INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>36,592.00</b>	<b>0.00</b>	<b>36,592.00</b>	<b>0.00</b>	<b>36,592.00</b>
<b>TOTAL INCOME</b>	<b>122,634.79</b>	<b>126,343.66</b>	<b>(3,708.87)</b>	<b>1,029,307.80</b>	<b>1,010,749.34</b>	<b>18,558.46</b>	<b>1,516,124.00</b>	<b>(486,816.20)</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	24,923.73	28,081.50	3,157.77	177,491.89	224,652.00	47,160.11	336,978.00	159,486.11
4120.000 Auditing Fees	484.05	266.67	(217.38)	2,420.04	2,133.33	(286.71)	3,200.00	779.96
4140.100 Advertising - Other	69.72	25.00	(44.72)	738.79	200.00	(538.79)	300.00	(438.79)
4150.000 Benefits Expense	8,995.18	10,732.17	1,736.99	67,820.21	85,857.33	18,037.12	128,786.00	60,965.79
4170.000 Legal Expenses	664.40	1,250.00	585.60	10,159.25	10,000.00	(159.25)	15,000.00	4,840.75
4185.000 Staff Training	0.00	0.00	0.00	1,288.03	0.00	(1,288.03)	0.00	(1,288.03)
4190.000 Office Sundry Expense	62.88	100.00	37.12	291.90	800.00	508.10	1,200.00	908.10
4190.020 Bank Charges	242.70	166.67	(76.03)	1,879.12	1,333.33	(545.79)	2,000.00	120.88
4190.050 Payroll Processing Charges & Forms	209.33	183.33	(26.00)	1,849.94	1,466.67	(383.27)	2,200.00	350.06
4190.100 Office Supplies	350.15	333.33	(16.82)	3,691.26	2,666.67	(1,024.59)	4,000.00	308.74
4190.110 Temporary Help	812.86	0.00	(812.86)	2,196.42	0.00	(2,196.42)	0.00	(2,196.42)
4190.120 Cleaning Contract	1,627.51	112.50	(1,515.01)	12,069.78	900.00	(11,169.78)	1,350.00	(10,719.78)
4190.130 Contract - IT Services	1,248.91	750.00	(498.91)	9,116.26	6,000.00	(3,116.26)	9,000.00	(116.26)
4190.140 Contract - MCS	887.58	767.58	(120.00)	6,690.42	6,140.67	(549.75)	9,211.00	2,520.58
4190.145 Forms and Publications	2,298.00	125.00	(2,173.00)	2,979.40	1,000.00	(1,979.40)	1,500.00	(1,479.40)
4190.150 Shredding	45.37	16.67	(28.70)	502.21	133.33	(368.88)	200.00	(302.21)
4190.200 Telephone	493.03	250.00	(243.03)	2,274.09	2,000.00	(274.09)	3,000.00	725.91
4190.201 Cell Phones	261.62	116.67	(144.95)	1,958.63	933.33	(1,025.30)	1,400.00	(558.63)
4190.205 Answering Service	131.42	150.00	18.58	1,085.48	1,200.00	114.52	1,800.00	714.52
4190.210 Internet Expense	643.98	166.67	(477.31)	5,342.02	1,333.33	(4,008.69)	2,000.00	(3,342.02)
4190.220 Cable	797.47	708.33	(89.14)	6,361.58	5,666.67	(694.91)	8,500.00	2,138.42
4190.300 Postage & Meter	555.98	500.00	(55.98)	3,539.12	4,000.00	460.88	6,000.00	2,460.88
4190.400 Copier - Lease	339.60	350.00	10.40	2,679.12	2,800.00	120.88	4,200.00	1,520.88
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	233.33	233.33	350.00	350.00
4190.500 Admin Minor Equipment	0.00	0.00	0.00	6,856.23	0.00	(6,856.23)	0.00	(6,856.23)
4190.600 Dues & Fees	794.64	266.67	(527.97)	2,784.26	2,133.33	(650.93)	3,200.00	415.74
4190.900 Other Sundry Expense	105.04	0.00	(105.04)	2,299.14	0.00	(2,299.14)	0.00	(2,299.14)
4190.910 Tenant Background Checks	355.14	91.67	(263.47)	821.93	733.33	(88.60)	1,100.00	278.07
4190.950 HR Contract	157.50	10.00	(147.50)	880.30	80.00	(800.30)	120.00	(760.30)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>ADMIN EXPENSE</b>								
4190.960 Community Outreach	0.00	30.83	30.83	583.08	246.67	(336.41)	370.00	(213.08)
4210.000 Resident Activities	0.00	100.00	100.00	353.52	800.00	446.48	1,200.00	846.48
4220.000 Resident Participation	249.99	666.67	416.68	2,760.08	5,333.33	2,573.25	8,000.00	5,239.92
4230.000 Contract - Other	0.00	208.33	208.33	154.97	1,666.67	1,511.70	2,500.00	2,345.03
<b>TOTAL ADMIN EXPENSE</b>	<b>47,807.78</b>	<b>46,555.43</b>	<b>(1,252.35)</b>	<b>341,918.47</b>	<b>372,443.32</b>	<b>30,524.85</b>	<b>558,665.00</b>	<b>216,746.53</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	5,903.93	5,416.67	(487.26)	49,973.28	43,333.33	(6,639.95)	65,000.00	15,026.72
4320.000 Electricity	16,504.10	15,000.00	(1,504.10)	115,155.57	120,000.00	4,844.43	180,000.00	64,844.43
4330.000 Gas	3,461.63	2,083.33	(1,378.30)	15,870.43	16,666.67	796.24	25,000.00	9,129.57
<b>TOTAL UTILITIES EXPENSE</b>	<b>25,869.66</b>	<b>22,500.00</b>	<b>(3,369.66)</b>	<b>180,999.28</b>	<b>180,000.00</b>	<b>(999.28)</b>	<b>270,000.00</b>	<b>89,000.72</b>
<b>OPERATIONS EXPENSE</b>								
4410.000 Maintenance Salaries	16,098.52	15,121.17	(977.35)	132,216.29	120,969.33	(11,246.96)	181,454.00	49,237.71
4420.000 Maint. - Supplies (other)	3,216.06	2,500.00	(716.06)	34,907.44	20,000.00	(14,907.44)	30,000.00	(4,907.44)
4420.050 Maint. - Materials	4,430.54	833.33	(3,597.21)	22,673.04	6,666.67	(16,006.37)	10,000.00	(12,673.04)
4420.200 Maint. - Plumbing	24.30	100.00	75.70	823.79	800.00	(23.79)	1,200.00	376.21
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	177.51	133.33	(44.18)	200.00	22.49
4420.400 Maint. - Auto	87.42	125.00	37.58	856.65	1,000.00	143.35	1,500.00	643.35
4420.410 Maint. - Fuel	296.01	291.67	(4.34)	2,395.60	2,333.33	(62.27)	3,500.00	1,104.40
4420.500 Maint. - Hardware	260.11	208.33	(51.78)	2,893.11	1,666.67	(1,226.44)	2,500.00	(393.11)
4420.510 Maint. - Keys & Locks	0.00	125.00	125.00	928.27	1,000.00	71.73	1,500.00	571.73
4420.600 Maint. - Paint	845.68	583.33	(262.35)	8,044.10	4,666.67	(3,377.43)	7,000.00	(1,044.10)
4420.700 Appliances & Dwelling Equip.	3,150.45	1,250.00	(1,900.45)	24,593.33	10,000.00	(14,593.33)	15,000.00	(9,593.33)
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	1,177.75	1,166.67	(11.08)	9,691.00	9,333.33	(357.67)	14,000.00	4,309.00
4430.020 Cont - HVAC	0.00	458.33	458.33	10,726.21	3,666.67	(7,059.54)	5,500.00	(5,226.21)
4430.040 Cont - Elevators	896.32	1,250.00	353.68	8,639.34	10,000.00	1,360.66	15,000.00	6,360.66
4430.050 Cont - Landscaping	0.00	1,000.00	1,000.00	4,406.32	8,000.00	3,593.68	12,000.00	7,593.68
4430.060 Cont - Unit Turn Expense	0.00	3,000.00	3,000.00	21,834.50	24,000.00	2,165.50	36,000.00	14,165.50
4430.070 Cont - Electrical	0.00	458.33	458.33	3,767.45	3,666.67	(100.78)	5,500.00	1,732.55
4430.080 Cont - Plumbing	1,825.00	333.33	(1,491.67)	3,400.00	2,666.67	(733.33)	4,000.00	600.00
4430.090 Cont - Exterminator	550.00	458.33	(91.67)	6,670.25	3,666.67	(3,003.58)	5,500.00	(1,170.25)
4430.115 Cont - Repairs	0.00	625.00	625.00	8,078.91	5,000.00	(3,078.91)	7,500.00	(578.91)
4430.116 Cont - Uniforms	64.00	125.00	61.00	1,215.85	1,000.00	(215.85)	1,500.00	284.15
4430.120 Cont - Miscellaneous	3,304.68	1,666.67	(1,638.01)	46,532.29	13,333.33	(33,198.96)	20,000.00	(26,532.29)
4450.000 Benefits - Maint.	5,749.24	5,699.00	(50.24)	50,520.26	45,592.00	(4,928.26)	68,388.00	17,867.74
<b>TOTAL OPERATIONS EXPENSE</b>	<b>41,976.08</b>	<b>37,395.16</b>	<b>(4,580.92)</b>	<b>406,709.20</b>	<b>299,161.34</b>	<b>(107,547.86)</b>	<b>448,742.00</b>	<b>42,032.80</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	395.29	733.33	338.04	5,270.25	5,866.67	596.42	8,800.00	3,529.75
4510.000 Insurance	5,276.17	5,214.33	(61.84)	41,934.80	41,714.67	(220.13)	62,572.00	20,637.20
4515.000 Real Estate Tax - Lots	0.00	0.00	0.00	712.56	0.00	(712.56)	0.00	(712.56)
4516.000 Real Estate Assess.	0.00	0.00	0.00	2,684.85	0.00	(2,684.85)	0.00	(2,684.85)
4570.000 Collection Loss	(363.90)	0.00	363.90	(413.90)	0.00	413.90	0.00	413.90
<b>TOTAL GENERAL EXPENSE</b>	<b>5,307.56</b>	<b>5,947.66</b>	<b>640.10</b>	<b>50,188.56</b>	<b>47,581.34</b>	<b>(2,607.22)</b>	<b>71,372.00</b>	<b>21,183.44</b>
<b>TOTAL EXPENSES</b>	<b>120,961.08</b>	<b>112,398.25</b>	<b>(8,562.83)</b>	<b>979,815.51</b>	<b>899,186.00</b>	<b>(80,629.51)</b>	<b>1,348,779.00</b>	<b>368,963.49</b>
<b>SURPLUS</b>	<b>1,673.71</b>	<b>13,945.41</b>	<b>(12,271.70)</b>	<b>49,492.29</b>	<b>111,563.34</b>	<b>(62,071.05)</b>	<b>167,345.00</b>	<b>(117,852.71)</b>





**Lake Metropolitan Housing Authority**  
**Statement of Operations**  
**RAD - PBRA - All Projects Period From February 2023 Period To February 2023 - All Tenants**

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$58,542.71
Rent	\$52,860.00
Security Deposit	\$1,030.00
Late Rent	\$259.00
Adj to Rent	\$149.00
Adj to Misc - Maintenance Charge	\$265.00
Payment Received	(\$53,277.98)
Utility	(\$2,248.00)
Payment Made	\$2,988.00
AP Void	(\$250.00)
Key Deposit	\$50.00
Repayment	\$475.00
Cancelled Repayment	\$110.00
AR Void	\$249.00
Ending Balance	<u>\$61,201.73</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$238.00	\$53,700.00
Charged	\$1,030.00	
Collected	(\$753.00)	\$753.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$515.00</u>	<u>\$54,453.00</u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$5,750.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$5,750.00</u>

Key Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$92.50
Charged	\$50.00	
Collected	(\$50.00)	\$50.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$142.50</u>

Repayment Agreement Balances: Default Type (11 Agreements)

	Amount
Beginning Balance	\$6,271.00
Monthly Repayment Amount	(\$475.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$0.00
Cancel Repayment	(\$110.00)
Ending Balance	<u>\$5,686.00</u>

**Lake Metropolitan Housing Authority**

**Balance Sheet**

**February 2023**

**Program: Section 8 Voucher**

**Project: Consolidated**

	<b>Period Amount</b>	<b>Balance</b>
<b>ASSETS</b>		
1111.100 Unrestricted Cash	232.50	489,390.17
1111.200 Cash HAP Payments	66,818.18	1,337,049.24
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	0.00	(21,523.00)
1165.000 FSS Escrow Investmen	1,611.93	100,219.39
1211.000 Prepaid Insurance	(491.92)	4,427.24
1250.000 Prepaid Expense	(2,155.54)	21,555.44
1400.750 Bldg, Land & Improvements - Admin	1,040.00	1,040.00
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
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	107,879.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	6,632.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>114,511.00</b>
<b>TOTAL ASSETS</b>	<b>67,055.15</b>	<b>2,193,758.45</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	27,625.96	96,249.38
2117.000 Accounts Payable LMHA	0.00	(18,300.00)
2117.001 Accounts Payable HAP (S)	5,695.50	14,255.84
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	1,611.93	105,522.63
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
<b>DEFERRED INFLOWS OF RESOURCES</b>		
2900.000 Deferred Inflows of Resources (Pens)	0.00	321,585.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	121,814.00
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>443,399.00</b>
<b>TOTAL LIABILITIES</b>	<b>34,933.39</b>	<b>973,126.97</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	4,056.31
2802.000 Restricted Net Position (HAP)	24,512.00	339,735.00
2806.000 Unrestricted Net Position	(24,512.00)	676,172.87
2806.000 Unrestricted Net Position (Current Year)	32,121.76	200,667.30
<b>TOTAL SURPLUS</b>	<b>32,121.76</b>	<b>1,220,631.48</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>67,055.15</b>	<b>2,193,758.45</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**

**Balance Sheet**

**February 2023**

**Program: Section 8 Voucher**

**Project: Consolidated**



**Lake Metropolitan Housing Authority**

**Operating Statement**

**Eight Months Ending 02/28/2023**

**Program: Section 8 Voucher      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>HAP INCOME</b>								
<b>HAP INCOME</b>								
3000.100 HAP Income	725,705.00	0.00	725,705.00	5,620,533.00	0.00	5,620,533.00	0.00	5,620,533.00
3000.120 Mainstream (HAP) Income	14,221.00	0.00	14,221.00	126,537.00	0.00	126,537.00	0.00	126,537.00
3000.199 HAP Repayments	768.83	0.00	768.83	7,798.59	0.00	7,798.59	0.00	7,798.59
<b>TOTAL HAP INCOME</b>	<b>740,694.83</b>	<b>0.00</b>	<b>740,694.83</b>	<b>5,754,868.59</b>	<b>0.00</b>	<b>5,754,868.59</b>	<b>0.00</b>	<b>5,754,868.59</b>
<b>TOTAL HAP INCOME</b>	<b>740,694.83</b>	<b>0.00</b>	<b>740,694.83</b>	<b>5,754,868.59</b>	<b>0.00</b>	<b>5,754,868.59</b>	<b>0.00</b>	<b>5,754,868.59</b>
<b>OPERATING INCOME</b>								
<b>OPERATING INCOME</b>								
3000.200 Admin Fee Income	83,612.00	80,000.00	3,612.00	679,253.00	640,000.00	39,253.00	960,000.00	(280,747.00)
3000.220 Mainstream (Admin) Income	1,625.00	1,666.67	(41.67)	27,679.00	13,333.33	14,345.67	20,000.00	7,679.00
3000.300 FSS Grant Income	0.00	5,208.33	(5,208.33)	5,208.00	41,666.67	(36,458.67)	62,500.00	(57,292.00)
3690.200 50% Fraud Recovery	768.83	1,250.00	(481.17)	7,797.58	10,000.00	(2,202.42)	15,000.00	(7,202.42)
<b>TOTAL OPERATING INCOME</b>	<b>86,005.83</b>	<b>88,125.00</b>	<b>(2,119.17)</b>	<b>719,937.58</b>	<b>705,000.00</b>	<b>14,937.58</b>	<b>1,057,500.00</b>	<b>(337,562.42)</b>
<b>TOTAL OPERATING INCOME</b>	<b>86,005.83</b>	<b>88,125.00</b>	<b>(2,119.17)</b>	<b>719,937.58</b>	<b>705,000.00</b>	<b>14,937.58</b>	<b>1,057,500.00</b>	<b>(337,562.42)</b>
<b>TOTAL INCOME</b>	<b>826,700.66</b>	<b>88,125.00</b>	<b>738,575.66</b>	<b>6,474,806.17</b>	<b>705,000.00</b>	<b>5,769,806.17</b>	<b>1,057,500.00</b>	<b>5,417,306.17</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	42,337.79	51,774.83	9,437.04	345,301.35	414,198.67	68,897.32	621,298.00	275,996.65
4120.000 Audit Fees	1,728.75	683.33	(1,045.42)	8,643.00	5,466.67	(3,176.33)	8,200.00	(443.00)
4140.100 Advertising - Other	81.07	62.50	(18.57)	996.57	500.00	(496.57)	750.00	(246.57)
4150.000 Benefit Expense	15,128.42	19,631.00	4,502.58	131,940.74	157,048.00	25,107.26	235,572.00	103,631.26
4170.000 Legal Expenses	540.00	333.33	(206.67)	3,420.00	2,666.67	(753.33)	4,000.00	580.00
4180.000 Travel Expense	0.00	0.00	0.00	2,128.66	0.00	(2,128.66)	0.00	(2,128.66)
4185.000 Staff Training	0.00	0.00	0.00	2,936.14	0.00	(2,936.14)	0.00	(2,936.14)
4190.000 Office Sundry Expense	73.09	208.33	135.24	339.31	1,666.67	1,327.36	2,500.00	2,160.69
4190.020 Bank Charges	242.70	187.50	(55.20)	1,914.10	1,500.00	(414.10)	2,250.00	335.90
4190.050 Payroll Processing Charges & Forms	257.13	250.00	(7.13)	2,297.70	2,000.00	(297.70)	3,000.00	702.30
4190.100 Office Supplies	1,064.96	750.00	(314.96)	11,161.35	6,000.00	(5,161.35)	9,000.00	(2,161.35)
4190.110 Temporary Help	945.10	0.00	(945.10)	2,553.84	0.00	(2,553.84)	0.00	(2,553.84)
4190.120 Cleaning Contract	1,753.66	325.00	(1,428.66)	8,227.05	2,600.00	(5,627.05)	3,900.00	(4,327.05)
4190.130 Contract - IT Services	3,032.98	2,166.67	(866.31)	22,139.07	17,333.33	(4,805.74)	26,000.00	3,860.93
4190.140 Contract - MCS	2,155.54	1,941.58	(213.96)	16,248.14	15,532.67	(715.47)	23,289.00	7,050.86
4190.145 Forms and Publications	0.00	708.33	708.33	5,098.50	5,666.67	568.17	8,500.00	3,401.50
4190.150 Shredding	137.98	62.50	(75.48)	1,526.97	500.00	(1,026.97)	750.00	(776.97)
4190.200 Telephone	1,499.56	800.00	(699.56)	6,916.71	6,400.00	(516.71)	9,600.00	2,683.29
4190.201 Cell Phones	119.33	95.83	(23.50)	893.39	766.67	(126.72)	1,150.00	256.61
4190.210 Internet Expense	0.00	416.67	416.67	829.56	3,333.33	2,503.77	5,000.00	4,170.44
4190.220 Cable	37.68	37.50	(0.18)	300.88	300.00	(0.88)	450.00	149.12
4190.300 Postage & Meter	1,712.07	1,250.00	(462.07)	10,661.63	10,000.00	(661.63)	15,000.00	4,338.37
4190.400 Copier - Lease	1,032.95	1,083.33	50.38	8,148.99	8,666.67	517.68	13,000.00	4,851.01
4190.410 Copier Maintenance	0.00	91.67	91.67	0.00	733.33	733.33	1,100.00	1,100.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>ADMIN EXPENSE</b>								
4190.500 Admin Minor Equipment	0.00	83.33	83.33	3,786.24	666.67	(3,119.57)	1,000.00	(2,786.24)
4190.600 Dues & Fees	7.14	291.67	284.53	1,193.05	2,333.33	1,140.28	3,500.00	2,306.95
4190.900 Other Sundry Expense	122.12	0.00	(122.12)	1,425.23	0.00	(1,425.23)	0.00	(1,425.23)
4190.901 Sundry - Other	0.00	0.00	0.00	162.70	0.00	(162.70)	0.00	(162.70)
4190.910 Tenant Background Checks	611.22	375.00	(236.22)	4,046.78	3,000.00	(1,046.78)	4,500.00	453.22
4190.950 HR Contract	157.50	0.00	(157.50)	880.30	0.00	(880.30)	0.00	(880.30)
4190.960 Community Outreach	0.00	83.33	83.33	0.00	666.67	666.67	1,000.00	1,000.00
4230.000 Contract - Other	0.00	166.67	166.67	180.20	1,333.33	1,153.13	2,000.00	1,819.80
4230.200 Rentellect	750.00	683.33	(66.67)	5,931.00	5,466.67	(464.33)	8,200.00	2,269.00
<b>TOTAL ADMIN EXPENSE</b>	<b>75,528.74</b>	<b>84,543.23</b>	<b>9,014.49</b>	<b>612,229.15</b>	<b>676,346.02</b>	<b>64,116.87</b>	<b>1,014,519.00</b>	<b>402,289.85</b>
<b>UTILITY EXPENSE</b>								
4310.000 Water	54.04	58.33	4.29	455.18	466.67	11.49	700.00	244.82
4320.000 Electric	309.04	291.67	(17.37)	2,266.75	2,333.33	66.58	3,500.00	1,233.25
4330.000 Gas	69.18	50.00	(19.18)	317.18	400.00	82.82	600.00	282.82
<b>TOTAL UTILITY EXPENSE</b>	<b>432.26</b>	<b>400.00</b>	<b>(32.26)</b>	<b>3,039.11</b>	<b>3,200.00</b>	<b>160.89</b>	<b>4,800.00</b>	<b>1,760.89</b>
<b>MAINTENANCE EXPENSE</b>								
4420.400 Maint. - Auto	327.70	166.67	(161.03)	1,437.46	1,333.33	(104.13)	2,000.00	562.54
4420.410 Maint. - Fuel	172.96	375.00	202.04	1,463.26	3,000.00	1,536.74	4,500.00	3,036.74
4430.120 Cont - Miscellaneous	0.00	0.00	0.00	1,935.90	0.00	(1,935.90)	0.00	(1,935.90)
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>500.66</b>	<b>541.67</b>	<b>41.01</b>	<b>4,836.62</b>	<b>4,333.33</b>	<b>(503.29)</b>	<b>6,500.00</b>	<b>1,663.38</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	32.06	54.17	22.11	427.36	433.33	5.97	650.00	222.64
4510.000 Insurance	491.92	874.42	382.50	7,226.66	6,995.33	(231.33)	10,493.00	3,266.34
4590.100 Admin Fee Portable	203.41	583.33	379.92	1,945.02	4,666.67	2,721.65	7,000.00	5,054.98
<b>TOTAL GENERAL EXPENSE</b>	<b>727.39</b>	<b>1,511.92</b>	<b>784.53</b>	<b>9,599.04</b>	<b>12,095.33</b>	<b>2,496.29</b>	<b>18,143.00</b>	<b>8,543.96</b>
<b>HAP EXPENSE</b>								
4715.100 HAP Occupied Units	706,378.85	0.00	(706,378.85)	5,547,687.95	0.00	(5,547,687.95)	0.00	(5,547,687.95)
4715.500 Hap Portable Cert.	6,985.00	0.00	(6,985.00)	59,655.00	0.00	(59,655.00)	0.00	(59,655.00)
4715.600 Homeownership	1,132.00	0.00	(1,132.00)	8,891.00	0.00	(8,891.00)	0.00	(8,891.00)
4718.000 HAP FSS Escrow Payments	2,894.00	0.00	(2,894.00)	28,201.00	0.00	(28,201.00)	0.00	(28,201.00)
<b>TOTAL HAP EXPENSE</b>	<b>717,389.85</b>	<b>0.00</b>	<b>(717,389.85)</b>	<b>5,644,434.95</b>	<b>0.00</b>	<b>(5,644,434.95)</b>	<b>0.00</b>	<b>(5,644,434.95)</b>
<b>TOTAL EXPENSES</b>	<b>794,578.90</b>	<b>86,996.82</b>	<b>(707,582.08)</b>	<b>6,274,138.87</b>	<b>695,974.68</b>	<b>(5,578,164.19)</b>	<b>1,043,962.00</b>	<b>(5,230,176.87)</b>
<b>SURPLUS</b>	<b>32,121.76</b>	<b>1,128.18</b>	<b>30,993.58</b>	<b>200,667.30</b>	<b>9,025.32</b>	<b>191,641.98</b>	<b>13,538.00</b>	<b>187,129.30</b>

# Lake Metropolitan Housing Authority

## HAP Reserves Worksheet

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	680,071	731,456	1,723	162,178	842,249
Feb-22		791,424		775,708	695,787	738,679	1,427	200,634	896,421
Mar-22		791,424		760,000	727,211	725,160	6,344	241,818	969,029
Apr-22		791,424		755,825	762,810	712,222	1,135	286,556	1,049,366
May-22		791,424		756,499	797,736	708,052	1,121	336,124	1,133,860
Jun-22		791,424		616,626	972,534	711,330	1,068	<b>242,488</b>	1,215,022
Jul-22		791,424		763,417	1,000,541	708,212	1,063	298,756	1,299,297
Aug-22		791,424		738,943	1,053,022	703,020	1,752	336,431	1,389,453
Sep-22		791,424		736,878	1,107,569	692,082	601	381,828	1,489,397
Oct-22		791,424		739,121	1,159,872	685,542	660	436,067	1,595,939
Nov-22		791,424		461,364	1,489,932	676,697	549	221,283	1,711,215
Dec-22		791,424		731,699	1,549,657	676,497	504	276,989	1,826,646
<b>TOTALS:</b>		<b>9,497,091</b>		<b>8,604,406</b>		<b>8,468,949</b>		<b>89.17% of Budget Authority</b>	
						<b>9,022,236</b>		<b>95%</b>	

Includes HUD held HAP Reserves  
Includes VASH voucher HAP

CY 2023 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-23		791,424		723,406	1,617,676	687,074	1,902	315,223	1,932,899
Feb-23		791,424		725,705	1,683,395	701,962	769	339,735	2,023,130
Mar-23		791,424			2,474,819			339,735	2,814,554
Apr-23		791,424			3,266,243			339,735	3,605,978
May-23		791,424			4,057,668			339,735	4,397,403
Jun-23		791,424			4,849,092			<b>339,735</b>	5,188,827
Jul-23		791,424			5,640,516			339,735	5,980,251
Aug-23		791,424			6,431,940			339,735	6,771,675
Sep-23		791,424			7,223,365			339,735	7,563,100
Oct-23		791,424			8,014,789			339,735	8,354,524
Nov-23		791,424			8,806,213			339,735	9,145,948
Dec-23		791,424			9,597,637			339,735	9,937,372
<b>TOTALS:</b>		<b>9,497,091</b>		<b>1,449,111</b>		<b>1,389,036</b>		<b>14.63% of Budget Authority</b>	
						<b>9,022,236</b>		<b>95%</b>	

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>	
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	\$ 298,756.00		\$ 392,392.00	
August 31, 2022	\$ 336,431.00		\$ 280,163.00	
September 30, 2022	\$ 381,828.00		\$ 344,153.00	
October 31, 2022	\$ 436,067.00		\$ 390,670.00	
November 30, 2022	\$ 221,283.00		\$ 167,044.00	
December 31, 2022	\$ 276,989.00		\$ 491,773.00	
January 31, 2023	\$ 315,223.00		\$ 259,517.00	
2/1/2023	\$ 725,705.00			
2/1/2023	\$ -			
			\$ 690,951.00	from HUD held HAP Reserves
			\$ 2,894.00	HAP Payments (less MS5)
			\$ 1,132.00	FSS
				Homeownership
	\$ -			Port In
			\$ 6,985.00	Port Out
	\$ 769.00			50% HAP Repayments
	\$ -			FSS Forfeits
	\$ -			Misc. Repayments (error > \$2500)
<b>Monthly Totals:</b>	<b>\$ 726,474.00</b>		<b>\$ 701,962.00</b>	
	\$ 24,512.00			(Net monthly increase (decrease) in Restricted Net Position)
<b>February 28, 2023</b>	<b>\$ 339,735.00</b>		<b>\$ 301,501.00</b>	

# 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 February 28, 2023

(Preliminary - For Internal Use Only)

	Fiscal Year 2023			Fiscal Year 2022	
	This Month	Year-to-Date	YTD Budget	Year-to-Date	Variance
<b>Public Housing</b>					
Operating Income	\$ 3,504	\$ 100,497	\$ 126,351	\$ 140,536	\$ (40,039)
Administrative Expenses	\$ 3,887	\$ 34,007	\$ 38,724	\$ 71,626	\$ (37,619)
Utility Expenses	2,828	23,452	10,667	9,750	13,702
Operations Expense	8,117	54,191	49,726	72,974	(18,783)
General Expense	620	4,743	13,062	10,066	(5,323)
<b>Surplus / (Deficit)</b>	<b>\$ (11,948)</b>	<b>\$ (15,896)</b>	<b>\$ 14,172</b>	<b>\$ (23,880)</b>	<b>\$ 7,984</b>

<b>Market Rate</b>					
Operating Income	\$ 12,922	\$ 103,314	\$ 90,300	\$ 90,811	\$ 12,503
Administrative Expenses	\$ 2,539	\$ 15,704	\$ 19,736	\$ 14,946	758
Utility Expenses	395	4,671	8,667	5,569	(898)
Operations Expense	5,003	25,634	30,833	28,272	(2,638)
General Expense	372	3,498	6,324	5,407	(1,909)
<b>Surplus / (Deficit)</b>	<b>\$ 4,613</b>	<b>\$ 53,807</b>	<b>\$ 24,740</b>	<b>\$ 36,617</b>	<b>\$ 17,190</b>

<b>CONSOLIDATED</b>					
Operating Income	\$ 16,426	\$ 203,811	\$ 216,651	\$ 231,347	\$ (27,536)
Administrative Expenses	\$ 6,426	\$ 49,711	\$ 58,460	\$ 86,572	\$ (36,861)
Utility Expenses	3,223	28,123	19,334	15,319	12,804
Operations Expense	13,120	79,825	80,559	101,246	(21,421)
General Expense	992	8,241	19,386	15,473	(7,232)
<b>Surplus / (Deficit)</b>	<b>\$ (7,335)</b>	<b>\$ 37,911</b>	<b>\$ 38,912</b>	<b>\$ 12,737</b>	<b>\$ 25,174</b>



Lake Metropolitan Housing Authority

Balance Sheet

February 2023

Program: Public Housing Project: Consolidated

	Period Amount	Balance
<b>ASSETS</b>		
1111.100 General Fund Cash	(6,867.59)	375,987.43
1122.000 Accts Rec Tenants (S)	0.00	7,830.94
1128.000 A/R - Section 8	0.00	(18,300.00)
1128.800 A/R - ParkView Place (Non HUD)	(800.00)	(12,615.00)
1211.000 Prepaid Insurance	(495.08)	4,455.76
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(126.80)	1,267.96
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
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	11,987.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	737.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>12,724.00</b>
<b>TOTAL ASSETS</b>	<b>(8,289.47)</b>	<b>2,809,146.08</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	3,658.61	19,100.33
2114.000 Tenants Sec. Dep. (S)	0.00	2,702.00
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	2,833.82
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
<b>DEFERRED INFLOWS OF RESOURCES</b>		
2900.000 Deferred Inflows of Resources (Pens)	0.00	35,732.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	13,535.00
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>49,267.00</b>
<b>TOTAL LIABILITIES</b>	<b>3,658.61</b>	<b>105,966.50</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	2,423,985.44
2806.000 Unrestricted Net Position	0.00	295,090.80
2806.000 Unrestricted Net Position (Current Year)	(11,948.08)	(15,896.66)
<b>TOTAL SURPLUS</b>	<b>(11,948.08)</b>	<b>2,703,179.58</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>(8,289.47)</b>	<b>2,809,146.08</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**

**Operating Statement**

**Eight Months Ending 02/28/2023**

**Program: Public Housing      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>OPERATING INCOME</b>								
3110.000 Dwelling Rental	4.00	5,833.33	(5,829.33)	4,954.00	46,666.67	(41,712.67)	70,000.00	(65,046.00)
3200.000 HUD Operating Subsidy - PH	3,500.00	7,004.17	(3,504.17)	53,559.00	56,033.33	(2,474.33)	84,050.00	(30,491.00)
3690.000 Other Income - Tenant	0.00	83.33	(83.33)	120.00	666.67	(546.67)	1,000.00	(880.00)
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	41,864.00	22,984.00	18,880.00	34,476.00	7,388.00
<b>TOTAL OPERATING INCOME</b>	<b>3,504.00</b>	<b>15,793.83</b>	<b>(12,289.83)</b>	<b>100,497.00</b>	<b>126,350.67</b>	<b>(25,853.67)</b>	<b>189,526.00</b>	<b>(89,029.00)</b>
<b>TOTAL INCOME</b>	<b>3,504.00</b>	<b>15,793.83</b>	<b>(12,289.83)</b>	<b>100,497.00</b>	<b>126,350.67</b>	<b>(25,853.67)</b>	<b>189,526.00</b>	<b>(89,029.00)</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	1,953.98	2,484.83	530.85	14,494.74	19,878.67	5,383.93	29,818.00	15,323.26
4120.000 Auditing Fees	69.15	33.33	(35.82)	345.72	266.67	(79.05)	400.00	54.28
4140.100 Advertising - Other	7.28	16.67	9.39	49.14	133.33	84.19	200.00	150.86
4150.000 Benefits Expense	703.20	946.00	242.80	5,538.49	7,568.00	2,029.51	11,352.00	5,813.51
4170.000 Legal Expenses	48.60	83.33	34.73	751.20	666.67	(84.53)	1,000.00	248.80
4185.000 Staff Training	0.00	0.00	0.00	19.67	0.00	(19.67)	0.00	(19.67)
4190.000 Office Sundry Expense	6.57	41.67	35.10	30.50	333.33	302.83	500.00	469.50
4190.020 Bank Charges	0.00	125.00	125.00	199.22	1,000.00	800.78	1,500.00	1,300.78
4190.050 Payroll Processing Charges & Forms	21.03	20.83	(0.20)	187.98	166.67	(21.31)	250.00	62.02
4190.100 Office Supplies	43.75	45.83	2.08	457.28	366.67	(90.61)	550.00	92.72
4190.110 Temporary Help	85.04	0.00	(85.04)	229.81	0.00	(229.81)	0.00	(229.81)
4190.120 Cleaning Contract	259.77	33.33	(226.44)	2,010.65	266.67	(1,743.98)	400.00	(1,610.65)
4190.130 Contract - IT Services	178.39	150.00	(28.39)	1,302.21	1,200.00	(102.21)	1,800.00	497.79
4190.140 Contract - MCS	126.80	109.67	(17.13)	955.78	877.33	(78.45)	1,316.00	360.22
4190.145 Forms and Publications	0.00	29.17	29.17	239.00	233.33	(5.67)	350.00	111.00
4190.150 Shredding	5.67	6.67	1.00	62.64	53.33	(9.31)	80.00	17.36
4190.200 Telephone	61.62	33.33	(28.29)	284.20	266.67	(17.53)	400.00	115.80
4190.201 Cell Phones	50.48	41.67	(8.81)	377.93	333.33	(44.60)	500.00	122.07
4190.205 Answering Service	13.63	16.67	3.04	112.57	133.33	20.76	200.00	87.43
4190.210 Internet Expense	0.00	25.00	25.00	48.78	200.00	151.22	300.00	251.22
4190.220 Cable	83.37	83.33	(0.04)	666.89	666.67	(0.22)	1,000.00	333.11
4190.300 Postage & Meter	59.44	54.17	(5.27)	370.15	433.33	63.18	650.00	279.85
4190.400 Copier - Lease	42.45	50.00	7.55	334.89	400.00	65.11	600.00	265.11
4190.410 Copier Maintenance	0.00	6.67	6.67	0.00	53.33	53.33	80.00	80.00
4190.500 Admin Minor Equipment	0.00	200.00	200.00	340.74	1,600.00	1,259.26	2,400.00	2,059.26
4190.600 Dues & Fees	0.64	28.33	27.69	107.35	226.67	119.32	340.00	232.65
4190.900 Other Sundry Expense	10.99	0.00	(10.99)	128.24	0.00	(128.24)	0.00	(128.24)
4190.910 Tenant Background Checks	37.16	33.33	(3.83)	85.99	266.67	180.68	400.00	314.01
4190.950 HR - Contract	17.50	0.00	(17.50)	97.81	0.00	(97.81)	0.00	(97.81)
4190.960 Community Outreach	0.00	33.33	33.33	61.01	266.67	205.66	400.00	338.99
4200.000 Moving Expenses (Section 18 Dispo)	0.00	0.00	0.00	4,100.00	0.00	(4,100.00)	0.00	(4,100.00)
4210.000 Resident Activities	0.00	83.33	83.33	0.00	666.67	666.67	1,000.00	1,000.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>ADMIN EXPENSE</b>								
4230.000 Contract - Other	0.00	25.00	25.00	16.21	200.00	183.79	300.00	283.79
<b>TOTAL ADMIN EXPENSE</b>	<b>3,886.51</b>	<b>4,840.49</b>	<b>953.98</b>	<b>34,006.79</b>	<b>38,724.01</b>	<b>4,717.22</b>	<b>58,086.00</b>	<b>24,079.21</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	4.86	500.00	495.14	3,138.07	4,000.00	861.93	6,000.00	2,861.93
4320.000 Electricity	513.16	416.67	(96.49)	8,065.45	3,333.33	(4,732.12)	5,000.00	(3,065.45)
4330.000 Gas	2,310.02	416.67	(1,893.35)	12,248.94	3,333.33	(8,915.61)	5,000.00	(7,248.94)
<b>TOTAL UTILITIES EXPENSE</b>	<b>2,828.04</b>	<b>1,333.34</b>	<b>(1,494.70)</b>	<b>23,452.46</b>	<b>10,666.66</b>	<b>(12,785.80)</b>	<b>16,000.00</b>	<b>(7,452.46)</b>
<b>OPERATION EXPENSE</b>								
4410.000 Maintenance Salaries	2,189.31	2,316.92	127.61	17,921.11	18,535.33	614.22	27,803.00	9,881.89
4415.000 Maint. - Temp Help	0.00	91.67	91.67	0.00	733.33	733.33	1,100.00	1,100.00
4420.000 Maint. - Supplies (other)	336.45	291.67	(44.78)	3,649.98	2,333.33	(1,316.65)	3,500.00	(149.98)
4420.050 Maint. - Materials	463.65	250.00	(213.65)	2,372.58	2,000.00	(372.58)	3,000.00	627.42
4420.100 Maint. - Electrical	0.00	20.83	20.83	0.00	166.67	166.67	250.00	250.00
4420.200 Maint. - Plumbing	2.54	20.83	18.29	86.17	166.67	80.50	250.00	163.83
4420.300 Maint. - Cleaning Supplies	0.00	8.33	8.33	18.57	66.67	48.10	100.00	81.43
4420.400 Maint. - Auto	9.13	66.67	57.54	89.57	533.33	443.76	800.00	710.43
4420.410 Maint. - Fuel	30.97	50.00	19.03	250.66	400.00	149.34	600.00	349.34
4420.500 Maint. - Hardware	27.21	29.17	1.96	294.38	233.33	(61.05)	350.00	55.62
4420.510 Maint. - Keys & Locks	0.00	58.33	58.33	97.11	466.67	369.56	700.00	602.89
4420.600 Maint. - Paint	88.50	125.00	36.50	841.75	1,000.00	158.25	1,500.00	658.25
4420.700 Appliances & Dwelling Equip.	0.00	250.00	250.00	162.43	2,000.00	1,837.57	3,000.00	2,837.57
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	144.37	162.50	18.13	1,327.46	1,300.00	(27.46)	1,950.00	622.54
4430.020 Cont - HVAC	0.00	133.33	133.33	500.62	1,066.67	566.05	1,600.00	1,099.38
4430.050 Cont - Landscaping	0.00	250.00	250.00	940.01	2,000.00	1,059.99	3,000.00	2,059.99
4430.070 Cont - Electrical	0.00	20.83	20.83	0.00	166.67	166.67	250.00	250.00
4430.080 Cont - Plumbing	4,031.25	416.67	(3,614.58)	4,031.25	3,333.33	(697.92)	5,000.00	968.75
4430.090 Cont - Exterminator	0.00	41.67	41.67	0.00	333.33	333.33	500.00	500.00
4430.115 Cont - Repairs	0.00	41.67	41.67	0.00	333.33	333.33	500.00	500.00
4430.116 Cont - Uniforms	6.67	41.67	35.00	126.94	333.33	206.39	500.00	373.06
4430.120 Cont - Miscellaneous	5.00	658.33	653.33	14,558.07	5,266.67	(9,291.40)	7,900.00	(6,658.07)
4450.000 Benefits - Maint.	782.07	869.67	87.60	6,847.71	6,957.33	109.62	10,436.00	3,588.29
<b>TOTAL OPERATION EXPENSE</b>	<b>8,117.12</b>	<b>6,215.76</b>	<b>(1,901.36)</b>	<b>54,191.46</b>	<b>49,725.99</b>	<b>(4,465.47)</b>	<b>74,589.00</b>	<b>20,397.54</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	125.33	291.67	166.34	970.64	2,333.33	1,362.69	3,500.00	2,529.36
4510.000 Insurance	495.08	507.75	12.67	4,036.09	4,062.00	25.91	6,093.00	2,056.91
4516.000 Real Estate Assess.	0.00	0.00	0.00	846.89	0.00	(846.89)	0.00	(846.89)
4520.000 PILOT Expense	0.00	458.33	458.33	(1,110.67)	3,666.67	4,777.34	5,500.00	6,610.67
4570.000 Collection Loss	0.00	375.00	375.00	0.00	3,000.00	3,000.00	4,500.00	4,500.00
<b>TOTAL GENERAL EXPENSE</b>	<b>620.41</b>	<b>1,632.75</b>	<b>1,012.34</b>	<b>4,742.95</b>	<b>13,062.00</b>	<b>8,319.05</b>	<b>19,593.00</b>	<b>14,850.05</b>
<b>TOTAL EXPENSES</b>	<b>15,452.08</b>	<b>14,022.34</b>	<b>(1,429.74)</b>	<b>116,393.66</b>	<b>112,178.66</b>	<b>(4,215.00)</b>	<b>168,268.00</b>	<b>51,874.34</b>
<b>SURPLUS</b>	<b>(11,948.08)</b>	<b>1,771.49</b>	<b>13,719.57</b>	<b>(15,896.66)</b>	<b>14,172.01</b>	<b>30,068.67</b>	<b>21,258.00</b>	<b>37,154.66</b>

**Lake Metropolitan Housing Authority**  
**Statement of Operations**  
**Public Housing - All Projects Period From February 2023 Period To February 2023 - All Tenants**

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$7,830.94
Rent	\$4.00
Payment Received	(\$4.00)
Ending Balance	<u>\$7,830.94</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$2,702.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$2,702.00</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**

**February 2023**

**Program: ParkView Place      Project: Consolidated**

	<b>Period Amount</b>	<b>Balance</b>
<b>ASSETS</b>		
1111.900 LMHA Cash - Erie Bank	9,386.93	379,679.43
1122.000 Accts Rec Tenants (S)	1,000.00	4,299.00
1122.009 Tenant Repayment Agreements	(15.00)	190.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(297.00)	2,673.00
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
<b>TOTAL ASSETS</b>	<b>10,074.93</b>	<b>2,415,755.49</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	7,061.86	(18,750.35)
2114.000 Tenant Sec. Deposits	(800.00)	12,990.00
2114.300 Pet Security Deposit	0.00	500.00
2118.800 A/P - Public Housing (Non-HUD)	(800.00)	(12,615.00)
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
<b>TOTAL LIABILITIES</b>	<b>5,461.86</b>	<b>(17,256.56)</b>
<b>SURPLUS</b>		
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)	4,613.07	53,807.93
<b>TOTAL SURPLUS</b>	<b>4,613.07</b>	<b>2,433,012.05</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>10,074.93</b>	<b>2,415,755.49</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**

**Operating Statement**

**Eight Months Ending 02/28/2023**

**Program: ParkView Place      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
3110.000 Dwelling Rental	12,850.00	11,250.00	1,600.00	102,700.00	90,000.00	12,700.00	135,000.00	(32,300.00)
3300.900 Interest Income - ParkView Place	71.93	20.83	51.10	529.41	166.67	362.74	250.00	279.41
3690.000 Other Income - Tenant	0.00	16.67	(16.67)	60.00	133.33	(73.33)	200.00	(140.00)
3690.050 Other Income - Miscellaneous	0.00	0.00	0.00	25.00	0.00	25.00	0.00	25.00
<b>TOTAL INCOME</b>	<b>12,921.93</b>	<b>11,287.50</b>	<b>1,634.43</b>	<b>103,314.41</b>	<b>90,300.00</b>	<b>13,014.41</b>	<b>135,450.00</b>	<b>(32,135.59)</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
4110.000 Admin. Salaries	1,086.69	1,258.00	171.31	8,267.45	10,064.00	1,796.55	15,096.00	6,828.55
4120.000 Auditing Fees	23.05	15.00	(8.05)	115.24	120.00	4.76	180.00	64.76
4140.100 Advertising - Other	4.08	25.00	20.92	27.45	200.00	172.55	300.00	272.55
4150.000 Employee Benefits	390.37	484.00	93.63	3,159.02	3,872.00	712.98	5,808.00	2,648.98
4170.000 Legal Expenses	715.00	208.33	(506.67)	1,652.00	1,666.67	14.67	2,500.00	848.00
4185.000 Staff Training	0.00	0.00	0.00	10.95	0.00	(10.95)	0.00	(10.95)
4190.000 Office Sundry Expense	3.65	33.33	29.68	16.94	266.67	249.73	400.00	383.06
4190.020 Bank Charges	0.00	4.17	4.17	0.00	33.33	33.33	50.00	50.00
4190.050 Payroll Processing Charges & Forms	0.00	8.33	8.33	0.00	66.67	66.67	100.00	100.00
4190.110 Temporary Help	47.22	41.67	(5.55)	127.65	333.33	205.68	500.00	372.35
4190.120 Cleaning Contract	111.15	15.00	(96.15)	990.44	120.00	(870.44)	180.00	(810.44)
4190.145 Forms and Publications	0.00	5.00	5.00	0.00	40.00	40.00	60.00	60.00
4190.201 Cell Phones	27.56	25.00	(2.56)	206.29	200.00	(6.29)	300.00	93.71
4190.210 Internet Expense	0.00	4.17	4.17	0.00	33.33	33.33	50.00	50.00
4190.220 Cable	49.88	66.67	16.79	399.04	533.33	134.29	800.00	400.96
4190.300 Postage & Meter	35.69	31.67	(4.02)	222.26	253.33	31.07	380.00	157.74
4190.400 Copier - Lease	0.00	8.33	8.33	0.00	66.67	66.67	100.00	100.00
4190.500 Admin Minor Equipment	0.00	25.00	25.00	189.29	200.00	10.71	300.00	110.71
4190.600 Dues & Fees	0.37	0.00	(0.37)	59.72	0.00	(59.72)	0.00	(59.72)
4190.900 Other Sundry Expense	6.10	0.00	(6.10)	71.22	0.00	(71.22)	0.00	(71.22)
4190.910 Tenant Background Checks	20.66	41.67	21.01	47.86	333.33	285.47	500.00	452.14
4190.950 HR - Contract	17.50	41.67	24.17	97.83	333.33	235.50	500.00	402.17
4190.960 Community Outreach	0.00	0.00	0.00	33.93	0.00	(33.93)	0.00	(33.93)
4230.000 Contract - Other	0.00	125.00	125.00	9.02	1,000.00	990.98	1,500.00	1,490.98
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>2,538.97</b>	<b>2,467.01</b>	<b>(71.96)</b>	<b>15,703.60</b>	<b>19,735.99</b>	<b>4,032.39</b>	<b>29,604.00</b>	<b>13,900.40</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	2.70	416.67	413.97	1,851.82	3,333.33	1,481.51	5,000.00	3,148.18
4320.000 Electricity	226.59	333.33	106.74	1,896.36	2,666.67	770.31	4,000.00	2,103.64
4330.000 Gas	165.65	333.33	167.68	922.98	2,666.67	1,743.69	4,000.00	3,077.02
<b>TOTAL UTILITIES EXPENSE</b>	<b>394.94</b>	<b>1,083.33</b>	<b>688.39</b>	<b>4,671.16</b>	<b>8,666.67</b>	<b>3,995.51</b>	<b>13,000.00</b>	<b>8,328.84</b>
<b>OPERATION EXPENSE</b>								
4410.000 Maintenance Salaries	1,317.74	1,302.67	(15.07)	10,561.01	10,421.33	(139.68)	15,632.00	5,070.99
4420.000 Maint. - Supplies (other)	186.87	308.33	121.46	2,027.42	2,466.67	439.25	3,700.00	1,672.58



	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>OPERATION EXPENSE</b>								
4420.050 Maint. - Materials	257.58	208.33	(49.25)	1,318.08	1,666.67	348.59	2,500.00	1,181.92
4420.100 Maint. - Electrical	0.00	33.33	33.33	0.00	266.67	266.67	400.00	400.00
4420.200 Maint. - Plumbing	1.41	33.33	31.92	47.84	266.67	218.83	400.00	352.16
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	10.32	133.33	123.01	200.00	189.68
4420.400 Maint. - Auto	5.07	41.67	36.60	49.73	333.33	283.60	500.00	450.27
4420.410 Maint. - Fuel	17.20	25.00	7.80	139.24	200.00	60.76	300.00	160.76
4420.500 Maint. - Hardware	15.12	20.83	5.71	163.54	166.67	3.13	250.00	86.46
4420.510 Maint. - Keys & Locks	0.00	33.33	33.33	53.93	266.67	212.74	400.00	346.07
4420.600 Maint. - Paint	49.16	75.00	25.84	467.60	600.00	132.40	900.00	432.40
4420.700 Appliances & Dwelling Equip.	0.00	100.00	100.00	97.47	800.00	702.53	1,200.00	1,102.53
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	86.63	100.00	13.37	796.54	800.00	3.46	1,200.00	403.46
4430.020 Cont - HVAC	169.00	41.67	(127.33)	1,049.38	333.33	(716.05)	500.00	(549.38)
4430.050 Cont - Landscaping	0.00	216.67	216.67	528.77	1,733.33	1,204.56	2,600.00	2,071.23
4430.080 Cont - Plumbing	2,418.75	250.00	(2,168.75)	2,418.75	2,000.00	(418.75)	3,000.00	581.25
4430.090 Cont - Exterminator	0.00	83.33	83.33	0.00	666.67	666.67	1,000.00	1,000.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	1,333.33	1,333.33	2,000.00	2,000.00
4430.116 Cont - Uniforms	3.70	16.67	12.97	70.47	133.33	62.86	200.00	129.53
4430.120 Cont - Miscellaneous	3.00	291.67	288.67	1,756.27	2,333.33	577.06	3,500.00	1,743.73
4450.000 Benefits - Maint.	471.51	488.92	17.41	4,035.40	3,911.33	(124.07)	5,867.00	1,831.60
<b>TOTAL OPERATION EXPENSE</b>	<b>5,002.74</b>	<b>3,854.09</b>	<b>(1,148.65)</b>	<b>25,633.51</b>	<b>30,832.66</b>	<b>5,199.15</b>	<b>46,249.00</b>	<b>20,615.49</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	75.21	208.33	133.12	582.48	1,666.67	1,084.19	2,500.00	1,917.52
4510.000 Insurance	297.00	303.00	6.00	2,407.59	2,424.00	16.41	3,636.00	1,228.41
4516.000 Real Estate Assess.	0.00	70.83	70.83	508.14	566.67	58.53	850.00	341.86
4570.000 Collection Loss	0.00	208.33	208.33	0.00	1,666.67	1,666.67	2,500.00	2,500.00
<b>TOTAL GENERAL EXPENSE</b>	<b>372.21</b>	<b>790.49</b>	<b>418.28</b>	<b>3,498.21</b>	<b>6,324.01</b>	<b>2,825.80</b>	<b>9,486.00</b>	<b>5,987.79</b>
<b>TOTAL EXPENSES</b>	<b>8,308.86</b>	<b>8,194.92</b>	<b>(113.94)</b>	<b>49,506.48</b>	<b>65,559.33</b>	<b>16,052.85</b>	<b>98,339.00</b>	<b>48,832.52</b>
<b>SURPLUS</b>	<b>4,613.07</b>	<b>3,092.58</b>	<b>(1,520.49)</b>	<b>53,807.93</b>	<b>24,740.67</b>	<b>(29,067.26)</b>	<b>37,111.00</b>	<b>(16,696.93)</b>

**Lake Metropolitan Housing Authority**  
**Statement of Operations**  
**ParkView Place - All Projects Period From February 2023 Period To February 2023 - All Tenants**

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$3,299.00
Rent	\$12,700.00
Late Rent	\$150.00
Payment Received	(\$11,065.00)
Repayment	\$15.00
Refund Deposit	(\$800.00)
Ending Balance	<u>\$4,299.00</u>

Security Deposit AR Balances

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

Pet Deposit AR Balances

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

Key Deposit AR Balances

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

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$13,790.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		(\$800.00)
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$12,990.00</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>\$0.00</u>	<u>\$500.00</u>

Repayment Agreement Balances: Default Type (1 Agreements)

	Amount
Beginning Balance	\$205.00
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>\$190.00</u>

# Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 1/31/2023      Estimated 2/28/2023

## UNRESTRICTED

### Unrestricted - General

*These funds can be used for any legal business purpose*

*These funds can be used for any legal business purpose*

*These funds can be used for any approved non-profit business purpose*

\$ 215,597      \$ 216,047  
 \$ 400,963      \$ 405,576  
 \$ 37,483      \$ 37,483

### Unrestricted - Program

*These funds can be used for any Multi-Family related expenditure(?)*

*These funds can be used for any Public Housing related expenditure*

*These funds can be used for any Section 8 related expenditure*

\$ 710,536      \$ 688,256  
 \$ 319,816      \$ 307,868  
 \$ 1,021,556      \$ 1,050,391

**TOTAL UNRESTRICTED: \$ 2,705,950      \$ 2,705,622**

## RESTRICTED

### Restricted - Program

*Restricted to Housing Assistance Payment (HAP) expenditures*

*Restricted to capital improvement needs for the Multi-Family Program*

\$ 315,223      \$ 339,735  
 \$ 1,428,235      \$ 1,306,049

### Restricted - Other

*Account for Family Self Sufficiency (FSS) monies held in escrow*

*Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)*

\$ 103,911      \$ 105,523  
 \$ 77,485      \$ 77,303

**TOTAL RESTRICTED: \$ 1,924,854      \$ 1,828,609**



**Lake Metropolitan Housing Authority**

**Balance Sheet**

**February 2023**

**Program: State/Local**

**Project: Consolidated**

	<b>Period Amount</b>	<b>Balance</b>
<b>ASSETS</b>		
1111.500 Cash - Erie Bank	16.34	213,059.42
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(21,153.62)
<b>TOTAL ASSETS</b>	<b>16.34</b>	<b>213,059.42</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	(434.37)	(2,987.79)
<b>TOTAL LIABILITIES</b>	<b>(434.37)</b>	<b>(2,987.79)</b>
<b>SURPLUS</b>		
2806.000 Unrestricted Net Position	0.00	212,062.41
2806.000 Unrestricted Net Position (Current Year)	450.71	3,984.80
<b>TOTAL SURPLUS</b>	<b>450.71</b>	<b>216,047.21</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>16.34</b>	<b>213,059.42</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>



**Lake Metropolitan Housing Authority**  
**Operating Statement**  
**Eight Months Ending 02/28/2023**  
**Program: State/Local      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
3300.100 State/Local Funds - Interest	16.34	0.00	16.34	125.47	0.00	125.47	0.00	125.47
3690.010 Other Income - Vending	651.00	0.00	651.00	10,451.00	0.00	10,451.00	0.00	10,451.00
<b>TOTAL INCOME</b>	<b>667.34</b>	<b>0.00</b>	<b>667.34</b>	<b>10,576.47</b>	<b>0.00</b>	<b>10,576.47</b>	<b>0.00</b>	<b>10,576.47</b>
<b>EXPENSES</b>								
4220.100 Vending Supplies	118.56	0.00	(118.56)	2,883.88	0.00	(2,883.88)	0.00	(2,883.88)
4420.700 Appliances & Equipment	0.00	0.00	0.00	1,481.00	0.00	(1,481.00)	0.00	(1,481.00)
4430.000 Contract - Maint	0.00	0.00	0.00	1,937.03	0.00	(1,937.03)	0.00	(1,937.03)
9500.000 Non-Federal Expense	98.07	0.00	(98.07)	289.76	0.00	(289.76)	0.00	(289.76)
<b>TOTAL EXPENSES</b>	<b>216.63</b>	<b>0.00</b>	<b>(216.63)</b>	<b>6,591.67</b>	<b>0.00</b>	<b>(6,591.67)</b>	<b>0.00</b>	<b>(6,591.67)</b>
<b>SURPLUS</b>	<b>450.71</b>	<b>0.00</b>	<b>450.71</b>	<b>3,984.80</b>	<b>0.00</b>	<b>3,984.80</b>	<b>0.00</b>	<b>3,984.80</b>

## LMHA CASH and INVESTMENT REPORT AS OF February 28, 2023

NAME OF BANK	PURCHASE OR ROLLOVER DATE	RATE	Maturity DATE	BEGINNING		ENDING		NOTES
				PRINCIPAL BALANCE 1/31/2023	Sales / Transfers	NET INVESTMENT INCOME AND/OR VALUE CHANGE	PRINCIPAL BALANCE 2/28/2023	

**PUBLIC HOUSING:**

	-	-	-	-
	-	-	-	-
<b>GRAND TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**BANK ACCOUNT BALANCES AS OF 2/28/2023**

Account Name	1/31/2023	2/28/2023	Percent Change	Dollar Difference
Multi-Family General	448,519.03	572,675.35	27.68%	124,156.32
Multi-Family Rep Reserve	1,428,235.54	1,306,049.33	-8.56%	(122,186.21)
Multi-Family Security Deposits	57,495.60	57,488.83	-0.01%	(6.77)
Public Housing General	383,370.02	376,502.43	-1.79%	(6,867.59)
Section 8 Lake Rental	1,278,631.97	1,346,737.15	5.33%	68,105.18
Section 8	489,157.67	489,390.17	0.05%	232.50
FSS Account	98,607.46	100,219.39	1.63%	1,611.93
LMHA - Parkview (Erie)	370,292.50	379,679.43	2.54%	9,386.93
State/Local (Erie)	213,043.08	213,059.42	0.01%	16.34
REACH (Chase)	37,742.83	37,742.83	0.00%	-
	<b>\$ 4,805,095.70</b>	<b>\$ 4,879,544.33</b>	<b>1.55%</b>	<b>\$ 74,448.63</b>

**TOTAL CASH & INVESTMENTS:**      \$ 4,805,095.70      \$ 4,879,544.33      \$ 74,448.63      Monthly Change



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

Have a Question or Concern?

Stop by your nearest  
 Huntington office or  
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**Huntington Public Funds Analyzed Checking**

Account: ----- [REDACTED]

Statement Activity From:  
 02/01/23 to 02/28/23

Days in Statement Period 28  
 Average Ledger Balance\* 584,611.94  
 Average Collected Balance\* 583,748.12

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

<b>Beginning Balance</b>	<b>\$448,519.03</b>
<b>Credits (+)</b>	<b>320,712.69</b>
Regular Deposits	9,775.04
Lock Box Deposits	8,495.00
Electronic Deposits	302,442.65
<b>Debits (-)</b>	<b>196,556.37</b>
Regular Checks Paid	80,672.40
Electronic Withdrawals	115,398.57
Service Charges	485.40
<b>Ending Balance</b>	<b>\$572,675.35</b>

**Deposits (+)**

Account: ----- [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
02/02	822.00	75682	Lockbox	02/13	2,016.16	178521795	Brch/ATM
02/03	231.00	75682	Lockbox	02/13	377.00	75682	Lockbox
02/06	4,155.00	75682	Lockbox	02/21	543.00	75682	Lockbox
02/07	903.00	75682	Lockbox	02/23	4,045.88	178521700	Brch/ATM
02/09	657.00	75682	Lockbox	02/28	1,142.00	178521702	Brch/ATM
02/10	417.00	75682	Lockbox	02/28	390.00	75682	Lockbox
02/13	2,571.00	178521796	Brch/ATM				

**Other Credits (+)**

Account: ----- [REDACTED]

Date	Amount	Description
02/01	71,045.00	HUD TREAS 310 MISC PAY 020123 XXXXX3875860103RMT*VV*XXXXX0643400*****HUD Section 8 /CA OH12RD00008\
02/03	1,094.00	Stax SV9T 4079821782 230202
02/06	135,501.00	BUS ONL TFR FRM CHECKING 020623 XXXXXX7990
02/06	33,620.00	ACH SETTLEMENT OFFSET 230206 -SETT-HNB HVACH
02/06	264.00	Stax SV9T 4079821782 230203
02/06	246.00	ACH SETTLEMENT OFFSET 230206 -SETT-HNB HVACH
02/07	292.00	ACH SETTLEMENT OFFSET 230207 -SETT-HNB HVACH
02/07	71.00	ACH SETTLEMENT OFFSET 230207 -SETT-HNB HVACH
02/08	97.00	Stax SV9T 4079821782 230207

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**Huntington PublicFund Business Interest Checking**

Account: ----- [REDACTED]

Statement Activity From:  
 02/01/23 to 02/28/23

Days in Statement Period 28

Average Ledger Balance\* 1,324,365.43  
 Average Collected Balance\* 1,324,365.43

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

Beginning Balance	\$1,428,235.54
<b>Credits (+)</b>	<b>13,314.79</b>
Electronic Deposits	13,010.00
Interest Earned	304.79
<b>Debits (-)</b>	<b>135,501.00</b>
Electronic Withdrawals	135,501.00
<b>Total Service Charges (-)</b>	<b>0.00</b>
<b>Ending Balance</b>	<b>\$1,306,049.33</b>

Average Percentage Yield Earned this period 0.300%  
 Interest paid last year \$1,453.86

**Other Credits (+)**

Account:----- [REDACTED]

Date	Amount	Description
02/13	13,010.00	BUS ONL TFR FRM CHECKING 021323 XXXXXX5324
02/28	304.79	INTEREST PAYMENT

**Other Debits (-)**

Account:----- [REDACTED]

Date	Amount	Description
02/06	135,501.00	BUS ONL TFR TO CHECKING 020623 XXXXXX5324

**Service Charge Summary**

Account:----- [REDACTED]

Previous Month Service Charges (-)	\$0.00
<b>Total Service Charges (-)</b>	<b>\$0.00</b>

**Balance Activity**

Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
01/31	1,428,235.54	02/06	1,292,734.54	02/13	1,305,744.54

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



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 NEW TENANT SECURITY DEPOSITS  
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**Huntington PublicFund Business Interest Checking**

Account: ----- [REDACTED]

<b>Statement Activity From:</b> 02/01/23 to 02/28/23		<b>Beginning Balance</b>	\$57,495.60
<b>Days in Statement Period</b> 28		<b>Credits (+)</b>	13.23
<b>Average Ledger Balance*</b> 57,485.60		Interest Earned	13.23
<b>Average Collected Balance*</b> 57,485.60		<b>Total Service Charges (-)</b>	20.00
* The above balances correspond to the service charge cycle for this account.		<b>Ending Balance</b>	\$57,488.83

Average Percentage Yield Earned this period 0.300%  
 Interest paid last year \$61.25

**Other Credits (+)**

Account: ----- [REDACTED]

Date	Amount	Description
02/28	13.23	INTEREST PAYMENT

**Service Charge Detail**

Account: ----- [REDACTED]

Date	Service Charge (-)	Waives and Discounts (+)	Description
02/15	5.00		STATEMENT CHARGE
02/15	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
01/31	57,495.60	02/15	57,475.60	02/28	57,488.83

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**Huntington Public Funds Analyzed Checking**

Account: ----- [REDACTED]

Statement Activity From:  
 02/01/23 to 02/28/23

Days in Statement Period 28

Average Ledger Balance\* 380,895.68  
 Average Collected Balance\* 380,895.68

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

<b>Beginning Balance</b>	<b>\$383,370.02</b>
<b>Credits (+)</b>	<b>4,300.00</b>
Electronic Deposits	4,300.00
<b>Debits (-)</b>	<b>11,167.59</b>
Electronic Withdrawals	11,167.59
<b>Ending Balance</b>	<b>\$376,502.43</b>

**Other Credits (+)**

Account: ----- [REDACTED]

Date	Amount	Description
02/03	3,500.00	HUD TREAS 310 MISC PAY 020323 XXXXX3875860103RMT*VV*XXXXX499338*****HUD Operating Fund OH02500000123D\
02/06	800.00	ACH SETTLEMENT OFFSET 230206 -SETT-HNB HVACH

**Other Debits (-)**

Account: ----- [REDACTED]

Date	Amount	Description
02/13	11,167.59	BUS ONL TFR TO CHECKING 021323 XXXXXXX5324

**Balance Activity**

Account: ----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
01/31	383,370.02	02/06	387,670.02		
02/03	386,870.02	02/13	376,502.43		

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**Huntington Public Funds Analyzed Checking**

Account: ----- [REDACTED]

Statement Activity From:  
 02/01/23 to 02/28/23

Days in Statement Period 28  
 Average Ledger Balance\* 1,426,713.28  
 Average Collected Balance\* 1,426,713.28

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

Beginning Balance	\$1,278,631.97
Credits (+)	825,163.00
Electronic Deposits	825,163.00
Debits (-)	757,057.82
Regular Checks Paid	16,075.50
Electronic Withdrawals	740,982.32
Ending Balance	\$1,346,737.15

**Other Credits (+)**

Account:----- [REDACTED]

Date	Amount	Description
02/01	720,378.00	86 TREAS 310 MISC PAY 020123 XXXXX3875860103
02/01	83,612.00	86 TREAS 310 MISC PAY 020123 XXXXX3875860103
02/01	14,221.00	86 TREAS 310 MISC PAY 020123 XXXXX3875860103
02/01	1,625.00	86 TREAS 310 MISC PAY 020123 XXXXX3875860103
02/06	5,327.00	86 TREAS 310 MISC PAY 020623 XXXXX3875860103

**Checks (-)**

Account:----- [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
02/22	60.00	186390	02/06	101.00	186814
02/06	96.00	186670*	02/06	138.00	186816*
02/06	2,343.91	186688*	02/06	72.00	186817
02/06	19.00	186736*	02/06	21.00	186818
02/22	60.00	186741*	02/03	75.00	186819
02/06	41.00	186792*	02/09	3.00	186820
02/10	1,489.25	186805*	02/10	44.00	186821
02/06	1,525.34	186806	02/06	28.00	186824*
02/06	88.00	186807	02/06	136.00	186825
02/06	559.00	186808	02/21	90.00	186827*
02/06	450.00	186809	02/15	60.00	186828
02/13	35.00	186810	02/03	80.00	186829
02/08	1,726.00	186811	02/06	64.00	186831*
02/09	44.00	186813*	02/07	66.00	186832

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**Huntington Public Funds Analyzed Checking**

Account: ----- [REDACTED]

<b>Statement Activity From:</b> 02/01/23 to 02/28/23		<b>Beginning Balance</b>	\$489,157.67
		<b>Credits (+)</b>	232.50
		Regular Deposits	232.50
<b>Days in Statement Period</b> 28		<b>Ending Balance</b>	\$489,390.17
<b>Average Ledger Balance*</b>	489,207.49		
<b>Average Collected Balance*</b>	489,191.67		

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

**Deposits (+)**

Account: ----- [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
02/23	232.50	178521701	Brch/ATM				

**Balance Activity**

Account: ----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
01/31	489,157.67	02/23	489,390.17		

**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: ----- [REDACTED]

Statement Activity From:  
 02/01/23 to 02/28/23

Days in Statement Period 28  
 Average Ledger Balance\* 98,960.25  
 Average Collected Balance\* 98,960.25

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

<b>Beginning Balance</b>	<b>\$98,607.46</b>
<b>Credits (+)</b>	<b>3,143.86</b>
Electronic Deposits	3,114.35
Interest Earned	29.51
<b>Debits (-)</b>	<b>1,531.93</b>
Regular Checks Paid	1,531.93
<b>Ending Balance</b>	<b>\$100,219.39</b>

Interest paid last year \$97.39

**Other Credits (+)**

Account:----- [REDACTED]

Date	Amount	Description
02/15	29.51	INTEREST PAYMENT
02/23	2,894.00	BUS ONL TFR FRM CHECKING 022323 XXXXXXXX8479
02/23	220.35	BUS ONL TFR FRM CHECKING 022323 XXXXXXXX8479

**Checks (-)**

Account:----- [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
02/23	1,531.93	1178			

(\*) 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:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
01/31	98,607.46	02/15	98,636.97	02/23	100,219.39

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03/28/23



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

Customer Statement

Pg 1 of 2

Account Number: [REDACTED] Statement Date: Feb 01, 2023 thru Feb 28, 2023

P.O. Box 42, Clearfield, PA 16830

005303



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

Summary - All Accounts

Table with 3 columns: Product, Account #, Ending Balance. Row: Tiered Interest Savings, [REDACTED], \$379,679.43

Tiered Interest Savings - [REDACTED]

Table with 5 columns: Date, Transaction Description, Withdrawal, Deposit, Balance. Rows include BEGINNING BALANCE, Feb 13 Deposit, Feb 28 Deposit, Feb 28 Credit Interest, and ENDING BALANCE.

Interest Summary

Table with 7 columns: Avg. Daily Balance, Min. Balance for Period, Interest Period, Days in Period, Interest Earned, Annual Percentage Yield Earned, Interest Paid YTD.

Interest Rate Summary

Table with 8 columns: Date, Rate%, Date, Rate%, Date, Rate%, Date, Rate%. Row: Aug 10, 0.25%

Overdraft/Returned Item Fees

Table with 3 columns: Fee Type, Total For This Period, Total Year-to-Date. Rows: Total Overdraft Fees, Total Returned Item Fees.

Account Summary

Table with 8 columns: Previous Date, Beginning Balance, Deposits, Interest Paid, Withdrawals, Fees, Ending Balance. Row: Feb 01, 2023.

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Account Number: [REDACTED]  
Statement Date: Feb 01, 2023 thru Feb 28, 2023

P.O. Box 42, Clearfield, PA 16830

013378



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

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$213,059.42

Interest Checking [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	<b>BEGINNING BALANCE</b>			\$213,043.08
Feb 28	Total Interest Paid		16.34	
	<b>ENDING BALANCE</b>			\$213,059.42

LAKE METROPOLITAN HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Feb 28	Credit Interest	16.34

Balance Summary

Date	Balance	Date	Balance
Feb 01	213,043.08	Feb 28	213,059.42

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
213,043.08	213,043.08	Feb 01, 2023 - Feb 28, 2023	28	16.34	0.10%	35.02

Interest Rate Summary

Date	Rate%	Date	Rate%
Aug 10	0.10%		

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

February 01, 2023 through February 28, 2023

Account Number: [REDACTED]

00026208 1 AV 00-471



00026208 DRE 001 142 06023 NNNNNNNNNN T 1 000000000 67 000698 P3709

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 Para Espanol: 1-888-622-4273  
 International Calls: 1-713-262-1679



05960109070026208000100000000

**We're changing how we charge fees for ACH Payment Services**

On March 1, 2023 we'll remove the \$25 ACH Payments Monthly Fee, and you'll only pay when you use the services.

Here's how the fees will change:

**Starting March 1:**

No monthly fee for ACH Payment Services

**For standard ACH Payments - Transaction fees will change to:**

First 10 payments each month: \$2.50 each  
 After that, each payment costs \$0.15 each

Transaction fees for Real Time Payments and Same Day ACH will not change.

If you have questions, please call the number on this statement. We appreciate your business.

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

There has been no activity on your account during this statement period. You may not receive a statement through the mail in the future if there is no activity on your account. You can always view your account activity and statement by logging on to your account through chase.com. If you have questions, please call us at the number on this statement.

Congratulations, we waived the \$15 Monthly Service Fee for this statement period, based on your qualifying activity.

**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: February 2023, 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: 1111.800

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>
5696	02/08/2023	No	CHK	21st Century Media-Ohio	01-01/31/23	Yes	\$166.20
5697	02/08/2023	No	CHK	Avenue Auto Clinic	Maint. Truck #1	Yes	\$54.70
5698	02/08/2023	No	CHK	Cintas	Maint Uniforms	Yes	\$18.50
5699	02/08/2023	No	CHK	Elite Painting and Pressure Washi	546 Sanders	Yes	\$1,250.00
5700	02/08/2023	No	CHK	Major Waste Disposal Services In	Jan 2023 Trash	Yes	\$1,427.00
5701	02/08/2023	No	CHK	Northeastern Refrigeration	WS HVAC	Yes	\$1,135.60
5702	02/08/2023	No	CHK	ONLINE Information Services, Inc	Jan 23	Yes	\$467.81
5703	02/08/2023	No	CHK	Stanley Access Tech LLC	JT	Yes	\$250.00
5704	02/08/2023	No	CHK	Staples Business Credit	Jan 2023	Yes	\$929.10
5705	02/08/2023	No	CHK	Treasurer, State of Ohio	JT Elevators	Yes	\$788.50
5706	02/15/2023	No	CHK	Blueknight Carpet & Maintenance	PvP B-16	Yes	\$1,445.00
5707	02/15/2023	No	CHK	Charter Communications	Internet	Yes	\$1,311.66
5708	02/15/2023	No	CHK	Cintas	Maint. Uniforms	Yes	\$18.50
5709	02/15/2023	No	CHK	City Of Painesville Utilities Office	Jan 2023 Admin	Yes	\$10,694.70
5710	02/15/2023	No	CHK	DiCaudo, Pitchford & Yoder	Legal Services Contract 14-2021	Yes	\$4,100.00
5711	02/15/2023	No	CHK	Elite Painting and Pressure Washi	WS Units 204, 207 & 615	Yes	\$1,950.00
5712	02/15/2023	No	CHK	Gene Placek & Sons	JT Sprinkler System Inspection	Yes	\$690.00
5713	02/15/2023	No	CHK	General Pest Control Co.	WS 410 Spiders	No	\$120.00
5714	02/15/2023	No	CHK	GPD Group	Project 2021353.02	Yes	\$3,238.40
5715	02/15/2023	No	CHK	Guardian	03/1/23-03/31/23	No	\$2,532.40
5716	02/15/2023	No	CHK	HD Supply Facilities Maintenance	Maint Supplies	Yes	\$3,430.60
5717	02/15/2023	No	CHK	Home Depot Credit Services	Jan 2023	Yes	\$646.65
5718	02/15/2023	No	CHK	KONE	JT/WS Elevator	Yes	\$896.32
5719	02/15/2023	No	CHK	KT's Custom Logos	Admin	Yes	\$973.25
5720	02/15/2023	No	CHK	Lowe's	Jan 2023	Yes	\$577.89
5721	02/15/2023	No	CHK	NFP Corporate Services (OH) Inc.	Feb 23 Group Healthcare Consulting	Yes	\$240.00
5722	02/15/2023	No	CHK	Northeastern Refrigeration	HVAC JT	Yes	\$330.00
5723	02/15/2023	No	CHK	Pitney Bowes Purchase Power	Jan 2023	No	\$1,520.99
5724	02/15/2023	No	CHK	Professional Answering Service L	Feb 22	Yes	\$132.40
5725	02/15/2023	No	CHK	SERVPRO - Professional Restora	JT Fire Cleanup	Yes	\$1,500.00
5726	02/15/2023	No	CHK	Sherwin-Williams	509 Homeworth	Yes	\$2,498.27
5727	02/15/2023	No	CHK	The Illuminating Company	Jan 2023 PvP B	Yes	\$784.10
5728	02/15/2023	No	CHK	UH Occupational Health	Admin Background	Yes	\$105.00
5729	02/15/2023	No	CHK	Xpress Printing Services Inc.	HCV Recertification Packets	Yes	\$976.00
5730	02/22/2023	No	CHK	AT&T	Feb 2023	No	\$737.87
5731	02/22/2023	No	CHK	Charter Communications	Admin Cable	No	\$75.36
5732	02/22/2023	No	CHK	Cintas	Cleaning Contract	No	\$1,502.09
5733	02/22/2023	No	CHK	Clemans, Nelson & Associates, In	01/01/23 Retainer	No	\$175.00
5734	02/22/2023	No	CHK	Commonwealth Lumber Co.	Maint Supplies	No	\$18.98
5735	02/22/2023	No	CHK	Custom Cleaning and Maintenena	February 2023	No	\$1,125.00
5736	02/22/2023	No	CHK	Dominion Energy Ohio	PVP A	No	\$2,466.00
5737	02/22/2023	No	CHK	Griffin Technology Group	Microsoft	Yes	\$599.40
5738	02/22/2023	No	CHK	Lake County Board of Commissio	Feb 2023 Health Insurance	No	\$20,215.70
5739	02/22/2023	No	CHK	Market Vision Partners, LLC	January Monthly/Rentellect System	No	\$375.00
5740	02/22/2023	No	CHK	Robert L Neal Sr	Feb 2023	Yes	\$200.00
5741	02/22/2023	No	CHK	WEX BANK	Feb 2023	No	\$531.43
5764	02/28/2023	No	CHK	Active Plumbing Supply	546 Woodlawn	No	\$28.25

**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: February 2023, 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: 1111.800

**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>
5765	02/28/2023	No	CHK	Avenue Auto Clinic	B Car Brakes	No	\$283.72
5766	02/28/2023	No	CHK	BNK Heating and Cooling LLC	PvP A-2	No	\$169.00
5767	02/28/2023	No	CHK	Campbell Plumbing	WS	No	\$595.00
5768	02/28/2023	No	CHK	Charter Communications	PvP Cable	No	\$222.95
5769	02/28/2023	No	CHK	Cintas	Maint Uniforms	No	\$18.50
5770	02/28/2023	No	CHK	City Of Painesville Utilities Office	WS	No	\$10,728.42
5771	02/28/2023	No	CHK	Dominion Energy Ohio	517 Homeworth 02/23	No	\$3,494.21
5772	02/28/2023	No	CHK	General Pest Control Co.	WS #407	No	\$430.00
5773	02/28/2023	No	CHK	Great Lakes Record Center	Shredding	No	\$189.02
5774	02/28/2023	No	CHK	Griffin Technology Group	Office Supplies	No	\$619.35
5775	02/28/2023	No	CHK	Guardian Alarm	March 2023 Alarm	No	\$8.00
5776	02/28/2023	No	CHK	HD Supply Facilities Maintenance	Maint Supplies	No	\$268.58
5777	02/28/2023	No	CHK	Huntington National Bank	Jan 23 Statement	No	\$611.17
5778	02/28/2023	No	CHK	Mentor Glass Supply & Repair Co	JT	No	\$1,669.68
5779	02/28/2023	No	CHK	Patricia L Jones	Resident Participation	No	\$49.99
5780	02/28/2023	No	CHK	Sherwin-Williams	WS	No	\$4,212.75
5781	02/28/2023	No	CHK	The Reserves Network	Admin Temp Help	No	\$1,244.57
5782	02/28/2023	No	CHK	T-Mobile	Feb 23	No	\$458.99
5783	02/28/2023	No	CHK	V&V Youngstown	WS	No	\$214.38
5784	02/28/2023	No	CHK	Vector Security	Alarm Monitoring	No	\$627.89
5785	02/28/2023	No	CHK	Xerox Financial Services	Copier Lease	No	\$1,415.00
						Cleared: 33	\$43,825.55
						Uncleared: 35	\$58,955.24
						Total Payments: 68	\$102,780.79

**Project Summary**

Bank: Huntington - RAD, Bank Account: [REDACTED] GL Account: 1111.800

<i>Program - Project</i>	<i>Payments</i>	<i>Deposits</i>
RAD - PBRA - RAD - PBRA	\$102,780.79	\$0.00
Total:	\$102,780.79	\$0.00

**Type Summary**

Bank: Huntington - RAD, Bank Account: [REDACTED] GL Account: 1111.800

<i>Document Type</i>	<i>Count</i>	<i>Amount</i>
Check (CHK)	68	\$102,780.79
Total:	68	\$102,780.79