



NOTICE OF MEETING

The Regular Board Meeting of the Lake Metropolitan Housing Authority will be held at
6:00 p.m. on Wednesday, March 9, 2022
For instructions to connect to the meeting, please contact
hselle@lakemetrohousing.org or 440-354-3347 x33.

REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Minutes – January 12, 2022
4. CEO Report
5. January Finance Reports and Bills (December Financials)
6. Other Updates and Comments
7. Executive Session
8. Adjournment

Jeffrey Mackey, Chairperson

Mission

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



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**REGULAR MEETING OF THE
LAKE METROPOLITAN HOUSING AUTHORITY
February 9, 2022
200 W. Jackson St.
Painesville, Ohio
6:00 P.M.**

The meeting was called to order by Chairperson Jeffrey Mackey at 6:01 p.m.

PRESENT

Cynthia Brooks (excused, available by phone)
Vice-Chair Charles Stennis
Gregory Schmidt
Kathryn Popp
George Phillips (excused)
Julius Williams
Chairperson Jeffrey Mackey

ALSO PRESENT

Eric Martin, Interim Executive Director

Marshal Pitchford, Attorney

Resident, Tom Pilgers

CHAIRPERSON'S COMMENTS:

Board Chair Jeffrey Mackey called the meeting to order at 6 P.M. and began the meeting encouraging everyone to remain diligent in our efforts to limit the spread of Covid-19 as cases continue to decline.

MEETING MINUTES:

January 12, 2022, Regular Board Meeting minutes. A motion was made by Vice-Chair Charles Stennis and seconded by Julius Williams to accept the January 12, 2022, minutes. The minutes were approved by roll call with 5 ayes from Vice-Chair Charles Stennis, Gregory Schmidt, Kathryn Popp, Julius Williams, and Chairperson Jeffrey Mackey.

CEO REPORT:

Eric Martin shared highlights from the CEO report that was emailed in advance of the meeting:

- For the first time in over a year, the number of lease-ups increased over the previous month. Efforts are underway to rework payment plans for tenants who are experiencing continued financial hardship because of the Pandemic.
- Lake MHA is preparing several requests to HUD to extend key waivers through the remainder of 2022. The waivers will relieve tenant rent burdens and allow Lake MHA to provide HCV voucher holders extended time to look for a leasable unit.
- HUD is to conduct a REAC Inspection, on February 10th on the 10 occupied Public Housing units at Parkview Place.
- The results of the drone study at Jackson Towers are complete and minor cracks in only a few sections of the façade were noted. The consensus remains that any water intrusion is a result of cracks in the actual panel joints. In addition, exposed rebar was noted in the report and the architects are recommending that this be included in the general scope of repairs.
- Eric reported that GriffinTek is working on a cost-effective solution for the existing security camera system which would entail upgrading the server boxes and any software and licensing upgrades. Solution testing and work will begin at Jackson Towers in late February.

FINANCE REPORT:

A motion was made by Katherine Popp and seconded by Vice-Chair, Charles Stennis to approve the December 2021 financials. The financials were approved by roll call with 5 ayes from Gregory Schmidt, Kathryn Popp, George Phillips, Julius Williams, and Chairperson Jeffrey Mackey.

EXECUTIVE SESSION:

A motion was made by Jeffrey Mackey and seconded by Vice-Chair Charles Stennis to enter Executive Session at 6:33 PM to discuss an employment and appointment matter related to a Lake MHA Employee.

A motion was made to leave Executive Session and return to the Board Meeting.

A motion was made by Attorney Marshal Pitchford and seconded by Kathryn Popp to extend an offer to appoint Eric Martin as Executive Director of the Lake Metropolitan Housing Authority and to authorize (1) a committee to engage in negotiations with Mr. Martin, and, (2) authorize Chair Jeffrey Mackey and Vice-chair Charles Stennis to sign the final agreement. The motion was approved by roll call with 5 ayes from Vice-Chairperson Charles Stennis, Jr., Gregory Schmidt, Kathryn Popp, Julius Williams, and Chairperson Jeffrey Mackey.

RESOLUTIONS:

None were brought forth.

ADJOURNMENT:

The meeting was adjourned by general acclamation at 7:26 p.m.

Respectfully submitted,

Eric Martin
Interim Executive Director



Meeting of The Board of Commissioners Executive Director Report March 2022

Housing Choice Voucher

Currently, we have 52 vouchers issued and on the street. We have also submitted our request for 2022 waivers which include waiving the mandate for SEMAP Scoring, a request to increase the payment standard during the HAP contract, voucher term extension, and increasing the current payment standard from 100 percent to 115 percent of FMR.

Our HCV numbers have increased over January numbers, up to 1238 vouchers holders who have found housing. The program team continues to work through the waitlist, and we are formalizing a two-member Intake team dedicated to increasing our HCV numbers.

Public Housing/Multi-Family Program/Market Rate:

We have already started investing our Public Housing dollars into Parkview unit turns. As discussed previously, our goal is to utilize our Public Housing reserve dollars to fund needed repairs and upgrades to all units before conversion to Market Rate.

We also continue to see progress in unit turns and now have 10 units ready for leasing. For much of the final quarter of 2021 and through February of this year, we've made a concerted effort to invest additional dollars into our Multi-Family housing stock to make necessary repairs and modifications. Currently, we are now transitioning to leasing those units and reaping our return on investment through increased rental income.



Staffing:

I am happy to announce the hiring of Diane Delisio who will be filling the Executive Assistant vacancy. Likewise, we have an accepted offer for the vacant Multi-Family Specialist Position and we are currently in the process of extending an offer to our leading Candidate for the Family Self Sufficiency Coordinator opening.

Section 18 Disposition:

7 residents are still looking to relocate. Earlier last month, Greg Schmidt and I had a very productive discussion at the Commissioner's office regarding the disposition of Parkview Place and our plans to sell the remaining 25 Public Housing units to REACH. A large focus of our discussion was on the financial framework and outcome of any net proceeds from the sale and how best to leverage the proceeds to meet two of the community needs identified under ARPA.

Jackson Towers:

Earlier last week I was informed by our architectural consultant that they will have the final scope of work finalized and to us on Friday, March 11th. We fully expect to have the bid packet posted on our website and online with an ad copy in the paper no later than March 15th of the following week.

Security Cameras:

We've been working closely with John Griffin and this week technicians were out at the Administration Building, and Jackson Towers installing test server boxes to get us online with the system. Some additional testing remains, however; John remains relatively confident that his team can get surveillance online. Once the camera systems at Jackson Towers and the Administration Building are successfully online, work we will begin to bring Washington Square and Woodlawn back online.

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



Lake Metropolitan Housing Authority

Finance Report

January 2022

(Prepared for the March 9th, 2022, Board Meeting)

The following Summarizes the major financial activity for January 2022. All four programs overall remain positive year-to-date and within budget.

Multi-Family:

The financials in January reflect large operational expenses which were attributed to contract work in a number of our badly damaged Multi-Family units, and payments to our architectural consultants for the drone study and analysis. These expenses will be submitted to our HUD field office for approval to replace the money through our Multi-Family replacement reserves. There will be additional large expenses over the coming months, including the camera system and Jackson Towers which we will seek reimbursement through replacement reserves as well.

Housing Choice Voucher:

The HCV program finished in surplus for the month as operational income continues to normalize. Included in this report are the most recent HAP Reserves Worksheet and the Schedule of Restricted Net Position (RNP) for January.





Parkview (Public Housing/Market Rate):

As we wind down the Public Housing program, it is expected that we will take on higher operating expenses as more money is invested into unit turns. Likewise, revenue in the program will remain modest as tenants are relocated. As you might expect, January realized an increase in operational expenses. This is by design as we look to bring the vacant Public Housing units back online and ready for occupancy as soon as disposition is complete.

Again, we will make a request to HUD to cover the expenses using replacement reserves.

Overall Indicators:

The payroll projection report is included through the 1/6/2022 payroll. Although the surplus in salaries continues to decline, the levels remain quite high and indicate the ability and need to fill key positions.

State & Local:

Our State & Local program financials remain strong as our cash position continues to increase.

Banking and Investments:

Also included in this report are the LMHA Cash and Investment Report as of January 2022 along with copies of the bank statements.

Accounts Payable:

Lastly, all account payable checks issued for October and November are attached for your review.

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





Housing Choice Voucher Program

Month Ending February 2022

Leased Action	Dec-21	Jan-22	Feb-22						
Monthly Budget Authority	\$794,693	\$794,693	\$794,693						
Units under lease (1st of month) + HO	1242	1231	1238						
VASH vouchers leased up (26)	16	16	16						
FUP vouchers leased up (25)	19	18	19						
Mainstream vouchers leased up (26)	22	22	23						
Utilization (baseline 1534 eff. 1/01/22)	81%	80%	81%						
Total HAP paid (UA's, ports & HO)	\$734,604	\$725,814	\$743,668						
Total incoming HAP	\$764,320	\$764,152	\$768,507						
Monthly utilization of budget	92%	91%	94%						
HCV Error Analysis Report	Dec-21	Jan-22	Feb-22						
Audit Error rate									
# of files audited									
# of files with errors per QC audit									
Informal Hearing/Terminations	Dec-21	Jan-22	Feb-22						
Informal Hearings conducted	1	1	2						
Informal Reviews conducted	0	1	3						
End of Participations (EOP's)	20	5	10	EOP report attached explaining most recent					
Leasing Activity	Dec-21	Jan-22	Feb-22						
# of New Admissions	9	11	7						
# of Moves	5	4	1						
# of Port-Ins	0	0	0						
# of Port-Outs	0	1	2						
# of Vouchers issued	49	14	20	11 vouchers were new HCV, all others were current tenants					
# of Vouchers on the street	84	74	49	7 vouchers pending inspections					
Vouchers Expired	7	9	23	4 vouchers pending executed HAP 4 Vouchers pending signed leases					
FSS/Homeownership	Dec-21	Jan-22	Feb-22						
Active FSS participants	30	31	28						
Current Homeowners	3	3	3						
Wait List Activity	Dec-21	Jan-22	Feb-22						
# of applicants pulled from Wait List	1291	1241	1229	2021 HCV					
Initial Briefing Meetings	0	0	28						
2nd & Final Chance	51	0	72						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Dec-21	39	65	8	5	1	2		2	122
Jan-22	20	45	16	3	2	6	11	7	110
Feb-22	103	87	12	1		6	2	2	213
Report Completed by: Theresa Lee									



Multifamily/Public Housing Programs

Month Ending February 2022

Occupancy Rate	Dec-21	Jan-22	Feb-22		
Percentage leased as of 02/28/2022	84%	80%	77%		
# of vacancies (264 total MF & PH units) as of 02/28/2022	42	51	60	Current month -18 of these are PH Units	
T.A.R. (Tenant Account Receivables)	Dec-21	Jan-22	Feb-22		
Current Rent Roll	\$60,169	\$55,587	\$56,361		
Rent Collected	\$53,250	\$49,908	\$47,767		
Percentage Collected	89%	90%	85%		
PH Error Analysis Report	Dec-21	Jan-22	Feb-22		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Dec-21	Jan-22	Feb-22		
# of applicants on PH Wait List (end of month)	0	0	0	PH Waitlist Disposed	
# of applicants on MF Wait List (end of month)	1,031	1,042	1,050		
Evictions	Jackson	Washington	Woodlawn	ParkView	Total
14 Day notices served (non-payment)	0	0	0	0	0
30 Day notices served (lease violations)	0	0	1	0	1
3 Day notices (non-pay)	0	0	0	0	0
3 Day notices (lease violation)	0	0	0	0	0
10 Day notices (lease violation)	0	0	0	0	0
30 Day notices (non-pay)	3	1	12	0	0
Tenant Relations	Jackson	Washington	Woodlawn	ParkView	
Date of quarterly resident meetings held					
Next Meeting Scheduled for:	Quarterly meetings will start first or 2nd quarter of 2022 (COVID)				
Police Reports received from 02/01/2022 through 03/02/2022	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault					0
Domestic/Civil/Harassment					0
Drug related	1	1			2
Theft/Burglary	1				1
Well Checks					0
Arrest/Warrant Served	1			2	3
Identity Theft					0
LMHA Standby Request/Trespassing					0
Disturbance/Noise/Disorderly Conduct	1				1
Not classified/Police Foot Patrols	1				1
Total calls for current month					8
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month		1	1		4
Move outs for current month		2	2	3	7
Unit transfers for current month					0

Report Completed by: Theresa Lee

Lake Metropolitan Housing Authority - Major Programs

Fiscal Year 2022 Summary Operating Report, and Fiscal Year 2021 Comparison
For the Month and Fiscal Year-to-Date ended January 31, 2022

(Preliminary - For Internal Use Only)

	This Month	Fiscal Year 2022			Fiscal Year 2021	
		Year-to-Date	YTD Budget	Variance	Year-to-Date	Variance
Multi-Family						
Operating Income	\$ 117,785	\$ 885,380	\$ 889,642	\$ (4,262)	\$ 894,236	\$ (8,856)
Administrative Expenses	\$ 45,414	\$ 275,877	\$ 317,831	\$ (41,954)	\$ 182,551	\$ 93,326
Utility Expenses	33,922	153,814	151,667	2,147	143,852	9,962
Operations Expense	85,096	348,543	265,211	83,332	276,642	71,901
General Expense	8,227	41,288	63,305	(22,017)	39,646	1,642
Surplus / (Deficit)	\$ (54,874)	\$ 65,858	\$ 91,628	\$ (25,770)	\$ 251,545	\$ (185,687)

Section 8						
Operating Income	\$ 86,638	\$ 768,930	\$ 582,167	\$ 186,763	\$ 590,163	\$ 178,767
Administrative Expenses	\$ 71,659	\$ 477,625	\$ 612,264	(134,639)	\$ 452,542	25,083
Utility Expenses	302	2,094	2,800	(706)	1,861	233
Maintenance Expense	243	4,767	3,500	1,267	2,082	2,685
General Expense	1,013	10,289	9,722	567	10,234	55
Surplus / (Deficit)	\$ 13,421	\$ 274,155	\$ (46,119)	\$ 320,274	\$ 123,444	\$ 150,711

CONSOLIDATED						
Operating Income	\$ 204,423	\$ 1,654,310	\$ 1,471,809	\$ 182,501	\$ 1,484,399	\$ 169,911
Administrative Expenses	\$ 117,073	\$ 753,502	\$ 930,095	\$ (176,593)	\$ 635,093	\$ 118,409
Utility Expenses	34,224	155,908	154,467	1,441	145,713	10,195
Operations Expense	85,339	353,310	268,711	84,599	278,724	74,586
General Expense	9,240	51,577	73,027	(21,450)	49,880	1,697
Surplus / (Deficit)	\$ (41,453)	\$ 340,013	\$ 45,509	\$ 294,504	\$ 374,989	\$ (34,976)

Lake Metropolitan Housing Authority

Balance Sheet

January 2022

Program: RAD - PBRA Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	43.12	842.18
1111.800 Cash - RAD PBRA	10,522.92	934,732.47
1113.000 Cash - Replacement Reserve	12,466.71	1,270,574.91
1114.000 Cash - Tenant Sec. Deposits	(17.46)	62,648.24
1122.000 Accts Rec Tenants (S)	(3,297.00)	58,220.08
1122.009 Tenant Repayment Agreements (S)	(354.00)	4,038.00
1129.000 A/R - Other	0.00	43.50
1140.001 A/R Parkview Place	590.95	(5,984.80)
1140.002 A/R Public Housing	2.17	33,964.00
1140.003 A/R REACH	0.00	105.00
1140.005 A/R S-8 Voucher	9,108.52	70,862.53
1140.006 A/R State/Local	705.97	(138.33)
1211.000 Prepaid Insurance	(4,620.97)	46,209.74
1250.000 Prepaid Expense	(755.79)	8,313.69
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	5,640,393.44
1400.800 Furn, Equip, Mach - Dwellings	0.00	41,171.00
1400.900 Furn, Equip, Mach - Admin	0.00	295,999.63
1400.901 Equipment - Vehicles	0.00	121,590.43
1400.950 Accumulated Depreciation	0.00	(9,316,979.02)
1500.100 Net OPEB Asset	0.00	38,390.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	24,363.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	21,966.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	46,329.00
TOTAL ASSETS	24,395.14	3,984,159.43
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	80,094.82	110,742.44
2111.009 A/P - Public Housing (S)	(389.00)	0.00
2114.000 Tenants Sec. Dep. (S)	(482.00)	54,293.00
2114.300 Pet Deposit (S)	250.00	5,000.00
2114.314 Interest - Tenant Security Deposits	0.54	12.24
2117.200 OPERS Payable	(0.02)	(0.35)
2117.902 Misc. Payroll - AFLAC	(204.24)	(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	4,295.63
2135.200 Comp. Absences - Non Current	0.00	17,283.44
2500.000 Net Pension Liability	0.00	299,296.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	173,788.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	153,258.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	327,046.00
TOTAL LIABILITIES	79,270.10	817,775.97

Lake Metropolitan Housing Authority

Balance Sheet

January 2022

Program: RAD - PBRA

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2801.000 Net Investment In Capital Assets	0.00	1,389,637.14
2805.000 Temporarily Restricted Net Position	0.00	1,180,835.26
2806.000 Unrestricted Net Position	0.00	530,052.75
2806.000 Unrestricted Net Position (Current Year)	(54,874.96)	65,858.31

TOTAL SURPLUS

(54,874.96) 3,166,383.46

TOTAL LIABILITIES AND SURPLUS

24,395.14 3,984,159.43

PROOF

0.00 0.00

Lake Metropolitan Housing Authority

Operating Statement

Seven Months Ending 01/31/2022

Program: RAD - PBRA Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	47,362.00	56,666.67	(9,304.67)	350,659.00	396,666.67	(46,007.67)	680,000.00	(329,341.00)
3121.000 Tenant Assistance Payments - M/F	69,942.00	69,166.67	775.33	518,218.00	484,166.67	34,051.33	830,000.00	(311,782.00)
3300.113 Interest - Rep. Res.	10.71	8.33	2.38	72.00	58.33	13.67	100.00	(28.00)
3690.000 Other Income - Tenant	470.00	1,250.00	(780.00)	16,431.08	8,750.00	7,681.08	15,000.00	1,431.08
TOTAL OPERATING INCOME	117,784.71	127,091.67	(9,306.96)	885,380.08	889,641.67	(4,261.59)	1,525,100.00	(639,719.92)
TOTAL INCOME	117,784.71	127,091.67	(9,306.96)	885,380.08	889,641.67	(4,261.59)	1,525,100.00	(639,719.92)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	20,042.35	25,130.75	5,088.40	148,838.59	175,915.25	27,076.66	301,569.00	152,730.41
4120.000 Auditing Fees	0.00	216.67	216.67	3,237.96	1,516.67	(1,721.29)	2,600.00	(637.96)
4140.100 Advertising - Other	0.00	116.67	116.67	18.55	816.67	798.12	1,400.00	1,381.45
4150.000 Benefits Expense	9,241.01	9,610.25	369.24	58,962.54	67,271.75	8,309.21	115,323.00	56,360.46
4170.000 Legal Expenses	2,320.70	2,083.33	(237.37)	12,066.93	14,583.33	2,516.40	25,000.00	12,933.07
4180.000 Travel Expense	(96.53)	518.50	615.03	173.44	3,629.50	3,456.06	6,222.00	6,048.56
4180.100 Board Travel	(354.64)	120.75	475.39	(119.87)	845.25	965.12	1,449.00	1,568.87
4185.000 Staff Training	6,375.00	258.75	(6,116.25)	7,090.95	1,811.25	(5,279.70)	3,105.00	(3,985.95)
4185.100 Board Training	0.00	60.42	60.42	399.90	422.92	23.02	725.00	325.10
4190.000 Office Sundry Expense	28.60	0.00	(28.60)	166.70	0.00	(166.70)	0.00	(166.70)
4190.020 Bank Charges	197.28	216.67	19.39	1,324.25	1,516.67	192.42	2,600.00	1,275.75
4190.050 Payroll Processing Charges & Forms	158.88	158.33	(0.55)	1,205.32	1,108.33	(96.99)	1,900.00	694.68
4190.100 Office Supplies	295.45	225.00	(70.45)	2,450.71	1,575.00	(875.71)	2,700.00	249.29
4190.110 Temporary Help	1,511.31	83.33	(1,427.98)	4,508.94	583.33	(3,925.61)	1,000.00	(3,508.94)
4190.120 Cleaning Contract	192.00	112.50	(79.50)	672.00	787.50	115.50	1,350.00	678.00
4190.130 Contract - IT Services	735.11	833.33	98.22	5,694.63	5,833.33	138.70	10,000.00	4,305.37
4190.140 Contract - MCS	755.79	725.83	(29.96)	5,058.95	5,080.83	21.88	8,710.00	3,651.05
4190.145 Forms and Publications	16.88	166.67	149.79	975.72	1,166.67	190.95	2,000.00	1,024.28
4190.150 Shredding	0.00	41.67	41.67	80.05	291.67	211.62	500.00	419.95
4190.200 Telephone	357.93	258.33	(99.60)	1,859.73	1,808.33	(51.40)	3,100.00	1,240.27
4190.201 Cell Phones	0.00	208.33	208.33	1,112.03	1,458.33	346.30	2,500.00	1,387.97
4190.205 Answering Service	261.03	158.33	(102.70)	1,068.52	1,108.33	39.81	1,900.00	831.48
4190.210 Internet Expense	144.20	175.00	30.80	1,153.60	1,225.00	71.40	2,100.00	946.40
4190.220 Cable	672.91	750.00	77.09	4,909.26	5,250.00	340.74	9,000.00	4,090.74
4190.300 Postage & Meter	730.06	458.33	(271.73)	3,548.49	3,208.33	(340.16)	5,500.00	1,951.51
4190.400 Copier - Lease	648.48	325.00	(323.48)	2,521.87	2,275.00	(246.87)	3,900.00	1,378.13
4190.410 Copier Maintenance	0.00	41.67	41.67	(470.62)	291.67	762.29	500.00	970.62
4190.500 Admin Minor Equipment	0.00	208.33	208.33	0.00	1,458.33	1,458.33	2,500.00	2,500.00
4190.600 Dues & Fees	818.52	416.67	(401.85)	2,197.15	2,916.67	719.52	5,000.00	2,802.85
4190.900 Other Sundry Expense	0.00	266.67	266.67	449.36	1,866.67	1,417.31	3,200.00	2,750.64
4190.910 Tenant Background Checks	111.80	333.33	221.53	612.99	2,333.33	1,720.34	4,000.00	3,387.01
4190.950 HR Contract	0.00	0.00	0.00	78.75	0.00	(78.75)	0.00	(78.75)
4190.960 Community Outreach	0.00	250.00	250.00	242.29	1,750.00	1,507.71	3,000.00	2,757.71

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4210.000 Resident Activities	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00	3,000.00
4220.000 Resident Participation	249.99	250.00	0.01	1,749.94	1,750.00	0.06	3,000.00	1,250.06
4230.000 Contract - Other	0.00	375.00	375.00	2,037.06	2,625.00	587.94	4,500.00	2,462.94
TOTAL ADMIN EXPENSE	45,414.11	45,404.41	(9.70)	275,876.68	317,830.91	41,954.23	544,853.00	268,976.32
UTILITIES EXPENSE								
4310.000 Water	8,565.28	4,833.33	(3,731.95)	40,900.32	33,833.33	(7,066.99)	58,000.00	17,099.68
4320.000 Electricity	21,443.35	15,000.00	(6,443.35)	101,352.88	105,000.00	3,647.12	180,000.00	78,647.12
4330.000 Gas	3,913.54	1,833.33	(2,080.21)	11,561.08	12,833.33	1,272.25	22,000.00	10,438.92
TOTAL UTILITIES EXPENSE	33,922.17	21,666.66	(12,255.51)	153,814.28	151,666.66	(2,147.62)	260,000.00	106,185.72
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	14,088.94	13,734.92	(354.02)	91,475.16	96,144.42	4,669.26	164,819.00	73,343.84
4415.000 Maint. - Temp Help	0.00	83.33	83.33	0.00	583.33	583.33	1,000.00	1,000.00
4420.000 Maint. - Supplies (other)	7,052.28	2,750.00	(4,302.28)	38,184.49	19,250.00	(18,934.49)	33,000.00	(5,184.49)
4420.050 Maint. - Materials	6,956.17	1,125.00	(5,831.17)	12,737.05	7,875.00	(4,862.05)	13,500.00	762.95
4420.100 Maint. - Electrical	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00	1,200.00
4420.200 Maint. - Plumbing	5.63	150.00	144.37	757.75	1,050.00	292.25	1,800.00	1,042.25
4420.300 Maint. - Cleaning Supplies	0.00	75.00	75.00	718.51	525.00	(193.51)	900.00	181.49
4420.400 Maint. - Auto	108.22	583.33	475.11	1,331.51	4,083.33	2,751.82	7,000.00	5,668.49
4420.410 Maint. - Fuel	219.20	416.67	197.47	1,460.99	2,916.67	1,455.68	5,000.00	3,539.01
4420.500 Maint. - Hardware	116.73	333.33	216.60	2,078.50	2,333.33	254.83	4,000.00	1,921.50
4420.510 Maint. - Keys & Locks	0.00	83.33	83.33	1,157.02	583.33	(573.69)	1,000.00	(157.02)
4420.600 Maint. - Paint	2,418.43	333.33	(2,085.10)	7,990.33	2,333.33	(5,657.00)	4,000.00	(3,990.33)
4420.700 Appliances & Dwelling Equip.	1,845.10	2,083.33	238.23	18,262.90	14,583.33	(3,679.57)	25,000.00	6,737.10
4420.900 Non-Dwelling Equipment	375.35	0.00	(375.35)	940.31	0.00	(940.31)	0.00	(940.31)
4430.010 Cont - Rubbish Removal	1,192.00	1,166.67	(25.33)	8,074.50	8,166.67	92.17	14,000.00	5,925.50
4430.020 Cont - HVAC	1,616.60	833.33	(783.27)	3,023.85	5,833.33	2,809.48	10,000.00	6,976.15
4430.040 Cont - Elevators	4,608.32	1,250.00	(3,358.32)	14,487.31	8,750.00	(5,737.31)	15,000.00	512.69
4430.050 Cont - Landscaping	0.00	1,475.00	1,475.00	5,745.75	10,325.00	4,579.25	17,700.00	11,954.25
4430.060 Cont - Unit Turn Expense	19,840.00	0.00	(19,840.00)	22,670.00	0.00	(22,670.00)	0.00	(22,670.00)
4430.070 Cont - Electrical	1,977.50	791.67	(1,185.83)	4,055.97	5,541.67	1,485.70	9,500.00	5,444.03
4430.080 Cont - Plumbing	0.00	1,000.00	1,000.00	2,664.00	7,000.00	4,336.00	12,000.00	9,336.00
4430.090 Cont - Exterminator	1,506.00	1,250.00	(256.00)	5,014.00	8,750.00	3,736.00	15,000.00	9,986.00
4430.115 Cont - Repairs	2,008.79	625.00	(1,383.79)	8,201.79	4,375.00	(3,826.79)	7,500.00	(701.79)
4430.116 Cont - Uniforms	184.41	308.33	123.92	908.58	2,158.33	1,249.75	3,700.00	2,791.42
4430.120 Cont - Miscellaneous	12,613.38	2,083.33	(10,530.05)	60,364.63	14,583.33	(45,781.30)	25,000.00	(35,364.63)
4450.000 Benefits - Maint.	6,363.17	5,252.42	(1,110.75)	36,237.96	36,766.92	528.96	63,029.00	26,791.04
TOTAL OPERATIONS EXPENSE	85,096.22	37,887.32	(47,208.90)	348,542.86	265,211.32	(83,331.54)	454,648.00	106,105.14
GENERAL EXPENSE								
4480.000 Security	819.79	833.33	13.54	5,000.49	5,833.33	832.84	10,000.00	4,999.51
4510.000 Insurance	4,620.97	5,126.92	505.95	35,452.05	35,888.42	436.37	61,523.00	26,070.95
4515.000 Real Estate Tax - Lots	629.06	0.00	(629.06)	629.06	0.00	(629.06)	0.00	(629.06)
4516.000 Real Estate Assess.	2,684.85	416.67	(2,268.18)	2,684.85	2,916.67	231.82	5,000.00	2,315.15
4570.000 Collection Loss	(527.50)	2,666.67	3,194.17	(2,478.50)	18,666.67	21,145.17	32,000.00	34,478.50
TOTAL GENERAL EXPENSE	8,227.17	9,043.59	816.42	41,287.95	63,305.09	22,017.14	108,523.00	67,235.05
TOTAL EXPENSES	172,659.67	114,001.98	(58,657.69)	819,521.77	798,013.98	(21,507.79)	1,368,024.00	548,502.23
SURPLUS	(54,874.96)	13,089.69	(67,964.65)	65,858.31	91,627.69	(25,769.38)	157,076.00	(91,217.69)

Lake Metropolitan Housing Authority

Statement of Operations

RAD - PBRA - All Projects Period From January 2022 Period To January 2022 - All Tenants

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$61,128.08
Rent	\$54,229.00
Pet Deposit	\$250.00
Adj to Rent	(\$4,960.00)
Adj to Misc - Maintenance Charge	\$265.00
Adj to Misc - Miscellaneous Bank Charge	\$50.00
Adj to Late Rent	\$205.00
Payment Received	(\$56,617.00)
Utility	(\$1,907.00)
Payment Made	\$3,240.00
AP Void	(\$160.00)
Repayment	\$354.00
Refund Deposit	(\$482.00)
AR Void	\$2,625.00
Ending Balance	<u>\$58,220.08</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$54,775.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		(\$398.00)
Refunded		(\$84.00)
Ending Balance	<u>\$0.00</u>	<u>\$54,293.00</u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$4,750.00
Charged	\$250.00	
Collected	(\$250.00)	\$250.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$5,000.00</u>

Repayment Agreement Balances: Default Type (5 Agreements)

	Amount
Beginning Balance	\$4,392.00
Monthly Repayment Amount	(\$354.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$0.00
Cancel Repayment	\$0.00
Ending Balance	<u>\$4,038.00</u>

Lake Metropolitan Housing Authority

Balance Sheet

January 2022

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	3,872.87	408,844.79
1111.200 Cash HAP Payments	68,698.56	1,080,159.81
1122.000 Tenant Fraud Receivable	0.00	43,175.85
1122.100 Allowance for Doubtful Fraud Rec.	0.00	(43,175.85)
1125.000 Accounts Receivable Mainstream	0.00	(9,523.00)
1165.000 FSS Escrow Investmen	(33,647.04)	140,683.67
1211.000 Prepaid Insurance	(452.17)	4,521.75
1250.000 Prepaid Expense	(1,835.49)	20,190.39
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	(70,928.99)
1500.100 Net OPEB Asset	0.00	51,826.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	32,890.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	29,653.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	62,543.00
TOTAL ASSETS	36,636.73	1,764,316.79
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	9,108.52	70,862.53
2117.001 Accounts Payable HAP (S)	7,332.20	12,383.20
2119.000 Other Accts Payable	0.00	915.36
2135.100 Acc. Comp Absences	0.00	6,898.70
2135.200 Comp Absences Non Curren	0.00	27,594.81
2181.100 FSS Escrow Payable	(33,647.04)	140,683.67
2210.200 Unearned Revenue - FSS	0.00	32,780.78
2500.000 Net Pension Liability	0.00	404,049.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	234,615.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	206,899.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	441,514.00
TOTAL LIABILITIES	(17,206.32)	1,137,682.05
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	5,070.38
2802.000 Restricted Net Position (HAP)	43,593.00	190,226.00
2806.000 Unrestricted Net Position	(43,593.00)	251,210.52
2806.000 Unrestricted Net Position (Current Year)	53,843.05	180,127.84
TOTAL SURPLUS	53,843.05	626,634.74
TOTAL LIABILITIES AND SURPLUS	36,636.73	1,764,316.79
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Seven Months Ending 01/31/2022

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HAP INCOME								
HAP INCOME								
3000.100 HAP Income	768,326.00	0.00	768,326.00	5,053,912.00	0.00	5,053,912.00	0.00	5,053,912.00
3000.120 Mainstream (HAP) Income	8,578.00	0.00	8,578.00	43,591.00	0.00	43,591.00	0.00	43,591.00
3000.130 FSS Forfeitures (HAP)	0.00	0.00	0.00	2,534.26	0.00	2,534.26	0.00	2,534.26
3000.199 HAP Repayments	1,722.69	0.00	1,722.69	9,420.41	0.00	9,420.41	0.00	9,420.41
TOTAL HAP INCOME	778,626.69	0.00	778,626.69	5,109,457.67	0.00	5,109,457.67	0.00	5,109,457.67
TOTAL HAP INCOME	778,626.69	0.00	778,626.69	5,109,457.67	0.00	5,109,457.67	0.00	5,109,457.67
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	84,131.00	76,916.67	7,214.33	514,323.00	538,416.67	(24,093.67)	923,000.00	(408,677.00)
3000.220 Mainstream (Admin) Income	784.00	0.00	784.00	8,061.00	0.00	8,061.00	0.00	8,061.00
3000.300 FSS Grant Income	0.00	5,000.00	(5,000.00)	0.00	35,000.00	(35,000.00)	60,000.00	(60,000.00)
3690.200 50% Fraud Recovery	1,722.68	1,250.00	472.68	9,420.40	8,750.00	670.40	15,000.00	(5,579.60)
3690.900 Other Income	0.00	0.00	0.00	237,125.15	0.00	237,125.15	0.00	237,125.15
TOTAL OPERATING INCOME	86,637.68	83,166.67	3,471.01	768,929.55	582,166.67	186,762.88	998,000.00	(229,070.45)
TOTAL OPERATING INCOME	86,637.68	83,166.67	3,471.01	768,929.55	582,166.67	186,762.88	998,000.00	(229,070.45)
TOTAL INCOME	865,264.37	83,166.67	782,097.70	5,878,387.22	582,166.67	5,296,220.55	998,000.00	4,880,387.22
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	37,244.71	53,018.58	15,773.87	270,177.81	371,130.08	100,952.27	636,223.00	366,045.19
4120.000 Audit Fees	0.00	783.33	783.33	8,130.75	5,483.33	(2,647.42)	9,400.00	1,269.25
4140.100 Advertising - Other	0.00	66.67	66.67	471.57	466.67	(4.90)	800.00	328.43
4150.000 Benefit Expense	17,107.81	20,274.83	3,167.02	107,031.17	141,923.83	34,892.66	243,298.00	136,266.83
4170.000 Legal Expenses	500.00	833.33	333.33	1,845.50	5,833.33	3,987.83	10,000.00	8,154.50
4180.000 Travel Expense	(112.25)	500.00	612.25	201.68	3,500.00	3,298.32	6,000.00	5,798.32
4180.100 Board Travel	(124.00)	195.42	319.42	148.99	1,367.92	1,218.93	2,345.00	2,196.01
4185.000 Staff Training	3,000.00	250.00	(2,750.00)	4,532.50	1,750.00	(2,782.50)	3,000.00	(1,532.50)
4185.100 Board Training	0.00	96.25	96.25	465.00	673.75	208.75	1,155.00	690.00
4190.000 Office Sundry Expense	33.25	0.00	(33.25)	164.75	0.00	(164.75)	0.00	(164.75)
4190.020 Bank Charges	229.29	208.33	(20.96)	1,340.26	1,458.33	118.07	2,500.00	1,159.74
4190.050 Payroll Processing Charges & Forms	215.77	208.33	(7.44)	1,566.65	1,458.33	(108.32)	2,500.00	933.35
4190.100 Office Supplies	898.60	708.33	(190.27)	7,453.55	4,958.33	(2,495.22)	8,500.00	1,046.45
4190.110 Temporary Help	1,757.23	41.67	(1,715.56)	5,242.79	291.67	(4,951.12)	500.00	(4,742.79)
4190.120 Cleaning Contract	584.00	325.00	(259.00)	2,044.00	2,275.00	231.00	3,900.00	1,856.00
4190.130 Contract - IT Services	1,785.24	2,166.67	381.43	13,829.50	15,166.67	1,337.17	26,000.00	12,170.50
4190.140 Contract - MCS	1,835.49	1,835.33	(0.16)	12,286.09	12,847.33	561.24	22,024.00	9,737.91
4190.145 Forms and Publications	239.00	125.00	(114.00)	4,079.90	875.00	(3,204.90)	1,500.00	(2,579.90)
4190.150 Shredding	0.00	62.50	62.50	243.20	437.50	194.30	750.00	506.80
4190.200 Telephone	1,088.65	741.67	(346.98)	5,656.48	5,191.67	(464.81)	8,900.00	3,243.52
4190.201 Cell Phones	0.00	95.83	95.83	507.24	670.83	163.59	1,150.00	642.76

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.210 Internet Expense	350.20	416.67	66.47	2,801.60	2,916.67	115.07	5,000.00	2,198.40
4190.220 Cable	34.04	37.50	3.46	238.24	262.50	24.26	450.00	211.76
4190.300 Postage & Meter	2,190.22	987.50	(1,202.72)	10,645.64	6,912.50	(3,733.14)	11,850.00	1,204.36
4190.400 Copier - Lease	1,972.46	1,166.67	(805.79)	7,670.55	8,166.67	496.12	14,000.00	6,329.45
4190.410 Copier Maintenance	0.00	91.67	91.67	(1,431.61)	641.67	2,073.28	1,100.00	2,531.61
4190.500 Admin Minor Equipment	0.00	83.33	83.33	0.00	583.33	583.33	1,000.00	1,000.00
4190.600 Dues & Fees	7.00	250.00	243.00	1,451.37	1,750.00	298.63	3,000.00	1,548.63
4190.900 Other Sundry Expense	0.00	229.17	229.17	772.16	1,604.17	832.01	2,750.00	1,977.84
4190.910 Tenant Background Checks	72.50	500.00	427.50	2,820.50	3,500.00	679.50	6,000.00	3,179.50
4190.950 HR Contract	0.00	0.00	0.00	78.75	0.00	(78.75)	0.00	(78.75)
4190.960 Community Outreach	0.00	166.67	166.67	164.46	1,166.67	1,002.21	2,000.00	1,835.54
4230.000 Contract - Other	0.00	333.33	333.33	2,368.69	2,333.33	(35.36)	4,000.00	1,631.31
4230.200 Rent/Intellect	750.00	666.67	(83.33)	2,625.00	4,666.67	2,041.67	8,000.00	5,375.00
TOTAL ADMIN EXPENSE	71,659.21	87,466.25	15,807.04	477,624.73	612,263.75	134,639.02	1,049,595.00	571,970.27
UTILITY EXPENSE								
4310.000 Water	49.89	58.33	8.44	309.38	408.33	98.95	700.00	390.62
4320.000 Electric	251.68	291.67	39.99	1,718.88	2,041.67	322.79	3,500.00	1,781.12
4330.000 Gas	0.00	50.00	50.00	66.05	350.00	283.95	600.00	533.95
TOTAL UTILITY EXPENSE	301.57	400.00	98.43	2,094.31	2,800.00	705.69	4,800.00	2,705.69
MAINTENANCE EXPENSE								
4420.400 Maint. - Auto	0.00	250.00	250.00	189.25	1,750.00	1,560.75	3,000.00	2,810.75
4420.410 Maint. - Fuel	85.86	250.00	164.14	666.99	1,750.00	1,083.01	3,000.00	2,333.01
4430.120 Cont - Miscellaneous	157.41	0.00	(157.41)	3,911.09	0.00	(3,911.09)	0.00	(3,911.09)
TOTAL MAINTENANCE EXPENSE	243.27	500.00	256.73	4,767.33	3,500.00	(1,267.33)	6,000.00	1,232.67
GENERAL EXPENSE								
4480.000 Security	66.47	54.17	(12.30)	357.48	379.17	21.69	650.00	292.52
4510.000 Insurance	452.17	751.42	299.25	6,590.34	5,259.92	(1,330.42)	9,017.00	2,426.66
4590.100 Admin Fee Portable	494.63	583.33	88.70	3,341.19	4,083.33	742.14	7,000.00	3,658.81
TOTAL GENERAL EXPENSE	1,013.27	1,388.92	375.65	10,289.01	9,722.42	(566.59)	16,667.00	6,377.99
HAP EXPENSE								
4715.100 HAP Occupied Units	720,631.00	0.00	(720,631.00)	5,075,319.00	0.00	(5,075,319.00)	0.00	(5,075,319.00)
4715.500 Hap Portable Cert.	12,669.00	0.00	(12,669.00)	80,702.00	0.00	(80,702.00)	0.00	(80,702.00)
4715.600 Homeownership	1,192.00	0.00	(1,192.00)	8,569.00	0.00	(8,569.00)	0.00	(8,569.00)
4718.000 HAP FSS Escrow Payments	3,712.00	0.00	(3,712.00)	38,894.00	0.00	(38,894.00)	0.00	(38,894.00)
TOTAL HAP EXPENSE	738,204.00	0.00	(738,204.00)	5,203,484.00	0.00	(5,203,484.00)	0.00	(5,203,484.00)
TOTAL EXPENSES	811,421.32	89,755.17	(721,666.15)	5,698,259.38	628,286.17	(5,069,973.21)	1,077,062.00	(4,621,197.38)
SURPLUS	53,843.05	(6,588.50)	60,431.55	180,127.84	(46,119.50)	226,247.34	(79,062.00)	259,189.84

Lake Metropolitan Housing Authority

HAP Reserves Worksheet

CY 2021 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-21		791,424		804,790	647,500	764,933	1,833	194,683	842,183
Feb-21		791,424		800,703	638,222	758,743	3,515	240,158	878,380
Mar-21		791,424		785,764	643,882	742,601	2,482	285,803	929,685
Apr-21		791,424		785,764	649,542	748,728	2,071	324,910	974,452
May-21		791,424		627,085	813,881	736,548	995	216,442	1,030,323
Jun-21		791,424		780,232	825,074	738,192	1,882	260,364	1,085,438
Jul-21		791,424		757,453	859,045	742,277	1,404	276,944	1,135,989
Aug-21		791,424		757,453	893,016	736,384	1,126	299,139	1,192,155
Sep-21		791,424		751,279	933,161	736,760	3,906	317,564	1,250,725
Oct-21		791,424		754,305	970,281	740,882	1,216	332,203	1,302,484
Nov-21		791,424		500,776	1,260,929	726,448	1,680	108,211	1,369,140
Dec-21		791,424		764,320	1,288,033	726,798	900	146,633	1,434,666
TOTALS:		9,497,091		8,869,924		8,899,294		93.71% of Budget Authority	
						9,022,236		95%	
						(122,942)			

Includes HUD held HAP Reserves
Includes VASH voucher HAP

CY 2022 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-22		791,424		768,326	1,311,131	726,456	1,723	190,226	1,501,357
Feb-22		791,424			2,102,556			190,226	2,292,782
Mar-22		791,424			2,893,980			190,226	3,084,206
Apr-22		791,424			3,685,404			190,226	3,875,630
May-22		791,424			4,476,828			190,226	4,667,054
Jun-22		791,424			5,268,253			190,226	5,458,479
Jul-22		791,424			6,059,677			190,226	6,249,903
Aug-22		791,424			6,851,101			190,226	7,041,327
Sep-22		791,424			7,642,525			190,226	7,832,751
Oct-22		791,424			8,433,950			190,226	8,624,176
Nov-22		791,424			9,225,374			190,226	9,415,600
Dec-22		791,424			10,016,798			190,226	10,207,024
TOTALS:		9,497,091		768,326		726,456		7.65% of Budget Authority	
						9,022,236		95%	
						(8,295,780)			

Includes HUD held HAP Reserves
Includes VASH voucher HAP

Lake Metropolitan Housing Authority

Schedule of Restrictd Net Position (RNP)

Fiscal Year 2021 and 2022

<u>HUD Payment Date</u>	<u>RNP</u>	<u>Change from Prior</u>	<u>Units</u>
	<u>HAP In</u>	<u>HAP Out</u>	
June 30, 2020	\$ 161,279.00	\$ (20,833.00)	
July 31, 2020	\$ 10,075.00	\$ 30,908.00	
August 31, 2020	\$ 3,984.00	\$ 155,188.00	
September 30, 2020	\$ 27,666.00	\$ 33,757.00	
October 31, 2020	\$ 60,818.00	\$ 37,136.00	
November 30, 2020	\$ 88,763.00	\$ 55,611.00	
December 31, 2020	\$ 152,993.00	\$ 125,048.00	
January 31, 2021	\$ 194,683.00	\$ 130,453.00	
February 28, 2021	\$ 240,158.00	\$ 198,468.00	
March 31, 2021	\$ 285,803.00	\$ 240,328.00	
April 30, 2021	\$ 324,910.00	\$ 279,265.00	
May 31, 2021	\$ 216,442.00	\$ 177,335.00	
June 30, 2021	\$ 260,364.00	\$ 368,832.00	
July 31, 2021	\$ 276,944.00	\$ 233,022.00	
August 31, 2021	\$ 299,139.00	\$ 282,559.00	
September 30, 2021	\$ 317,564.00	\$ 295,369.00	
October 31, 2021	\$ 332,203.00	\$ 313,778.00	
November 30, 2021	\$ 108,211.00	\$ 93,572.00	
December 31, 2021	\$ 146,633.00	\$ 370,625.00	
1/1/2022	\$ 768,326.00		
1/1/2022	\$ -		
		\$ 708,883.00	<i>from HUD held HAP Reserves</i>
		\$ 3,712.00	HAP Payments (less MS5)
		\$ 1,192.00	FSS
			Homeownership
			Port In
		\$ 12,669.00	Port Out
	\$ 1,723.00		50% HAP Repayments
	\$ -		FSS Forfeits
	\$ -		Misc. Repayments (<i>error > \$2500</i>)
Monthly Totals:	\$ 770,049.00	\$ 726,456.00	
	\$ 43,593.00		<i>(Net monthly increase (decrease) in Restricted Net Position)</i>
January 31, 2022	\$ 190,226.00		

Lake Metropolitan Housing Authority - Parkview Place

Fiscal Year 2022 Summary Operating Report, and Fiscal Year 2020 Comparison

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

(Preliminary - For Internal Use Only)

	This Month	Fiscal Year 2022			Fiscal Year 2021	
		Year-to-Date	YTD Budget	Variance	Year-to-Date	Variance
Public Housing						
Operating Income	\$ 7,179	\$ 133,187	\$ 128,862	\$ 4,325	\$ 161,491	\$ (28,304)
Administrative Expenses	\$ 10,924	\$ 65,589	\$ 37,181	\$ 28,408	\$ 27,735	\$ 37,854
Utility Expenses	3,389	7,203	10,208	(3,005)	7,728	(525)
Operations Expense	18,672	49,017	37,672	11,345	36,946	12,071
General Expense	1,495	9,364	13,024	(3,660)	8,745	619
Surplus / (Deficit)	\$ (27,301)	\$ 2,014	\$ 30,777	\$ (28,763)	\$ 80,337	\$ (78,323)

Market Rate						
Operating Income	\$ 11,622	\$ 78,261	\$ 71,167	\$ 7,094	\$ 76,822	\$ 1,439
Administrative Expenses	\$ 1,766	\$ 12,996	\$ 17,554	(4,558)	\$ 12,521	475
Utility Expenses	2,011	4,923	7,583	(2,660)	5,571	(648)
Operations Expense	6,176	24,476	23,316	1,160	23,625	851
General Expense	2,781	5,036	5,496	(460)	2,732	2,304
Surplus / (Deficit)	\$ (1,112)	\$ 30,830	\$ 17,218	\$ 13,612	\$ 32,373	\$ (1,543)

CONSOLIDATED						
Operating Income	\$ 18,801	\$ 211,448	\$ 200,029	\$ 11,419	\$ 238,313	\$ (26,865)
Administrative Expenses	\$ 12,690	\$ 78,585	\$ 54,735	\$ 23,850	\$ 40,256	\$ 38,329
Utility Expenses	5,400	12,126	17,791	(5,665)	13,299	(1,173)
Operations Expense	24,848	73,493	60,988	12,505	60,571	12,922
General Expense	4,276	14,400	18,520	(4,120)	11,477	2,923
Surplus / (Deficit)	\$ (28,413)	\$ 32,844	\$ 47,995	\$ (15,151)	\$ 112,710	\$ (79,866)

Lake Metropolitan Housing Authority

Balance Sheet

January 2022

Program: Public Housing

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	(27,695.36)	431,698.47
1122.000 Accts Rec Tenants (S)	402.00	9,226.94
1211.000 Prepaid Insurance	(447.36)	4,473.55
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(107.97)	1,187.67
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	(517,518.33)
1500.100 Net OPEB Asset	0.00	5,758.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	3,654.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	3,295.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	6,949.00
TOTAL ASSETS	(27,848.69)	2,958,569.51
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	2.17	33,964.00
2114.000 Tenants Sec. Dep. (S)	(532.00)	8,361.00
2114.300 Pet Deposit (S)	0.00	500.00
2135.100 Acc. Comp Absences	0.00	777.19
2135.200 Comp. Absences - Non Current	0.00	3,142.34
2137.000 Accrued PILOT	(16.70)	4,071.40
2500.000 Net Pension Liability	0.00	44,894.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	26,068.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	22,989.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	49,057.00
TOTAL LIABILITIES	(546.53)	144,766.93
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,498,275.88
2806.000 Unrestricted Net Position	0.00	313,512.90
2806.000 Unrestricted Net Position (Current Year)	(27,302.16)	2,013.80
TOTAL SURPLUS	(27,302.16)	2,813,802.58
TOTAL LIABILITIES AND SURPLUS	(27,848.69)	2,958,569.51
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Seven Months Ending 01/31/2022

Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	3,265.00	7,500.00	(4,235.00)	46,841.00	52,500.00	(5,659.00)	90,000.00	(43,159.00)
3200.000 HUD Operating Subsidy - PH	3,954.00	7,952.58	(3,998.58)	50,444.00	55,668.08	(5,224.08)	95,431.00	(44,987.00)
3690.000 Other Income - Tenant	(40.00)	83.33	(123.33)	1,075.94	583.33	492.61	1,000.00	75.94
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	34,826.00	20,111.00	14,715.00	34,476.00	350.00
TOTAL OPERATING INCOME	7,179.00	18,408.91	(11,229.91)	133,186.94	128,862.41	4,324.53	220,907.00	(87,720.06)
TOTAL INCOME	7,179.00	18,408.91	(11,229.91)	133,186.94	128,862.41	4,324.53	220,907.00	(87,720.06)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	1,999.72	2,522.08	522.36	21,910.84	17,654.58	(4,256.26)	30,265.00	8,354.16
4120.000 Auditing Fees	0.00	33.33	33.33	408.10	233.33	(174.77)	400.00	(8.10)
4140.100 Advertising - Other	0.00	41.67	41.67	1.94	291.67	289.73	500.00	498.06
4150.000 Benefits Expense	993.35	964.50	(28.85)	8,680.00	6,751.50	(1,928.50)	11,574.00	2,894.00
4170.000 Legal Expenses	281.40	333.33	51.93	402.49	2,333.33	1,930.84	4,000.00	3,597.51
4180.000 Travel Expense	(10.10)	55.58	65.68	18.14	389.08	370.94	667.00	648.86
4180.100 Board Travel	(11.16)	27.83	38.99	13.40	194.83	181.43	334.00	320.60
4185.000 Staff Training	0.00	27.75	27.75	74.91	194.25	119.34	333.00	258.09
4185.100 Board Training	0.00	13.83	13.83	41.85	96.83	54.98	166.00	124.15
4190.000 Office Sundry Expense	2.99	0.00	(2.99)	14.79	0.00	(14.79)	0.00	(14.79)
4190.020 Bank Charges	98.53	125.00	26.47	780.02	875.00	94.98	1,500.00	719.98
4190.050 Payroll Processing Charges & Forms	17.66	18.75	1.09	133.91	131.25	(2.66)	225.00	91.09
4190.100 Office Supplies	36.92	29.17	(7.75)	306.23	204.17	(102.06)	350.00	43.77
4190.110 Temporary Help	158.12	83.33	(74.79)	471.80	583.33	111.53	1,000.00	528.20
4190.120 Cleaning Contract	24.00	13.33	(10.67)	84.00	93.33	9.33	160.00	76.00
4190.130 Contract - IT Services	105.01	150.00	44.99	813.46	1,050.00	236.54	1,800.00	986.54
4190.140 Contract - MCS	107.97	103.75	(4.22)	722.69	726.25	3.56	1,245.00	522.31
4190.145 Forms and Publications	0.00	25.00	25.00	256.46	175.00	(81.46)	300.00	43.54
4190.150 Shredding	0.00	6.67	6.67	9.96	46.67	36.71	80.00	70.04
4190.200 Telephone	44.73	29.17	(15.56)	232.42	204.17	(28.25)	350.00	117.58
4190.201 Cell Phones	0.00	41.67	41.67	214.57	291.67	77.10	500.00	285.43
4190.205 Answering Service	27.07	16.67	(10.40)	110.83	116.67	5.84	200.00	89.17
4190.210 Internet Expense	20.60	25.00	4.40	164.80	175.00	10.20	300.00	135.20
4190.220 Cable	79.91	83.33	3.42	559.37	583.33	23.96	1,000.00	440.63
4190.300 Postage & Meter	76.04	41.67	(34.37)	369.59	291.67	(77.92)	500.00	130.41
4190.400 Copier - Lease	81.06	50.00	(31.06)	315.21	350.00	34.79	600.00	284.79
4190.410 Copier Maintenance	0.00	4.17	4.17	(58.87)	29.17	88.04	50.00	108.87
4190.500 Admin Minor Equipment	0.00	200.00	200.00	0.00	1,400.00	1,400.00	2,400.00	2,400.00
4190.600 Dues & Fees	0.63	28.33	27.70	130.59	198.33	67.74	340.00	209.41
4190.900 Other Sundry Expense	0.00	41.67	41.67	57.44	291.67	234.23	500.00	442.56
4190.910 Tenant Background Checks	11.70	33.33	21.63	64.14	233.33	169.19	400.00	335.86
4190.950 HR - Contract	0.00	0.00	0.00	8.75	0.00	(8.75)	0.00	(8.75)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.960 Community Outreach	0.00	33.33	33.33	25.52	233.33	207.81	400.00	374.48
4200.000 Moving Expenses (Section 18 Dispo)	6,778.00	0.00	(6,778.00)	28,036.00	0.00	(28,036.00)	0.00	(28,036.00)
4210.000 Resident Activities	0.00	83.33	83.33	0.00	583.33	583.33	1,000.00	1,000.00
4230.000 Contract - Other	0.00	25.00	25.00	213.17	175.00	(38.17)	300.00	86.83
TOTAL ADMIN EXPENSE	10,924.15	5,311.57	(5,612.58)	65,588.52	37,181.07	(28,407.45)	63,739.00	(1,849.52)
UTILITIES EXPENSE								
4310.000 Water	2,224.33	833.33	(1,391.00)	3,624.42	5,833.33	2,208.91	10,000.00	6,375.58
4320.000 Electricity	784.61	333.33	(451.28)	2,309.48	2,333.33	23.85	4,000.00	1,690.52
4330.000 Gas	380.39	291.67	(88.72)	1,269.28	2,041.67	772.39	3,500.00	2,230.72
TOTAL UTILITIES EXPENSE	3,389.33	1,458.33	(1,931.00)	7,203.18	10,208.33	3,805.15	17,500.00	10,296.82
OPERATION EXPENSE								
4410.000 Maintenance Salaries	2,056.46	1,996.00	(60.46)	14,402.93	13,972.00	(430.93)	23,952.00	9,549.07
4415.000 Maint. - Temp Help	0.00	91.67	91.67	0.00	641.67	641.67	1,100.00	1,100.00
4420.000 Maint. - Supplies (other)	737.92	250.00	(487.92)	4,100.94	1,750.00	(2,350.94)	3,000.00	(1,100.94)
4420.050 Maint. - Materials	727.94	120.83	(607.11)	1,332.88	845.83	(487.05)	1,450.00	117.12
4420.100 Maint. - Electrical	0.00	20.83	20.83	0.00	145.83	145.83	250.00	250.00
4420.200 Maint. - Plumbing	0.58	20.83	20.25	79.26	145.83	66.57	250.00	170.74
4420.300 Maint. - Cleaning Supplies	0.00	8.33	8.33	75.18	58.33	(16.85)	100.00	24.82
4420.400 Maint. - Auto	11.31	66.67	55.36	139.31	466.67	327.36	800.00	660.69
4420.410 Maint. - Fuel	22.93	50.00	27.07	152.86	350.00	197.14	600.00	447.14
4420.500 Maint. - Hardware	12.21	29.17	16.96	217.96	204.17	(13.79)	350.00	132.04
4420.510 Maint. - Keys & Locks	0.00	12.50	12.50	121.05	87.50	(33.55)	150.00	28.95
4420.600 Maint. - Paint	253.01	41.67	(211.34)	836.05	291.67	(544.38)	500.00	(336.05)
4420.700 Appliances & Dwelling Equip.	865.68	208.33	(657.35)	1,517.61	1,458.33	(59.28)	2,500.00	982.39
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	59.12	0.00	(59.12)	0.00	(59.12)
4430.010 Cont - Rubbish Removal	212.50	162.50	(50.00)	1,115.62	1,137.50	21.88	1,950.00	834.38
4430.020 Cont - HVAC	0.00	41.67	41.67	429.00	291.67	(137.33)	500.00	71.00
4430.050 Cont - Landscaping	0.00	275.00	275.00	1,225.76	1,925.00	699.24	3,300.00	2,074.24
4430.070 Cont - Electrical	0.00	20.83	20.83	0.00	145.83	145.83	250.00	250.00
4430.080 Cont - Plumbing	625.00	416.67	(208.33)	625.00	2,916.67	2,291.67	5,000.00	4,375.00
4430.090 Cont - Exterminator	0.00	41.67	41.67	0.00	291.67	291.67	500.00	500.00
4430.115 Cont - Repairs	0.00	41.67	41.67	0.00	291.67	291.67	500.00	500.00
4430.116 Cont - Uniforms	19.29	41.67	22.38	94.91	291.67	196.76	500.00	405.09
4430.120 Cont - Miscellaneous	12,188.01	658.33	(11,529.68)	16,786.31	4,608.33	(12,177.98)	7,900.00	(8,886.31)
4450.000 Benefits - Maint	939.40	764.92	(174.48)	5,705.73	5,354.42	(351.31)	9,179.00	3,473.27
TOTAL OPERATION EXPENSE	18,672.24	5,381.76	(13,290.48)	49,017.48	37,672.26	(11,345.22)	64,581.00	15,563.52
GENERAL EXPENSE								
4480.000 Security	110.18	291.67	181.49	881.44	2,041.67	1,160.23	3,500.00	2,618.56
4510.000 Insurance	447.36	498.00	50.64	3,456.81	3,486.00	29.19	5,976.00	2,519.19
4516.000 Real Estate Assess.	954.60	83.33	(871.27)	954.60	583.33	(371.27)	1,000.00	45.40
4520.000 PILOT Expense	(16.70)	612.50	629.20	4,071.11	4,287.50	216.39	7,350.00	3,278.89
4570.000 Collection Loss	0.00	375.00	375.00	0.00	2,625.00	2,625.00	4,500.00	4,500.00
TOTAL GENERAL EXPENSE	1,495.44	1,860.50	365.06	9,363.96	13,023.50	3,659.54	22,326.00	12,962.04
TOTAL EXPENSES	34,481.16	14,012.16	(20,469.00)	131,173.14	98,085.16	(33,087.98)	168,146.00	36,972.86
SURPLUS	(27,302.16)	4,396.75	31,698.91	2,013.80	30,777.25	28,763.45	52,761.00	50,747.20

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$8,824.94
Rent	\$5,693.00
Adj to Rent	(\$2,365.00)
Adj to Late Rent	(\$40.00)
Payment Received	(\$2,866.00)
Utility	(\$63.00)
Payment Made	\$575.00
Refund Deposit	(\$532.00)
Ending Balance	<u>\$9,226.94</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$651.00	\$8,242.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		(\$20.00)
Refunded		(\$512.00)
Ending Balance	<u>\$651.00</u>	<u>\$7,710.00</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>

Lake Metropolitan Housing Authority

Balance Sheet

January 2022

Program: ParkView Place Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.900 LMHA Cash - Erie Bank	22.04	324,428.01
1122.000 Accts Rec Tenants (S)	689.00	2,749.00
1122.009 Tenant Repayment Agreements	(15.00)	385.00
1122.211 Accounts Rec. Security Deposits	(950.00)	0.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(268.41)	2,684.14
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.69
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	(323,656.19)
TOTAL ASSETS	(522.37)	2,404,846.13
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	590.95	(5,984.80)
2114.000 Tenant Sec. Deposits	0.00	13,790.00
2114.300 Pet Security Deposit	0.00	500.00
2135.100 Acc. Comp Absences	0.00	412.38
2135.200 Comp. Absences - Non Current	0.00	1,514.94
TOTAL LIABILITIES	590.95	10,232.52
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,073,284.94
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	290,498.93
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	(1,113.32)	30,829.74
TOTAL SURPLUS	(1,113.32)	2,394,613.61
TOTAL LIABILITIES AND SURPLUS	(522.37)	2,404,846.13
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Seven Months Ending 01/31/2022

Program: ParkView Place Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3110.000 Dwelling Rental	11,600.00	10,000.00	1,600.00	77,943.00	70,000.00	7,943.00	120,000.00	(42,057.00)
3300.900 Interest Income - ParkView Place	22.04	125.00	(102.96)	152.85	875.00	(722.15)	1,500.00	(1,347.15)
3690.000 Other Income - Tenant	0.00	41.67	(41.67)	40.00	291.67	(251.67)	500.00	(460.00)
3690.050 Other Income - Miscellaneous	0.00	0.00	0.00	125.00	0.00	125.00	0.00	125.00
TOTAL INCOME	11,622.04	10,166.67	1,455.37	78,260.85	71,166.67	7,094.18	122,000.00	(43,739.15)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	1,003.46	1,246.75	243.29	7,370.93	8,727.25	1,356.32	14,961.00	7,590.07
4120.000 Auditing Fees	0.00	12.50	12.50	169.19	87.50	(81.69)	150.00	(19.19)
4140.100 Advertising - Other	0.00	41.67	41.67	1.09	291.67	290.58	500.00	498.91
4150.000 Employee Benefits	461.85	476.75	14.90	2,920.00	3,337.25	417.25	5,721.00	2,801.00
4150.100 Emp Ben - Hospital	0.00	0.00	0.00	(22.06)	0.00	22.06	0.00	22.06
4170.000 Legal Expenses	123.00	208.33	85.33	1,170.28	1,458.33	288.05	2,500.00	1,329.72
4180.000 Travel Expense	(5.62)	27.83	33.45	10.11	194.83	184.72	334.00	323.89
4180.100 Board Travel	(6.20)	13.92	20.12	7.47	97.42	89.95	167.00	159.53
4185.000 Staff Training	0.00	13.83	13.83	41.64	96.83	55.19	166.00	124.36
4185.100 Board Training	0.00	6.92	6.92	23.25	48.42	25.17	83.00	59.75
4190.000 Office Sundry Expense	1.66	0.00	(1.66)	8.20	0.00	(8.20)	0.00	(8.20)
4190.020 Bank Charges	0.00	4.17	4.17	0.00	29.17	29.17	50.00	50.00
4190.050 Payroll Processing Charges & Forms	0.00	0.00	0.00	70.21	0.00	(70.21)	0.00	(70.21)
4190.110 Temporary Help	87.82	41.67	(46.15)	262.08	291.67	29.59	500.00	237.92
4190.145 Forms and Publications	0.00	5.00	5.00	9.70	35.00	25.30	60.00	50.30
4190.201 Cell Phones	0.00	25.00	25.00	117.16	175.00	57.84	300.00	182.84
4190.210 Internet Expense	0.00	4.17	4.17	0.00	29.17	29.17	50.00	50.00
4190.220 Cable	47.84	66.67	18.83	334.84	466.67	131.83	800.00	465.16
4190.300 Postage & Meter	45.66	29.17	(16.49)	221.93	204.17	(17.76)	350.00	128.07
4190.600 Dues & Fees	0.35	25.00	24.65	72.64	175.00	102.36	300.00	227.36
4190.900 Other Sundry Expense	0.00	50.00	50.00	31.90	350.00	318.10	600.00	568.10
4190.910 Tenant Background Checks	6.50	41.67	35.17	35.67	291.67	256.00	500.00	464.33
4190.950 HR - Contract	0.00	0.00	0.00	8.75	0.00	(8.75)	0.00	(8.75)
4190.960 Community Outreach	0.00	41.67	41.67	12.58	291.67	279.09	500.00	487.42
4230.000 Contract - Other	0.00	125.00	125.00	118.47	875.00	756.53	1,500.00	1,381.53
TOTAL ADMINISTRATIVE EXPENSE	1,786.32	2,507.69	741.37	12,986.03	17,553.69	4,557.66	30,092.00	17,095.97
UTILITIES EXPENSE								
4310.000 Water	1,334.42	500.00	(834.42)	2,173.43	3,500.00	1,326.57	6,000.00	3,826.57
4320.000 Electricity	478.96	291.67	(187.29)	1,794.60	2,041.67	247.07	3,500.00	1,705.40
4330.000 Gas	197.96	291.67	93.71	954.87	2,041.67	1,086.80	3,500.00	2,545.13
TOTAL UTILITIES EXPENSE	2,011.34	1,083.34	(928.00)	4,922.90	7,583.34	2,660.44	13,000.00	8,077.10
OPERATION EXPENSE								
4410.000 Maintenance Salaries	1,156.20	1,113.42	(42.78)	8,095.79	7,793.92	(301.87)	13,361.00	5,265.21
4415.000 Maint. - Temp Help	0.00	50.00	50.00	0.00	350.00	350.00	600.00	600.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OPERATION EXPENSE								
4420.000 Maint. - Supplies (other)	409.91	166.67	(243.24)	2,282.12	1,166.67	(1,115.45)	2,000.00	(282.12)
4420.050 Maint. - Materials	404.39	166.67	(237.72)	740.45	1,166.67	426.22	2,000.00	1,259.55
4420.100 Maint. - Electrical	0.00	25.00	25.00	0.00	175.00	175.00	300.00	300.00
4420.200 Maint. - Plumbing	0.32	20.83	20.51	44.00	145.83	101.83	250.00	206.00
4420.300 Maint. - Cleaning Supplies	0.00	4.17	4.17	41.76	29.17	(12.59)	50.00	8.24
4420.400 Maint. - Auto	6.28	41.67	35.39	77.37	291.67	214.30	500.00	422.63
4420.410 Maint. - Fuel	12.74	29.17	16.43	84.90	204.17	119.27	350.00	265.10
4420.500 Maint. - Hardware	6.78	16.67	9.89	121.07	116.67	(4.40)	200.00	78.93
4420.510 Maint. - Keys & Locks	0.00	12.50	12.50	67.25	87.50	20.25	150.00	82.75
4420.600 Maint. - Paint	140.57	25.00	(115.57)	464.45	175.00	(289.45)	300.00	(164.45)
4420.700 Appliances & Dwelling Equip.	519.42	41.67	(477.75)	910.59	291.67	(618.92)	500.00	(410.59)
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	32.86	0.00	(32.86)	0.00	(32.86)
4430.010 Cont - Rubbish Removal	127.50	100.00	(27.50)	669.38	700.00	30.62	1,200.00	530.62
4430.020 Cont - HVAC	0.00	66.67	66.67	0.00	466.67	466.67	800.00	800.00
4430.050 Cont - Landscaping	0.00	216.67	216.67	689.49	1,516.67	827.18	2,600.00	1,910.51
4430.070 Cont - Electrical	0.00	0.00	0.00	689.87	0.00	(689.87)	0.00	(689.87)
4430.080 Cont - Plumbing	375.00	250.00	(125.00)	375.00	1,750.00	1,375.00	3,000.00	2,625.00
4430.090 Cont - Exterminator	0.00	83.33	83.33	0.00	583.33	583.33	1,000.00	1,000.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	1,166.67	1,166.67	2,000.00	2,000.00
4430.116 Cont - Uniforms	10.70	16.67	5.97	52.70	116.67	63.97	200.00	147.30
4430.120 Cont - Miscellaneous	2,478.45	291.67	(2,186.78)	5,829.63	2,041.67	(3,787.96)	3,500.00	(2,329.63)
4450.000 Benefits - Maint.	528.14	425.83	(102.31)	3,207.15	2,980.83	(226.32)	5,110.00	1,902.85
TOTAL OPERATION EXPENSE	6,176.40	3,330.95	(2,845.45)	24,475.83	23,316.45	(1,159.38)	39,971.00	15,495.17
GENERAL EXPENSE								
4480.000 Security	66.12	208.33	142.21	528.96	1,458.33	929.37	2,500.00	1,971.04
4480.100 Painesville Police Security	0.00	297.67	297.67	0.00	2,083.67	2,083.67	3,572.00	3,572.00
4510.000 Insurance	268.41	0.00	(268.41)	2,060.62	0.00	(2,060.62)	0.00	(2,060.62)
4516.000 Real Estate Assess.	572.77	70.83	(501.94)	572.77	495.83	(76.94)	850.00	277.23
4570.000 Collection Loss	1,874.00	208.33	(1,665.67)	1,874.00	1,458.33	(415.67)	2,500.00	626.00
TOTAL GENERAL EXPENSE	2,781.30	785.16	(1,996.14)	5,036.35	5,496.16	459.81	9,422.00	4,385.65
TOTAL EXPENSES	12,735.36	7,707.14	(5,028.22)	47,431.11	53,949.64	6,518.53	92,485.00	45,053.89
SURPLUS	(1,113.32)	2,459.53	3,572.85	30,829.74	17,217.03	(13,612.71)	29,515.00	(1,314.74)

Lake Metropolitan Housing Authority

Statement of Operations

ParkView Place - All Projects Period From January 2022 Period To January 2022 - All Tenants

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$2,060.00
Rent	\$11,475.00
Adj to Rent	\$75.00
Adj to Misc - Bad Debt	(\$1,874.00)
Adj to Late Rent	\$50.00
Payment Received	(\$10,532.00)
Payment Made	\$680.00
Repayment	\$15.00
AR Void	\$800.00
Ending Balance	<u>\$2,749.00</u>

Security Deposit AR Balances

Description	Amount
Beginning Balance	\$950.00
Payment Received	<u>(\$950.00)</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
Ending Balance	<u>\$0.00</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$950.00	\$12,840.00
Charged	\$0.00	
Collected	(\$950.00)	\$950.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$13,790.00</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	\$400.00
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>\$385.00</u>

Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 12/31/2021 Estimated 1/31/2022

UNRESTRICTED

Unrestricted - General

State / Local Funds: *These funds can be used for any legal business purpose* \$ 205,906 \$ 205,205
 ParkView Place - LMHA *These funds can be used for any legal business purpose* \$ 322,442 \$ 321,329
 REACH *These funds can be used for any approved non-profit business purpose* \$ 37,638 \$ 37,638

Unrestricted - Program

Multi-Family Reserves *These funds can be used for any Multi-Family related expenditure(?)* \$ 950,082 \$ 895,207
 Public Housing Admin: *These funds can be used for any Public Housing related expenditure* \$ 387,723 \$ 360,421
 HCV Admin: *These funds can be used for any Section 8 related expenditure* \$ 538,186 \$ 624,566

TOTAL UNRESTRICTED: \$ 2,441,977 \$ 2,444,366

RESTRICTED

Restricted - Program

Restricted Net Position (RNP): *Restricted to Housing Assistance Payment (HAP) expenditures* \$ 147,743 \$ 190,226
 Replacement Reserve *Restricted to capital improvement needs for the Multi-Family Program* \$ 1,258,108 \$ 1,270,575

Restricted - Other

FSS Escrow: *Account for Family Self Sufficiency (FSS) monies held in escrow* \$ 174,331 \$ 140,684
 Tenant Security Deposits*: *Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)* \$ 83,208 \$ 82,444

TOTAL RESTRICTED: \$ 1,663,390 \$ 1,683,929

Lake Metropolitan Housing Authority

Selected Statistics

Fiscal Year 2022 Payroll (through 3/3/2022 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	503,627	436,784	90,255	1,030,666
Budget \$	636,223	466,388	82,539	1,185,150
Variance \$	(132,596)	(29,604)	7,716	(154,484)
Variance %	-20.84%	-6.35%	9.35%	-13.03%
Payroll %	48.86%	42.38%	8.76%	
Budget %	53.68%	39.35%	6.96%	
Variance:	-4.82%	3.03%	1.79%	

Per Unit Leased Statistics - For Management Use Only

HCV Subsidy & Expense / Unit Leased										
<i>Fiscal Year 2022/Calendar Year 2022 - through December 2022</i>										
	Units Authorized	Units Leased	Lease Percent	Admin Subsidy	FSS Subsidy	Total Subsidy	Subsidy / Unit Leased	Program Expenses	Expenses / Unit Leased	P/L per Unit Leased
FY 2022 Avg:	1,505	1,249	82.98%	\$ 73,407	\$ -	\$ 73,407	\$ 58.79	\$ 70,072	\$ 56.12	\$ 2.67
CY 2022 Avg:	1,526	1,243	81.45%	\$ 84,131	\$ -	\$ 84,131	\$ 67.683829	\$ 73,217	\$ 58.903459	\$ 8.78

M/F Total Rent & Expense / Unit Leased						
<i>Fiscal Year 2022/Calendar Year 2022 - through December 2022</i>						
	Units Authorized	Units Leased	Occupancy	Rent Charged	Subsidy Received	Rent / Unit Leased
FY 2022 Avg:	240	213	88.69%	\$ 53,758	\$ 74,031	\$ 600.35
CY 2022 Avg:	240	205	85.42%	\$ 49,269	\$ 69,942	\$ 581.52
				Total Rent	Total Rent	Program Expenses
				\$ 127,789	\$ 119,211	\$ 117,074
				\$ 550.01	\$ 842.24	\$ 50.34
				\$ (260.72)		

Lake Metropolitan Housing Authority

Balance Sheet

January 2022

Program: State/Local Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	5.22	205,066.45
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(19,642.66)
TOTAL ASSETS	5.22	206,577.41
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	705.97	(138.33)
TOTAL LIABILITIES	705.97	(138.33)
SURPLUS		
2801.000 Net Investment in Capital Assets	0.00	1,510.96
2806.000 Unrestricted Net Position	0.00	196,906.83
2806.000 Unrestricted Net Position (Current Year)	(700.75)	8,297.95
TOTAL SURPLUS	(700.75)	206,715.74
TOTAL LIABILITIES AND SURPLUS	5.22	206,577.41
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Seven Months Ending 01/31/2022
Program: State/Local Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3300.100 State/Local Funds - Interest	5.22	0.00	5.22	35.81	0.00	35.81	0.00	35.81
3690.010 Other Income - Vending	0.00	0.00	0.00	13,905.00	0.00	13,905.00	0.00	13,905.00
TOTAL INCOME	5.22	0.00	5.22	13,940.81	0.00	13,940.81	0.00	13,940.81
EXPENSES								
4220.100 Vending Supplies	486.15	0.00	(486.15)	2,357.39	0.00	(2,357.39)	0.00	(2,357.39)
4420.700 Appliances & Equipment	0.00	0.00	0.00	1,289.00	0.00	(1,289.00)	0.00	(1,289.00)
4430.000 Contract - Maint	0.00	0.00	0.00	1,776.28	0.00	(1,776.28)	0.00	(1,776.28)
9500.000 Non-Federal Expense	219.82	0.00	(219.82)	220.19	0.00	(220.19)	0.00	(220.19)
TOTAL EXPENSES	705.97	0.00	(705.97)	5,642.86	0.00	(5,642.86)	0.00	(5,642.86)
SURPLUS	(700.75)	0.00	(700.75)	8,297.95	0.00	8,297.95	0.00	8,297.95

LMHA CASH and INVESTMENT REPORT AS OF January 31, 2022

NAME OF BANK	ACCOUNT NUMBER	ACCOUNT RATE	PURCHASE OR ROLLOVER DATE	MATURITY DATE	BEGINNING		NET INVESTMENT		ENDING PRINCIPAL BALANCE 1/31/2022	NOTES
					PRINCIPAL BALANCE 12/31/2021	Sales / Transfers	INCOME AND/OR VALUE CHANGE	PRINCIPAL BALANCE 1/31/2022		

PUBLIC HOUSING:

GRAND TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
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BANK ACCOUNT BALANCES AS OF 12/31/2021

Account Name	Account #	12/31/2021	1/31/2022	Percent Change	Dollar Difference
Multi-Family General	324	1,108,325.28	1,002,440.53	-9.55%	(105,884.75)
Multi-Family Rep Reserve	990	1,258,108.20	1,270,574.91	0.99%	12,466.71
Multi-Family Security Deposits	714	62,665.70	62,648.24	-0.03%	(17.46)
Public Housing General	437	460,255.83	432,560.47	-6.02%	(27,695.36)
Section 8 Lake Rental	479	1,016,750.25	1,084,923.81	6.71%	68,173.56
Section 8	440	404,971.92	408,844.79	0.96%	3,872.87
FSS Account	9630	174,330.71	140,683.67	-19.30%	(33,647.04)
LMHA - Parkview (Erie)	6485	324,405.97	324,428.01	0.01%	22.04
State/Local (Erie)	6525	205,061.23	205,066.45	0.00%	5.22
REACH (Chase)	6869	37,742.83	37,742.83	0.00%	-
		\$ 5,052,617.92	\$ 4,969,913.71	-1.64%	\$ (82,704.21)

TOTAL CASH & INVESTMENTS:

TOTAL CASH & INVESTMENTS	\$ 5,052,617.92	\$ 4,969,913.71	\$ (82,704.21)	Monthly Change
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LAKE METROPOLITAN HOUSING AUTHORITY
 MULTI-FAMILY
 189 1ST ST
 PAINESVILLE OH 44077-3111

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Huntington Public Funds Analyzed Checking

Account: -----5324

Statement Activity From:		Beginning Balance	\$1,108,325.28
01/01/22 to 01/31/22		Credits (+)	231,254.84
		Regular Deposits	19,951.00
		Lock Box Deposits	10,542.00
		Electronic Deposits	200,761.84
Days in Statement Period	31	Debits (-)	337,139.59
Average Ledger Balance*	1,018,679.65	Regular Checks Paid	234,271.47
Average Collected Balance*	1,017,329.62	Electronic Withdrawals	102,271.55
		Return Deposited Items	138.00
		Service Charges	458.57
		Ending Balance	\$1,002,440.53

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

Deposits (+)

Account:-----5324

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
01/03	1,326.00	75682	Lockbox	01/19	550.00	75682	Lockbox
01/04	2,128.00	75682	Lockbox	01/24	5,483.00	152898537	Brch/ATM
01/05	2,369.00	75682	Lockbox	01/27	366.00	75682	Lockbox
01/06	1,080.00	75682	Lockbox	01/28	418.00	75682	Lockbox
01/10	737.00	75682	Lockbox	01/28	163.00	75682	Lockbox
01/11	227.00	75682	Lockbox	01/31	4,238.00	152898536	Brch/ATM
01/12	10,230.00	171663794	Brch/ATM	01/31	593.00	75682	Lockbox
01/18	585.00	75682	Lockbox				

Other Credits (+)

Account:-----5324

Date	Amount	Description
01/03	69,942.00	HUD TREAS 310 MISC PAY 010322 XXXXX3875860103RMT*VV*XXXXX1010900*****HUD Section 8 /CA OH12RD00008\
01/06	34,845.00	ACH SETTLEMENT OFFSET 220106 -SETT-HNB HVACH
01/11	234.00	ACH SETTLEMENT OFFSET 220111 -SETT-HNB HVACH
01/12	25.00	ACH SETTLEMENT OFFSET 220112 -SETT-HNB HVACH
01/26	61,754.01	BUS ONL TFR FRM CHECKING 012622 XXXXXX8479
01/26	33,961.83	BUS ONL TFR FRM CHECKING 012622 XXXXXX8437

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 LMHA REPLACEMENT RESERVE ESCROW
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Huntington PublicFund Business Interest Checking **Account: -----7990**

Statement Activity From: 01/01/22 to 01/31/22 Days in Statement Period 31 Average Ledger Balance* 1,260,519.03 Average Collected Balance* 1,260,519.03 * The above balances correspond to the service charge cycle for this account.	Beginning Balance \$1,258,108.20 Credits (+) 12,466.71 Electronic Deposits 12,456.00 Interest Eamed 10.71 Total Service Charges (-) 0.00 Ending Balance \$1,270,574.91
--	---

Average Percentage Yield Earned this period 0.010%
 Interest paid last year \$118.90

Other Credits (+) **Account:-----7990**

Date	Amount	Description
01/26	12,456.00	BUS ONL TFR FRM CHECKING 012622 XXXXXXX5324
01/31	10.71	INTEREST PAYMENT

Service Charge Summary **Account:-----7990**

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

Balance Activity **Account:-----7990**

Date	Balance	Date	Balance	Date	Balance
12/31	1,258,108.20	01/26	1,270,564.20	01/31	1,270,574.91

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

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Huntington PublicFund Business Interest Checking Account: -----3714

Statement Activity From:		Beginning Balance	\$62,665.70
01/01/22 to 01/31/22		Credits (+)	0.54
		Interest Eamed	0.54
Days in Statement Period	31	Total Service Charges (-)	18.00
		Ending Balance	\$62,648.24
Average Ledger Balance*	62,657.57		
Average Collected Balance*	62,657.57		

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

Average Percentage Yield Eamed this period 0.010%
 Interest paid last year \$6.27

Other Credits (+) Account:-----3714

Date	Amount	Description
01/31	0.54	INTEREST PAYMENT

Service Charge Detail Account:-----3714

Date	Service Charge (-)	Waives and Discounts (+)	Description
01/18	3.00		STATEMENT CHARGE
01/18	15.00		BUSINESS ONLINE SERVICE FEES

Service Charge Summary Account:-----3714

Previous Month Service Charges (-)	\$18.00
Total Service Charges (-)	\$18.00

Balance Activity Account:-----3714

Date	Balance	Date	Balance	Date	Balance
12/31	62,665.70	01/18	62,647.70	01/31	62,648.24

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 GENERAL ACCOUNT
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Huntington Public Funds Analyzed Checking

Account: -----8437

Statement Activity From: 01/01/22 to 01/31/22		Beginning Balance	\$460,255.83
Days in Statement Period		Credits (+)	8,420.00
Average Ledger Balance*		Regular Deposits	1,891.00
Average Collected Balance*		Electronic Deposits	6,529.00
* The above balances correspond to the service charge cycle for this account.		Debits (-)	36,115.36
		Regular Checks Paid	1,255.00
		Electronic Withdrawals	34,761.83
		Service Charges	98.53
		Ending Balance	\$432,560.47

Deposits (+)

Account:-----8437

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
01/12	1,891.00	171663793	Brch/ATM				

Other Credits (+)

Account:-----8437

Date	Amount	Description
01/04	1,600.00	ACH SETTLEMENT OFFSET 220104 -SETT-HNB HVACH
01/05	3,954.00	HUD TREAS 310 MISC PAY 010522 XXXXX3875860103 RMT*VV*XXXXX395487*****HUD Operating Fund OH02500000122D\
01/06	975.00	ACH SETTLEMENT OFFSET 220106 -SETT-HNB HVACH

Checks (-)

Account:-----8437

Date	Amount	Check #	Date	Amount	Check #
01/11	680.00	43941	01/19	512.00	43943
01/13	63.00	43942			

(*) 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.

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 LAKE RENTAL ACCOUNT
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Huntington Public Funds Analyzed Checking

Account: -----8479

Statement Activity From:		Beginning Balance	\$1,016,750.25
01/01/22 to 01/31/22		Credits (+)	862,216.00
		Electronic Deposits	862,216.00
Days in Statement Period	31	Debits (-)	794,042.44
		Regular Checks Paid	21,432.88
Average Ledger Balance*	1,184,210.24	Electronic Withdrawals	772,609.56
Average Collected Balance*	1,184,210.24	Ending Balance	\$1,084,923.81

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

Other Credits (+)

Account:-----8479

Date	Amount	Description
01/03	752,048.00	86 TREAS 310 MISC PAY 010322 XXXXX3875860103
01/03	84,131.00	86 TREAS 310 MISC PAY 010322 XXXXX3875860103
01/03	8,578.00	86 TREAS 310 MISC PAY 010322 XXXXX3875860103
01/03	3,026.00	86 TREAS 310 MISC PAY 010322 XXXXX3875860103
01/03	3,026.00	86 TREAS 310 MISC PAY 010322 XXXXX3875860103
01/03	3,026.00	86 TREAS 310 MISC PAY 010322 XXXXX3875860103
01/03	784.00	86 TREAS 310 MISC PAY 010322 XXXXX3875860103
01/04	3,026.00	86 TREAS 310 MISC PAY 010422 XXXXX3875860103
01/06	397.00	ACH SETTLEMENT RETURNS 220106 -SETT-SYS88RETS
01/14	4,174.00	86 TREAS 310 MISC PAY 011422 XXXXX3875860103

Checks (-)

Account:-----8479

Date	Amount	Check #	Date	Amount	Check #
01/13	973.00	185097	01/24	33.00	185292*
01/13	973.00	185214*	01/11	6.00	185293
01/10	11.00	185226*	01/24	25.00	185302*
01/03	86.00	185236*	01/10	38.00	185315*
01/24	7.00	185257*	01/11	1,400.25	185316
01/19	45.00	185270*	01/18	4,833.46	185317
01/10	14.00	185271	01/10	1,642.34	185318
01/04	10.00	185272	01/12	1,468.35	185319

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



LAKE METROPOLITAN HOUSING AUTHORITY
 SECTION 8 ACCOUNT
 189 1ST ST
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Huntington Public Funds Analyzed Checking

Account: -----8440

Statement Activity From: 01/01/22 to 01/31/22		Beginning Balance	\$404,971.92
		Credits (+)	3,872.87
		Regular Deposits	3,872.87
Days in Statement Period 31		Ending Balance	\$408,844.79
Average Ledger Balance*	406,240.85		
Average Collected Balance*	406,071.72		

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

Deposits (+)

Account:-----8440

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
01/12	1,446.71	171195206	Brch/ATM	01/31	1,286.66	152898539	Brch/ATM
01/24	1,139.50	152898538	Brch/ATM				

Balance Activity

Account:-----8440

Date	Balance	Date	Balance	Date	Balance
12/31	404,971.92	01/24	407,558.13		
01/12	406,418.63	01/31	408,844.79		

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 SECTION 8 FFS ESCROW ACCOUNT
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Huntington Public Funds Hybrid Checking

Account: -----9630

Statement Activity From: 01/01/22 to 01/31/22		Beginning Balance	\$174,330.71
Days in Statement Period 31		Credits (+)	3,713.44
Average Ledger Balance* 165,766.31		Electronic Deposits	3,712.00
Average Collected Balance* 165,766.31		Interest Earned	1.44
* The above balances correspond to the service charge cycle for this account.		Debits (-)	37,360.48
		Regular Checks Paid	37,360.48
		Ending Balance	\$140,683.67

Interest paid last year \$62.31

Other Credits (+)

Account:-----9630

Date	Amount	Description
01/18	1.44	INTEREST PAYMENT
01/26	3,712.00	BUS ONL TFR FRM CHECKING 012622 XXXXXXX8479

Checks (-)

Account:-----9630

Date	Amount	Check #	Date	Amount	Check #
01/11	12,521.32	1165	01/31	24,839.16	1166

(*) 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:-----9630

Date	Balance	Date	Balance	Date	Balance
12/31	174,330.71	01/18	161,810.83	01/31	140,683.67
01/11	161,809.39	01/26	165,522.83		

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Account Number: [REDACTED]
Statement Date: Jan 01, 2022 thru Jan 31, 2022

P.O. Box 42, Clearfield, PA 16830

006346



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$324,428.01

Tiered Interest Savings - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$324,405.97
Jan 31	Credit Interest		22.04	324,428.01
	ENDING BALANCE			\$324,428.01

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
324,405.97	324,405.97	Jan 01, 2022 - Jan 31, 2022	31	22.04	0.08%	22.04

Interest Rate Summary

Date	Rate%	Date	Rate%	Date	Rate%	Date	Rate%
Jun 16	0.08%						

Overdraft/Returned Item Fees

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

Account Summary

Previous Date	Beginning Balance	Deposits	Interest Paid	Withdrawals	Fees	Ending Balance
Jan 01, 2022	324,405.97	0.00	22.04	0.00	0.00	324,428.01

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Member FDIC

P.O. Box 42, Clearfield, PA 16830

Account Number: [REDACTED]
Statement Date: Jan 01, 2022 thru Jan 31, 2022

013384



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

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$205,066.45

Interest Checking - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$205,061.23
Jan 31	Total Interest Paid		5.22	
	ENDING BALANCE			\$205,066.45

LAKE METROPOLITAN
HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Jan 31	Credit Interest	5.22

Balance Summary

Date	Balance	Date	Balance
Jan 01	205,061.23	Jan 31	205,066.45

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
205,061.23	205,061.23	Jan 01, 2022 - Jan 31, 2022	31	5.22	0.03%	5.22

Interest Rate Summary

Date	Rate%	Date	Rate%
Jun 16	0.03%		

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

January 01, 2022 through January 31, 2022

Account Number [REDACTED]

00023161 1 AV 00.426



00023161 DRE 001 142 03222 NNNNNNNNNNN T 1 000000000 67 000054 P2850

REGIONAL ECONOMICALLY AFFORDABLE
 COMMUNITY HOUSING
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CUSTOMER SERVICE INFORMATION

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



031600108370023161000100000000

CHECKING SUMMARY

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, thanks to your qualifying actions, we waived the \$15.00 monthly service fee for this statement period.

Here's how your activity can help you avoid the \$15.00 monthly service fee: the fee is waived if any of the following is achieved over the statement period:

- Minimum Daily Balance¹ of \$2,000.00 or more 12/01/2021 – 12/31/2021
- Spend at least \$2,000.00 in purchases using your Chase Ink[®] Business Card(s)²
- Accept deposits of \$2,000.00 or more into your Chase Business Complete Checking account through QuickAcceptSM or other Chase Merchant Services at least one day prior to the last day³ of your checking account statement period 12/01/2021 – 12/31/2021

Here's a summary of your activity period:

- Minimum Daily Balance¹: \$37,742.83
- Chase Ink[®] Business Card(s)² purchases: \$0.00
- QuickAccept and Chase Merchant Services deposits into your account: \$0.00

1. Minimum Daily Balance must be maintained as of the beginning of the day for each day of the statement cycle.
 2. Based on aggregated spending (minus returns or refunds) where the Chase Ink[®] Business Card(s) share a business entity legal name with the Chase Business Complete Checking account, using each of their most recently completed monthly card billing period(s).
 3. The cutoff time on this business day is 7 a.m. Eastern Time. For example, if your monthly bank account cycle ends on November 30 the cutoff for QuickAccept or other Chase Merchant Services account(s) deposits into your Chase Business Complete Checking account is 7 a.m. Eastern Time on November 29.

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: January 2022, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

Bank: Huntington - RAD, Bank Account: [REDACTED] GL Account: 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>
4361	01/25/2022	No	VD	Home Depot Credit Services	Check Lost/Never Received - Void a	Yes	(\$1,799.52)
4463	01/26/2022	No	VD	Eric Martin	Payment Returned	Yes	(\$224.50)
4464	01/26/2022	No	VD	George Phillips	Payment Returned	Yes	(\$248.00)
4479	01/05/2022	No	CHK	A-Team Property Maintenance	10/2-11/8/2021 Mowing	Yes	\$1,805.00
4480	01/05/2022	No	CHK	Joseph P. Lombard Sr.	S. Warren Security Deposit (1526 E.	Yes	\$1,172.00
4481	01/05/2022	No	CHK	Joughin & Company Hardware	December 2021 Statement	Yes	\$411.12
4482	01/05/2022	No	CHK	Lake County Board of Commissio	FY2021 PILOT	Yes	\$7,056.90
4483	01/05/2022	No	CHK	Mary Ann Racz	December 2021 Resident Incentive	Yes	\$150.00
4484	01/05/2022	No	CHK	META Solutions	January 2022 Telephone	Yes	\$377.00
4485	01/05/2022	No	CHK	Sharnell Watkins	Security Deposit (Section 18 disposit	Yes	\$1,211.00
4486	01/06/2022	No	CHK	Dominion Energy Ohio	Admin 11/15-12/17/2021 Gas	Yes	\$1,185.08
4487	01/06/2022	No	CHK	Great Lakes Record Center	December 2021 Shredding	Yes	\$50.30
4488	01/06/2022	No	CHK	James G. Zupka, CPA, Inc	11/1-12/13/2021 Audit Costs	Yes	\$2,860.00
4489	01/06/2022	No	CHK	ONLINE Information Services, Inc	HR Background	Yes	\$20.50
4490	01/06/2022	No	CHK	Staples Business Credit	Office Supplies	Yes	\$360.54
4491	01/06/2022	No	CHK	The Illuminating Company	PvP A5 12/11-12/28/2021 Electric	Yes	\$18.62
4492	01/06/2022	No	CHK	T-Mobile	11/21-12/20/2021 Cell Phones	Yes	\$399.35
4493	01/06/2022	No	CHK	Treasurer of State of Ohio	IPA Quality Review 24A29LAKE-FI1	Yes	\$246.00
4494	01/06/2022	No	CHK	Vector Security	January 2021 Alarm Monitoring	Yes	\$468.92
4498	01/12/2022	No	CHK	Blueknight Carpet & Maintenance	517 Homeworth Floor Cleaning	Yes	\$805.00
4499	01/12/2022	No	CHK	BNK Heating and Cooling LLC	563 Shelby HVAC	Yes	\$129.00
4500	01/12/2022	No	CHK	Campbell Plumbing	JT 315-317 Plumbing	Yes	\$260.00
4501	01/12/2022	No	CHK	Charler Communications	1/5-2/4/2022 Internet	Yes	\$515.00
4502	01/12/2022	No	CHK	Cintas	Maint Uniforms	Yes	\$36.08
4503	01/12/2022	No	CHK	CSC Service Works	Laundry Cards	Yes	\$122.59
4504	01/12/2022	No	CHK	Elite Painting and Pressure Washi	JT #515 Paint	Yes	\$525.00
4505	01/12/2022	No	CHK	General Pest Control Co.	584 Sanders Treatment	Yes	\$670.00
4506	01/12/2022	No	CHK	GPD Group	11/27-12/31/2021 JT Precast Sealan	Yes	\$2,476.95
4507	01/12/2022	No	CHK	Griffin Technology Group	Office Computer Repair	Yes	\$48.10
4508	01/12/2022	No	CHK	HD Supply Facilities Maintenance	Refrigerator	Yes	\$677.51
4509	01/12/2022	No	CHK	Huntington National Bank	December 2021 Statement	Yes	\$1,855.75
4510	01/12/2022	No	CHK	Lake - OMJ Center	October - December 2021 OMJ Res	Yes	\$251.36
4511	01/12/2022	No	CHK	Lake Health	Admin Background	Yes	\$41.00
4512	01/12/2022	No	CHK	Lowe's	December 2021 Statement	Yes	\$46.50
4513	01/12/2022	No	CHK	Major Waste Disposal Services In	December 2021 Waste Disposal	Yes	\$1,365.00
4514	01/12/2022	No	CHK	NAPA Auto Parts/Painesville	JT Roof Fans	Yes	\$63.96
4515	01/12/2022	No	CHK	NFP Corporate Services (OH) Inc.	January 2022 Health Insurance	Yes	\$240.00
4516	01/12/2022	No	CHK	OHAC	CY2022 OHAC Membership	Yes	\$1,090.00
4517	01/12/2022	No	CHK	ONLINE Information Services, Inc	PvP Background Checks	Yes	\$446.00
4518	01/12/2022	No	CHK	The Reserves Network	Admin Temp Help Week 1/2/2022	Yes	\$249.94
4519	01/12/2022	No	CHK	V&V Youngstown	Maint. Supplies	Yes	\$15.18
4520	01/20/2022	No	CHK	Coit Cleaning	Down Payment for PvP Carpet Clea	Yes	\$926.25
4521	01/25/2022	No	CHK	AT&T	12/14-1/13/2022 Telephone	No	\$714.96
4522	01/25/2022	No	CHK	Avenue Auto Clinic	'11 Ford Fusion Maintenance	Yes	\$110.84
4523	01/25/2022	No	CHK	Blueknight Carpet & Maintenance	B14 Carpet/Unit Cleaning	No	\$1,150.00
4524	01/25/2022	No	CHK	Brentwood Apartment Properties	Security Deposit - K. Moore (1048 B	No	\$495.00
4525	01/25/2022	No	CHK	Campbell Plumbing	PvP Plumbing - Main Shutoff Valves	No	\$1,000.00

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

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

Bank: **Huntington - RAD, Bank Account:** [REDACTED] **GL Account: 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>
4526	01/25/2022	No	CHK	Charter Communications	1/14-2/13/2022 Admin Cable	No	\$191.06
4527	01/25/2022	No	CHK	Cintas	Maint. Uniforms	No	\$1,789.58
4528	01/25/2022	No	CHK	City Of Painesville Utilities Office	JT 11/29-12/23/2021 Electric & Wat	No	\$19,318.28
4529	01/25/2022	No	CHK	Com-One Sound	JT #406 Intercom	No	\$140.00
4530	01/25/2022	No	CHK	CSC Service Works	Laundry Cards	No	\$92.99
4531	01/25/2022	No	CHK	DiCaudo, Pitchford & Yoder	December '21 Legal Fees	No	\$1,015.50
4532	01/25/2022	No	CHK	Dominion Energy Ohio	553 Sand 12/17/21-1/19/22 Gas	No	\$706.58
4533	01/25/2022	No	CHK	Du & Associates, Inc.	12/1-12/31/2021 - Choice Mobility Q	No	\$1,275.00
4534	01/25/2022	No	CHK	Eric Johnson	Security Deposit - S. Berry (121 Che	No	\$1,132.00
4535	01/25/2022	No	CHK	Guardian	February 2022 Dental, Life AD&D	No	\$2,167.21
4536	01/25/2022	No	CHK	Home Depot Credit Services	October 2021 Statement	Yes	\$2,889.22
4537	01/25/2022	No	CHK	James Martin Contractor Services	P.O.# 10042022 - 565 Shelby Resto	Yes	\$15,440.00
4538	01/25/2022	No	CHK	KONE	January 2022 Elevator Contract	Yes	\$848.64
4539	01/25/2022	No	CHK	L.C.D.U.	PvP A 9/22-12/22/2021 Water	No	\$3,551.78
4540	01/25/2022	No	CHK	Lake County Board of Commissio	January 2022 Health Insurance	No	\$19,697.84
4541	01/25/2022	No	CHK	Market Vision Partners, LLC	December 2021 Rentellect	No	\$375.00
4542	01/25/2022	No	CHK	Mentor Glass Supply & Repair Co	WS Glass Replacement	No	\$660.00
4543	01/25/2022	No	CHK	NAPA Auto Parts/Painesville	Maint. Auto	No	\$14.97
4544	01/25/2022	No	CHK	New Oak Hill Village LLC	Security Deposit - S. Lutz (38492 Oa	No	\$1.00
4545	01/25/2022	No	CHK	Pitney Bowes Purchase Power	December 2021 Postage Refill	No	\$1,520.99
4546	01/25/2022	No	CHK	Precision Compaction Services, L	WS Compactor Maintenance	No	\$343.79
4547	01/25/2022	No	CHK	Professional Answering Service L	12/16-1/12/2022 Answering Service	Yes	\$146.25
4548	01/25/2022	No	CHK	Sam's Club/Synchrony Bank	December 2021 Statement	No	\$203.28
4549	01/25/2022	No	CHK	Seacrist Maintenance, Inc.	January 2022 Cleaning Contract	Yes	\$400.00
4550	01/25/2022	No	CHK	Sherwin-Williams	Maint Paint	No	\$4,673.64
4551	01/25/2022	No	CHK	Steve Cook	Reimbursement - Camera System fo	Yes	\$375.35
4552	01/25/2022	No	CHK	Susan Andrews-Ricco	Moving Expenses (from PvP 7B)	No	\$1,150.00
4553	01/25/2022	No	CHK	The Illuminating Company	PvP B13 12/11/21-1/12/22 Electric	Yes	\$516.40
4554	01/25/2022	No	CHK	The Reserves Network	Week Ending 1/9/2022 Admin Temp	Yes	\$930.00
4555	01/25/2022	No	CHK	V&V Youngstown	Maint. Supplies	No	\$19.17
4556	01/25/2022	No	CHK	Xerox Financial Services	1/25-2/24/2021 Copier Lease	No	\$1,351.00
Cleared: 51							\$50,033.18
Uncleared: 27							\$64,750.62
Total Payments: 78							\$114,783.80

**Lake Metropolitan Housing Authority
Vendor Accounting Cash Payment/Receipt Register**

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

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

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
RAD - PBRA - RAD - PBRA	\$114,783.80	\$0.00
Total:	\$114,783.80	\$0.00

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

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Void Payment (VD)	3	(\$2,272.02)
Check (CHK)	75	\$117,055.82
Total:	78	\$114,783.80

End of Report