



NOTICE OF MEETING

The Regular Board Meeting of the Lake Metropolitan Housing Authority will be held at
6:00 p.m. on Wednesday, April 13, 2022
For instructions to connect to the meeting, please contact
ddilisio@lakemetrohousing.org or 440-354-3347 x33.

REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Minutes – March 9, 2022
4. CEO Report
5. April Finance Report and Bills (February Financials)
6. Resolution(s)
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 housing opportunities for the residents of Lake County. We support and encourage residents to attain self-sufficiency while maintaining a customer-centered focus.



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

**REGULAR MEETING OF THE
LAKE METROPOLITAN HOUSING AUTHORITY
March 9, 2022
*ONLINE – via Microsoft Team
6:00 P.M.**

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

The meeting was called to order by Chairperson Jeffrey Mackey at 6:07 p.m.

PRESENT

Cynthia Brooks
Vice-Chair Charles Stennis
Gregory Schmidt
Kathryn Popp
George Phillips
Julius Williams
Chairperson Jeffrey Mackey

ALSO PRESENT

Eric Martin, Executive Director
Marshal Pitchford, Attorney
Kathryn Vadas, Attorney

CHAIRPERSON'S COMMENTS:

Chairperson Jeffrey Mackey began the meeting promptly by requesting a roll call and the approval of the February 2022 meeting minutes.

MEETING MINUTES:

February 9, 2022, regular Board Meeting Minutes. The meeting minutes were accepted by unanimous acclamation.

BOARD MEMBER:

An Oath of Office was administered to Jeffrey Mackey for reappointment as Board Chairperson of the Lake Metropolitan Housing Authority, for a one-year term expiring December 31, 2022.

AGENDA AMENDMENT:

Attorney Marshal Pitchford made a motion to amend the agenda to enter Executive Session. The motion was seconded by Cynthia Brooks and approved by roll call with 7 ayes from Cynthia Brooks, Vice-Chair Charles Stennis Jr, Gregory Schmidt, Kathryn Popp, George Phillips, Julius Williams, and Chairperson Jeffrey Mackey.

A motion was made by Vice-Chair Charles Stennis to end Executive Session and seconded by Cynthia Brooks. The motion was approved by unanimous acclamation.

CEO REPORT:

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

- Lake Metropolitan Housing Authority has submitted to HUD a continuation of COVID-19 related waiver requests which include waiving the mandate of SEMAP, increasing the payment standard during the HAP contract, voucher term extensions, and increasing the payment standard from 100 percent to 115 percent of FMR.
- Eric noted that the HCV lease-up numbers have increased over the previous month.
- Efforts are underway to prepare vacant Public Housing units at Parkview Place for lease-up once all units are converted to Market Rate properties. Public Housing reserve dollars will be used to cover the expenses.
- Eric mentioned that although increased expenses in the Multi-Family properties will continue over the next month as units are being brought online and necessary projects are underway, the agency will now focus more on leasing up available units.
- Staff recruiting efforts have picked up over the past month as noted in the hiring of the executive assistant. Eric expects that other key positions will get filled over the next 30 to 60 days.
- Eric highlighted that the Jackson Tower bid packet is expected to be completed and posted and publicly solicited by March 15th.
- Eric gave an update on the security camera project. GiffinTek is testing a hopeful solution at Jackson Towers. Thus far, all indications point to having security cameras back up and online very soon.

FEBRUARY FINANCE REPORT:

A motion was made by Charles Stennis and seconded by Julius Williams to approve the February financials. The February financials were approved by roll call with 6 ayes from Cynthia Brooks, Vice-Chairperson Charles Stennis Jr., Gregory Schmidt, Kathryn Popp, Julius Williams, and Chairperson Jeffrey Mackey.

OTHER UPDATES & COMMENTS:

Board Chairperson Jeffrey Mackey commented on the resurgence of COVID-19 and encouraged everyone to take the necessary precautions to stay healthy.

RESOLUTIONS:

None were brought forth.

ADJOURNMENT:

A motion was made by Cynthia Brooks to adjourn the meeting. The meeting adjourned at 7:13 p.m.

Respectfully submitted,

Eric P Martin
Executive Director



Meeting of The Board of Commissioners CEO Report March 2022

Housing Choice Voucher:

HUD has approved our 2022 waiver request, which includes the following:

- Extending the moratorium on SEMAP Scoring,
- Increase the payment standard during the HAP contract,
- Voucher term extension flexibility,
- Increasing the current payment standard from 100 percent to 115 percent of FMR.

We will now be able to offer more housing assistance to our HCV applicants and tenants while improving our budget utilization. The new 115 percent FMR will be effective June 1 and applied at all interims and annual adjustments occurring after June 1, 2022.

Our lease-ups dropped by 8 in March. We will be pulling 100 more applicants from the waiting list in April. With only one employee dedicated to intake, we are only able to pull 100 applicants at a time. Unfortunately, this has not been enough to sustain consistent growth in our program lease-ups. It is becoming increasingly clear that additional help is needed to pull a much larger volume of applicants.

Public Housing/Multi-Family Program/Market Rate:

We are continuing our efforts in turning vacant units at Parkview Place into rentable units. As discussed previously, our goal is to utilize our Public Housing reserve dollars to fund needed repairs and upgrades to the empty units prior to conversion.

In Multi-Family, we are refocusing our efforts on leasing up available units now that we have made decent progress in completing unit turns. We fully expect a steady increase in rental revenue over the final quarter of FY 2022 and well into FY 2023.



Staffing:

We are happy to announce that our long-awaited Multi-Family Specialist and FSS Coordinator are both onboard and in the building. We are now actively recruiting HCV Specialists to help bolster our front-end efforts to get more vouchers on the street and increase our lease-ups.

In other good news, we have completed the buildout of our first satellite office at Washington Square. Tenants living in the building now have an onsite Multifamily Specialist and will no longer need to travel to the Administration building for appointments.

Section 18 Disposition:

Currently, there are 6 residents who are still looking to relocate. We have reached out to our Relocation Coordinator to develop a targeted strategy for the remaining Public Housing residents. The hope is to intensify our efforts and better identify and remove any unique barriers preventing relocation.

Jackson Towers:

We held a preproposal conference for our Jackson Towers façade project on March 30th which went extremely well. However, during the walkthrough, our architectural consultants advised that we get another opinion on the structural integrity of the building and concrete panels. We have suspended the bid and are hoping to have a final opinion from the structural engineer sometime this week. If the structure of the building and the concrete panels are sound, we will re-bid the project to include both sealant replacement and weatherproofing of the concrete panels.

Security Cameras:

GriffinTek has confirmed that they will be able to restore camera surveillance at all locations. We met with John Griffin this past week to discuss equipment and additional internet requirements at Woodlawn and Washington Square. John has indicated that he expects to have us completely back online sometime in May. This will not only include



Jackson Towers, Washington Square, and Woodlawn; but also working cameras at the Administration Building and the surrounding parking lots.

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



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Housing Choice Voucher Program

Month Ending March 2022

Leased Action	Jan-22	Feb-22	Mar-22						
Monthly Budget Authority	\$794,693	\$794,693	\$794,693						
Units under lease <i>(1st of month)</i> + HO	1238	1237	1229		Updated the entire quarter				
VASH vouchers leased up (26)	16	16	16						
FUP vouchers leased up (25)	18	19	19						
Mainstream vouchers leased up (26)	22	23	23						
Utilization <i>(baseline 1534 eff. 1/01/22)</i>	81%	81%	80%						
Total HAP paid <i>(UA's, ports & HO)</i>	\$725,814	\$743,668	\$733,908						
Total incoming HAP	\$764,152	\$768,507	\$766,210						
Monthly utilization of budget	91%	94%	92%						
HCV Error Analysis Report	Jan-22	Feb-22	Mar-22						
Audit Error rate									
# of files audited									
# of files with errors per QC audit									
Informal Hearing/Terminations	Jan-22	Feb-22	Mar-22						
Informal Hearings conducted	1	4	2						
Informal Reviews conducted	1	1	1						
End of Participations <i>(EOP's)</i>	6	11	13	EOP report attached explaining most recent					
Leasing Activity	Jan-22	Feb-22	Mar-22						
# of New Admissions	20	11	3		Updated the entire quarter				
# of Moves	4	1	1						
# of Port-Ins	0	0	0						
# of Port-Outs	1	2	0						
# of Vouchers issued	14	20	35	21 vouchers were new HCV, all others were current tenants					
# of Vouchers on the street	74	49	48	7 vouchers pending inspections	Next 100 pull scheduled for 4/11/22				
Vouchers Expired	9	23	12	4 vouchers pending executed HAP 7 Vouchers pending signed leases	Includes 2 moving vouchers				
FSS/Homeownership	Jan-22	Feb-22	Mar-22						
Active FSS participants	31	28	25						
Current Homeowners	3	3	3						
Wait List Activity	Jan-22	Feb-22	Mar-22						
Number of Applicants on WL	1241	1229	1160	2021 HCV as of 4/4/22	5 Voucher appts scheduled to Issue this week				
# of applicants pulled from Wait List	0	100	0						
Initial Briefing Meetings	0	28	0						
2nd & Final Chance	0	72	9						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Jan-22	20	45	16	3	2	6	11	7	110
Feb-22	103	87	12	1		6	2	2	213
Mar-22	155	135	11	4	2	3	4	4	318
Report Completed by: Theresa Lee									



Multifamily/Public Housing Programs

Month Ending March 2022

Occupancy Rate	Jan-22	Feb-22	Mar-22		
Percentage leased as of 03/31/2022	80%	77%	77%		
# of vacancies (264 total MF & PH units) as of 03/31/2022	51	60	61	Current month - 18 of these are	
T.A.R. (Tenant Account Receivables)	Jan-22	Feb-22	Mar-22		
Current Rent Roll	\$55,587	\$56,361	\$53,384		
Rent Collected	\$49,908	\$47,767	\$47,506		
Percentage Collected	90%	85%	89%		
PH Error Analysis Report	Jan-22	Feb-22	Mar-22		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Jan-22	Feb-22	Mar-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)	1,042	1,050	1,009		
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	0	0	0
3 Day notices (non-pay)	0	0	3	0	3
3 Day notices (lease violation)	1	1	0	0	2
10 Day notices (lease violation)	1	1	0	0	2
30 Day notices (non-pay)	0	0	0	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 03/03/2022 through 04/07/2022	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault					0
Domestic/Civil/Harassment	3				3
Drug related		1		1	2
Theft/Burglary					0
Well Checks					0
Arrest/Warrant Served		3			3
Identity Theft					0
LMHA Standby Request/Trespassing	1	7			8
Disturbance/Noise/Disorderly Conduct	1	1		1	3
Not classified/Police Foot Patrols	6	1		3	10
Total calls for current month					29
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month	1	2	2		5
Move outs for current month		1	2		3
Unit transfers for current month					0

Report Completed by: Theresa Lee



Lake Metropolitan Housing Authority

Finance Report

January 2022

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

The following Summarizes the major financial activity for February 2022.

Multi-Family:

The financials in February reflect a continuation of large operational expenses resulting from the ongoing investment into our Multi-Family properties. These expenses are currently being submitted to our HUD field office for approval to replace the money through replacement reserves. As mentioned at our March meeting, there will be several larger expenses forthcoming as work has now begun on the Woodlawn regrading project and the security systems. The Jackson Towers Façade project is moving along in the competitive bidding process.

Housing Choice Voucher:

The HCV program was slightly negative for the month as operational income dipped slightly for the month. It is expected that income will continue to normalize over the remainder of the fiscal year. Included in this report are the most recent HAP Reserves Worksheet and the Schedule of Restricted Net Position (RNP) for February.

Parkview (Public Housing/Market Rate):

As discussed at last month's meeting, Public Housing will continue to take on higher operating expenses as more money is invested into unit turns. We will be recapturing reserve dollars to offset these expenses as we close out the current fiscal year.





Overall Indicators:

The payroll projection report is included through the 3/13/2022 payroll. We remain in a high surplus position and will no doubt finish the year in like manner.

State & Local:

Our State & Local program financials remain strong. Our cash position remained relatively for the month.

Banking and Investments:

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

Accounts Payable:

Lastly, all account payable checks issued for February are attached for your review.

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



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 February 28, 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	\$ 118,244	\$ 1,002,543	\$ 1,016,733	\$ (14,190)	\$ 1,016,244	\$ (13,701)
Administrative Expenses	\$ 45,537	\$ 321,414	\$ 363,235	\$ (41,821)	\$ 217,029	\$ 104,385
Utility Expenses	26,635	180,449	173,333	7,116	170,065	10,384
Operations Expense	96,455	429,898	303,099	126,799	312,775	117,123
General Expense	4,980	46,268	72,349	(26,081)	44,659	1,609
Surplus / (Deficit)	\$ (55,363)	\$ 24,514	\$ 104,717	\$ (80,203)	\$ 271,716	\$ (247,202)

Section 8						
Operating Income	\$ 86,342	\$ 855,271	\$ 665,333	\$ 189,938	\$ 674,792	\$ 180,479
Administrative Expenses	\$ 86,493	\$ 564,118	\$ 699,730	(135,612)	\$ 530,528	33,590
Utility Expenses	314	2,408	3,200	(792)	2,588	(180)
Maintenance Expense	507	5,275	4,000	1,275	2,141	3,134
General Expense	1,023	11,762	11,111	651	11,365	397
Surplus / (Deficit)	\$ (1,995)	\$ 271,708	\$ (52,708)	\$ 324,416	\$ 128,170	\$ 143,538

CONSOLIDATED						
Operating Income	\$ 204,586	\$ 1,857,814	\$ 1,682,066	\$ 175,748	\$ 1,691,036	\$ 166,778
Administrative Expenses	\$ 132,030	\$ 885,532	\$ 1,062,965	\$ (177,433)	\$ 747,557	\$ 137,975
Utility Expenses	26,949	182,857	176,533	6,324	172,653	10,204
Operations Expense	96,962	435,173	307,099	128,074	314,916	120,257
General Expense	6,003	58,030	83,460	(25,430)	56,024	2,006
Surplus / (Deficit)	\$ (57,358)	\$ 296,222	\$ 52,009	\$ 244,213	\$ 399,886	\$ (103,664)

Lake Metropolitan Housing Authority
Balance Sheet
February 2022

Program: RAD - PBRA Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	95.50	937.68
1111.800 Cash - RAD PBRA	14,171.53	948,904.00
1113.000 Cash - Replacement Reserve	12,739.75	1,283,314.66
1114.000 Cash - Tenant Sec. Deposits	(17.52)	62,630.72
1122.000 Accts Rec Tenants (S)	9,046.00	65,526.08
1122.009 Tenant Repayment Agreements (S)	(354.00)	3,684.00
1129.000 A/R - Other	0.00	43.50
1140.001 A/R Parkview Place	5,501.36	(463.68)
1140.002 A/R Public Housing	(3,414.73)	30,584.85
1140.003 A/R REACH	0.00	105.00
1140.005 A/R S-8 Voucher	14,286.06	85,148.59
1140.006 A/R State/Local	342.63	204.30
1211.000 Prepaid Insurance	(4,620.97)	41,588.77
1250.000 Prepaid Expense	(755.79)	7,557.90
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	30,950.00	5,686,783.44
1400.750 Bldg, Land & Improvements - Admin	5,956.95	5,956.95
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	83,926.77	4,081,841.54
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	139,104.57	250,242.39
2111.009 A/P - Public Housing (S)	225.00	678.00
2114.000 Tenants Sec. Dep. (S)	(244.00)	52,937.00
2114.300 Pet Deposit (S)	0.00	5,000.00
2114.314 Interest - Tenant Security Deposits	0.48	12.72
2117.200 OPERS Payable	0.00	(0.35)
2117.902 Misc. Payroll - AFLAC	204.24	175.32
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

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

Program: RAD - PBRA Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

DEFERRED INFLOWS OF RESOURCES

2900.100 Deferred Inflows of Resources (OPEB)	0.00	153,258.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	327,046.00

TOTAL LIABILITIES	139,290.29	956,802.64
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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)	(55,363.52)	24,513.75

TOTAL SURPLUS	(55,363.52)	3,125,038.90
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TOTAL LIABILITIES AND SURPLUS	83,926.77	4,081,841.54
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PROOF	0.00	0.00
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Lake Metropolitan Housing Authority

Operating Statement

Eight Months Ending 02/28/2022

Program: RAD - PBRA

Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	Variance
	PUM	Amount	PUM	Amount	PUM	Amount	
INCOME							
OPERATING INCOME							
3110.000 Dwelling Rental	0.00	50,267.00	0.00	399,845.00	0.00	680,000.00	(280,155.00)
3121.000 Tenant Assistance Payments	0.00	67,533.00	0.00	585,751.00	0.00	830,000.00	(244,249.00)
3300.113 Interest - Rep. Res.	0.00	9.75	0.00	81.75	0.00	100.00	(18.25)
3690.000 Other Income - Tenant	0.00	434.00	0.00	16,865.08	0.00	15,000.00	1,865.08
TOTAL OPERATING INCOME	0.00	118,243.75	0.00	1,002,542.83	0.00	1,525,100.00	(522,557.17)
TOTAL INCOME	0.00	118,243.75	0.00	1,002,542.83	0.00	1,525,100.00	(522,557.17)
EXPENSES							
ADMIN EXPENSE							
4110.000 Admin. Salaries	0.00	20,213.30	0.00	169,051.89	0.00	301,569.00	132,517.11
4120.000 Auditing Fees	0.00	0.00	0.00	3,237.96	0.00	2,600.00	(637.96)
4140.100 Advertising - Other	0.00	0.00	0.00	18.55	0.00	1,400.00	1,381.45
4150.000 Benefits Expense	0.00	13,055.95	0.00	72,018.49	0.00	115,323.00	43,304.51
4170.000 Legal Expenses	0.00	2,852.20	0.00	14,919.13	0.00	25,000.00	10,080.87
4180.000 Travel Expense	0.00	0.00	0.00	173.44	0.00	6,222.00	6,048.56
4180.100 Board Travel	0.00	0.00	0.00	(119.87)	0.00	1,449.00	1,568.87
4185.000 Staff Training	0.00	350.00	0.00	7,440.95	0.00	3,105.00	(4,335.95)
4185.100 Board Training	0.00	0.00	0.00	399.90	0.00	725.00	325.10
4190.000 Office Sundry Expense	0.00	73.76	0.00	240.46	0.00	0.00	(240.46)
4190.020 Bank Charges	0.00	197.70	0.00	1,521.95	0.00	2,600.00	1,078.05
4190.050 Payroll Processing Charges &	0.00	158.89	0.00	1,364.21	0.00	1,900.00	535.79
4190.100 Office Supplies	0.00	288.78	0.00	2,739.49	0.00	2,700.00	(39.49)
4190.110 Temporary Help	0.00	699.88	0.00	5,208.82	0.00	1,000.00	(4,208.82)
4190.120 Cleaning Contract	0.00	1,164.91	0.00	1,836.91	0.00	1,350.00	(486.91)
4190.130 Contract - IT Services	0.00	2,831.46	0.00	8,526.09	0.00	10,000.00	1,473.91
4190.140 Contract - MCS	0.00	755.79	0.00	5,814.74	0.00	8,710.00	2,895.26
4190.145 Forms and Publications	0.00	0.00	0.00	975.72	0.00	2,000.00	1,024.28
4190.150 Shredding	0.00	0.00	0.00	80.05	0.00	500.00	419.95
4190.200 Telephone	0.00	433.46	0.00	2,293.19	0.00	3,100.00	806.81
4190.201 Cell Phones	0.00	(218.09)	0.00	893.94	0.00	2,500.00	1,606.06
4190.205 Answering Service	0.00	127.03	0.00	1,195.55	0.00	1,900.00	704.45
4190.210 Internet Expense	0.00	144.20	0.00	1,297.80	0.00	2,100.00	802.20
4190.220 Cable	0.00	735.83	0.00	5,645.09	0.00	9,000.00	3,354.91
4190.300 Postage & Meter	0.00	588.69	0.00	4,137.18	0.00	5,500.00	1,362.82
4190.400 Copier - Lease	0.00	324.24	0.00	2,846.11	0.00	3,900.00	1,053.89
4190.410 Copier Maintenance	0.00	0.00	0.00	(470.62)	0.00	500.00	970.62
4190.500 Admin Minor Equipment	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
4190.600 Dues & Fees	0.00	0.00	0.00	2,197.15	0.00	5,000.00	2,802.85
4190.900 Other Sundry Expense	0.00	163.19	0.00	612.55	0.00	3,200.00	2,587.45
4190.910 Tenant Background Checks	0.00	67.08	0.00	680.07	0.00	4,000.00	3,319.93
4190.950 HR Contract	0.00	0.00	0.00	78.75	0.00	0.00	(78.75)
4190.960 Community Outreach	0.00	0.00	0.00	242.29	0.00	3,000.00	2,757.71
4210.000 Resident Activities	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
4220.000 Resident Participation	0.00	528.66	0.00	2,278.60	0.00	3,000.00	721.40
4230.000 Contract - Other	0.00	0.00	0.00	2,037.06	0.00	4,500.00	2,462.94
TOTAL ADMIN EXPENSE	0.00	45,536.91	0.00	321,413.59	0.00	544,853.00	223,439.41
UTILITIES EXPENSE							
4310.000 Water	0.00	4,805.11	0.00	45,705.43	0.00	58,000.00	12,294.57
4320.000 Electricity	0.00	18,188.81	0.00	119,541.69	0.00	180,000.00	60,458.31
4330.000 Gas	0.00	3,641.22	0.00	15,202.30	0.00	22,000.00	6,797.70

Lake Metropolitan Housing Authority
Operating Statement
Eight Months Ending 02/28/2022
Program: RAD - PBRA Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
TOTAL UTILITIES EXPENSE	0.00	26,635.14	0.00	180,449.42	0.00	260,000.00	79,550.58
OPERATIONS EXPENSE							
4410.000 Maintenance Salaries	0.00	15,129.40	0.00	106,604.56	0.00	164,819.00	58,214.44
4415.000 Maint. - Temp Help	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
4420.000 Maint. - Supplies (other)	0.00	4,941.07	0.00	43,465.60	0.00	33,000.00	(10,465.60)
4420.050 Maint. - Materials	0.00	13,337.11	0.00	26,074.16	0.00	13,500.00	(12,574.16)
4420.100 Maint. - Electrical	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
4420.200 Maint. - Plumbing	0.00	47.39	0.00	805.14	0.00	1,800.00	994.86
4420.300 Maint. - Cleaning Supplies	0.00	0.00	0.00	718.51	0.00	900.00	181.49
4420.400 Maint. - Auto	0.00	41.37	0.00	1,372.88	0.00	7,000.00	5,627.12
4420.410 Maint. - Fuel	0.00	599.72	0.00	2,060.71	0.00	5,000.00	2,939.29
4420.500 Maint. - Hardware	0.00	182.91	0.00	2,261.41	0.00	4,000.00	1,738.59
4420.510 Maint. - Keys & Locks	0.00	3,447.36	0.00	4,604.38	0.00	1,000.00	(3,604.38)
4420.600 Maint. - Paint	0.00	3,119.16	0.00	11,109.49	0.00	4,000.00	(7,109.49)
4420.700 Appliances & Dwelling Equip.	0.00	5,215.64	0.00	23,478.54	0.00	25,000.00	1,521.46
4420.900 Non-Dwelling Equipment	0.00	653.35	0.00	1,593.66	0.00	0.00	(1,593.66)
4430.010 Cont - Rubbish Removal	0.00	1,154.00	0.00	9,228.50	0.00	14,000.00	4,771.50
4430.020 Cont - HVAC	0.00	768.34	0.00	3,792.19	0.00	10,000.00	6,207.81
4430.040 Cont - Elevators	0.00	1,688.42	0.00	16,175.73	0.00	15,000.00	(1,175.73)
4430.050 Cont - Landscaping	0.00	123.75	0.00	5,869.50	0.00	17,700.00	11,830.50
4430.060 Cont - Unit Turn Expense	0.00	15,827.00	0.00	51,804.30	0.00	0.00	(51,804.30)
4430.070 Cont - Electrical	0.00	0.00	0.00	4,055.97	0.00	9,500.00	5,444.03
4430.080 Cont - Plumbing	0.00	0.00	0.00	2,664.00	0.00	12,000.00	9,336.00
4430.090 Cont - Exterminator	0.00	0.00	0.00	5,014.00	0.00	15,000.00	9,986.00
4430.115 Cont - Repairs	0.00	10,744.17	0.00	13,025.96	0.00	7,500.00	(5,525.96)
4430.116 Cont - Uniforms	0.00	70.44	0.00	979.02	0.00	3,700.00	2,720.98
4430.120 Cont - Miscellaneous	0.00	10,187.21	0.00	47,724.54	0.00	25,000.00	(22,724.54)
4450.000 Benefits - Maint.	0.00	9,177.08	0.00	45,415.04	0.00	63,029.00	17,613.96
TOTAL OPERATIONS EXPENSE	0.00	96,454.89	0.00	429,897.79	0.00	454,648.00	24,750.21
GENERAL EXPENSE							
4480.000 Security	0.00	359.36	0.00	5,359.85	0.00	10,000.00	4,640.15
4510.000 Insurance	0.00	4,620.97	0.00	40,073.02	0.00	61,523.00	21,449.98
4515.000 Real Estate Tax - Lots	0.00	0.00	0.00	629.06	0.00	0.00	(629.06)
4516.000 Real Estate Assess.	0.00	0.00	0.00	2,684.85	0.00	5,000.00	2,315.15
4570.000 Collection Loss	0.00	0.00	0.00	(2,478.50)	0.00	32,000.00	34,478.50
TOTAL GENERAL EXPENSE	0.00	4,980.33	0.00	46,268.28	0.00	108,523.00	62,254.72
TOTAL EXPENSES	0.00	173,607.27	0.00	978,029.08	0.00	1,368,024.00	389,994.92
SURPLUS	0.00	(55,363.52)	0.00	24,513.75	0.00	157,076.00	(132,562.25)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$56,027.08
Rent	\$52,194.00
Security Deposit	\$458.00
Adj to Rent	\$445.00
Adj to Misc - Maintenance Charge	\$160.00
Adj to Misc - Miscellaneous Bank Charge	\$25.00
Adj to Late Rent	\$274.00
Payment Received	(\$45,000.00)
Utility	(\$2,236.00)
Payment Made	\$2,236.00
Repayment	\$354.00
Refund Deposit	(\$225.00)
AR Void	\$749.00
Ending Balance	<u>\$65,461.08</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$53,181.00
Charged	\$458.00	
Collected	(\$458.00)	\$458.00
Applied to Account		\$0.00
Refunded		(\$225.00)
Ending Balance	<u>\$0.00</u>	<u>\$53,414.00</u>

Pet Deposit Balances

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

Repayment Agreement Balances: Default Type (5 Agreements)

	Amount
Beginning Balance	\$4,038.00
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>\$3,684.00</u>

Lake Metropolitan Housing Authority
Balance Sheet
February 2022

Program: Section 8 Voucher Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	2,853.32	411,698.11
1111.200 Cash HAP Payments	41,973.64	1,122,759.45
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 Mainsream	0.00	(9,523.00)
1165.000 FSS Escrow Investmen	3,764.40	144,448.07
1211.000 Prepaid Insurance	(452.17)	4,069.58
1250.000 Prepaid Expense	(1,835.49)	18,354.90
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	46,303.70	1,811,246.49
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	14,645.31	85,507.84
2117.001 Accounts Payable HAP (S)	(9,967.87)	17,097.60
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	3,764.40	144,448.07
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	8,441.84	1,160,806.16
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	5,070.38
2802.000 Restricted Net Position (HAP)	0.00	190,226.00
2806.000 Unrestricted Net Position	0.00	251,210.52
2806.000 Unrestricted Net Position (Current Year)	37,861.86	203,933.43
TOTAL SURPLUS	37,861.86	650,440.33
TOTAL LIABILITIES AND SURPLUS	46,303.70	1,811,246.49
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Eight Months Ending 02/28/2022

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	775,708.00	0.00	775,708.00	5,829,620.00	0.00	5,829,620.00	0.00	5,829,620.00
3000.120 Mainstream (HAP) Income	8,560.00	0.00	8,560.00	52,151.00	0.00	52,151.00	0.00	52,151.00
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	1,426.66	0.00	1,426.66	10,847.07	0.00	10,847.07	0.00	10,847.07
TOTAL HAP INCOME	785,694.66	0.00	785,694.66	5,895,152.33	0.00	5,895,152.33	0.00	5,895,152.33
TOTAL HAP INCOME	785,694.66	0.00	785,694.66	5,895,152.33	0.00	5,895,152.33	0.00	5,895,152.33
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	84,131.00	76,916.67	7,214.33	598,454.00	615,333.33	(16,879.33)	923,000.00	(324,546.00)
3000.220 Mainstream (Admin) Income	784.00	0.00	784.00	8,845.00	0.00	8,845.00	0.00	8,845.00
3000.300 FSS Grant Income	0.00	5,000.00	(5,000.00)	0.00	40,000.00	(40,000.00)	60,000.00	(60,000.00)
3690.200 50% Fraud Recovery	1,426.66	1,250.00	176.66	10,847.06	10,000.00	847.06	15,000.00	(4,152.94)
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	86,341.66	83,166.67	3,174.99	855,271.21	665,333.33	189,937.88	998,000.00	(142,728.79)
TOTAL OPERATING INCOME	86,341.66	83,166.67	3,174.99	855,271.21	665,333.33	189,937.88	998,000.00	(142,728.79)
TOTAL INCOME	872,036.32	83,166.67	788,869.65	6,750,423.54	665,333.33	6,085,090.21	998,000.00	5,752,423.54
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	37,753.62	53,018.58	15,264.96	307,931.43	424,148.67	116,217.24	636,223.00	328,291.57
4120.000 Audit Fees	0.00	783.33	783.33	8,130.75	6,266.67	(1,864.08)	9,400.00	1,269.25
4140.100 Advertising - Other	0.00	66.67	66.67	471.57	533.33	61.76	800.00	328.43
4150.000 Benefit Expense	24,151.97	20,274.83	(3,877.14)	131,183.14	162,198.67	31,015.53	243,298.00	112,114.86
4170.000 Legal Expenses	1,070.00	833.33	(236.67)	2,915.50	6,666.67	3,751.17	10,000.00	7,084.50
4180.000 Travel Expense	0.00	500.00	500.00	201.68	4,000.00	3,798.32	6,000.00	5,798.32
4180.100 Board Travel	0.00	195.42	195.42	148.99	1,563.33	1,414.34	2,345.00	2,196.01
4185.000 Staff Training	1,192.50	250.00	(942.50)	5,725.00	2,000.00	(3,725.00)	3,000.00	(2,725.00)
4185.100 Board Training	0.00	96.25	96.25	465.00	770.00	305.00	1,155.00	690.00
4190.000 Office Sundry Expense	85.75	0.00	(85.75)	250.50	0.00	(250.50)	0.00	(250.50)
4190.020 Bank Charges	204.70	208.33	3.63	1,544.96	1,666.67	121.71	2,500.00	955.04
4190.050 Payroll Processing Charges & Forms	215.76	208.33	(7.43)	1,782.41	1,666.67	(115.74)	2,500.00	717.59
4190.100 Office Supplies	878.30	708.33	(169.97)	8,331.85	5,666.67	(2,665.18)	8,500.00	168.15
4190.110 Temporary Help	813.74	41.67	(772.07)	6,056.53	333.33	(5,723.20)	500.00	(5,556.53)
4190.120 Cleaning Contract	390.36	325.00	(65.36)	2,434.36	2,600.00	165.64	3,900.00	1,465.64
4190.130 Contract - IT Services	6,876.30	2,166.67	(4,709.63)	20,705.80	17,333.33	(3,372.47)	26,000.00	5,294.20
4190.140 Contract - MCS	2,499.99	1,835.33	(664.66)	14,786.08	14,682.67	(103.41)	22,024.00	7,237.92
4190.145 Forms and Publications	2,271.00	125.00	(2,146.00)	6,350.90	1,000.00	(5,350.90)	1,500.00	(4,850.90)
4190.150 Shredding	0.00	62.50	62.50	243.20	500.00	256.80	750.00	506.80
4190.200 Telephone	1,318.35	741.67	(576.68)	6,974.83	5,933.33	(1,041.50)	8,900.00	1,925.17
4190.201 Cell Phones	(99.48)	95.83	195.31	407.76	766.67	358.91	1,150.00	742.24

	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	3,151.80	3,333.33	181.53	5,000.00	1,848.20
4190.220 Cable	75.11	37.50	(37.61)	313.35	300.00	(13.35)	450.00	136.65
4190.300 Postage & Meter	1,766.08	987.50	(778.58)	12,411.72	7,900.00	(4,511.72)	11,850.00	(561.72)
4190.400 Copier - Lease	986.23	1,166.67	180.44	8,656.78	9,333.33	676.55	14,000.00	5,343.22
4190.410 Copier Maintenance	0.00	91.67	91.67	(1,431.61)	733.33	2,164.94	1,100.00	2,531.61
4190.500 Admin Minor Equipment	0.00	83.33	83.33	0.00	666.67	666.67	1,000.00	1,000.00
4190.600 Dues & Fees	0.00	250.00	250.00	1,451.37	2,000.00	548.63	3,000.00	1,548.63
4190.900 Other Sundry Expense	189.71	229.17	39.46	961.87	1,833.33	871.46	2,750.00	1,788.13
4190.910 Tenant Background Checks	398.00	500.00	102.00	3,218.50	4,000.00	781.50	6,000.00	2,781.50
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	1,333.33	1,168.87	2,000.00	1,835.54
4230.000 Contract - Other	0.00	333.33	333.33	2,368.69	2,666.67	297.98	4,000.00	1,631.31
4230.200 Rentellect	3,105.00	666.67	(2,438.33)	5,730.00	5,333.33	(396.67)	8,000.00	2,270.00
TOTAL ADMIN EXPENSE	86,493.19	87,466.25	973.06	564,117.92	699,730.00	135,612.08	1,049,595.00	485,477.08
UTILITY EXPENSE								
4310.000 Water	55.46	58.33	2.87	364.84	466.67	101.83	700.00	335.16
4320.000 Electric	258.12	291.67	33.55	1,977.00	2,333.33	356.33	3,500.00	1,523.00
4330.000 Gas	0.00	50.00	50.00	66.05	400.00	333.95	600.00	533.95
TOTAL UTILITY EXPENSE	313.58	400.00	86.42	2,407.89	3,200.00	792.11	4,800.00	2,392.11
MAINTENANCE EXPENSE								
4420.400 Maint. - Auto	0.00	250.00	250.00	189.25	2,000.00	1,810.75	3,000.00	2,810.75
4420.410 Maint. - Fuel	86.50	250.00	163.50	753.49	2,000.00	1,246.51	3,000.00	2,246.51
4430.120 Cont - Miscellaneous	420.92	0.00	(420.92)	4,332.01	0.00	(4,332.01)	0.00	(4,332.01)
TOTAL MAINTENANCE EXPENSE	507.42	500.00	(7.42)	5,274.75	4,000.00	(1,274.75)	6,000.00	725.25
GENERAL EXPENSE								
4480.000 Security	29.14	54.17	25.03	386.62	433.33	46.71	650.00	263.38
4510.000 Insurance	452.17	751.42	299.25	7,042.51	6,011.33	(1,031.18)	9,017.00	1,974.49
4590.100 Admin Fee Portable	541.96	583.33	41.37	4,332.42	4,666.67	334.25	7,000.00	2,667.58
TOTAL GENERAL EXPENSE	1,023.27	1,388.92	365.65	11,761.55	11,111.33	(650.22)	16,667.00	4,905.45
HAP EXPENSE								
4715.100 HAP Occupied Units	727,539.00	0.00	(727,539.00)	5,804,325.00	0.00	(5,804,325.00)	0.00	(5,804,325.00)
4715.500 Hap Portable Cert.	13,343.00	0.00	(13,343.00)	106,185.00	0.00	(106,185.00)	0.00	(106,185.00)
4715.600 Homeownership	1,192.00	0.00	(1,192.00)	9,761.00	0.00	(9,761.00)	0.00	(9,761.00)
4718.000 HAP FSS Escrow Payments	3,763.00	0.00	(3,763.00)	42,657.00	0.00	(42,657.00)	0.00	(42,657.00)
TOTAL HAP EXPENSE	745,837.00	0.00	(745,837.00)	5,962,928.00	0.00	(5,962,928.00)	0.00	(5,962,928.00)
TOTAL EXPENSES	834,174.46	89,755.17	(744,419.29)	6,546,490.11	718,041.33	(5,828,448.78)	1,077,062.00	(5,469,428.11)
SURPLUS	37,861.86	(6,588.50)	44,450.36	203,933.43	(52,708.00)	256,641.43	(79,062.00)	282,995.43

Lake Metropolitan Housing Authority

HAP Reserves Worksheet

CY 2021 BA	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
	\$ 9,497,091						
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	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
	\$ 9,497,091						
Jan-22	791,424	768,326	1,311,131	726,456	1,723	190,226	1,501,357
Feb-22	791,424	775,708	1,326,848	733,615	1,427	233,746	1,560,594
Mar-22	791,424		2,118,272			233,746	2,352,018
Apr-22	791,424		2,909,696			233,746	3,143,442
May-22	791,424		3,701,120			233,746	3,934,866
Jun-22	791,424		4,492,545			233,746	4,726,291
Jul-22	791,424		5,283,969			233,746	5,517,715
Aug-22	791,424		6,075,393			233,746	6,309,139
Sep-22	791,424		6,866,817			233,746	7,100,563
Oct-22	791,424		7,658,242			233,746	7,891,988
Nov-22	791,424		8,449,666			233,746	8,683,412
Dec-22	791,424		9,241,090			233,746	9,474,836
TOTALS:	9,497,091	1,544,034		1,460,071	15.37% of Budget Authority		
				9,022,236	95%		
				(7,562,165)			

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	
January 31, 2022	\$ 190,226.00		
2/1/2022	\$ 775,708.00		
2/1/2022	\$ -		
		\$ 715,317.00	<i>from HUD held HAP Reserves</i>
		\$ 3,763.00	HAP Payments (less MS5)
		\$ 1,192.00	FSS
			Homeownership
	\$ -		Port In
		\$ 13,343.00	Port Out
	\$ 1,427.00		50% HAP Repayments
	\$ -		FSS Forfeits
	\$ -		Misc. Repayments (error > \$2500)
Monthly Totals:	\$ 777,135.00	\$ 733,615.00	
	\$ 43,520.00		<i>(Net monthly increase (decrease) in Restricted Net Position)</i>
February 28, 2022	\$ 233,746.00		

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 February 28, 2022

(Preliminary - For Internal Use Only)

	Fiscal Year 2022			Fiscal Year 2021		
	<u>This Month</u>	<u>Year-to-Date</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>Year-to-Date</u>	<u>Variance</u>
Public Housing						
Operating Income	\$ 7,349	\$ 140,536	\$ 147,271	\$ (6,735)	\$ 179,725	\$ (39,189)
Administrative Expenses	\$ 6,038	\$ 71,626	\$ 42,493	\$ 29,133	\$ 31,351	\$ 40,275
Utility Expenses	2,547	9,750	11,667	(1,917)	8,358	1,392
Operations Expense	23,921	72,974	43,054	29,920	41,519	31,455
General Expense	702	10,066	14,884	(4,818)	9,959	107
Surplus / (Deficit)	\$ (25,859)	\$ (23,880)	\$ 35,173	\$ (59,053)	\$ 88,538	\$ (112,418)
Market Rate						
Operating Income	\$ 12,550	\$ 90,811	\$ 81,333	\$ 9,478	\$ 87,749	\$ 3,062
Administrative Expenses	\$ 1,950	\$ 14,946	\$ 20,061	(5,115)	\$ 14,262	684
Utility Expenses	646	5,569	8,667	(3,098)	6,017	(448)
Operations Expense	3,776	28,272	26,647	1,625	26,382	1,890
General Expense	371	5,407	6,281	(874)	3,069	2,338
Surplus / (Deficit)	\$ 5,807	\$ 36,617	\$ 19,677	\$ 16,940	\$ 38,019	\$ (1,402)
CONSOLIDATED						
Operating Income	\$ 19,899	\$ 231,347	\$ 228,604	\$ 2,743	\$ 267,474	\$ (36,127)
Administrative Expenses	\$ 7,988	\$ 86,572	\$ 62,554	\$ 24,018	\$ 45,613	\$ 40,959
Utility Expenses	3,193	15,319	20,334	(5,015)	14,375	944
Operations Expense	27,697	101,246	69,701	31,545	67,901	33,345
General Expense	1,073	15,473	21,165	(5,692)	13,028	2,445
Surplus / (Deficit)	\$ (20,052)	\$ 12,737	\$ 54,850	\$ (42,113)	\$ 126,557	\$ (113,820)

Lake Metropolitan Housing Authority
Balance Sheet
February 2022

Program: Public Housing Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	(29,818.82)	401,879.65
1122.000 Accts Rec Tenants (S)	20.00	9,246.94
1128.800 A/R - ParkView Place (Non HUD)	(800.00)	(800.00)
1211.000 Prepaid Insurance	(447.36)	4,026.19
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(107.97)	1,079.70
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	(31,154.15)	2,927,415.36
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(3,382.40)	30,617.18
2114.000 Tenants Sec. Dep. (S)	(1,998.00)	6,363.00
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	84.70	4,156.10
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	(5,295.70)	139,506.81
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)	(25,858.45)	(23,880.23)
TOTAL SURPLUS	(25,858.45)	2,787,908.55
TOTAL LIABILITIES AND SURPLUS	(31,154.15)	2,927,415.36
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Eight Months Ending 02/28/2022

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	3,394.00	7,500.00	(4,106.00)	50,235.00	60,000.00	(9,765.00)	90,000.00	(39,765.00)
3200.000 HUD Operating Subsidy - PH	3,955.00	7,952.58	(3,997.58)	54,399.00	63,620.67	(9,221.67)	95,431.00	(41,032.00)
3690.000 Other Income - Tenant	0.00	83.33	(83.33)	1,075.94	666.67	409.27	1,000.00	75.94
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	34,826.00	22,984.00	11,842.00	34,476.00	350.00
TOTAL OPERATING INCOME	7,349.00	18,408.91	(11,059.91)	140,535.94	147,271.34	(6,735.40)	220,907.00	(80,371.06)
TOTAL INCOME	7,349.00	18,408.91	(11,059.91)	140,535.94	147,271.34	(6,735.40)	220,907.00	(80,371.06)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	2,018.92	2,522.08	503.16	23,929.76	20,176.67	(3,753.09)	30,265.00	6,335.24
4120.000 Auditing Fees	0.00	33.33	33.33	408.10	266.67	(141.43)	400.00	(8.10)
4140.100 Advertising - Other	0.00	41.67	41.67	1.94	333.33	331.39	500.00	498.06
4150.000 Benefits Expense	1,514.41	964.50	(549.91)	10,194.41	7,716.00	(2,478.41)	11,574.00	1,379.59
4170.000 Legal Expenses	276.30	333.33	57.03	678.79	2,666.67	1,987.88	4,000.00	3,321.21
4180.000 Travel Expense	0.00	55.58	55.58	18.14	444.67	426.53	667.00	648.86
4180.100 Board Travel	0.00	27.83	27.83	13.40	222.67	209.27	334.00	320.60
4185.000 Staff Training	0.00	27.75	27.75	74.91	222.00	147.09	333.00	258.09
4185.100 Board Training	0.00	13.83	13.83	41.85	110.67	68.82	166.00	124.15
4190.000 Office Sundry Expense	7.71	0.00	(7.71)	22.50	0.00	(22.50)	0.00	(22.50)
4190.020 Bank Charges	125.82	125.00	(0.82)	905.84	1,000.00	94.16	1,500.00	594.16
4190.050 Payroll Processing Charges & Forms	17.66	18.75	1.09	151.57	150.00	(1.57)	225.00	73.43
4190.100 Office Supplies	36.08	29.17	(6.91)	342.31	233.33	(108.98)	350.00	7.69
4190.110 Temporary Help	73.22	83.33	10.11	545.02	666.67	121.65	1,000.00	454.98
4190.120 Cleaning Contract	195.67	13.33	(182.34)	279.67	106.67	(173.00)	160.00	(119.67)
4190.130 Contract - IT Services	404.47	150.00	(254.47)	1,217.93	1,200.00	(17.93)	1,800.00	582.07
4190.140 Contract - MCS	107.97	103.75	(4.22)	830.66	830.00	(0.66)	1,245.00	414.34
4190.145 Forms and Publications	0.00	25.00	25.00	256.46	200.00	(56.46)	300.00	43.54
4190.150 Shredding	0.00	6.67	6.67	9.96	53.33	43.37	80.00	70.04
4190.200 Telephone	54.17	29.17	(25.00)	286.59	233.33	(53.26)	350.00	63.41
4190.201 Cell Phones	(42.09)	41.67	83.76	172.48	333.33	160.85	500.00	327.52
4190.205 Answering Service	13.17	16.67	3.50	124.00	133.33	9.33	200.00	76.00
4190.210 Internet Expense	20.60	25.00	4.40	185.40	200.00	14.60	300.00	114.60
4190.220 Cable	86.73	83.33	(3.40)	646.10	666.67	20.57	1,000.00	353.90
4190.300 Postage & Meter	61.32	41.67	(19.65)	430.91	333.33	(97.58)	500.00	69.09
4190.400 Copier - Lease	40.53	50.00	9.47	355.74	400.00	44.26	600.00	244.26
4190.410 Copier Maintenance	0.00	4.17	4.17	(58.87)	33.33	92.20	50.00	108.87
4190.500 Admin Minor Equipment	0.00	200.00	200.00	0.00	1,600.00	1,600.00	2,400.00	2,400.00
4190.600 Dues & Fees	0.00	28.33	28.33	130.59	226.67	96.08	340.00	209.41
4190.900 Other Sundry Expense	17.06	41.67	24.61	74.50	333.33	258.83	500.00	425.50
4190.910 Tenant Background Checks	7.02	33.33	26.31	71.16	266.67	195.51	400.00	328.84
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	266.67	241.15	400.00	374.48
4200.000 Moving Expenses (Section 18 Dispo)	1,001.00	0.00	(1,001.00)	29,037.00	0.00	(29,037.00)	0.00	(29,037.00)
4210.000 Resident Activities	0.00	83.33	83.33	0.00	666.67	666.67	1,000.00	1,000.00
4230.000 Contract - Other	0.00	25.00	25.00	213.17	200.00	(13.17)	300.00	86.83
TOTAL ADMIN EXPENSE	6,037.74	5,311.57	(726.17)	71,626.26	42,492.68	(29,133.58)	63,739.00	(7,887.26)
UTILITIES EXPENSE								
4310.000 Water	4.98	833.33	828.35	3,629.40	6,666.67	3,037.27	10,000.00	6,370.60
4320.000 Electricity	628.95	333.33	(295.62)	2,938.43	2,666.67	(271.76)	4,000.00	1,061.57
4330.000 Gas	1,912.74	291.67	(1,621.07)	3,182.02	2,333.33	(848.69)	3,500.00	317.98
TOTAL UTILITIES EXPENSE	2,546.67	1,458.33	(1,088.34)	9,749.85	11,666.67	1,916.82	17,500.00	7,750.15
OPERATION EXPENSE								
4410.000 Maintenance Salaries	2,246.16	1,996.00	(250.16)	16,649.09	15,968.00	(681.09)	23,952.00	7,302.91
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)	5,960.80	250.00	(5,710.80)	10,097.32	2,000.00	(8,097.32)	3,000.00	(7,097.32)
4420.050 Maint. - Materials	4,985.79	120.83	(4,864.96)	6,318.67	966.67	(5,352.00)	1,450.00	(4,868.67)
4420.100 Maint. - Electrical	0.00	20.83	20.83	0.00	166.67	166.67	250.00	250.00
4420.200 Maint. - Plumbing	4.95	20.83	15.88	84.21	166.67	82.46	250.00	165.79
4420.300 Maint. - Cleaning Supplies	0.00	8.33	8.33	75.18	66.67	(8.51)	100.00	24.82
4420.400 Maint. - Auto	4.32	66.67	62.35	143.63	533.33	389.70	800.00	656.37
4420.410 Maint. - Fuel	62.75	50.00	(12.75)	215.61	400.00	184.39	600.00	384.39
4420.500 Maint. - Hardware	19.14	29.17	10.03	237.10	233.33	(3.77)	350.00	112.90
4420.510 Maint. - Keys & Locks	360.76	12.50	(348.26)	481.81	100.00	(381.81)	150.00	(331.81)
4420.600 Maint. - Paint	326.36	41.67	(284.69)	1,162.41	333.33	(829.08)	500.00	(662.41)
4420.700 Appliances & Dwelling Equip.	(17.31)	208.33	225.64	1,500.30	1,666.67	166.37	2,500.00	999.70
4420.900 Non-Dwelling Equipment	68.37	0.00	(68.37)	127.49	0.00	(127.49)	0.00	(127.49)
4430.010 Cont - Rubbish Removal	159.37	162.50	3.13	1,274.99	1,300.00	25.01	1,950.00	675.01
4430.020 Cont - HVAC	710.00	41.67	(668.33)	1,139.00	333.33	(805.67)	500.00	(639.00)
4430.050 Cont - Landscaping	26.40	275.00	248.60	1,252.16	2,200.00	947.84	3,300.00	2,047.84
4430.070 Cont - Electrical	0.00	20.83	20.83	0.00	166.67	166.67	250.00	250.00
4430.080 Cont - Plumbing	0.00	416.67	416.67	625.00	3,333.33	2,708.33	5,000.00	4,375.00
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	7.35	41.67	34.32	102.26	333.33	231.07	500.00	397.74
4430.120 Cont - Miscellaneous	7,608.58	658.33	(6,950.25)	24,394.89	5,266.67	(19,128.22)	7,900.00	(16,494.89)
4450.000 Benefits - Maint.	1,387.01	764.92	(622.09)	7,092.74	6,119.33	(973.41)	9,179.00	2,086.26
TOTAL OPERATION EXPENSE	23,920.80	5,381.76	(18,539.04)	72,973.86	43,053.99	(29,919.87)	64,581.00	(8,392.86)
GENERAL EXPENSE								
4480.000 Security	170.18	291.67	121.49	1,051.62	2,333.33	1,281.71	3,500.00	2,448.38
4510.000 Insurance	447.36	498.00	50.64	3,904.17	3,984.00	79.83	5,976.00	2,071.83
4516.000 Real Estate Assess.	0.00	83.33	83.33	954.60	666.67	(287.93)	1,000.00	45.40
4520.000 PILOT Expense	84.70	612.50	527.80	4,155.81	4,900.00	744.19	7,350.00	3,194.19
4570.000 Collection Loss	0.00	375.00	375.00	0.00	3,000.00	3,000.00	4,500.00	4,500.00
TOTAL GENERAL EXPENSE	702.24	1,860.50	1,158.26	10,066.20	14,884.00	4,817.80	22,326.00	12,259.80
TOTAL EXPENSES	33,207.45	14,012.16	(19,195.29)	164,416.17	112,097.34	(52,318.83)	168,146.00	3,729.83
SURPLUS	(25,858.45)	4,396.75	30,255.20	(23,880.23)	35,174.00	59,054.23	52,761.00	76,641.23

**Lake Metropolitan Housing Authority
Statement of Operations**

Public Housing - All Projects Period From February 2022 Period To February 2022 - All Tenants

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$9,226.94
Rent	\$4,219.00
Adj to Rent	(\$762.00)
Payment Received	(\$2,918.00)
Utility	(\$63.00)
Payment Made	\$1,542.00
Refund Deposit	(\$1,998.00)
Ending Balance	<u>\$9,246.94</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$651.00	\$7,710.00
Charged	\$0.00	
Collected	(\$651.00)	\$651.00
Applied to Account		(\$651.00)
Refunded		(\$1,347.00)
Ending Balance	<u>\$0.00</u>	<u>\$6,363.00</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
February 2022

Program: ParkView Place Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.900 LMHA Cash - Erie Bank	11,760.04	336,188.05
1122.000 Accts Rec Tenants (S)	(950.00)	1,799.00
1122.009 Tenant Repayment Agreements	(15.00)	370.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(268.41)	2,415.73
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	10,526.63	2,415,372.76
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr (S)	1,111.07	1,111.07
2111.100 A/P Revolving Fund	4,408.20	(1,556.84)
2114.000 Tenant Sec. Deposits	0.00	13,790.00
2114.300 Pet Security Deposit	0.00	500.00
2118.800 A/P - Public Housing (Non-HUD)	(800.00)	(800.00)
2135.100 Acc. Comp Absences	0.00	412.38
2135.200 Comp. Absences - Non Current	0.00	1,514.94
TOTAL LIABILITIES	4,719.27	14,971.55
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)	5,807.36	36,617.34
TOTAL SURPLUS	5,807.36	2,400,401.21
TOTAL LIABILITIES AND SURPLUS	10,526.63	2,415,372.76
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Eight Months Ending 02/28/2022

Program: ParkView Place Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3110.000 Dwelling Rental	12,525.00	10,000.00	2,525.00	90,468.00	80,000.00	10,468.00	120,000.00	(29,532.00)
3300.900 Interest Income - ParkView Place	20.04	125.00	(104.96)	172.89	1,000.00	(827.11)	1,500.00	(1,327.11)
3690.000 Other Income - Tenant	5.00	41.67	(36.67)	45.00	333.33	(288.33)	500.00	(455.00)
3690.050 Other Income - Miscellaneous	0.00	0.00	0.00	125.00	0.00	125.00	0.00	125.00
TOTAL INCOME	12,550.04	10,166.67	2,383.37	90,810.89	81,333.33	9,477.56	122,000.00	(31,189.11)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	1,012.97	1,246.75	233.78	8,383.90	9,974.00	1,590.10	14,961.00	6,577.10
4120.000 Auditing Fees	0.00	12.50	12.50	169.19	100.00	(69.19)	150.00	(19.19)
4140.100 Advertising - Other	0.00	41.67	41.67	1.09	333.33	332.24	500.00	498.91
4150.000 Employee Benefits	651.66	476.75	(174.91)	3,571.66	3,814.00	242.34	5,721.00	2,149.34
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	53.50	208.33	154.83	1,223.78	1,666.67	442.89	2,500.00	1,276.22
4180.000 Travel Expense	0.00	27.83	27.83	10.11	222.67	212.56	334.00	323.89
4180.100 Board Travel	0.00	13.92	13.92	7.47	111.33	103.86	167.00	159.53
4185.000 Staff Training	0.00	13.83	13.83	41.64	110.67	69.03	166.00	124.36
4185.100 Board Training	0.00	6.92	6.92	23.25	55.33	32.08	83.00	59.75
4190.000 Office Sundry Expense	4.28	0.00	(4.28)	12.48	0.00	(12.48)	0.00	(12.48)
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	0.00	0.00	70.21	0.00	(70.21)	0.00	(70.21)
4190.110 Temporary Help	40.66	41.67	1.01	302.74	333.33	30.59	500.00	197.26
4190.120 Cleaning Contract	107.77	0.00	(107.77)	107.77	0.00	(107.77)	0.00	(107.77)
4190.145 Forms and Publications	0.00	5.00	5.00	9.70	40.00	30.30	60.00	50.30
4190.201 Cell Phones	(22.95)	25.00	47.95	94.21	200.00	105.79	300.00	205.79
4190.210 Internet Expense	0.00	4.17	4.17	0.00	33.33	33.33	50.00	50.00
4190.220 Cable	51.78	66.67	14.89	386.62	533.33	146.71	800.00	413.38
4190.300 Postage & Meter	36.80	29.17	(7.63)	258.73	233.33	(25.40)	350.00	91.27
4190.600 Dues & Fees	0.00	25.00	25.00	72.64	200.00	127.36	300.00	227.36
4190.900 Other Sundry Expense	9.47	50.00	40.53	41.37	400.00	358.63	600.00	558.63
4190.910 Tenant Background Checks	3.90	41.67	37.77	39.57	333.33	293.76	500.00	460.43
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	333.33	320.75	500.00	487.42
4230.000 Contract - Other	0.00	125.00	125.00	118.47	1,000.00	881.53	1,500.00	1,381.53
TOTAL ADMINISTRATIVE EXPENSE	1,949.84	2,507.69	557.85	14,945.87	20,061.31	5,115.44	30,092.00	15,146.13
UTILITIES EXPENSE								
4310.000 Water	2.77	500.00	497.23	2,176.20	4,000.00	1,823.80	6,000.00	3,823.80
4320.000 Electricity	284.52	291.67	7.15	2,079.12	2,333.33	254.21	3,500.00	1,420.88
4330.000 Gas	358.91	291.67	(67.24)	1,313.78	2,333.33	1,019.55	3,500.00	2,186.22
TOTAL UTILITIES EXPENSE	646.20	1,083.34	437.14	5,569.10	8,666.66	3,097.56	13,000.00	7,430.90
OPERATION EXPENSE								
4410.000 Maintenance Salaries	1,270.01	1,113.42	(156.59)	9,365.80	8,907.33	(458.47)	13,361.00	3,995.20

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OPERATION EXPENSE								
4415.000 Maint. - Temp Help	0.00	50.00	50.00	0.00	400.00	400.00	600.00	600.00
4420.000 Maint. - Supplies (other)	287.22	166.67	(120.55)	2,589.10	1,333.33	(1,255.77)	2,000.00	(589.10)
4420.050 Maint. - Materials	775.38	166.67	(608.71)	1,515.83	1,333.33	(182.50)	2,000.00	484.17
4420.100 Maint. - Electrical	0.00	25.00	25.00	0.00	200.00	200.00	300.00	300.00
4420.200 Maint. - Plumbing	2.74	20.83	18.09	46.74	166.67	119.93	250.00	203.26
4420.300 Maint. - Cleaning Supplies	0.00	4.17	4.17	41.76	33.33	(8.43)	50.00	8.24
4420.400 Maint. - Auto	2.40	41.67	39.27	79.77	333.33	253.56	500.00	420.23
4420.410 Maint. - Fuel	34.86	29.17	(5.69)	119.76	233.33	113.57	350.00	230.24
4420.500 Maint. - Hardware	10.63	16.67	6.04	131.70	133.33	1.63	200.00	68.30
4420.510 Maint. - Keys & Locks	200.42	12.50	(187.92)	267.67	100.00	(167.67)	150.00	(117.67)
4420.600 Maint. - Paint	181.29	25.00	(156.29)	645.74	200.00	(445.74)	300.00	(345.74)
4420.700 Appliances & Dwelling Equip.	(10.39)	41.67	52.06	900.20	333.33	(566.87)	500.00	(400.20)
4420.900 Non-Dwelling Equipment	37.99	0.00	(37.99)	70.85	0.00	(70.85)	0.00	(70.85)
4430.010 Cont - Rubbish Removal	95.63	100.00	4.37	765.01	800.00	34.99	1,200.00	434.99
4430.020 Cont - HVAC	0.00	66.67	66.67	0.00	533.33	533.33	800.00	800.00
4430.050 Cont - Landscaping	14.85	216.67	201.82	704.34	1,733.33	1,028.99	2,600.00	1,895.66
4430.070 Cont - Electrical	0.00	0.00	0.00	689.87	0.00	(689.87)	0.00	(689.87)
4430.080 Cont - Plumbing	0.00	250.00	250.00	375.00	2,000.00	1,625.00	3,000.00	2,625.00
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	4.08	16.67	12.59	56.78	133.33	76.55	200.00	143.22
4430.120 Cont - Miscellaneous	86.19	291.67	205.48	5,915.82	2,333.33	(3,582.49)	3,500.00	(2,415.82)
4450.000 Benefits - Maint.	782.81	425.83	(356.98)	3,989.96	3,406.67	(583.29)	5,110.00	1,120.04
TOTAL OPERATION EXPENSE	3,776.11	3,330.95	(445.16)	28,271.70	26,647.30	(1,624.40)	39,971.00	11,699.30
GENERAL EXPENSE								
4480.000 Security	102.12	208.33	106.21	631.08	1,666.67	1,035.59	2,500.00	1,868.92
4480.100 Painesville Police Security	0.00	297.67	297.67	0.00	2,381.33	2,381.33	3,572.00	3,572.00
4510.000 Insurance	268.41	0.00	(268.41)	2,329.03	0.00	(2,329.03)	0.00	(2,329.03)
4516.000 Real Estate Assess.	0.00	70.83	70.83	572.77	566.67	(6.10)	850.00	277.23
4570.000 Collection Loss	0.00	208.33	208.33	1,874.00	1,666.67	(207.33)	2,500.00	626.00
TOTAL GENERAL EXPENSE	370.53	785.16	414.63	5,406.88	6,281.34	874.46	9,422.00	4,015.12
TOTAL EXPENSES	6,742.68	7,707.14	964.46	54,193.55	61,656.61	7,463.06	92,485.00	38,291.45
SURPLUS	5,807.36	2,459.53	(3,347.83)	36,617.34	19,676.72	(16,940.62)	29,515.00	(7,102.34)

**Lake Metropolitan Housing Authority
Statement of Operations**

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$2,749.00
Rent	\$12,425.00
Adj to Misc - Maintenance Fee	\$5.00
Adj to Late Rent	\$100.00
Payment Received	(\$13,495.00)
Repayment	\$15.00
Ending Balance	<u>\$1,799.00</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
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		\$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	\$385.00
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>\$370.00</u>

Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated	Estimated
1/31/2022	2/28/2022

<u>UNRESTRICTED</u>	
<u>Unrestricted - General</u>	
State / Local Funds:	\$ 205,205 \$ 204,867
<i>These funds can be used for any legal business purpose</i>	
ParkView Place - LMHA	\$ 321,329 \$ 327,116
<i>These funds can be used for any legal business purpose</i>	
REACH	\$ 37,638 \$ 37,638
<i>These funds can be used for any approved non-profit business purpose</i>	
<u>Unrestricted - Program</u>	
Multi-Family Reserves	\$ 895,207 \$ 802,061
<i>These funds can be used for any Multi-Family related expenditure(?)</i>	
Public Housing Admin:	\$ 360,421 \$ 334,527
<i>These funds can be used for any Public Housing related expenditure</i>	
HCV Admin:	\$ 624,566 \$ 644,607
<i>These funds can be used for any Section 8 related expenditure</i>	
TOTAL UNRESTRICTED:	\$ 2,444,366 \$ 2,350,816

<u>RESTRICTED</u>	
<u>Restricted - Program</u>	
Restricted Net Position (RNP):	\$ 190,226 \$ 233,746
<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>	
Replacement Reserve	\$ 1,270,575 \$ 1,283,315
<i>Restricted to capital improvement needs for the Multi-Family Program</i>	
<u>Restricted - Other</u>	
FSS Escrow:	\$ 140,684 \$ 144,448
<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>	
Tenant Security Deposits*:	\$ 82,444 \$ 82,444
<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>	
TOTAL RESTRICTED:	\$ 1,683,929 \$ 1,743,953

Lake Metropolitan Housing Authority

Selected Statistics

Fiscal Year 2022 Payroll (through 3/17/2022 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	494,425	430,570	89,296	1,014,291
Budget \$	636,223	466,388	82,539	1,185,150
Variance \$	(141,798)	(35,818)	6,757	(170,859)
Variance %	-22.29%	-7.68%	8.19%	-14.42%
Payroll %	48.75%	42.45%	8.80%	
Budget %	53.68%	39.35%	6.96%	
Variance:	-4.94%	3.10%	1.84%	

Per Unit Leased Statistics - For Management Use Only

HCV Subsidy & Expense / Unit Leased										
Fiscal Year 2022/Calendar Year 2022 - through December 2022										
	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	1,248	82.94%	\$ 74,747	\$ -	\$ 74,747	\$ 59.89	\$ 72,355	\$ 57.98	\$ 1.92
CY 2022 Avg:	1,526	1,243	81.45%	\$ 84,131	\$ -	\$ 84,131	\$ 67.68	\$ 80,777	\$ 64.98	\$ 2.70

M/F Total Rent & Expense / Unit Leased						
Fiscal Year 2022/Calendar Year 2022 - through December 2022						
	Units Authorized	Units Leased	Occupancy	Rent Charged	Subsidy Received	Rent / Unit Leased
FY 2022 Avg:	240	212	88.13%	\$ 53,611	\$ 73,219	\$ 599.67
CY 2022 Avg:	240	204	84.79%	\$ 50,924	\$ 68,738	\$ 588.01
				Total Rent	Total Subsidy	Expense / Unit Leased
				\$ 126,830	\$ 119,661	\$ 608.53
				\$ 128,703	\$ 191,382	\$ 940.45
				\$ (8.86)	\$ (352.43)	

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

Program: State/Local Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	4.72	205,071.17
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(19,642.66)
TOTAL ASSETS	4.72	206,582.13
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	342.63	204.30
TOTAL LIABILITIES	342.63	204.30
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)	(337.91)	7,960.04
TOTAL SURPLUS	(337.91)	206,377.83
TOTAL LIABILITIES AND SURPLUS	4.72	206,582.13
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Eight Months Ending 02/28/2022
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	4.72	0.00	4.72	40.53	0.00	40.53	0.00	40.53
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	4.72	0.00	4.72	13,945.53	0.00	13,945.53	0.00	13,945.53
EXPENSES								
4220.100 Vending Supplies	88.80	0.00	(88.80)	2,446.19	0.00	(2,446.19)	0.00	(2,446.19)
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	253.83	0.00	(253.83)	474.02	0.00	(474.02)	0.00	(474.02)
TOTAL EXPENSES	342.63	0.00	(342.63)	5,985.49	0.00	(5,985.49)	0.00	(5,985.49)
SURPLUS	(337.91)	0.00	(337.91)	7,960.04	0.00	7,960.04	0.00	7,960.04

LMHA CASH and INVESTMENT REPORT AS OF February 28, 2022

NAME OF BANK	ACCOUNT NUMBER	ACCOUNT RATE	PURCHASE OR ROLLOVER DATE	MATURITY DATE	SALES / TRANSFERS	NET INVESTMENT INCOME AND/OR VALUE CHANGE	BEGINNING	ENDING
							PRINCIPAL BALANCE 1/31/2022	PRINCIPAL BALANCE 2/28/2022
PUBLIC HOUSING:								

GRAND TOTAL \$	-	\$	-	\$
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BANK ACCOUNT BALANCES AS OF 2/28/2022

Account Name	Account #	1/31/2022	2/28/2022	Percent Change	Dollar Difference
Multi-Family General	324	1,002,440.53	965,561.81	-3.68%	(36,878.72)
Multi-Family Rep Reserve	990	1,270,574.91	1,283,314.66	1.00%	12,739.75
Multi-Family Security Deposits	714	62,648.24	62,630.72	-0.03%	(17.52)
Public Housing General	437	432,560.47	402,129.65	-7.04%	(30,430.82)
Section 8 Lake Rental	479	1,084,923.81	1,125,561.45	3.75%	40,637.64
Section 8	440	408,844.79	411,698.11	0.70%	2,853.32
FSS Account	9630	140,683.67	144,448.07	2.68%	3,764.40
LMHA - Parkview (Erie)	6485	324,428.01	334,363.05	3.06%	9,935.04
State/Local (Erie)	6525	205,066.45	205,071.17	0.00%	4.72
REACH (Chase)	6869	37,742.83	37,742.83	0.00%	-
		\$ 4,969,913.71	\$ 4,972,521.52	0.05%	\$ 2,607.81

TOTAL CASH & INVESTMENTS:	\$ 4,969,913.71	\$ 4,972,521.52	\$ 2,607.81
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Monthly Change

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Huntington Public Funds Analyzed Checking

Account: -----5324

Statement Activity From:		Beginning Balance	\$1,002,440.53
02/01/22 to 02/28/22		Credits (+)	220,498.53
Days in Statement Period	28	Regular Deposits	6,740.00
Average Ledger Balance*	943,878.48	Lock Box Deposits	9,628.00
Average Collected Balance*	942,876.59	Electronic Deposits	204,130.53
* The above balances correspond to the service charge cycle for this account.		Debits (-)	257,377.25
		Regular Checks Paid	153,576.71
		Electronic Withdrawals	103,110.14
		Return Deposited Items	281.00
		Service Charges	409.40
		Ending Balance	\$965,561.81

Deposits (+)

Account:-----5324

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
02/01	587.00	75682	Lockbox	02/15	149.00	75682	Lockbox
02/01	327.00	75682	Lockbox	02/16	25.00	75682	Lockbox
02/03	481.00	75682	Lockbox	02/17	1,887.00	152898540	Brch/ATM
02/04	1,744.00	75682	Lockbox	02/18	226.00	75682	Lockbox
02/07	2,188.00	75682	Lockbox	02/22	520.00	75682	Lockbox
02/08	2,298.00	75682	Lockbox	02/23	3,607.00	152898542	Brch/ATM
02/10	358.00	75682	Lockbox	02/23	1,246.00	152898543	Brch/ATM
02/11	228.00	75682	Lockbox	02/28	237.00	75682	Lockbox
02/14	260.00	75682	Lockbox				

Other Credits (+)

Account:-----5324

Date	Amount	Description
02/02	67,533.00	HUD TREAS 310 MISC PAY 020222 XXXXX3875860103RMT*VV*XXXXX0813200*****HUD Section 8 /CA OH12RD00008\
02/08	31,771.00	ACH SETTLEMENT OFFSET 220208 -SETT-HNB HVACH
02/28	70,862.53	BUS ONL TFR FRM CHECKING 022822 XXXXXX8479
02/28	33,964.00	BUS ONL TFR FRM CHECKING 022822 XXXXXX8437

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Huntington PublicFund Business Interest Checking **Account: -----7990**

Statement Activity From: 02/01/22 to 02/28/22		Beginning Balance	\$1,270,574.91
Days in Statement Period		Credits (+)	12,739.75
Average Ledger Balance*		Electronic Deposits	12,730.00
Average Collected Balance*		Interest Earned	9.75
* The above balances correspond to the service charge cycle for this account.		Total Service Charges (-)	0.00
		Ending Balance	\$1,283,314.66

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

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

Date	Amount	Description
02/28	12,730.00	BUS ONL TFR FRM CHECKING 022822 XXXXXXXX5324
02/28	9.75	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
01/31	1,270,574.91	02/28	1,283,314.66		

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

Statement Activity From: 02/01/22 to 02/28/22 Days in Statement Period 28 Average Ledger Balance* 62,639.24 Average Collected Balance* 62,639.24 * The above balances correspond to the service charge cycle for this account.	<table border="0"> <tr> <td>Beginning Balance</td> <td style="text-align: right;">\$62,648.24</td> </tr> <tr> <td>Credits (+)</td> <td style="text-align: right;">0.48</td> </tr> <tr> <td> Interest Earned</td> <td style="text-align: right;">0.48</td> </tr> <tr> <td>Total Service Charges (-)</td> <td style="text-align: right;">18.00</td> </tr> <tr> <td>Ending Balance</td> <td style="text-align: right;">\$62,630.72</td> </tr> </table>	Beginning Balance	\$62,648.24	Credits (+)	0.48	Interest Earned	0.48	Total Service Charges (-)	18.00	Ending Balance	\$62,630.72
Beginning Balance	\$62,648.24										
Credits (+)	0.48										
Interest Earned	0.48										
Total Service Charges (-)	18.00										
Ending Balance	\$62,630.72										

Average Percentage Yield Earned this period 0.009%
 Interest paid last year \$6.27

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

Date	Amount	Description
02/28	0.48	INTEREST PAYMENT

Service Charge Detail **Account:-----3714**

Date	Service Charge (-)	Waives and Discounts (+)	Description
02/15	3.00		STATEMENT CHARGE
02/15	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
01/31	62,648.24	02/15	62,630.24	02/28	62,630.72

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 COLUMBUS OH 43216-1558



LAKE METROPOLITAN HOUSING AUTHORITY
 GENERAL ACCOUNT
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Huntington Public Funds Analyzed Checking

Account: -----8437

Statement Activity From: 02/01/22 to 02/28/22		Beginning Balance	\$432,560.47
Days in Statement Period 28		Credits (+)	5,813.00
Average Ledger Balance* 434,343.02		Electronic Deposits	5,813.00
Average Collected Balance* 434,343.02		Debits (-)	36,243.82
* The above balances correspond to the service charge cycle for this account.		Regular Checks Paid	2,154.00
		Electronic Withdrawals	33,964.00
		Service Charges	125.82
		Ending Balance	\$402,129.65

Other Credits (+)

Account:-----8437

Date	Amount	Description
02/04	800.00	ACH SETTLEMENT OFFSET 220204 -SETT-HNB HVACH
02/08	1,058.00	ACH SETTLEMENT OFFSET 220208 -SETT-HNB HVACH
02/09	3,955.00	HUD TREAS 310 MISC PAY 020922 XXXXX3875860103 RMT*VV*XXXXX403896*****HUD Operating Fund OH02500000122D\

Checks (-)

Account:-----8437

Date	Amount	Check #	Date	Amount	Check #
02/28	612.00	43939	02/11	157.00	43946
02/01	505.00	43944*	02/11	267.00	43947
02/07	550.00	43945	02/10	63.00	43948

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

Other Debits (-)

Account:-----8437

Date	Amount	Description
02/15	125.82	PRIOR MONTH'S SERVICE CHARGES
02/28	33,964.00	BUS ONL TFR TO CHECKING 022822 XXXXXXX5324

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Huntington Public Funds Analyzed Checking

Account: -----8479

Statement Activity From: 02/01/22 to 02/28/22		Beginning Balance	\$1,084,923.81
Days in Statement Period 28		Credits (+)	869,203.00
Average Ledger Balance* 1,269,855.09		Electronic Deposits	869,183.00
Average Collected Balance* 1,269,855.09		Other Credits	20.00
* The above balances correspond to the service charge cycle for this account.		Debits (-)	828,565.36
		Regular Checks Paid	26,423.28
		Electronic Withdrawals	802,142.08
		Ending Balance	\$1,125,561.45

Other Credits (+)

Account:-----8479

Date	Amount	Description
02/01	756,403.00	86 TREAS 310 MISC PAY 020122 XXXXX3875860103
02/01	84,131.00	86 TREAS 310 MISC PAY 020122 XXXXX3875860103
02/01	8,560.00	86 TREAS 310 MISC PAY 020122 XXXXX3875860103
02/01	784.00	86 TREAS 310 MISC PAY 020122 XXXXX3875860103
02/02	3,026.00	86 TREAS 310 MISC PAY 020222 XXXXX3875860103
02/03	3,026.00	86 TREAS 310 MISC PAY 020322 XXXXX3875860103
02/04	3,026.00	86 TREAS 310 MISC PAY 020422 XXXXX3875860103
02/04	3,026.00	86 TREAS 310 MISC PAY 020422 XXXXX3875860103
02/04	3,026.00	86 TREAS 310 MISC PAY 020422 XXXXX3875860103
02/08	20.00	mobile dup post 185366
02/11	4,175.00	86 TREAS 310 MISC PAY 021122 XXXXX3875860103

Checks (-)

Account:-----8479

Date	Amount	Check #	Date	Amount	Check #
02/01	7.00	185241	02/09	75.00	185413*
02/09	51.00	185311*	02/09	51.00	185421*
02/23	973.00	185328*	02/09	1,400.25	185428*
02/01	7.00	185354*	02/09	4,833.46	185429
02/07	20.00	185366*	02/11	4,038.40	185430
02/07	104.00	185373*	02/08	1,104.33	185431
02/09	85.00	185375*	02/07	1,642.34	185432

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Huntington Public Funds Analyzed Checking

Account: -----8440

Statement Activity From: 02/01/22 to 02/28/22		Beginning Balance	\$408,844.79
Days in Statement Period 28		Credits (+)	2,853.32
Average Ledger Balance* 409,936.41		Regular Deposits	2,853.32
Average Collected Balance* 409,607.20		Ending Balance	\$411,698.11

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

Deposits (+)

Account:-----8440

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
02/17	2,240.94	152898541	Brch/ATM	02/23	612.38	171195200	Brch/ATM

Balance Activity

Account:-----8440

Date	Balance	Date	Balance	Date	Balance
01/31	408,844.79	02/17	411,085.73	02/23	411,698.11

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: -----9630

Statement Activity From:		Beginning Balance	\$140,683.67
02/01/22 to 02/28/22		Credits (+)	3,764.40
		Electronic Deposits	3,763.00
Days in Statement Period	28	Interest Earned	1.40
Average Ledger Balance*	140,818.71	Ending Balance	\$144,448.07
Average Collected Balance*	140,818.71		

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

Interest paid last year \$62.31

Other Credits (+)

Account:-----9630

Date	Amount	Description
02/15	1.40	INTEREST PAYMENT
02/28	3,763.00	BUS ONL TFR FRM CHECKING 022822 XXXXXXXX8479

Balance Activity

Account:-----9630

Date	Balance	Date	Balance	Date	Balance
01/31	140,683.67	02/15	140,685.07	02/28	144,448.07

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Account Number: [REDACTED]
Statement Date: Feb 01, 2022 thru Feb 28, 2022

P.O. Box 42, Clearfield, PA 16830

006298



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$334,363.05

Tiered Interest Savings - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$324,428.01
Feb 23	Deposit		9,915.00	334,343.01
Feb 28	Credit Interest		20.04	334,363.05
	ENDING BALANCE			\$334,363.05

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
326,552.65	324,428.01	Feb 01, 2022 - Feb 28, 2022	28	20.04	0.08%	42.08

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
Feb 01, 2022	324,428.01	9,915.00	20.04	0.00	0.00	334,363.05

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P.O. Box 42, Clearfield, PA 16830

Account Number: [REDACTED]
Statement Date: Feb 01, 2022 thru Feb 28, 2022

013471



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

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$205,071.17

Interest Checking - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$205,066.45
Feb 28	Total Interest Paid		4.72	
	ENDING BALANCE			\$205,071.17 ✓

LAKE METROPOLITAN
HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Feb 28	Credit Interest	4.72

Balance Summary

Date	Balance	Date	Balance
Feb 01	205,066.45	Feb 28	205,071.17

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
205,066.45	205,066.45	Feb 01, 2022 - Feb 28, 2022	28	4.72	0.03%	9.94

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

February 01, 2022 through February 28, 2022

Account Number: [REDACTED]

00025771 1 AV 00.426



00025771 DRE 001 142 06022 NNNNNNNNNNN T 1 000000000 67 060254 P3824

REGIONAL ECONOMICALLY AFFORDABLE
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CUSTOMER SERVICE INFORMATION

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

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 01/01/2022 – 01/31/2022
- 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 01/01/2022 – 01/31/2022

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: RAD - PBRA, 2) Payment Date: All, 3) Financial Period: February 2022, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

Bank: Huntington - RAD, Bank Account: ██████████ GL Account: 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>
4559	02/02/2022	No	CHK	WEX BANK	December 2021 Card Fee	Yes	\$14.00
4560	02/02/2022	No	CHK	A-Team Property Maintenance	WS #407, 409 Clean Out/Haul Debris	Yes	\$1,275.00
4561	02/02/2022	No	CHK	Blueknight Carpet & Maintenance	WS #410 Unit Cleaning	Yes	\$4,520.00
4562	02/02/2022	No	CHK	Cintas	Maint. Uniforms, Hand Sanitizer	Yes	\$1,727.98
4563	02/02/2022	No	CHK	Dominion Energy Ohio	507 Home 1/19-1/20/2022 Gas	Yes	\$3,727.36
4564	02/02/2022	No	CHK	Elite Painting and Pressure Washi	545 Sanders Paint	Yes	\$10,205.00
4565	02/02/2022	No	CHK	Gene Placek & Sons	JT Sprinkler System Inspection	Yes	\$695.00
4566	02/02/2022	No	CHK	Green Home Solutions of Clevela	509 Homeworth Mold Remediation	Yes	\$850.00
4567	02/02/2022	No	CHK	HD Supply Facilities Maintenance	Maint. Supplies, PTAC (2)	Yes	\$5,976.94
4568	02/02/2022	No	CHK	KONE	WS Elevator Repair	Yes	\$2,911.04
4569	02/02/2022	No	CHK	Lake Forest Village Ltd	Security Deposit (B. Stockey #204)	Yes	\$250.00
4570	02/02/2022	No	CHK	Mary Ann Racz	January 2022 Resident Incentive	Yes	\$200.00
4571	02/02/2022	No	CHK	Michael Zuren, Lake County Trea	2021 Parcel 15-D-001-0-00-081-0 R	Yes	\$4,841.28
4572	02/02/2022	No	CHK	Nan McKay	FSS MB Digital Revision Service	Yes	\$239.00
4573	02/02/2022	No	CHK	Northeastern Refrigeration	JT HVAC Repairs	Yes	\$1,616.60
4574	02/02/2022	No	CHK	Paige Wellman	Moving Expenses (from PVP 14A)	Yes	\$1,300.00
4575	02/02/2022	No	CHK	Painesville Elevator Company, Inc	Salt	Yes	\$550.00
4576	02/02/2022	No	CHK	Patricia L Jones	January 2022 Resident Incentive	Yes	\$49.99
4577	02/02/2022	No	CHK	The Reserves Network	Admin Temp Help	Yes	\$747.73
4578	02/02/2022	No	CHK	T-Mobile	12/21/21-1/20/22 Telephone	Yes	\$399.35
4579	02/02/2022	No	CHK	V&V Youngstown	Maint Supplies	Yes	\$328.36
4580	02/02/2022	No	CHK	Vector Security	2/1-4/30/22 Alarm Monitoring	Yes	\$1,062.56
4581	02/02/2022	No	CHK	WEX BANK	December 2021 Fuel Charges	Yes	\$340.73
4583	02/09/2022	No	CHK	Cintas	Maint. Uniforms	Yes	\$18.69
4584	02/09/2022	No	CHK	Cleveland Plumbing Supply Ment	Finance Charge	Yes	\$11.51
4585	02/09/2022	No	CHK	DiCaudo, Pitchford & Yoder	January 2022 Legal	Yes	\$2,209.60
4586	02/09/2022	No	CHK	Elite Painting and Pressure Washi	416 JT Paint	Yes	\$5,650.00
4587	02/09/2022	No	CHK	Gene Placek & Sons	Inspection Annual F/E	Yes	\$508.40
4588	02/09/2022	No	CHK	General Pest Control Co.	WS #602 Treatment	Yes	\$1,506.00
4589	02/09/2022	No	CHK	Griffin Technology Group	March 2022 IT Contract	Yes	\$2,625.36
4590	02/09/2022	No	CHK	Jennifer Safar	Moving Expenses (from PVP 4B)	Yes	\$1,300.00
4591	02/09/2022	No	CHK	Johnstone Supply	Maint. Supplies	Yes	\$306.45
4592	02/09/2022	No	CHK	Joughin & Company Hardware	January 2022 Statement	Yes	\$135.72
4593	02/09/2022	No	CHK	KONE	Feb. '22 Elevator Maint.	Yes	\$848.64
4594	02/09/2022	No	CHK	Major Waste Disposal Services In	January 2022 Waste Disposal	Yes	\$1,520.00
4595	02/09/2022	No	CHK	META Solutions	February 2022 Telephone	Yes	\$377.00
4596	02/09/2022	No	CHK	NFP Corporate Services (OH) Inc.	Feb. '22 Health Insurance Consultin	Yes	\$240.00
4597	02/09/2022	No	CHK	ONLINE Information Services, Inc	Admin Background Checks	Yes	\$269.00
4598	02/09/2022	No	CHK	Provision Impressions/Vision Pres	Envelopes	Yes	\$338.00
4599	02/09/2022	No	CHK	Staples Business Credit	Office Supplies	Yes	\$689.69
4600	02/09/2022	No	CHK	The Reserves Network	Week 1/30/2022 Admin Temp Help	Yes	\$465.00
4601	02/09/2022	No	CHK	Treasurer, State of Ohio	JT Elevator Inspection	Yes	\$812.50
4602	02/09/2022	No	CHK	V&V Youngstown	Maint Supplies	Yes	\$49.99
4603	02/17/2022	No	CHK	Active Plumbing Supply	Plumbing Supplies	Yes	\$6.53
4604	02/17/2022	No	CHK	Annamarie Graham	Moving Expenses (from PVP 7A)	Yes	\$1,150.00
4605	02/17/2022	No	CHK	Blueknight Carpet & Maintenance	JT 416 Clean Unit	Yes	\$2,755.00
4606	02/17/2022	No	CHK	Buckeye Power Sales Co	JT Generator Maintenance	Yes	\$932.50

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

Filter Criteria Includes: 1) Project: RAD - PBRA, 2) Payment Date: All, 3) Financial Period: February 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>
4607	02/17/2022	No	CHK	Charter Communications	M/F Cable 2/5-3/4/2022	Yes	\$1,158.64
4608	02/17/2022	No	CHK	City Of Painesville Utilities Office	Admin 12/30/21-1/28/22 Electric &	Yes	\$10,424.76
4609	02/17/2022	No	CHK	Dominion Energy Ohio	517 Home 1/19-2/8/2022 Electric	No	\$141.00
4610	02/17/2022	No	CHK	Du & Associates, Inc.	M/F, HCV Professional Training Ser	No	\$8,100.00
4611	02/17/2022	No	CHK	Elite Painting and Pressure Washi	JT #613 Paint	No	\$525.00
4612	02/17/2022	No	CHK	Guardian	March 2022 Dental, Life AD&D	No	\$1,972.20
4613	02/17/2022	No	CHK	HD Supply Facilities Maintenance	Maint. Supplies Credit	No	\$198.36
4614	02/17/2022	No	CHK	Market Vision Partners, LLC	January '22 Rentellect	No	\$375.00
4615	02/17/2022	No	CHK	Ohio Bureau Of Workers' Compen	7/1/21-7/1/22 Workers' Comp	Yes	\$1,167.34
4616	02/17/2022	No	CHK	Pitney Bowes Purchase Power	January 2022 Postage Meter	No	\$1,622.81
4617	02/17/2022	No	CHK	Sam's Club/Synchrony Bank	Vending Supplies	Yes	\$527.82
4618	02/17/2022	No	CHK	Seacrist Maintenance, Inc.	Feb. '22 Cleaning Contract	No	\$400.00
4619	02/17/2022	No	CHK	Sherwin-Williams	Paint	Yes	\$1,678.03
4620	02/17/2022	No	CHK	The Illuminating Company	PvP B20 1/21-2/10/2022 Electric	Yes	\$723.25
4621	02/17/2022	No	CHK	The Reserves Network	Week 2/6/2022 Admin Temp Help	Yes	\$1,371.75
4622	02/17/2022	No	CHK	Xerox Financial Services	2/25-3/24/2022 Copier Lease	Yes	\$1,351.00
						Cleared: 55	\$86,956.09
						Uncleared: 8	\$13,334.37
						Total Payments: 63	\$100,290.46

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	\$100,290.46	\$0.00
Total:	\$100,290.46	\$0.00

Type Summary

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

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	63	\$100,290.46
Total:	63	\$100,290.46

End of Report

RESOLUTION 2-2022

RESOLUTION TO APPROVE UPDATED PUBLIC HOUSING UTILITY ALLOWANCE SCHEDULES

WHEREAS, HUD regulation 24 CFR 965.502 requires that Public Housing Agencies (PHA) establish allowances for resident purchased utilities for all utilities purchased directly from the utility suppliers; and,

WHEREAS, HUD requires the PHA to review their Utility Allowances at least annually; and,

WHEREAS, the PHA must revise its allowances for a utility category if there has been a change of 10% or more in the utility rate since the last time the utility allowance schedule was revised; and,

WHEREAS, the PHA has completed its annual review and complied with the provision to inform the residents of the planned allowances, surcharges, and revisions; and,

WHEREAS, it is the desire and intent of the Board of Commissioners to comply with HUD regulations; and

WHEREAS, the revised Public Housing Utility Allowance Schedule shall become effective the first day of May 2022.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Lake Metropolitan Housing Authority hereby approves and adopts the Public Housing Utility Allowance Schedules for resident-purchased utilities as reflected in the attached Exhibit A.

PASSED: April 13, 2022

Jeffrey Mackey, Chairperson

ATTEST:

I, ERIC MARTIN, CEO/Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution **2-2022** 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 13th day of April 2022.

Eric Martin, Secretary

Resolution No. 2-2022

Exhibit A

Utility Allowance Rate Schedule Update for Public Housing, effective May 1, 2022

Current PH UA	Proposed PH UA
2 BR- \$76	2 BR- \$91 (\$15 increase)
3 BR- \$84	3 BR- \$100 (\$16 increase)

RESOLUTION 3-2022

**A RESOLUTION ADOPTING WAIVERS AUTHORIZED BY
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, PIH Notice 2021-34, provided instructions on the expedited processing of public housing authority (PHA) requests to continue to use specific regulatory waivers for the Public Housing and Housing Choice Voucher programs (HCV) and contains language that applies to administrative activities related to applicants and existing program participants for both the Low-Income Public Housing (LIPH) Program and the Housing Choice Voucher (HCV) Program.

WHEREAS, the members of the Lake Metropolitan Housing Authority approve the adopted waivers authorized by the U.S Department of Housing and Urban Development issued in PIH Notice 2021-34. The Executive Director or his designee is hereby authorized to establish appropriate procedures to implement the attached waivers, which will be effective on the dates listed. See attachment Exhibit A.

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

SECTION 1. The approved waivers are hereby adopted for use by the Lake Metropolitan Housing Authority to address administrative matters related to the continuation of the COVID-19 pandemic.

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 13, 2022

Jeffrey Mackey, Chairperson

Attest:

I, Eric Martin, Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 3-2022 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 13th day of April 2022.

Eric Martin, Secretary

Exhibit A

Approved Regulatory Waivers - HCV Program

Waiver Name	Regulation	Summary of Relief	HUD Approved
Increase in Payment Standard During the HAP Contract	24 CFR 505(c)(4)	Provides the option to increase the payment standard for family at any time after the effective date of the payment standard increase, rather than waiting for next regular reexam.	3/25/22
SEMAP Score	24 CFR 985.105 24 CFR 985.101	PHAs with fiscal year end of 3/31/22, 6/30/22, 9/30/22, may request to waive the application of SEMAP in its entirety, only if the PHA has SEMAP indicators affected directly or indirectly because of the disruption to PHA operations caused by its adoption of available CARES Act waivers.	3/25/22
Term of Voucher; Extension	24 CFR 982.303(b)(1)	Allows PHAs to grant a family one or more extensions of the initial voucher term regardless of Admin Plan policy. PHAs should ensure consistency with these requests and remain in compliance with the PHA's informally adopted interim standard.	3/25/22
Voucher Tenancy; New Payment Standard	24 CFR 982.503(b)	PHAs may request an expedited waiver to allow for establishment of payment standards from 111 to 120 percent of the FMR. PHAs must follow the specific instructions listed in Notice 2021-34. Established at 115 percent of the 2022 FMR.	3/25/22