



NOTICE OF MEETING

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

6:00 p.m. on Wednesday, July 13, 2022

**Jackson Towers
200 W. Jackson Street
Painesville, OH 44077**

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

REGULAR MEETING AGENDA

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

Jeffrey Mackey, Chairperson

Mission

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



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**REGULAR MEETING OF THE
LAKE METROPOLITAN HOUSING AUTHORITY
June 8, 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 6:05 p.m.

PRESENT

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

ALSO PRESENT

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

CHAIRPERSON'S COMMENTS:

Chairperson Jeffrey Mackey mentioned that he is pleased with how well LMHA is doing as an organization as we enter into the next year and supports the idea of securing emergency vouchers.

MEETING MINUTES:

May 11, 2022, regular Board Meeting: The meeting minutes were accepted by unanimous acclamation.

CEO REPORT:

Eric Martin made a request to offer as the overall topic of the CEO report the draft of the 2022 Annual Plan and the 2023 operating budget. The Board approved without any dispute. Eric shared the key objectives of the proposed annual plan as follows.

- Promote an environment of safety and security for the residents of Lake MHA.
- Capital investment into the organization's residential properties
- Seek opportunities to expand into new areas of affordable housing and supportive services.
- Provide healthy and supportive living environments through policy and partnerships.
- Continue to improve systems and customer service to enable Lake MHA to be more proficient, proactive, and responsive.

Board Member, Kathy Popp suggested that the Annual Plan include education on fair housing advocacy. Eric agreed with this suggestion and indicated that it would be included in the final version that will be submitted to HUD.

Chairperson Jeffrey Mackey suggested that LMHA expand beyond Painesville proper and into areas west and east within Lake County.

CEO REPORT: (continued)

He also mentioned the necessity to offer targeted housing assistance to individuals living with disabilities and offered that Parkview Place may be a good place to start.

Eric also explained the Annual Plan measures the organization's goals and progress in meeting those goals under the overall 5-year plan. This Annual Plan is tied to the organization's funding and must be submitted annually to HUD.

Eric also discussed the 2023 Operating Budget in detail. He indicated that the budget represents an anticipated reduction in overall expenses and renewed efforts to increase revenue. Eric explained that the budget includes a 2 percent salary increase for all staff. Board Vice-Chair, Charles Stennis offered his concerns regarding inflation and overall cost of supplies including fuel prices, and the impact on staff overall. Eric indicated that there may exist other opportunities to provide incremental increases to salaries to combat inflation. In addition, Eric offered other creative opportunities to help control the impact of inflation which included virtual work opportunities.

APRIL FINANCE REPORT:

A motion was made by Chairperson Jeffrey Mackey and seconded by Cynthia Brooks to approve the financials. The April financials were approved by roll call with 4 ayes from Cynthia Brooks, George Phillips, Julius Williams, and Cynthia Brooks.

OTHER UPDATES & COMMENTS:

It was decided the next Board meeting will be conducted at Jackson Towers.

Cynthia Brooks was recognized for receiving the Correctional Administrator of the Year Award. Cynthia Brooks was the unanimous winner of the nationally recognized *Ray Coleman Correctional Administrator of the Year* award, which she accepted in Long Beach, California, last month.

RESOLUTIONS:

Resolution 6-2022: A resolution approving the FY2023 consolidated budget, including the housing choice voucher, multifamily, and public housing budgets, and approving the submission of the proposed budgets to HUD.

A motion was made by Chairperson Jeffrey Mackey and seconded by Cynthia Brooks to adopt this resolution. The resolution was approved by roll call with 4 ayes from Julius Williams, George Phillips, Kathryn Popp, and Vice-Chair Charles Stennis, Jr.

Resolution 7-2022:

A resolution authorizing and directing the chairperson and executive director to execute and file the PHA Annual Plan for the Fiscal Year 2022 with the US Department of Housing and development.

A motion was made by Cynthia Brooks and second by Julius Williams to adopt this resolution. The resolution was approved by roll call with 4 ayes from Cynthia Brooks, George Phillips, Kathryn Popp, and Cynthia Brooks.

ADJOURNMENT:

A motion was made by Chairperson Jeffrey Mackey to adjourn the meeting. The meeting adjourned at 7:03 p.m.

Respectfully submitted,

Eric P Martin,
Chief Executive Officer



Meeting of the Board of Commissioners CEO Report July 2022

Housing Choice Voucher:

For the third consecutive month, lease-ups have declined. We are down by 9 units from the previous mark in May. However, the good news is we have received several promising applicants for an additional HCV Certification Specialist as we continue our efforts in building an HCV intake department to bolster lease-ups.

We are also turning our attention to updating our Administrative Plan and bringing our Family Self-Sufficiency (FSS) program policy into compliance with HUD's Final Rule. The rule comprehensively changes the FSS program in several areas:

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

Our Compliance Manager, Meghan Furman, is working with our FSS Coordinator and Program Management to update our Action Plan to comply with the new regulations. We will be holding a public comment period that will conclude with a public hearing. Our plan is to present to the Board the new FSS Action Plan sometime in September for review and approval. Once the Board approves the action plan, we will officially submit it to HUD.

Public Housing/Multi-Family Program/Market Rate:

We met with HUD to provide an update on the progress of the disposition of our Public Housing program. Should our Public Housing program continue beyond February 2023, HUD as indicated that they may require LMHA to purchase flood insurance on the property. We have reiterated to HUD our goal to have the disposition completed by February of 2023 and that our plans all along were to purchase flood insurance in advance of the disposition. This is to ensure financial protection for LMHA and REACH as soon as the Declaration of Trust (DOT) is dissolved.

In addition, we are still expecting to hear news sometime in August regarding the delineation of the County's ARPA funding. We will keep the Board posted with any new developments.





Public Housing/Multi-Family Program/Market Rate: *(continued)*

Lastly, the regrading/waterproofing project at Woodlawn is essentially completed, except reseeding for new grass. We expect to begin reseeding at the end of August when weather conditions are better for new seeds to take hold and grow.

Staffing:

We are happy to announce that we have filled the critical vacancy in our Maintenance Department. The hiring essentially means that our Maintenance team is fully staffed. We are also looking at creative and cost-effective solutions to provide more help to bolster unit turns while still decreasing maintenance costs. Nicole Ostrosky, our Human Resources Manager, has reached out to Auburn Career Center to develop an internship program where we hire students as interns who are learning and developing pertinent skills in HVAC, maintenance, facilities management, and carpentry to name a few.

We are extremely excited to have an opportunity to give these students real-world work experience in their desired trade, while in exchange providing LMHA with a cost-effective measure to provide even more support in an area of need.

Section 18 Disposition:

Currently, we are down to 5 Parkview residents seeking to relocate. We are expecting to reduce that number down to 4 in the coming days once port-out arrangements are confirmed with CMHA.

Jackson Towers:

Our architectural consultants have merged the findings and recommendations from our structural engineer into a comprehensive scope of work. We are now waiting for the structural engineer to sign off on his recommendations to repair the concrete spalling. Once this is done, our architectural consultants can secure applications for the necessary permits that will be required by the prospective successful bidder.

We still fully expect to have the project back out for bid no later than Friday, July 15.





Security Cameras:

We are excited to announce that work has officially begun on surveillance systems at every location. GriffinTek has indicated that all parts and components are in their possession, and they expect to complete the project sometime this month. GriffinTek will then conduct training on the software and hardware for selected staff

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





Multifamily/Public Housing Programs

Month Ending June 2022

Occupancy Rate	Apr-22	May-22	Jun-22		
Percentage leased as of 06/30/2022	77%	77%	80%		
# of vacancies (264 total MF & PH units) as of 06/30/2022	63	63	53	20 PVP	
T.A.R. (Tenant Account Receivables)	Apr-22	May-22	Jun-22		
Current Rent Roll	\$55,402	\$52,668	\$55,693		
Rent Collected	\$50,618	\$49,235	\$53,395		
Percentage Collected	92%	94%	96%		
PH Error Analysis Report	Apr-22	May-22	Jun-22		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Apr-22	May-22	Jun-22		
# of applicants on MF Wait List (end of month)	989	975	978		
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	3	3
3 Day notices (non-pay)	0	0	2	0	2
3 Day notices (lease violation)	0	0	0	0	0
10 Day notices (lease violation)	0	0	0	0	0
30 Day notices (non-pay)	2	0	6	0	8
Tenant Relations	Jackson	Washington	Woodlawn	ParkView	
Date of quarterly resident meetings held					
Next Meeting Scheduled for:	7/18/2022	7/19/2022	7/20/2022		
Police Reports received from 04/08/2022 through 7/7/2022	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault			1		1
Domestic/Civil/Harassment	1		2		3
Drug related					0
Theft/Burglary	1	3			4
Well Checks					0
Arrest/Warrant Served					0
Identity Theft					0
LMHA Standby Request/Trespassing		1	1		2
Disturbance/Noise/Disorderly Conduct	6	1	1		8
Not classified/Police Foot Patrols	1		2		3
Total calls for current month					21
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month	0	4	1	0	5
Move outs for current month	0	0	0	1	1
Unit transfers for current month	1	0	1	0	2

Report Completed by: Theresa Lee



Housing Choice Voucher Program

Month Ending June 2022

Leased Action	Apr-22	May-22	Jun-22						
Monthly Budget Authority	\$756,356	\$756,356	\$756,356						
Units under lease (1st of month) + HO	1227	1212	1215						
VASH vouchers leased up (26)	16	16	16						
FUP vouchers leased up (25)	19	18	18						
Mainstream vouchers leased up (26)	23	22	21						
Utilization (baseline 1534 eff. 1/01/22)	80%	79%	79%						
Total HAP paid (UA's, ports & HO)	\$720,658	\$716,708	\$724,299						
Total incoming HAP	\$755,825	\$756,499	\$616,626						
Monthly utilization of budget	95%	95%	96%						
HCV Error Analysis Report	Apr-22	May-22	Jun-22						
Audit Error rate			20%						
# of files audited			15						
# of files with errors per QC audit			3						
Informal Hearing/Terminations	Apr-22	May-22	Jun-22						
Informal Hearings conducted	2	1	0						
Informal Reviews conducted	2	0	1						
End of Participations (EOP's)	13	8	8	Updated 3 months EOP report attached explaining most recent					
Leasing Activity	Apr-22	May-22	Jun-22						
# of New Admissions	5	10	6	Updated entire 3 months					
# of Moves	4	5	3						
# of Port-Ins	2	1	0						
# of Port-Outs	4	1	0						
# of Vouchers issued	25	26	24	16 vouchers were new HCV, all others were current tenants					
# of Vouchers on the street	47	45	51	8 vouchers pending inspections					
	This includes voucher from PVP issued in October 2021	This includes voucher from PVP issued in October 2021	This includes voucher from PVP issued in October 2021	1 vouchers pending executed HAP					
Vouchers Expired	8	12	7	3 Vouchers pending signed leases					
FSS/Homeownership	Apr-22	May-22	Jun-22						
Active FSS participants	23	22	21						
Current Homeowners	3	3	3						
Wait List Activity	Apr-22	May-22	Jun-22						
Number of Applicants on WL	1147	1131	1072	2021 HCV as of 7/1/22	4 applicants pending voucher issuance				
# of applicants pulled from Wait List	100	0	100 pulled 6/30/22						
Initial Briefing Meetings	4/26/2022		7/20 & 7/21						
2nd & Final Chance	Due 5/11/22	27	5 pending & 3 ready for voucher issuance						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Apr-22	43	76	11	6	1		7	5	149
May-22	112	75	9	6	1	6	4	3	216
Jun-22	224		9	2	0	4	14	5	258
Report Completed by: Theresa Lee		Includes R/I's							

Lake Metropolitan Housing Authority

Finance Report

May 2022

(Prepared for the July 13, 2022 Board Meeting)

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

Fiscal Year 2022:

Attached are the preliminary May 2022 financials.

Multi-Family (RAD):

The Multi-Family program is negative for the month and positive year-to-date. The maintenance team is now fully staffed and we are confident they will be able to handle the workload in-house.

The Multi-Family (RAD) Statements of Operation for May 2022 has been included.

Housing Choice Voucher:

The Housing Choice Voucher program was positive for the month, year-to-date, and against the budget. The focus for our Housing Choice Voucher remains increasing our voucher utilization.

The most recent HAP Reserves Worksheet and the Schedule of Restricted Net Position (RNP) for May 2022 has been included.

Parkview (Public Housing/Market Rate):

Financials (and corresponding Statements of Operation) for May 2022 have been included for both the remaining Public Housing and Market Rate programs. The Market Rate program continues to be positive for the month and year-to-date. The Public Housing Program is positive for the month and negative year-to-date.

Overall Indicators:

The Fiscal Year 2022 Payroll projections are included through the July 7, 2022 payroll.

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

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

Banking and Investments:

Included with this report is the Lake MHA Cash & Investment Report as of May 31, 2022 along with copies of the bank statements.

Accounts Payable:

A detail listing of all A/P checks issued in May 2022 are attached for your review.

Respectfully Submitted by:

Brittany Stone

CFO

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 May 31, 2022

(Preliminary - For Internal Use Only)

	Fiscal Year 2022			Fiscal Year 2021		
	This Month	Year-to-Date	YTD Budget	Variance	Year-to-Date	Variance
Multi-Family						
Operating Income	\$ 122,275	\$ 1,363,062	\$ 1,398,008	\$ (34,946)	\$ 1,405,819	\$ (43,757)
Administrative Expenses	\$ 62,728	\$ 476,042	\$ 499,449	\$ (23,407)	\$ 302,504	\$ 173,538
Utility Expenses	21,637	246,868	238,333	8,535	231,329	15,539
Operations Expense	41,489	572,098	416,761	155,337	414,867	157,231
General Expense	4,980	74,474	99,479	(25,005)	70,403	4,071
Surplus / (Deficit)	\$ (8,559)	\$ (6,420)	\$ 143,986	\$ (150,406)	\$ 387,716	\$ (394,136)

Section 8						
Operating Income	\$ 97,356	\$ 1,198,217	\$ 914,833	\$ 283,384	\$ 962,097	\$ 236,120
Administrative Expenses	\$ 72,856	\$ 784,381	\$ 962,129	(177,748)	\$ 737,195	47,186
Utility Expenses	27	3,067	4,400	(1,333)	3,663	(596)
Maintenance Expense	693	9,520	5,500	4,020	4,011	5,509
General Expense	946	15,412	15,278	134	14,412	1,000
Surplus / (Deficit)	\$ 22,834	\$ 385,837	\$ (72,474)	\$ 458,311	\$ 202,816	\$ 183,021

CONSOLIDATED						
Operating Income	\$ 219,631	\$ 2,561,279	\$ 2,312,841	\$ 248,438	\$ 2,368,916	\$ 192,363
Administrative Expenses	\$ 135,584	\$ 1,260,423	\$ 1,461,578	\$ (201,155)	\$ 1,039,699	\$ 220,724
Utility Expenses	21,664	249,935	242,733	7,202	234,992	14,943
Operations Expense	42,182	581,618	422,261	159,357	418,878	162,740
General Expense	5,926	89,886	114,757	(24,871)	84,815	5,071
Surplus / (Deficit)	\$ 14,275	\$ 379,417	\$ 71,512	\$ 307,905	\$ 590,532	\$ (211,115)

Lake Metropolitan Housing Authority

Balance Sheet

May 2022

Program: RAD - PBRA Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	211.62	560.90
1111.800 Cash - RAD PBRA	(121,104.66)	667,153.22
1113.000 Cash - Replacement Reserve	13,021.12	1,322,371.24
1114.000 Cash - Tenant Sec. Deposits	(17.51)	57,578.18
1122.000 Accts Rec Tenants (S)	(1,436.81)	51,116.09
1122.009 Tenant Repayment Agreements (S)	(241.00)	5,179.00
1129.000 A/R - Other	0.00	43.50
1140.001 A/R Parkview Place	5,105.42	(2,201.98)
1140.002 A/R Public Housing	(7,334.67)	11,683.76
1140.003 A/R REACH	0.00	105.00
1140.005 A/R S-8 Voucher	(3,856.99)	71,770.47
1140.006 A/R State/Local	(1,384.69)	818.73
1211.000 Prepaid Insurance	(4,620.97)	27,725.86
1250.000 Prepaid Expense	(755.79)	5,290.53
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	1,520.00	5,708,675.02
1400.750 Bldg, Land & Improvements - Admin	0.00	5,956.95
1400.800 Furn, Equip, Mach - Dwellings	0.00	41,171.00
1400.900 Furn, Equip, Mach - Admin	0.00	331,567.06
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	(120,894.93)	3,828,728.70
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	(102,267.25)	29,598.56
2111.009 A/P - Public Housing (S)	(700.00)	222.00
2114.000 Tenants Sec. Dep. (S)	1,445.00	52,058.00
2114.300 Pet Deposit (S)	0.00	5,000.00
2114.314 Interest - Tenant Security Deposits	0.49	13.71
2117.200 OPERS Payable	(9,833.09)	(0.42)
2117.800 Deferred Comp W/H	(675.00)	0.00
2117.902 Misc. Payroll - AFLAC	(306.36)	(28.92)
2117.950 A/P - Ohio BWC	0.00	(27.00)
2117.999 A/P Payroll Other - Employee	0.00	(136.51)
2135.100 Acc. Comp Absences	0.00	4,295.63
2135.200 Comp. Absences - Non Current	0.00	17,283.44
2500.000 Net Pension Liability	0.00	299,296.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	173,788.00

Lake Metropolitan Housing Authority

Balance Sheet

May 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

327,048.00

TOTAL LIABILITIES

(112,338.21)

734,620.49

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)

(8,558.72)

(6,416.94)

TOTAL SURPLUS

(8,558.72)

3,094,108.21

TOTAL LIABILITIES AND SURPLUS

(120,894.93)

3,828,728.70

PROOF

0.00

0.00

Lake Metropolitan Housing Authority
Operating Statement
Eleven Months Ending 05/31/2022
Program: RAD - PBRA Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	48,045.00	56,666.67	(8,621.67)	548,285.00	623,333.33	(75,048.33)	680,000.00	(131,715.00)
3121.000 Tenant Assistance Payments - M/F	73,989.00	69,166.67	4,822.33	796,593.00	760,833.33	35,759.67	830,000.00	(33,407.00)
3300.113 Interest - Rep. Res.	11.12	8.33	2.79	114.33	91.67	22.66	100.00	14.33
3690.000 Other Income - Tenant	230.00	1,250.00	(1,020.00)	18,069.58	13,750.00	4,319.58	15,000.00	3,069.58
TOTAL OPERATING INCOME	122,275.12	127,091.67	(4,816.55)	1,363,061.91	1,398,008.33	(34,946.42)	1,525,100.00	(162,038.09)
NON-OPERATING INCOME								
3690.900 Other Income - Miscellaneous	0.00	0.00	0.00	3.15	0.00	3.15	0.00	3.15
TOTAL NON-OPERATING INCOME	0.00	0.00	0.00	3.15	0.00	3.15	0.00	3.15
TOTAL INCOME	122,275.12	127,091.67	(4,816.55)	1,363,065.06	1,398,008.33	(34,943.27)	1,525,100.00	(162,034.94)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	23,537.05	25,130.75	1,593.70	246,656.92	276,438.25	29,781.33	301,569.00	54,912.08
4120.000 Auditing Fees	0.00	216.67	216.67	3,237.96	2,383.33	(854.63)	2,600.00	(637.96)
4140.100 Advertising - Other	193.50	116.67	(76.83)	524.52	1,283.33	758.81	1,400.00	875.48
4150.000 Benefits Expense	28,158.23	9,610.25	(18,547.98)	113,487.46	105,712.75	(7,774.71)	115,323.00	1,835.54
4170.000 Legal Expenses	2,991.80	2,083.33	(908.27)	20,885.79	22,918.67	2,030.88	25,000.00	4,114.21
4180.000 Travel Expense	0.00	518.50	518.50	223.32	5,703.50	5,480.18	6,222.00	5,998.68
4180.100 Board Travel	0.00	120.75	120.75	(119.87)	1,328.25	1,448.12	1,449.00	1,568.87
4185.000 Staff Training	343.00	258.75	(84.25)	7,945.20	2,846.25	(5,098.95)	3,105.00	(4,840.20)
4185.100 Board Training	0.00	60.42	60.42	399.90	664.58	264.68	725.00	325.10
4190.000 Office Sundry Expense	0.00	0.00	0.00	322.60	0.00	(322.60)	0.00	(322.60)
4190.020 Bank Charges	181.71	216.67	34.96	1,855.95	2,383.33	527.38	2,600.00	744.05
4190.050 Payroll Processing Charges & Forms	187.69	158.33	(29.36)	2,183.98	1,741.67	(442.31)	1,900.00	(283.98)
4190.100 Office Supplies	463.84	225.00	(238.84)	4,166.58	2,475.00	(1,691.58)	2,700.00	(1,466.58)
4190.110 Temporary Help	0.00	83.33	83.33	5,408.78	916.67	(4,492.11)	1,000.00	(4,408.78)
4190.120 Cleaning Contract	1,087.51	112.50	(975.01)	4,226.12	1,237.50	(2,988.62)	1,350.00	(2,876.12)
4190.130 Contract - IT Services	913.48	833.33	(80.15)	11,155.92	9,166.67	(1,989.25)	10,000.00	(1,155.92)
4190.140 Contract - MCS	755.79	725.83	(29.96)	8,090.51	7,984.17	(106.34)	8,710.00	619.49
4190.145 Forms and Publications	827.50	166.67	(660.83)	2,683.62	1,833.33	(850.29)	2,000.00	(683.62)
4190.150 Shredding	22.89	41.67	18.78	102.94	458.33	355.39	500.00	397.06
4190.200 Telephone	261.22	258.33	(2.89)	2,906.19	2,841.67	(64.52)	3,100.00	193.81
4190.201 Cell Phones	241.71	208.33	(33.38)	1,619.07	2,291.67	672.60	2,500.00	880.93
4190.205 Answering Service	120.05	158.33	38.28	1,550.72	1,741.67	190.95	1,900.00	349.28
4190.210 Internet Expense	281.55	175.00	(106.55)	1,723.55	1,925.00	201.45	2,100.00	376.45
4190.220 Cable	667.15	750.00	82.85	8,163.16	8,250.00	86.84	9,000.00	836.84
4190.300 Postage & Meter	570.68	458.33	(112.35)	5,802.98	5,041.67	(761.29)	5,500.00	(302.96)
4190.400 Copier - Lease	0.00	325.00	325.00	3,494.59	3,575.00	80.41	3,900.00	405.41
4190.410 Copier Maintenance	0.00	41.67	41.67	(413.96)	458.33	872.29	500.00	913.96
4190.500 Admin Minor Equipment	20.86	208.33	187.47	3,939.83	2,291.67	(1,648.16)	2,500.00	(1,439.83)
4190.600 Dues & Fees	236.20	416.67	180.47	3,773.19	4,583.33	810.14	5,000.00	1,226.81

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.900 Other Sundry Expense	34.42	266.67	232.25	740.69	2,933.33	2,192.64	3,200.00	2,459.31
4190.910 Tenant Background Checks	11.18	333.33	322.15	1,104.91	3,666.67	2,561.76	4,000.00	2,895.09
4190.950 HR Contract	0.00	0.00	0.00	861.75	0.00	(861.75)	0.00	(861.75)
4190.960 Community Outreach	0.00	250.00	250.00	414.36	2,750.00	2,335.64	3,000.00	2,585.64
4210.000 Resident Activities	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00	3,000.00
4220.000 Resident Participation	618.82	250.00	(368.82)	3,998.57	2,750.00	(1,248.57)	3,000.00	(998.57)
4230.000 Contract - Other	0.00	375.00	375.00	2,923.86	4,125.00	1,201.14	4,500.00	1,576.14
TOTAL ADMIN EXPENSE	62,727.63	45,484.41	(17,243.22)	476,041.64	499,448.58	23,406.95	544,853.00	68,811.36
UTILITIES EXPENSE								
4310.000 Water	5,863.84	4,833.33	(1,030.51)	62,493.72	53,166.67	(9,327.05)	58,000.00	(4,493.72)
4320.000 Electricity	13,894.15	15,000.00	1,105.85	160,941.11	165,000.00	4,058.89	180,000.00	19,058.89
4330.000 Gas	1,878.67	1,833.33	(45.34)	23,433.38	20,166.67	(3,266.69)	22,000.00	(1,433.36)
TOTAL UTILITIES EXPENSE	21,636.66	21,666.66	29.80	246,868.19	238,333.34	(8,534.85)	280,000.00	13,131.81
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	10,973.87	13,734.92	2,761.25	145,633.51	151,084.08	5,450.57	164,819.00	19,185.49
4415.000 Maint. - Temp Help	0.00	83.33	83.33	0.00	916.67	916.67	1,000.00	1,000.00
4420.000 Maint. - Supplies (other)	3,560.59	2,750.00	(810.59)	56,254.66	30,250.00	(26,004.66)	33,000.00	(23,254.66)
4420.050 Maint. - Materials	1,353.39	1,125.00	(228.39)	35,953.73	12,375.00	(23,578.73)	13,500.00	(22,453.73)
4420.100 Maint. - Electrical	0.00	100.00	100.00	0.00	1,100.00	1,100.00	1,200.00	1,200.00
4420.200 Maint. - Plumbing	68.11	150.00	81.89	1,124.17	1,650.00	525.83	1,800.00	675.83
4420.300 Maint. - Cleaning Supplies	55.04	75.00	19.96	1,111.83	825.00	(286.83)	900.00	(211.83)
4420.400 Maint. - Auto	0.00	583.33	583.33	1,372.88	6,416.67	5,043.79	7,000.00	5,627.12
4420.410 Maint. - Fuel	786.80	416.67	(370.13)	3,037.00	4,583.33	1,546.33	5,000.00	1,963.00
4420.500 Maint. - Hardware	238.28	333.33	95.07	3,549.85	3,666.67	116.82	4,000.00	450.15
4420.510 Maint. - Keys & Locks	38.70	83.33	44.63	5,410.56	916.67	(4,493.89)	1,000.00	(4,410.56)
4420.600 Maint. - Paint	1,578.23	333.33	(1,244.90)	13,525.85	3,666.67	(9,859.18)	4,000.00	(9,525.85)
4420.700 Appliances & Dwelling Equip	944.28	2,083.33	1,139.07	34,035.00	22,916.67	(11,118.33)	25,000.00	(9,035.00)
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	3,447.59	0.00	(3,447.59)	0.00	(3,447.59)
4430.010 Cont - Rubbish Removal	1,112.50	1,166.67	54.17	12,596.00	12,833.33	237.33	14,000.00	1,404.00
4430.020 Cont - HVAC	540.00	833.33	293.33	4,332.19	9,166.67	4,834.48	10,000.00	5,667.81
4430.040 Cont - Elevators	985.33	1,250.00	264.67	18,858.34	13,750.00	(5,108.34)	15,000.00	(3,858.34)
4430.050 Cont - Landscaping	1,267.50	1,475.00	207.50	7,437.00	16,225.00	8,788.00	17,700.00	10,263.00
4430.060 Cont - Unit Turn Expense	6,985.00	0.00	(6,985.00)	71,895.30	0.00	(71,895.30)	0.00	(71,895.30)
4430.070 Cont - Electrical	0.00	791.67	791.67	6,049.38	8,708.33	2,658.95	9,500.00	3,450.62
4430.080 Cont - Plumbing	649.85	1,030.00	350.15	3,468.85	11,000.00	7,531.15	12,000.00	8,531.15
4430.090 Cont - Exterminator	120.00	1,250.00	1,130.00	8,250.00	13,750.00	7,500.00	15,000.00	8,750.00
4430.115 Cont - Repairs	0.00	625.00	625.00	14,108.26	6,875.00	(7,233.26)	7,500.00	(6,808.26)
4430.116 Cont - Uniforms	40.83	308.33	267.50	1,131.37	3,391.67	2,260.30	3,700.00	2,568.63
4430.120 Cont - Miscellaneous	6,003.37	2,083.33	(3,920.04)	65,331.61	22,916.67	(42,414.94)	25,000.00	(40,331.61)
4450.000 Benefits - Maint.	4,687.59	5,252.42	564.83	56,183.00	57,776.58	1,593.58	63,029.00	6,846.00
TOTAL OPERATIONS EXPENSE	41,489.02	37,887.32	(3,601.70)	572,897.83	416,768.68	(155,337.25)	454,648.00	(117,449.93)
GENERAL EXPENSE								
4480.000 Security	359.36	833.33	473.97	6,948.31	9,166.67	2,218.36	10,000.00	3,051.69
4510.000 Insurance	4,820.97	5,128.92	505.95	53,935.93	56,398.08	2,462.15	61,523.00	7,587.07
4515.000 Real Estate Tax - Lots	0.00	0.00	0.00	629.06	0.00	(629.06)	0.00	(629.06)
4516.000 Real Estate Assess.	0.00	416.67	416.67	2,684.85	4,583.33	1,898.48	5,000.00	2,315.15
4570.000 Collection Loss	0.00	2,666.67	2,666.67	10,276.09	29,333.33	19,057.24	32,000.00	21,723.91
TOTAL GENERAL EXPENSE	4,980.33	9,043.59	4,063.26	74,474.24	99,479.41	25,005.17	108,523.00	34,048.76

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
TOTAL EXPENSES	130,833.84	114,001.88	(16,831.88)	1,389,482.00	1,254,022.02	(115,459.98)	1,388,024.00	(1,458.00)
SURPLUS	(8,558.72)	13,089.69	(21,648.41)	(6,416.94)	143,986.31	(150,403.25)	157,076.00	(163,492.94)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$51,630.90
Rent	\$51,569.00
Security Deposit	\$1,520.00
Late Rent	\$150.00
Adj to Rent	(\$1,199.00)
Adj to Misc - Maintenance Charge	\$90.00
Adj to Misc - Miscellaneous Bank Charge	\$25.00
Adj to Late Rent	(\$10.00)
Payment Received	(\$54,437.81)
Utility	(\$2,325.00)
Payment Made	\$3,439.00
Repayment	\$191.00
Refund Deposit	(\$75.00)
Cancelled Repayment	\$250.00
AR Void	\$276.00
Create Repayment	(\$200.00)
Ending Balance	<u>\$50,894.09</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$201.00	\$50,412.00
Charged	\$1,520.00	
Collected	(\$1,520.00)	\$1,520.00
Applied to Account		\$0.00
Refunded		(\$75.00)
Ending Balance	<u>\$201.00</u>	<u>\$51,857.00</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 (7 Agreements)

	Amount
Beginning Balance	\$5,420.00
Monthly Repayment Amount	(\$191.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$200.00
Cancel Repayment	(\$250.00)
Ending Balance	<u>\$5,179.00</u>

Lake Metropolitan Housing Authority

Balance Sheet

May 2022

Program: Section 8 Voucher Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	23,231.55	440,705.07
1111.200 Cash HAP Payments	52,451.60	1,252,402.43
1122.000 Tenant Fraud Receivable	0.00	43,175.85
1122.100 Allowance for Doubtful Fraud Rec	0.00	(43,175.85)
1125.000 Accounts Receivable Mainstream	0.00	(9,523.00)
1129.000 Accounts Rec - Other	0.00	20,832.00
1165.000 FSS Escrow Investment	(7,272.94)	115,170.96
1211.000 Prepaid Insurance	(452.17)	2,713.07
1250.000 Prepaid Expense	(1,835.49)	12,848.43
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	66,122.55	1,954,588.34
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(3,859.12)	71,768.34
2117.000 Accounts Payable LMHA	20,956.13	2.13
2117.001 Accounts Payable HAP (S)	(17,263.68)	7,037.00
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	(7,272.94)	115,170.96
2210.200 Unearned Revenue - FSS	0.00	(0.22)
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	(7,439.61)	1,074,956.08
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	5,070.38
2802.000 Restricted Net Position (HAP)	49,174.00	336,843.00
2806.000 Unrestricted Net Position	(49,174.00)	104,593.52
2806.000 Unrestricted Net Position (Current Year)	73,562.16	433,131.36
TOTAL SURPLUS	73,562.16	879,638.26
TOTAL LIABILITIES AND SURPLUS	66,122.55	1,954,588.34
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Eleven Months Ending 05/31/2022

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HAP INCOME								
HAP INCOME								
3000.100 HAP Income	756,499.00	0.00	756,499.00	8,101,944.00	0.00	8,101,944.00	0.00	8,101,944.00
3000.120 Mainstream (HAP) Income	13,292.00	0.00	13,292.00	86,213.00	0.00	86,213.00	0.00	86,213.00
3000.130 FSS Forfeitures (HAP)	0.00	0.00	0.00	7,126.02	0.00	7,126.02	0.00	7,126.02
3000.199 HAP Repayments	1,120.78	0.00	1,120.78	14,855.56	0.00	14,855.56	0.00	14,855.56
TOTAL HAP INCOME	770,911.78	0.00	770,911.78	8,210,138.58	0.00	8,210,138.58	0.00	8,210,138.58
TOTAL HAP INCOME	770,911.78	0.00	770,911.78	8,210,138.58	0.00	8,210,138.58	0.00	8,210,138.58
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	93,334.00	76,916.67	16,417.33	857,660.00	846,683.33	11,576.67	923,000.00	(65,340.00)
3000.220 Mainstream (Admin) Income	2,901.00	0.00	2,901.00	14,009.00	0.00	14,009.00	0.00	14,009.00
3000.300 FSS Grant Income	0.00	5,000.00	(5,000.00)	74,567.00	55,000.00	19,567.00	60,000.00	14,567.00
3690.200 50% Fraud Recovery	1,120.77	1,250.00	(129.23)	14,855.53	13,750.00	1,105.53	15,000.00	(144.47)
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	97,355.77	83,166.67	14,189.10	1,198,216.68	914,833.33	283,383.35	998,000.00	200,216.68
TOTAL OPERATING INCOME	97,355.77	83,166.67	14,189.10	1,198,216.68	914,833.33	283,383.35	998,000.00	200,216.68
TOTAL INCOME	668,267.55	83,166.67	785,100.88	9,408,355.26	914,833.33	8,493,521.93	998,000.00	8,410,355.26
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	43,669.24	53,018.58	9,349.34	448,211.82	583,204.42	134,992.60	638,223.00	188,011.18
4120.000 Audit Fees	0.00	783.33	783.33	8,130.74	8,616.67	485.92	9,400.00	1,269.25
4140.100 Advertising - Other	225.00	66.67	(158.33)	714.62	733.33	18.71	800.00	85.38
4150.000 Benefit Expense	16,037.41	20,274.83	4,237.42	170,738.96	223,023.17	52,284.21	243,298.00	72,559.04
4170.000 Legal Expenses	360.00	833.33	473.33	4,118.67	9,166.67	5,048.00	10,000.00	5,881.33
4180.000 Travel Expense	0.00	500.00	500.00	259.69	5,500.00	5,240.31	6,000.00	5,740.31
4180.100 Board Travel	0.00	195.42	195.42	148.99	2,149.58	2,000.59	2,345.00	2,196.01
4185.000 Staff Training	1,537.00	250.00	(1,287.00)	8,424.50	7,750.00	(674.50)	3,000.00	(5,424.50)
4185.100 Board Training	0.00	96.25	96.25	465.00	1,058.75	593.75	1,155.00	690.00
4190.000 Office Sundry Expense	0.00	0.00	0.00	346.00	0.00	(346.00)	0.00	(346.00)
4190.020 Bank Charges	206.71	208.33	1.62	1,953.95	2,291.67	337.72	2,500.00	546.05
4190.050 Payroll Processing Charges & Forms	230.45	208.33	(22.12)	2,745.52	2,291.67	(453.85)	2,500.00	(245.52)
4190.100 Office Supplies	1,412.85	708.33	(704.52)	12,674.46	7,791.67	(4,882.79)	8,500.00	(4,174.46)
4190.110 Temporary Help	0.00	41.67	41.67	8,289.03	458.33	(7,830.70)	500.00	(5,789.03)
4190.120 Cleaning Contract	111.16	325.00	213.84	3,242.95	3,575.00	332.05	3,900.00	657.05
4190.130 Contract - IT Services	2,219.42	2,166.67	(52.75)	27,092.48	23,833.33	(3,259.15)	26,000.00	(1,092.48)
4190.140 Contract - MCS	1,835.49	1,835.33	(0.16)	20,312.95	20,188.67	(124.28)	22,024.00	1,711.05
4190.145 Forms and Publications	827.50	125.00	(702.50)	7,615.90	1,375.00	(6,240.90)	1,500.00	(6,115.90)
4190.150 Shredding	69.58	62.50	(7.08)	312.78	687.50	374.72	750.00	437.22
4190.200 Telephone	794.51	741.67	(52.84)	8,839.33	8,158.33	(681.00)	8,900.00	61.67
4190.201 Cell Phones	119.75	95.83	(23.92)	738.51	1,054.17	315.66	1,150.00	411.49

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.210 Internet Expense	683.66	416.67	(266.99)	4,185.66	4,583.33	397.67	5,000.00	814.34
4190.220 Cable	0.00	37.50	37.50	388.55	412.50	23.95	450.00	61.45
4190.300 Postage & Meter	1,712.07	987.50	(724.57)	17,409.12	10,862.50	(6,546.62)	11,850.00	(5,559.12)
4190.400 Copier - Lease	0.00	1,166.67	1,166.67	10,629.24	12,833.33	2,204.09	14,000.00	3,370.76
4190.410 Copier Maintenance	0.00	91.67	91.67	(1,259.28)	1,008.33	2,267.61	1,100.00	2,359.28
4190.500 Admin Minor Equipment	24.25	83.33	59.08	24.25	916.67	892.42	1,000.00	975.75
4190.600 Dues & Fees	115.94	250.00	134.06	3,094.76	2,750.00	(344.76)	3,000.00	(94.76)
4190.900 Other Sundry Expense	39.98	229.17	189.19	1,110.61	2,520.83	1,410.02	2,750.00	1,639.19
4190.910 Tenant Background Checks	259.50	500.00	240.50	4,139.50	5,500.00	1,360.50	6,000.00	1,860.50
4190.950 HR Contract	0.00	0.00	0.00	861.75	0.00	(861.75)	0.00	(861.75)
4190.960 Community Outreach	0.00	166.67	166.67	164.46	1,833.33	1,668.87	2,000.00	1,835.54
4230.000 Contract - Other	0.00	333.33	333.33	3,399.86	3,666.67	266.81	4,000.00	630.14
4230.200 Rentellect	375.00	666.67	291.67	6,855.00	7,333.33	478.33	8,000.00	1,145.00
TOTAL ADMIN EXPENSE	72,859.97	87,466.25	14,610.28	784,380.52	962,428.75	177,748.23	1,049,585.00	265,214.48
UTILITY EXPENSE								
4310.000 Water	0.00	58.33	58.33	470.19	641.67	171.48	700.00	229.81
4320.000 Electric	0.00	291.67	291.67	2,455.52	3,208.33	752.81	3,500.00	1,044.48
4330.000 Gas	27.39	50.00	22.61	141.28	550.00	408.72	600.00	458.72
TOTAL UTILITY EXPENSE	27.39	400.00	372.61	3,066.99	4,400.00	1,333.01	4,800.00	1,733.81
MAINTENANCE EXPENSE								
4420.400 Maint. - Auto	0.00	250.00	250.00	1,685.80	2,750.00	1,064.20	3,000.00	1,314.20
4420.410 Maint. - Fuel	179.76	250.00	70.24	1,513.32	2,750.00	1,236.68	3,000.00	1,486.68
4430.120 Cont - Miscellaneous	513.70	0.00	(513.70)	6,320.44	0.00	(6,320.44)	0.00	(6,320.44)
TOTAL MAINTENANCE EXPENSE	693.46	500.00	(193.46)	9,519.56	5,500.00	(4,019.56)	6,000.00	(3,519.56)
GENERAL EXPENSE								
4480.000 Security	29.14	54.17	25.03	515.42	595.83	80.41	650.00	134.58
4510.000 Insurance	452.17	751.42	299.25	8,399.02	8,265.58	(133.44)	9,017.00	617.98
4590.100 Admin Fee Portable	464.26	583.33	119.07	6,497.39	6,416.67	(80.72)	7,000.00	502.61
TOTAL GENERAL EXPENSE	945.57	1,388.92	443.35	15,411.83	15,278.08	(133.75)	16,667.00	1,255.17
HAP EXPENSE								
4715.100 HAP Occupied Units	735,357.00	0.00	(705,357.00)	7,935,486.00	0.00	(7,935,486.00)	0.00	(7,935,486.00)
4715.500 Hap Portable Cert.	9,960.00	0.00	(9,960.00)	159,172.00	0.00	(159,172.00)	0.00	(159,172.00)
4715.600 Homeownership	1,192.00	0.00	(1,192.00)	13,337.00	0.00	(13,337.00)	0.00	(13,337.00)
4718.000 HAP FSS Escrow Payments	3,674.00	0.00	(3,674.00)	54,850.00	0.00	(54,850.00)	0.00	(54,850.00)
TOTAL HAP EXPENSE	720,183.00	0.00	(720,183.00)	8,162,845.00	0.00	(8,162,845.00)	0.00	(8,162,845.00)
TOTAL EXPENSES	794,705.39	89,755.17	(704,950.22)	8,975,223.90	987,306.83	(7,987,917.07)	1,077,062.00	(7,896,161.88)
SURPLUS	73,562.16	(6,388.50)	80,150.66	433,131.36	(72,473.50)	505,604.86	(70,062.00)	512,193.36

Lake Metropolitan Housing Authority

HAP Reserves Worksheet

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

Includes HUD held HAP Reserves
Includes VASH voucher HAP

CY 2022 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-22		791,424	768,326	1,311,131	731,456	1,723	162,178	1,473,309	
Feb-22		791,424	775,708	1,326,848	738,679	1,427	200,634	1,527,482	
Mar-22		791,424	760,000	1,358,272	724,694	6,344	242,284	1,600,556	
Apr-22		791,424	755,825	1,393,871	711,576	1,135	287,668	1,681,539	
May-22		791,424	756,499	1,428,796	708,446	1,121	336,842	1,765,638	
Jun-22		791,424		2,220,221			336,842	2,557,063	
Jul-22		791,424		3,011,645			336,842	3,348,487	
Aug-22		791,424		3,803,069			336,842	4,139,911	
Sep-22		791,424		4,594,493			336,842	4,931,335	
Oct-22		791,424		5,385,918			336,842	5,722,760	
Nov-22		791,424		6,177,342			336,842	6,514,184	
Dec-22		791,424		6,968,766			336,842	7,305,608	
TOTALS:		9,497,091	3,816,358		3,614,851	38.06% of Budget Authority			
					9,022,236	95%			

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	\$ 266,768.00		\$ 222,846.00	
August 31, 2021	\$ 286,419.00		\$ 280,015.00	
September 30, 2021	\$ 302,300.00		\$ 282,649.00	
October 31, 2021	\$ 314,395.00		\$ 298,514.00	
November 30, 2021	\$ 87,787.00		\$ 75,692.00	
December 31, 2021	\$ 123,585.00		\$ 350,193.00	
January 31, 2022	\$ 162,178.00		\$ 126,380.00	
February 28, 2022	\$ 200,634.00		\$ 162,041.00	
March 31, 2022	\$ 242,284.00		\$ 203,828.00	
April 30, 2022	\$ 287,669.00		\$ 246,019.00	
5/1/2022	\$ 756,499.00			
5/1/2022	\$ -			
			\$ 693,620.00	from HUD held HAP Reserves
			\$ 3,674.00	HAP Payments (less MSS)
			\$ 1,192.00	FSS
				Homeownership
	\$ -			Port In
			\$ 9,960.00	Port Out
	\$ 1,121.00			50% HAP Repayments
	\$ -			FSS Forfeits
	\$ -			Misc. Repayments (error > \$2500)
Monthly Totals:	\$ 757,620.00		\$ 708,446.00	
	\$ 49,174.00			(Net monthly increase (decrease) in Restricted Net Position)
May 31, 2022	\$ 336,843.00		\$ 291,458.00	

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 May 31, 2022

(Preliminary - For Internal Use Only)

	Fiscal Year 2022			Fiscal Year 2021	
	This Month	Year-to-Date	YTD Budget	Year-to-Date	Variance
Public Housing					
Operating Income	\$ 15,798	\$ 168,643	\$ 202,498	\$ 226,499	\$ (57,856)
Administrative Expenses	\$ 5,007	\$ 87,234	\$ 58,427	\$ 39,771	\$ 47,463
Utility Expenses	1,377	14,794	16,042	12,311	2,483
Operations Expense	5,383	99,857	59,199	57,819	42,038
General Expense	646	11,831	20,466	14,409	(2,578)
Surplus / (Deficit)	\$ 3,385	\$ (45,073)	\$ 48,364	\$ 102,189	\$ (147,262)
Market Rate					
Operating Income	\$ 12,775	\$ 128,825	\$ 111,833	\$ 122,557	\$ 6,268
Administrative Expenses	\$ 1,724	\$ 20,503	\$ 27,584	\$ 17,715	2,788
Utility Expenses	540	7,789	11,917	8,780	(991)
Operations Expense	2,773	36,283	36,640	44,367	(8,084)
General Expense	2,087	8,167	8,637	4,619	3,548
Surplus / (Deficit)	\$ 5,651	\$ 56,083	\$ 27,055	\$ 47,076	\$ 9,007
CONSOLIDATED					
Operating Income	\$ 28,573	\$ 297,468	\$ 314,331	\$ 349,056	\$ (51,588)
Administrative Expenses	\$ 6,731	\$ 107,737	\$ 86,011	\$ 57,486	\$ 50,251
Utility Expenses	1,917	22,583	27,959	21,091	1,492
Operations Expense	8,156	136,140	95,839	102,186	33,954
General Expense	2,733	19,998	29,103	19,028	970
Surplus / (Deficit)	\$ 9,036	\$ 11,010	\$ 75,419	\$ 149,265	\$ (138,255)

Lake Metropolitan Housing Authority

Balance Sheet

May 2022

Program: Public Housing Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	(18,707.35)	370,097.89
1122.000 Accts Rec Tenants (S)	658.00	6,555.94
1128.000 A/R - Section 8	20,954.00	0.00
1128.800 A/R - ParkView Place (Non HUD)	(6,215.00)	(6,215.00)
1211.000 Prepaid Insurance	(447.36)	2,684.11
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(107.97)	755.79
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	(3,865.68)	2,885,861.61
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.009 A/P - Public Housing (S)	282.00	282.00
2111.100 A/P Revolving Fund	(7,334.67)	11,683.76
2114.000 Tenants Sec. Dep. (S)	(282.00)	4,823.00
2114.300 Pet Deposit (S)	0.00	250.00
2135.100 Acc. Comp Absences	0.00	777.19
2135.200 Comp. Absences - Non Current	0.00	3,142.34
2137.000 Accrued PILOT	84.36	4,236.96
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	(7,250.31)	119,146.25
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)	3,384.63	(45,073.42)
TOTAL SURPLUS	3,384.63	2,766,715.36
TOTAL LIABILITIES AND SURPLUS	(3,865.68)	2,885,861.61
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Eleven Months Ending 05/31/2022

Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	2,201.00	7,500.00	(5,299.00)	56,063.00	82,500.00	(26,437.00)	90,000.00	(33,937.00)
3200.000 HUD Operating Subsidy - PH	13,577.00	7,952.58	5,624.42	76,653.00	87,478.42	(10,825.42)	95,431.00	(18,778.00)
3690.000 Other Income - Tenant	20.00	83.33	(63.33)	1,100.94	916.67	184.27	1,000.00	100.94
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	34,826.00	31,603.00	3,223.00	34,476.00	350.00
TOTAL OPERATING INCOME	15,798.00	18,408.91	(2,610.91)	168,642.94	202,498.09	(33,855.15)	220,907.00	(52,264.06)
TOTAL INCOME	15,798.00	18,408.91	(2,610.91)	168,642.94	202,498.09	(33,855.15)	220,907.00	(52,264.06)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	2,049.64	2,522.08	472.44	31,074.42	27,742.92	(3,331.50)	30,265.00	(809.42)
4120.000 Auditing Fees	0.00	33.33	33.33	408.10	368.67	(41.43)	400.00	(9.10)
4140.100 Advertising - Other	20.25	41.67	21.42	23.81	458.33	434.52	500.00	476.19
4150.000 Benefits Expense	850.27	964.50	114.23	11,949.67	10,809.50	(1,140.17)	11,574.00	(375.67)
4170.000 Legal Expenses	19.60	333.33	313.53	774.47	3,668.67	2,892.20	4,000.00	3,225.53
4180.000 Travel Expense	0.00	55.58	55.58	23.36	611.42	588.06	667.00	643.64
4180.100 Board Travel	0.00	27.83	27.83	13.40	306.17	292.77	334.00	320.60
4185.000 Staff Training	27.00	27.75	0.75	118.78	305.25	186.47	333.00	214.22
4185.100 Board Training	0.00	13.83	13.83	41.85	152.17	110.32	166.00	124.15
4190.000 Office Sundry Expense	0.00	0.00	0.00	31.09	0.00	(31.09)	0.00	(31.09)
4190.020 Bank Charges	89.92	125.00	35.08	1,149.31	1,375.00	225.69	1,500.00	350.69
4190.050 Payroll Processing Charges & Forms	18.84	18.75	(0.09)	212.65	206.25	(6.40)	225.00	12.35
4190.100 Office Supplies	57.96	29.17	(28.79)	520.66	320.83	(199.83)	350.00	(170.66)
4190.110 Temporary Help	0.00	83.33	83.33	585.94	916.67	330.73	1,000.00	434.06
4190.120 Cleaning Contract	192.27	13.33	(178.94)	692.13	146.67	(545.46)	160.00	(532.13)
4190.130 Contract - IT Services	130.49	150.00	19.51	1,593.61	1,650.00	56.39	1,800.00	206.39
4190.140 Contract - MCS	107.97	103.75	(4.22)	1,155.77	1,141.25	(14.52)	1,245.00	89.23
4190.145 Forms and Publications	0.00	25.00	25.00	256.46	275.00	18.54	300.00	43.54
4190.150 Shredding	2.85	6.67	3.82	12.81	73.33	60.52	80.00	67.19
4190.200 Telephone	32.65	29.17	(3.48)	383.21	320.83	(42.38)	350.00	(13.21)
4190.201 Cell Phones	46.64	41.67	(4.97)	312.40	458.33	145.93	500.00	187.60
4190.205 Answering Service	12.45	16.67	4.22	160.63	183.33	22.50	200.00	39.17
4190.210 Internet Expense	40.19	25.00	(15.19)	246.19	275.00	28.81	300.00	53.81
4190.220 Cable	79.98	83.33	3.35	892.80	916.67	23.87	1,000.00	107.20
4190.300 Postage & Meter	59.44	41.67	(17.77)	604.41	458.33	(146.08)	500.00	(104.41)
4190.400 Copier - Lease	0.00	50.00	50.00	436.80	550.00	113.20	600.00	163.20
4190.410 Copier Maintenance	0.00	4.17	4.17	(51.79)	45.83	97.62	50.00	101.79
4190.500 Admin Minor Equipment	2.18	200.00	197.82	2.18	2,200.00	2,197.82	2,400.00	2,397.82
4190.600 Dues & Fees	10.42	28.33	17.91	261.61	311.67	50.06	340.00	78.39
4190.900 Other Sundry Expense	3.59	41.67	38.08	87.89	458.33	370.44	500.00	412.11
4190.910 Tenant Background Checks	1.17	33.33	32.16	115.62	366.67	251.05	400.00	284.38
4190.950 HR - Contract	0.00	0.00	0.00	95.75	0.00	(95.75)	0.00	(95.75)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.980 Community Outreach	0.00	33.33	33.33	43.52	366.67	323.15	400.00	356.48
4200.000 Moving Expenses (Section 18 Dispo)	1,151.00	0.00	(1,151.00)	32,738.00	0.00	(32,738.00)	0.00	(32,738.00)
4210.000 Resident Activities	0.00	83.33	83.33	0.00	916.67	916.67	1,000.00	1,000.00
4230.000 Contract - Other	0.00	25.00	25.00	3,596	275.00	(30.96)	300.00	(5.96)
TOTAL ADMIN EXPENSE	5,006.97	5,311.57	304.60	87,233.67	58,427.43	(28,806.24)	63,739.00	(23,494.67)
UTILITIES EXPENSE								
4310.000 Water	0.00	833.33	833.33	4,300.31	9,166.67	4,866.36	10,000.00	5,699.69
4320.000 Electricity	633.35	333.33	(300.02)	5,763.81	3,666.67	(2,097.14)	4,000.00	(1,763.81)
4330.000 Gas	744.03	291.67	(452.36)	4,733.18	3,208.33	(1,524.85)	3,500.00	(1,233.18)
TOTAL UTILITIES EXPENSE	1,377.38	1,458.33	80.95	14,797.30	16,041.67	1,244.37	17,500.00	2,705.70
OPERATION EXPENSE								
4410.000 Maintenance Salaries	2,128.72	1,996.00	(132.72)	23,958.12	21,956.00	(2,002.12)	23,452.00	(6.12)
4415.000 Maint. - Temp Help	0.00	91.67	91.67	0.00	1,008.33	1,008.33	1,100.00	1,100.00
4420.000 Maint. - Supplies (other)	372.49	250.00	(122.49)	11,778.15	2,750.00	(9,028.15)	3,000.00	(8,778.15)
4420.050 Maint. - Materials	141.81	120.83	(20.98)	7,346.19	1,329.17	(6,017.02)	1,450.00	(5,896.19)
4420.100 Maint. - Electrical	0.00	20.83	20.83	0.00	229.17	229.17	250.00	250.00
4420.200 Maint. - Plumbing	7.12	20.83	13.71	117.57	229.17	111.60	250.00	132.43
4420.300 Maint. - Cleaning Supplies	5.75	8.33	2.58	116.33	91.67	(24.66)	100.00	(16.33)
4420.400 Maint. - Auto	0.00	66.67	66.67	143.63	733.33	589.70	800.00	656.37
4420.410 Maint. - Fuel	30.01	50.00	19.99	245.62	550.00	304.38	600.00	354.38
4420.500 Maint. - Hardware	24.92	29.17	4.25	371.89	320.83	(51.06)	350.00	(21.89)
4420.510 Maint. - Keys & Locks	4.05	12.50	8.45	566.16	137.50	(428.66)	150.00	(416.16)
4420.600 Maint. - Paint	165.14	41.67	(123.47)	1,415.25	458.33	(956.92)	500.00	(915.25)
4420.700 Appliances & Dwellng Equip.	0.00	208.33	208.33	8,566.54	2,291.67	(6,274.87)	2,500.00	(6,066.54)
4420.900 Non Dwellng Equipment	0.00	0.00	0.00	126.12	0.00	(126.12)	0.00	(126.12)
4430.010 Cont - Rubbish Removal	343.75	162.50	(181.25)	1,893.74	1,787.50	(106.24)	1,950.00	56.26
4430.020 Cont - HVAC	0.00	41.67	41.67	1,139.00	458.33	(680.67)	500.00	(639.00)
4430.050 Cont - Landscaping	270.40	275.00	4.60	1,586.56	3,025.00	1,438.44	3,300.00	1,713.44
4430.070 Cont - Electrical	0.00	20.83	20.83	0.00	229.17	229.17	250.00	250.00
4430.080 Cont - Plumbing	0.00	416.67	416.67	625.00	4,583.33	3,958.33	5,000.00	4,375.00
4430.090 Cont - Exterminator	0.00	41.67	41.67	125.00	458.33	333.33	500.00	375.00
4430.115 Cont - Repars	0.00	41.67	41.67	0.00	458.33	458.33	500.00	500.00
4430.116 Cont - Uniforms	4.26	41.67	37.41	118.16	458.33	340.17	500.00	381.84
4430.120 Cont - Miscellaneous	1,034.85	658.33	(376.52)	30,420.33	7,241.67	(23,178.66)	7,900.00	(22,520.33)
4450.000 Benefits - Mairt.	850.30	764.92	(85.38)	9,199.10	8,414.08	(784.02)	9,179.00	(19.10)
TOTAL OPERATION EXPENSE	5,383.37	5,381.76	(1.61)	99,857.46	59,199.24	(40,658.22)	64,561.00	(35,276.46)
GENERAL EXPENSE								
4480.000 Security	113.93	291.67	177.74	1,393.41	3,208.33	1,814.92	3,500.00	2,106.59
4510.000 Insurance	447.36	498.00	50.64	5,246.25	5,478.00	231.75	5,976.00	729.75
4516.000 Real Estate Assess	0.00	83.33	83.33	954.60	916.67	(37.93)	1,000.00	45.40
4520.000 PILOT Expense	84.36	612.50	528.14	4,236.67	6,737.50	2,500.83	7,350.00	3,113.33
4570.000 Collection Loss	0.00	375.00	375.00	0.00	4,125.00	4,125.00	4,500.00	4,500.00
TOTAL GENERAL EXPENSE	645.65	1,860.50	1,214.85	11,830.93	20,465.50	8,634.57	22,326.00	10,495.07
TOTAL EXPENSES	12,413.37	14,012.16	1,598.79	213,718.36	154,133.84	(59,584.52)	168,146.00	(45,570.36)
SURPLUS	3,384.63	4,396.75	1,012.12	(45,073.42)	48,384.25	83,437.67	52,761.00	97,834.42

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$5,897.94
Rent	\$2,264.00
Late Rent	\$20.00
Payment Received	(\$1,626.00)
Utility	(\$63.00)
Payment Made	\$63.00
Refund Deposit	(\$282.00)
Ending Balance	<u>\$6,273.94</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$5,105.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		(\$282.00)
Ending Balance	<u>\$0.00</u>	<u>\$4,823.00</u>

Pet Deposit Balances

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

Lake Metropolitan Housing Authority

Balance Sheet

May 2022

Program: ParkView Place Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.900 LMHA Cash - Erie Bank	6,574.55	351,131.93
1122.000 Accts Rec Tenants (S)	(1,750.00)	(1.00)
1122.009 Tenant Repayment Agreements	(15.00)	325.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(268.41)	1,610.50
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	1,729.06
1400.950 Accumulated Depreciation	0.00	(323,656.19)
TOTAL ASSETS	4,541.14	2,427,666.47
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	0.00	1,111.07
2111.100 A/P Revolving Fund	5,105.42	(3,313.03)
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)	(6,215.00)	(6,215.00)
2135.100 Acc. Comp Absences	0.00	412.38
2135.200 Comp. Absences - Non Current	0.00	1,514.94
TOTAL LIABILITIES	(1,109.58)	7,800.36
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,073,284.94
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	790,498.93
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	5,650.72	56,082.24
TOTAL SURPLUS	5,650.72	2,419,866.11
TOTAL LIABILITIES AND SURPLUS	4,541.14	2,427,666.47
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Eleven Months Ending 05/31/2022

Program: ParkView Place Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3110.000 Dwelling Rental	12,700.00	10,000.00	2,700.00	128,318.00	110,000.00	18,318.00	120,000.00	8,318.00
3300.900 Interest Income - ParkView Place	24.55	125.00	(100.45)	241.77	1,375.00	(1,133.23)	1,500.00	(1,258.23)
3690.000 Other Income - Tenant	50.00	41.67	8.33	140.00	458.33	(318.33)	500.00	(360.00)
3690.050 Other Income - Miscellaneous	0.00	0.00	0.00	125.00	0.00	125.00	0.00	125.00
TOTAL INCOME	12,774.55	10,166.67	2,607.88	128,824.77	111,833.33	16,991.44	122,000.00	6,824.77
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	1,036.42	1,246.75	210.33	11,987.90	13,714.25	1,726.35	14,961.00	2,973.10
4120.000 Auditing Fees	0.00	12.50	12.50	169.19	137.50	(31.69)	150.00	(19.19)
4140.100 Advertising - Other	11.25	41.67	30.42	13.25	458.33	445.08	500.00	486.75
4150.000 Employee Benefits	420.08	476.75	56.67	4,608.05	5,244.25	636.20	5,721.00	1,112.95
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	11.00	208.33	197.33	1,276.95	2,291.67	1,014.72	2,500.00	1,223.05
4180.000 Travel Expense	0.00	27.83	27.83	13.02	308.17	293.15	334.00	320.98
4180.100 Board Travel	0.00	13.92	13.92	7.47	153.08	145.61	167.00	159.53
4185.000 Staff Training	15.00	13.83	(1.17)	66.02	152.17	86.15	166.00	99.98
4185.100 Board Training	0.00	6.92	6.92	23.25	76.08	52.83	83.00	59.75
4190.000 Office Sundry Expense	0.00	0.00	0.00	17.25	0.00	(17.25)	0.00	(17.25)
4190.020 Bank Charges	0.00	4.17	4.17	0.00	45.83	45.83	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	0.00	41.67	41.67	314.38	458.33	143.97	500.00	185.64
4190.120 Cleaning Contract	111.15	0.00	(111.15)	332.34	0.00	(332.34)	0.00	(332.34)
4190.145 Forms and Publications	0.00	5.00	5.00	9.70	55.00	45.30	60.00	50.30
4190.201 Cell Phones	25.46	25.00	(0.46)	170.59	275.00	104.41	300.00	129.41
4190.210 Internet Expense	0.00	4.17	4.17	0.00	45.83	45.83	50.00	50.00
4190.220 Cable	47.99	66.67	18.68	534.37	733.33	198.96	800.00	265.63
4190.300 Postage & Meter	35.69	29.17	(6.52)	362.90	320.83	(42.07)	350.00	(12.90)
4190.500 Admin Minor Equipment	1.21	0.00	(1.21)	1.21	0.00	(1.21)	0.00	(1.21)
4190.600 Dues & Fees	5.82	25.00	19.18	145.46	275.00	129.54	300.00	154.54
4190.900 Other Sundry Expense	1.99	50.00	48.01	48.80	550.00	501.20	600.00	551.20
4190.910 Tenant Background Checks	0.65	41.67	41.02	64.27	458.33	394.06	500.00	435.73
4190.950 HR - Contract	0.00	0.00	0.00	95.75	0.00	(95.75)	0.00	(95.75)
4190.960 Community Outreach	0.00	41.67	41.67	22.60	458.33	435.73	500.00	477.40
4230.000 Contract - Other	0.00	125.00	125.00	170.06	1,375.00	1,204.94	1,500.00	1,329.94
TOTAL ADMINISTRATIVE EXPENSE	1,723.71	2,507.89	783.98	20,502.91	27,584.31	7,081.40	30,092.00	9,589.09
UTILITIES EXPENSE								
4310.000 Water	0.00	500.00	500.00	2,578.33	5,500.00	2,921.67	6,000.00	3,421.67
4320.000 Electricity	374.28	291.67	(82.61)	3,542.63	3,208.33	(334.30)	3,500.00	(42.63)
4330.000 Gas	166.14	291.67	125.53	1,668.20	3,208.33	1,540.13	3,500.00	1,831.80
TOTAL UTILITIES EXPENSE	540.42	1,083.34	542.92	7,789.16	11,916.66	4,127.50	13,000.00	5,210.84

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OPERATION EXPENSE								
4410.000 Maintenance Salaries	1,199.56	1,113.42	(86.14)	13,479.33	12,247.58	(1,231.75)	13,361.00	(118.33)
4415.000 Maint. - Temp Help	0.00	50.00	50.00	0.00	550.00	550.00	600.00	600.00
4420.000 Maint. - Supplies (other)	206.89	166.67	(40.22)	3,332.32	1,833.33	(1,498.99)	2,000.00	(1,332.32)
4420.050 Maint. - Materials	18.66	166.67	88.01	2,086.67	1,833.33	(253.34)	2,000.00	(86.67)
4420.100 Maint. - Electrical	0.00	25.00	25.00	0.00	275.00	275.00	300.00	300.00
4420.200 Maint. - Plumbing	3.95	20.83	16.88	65.26	229.17	163.91	250.00	184.74
4420.300 Maint. - Cleaning Supplies	3.19	4.17	0.98	64.61	45.83	(18.78)	50.00	(14.61)
4420.400 Maint. - Auto	0.00	41.67	41.67	79.77	458.33	378.56	500.00	420.23
4420.410 Maint. - Fuel	16.67	79.17	12.50	136.43	320.83	184.40	350.00	213.57
4420.500 Maint. - Hardware	13.84	16.67	2.83	206.58	183.33	(23.25)	200.00	(6.58)
4420.510 Maint. - Keys & Locks	2.25	12.50	10.25	314.53	137.50	(177.03)	150.00	(164.53)
4420.600 Maint. - Paint	91.73	25.00	(66.73)	786.18	275.00	(511.18)	300.00	(486.18)
4420.700 Appliances & Dwelling Equip.	0.00	41.67	41.67	900.20	458.33	(441.87)	500.00	(400.20)
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	70.09	0.00	(70.09)	0.00	(70.09)
4430.010 Cont - Rubbish Removal	296.25	100.00	(106.25)	1,136.26	1,100.00	(36.26)	1,200.00	63.74
4430.020 Cont - HVAC	268.00	66.67	(201.33)	268.00	733.33	465.33	800.00	532.00
4430.050 Cont - Landscaping	152.10	716.67	64.57	892.44	2,383.33	1,490.89	2,600.00	1,707.56
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	2,750.00	2,375.00	3,000.00	2,625.00
4430.090 Cont - Exterminator	0.00	83.33	83.33	75.00	916.67	841.67	1,000.00	925.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	1,833.33	1,833.33	2,000.00	2,000.00
4430.116 Cont - Uniforms	2.35	16.67	14.32	65.57	183.33	117.76	200.00	134.43
4430.120 Cont - Miscellaneous	48.88	291.67	242.79	6,084.61	3,208.33	(2,876.28)	3,500.00	(2,584.61)
4450.000 Benefits - Maint.	478.60	425.83	(52.77)	5,174.52	4,684.17	(490.35)	5,110.00	(64.52)
TOTAL OPERATION EXPENSE	2,772.92	3,338.95	558.03	36,283.24	36,840.05	356.81	39,971.00	3,687.76
GENERAL EXPENSE								
4480.000 Security	68.37	208.33	139.96	836.19	2,791.67	1,455.48	2,500.00	1,663.81
4480.100 Painesville Police Security	0.00	297.67	297.67	0.00	3,274.33	3,274.33	3,572.00	3,572.00
4510.000 Insurance	268.41	0.00	(268.41)	3,134.26	0.00	(3,134.26)	0.00	(3,134.26)
4516.000 Real Estate Assess.	0.00	70.83	70.83	572.77	779.17	206.40	850.00	277.23
4570.000 Collection Loss	1,750.00	208.33	(1,541.67)	3,624.00	2,291.67	(1,332.33)	2,500.00	(1,124.00)
TOTAL GENERAL EXPENSE	2,086.78	785.16	(1,301.62)	8,167.22	8,636.84	469.62	9,422.00	1,254.78
TOTAL EXPENSES	7,123.63	7,707.14	583.51	72,742.53	84,777.86	12,035.33	92,485.00	19,742.47
SURPLUS	5,650.72	2,459.53	(3,191.19)	66,882.24	27,055.47	(29,026.77)	28,515.00	(28,587.24)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$1,749.00
Rent	\$12,700.00
Adj to Misc - Bad Debt	(\$1,750.00)
Adj to Misc - Maintenance Fee	\$50.00
Payment Received	(\$12,765.00)
Repayment	\$15.00
Ending Balance	<u>(\$1.00)</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	\$340 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>\$325 00</u>

Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 4/30/2022 Estimated 5/31/2022

UNRESTRICTED

	Estimated 4/30/2022	Estimated 5/31/2022
<u>Unrestricted - General</u>		
State / Local Funds:	\$ 202,878	\$ 210,918
<i>These funds can be used for any legal business purpose</i>		
ParkView Place - LMHA	\$ 340,931	\$ 346,581
<i>These funds can be used for any legal business purpose</i>		
REACH	\$ 37,588	\$ 37,588
<i>These funds can be used for any approved non-profit business purpose</i>		
<u>Unrestricted - Program</u>		
Multi-Family Reserves	\$ 831,491	\$ 822,932
<i>These funds can be used for any Multi-Family related expenditure(?)</i>		
Public Housing Admin:	\$ 309,949	\$ 313,334
<i>These funds can be used for any Public Housing related expenditure</i>		
HCV Admin:	\$ 794,942	\$ 826,603
<i>These funds can be used for any Section 8 related expenditure</i>		
TOTAL UNRESTRICTED:	\$ 2,517,779	\$ 2,557,956

RESTRICTED

<u>Restricted - Program</u>		
Restricted Net Position (RNP):	\$ 287,669	\$ 336,843
Replacement Reserve	\$ 1,309,350	\$ 1,322,371
<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>		
<i>Restricted to capital improvement needs for the Multi-Family Program</i>		
<u>Restricted - Other</u>		
FSS Escrow:	\$ 122,444	\$ 115,171
<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>		
Tenant Security Deposits*:	\$ 69,508	\$ 70,671
<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>		
TOTAL RESTRICTED:	\$ 1,788,971	\$ 1,845,056

Lake Metropolitan Housing Authority

Selected Statistics

Fiscal Year 2022 Payroll (through 7/7/2022 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	528,234	457,502	92,327	1,078,063
Budget \$	636,223	466,388	82,539	1,185,150
Variance \$	(107,989)	(8,886)	9,788	(107,087)
Variance %	-16.97%	-1.91%	11.86%	-9.04%
Payroll %	49.00%	42.44%	8.56%	
Budget %	53.68%	39.35%	6.96%	
Variance:	-4.68%	3.08%	1.60%	

Per Unit Leased Statistics - For Management Use Only

	Units		Lease		Subsidy /		Expenses /		P/L per Unit	
	Authorized	Units Leased	Percent	Admin Subsidy	FSS Subsidy	Total Subsidy	Unit Leased	Unit Leased	Unit Leased	Leased
FY 2022 AVG:	1,505	1,237	82.21%	\$ 77,926	\$ -	\$ 77,926	\$ 62.99	\$ 71,693	\$ 57.95	\$ 5.04
CY 2022 Avg:	1,526	1,222	80.08%	\$ 85,494	\$ -	\$ 85,494	69.96	\$ 74,268	\$ 60.77	\$ 9.19

HCV Subsidy & Expense / Unit Leased

Fiscal Year 2022/Calendar Year 2022 - through December 2022

	Authorized	Units Leased	Occupancy	Rent Charged	Subsidy Received	Total Rent	Rent / Unit Leased	Program Expenses	Expense / Unit Leased	P/L per Unit Leased
FY 2022 AVG:	240	209	86.89%	\$ 53,299	\$ 72,113	\$ 125,412	\$ 601.37	\$ 129,197	\$ 619.51	\$ (18.15)
CY 2022 Avg:	240	202	84.08%	\$ 51,850	\$ 68,994	\$ 120,844	\$ 598.83	\$ 154,861	\$ 767.40	\$ (168.57)

M/F Total Rent & Expense / Unit Leased

Fiscal Year 2022/Calendar Year 2022 - through December 2022

	Authorized	Units Leased	Occupancy	Rent Charged	Subsidy Received	Total Rent	Rent / Unit Leased	Program Expenses	Expense / Unit Leased	P/L per Unit Leased
FY 2022 AVG:	240	209	86.89%	\$ 53,299	\$ 72,113	\$ 125,412	\$ 601.37	\$ 129,197	\$ 619.51	\$ (18.15)
CY 2022 Avg:	240	202	84.08%	\$ 51,850	\$ 68,994	\$ 120,844	\$ 598.83	\$ 154,861	\$ 767.40	\$ (168.57)

Lake Metropolitan Housing Authority

Balance Sheet

May 2022

Program: State/Local

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	6,655.43	211,736.72
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(19,642.66)
TOTAL ASSETS	6,655.43	213,247.68
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(1,384.69)	818.73
TOTAL LIABILITIES	(1,384.69)	818.73
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)	8,040.12	14,011.16
TOTAL SURPLUS	8,040.12	212,428.95
TOTAL LIABILITIES AND SURPLUS	6,655.43	213,247.68
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Eleven Months Ending 05/31/2022
Program: State/Local Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3300.100 State/Local Funds - Interest	5.43	0.00	5.43	56.08	0.00	56.08	0.00	56.08
3690.010 Other Income - Vending	9,700.00	0.00	9,700.00	23,005.00	0.00	23,005.00	0.00	23,005.00
TOTAL INCOME	9,705.43	0.00	9,705.43	23,061.08	0.00	23,061.08	0.00	23,061.08
EXPENSES								
4220.100 Vending Supplies	682.87	0.00	(682.87)	3,947.41	0.00	(3,947.41)	0.00	(3,947.41)
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	846.99	0.00	(846.99)	3,204.04	0.00	(3,204.04)	0.00	(3,204.04)
9500.000 Non-Federal Expense	135.45	0.00	(135.45)	609.47	0.00	(609.47)	0.00	(609.47)
TOTAL EXPENSES	1,665.31	0.00	(1,665.31)	9,049.92	0.00	(9,049.92)	0.00	(9,049.92)
SURPLUS	8,040.12	0.00	8,040.12	14,011.16	0.00	14,011.16	0.00	14,011.16

LMHA CASH and INVESTMENT REPORT AS OF May 31, 2022

NAME OF BANK	ACCOUNT RATE NUMBER	PURCHASE OR ROLLOVER DATE	MATURITY DATE	BEGINNING		NET INVESTMENT		ENDING PRINCIPAL BALANCE 5/31/2022	NOTES
				PRINCIPAL BALANCE 4/30/2022	SALES / TRANSFERS	INCOME AND/OR VALUE CHANGE	PRINCIPAL BALANCE 5/31/2022		

PUBLIC HOUSING:

GRAND TOTAL	\$.	\$.	\$.	\$.	\$
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BANK ACCOUNT BALANCES AS OF 5/31/2022

Account Name	Account #	4/30/2022	5/31/2022	Percent Change	Dollar Difference
Multi-Family General	324	840,458.24	762,530.88	-9.27%	(77,927.36)
Multi-Family Rep Reserve	990	1,309,350.12	1,322,371.24	0.99%	13,021.12
Multi-Family Security Deposits	714	57,595.69	57,578.16	-0.03%	(17.51)
Public Housing General	437	389,320.24	370,612.89	-4.81%	(18,707.35)
Section 8 Lake Rental	479	1,204,789.83	1,272,966.83	5.66%	68,177.00
Section 8	440	417,473.52	440,705.07	5.56%	23,231.55
FSS Account	9630	122,443.90	115,170.96	-5.94%	(7,272.94)
LMHA - Parkview (Erie)	6485	344,557.38	351,131.93	1.91%	6,574.55
State/Local (Erie)	6525	205,081.29	211,736.72	3.25%	6,655.43
REACH (Chase)	6869	37,742.83	37,742.83	0.00%	-
		\$ 4,928,813.04	\$ 4,942,547.53	0.28%	\$ 13,734.49

TOTAL CASH & INVESTMENTS:

\$ 4,928,813.04	\$ 4,942,547.53	\$ 13,734.49	Monthly Change
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A division of CNB Bank

Phone number:
1-888-622-2990
Website:
www.ERIEBANK.bank

Account Number: [REDACTED]
Statement Date: Apr 30, 2022 thru May 31, 2022

P.O. Box 42, Clearfield, PA 16830

005896



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$351,131.93

Tiered Interest Savings - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$344,557.38
May 05	Deposit		6,550.00	351,107.38
May 31	Credit Interest		24.55	351,131.93
	ENDING BALANCE			\$351,131.93

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
350,083.94	344,557.38	Apr 30, 2022 - May 31, 2022	32	24.55	0.08%	110.96

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
Apr 30, 2022	344,557.38	6,550.00	24.55	0.00	0.00	351,131.93

Changes to better our world. Switch to eStatements.

Why go paperless?

- Reduce air pollution and save trees!
- Reduce the amount of paper, ink and power used to produce paper statements
- Reduce the waste and associated environmental impacts of disposing of paper statements
- Reduce the risk of theft of personal information during disposal



You can switch your accounts to eStatement today by enrolling within eBanking. Login to eBanking, and click "eStatements" to enroll.



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

P.O. Box 42, Clearfield, PA 16830

Account Number: [REDACTED]
Statement Date: Apr 30, 2022 thru May 31, 2022

012585



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

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$211,736.72

Interest Checking - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$205,081.29
May 31	Total Deposits		6,650.00	
May 31	Total Interest Paid		5.43	
	ENDING BALANCE			\$211,736.72

LAKE METROPOLITAN HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
May 26	Deposit	6,650.00
May 31	Credit Interest	5.43

Balance Summary

Date	Balance	Date	Balance	Date	Balance	Date	Balance
Apr 30	205,081.29	May 26	211,731.29	May 31	211,736.72		

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days In Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
206,328.17	205,081.29	Apr 30, 2022 - May 31, 2022	32	5.43	0.03%	25.49

Changes to better our world. Switch to eStatements.

Why go paperless?

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- Reduce the risk of theft of personal information during disposal



You can switch your accounts to eStatement today by enrolling within eBanking. Login to eBanking, and click "eStatements" to enroll.

00H58A_BK_266CN0001_M100



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

April 30, 2022 through May 31, 2022

Account Number [REDACTED]

00026443 1 NY 00.426



00026443 DRE 001 142 15222 NNNNNNNNNNN T 1 000000000 67 5657169 P7848

REGIONAL ECONOMICALLY AFFORDABLE
 COMMUNITY HOUSING
 189 1ST ST
 PAINESVILLE OH 44077-3111

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



151600208779826443000100000000

On June 12, 2022, fees for non-Chase ATM transactions are changing

We're making the following fee changes and, depending on the type of account you have with us, you may be affected

- **Non-Chase ATM transactions fee* (Domestic Withdrawal, Domestic & International Balance Inquiry, Domestic & International Balance Transfers):** This fee will increase from \$2.50 to \$3.00, but you can still avoid it by using Chase ATMs. The international Withdrawal Fee for ATMs outside the U.S., Puerto Rico and the U.S. Virgin Islands remains \$5.00 per withdrawal. We'll continue to waive these fees for customers receiving Chase Military Banking benefits on their Chase Business Complete CheckingSM accounts.

Please note: We'll continue to waive these fees for Chase Performance Business Checking[®] and Chase Platinum Business CheckingSM accounts.

For more information about banking fees, please read the Additional Banking Services and Fees for Business Accounts Deposit Account Agreement, which you can find at chase.com/business-deposit-disclosures, or visit a branch.

If you have any questions, please call the number on this statement. We accept operator relay calls.

* Fees from the ATM owner/networks may still apply.

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.

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: May 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

<i>Doc Num</i>	<i>Payment Date</i>	<i>Voided</i>	<i>Type</i>	<i>Document/Receipt</i>	<i>Document Description</i>	<i>Cleared</i>	<i>Amount</i>
4828	06/09/2022	No	VD	Sherwin-Williams	Lost In Mail - Void + Reissue	Yes	(\$2,820.94)
4831	05/04/2022	No	CHK	Abdul W Muhammad	April 2022 Resident Incentive Progra	Yes	\$118.00
4832	05/04/2022	No	CHK	Active Plumbing Supply	Maint Plumbing Supplies	Yes	\$122.74
4833	05/04/2022	No	CHK	A-Team Property Maintenance	3/20, 3/23, 3/30/2022 Lawncare	Yes	\$250.00
4834	05/04/2022	No	CHK	Avenue Auto Clinic	Ford Fusion '11 Maintenance	Yes	\$646.01
4835	05/04/2022	No	CHK	Blueknight Carpet & Maintenance	586 Sanders Cleaning	Yes	\$2,957.00
4836	05/04/2022	No	CHK	Charter Communications	4/18-5/17/2022 PVP cable	Yes	\$127.97
4837	05/04/2022	No	CHK	Cintas	Maint Uniforms	Yes	\$15.92
4838	05/04/2022	No	CHK	City Of Painesville Utilities Office	WS 3/9-4/4/2022 Electric & Water	Yes	\$7,773.68
4839	05/04/2022	No	CHK	Clemans, Nelson & Associates, In	Retainer, Develop Performance Eval	Yes	\$1,565.00
4840	05/04/2022	No	CHK	Commonwealth Lumber Co.	Maint Supplies	Yes	\$40.45
4841	05/04/2022	No	CHK	Dominion Energy Ohio	568 Sand 4/19-4/21/2022 Gas	Yes	\$3,106.20
4842	05/04/2022	No	CHK	Elite Painting and Pressure Washi	PVP A7 Paint	Yes	\$2,000.00
4843	05/04/2022	No	CHK	G&L Locksmiths	JT Entrance Door Locks	Yes	\$390.79
4844	05/04/2022	No	CHK	General Pest Control Co.	JT 302 Treatment	Yes	\$16.00
4845	05/04/2022	No	CHK	Griffin Technology Group	MWF Security Camera Replacements	Yes	\$35,567.43
4846	05/04/2022	No	CHK	HD Supply Facilities Maintenance	Maint Supplies, Electric range (2)	Yes	\$4,958.51
4847	05/04/2022	No	CHK	Joe Santavicca	PVP B12 Air Duct/Dryer Vent Cleani	Yes	\$489.00
4848	05/04/2022	No	CHK	Market Vision Partners. LLC	April '22 Rentellect	Yes	\$375.00
4849	05/04/2022	No	CHK	Mary Ann Racz	April 2022 Resident Incentive Progra	Yes	\$200.00
4850	05/04/2022	No	CHK	META Solutions	May 2022 VOIP	Yes	\$377.00
4851	05/04/2022	No	CHK	Nan McKay	Model Tenant Selection Plan	Yes	\$199.00
4852	05/04/2022	No	CHK	ONLINE Information Services, Inc	Admin Background	Yes	\$630.50
4853	05/04/2022	No	CHK	Patricia L Jones	April 2022 Resident Incentive Progra	Yes	\$49.99
4854	05/04/2022	No	CHK	Robert L Neal Sr	April 2022 Resident Incentive Progra	Yes	\$180.00
4855	05/04/2022	No	CHK	Scenic FX Landscape Constructio	Woodlawn Homes Regrading (Phas	Yes	\$7,375.00
4856	05/04/2022	Yes	CHK	Sherwin-Williams	Maint Paint	Yes	\$3,411.29
4856	06/09/2022	No	VD	Sherwin-Williams	Lost In Mail - Void + Reissue	Yes	(\$3,411.29)
4857	05/04/2022	No	CHK	Sievers Security, Inc.	May '22 Remote Access	Yes	\$8.00
4858	05/04/2022	No	CHK	T-Mobile	April 2022 Cell Phone	Yes	\$424.06
4859	05/04/2022	No	CHK	Trinity Door Systems	WS Interior Main Door Maintenance	Yes	\$294.00
4860	05/04/2022	No	CHK	V&V Youngstown	Maint Supplies	Yes	\$5.19
4861	05/04/2022	No	CHK	Vector Security	5/1-7/31/2022 Alarm Monitoring	Yes	\$1,122.56
4862	05/04/2022	No	CHK	Verify Services, LLC	Telecom Support Services	Yes	\$200.00
4863	05/04/2022	No	CHK	Xpress Printing Services Inc.	Letterhead, Envelopes	Yes	\$1,001.50
4867	05/11/2022	No	CHK	21st Century Media-Ohio	Annual Meeting Notice	Yes	\$36.10
4868	05/11/2022	No	CHK	Avenue Auto Clinic	HCV Auto Maintenance	Yes	\$850.54
4869	05/11/2022	No	CHK	Blueknight Carpet & Maintenance	JT 303 Cleaning	Yes	\$1,470.00
4870	05/11/2022	No	CHK	Cintas	Maint. Uniforms	Yes	\$31.84
4871	05/11/2022	No	CHK	Dominion Energy Ohio	566 Sand 4/19-5/4/2022 Gas	Yes	\$96.42
4872	05/11/2022	No	CHK	Elite Painting and Pressure Washi	W/H Gutter Cleaning	Yes	\$300.00
4873	05/11/2022	No	CHK	General Pest Control Co.	JT #404 Treatment	Yes	\$430.00
4874	05/11/2022	No	CHK	Griffin Technology Group	June 2022 IT Contract	Yes	\$2,686.52
4875	05/11/2022	No	CHK	HD Supply Facilities Maintenance	Maint Supplies	Yes	\$48.93
4876	05/11/2022	No	CHK	Jeffrey Giles	Moving Expenses (from PVP 6B)	Yes	\$1,150.00
4877	05/11/2022	No	CHK	Joughin & Company Hardware	April 2022 Statement	Yes	\$311.64
4878	05/11/2022	No	CHK	Major Waste Disposal Services In	April 2022 Waste Disposal	Yes	\$1,355.00

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: May 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>Yorced</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
4879	05/11/2022	No	CHK	Nan McKay	HCV HQS Training	Yes	\$975.00
4880	05/11/2022	No	CHK	Professional Answering Service L	4/7 5/4/2022 Answering Service	Yes	\$127.00
4881	05/11/2022	No	CHK	Staples Business Credit	Office Supplies	Yes	\$1,550.27
4882	05/11/2022	No	CHK	V&V Youngstown	Maint Supplies	Yes	\$100.38
4883	05/11/2022	No	CHK	Vector Security	JT Access Upgrade	Yes	\$8,210.00
4884	05/11/2022	No	CHK	Xpress Printing Services Inc.	M/F Recertification Packets	Yes	\$681.40
4885	05/12/2022	No	CHK	Tri-S Controls Inc	WS Fire System Maintenance	Yes	\$1,082.30
4886	05/24/2022	No	CHK	Blaine Window Hardware, Inc	Maint. Hardware	Yes	\$345.64
4887	05/24/2022	No	CHK	Blueknight Carpet & Maintenance	PvP A7 Cleaning	Yes	\$675.00
4888	05/24/2022	No	CHK	Buckeye Power Sales Co	FY22 JT Generator Maintenance Co	Yes	\$690.00
4889	05/24/2022	No	CHK	Charter Communications	M/F Cable	Yes	\$723.56
4890	05/24/2022	No	CHK	Cintas	WS Mats, Admin Mats	Yes	\$2,085.30
4891	05/24/2022	No	CHK	City Of Painesville Utilities Office	Admin 3/25-4/29/2022 Electric & Wa	Yes	\$20,288.53
4892	05/24/2022	No	CHK	Clemans, Nelson & Associates, In	April '22 Retainer	Yes	\$175.00
4893	05/24/2022	No	CHK	Commonwealth Lumber Co.	Maint Plumbing Supplies	Yes	\$15.98
4894	05/24/2022	No	CHK	DiCaudo, Pitchford & Yoder	April 2022 Legal Fees	Yes	\$3,382.40
4895	05/24/2022	No	CHK	Dominion Energy Ohio	Maint Bid 4/19-5/18/2022 Gas	Yes	\$1,812.72
4896	05/24/2022	No	CHK	Du & Associates, Inc.	April 2022 Consultation	Yes	\$85.00
4897	05/24/2022	No	CHK	Elite Painting and Pressure Washi	312 JT Paint/Drywall	Yes	\$800.00
4898	05/24/2022	No	CHK	Grainger	Maint Cleaning Supplies	Yes	\$393.34
4899	05/24/2022	No	CHK	Griffin Technology Group	Microsoft 365	Yes	\$372.50
4900	05/24/2022	No	CHK	Guardian	June 2022 Dental, Life AD&D	Yes	\$2,230.03
4901	05/24/2022	No	CHK	Handy Rents	Tiller Rental	Yes	\$26.88
4902	05/24/2022	No	CHK	HD Supply Facilities Maintenance	Maint Supplies, PTAC	Yes	\$3,083.75
4903	05/24/2022	No	CHK	Home Depot Credit Services	April 2022 Statement	Yes	\$1,154.14
4904	05/24/2022	No	CHK	Humanics, LLC	2/1-3/31/2022 Admin Consulting	Yes	\$2,062.35
4905	05/24/2022	No	CHK	KONE	May '22 Elevator Maintenance	Yes	\$848.64
4919	05/24/2022	No	CHK	Lake - OMJ Center	January - March 2022 OMJ Resourc	Yes	\$200.09
4920	05/24/2022	No	CHK	Lake County Board of Commissio	May 2022 Health Insurance	Yes	\$19,698.42
4921	05/24/2022	No	CHK	Lakeside Laundry Equipment	JT Washer Repairs	Yes	\$580.77
4922	05/24/2022	No	CHK	Lowe's	Maint Supplies	Yes	\$76.94
4923	05/24/2022	No	CHK	NAPA Auto Parts/Painesville	Maint Supplies	Yes	\$37.38
4924	05/24/2022	No	CHK	New Oak Hill Village LLC	J. Gils Security Deposit (38492 Oak	Yes	\$1.00
4925	05/24/2022	No	CHK	Pitney Bowes Purchase Power	April 2022 Postage Refills	Yes	\$3,041.98
4926	05/24/2022	No	CHK	Seacrist Maintenance, Inc.	May 2022 Cleaning Contract	Yes	\$400.00
4927	05/24/2022	Yes	CHK	Sherwin-Williams	Stair Treds W/H	Yes	\$722.90
4927	06/14/2022	No	VD	Sherwin-Williams	Void + Reissue - Lost in Mail	Yes	(\$722.90)
4928	05/24/2022	No	CHK	The Illuminating Company	PvP A Halls 4/12-5/10/2022 Electric	Yes	\$746.06
4929	05/24/2022	No	CHK	Tri-S Controls Inc	JT Pull Station Repairs	Yes	\$588.30
4930	05/24/2022	No	CHK	UH Occupational Health	Admin Background	Yes	\$50.00
4931	05/24/2022	No	CHK	Xerox Financial Services	5/25-6/24/2022 Copier Lease	Yes	\$1,351.00
4932	06/01/2022	No	CHK	Abdul W Muhammad	Resident Participation - May 2022	Yes	\$173.83
4933	06/01/2022	No	CHK	AT&T	Telephone 4/14-5/13 2022	Yes	\$711.38
4934	06/01/2022	No	CHK	Blueknight Carpet & Maintenance	Condo Cleaning/Window/Strip & Wa	Yes	\$1,555.00
4935	06/01/2022	No	CHK	Charter Communications	PVP Cable	Yes	\$127.97
4936	06/01/2022	No	CHK	Cintas	Maintenance Uniforms	Yes	\$15.92
4937	06/01/2022	No	CHK	Commonwealth Lumber Co.	Maintenance supplies	Yes	\$10.29

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

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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>
4938	06/01/2022	No	CHK	Dominion Energy Ohio	Gas Bill - Admin	Yes	\$1,003.71
4939	06/01/2022	No	CHK	Elite Painting and Pressure Washi	Deck/no pressure washing - 544 Sa	Yes	\$1,535.00
4940	06/01/2022	No	CHK	G&L Locksmiths	Maintenance Key & Locks - WS	Yes	\$45.00
4941	06/01/2022	No	CHK	Great Lakes Record Center	Shredding 05/01-05/31 2022	Yes	\$95.32
4942	06/01/2022	No	CHK	HD Supply Facilities Maintenance	Maintenance Supplies/Dwelling Equi	Yes	\$2,210.98
4943	06/01/2022	No	CHK	I A Lewin PE & Company, LLC	M/L Land & Bldg Capital Improveme	Yes	\$1,520.00
4944	06/01/2022	No	CHK	Market Vision Partners, LLC	May Monthly Access/Rentellect Syst	Yes	\$375.00
4945	06/01/2022	No	CHK	Mentor Glass Supply & Repair Co	Glass/In shop - For 569 Sanders	Yes	\$1,234.50
4946	06/01/2022	No	CHK	Northeastern Refrigeration	Maintenance/HVAC - JT	Yes	\$540.00
4947	06/01/2022	No	CHK	OHAC	Admin - Training	Yes	\$600.00
4948	06/01/2022	No	CHK	Ohio Bureau Of Workers' Compens	Policy #00421743 07/01/22-07/01/23	Yes	\$1,030.59
4949	06/01/2022	No	CHK	Patricia L Jones	Resident Cleaning May 2022	Yes	\$49.99
4950	06/01/2022	Yes	CHK	Sherwin-Williams	Maintenance Paint - WS	Yes	\$827.52
4950	06/14/2022	No	VD	Sherwin-Williams	Void + Reissue - Lost in Mail	Yes	(\$827.52)
4951	06/01/2022	No	CHK	T-Mobile	Cell Phone - 4/21 5/20 2022	Yes	\$424.06
4952	06/01/2022	No	CHK	Treasurer, State of Ohio	Boiler Inspection - JT	Yes	\$136.50
4953	06/08/2022	No	CHK	A-Team Property Maintenance	Maintenance - Landscaping	Yes	\$1,690.00
4954	06/08/2022	No	CHK	Blueknight Carpet & Maintenance	569 Sanders Condo Cleaned/Strip &	Yes	\$1,500.00
4955	06/08/2022	No	CHK	Charter Communications	Internet - 553 Sanders Ave	Yes	\$163.99
4956	06/08/2022	No	CHK	Cintas	Maintenance Uniforms	Yes	\$15.92
4957	06/08/2022	No	CHK	Cleveland Plumbing Supply Ment	April 22 Woodlawn May 31 Serv Chg	Yes	\$659.60
4958	06/08/2022	No	CHK	Com-One Sound	No Intercom - Unit 204 - JT	Yes	\$106.25
4959	06/08/2022	No	CHK	Elite Painting and Pressure Washi	Pressure washing and staining of pe	Yes	\$3,580.00
4960	06/08/2022	No	CHK	Griffin Technology Group	IT Contract Monthly Fee	Yes	\$2,738.39
4961	06/08/2022	No	CHK	HD Supply Facilities Maintenance	Maintenance Supplies	Yes	\$1,647.54
4962	06/08/2022	No	CHK	Huntington National Bank	April 2022 Credit Card Statement (O	Yes	\$742.92
4963	06/08/2022	No	CHK	Johnstone Supply	Maintenance Supplies PVP Unit A-5	Yes	\$7.99
4964	06/08/2022	No	CHK	Joughin & Company Hardware	Maintenance Hardware - May 2022	Yes	\$268.03
4965	06/08/2022	No	CHK	KONE	06/01-06/30/2022 Maintenance Peri	Yes	\$848.64
4966	06/08/2022	No	CHK	Lowe's	May 2022 Charges	Yes	\$39.75
4967	06/08/2022	No	CHK	Major Waste Disposal Services In	May 2022 Waste Disposal	No	\$1,645.00
4968	06/08/2022	No	CHK	Mary Ann Racz	May 2022 Resident Participation	Yes	\$200.00
4969	06/08/2022	No	CHK	META Solutions	VolP Service - Telephone June 2022	Yes	\$377.00
4970	06/08/2022	No	CHK	Mouldings One	Baseboard in Jackson Towers	No	\$108.16
4971	06/08/2022	No	CHK	Pitney Bowes Global Financial Se	Postage Meter Lease 3/30-6/29/22	Yes	\$856.89
4972	06/08/2022	No	CHK	Robert L Neal Sr	Resident Participation - May 2022 -	Yes	\$195.00
4973	06/08/2022	No	CHK	Sam's Club/Synchrony Bank	Credit Card Statement 04/08-05/07	Yes	\$57.68
4974	06/08/2022	Yes	CHK	Sherwin-Williams	Maintenance Materials - Parkview Pl	Yes	\$1,524.98
4974	06/14/2022	No	VD	Sherwin-Williams	Void + Reissue - Lost in Mail	Yes	(\$1,524.98)
4975	06/08/2022	No	CHK	Sievers Security, Inc.	Security PVP	Yes	\$8.00
4976	06/08/2022	No	CHK	Staples Business Credit	Office Supplies	Yes	\$681.94
4977	06/08/2022	No	CHK	The Nelrod Company	SEMAP Success Training 12/15 P.	Yes	\$537.00
4978	06/08/2022	No	CHK	Vector Security	Inspection Fire System - M/F and P	Yes	\$570.80
4979	06/08/2022	No	CHK	Verify Services, LLC	Telecom Support Services - IT Contr	Yes	\$200.00
4980	06/08/2022	No	CHK	WEX BANK	Fuel - HCV & Maintenance & Admin	Yes	\$541.12
4992	06/14/2022	No	CHK	American Solutions for Business	Check Supplies - M/F & HCV	Yes	\$1,655.00
4993	06/14/2022	No	CHK	BNK Heating and Cooling LLC	38185 Erie Rd A8	Yes	\$268.00

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 May 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

Doc Num	Payment Date	Voided	Type	Document Receipt	Document Description	Cleared	Amount
4994	06/14/2022	No	CHK	Charter Communications	Cable - JT	Yes	\$1,277.13
4995	06/14/2022	No	CHK	City Of Painesville	Electric 4/26-5/25 - 200 W Jackson	Yes	\$10,761.03
4996	06/14/2022	No	CHK	Commonwealth Lumber Co	Maintenance Hardware	Yes	\$8.99
4997	06/14/2022	No	CHK	Com-One Sound	Intercom/Door Repair - WS	Yes	\$366.25
4998	06/14/2022	No	CHK	Elite Painting and Pressure Washi	Deck - 580 Sanders	Yes	\$1,710.00
4999	06/14/2022	No	CHK	HD Supply Facilities Maintenance	Maintenance Supplies/Materials	Yes	\$1,419.40
5000	06/14/2022	No	CHK	International eProcurement, LLC	Annual Housing Agency Software &	Yes	\$1,000.00
5001	06/14/2022	No	CHK	KONE	Elevator Service - WS	Yes	\$136.69
5002	06/14/2022	No	CHK	Lakeside Laundry Equipment	Repair Washer/Supplies - JT	Yes	\$846.99
5003	06/14/2022	No	CHK	Mentor Glass Supply & Repair Co	Glass/Labor - Shelby	Yes	\$273.75
5004	06/14/2022	No	CHK	Pamela Stoldt	Moving Expenses - June 2022	Yes	\$1,150.00
5005	06/14/2022	No	CHK	Pitney Bowes Purchase Power	Postage May 2022	Yes	\$1,520.99
5006	06/14/2022	No	CHK	R&R Concrete Construction LLC	Remove/replace sidewalk blocks/Pe	Yes	\$1,500.00
5007	06/14/2022	No	CHK	Sherwin-Williams	Deck Stain - Woodlawn	Yes	\$767.68
5008	06/14/2022	No	CHK	The Illuminating Company	PvP A Halls 5/11-6/10/2022 Electric	Yes	\$997.89
5009	06/14/2022	No	CHK	V&V Youngstown	Maintenance Supplies - May 2022	Yes	\$5.19
5011	06/16/2022	No	CHK	Cintas	Mats M/F & Admin	Yes	\$1,734.74
5012	06/16/2022	No	CHK	General Pest Control Co	4/6 Ants LMHA	No	\$120.00
5013	06/16/2022	No	CHK	Home Depot Credit Services	May 22 Charges - Maintenance Sup	Yes	\$278.59
5014	06/16/2022	No	CHK	Huntington National Bank	May 2022 Statement	Yes	\$2,561.71
5015	06/16/2022	No	CHK	Lakenetwork.net	Website/Maintenance Hosting Fee -	Yes	\$450.00
5016	06/16/2022	No	CHK	ONLINE Information Services, Inc	HCV Tenant Background Checks	Yes	\$272.50
5017	06/16/2022	No	CHK	Professional Answering Service L	Answering service June 22	Yes	\$132.50
5018	06/16/2022	No	CHK	Sam's Club/Synchrony Bank	May 2022 Statement	Yes	\$1.48
5019	06/16/2022	No	CHK	The Illuminating Company	PH Housing 05/11-06/10 11015472	Yes	\$9.74
						Cleared: 163	\$222,017.33
						Uncleared: 3	\$1,873.16
						Total Payments: 166	\$223,890.49

Project Summary

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

Program - Project	Payments	Deposits
RAD - PBRA - RAD - PBRA	\$223,890.49	\$0.00
Total	\$223,890.49	\$0.00

Type Summary

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

Document Type	Count	Amount
Void Payment (VD)	5	(\$9,307.63)
Check (CHK)	161	\$233,198.12
Total:	166	\$223,890.49

End of Report