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## NOTICE OF MEETING

The Regular Board Meeting of the Lake Metropolitan Housing Authority will be held at  
**6:00 p.m. on Wednesday, July 12, 2023, at the Woodlawn Homes Community Center  
553 Sanders Avenue, Painesville, OH 44077**

If you have any questions, please contact Diana Dilisio at [ddilisio@lakemetrohousing.org](mailto:ddilisio@lakemetrohousing.org)  
or 440-354-3347 x33.

### REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Executive Session
4. Minutes – June, 2023
5. CEO Report
6. May Finance Reports and Bills (June Financials)
7. Resolutions 8-2023 (Legal Services Annual Term Renewal)
8. Other Updates and Comments
9. 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 14, 2023  
Washington Square  
6:00 P.M.**

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

**PRESENT**

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

**ALSO PRESENT**

Marshal Pitchford, Attorney  
Eric Martin, Chief Executive Officer  
Roger Maltry, Supervisor Maintenance  
Aaron Brewer, HQS Team Lead Inspector  
Juan Kimble, Maintenance  
Theresa Lee, Director of Housing  
Megan Furman, Director of Compliance  
Diana Dilisio, Executive Assistant

**Chairperson's Comments**

Vice-Chair Charles Stennis Jr. called the meeting to order at 6:09 P.M.

**Meeting Minutes:**

May 10, 2023, Regular Board Meeting: The meeting minutes were accepted by unanimous acclamation.

**CEO Report:**

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

**Housing Choice Voucher:**

We are planning our first Landlord engagement event. We have an interest in the Lake County Fair Housing Resource Center to serve as a cosponsor. We are considering a handful of venues and will be reaching out to FHRC with further details. We now are anticipating the event occurring sometime in August. We also remain hopeful that HUD will serve as a partner of the event as well.

We are excited to report that our HCV lease-ups increased noticeably from the prior period and our budget utilization is at a 3-year high at 97%. Our total HAP paid in May continues to rise. This reflects the fact that we are spending and thereby driving down our restricted net position.

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

Our Multi-Family lease-ups remained flat from the previous period. We had a handful of moveouts over the past month.

We are waiting for mulch at the Woodlawn playground area to fill in holes and level off the ground underneath the swings. We have also priced a camera that will be replacing the pole-mounted license plate reader at Woodlawn. This will add the 180-degree surveillance angle to ensure that we have full 360-degree surveillance at the east end of the Sanders Avenue cul-de-sac.



**REGULAR MEETING OF THE  
LAKE METROPOLITAN HOUSING AUTHORITY  
June 14, 2023  
Washington Square  
6:00 P.M. (continued)**

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

The outdated sign above the Woodlawn Community Center has been replaced with what feel is a more inviting, sleeker sign. Also, Kudos to Roger Maltry, our Maintenance Supervisor who offered his talents and carefully added a fresh coat of paint to the Woodlawn sign along the roadside. Landscapers are adding landscaping stones around the sign along with flowers to complete the refresh.

**Staffing:**

We are at full staffing capacity currently at 26 Full Time Employees. With the assistance of senior management and human resources, we will be developing quarterly surveys to assess the morale, work/life balance, and overall mental and physical well-being of employees. This is to help identify any trends that could lead to dissatisfaction and burnout while garnering insight into how we can improve as an employer. Employees will have the option to submit their surveys anonymously.

**Jackson Towers ServPro Remediation Update:**

We can confirm via our punch list meeting and walkthrough that ServPro has completed restoring unit 212 and completed the remediation of fire damaged/polluted areas at Jackson Towers. We are now in the process of leasing the unit.

Also, our insurance provider has fully reimbursed us \$40,000 for the out-of-pocket payment made to ServPro to initiate the construction phase of the project. Insurance is now taking care of the remaining balance and providing direct payment to ServPro to close the project.

**May Finance Report:**

A motion was made by Kathryn Popp and seconded by George Phillips to approve the May financials. May financials were approved by roll call with 3 ayes from Vice-Chair Charles Stennis Jr., Gregory Schmidt, and Julius Williams.

**RESOLUTION 6-2023**

A RESOLUTION APPROVING THE FY2024 CONSOLIDATED BUDGET, INCLUDING THE HOUSING CHOICE VOUCHER, MULTIFAMILY, AND PUBLIC HOUSING BUDGETS, AND APPROVING SUBMISSION OF THE PROPOSED BUDGETS TO HUD.

A motion was made by Vice Chair Charles Stennis Jr. and seconded by Julius Williams to adopt this resolution. Resolution 06-2023 was approved by roll call with 3 ayes from George Phillips, Kathryn Popp, and Greg Schmidt.



**REGULAR MEETING OF THE  
LAKE METROPOLITAN HOUSING AUTHORITY  
June 14, 2023  
Washington Square  
6:00 P.M. (continued)**

**RESOLUTION NO. 7-2023**

A RESOLUTION REQUESTING BOARD APPROVAL TO UPDATE THE LAKE METROPOLITAN HOUSING AUTHORITY ADMINISTRATIVE PLAN AS SUMMARIZED IN EXHIBIT A AND TO ADOPT THE CHANGES EFFECTIVE JULY 1, 2023.

A motion was made by Greg Schmidt and seconded by Vice Chair Charles Stennis Jr. to adopt this resolution. Resolution 07-2023 was approved by roll call with 3 ayes from George Phillips, Kathryn Popp, and Julius Williams.

**Adjournment:**

A motion was made by Vice-Chair Charles Stennis Jr., to adjourn the meeting and was accepted by unanimous acclamation. The meeting adjourned at 6:58 p.m.





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

### Housing Choice Voucher:

We held our first joint meeting with the Fair Housing Resource Center on the planning of our Landlord Appreciation and Education Event now scheduled for September 28<sup>th</sup>, 2023. Thanks to George Phillips, the event will be held at Lake Erie College from 10 am to 2 pm. We are also reaching out to the Cleveland HUD field Office to determine their interest and possible co-sponsorship of the event.

Our HCV lease-ups dropped a bit from June levels; however, our budget utilization remains steady at 97%. Our total HAP paid in June also continues to rise, which reflects a continued increase in program spending.

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

Our Multi-Family lease-ups remained flat from the previous period. We had a handful of moveouts over the past month. However, we are still realizing a steady increase in both our subsidy and rental income. The swing set at the Woodlawn playground area has received fresh mulch and the holes have been filled to level off the ground underneath the swings.

Gregory Schmidt and I met with Lake County's legal counsel at McDonald Hopkins to discuss Regional Economically Affordable Community Housing's acquisition of Parkview Place. The meeting was quite productive, and we were able to clarify a few minor questions that the County had regarding the sale and acquisition of the property. The County will now prepare the eligibility letter for Regional Economically Affordable Community Housing to receive the money.



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Barring any additional questions and/or unforeseen matters to address, we do expect to begin discussing funding arrangements and developing the language of the purchase agreement and of course the long-awaited closing.

We have learned that the acronym R.E.A.C.H./REACH is unfortunately unavailable. In discussions with Marshal's firm, we have proposed to the Board of Trustees the name Reach 4 Home as the new DBA for Regional Economically Affordable Community Housing.

**Staffing:**

Our Human Resources Specialist resigned from her position last month. We have currently realigned Human Resources support under Diana Dilisio who has human resources experience. In addition, we have also reached back out to our former Human Resource Specialists to see if she may have an interest in providing LMHA and Diana Dilisio assistance on an as-needed contractual basis. With the resignation, we remain at a total of 26 FTEs.

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



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## Housing Choice Voucher Program

Month Ending June 2023

Leased Action	Apr-23	May-23	Jun-23						
Monthly Budget Authority	\$785,725	\$785,725	\$785,725						
Units under lease (1st of month) + HO	1168	1181	1184	As of 6/1/23					
VASH vouchers leased up (26)	12	12	12						
FUP vouchers leased up (25)	14	13	13						
Mainstream vouchers leased up (26)	32	33	33						
Utilization (baseline 1552 eff. 1/1/2023)	75%	76%	76%						
Total HAP paid (UA's, ports & HO)	\$747,488	\$759,116	\$770,627						
Total incoming HAP	\$699,603	\$408,773	\$700,908						
Monthly utilization of budget	95%	97%	98%						
HCV Error Analysis Report	Apr-23	May-23	Jun-23						
Audit Error rate	38%	53%	40%						
# of files audited	16	17	15						
# of files in audit with errors	6	9	6						
QC Error Rate	38%								
Informal Hearing/Terminations	Apr-23	May-23	Jun-23						
Informal Hearings conducted	1	1	0						
Informal Reviews conducted	2	2	0						
End of Participations (EOP's)	9	11	4	Updated 3 months EOP report attached explaining most recent					
Leasing Activity	Apr-23	May-23	Jun-23						
# of New Admissions	6	4	1						
# of Moves	5	4	5						
# of Port-Ins	0	1	2						
# of Port-Outs	0	1	0						
# of Vouchers issued	22	17	10	5 of these were moves					
# of Vouchers on the street	55	34	26	3 vouchers pending inspections 5 vouchers pending executed HAP					
Vouchers Expired	6 - 2 of these were moves	12	8	10 Vouchers pending signed leases					
FSS/Homeownership	Apr-23	May-23	Jun-23						
Active FSS participants	22	23	25						
Current Homeowners	3	3	3						
Wait List Activity	Apr-23	May-23	Jun-23						
Number of Applicants on WL	644	647	636	2021 HCV as of 7/1/2023					
# of applicants pulled from Wait List	0	50 + 4 choice mob	50						
Initial Briefing Meetings	0	6/20/2023	7/6/2023						
2nd & Final Chance	0	0	34						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Apr-23	319	Included in AR	29	4	2	*	21	*	388
May-23	269	Included in AR	30	0		*	21	*	336
Jun-23	229	Included in AR	26	0		*	19	*	276
April had 13 QC inspections Report Completed by: Theresa Lee	May had 16 QC Inspections *included in special and port inspections		June had 2 QC Inspections						





## Multifamily/Public Housing Programs

Month Ending June 2023

Occupancy Rate	Apr-23	May-23	Jun-23		
Percentage leased as of 07/01/2023	82%	82%	90%		
# of vacancies (240 total MF units only) as of 07/01/2023	47	49	28		
T.A.R. (Tenant Account Receivables)	Apr-23	May-23	Jun-23		
Current Rent Roll	\$57,364	\$59,719	\$61,755		
Rent Collected	\$51,720	\$42,145	\$56,197		
Percentage Collected	90%	71%	91%		
PH Error Analysis Report	Apr-23	May-23	Jun-23		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Apr-23	May-23	Jun-23		
# of applicants on MF Wait List (end of month)	949	995	1,046	CLOSED	
Evictions	Jackson	Woodlawn	Washington	ParkView	Total
WRIT/Restitution/Possession of property					
14 Day notices served (non-payment)					0
30 Day notices served (lease violations)					0
3 Day notices (non-pay)		5		2	7
3 Day notices (lease violation)					0
10 Day notices (lease violation)					0
30 Day notices (non-pay)	4	9	3		16
Tenant Relations	Washington	Jackson	Woodlawn	ParkView	
Date of quarterly resident meetings held	4/19/2023	4/18/2023	4/20/2023		
Next Meeting Scheduled for: July 2023					
Police Reports received from 06/06/2023 through 07/05/2023	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault		1			1
Domestic/Civil/Harassment		2	2		4
Drug arrest/drug related confirmed					0
Drug complaint not confirmed					0
Theft/Burglary		1	2		3
Well Checks		3			3
Arrest/Warrant Served			1		1
Identity Theft					0
LMHA Standby Request/Trespassing					0
Disturbance/Noise/Disorderly Conduct			2		2
Not classified/Police Foot Patrols	2		3		5
<b>Total calls for current month</b>					<b>19</b>
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month	1		1		2
Move outs for current month		3	1		4
Unit transfers for current month					0
<b>Report Completed by: Theresa Lee</b>					



## FSS Monthly Report

<b>Month:</b>	<b>June 2023</b>
<b>FSS participants as of 06/30/23</b>	<b>25</b>
<b>Number of contract completions (graduates):</b>	<b>0</b>
<b>Escrow disbursed: Interim Disbursements</b>	<b>0</b>
<b>Number of contracts terminated:</b>	<b>0</b>
<b>Escrow forfeited:</b>	<b>0</b>
<b>Number of new contracts (enrollments):</b>	<b>2</b>
<b>Number of participants with escrow accounts</b>	<b>17</b>
<b>Number of new escrow accounts opened:</b>	<b>0</b>

# Lake Metropolitan Housing Authority

## Finance Report

May 2023

(Prepared for the July 12, 2023 Board Meeting)

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

### **Fiscal Year 2023**

Attached are the preliminary May 2023 financials.

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

The Multi-Family Program is positive for the month of May and currently even for our year-to-date results. We are seeing a positive shift in our funding for the program. We received \$9,863 in Covid-19 Supplemental Payments to reimburse our additional disinfecting to our buildings. Our operational expenses are slowing down as we have caught up on much of our pandemic related delays. We've received \$101,026 from our June 2023 MF Subsidy and I expect this program will end the fiscal year in the positive.

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

### **Housing Choice Voucher:**

The Housing Choice Voucher Program is positive across the board for FY2023. With employment deficient, we've made a lot of savings in the program with little to no capital assets to keep up with. I'm certain this program will end positive for FY 2023. I expect we will be fully staffed in the coming FY and see salary and benefit expenses in line with what has been budgeted.

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

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

The Market Rate program remains positive in May, year-to-date and against the budget. The Public Housing program received additional subsidy in May and is positive for the month while remaining negative year-to-date.

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

### **Overall Indicators:**

The Fiscal Year 2023 Payroll projections are included through the June 22, 2023 payroll.

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

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

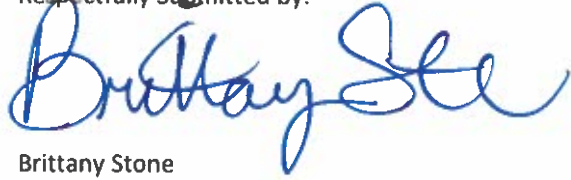
### **Banking and Investments:**

Included with this report are the Lake MHA Cash & Investment Reports as of May 30, 2023, along with copies of the bank statements.

**Accounts Payable:**

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

Respectfully Submitted by:

A handwritten signature in blue ink that reads "Brittany Stone". The signature is written in a cursive, flowing style.

Brittany Stone

CFO

# Lake Metropolitan Housing Authority - Major Programs

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

For the Month and Fiscal Year-to-Date ended May 31, 2023

(Preliminary - For Internal Use Only)

	Fiscal Year 2023			Fiscal Year 2022		
	This Month	Year-to-Date	YTD Budget	Variance	Year-to-Date	Variance
<b>Multi-Family</b>						
Operating Income	\$ 137,655	\$ 1,378,049	\$ 1,389,780	\$ (11,731)	\$ 1,363,062	\$ 14,987
Administrative Expenses	\$ 47,242	\$ 497,024	\$ 512,110	\$ (15,086)	\$ 476,042	\$ 20,982
Utility Expenses	20,261	246,353	247,500	(1,147)	246,868	(515)
Operations Expense	35,083	543,439	411,347	132,092	572,098	(28,659)
General Expense	25,005	91,952	65,424	26,528	74,474	17,478
<b>Surplus / (Deficit)</b>	<b>\$ 10,064</b>	<b>\$ (719)</b>	<b>\$ 153,399</b>	<b>\$ (154,118)</b>	<b>\$ (6,420)</b>	<b>\$ 5,701</b>

<b>Section 8</b>						
Operating Income	\$ 89,844	\$ 1,012,463	\$ 969,375	\$ 43,088	\$ 97,356	\$ 915,107
Administrative Expenses	\$ 82,603	\$ 878,394	\$ 929,976	(51,582)	\$ 72,856	805,538
Utility Expenses	30	3,771	4,400	(629)	27	3,744
Maintenance Expense	596	7,864	5,958	1,906	693	7,171
General Expense	711	11,793	16,631	(4,838)	946	10,847
<b>Surplus / (Deficit)</b>	<b>\$ 5,904</b>	<b>\$ 110,641</b>	<b>\$ 12,410</b>	<b>\$ 98,231</b>	<b>\$ 22,834</b>	<b>\$ 87,807</b>

<b>CONSOLIDATED</b>						
Operating Income	\$ 227,499	\$ 2,390,512	\$ 2,359,155	\$ 31,357	\$ 1,460,418	\$ 930,094
Administrative Expenses	\$ 129,845	\$ 1,375,418	\$ 1,442,086	\$ (66,668)	\$ 548,898	\$ 826,520
Utility Expenses	20,291	250,124	251,900	(1,776)	246,895	3,229
Operations Expense	35,679	551,303	417,305	133,998	572,791	(21,488)
General Expense	25,716	103,745	82,055	21,690	75,420	28,325
<b>Surplus / (Deficit)</b>	<b>\$ 15,968</b>	<b>\$ 109,922</b>	<b>\$ 165,809</b>	<b>\$ (55,887)</b>	<b>\$ 16,414</b>	<b>\$ 93,508</b>

**Lake Metropolitan Housing Authority**

**Balance Sheet**

**May 2023**

**Program: RAD - PBRA**

**Project: Consolidated**

	<b>Period Amount</b>	<b>Balance</b>
<b>ASSETS</b>		
1001.000 Petty Cash	(115.42)	140.69
1111.800 Cash - RAD PBRA	17,638.86	431,748.70
1113.000 Cash - Replacement Reserve	13,349.68	1,346,078.50
1114.000 Cash - Tenant Sec. Deposits	1,154.94	64,968.77
1122.000 Accts Rec Tenants (S)	(17,173.54)	39,420.59
1122.009 Tenant Repayment Agreements (S)	(1,446.00)	4,533.00
1129.000 A/R - Other	0.00	60,362.07
1129.300 A/R - Employee	0.00	469.37
1140.001 A/R Parkview Place	5,414.44	2,125.24
1140.002 A/R Public Housing	(1,180.97)	10,039.67
1140.003 A/R REACH	0.00	155.00
1140.005 A/R S-8 Voucher	(9,401.73)	80,726.14
1140.006 A/R State/Local	(3,338.62)	(6,786.27)
1211.000 Prepaid Insurance	(5,276.17)	31,656.98
1250.000 Prepaid Expense	(887.58)	6,213.02
1400.600 Land	0.00	692,731.00
1400.601 Land - Development (Lots)	0.00	29,490.74
1400.700 Buildings	0.00	3,910,612.00
1400.710 Bldg. & Land Improvements	0.00	5,852,082.00
1400.750 Bldg, Land & Improvements - Admin	0.00	6,278.44
1400.800 Furn, Equip, Mach - Dwellings	0.00	48,472.36
1400.900 Furn, Equip, Mach - Admin	300.56	343,784.11
1400.901 Equipment - Vehicles	0.00	160,775.43
1400.950 Accumulated Depreciation	0.00	(9,429,611.78)
1400.960 Accumulated Amortization - Leases	0.00	(3,809.25)
1400.990 Construction-In-Progress	0.00	19,087.68
1490.000 Leased Asset	0.00	18,084.13
1500.100 Net OPEB Asset	0.00	73,869.00
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	79,910.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	4,912.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>84,822.00</b>
<b>TOTAL ASSETS</b>	<b>(961.55)</b>	<b>3,878,519.33</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.000 Vendors & Contr. (S)	607.70	67,512.30
2111.009 A/P - Public Housing (S)	(1,770.00)	698.00
2114.000 Tenants Sec. Dep (S)	1,617.00	57,871.50
2114.300 Pet Deposit (S)	500.00	6,500.00
2114.314 Interest - Tenant Security Deposits	16.27	145.60
2117.200 OPERS Payable	(11,956.80)	167.08
2117.800 Deferred Comp W/H	(40.00)	490.00
2117.902 Misc. Payroll - AFLAC	0.00	276.00
2117.950 A/P - Ohio BWC	0.00	(27.00)
2117.999 A/P Payroll Other - Employee	0.00	(136.51)
2135.100 Acc. Comp Absences	0.00	3,643.13
2135.200 Comp. Absences - Non Current	0.00	14,649.64
2400.000 Lease Liability (Current)	0.00	4,210.00

**Lake Metropolitan Housing Authority**

**Balance Sheet**

**May 2023**

**Program: RAD - PBRA**

**Project: Consolidated**

**LIABILITIES AND SURPLUS**

**LIABILITIES**

2400.100 Lease Liability (Non-Current)	0.00	10,313.63
2500.000 Net Pension Liability	0.00	191,166.00

**DEFERRED INFLOWS OF RESOURCES**

2900.000 Deferred Inflows of Resources (Pens)	0.00	238,211.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	90,232.00

<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>328,443.00</b>
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**TOTAL LIABILITIES**

	<b>(11,025.83)</b>	<b>685,922.37</b>
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**SURPLUS**

2801.000 Net Investment In Capital Assets	0.00	1,373,771.74
2805.000 Temporarily Restricted Net Position	0.00	1,335,393.59
2806.000 Unrestricted Net Position	0.00	447,494.17
2806.000 Unrestricted Net Position (Current Year)	10,064.28	35,937.46

**TOTAL SURPLUS**

	<b>10,064.28</b>	<b>3,192,596.96</b>
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**TOTAL LIABILITIES AND SURPLUS**

	<b>(961.55)</b>	<b>3,878,519.33</b>
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**PROOF**

	<b>0.00</b>	<b>0.00</b>
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**Lake Metropolitan Housing Authority**  
**Operating Statement**  
**Eleven Months Ending 05/31/2023**  
**Program: RAD - PBRA      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>OPERATING INCOME</b>								
3110.000 Dwelling Rental	52,734.00	50,833.33	1,900.67	564,982.78	559,166.67	5,816.11	610,000.00	(45,017.22)
3121.000 Tenant Assistance Payments - M/F	74,159.00	73,333.33	825.67	794,435.00	806,666.67	(12,231.67)	880,000.00	(85,565.00)
3300.113 Interest - Rep. Res.	339.68	10.33	329.35	3,055.14	113.67	2,941.47	124.00	2,931.14
3690.000 Other Income - Tenant	559.00	2,166.67	(1,607.67)	5,713.05	23,833.33	(18,120.28)	26,000.00	(20,286.95)
<b>TOTAL OPERATING INCOME</b>	<b>127,791.68</b>	<b>126,343.66</b>	<b>1,448.02</b>	<b>1,368,185.97</b>	<b>1,389,780.34</b>	<b>(21,594.37)</b>	<b>1,516,124.00</b>	<b>(147,938.03)</b>
<b>NON-OPERATING INCOME</b>								
3690.900 Other Income - Miscellaneous	9,863.00	0.00	9,863.00	46,519.26	0.00	46,519.26	0.00	46,519.26
<b>TOTAL NON-OPERATING INCOME</b>	<b>9,863.00</b>	<b>0.00</b>	<b>9,863.00</b>	<b>46,519.26</b>	<b>0.00</b>	<b>46,519.26</b>	<b>0.00</b>	<b>46,519.26</b>
<b>TOTAL INCOME</b>	<b>137,654.68</b>	<b>126,343.66</b>	<b>11,311.02</b>	<b>1,414,705.23</b>	<b>1,389,780.34</b>	<b>24,924.89</b>	<b>1,516,124.00</b>	<b>(101,418.77)</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	27,491.34	28,081.50	590.16	265,360.62	308,896.50	43,535.88	336,978.00	71,617.38
4120.000 Auditing Fees	0.00	266.67	266.67	2,467.40	2,933.33	465.93	3,200.00	732.60
4140.100 Advertising - Other	193.50	25.00	(168.50)	1,058.70	275.00	(783.70)	300.00	(758.70)
4150.000 Benefits Expense	10,137.81	10,732.17	594.36	97,035.84	118,053.83	21,017.99	128,786.00	31,750.16
4170.000 Legal Expenses	180.60	1,250.00	1,069.40	11,052.65	13,750.00	2,697.35	15,000.00	3,947.35
4185.000 Staff Training	0.00	0.00	0.00	4,460.66	0.00	(4,460.66)	0.00	(4,460.66)
4190.000 Office Sundry Expense	142.37	100.00	(42.37)	583.78	1,100.00	516.22	1,200.00	616.22
4190.020 Bank Charges	223.11	166.67	(56.44)	2,536.69	1,833.33	(703.36)	2,000.00	(536.69)
4190.050 Payroll Processing Charges & Forms	234.38	183.33	(51.05)	2,600.72	2,016.67	(584.05)	2,200.00	(400.72)
4190.100 Office Supplies	371.97	333.33	(38.64)	4,678.75	3,666.67	(1,012.08)	4,000.00	(678.75)
4190.110 Temporary Help	0.00	0.00	0.00	2,525.56	0.00	(2,525.56)	0.00	(2,525.56)
4190.120 Cleaning Contract	246.05	112.50	(133.55)	15,938.16	1,237.50	(14,700.66)	1,350.00	(14,588.16)
4190.130 Contract - IT Services	900.08	750.00	(150.08)	12,983.54	8,250.00	(4,733.54)	9,000.00	(3,983.54)
4190.140 Contract - MCS	887.58	767.58	(120.00)	9,365.76	8,443.42	(922.34)	9,211.00	(154.76)
4190.145 Forms and Publications	0.00	125.00	125.00	3,902.40	1,375.00	(2,527.40)	1,500.00	(2,402.40)
4190.150 Shredding	90.74	16.67	(74.07)	649.34	183.33	(466.01)	200.00	(449.34)
4190.200 Telephone	264.64	250.00	(14.64)	3,222.38	2,750.00	(472.38)	3,000.00	(222.38)
4190.201 Cell Phones	269.58	116.67	(152.91)	2,768.04	1,283.33	(1,484.71)	1,400.00	(1,368.04)
4190.205 Answering Service	121.95	150.00	28.05	1,452.33	1,650.00	197.67	1,800.00	347.67
4190.210 Internet Expense	788.96	166.67	(622.29)	8,506.67	1,833.33	(6,673.34)	2,000.00	(6,506.67)
4190.220 Cable	705.79	708.33	2.54	8,478.94	7,791.67	(687.27)	8,500.00	21.06
4190.300 Postage & Meter	205.65	500.00	294.35	5,144.80	5,500.00	355.20	6,000.00	855.20
4190.400 Copier - Lease	339.60	350.00	10.40	4,037.52	3,850.00	(187.52)	4,200.00	162.48
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	320.83	320.83	350.00	350.00
4190.500 Admin Minor Equipment	42.17	0.00	(42.17)	9,891.01	0.00	(9,891.01)	0.00	(9,891.01)
4190.600 Dues & Fees	6.06	266.67	260.61	3,990.78	2,933.33	(1,057.45)	3,200.00	(790.78)
4190.900 Other Sundry Expense	3,195.41	0.00	(3,195.41)	5,544.07	0.00	(5,544.07)	0.00	(5,544.07)
4190.910 Tenant Background Checks	73.46	91.67	18.21	1,091.32	1,008.33	(82.99)	1,100.00	8.68
4190.950 HR Contract	78.75	10.00	(68.75)	1,037.80	110.00	(927.80)	120.00	(917.80)



	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>ADMIN EXPENSE</b>								
4190.960 Community Outreach	0.00	30.83	30.83	789.11	339.17	(449.94)	370.00	(419.11)
4210.000 Resident Activities	0.00	100.00	100.00	378.52	1,100.00	721.48	1,200.00	821.48
4220.000 Resident Participation	49.99	666.67	616.68	3,335.05	7,333.33	3,998.28	8,000.00	4,664.95
4230.000 Contract - Other	0.00	208.33	208.33	154.97	2,291.67	2,136.70	2,500.00	2,345.03
<b>TOTAL ADMIN EXPENSE</b>	<b>47,241.54</b>	<b>46,555.43</b>	<b>(686.11)</b>	<b>497,023.88</b>	<b>512,109.57</b>	<b>15,085.69</b>	<b>558,665.00</b>	<b>61,641.12</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	6,458.78	5,416.67	(1,042.11)	67,602.94	59,583.33	(8,019.61)	65,000.00	(2,602.94)
4320.000 Electricity	11,718.90	15,000.00	3,281.10	154,609.49	165,000.00	10,390.51	180,000.00	25,390.51
4330.000 Gas	2,083.51	2,083.33	(0.18)	24,140.28	22,916.67	(1,223.61)	25,000.00	859.72
<b>TOTAL UTILITIES EXPENSE</b>	<b>20,261.19</b>	<b>22,500.00</b>	<b>2,238.81</b>	<b>246,352.71</b>	<b>247,500.00</b>	<b>1,147.29</b>	<b>270,000.00</b>	<b>23,647.29</b>
<b>OPERATIONS EXPENSE</b>								
4410.000 Maintenance Salaries	14,573.36	15,121.17	547.81	183,949.83	166,332.83	(17,617.00)	181,454.00	(2,495.83)
4420.000 Maint. - Supplies (other)	573.68	2,500.00	1,926.32	43,278.93	27,500.00	(15,778.93)	30,000.00	(13,278.93)
4420.050 Maint. - Materials	4,029.48	833.33	(3,196.15)	32,929.19	9,166.67	(23,762.52)	10,000.00	(22,929.19)
4420.100 Maint. - Electrical	0.00	0.00	0.00	1,037.56	0.00	(1,037.56)	0.00	(1,037.56)
4420.200 Maint. - Plumbing	0.00	100.00	100.00	823.79	1,100.00	276.21	1,200.00	376.21
4420.300 Maint. - Cleaning Supplies	0.00	18.67	18.67	177.51	183.33	5.82	200.00	22.49
4420.400 Maint. - Auto	0.00	125.00	125.00	886.66	1,375.00	488.34	1,500.00	613.34
4420.410 Maint. - Fuel	353.28	291.67	(61.61)	3,124.46	3,208.33	83.87	3,500.00	375.54
4420.500 Maint. - Hardware	0.00	208.33	208.33	3,137.42	2,291.67	(845.75)	2,500.00	(637.42)
4420.510 Maint. - Keys & Locks	0.00	125.00	125.00	1,400.44	1,375.00	(25.44)	1,500.00	99.56
4420.600 Maint. - Paint	0.00	583.33	583.33	9,319.68	6,416.67	(2,903.01)	7,000.00	(2,319.68)
4420.700 Appliances & Dwelling Equip.	3,902.83	1,250.00	(2,652.83)	39,250.51	13,750.00	(25,500.51)	15,000.00	(24,250.51)
4420.900 Non-Dwelling Equipment	(44.00)	0.00	44.00	673.69	0.00	(673.69)	0.00	(673.69)
4430.010 Cont - Rubbish Removal	2,958.50	1,166.67	(1,791.83)	13,965.50	12,833.33	(1,132.17)	14,000.00	34.50
4430.020 Cont - HVAC	502.50	458.33	(44.17)	13,063.71	5,041.67	(8,022.04)	5,500.00	(7,563.71)
4430.040 Cont - Elevators	2,688.96	1,250.00	(1,438.96)	11,328.30	13,750.00	2,421.70	15,000.00	3,671.70
4430.050 Cont - Landscaping	1,545.00	1,000.00	(545.00)	8,137.40	11,000.00	2,862.60	12,000.00	3,862.60
4430.060 Cont - Unit Turn Expense	0.00	3,000.00	3,000.00	27,034.50	33,000.00	5,965.50	36,000.00	8,965.50
4430.070 Cont - Electrical	0.00	458.33	458.33	4,437.05	5,041.67	604.62	5,500.00	1,062.95
4430.080 Cont - Plumbing	0.00	333.33	333.33	3,400.00	3,866.67	266.67	4,000.00	600.00
4430.090 Cont - Exterminator	0.00	458.33	458.33	7,906.25	5,041.67	(2,864.58)	5,500.00	(2,406.25)
4430.115 Cont - Repairs	0.00	625.00	625.00	8,078.91	6,875.00	(1,203.91)	7,500.00	(578.91)
4430.116 Cont - Uniforms	57.83	125.00	67.17	1,453.66	1,375.00	(78.66)	1,500.00	46.34
4430.120 Cont - Miscellaneous	2,293.66	1,666.67	(626.99)	57,378.56	18,333.33	(39,045.23)	20,000.00	(37,378.56)
4450.000 Benefits - Maint.	1,647.99	5,699.00	4,051.01	67,265.92	62,689.00	(4,576.92)	68,388.00	1,122.08
<b>TOTAL OPERATIONS EXPENSE</b>	<b>35,083.07</b>	<b>37,395.16</b>	<b>2,312.09</b>	<b>543,439.43</b>	<b>411,346.84</b>	<b>(132,092.59)</b>	<b>448,742.00</b>	<b>(94,697.43)</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	185.49	733.33	547.84	6,597.99	8,066.67	1,468.68	8,800.00	2,202.01
4510.000 Insurance	5,276.17	5,214.33	(61.84)	57,763.31	57,357.67	(405.64)	62,572.00	4,808.69
4515.000 Real Estate Tax - Lots	0.00	0.00	0.00	712.56	0.00	(712.56)	0.00	(712.56)
4516.000 Real Estate Assess.	0.00	0.00	0.00	2,684.85	0.00	(2,684.85)	0.00	(2,684.85)
4570.000 Collection Loss	19,542.94	0.00	(19,542.94)	24,193.04	0.00	(24,193.04)	0.00	(24,193.04)
<b>TOTAL GENERAL EXPENSE</b>	<b>25,004.60</b>	<b>5,947.66</b>	<b>(19,056.94)</b>	<b>91,951.75</b>	<b>65,424.34</b>	<b>(26,527.41)</b>	<b>71,372.00</b>	<b>(20,579.75)</b>
<b>TOTAL EXPENSES</b>	<b>127,590.40</b>	<b>112,398.25</b>	<b>(15,192.15)</b>	<b>1,378,767.77</b>	<b>1,236,380.75</b>	<b>(142,387.02)</b>	<b>1,348,779.00</b>	<b>(29,988.77)</b>
<b>SURPLUS</b>	<b>10,064.28</b>	<b>13,945.41</b>	<b>(3,881.13)</b>	<b>35,937.46</b>	<b>153,399.59</b>	<b>(117,462.13)</b>	<b>167,345.00</b>	<b>(131,407.54)</b>



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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$54,126.13
Rent	\$56,980.00
Security Deposit	\$2,268.00
Pet Deposit	\$750.00
Late Rent	\$136.00
Adj to Rent	(\$929.00)
Adj to Misc - Bad Debt	(\$19,542.94)
Adj to Misc - Maintenance Charge	\$250.00
Adj to Misc - Move-Out Charges	\$190.00
Adj to Late Rent	(\$17.00)
Payment Received	(\$60,139.60)
Utility	(\$3,317.00)
Payment Made	\$5,628.00
Repayment	\$499.00
Refund Deposit	(\$901.00)
Cancelled Repayment	\$1,332.00
AR Void	\$1,795.00
Create Repayment	(\$385.00)
Ending Balance	<u><u>\$38,722.59</u></u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$1,858.00	\$54,254.00
Charged	\$2,268.00	
Collected	(\$1,127.00)	\$1,127.00
Applied to Account		(\$170.00)
Refunded		(\$481.00)
Ending Balance	<u><u>\$2,999.00</u></u>	<u><u>\$54,730.00</u></u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$6,000.00
Charged	\$750.00	
Collected	(\$750.00)	\$750.00
Applied to Account		(\$190.00)
Refunded		(\$60.00)
Ending Balance	<u><u>\$0.00</u></u>	<u><u>\$6,500.00</u></u>

Key Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$142.50
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00

Ending Balance	<u>\$0.00</u>	<u>\$142.50</u>
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Repayment Agreement Balances: Default Type (16 Agreements)

	Amount
Beginning Balance	\$5,979.00
Monthly Repayment Amount	(\$499.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$385.00
Cancel Repayment	<u>(\$1,332.00)</u>
Ending Balance	<u>\$4,533.00</u>

**Lake Metropolitan Housing Authority**

**Balance Sheet**

**May 2023**

**Program: Section 8 Voucher**

**Project: Consolidated**

	<b>Period Amount</b>	<b>Balance</b>
<b>ASSETS</b>		
1111.100 Unrestricted Cash	1,136.95	491,945.86
1111.200 Cash HAP Payments	(345,182.59)	880,668.81
1122.000 Tenant Fraud Receivable	0.00	40,569.52
1122.201 Allowance for Doubtful Fraud Rec.	0.00	(40,569.52)
1129.000 Accounts Rec - Other	3,933.51	980.52
1165.000 FSS Escrow Investmen	3,675.42	96,637.85
1211.000 Prepaid Insurance	(491.92)	2,951.48
1250.000 Prepaid Expense	(2,155.54)	15,088.82
1400.750 Bldg, Land & Improvements - Admin	0.00	1,040.00
1400.900 Furn, Equip, Mach - Admin	0.00	42,980.51
1400.901 Equipment - Vehicles	0.00	33,018.86
1400.950 Accumulated Depreciation	0.00	(71,943.06)
1400.960 Accumulated Amortization - Leases	0.00	(11,541.72)
1490.000 Leased Asset	0.00	54,851.38
1500.100 Net OPEB Asset	0.00	99,723.00
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	107,879.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	6,632.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>114,511.00</b>
<b>TOTAL ASSETS</b>	<b>(339,084.17)</b>	<b>1,750,913.31</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	(9,401.73)	80,726.14
2117.000 Accounts Payable LMHA	0.00	(18,300.00)
2117.001 Accounts Payable HAP (S)	(1,542.00)	1,756.00
2119.000 Other Accts Payable	0.00	915.36
2135.100 Acc. Comp Absences	0.00	5,789.82
2135.200 Comp Absences Non Curren	0.00	23,159.29
2181.100 FSS Escrow Payable	3,675.42	97,698.09
2210.200 Unearned Revenue - FSS	0.00	(0.22)
2400.000 Lease Liability	0.00	12,773.98
2400.100 Lease Liability (Non-Current)	0.00	31,288.89
2500.000 Net Pension Liability	0.00	258,073.00
<b>DEFERRED INFLOWS OF RESOURCES</b>		
2900.000 Deferred Inflows of Resources (Pens)	0.00	321,585.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	121,814.00
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>443,399.00</b>
<b>TOTAL LIABILITIES</b>	<b>(7,268.31)</b>	<b>937,279.35</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	4,056.31
2802.000 Restricted Net Position (HAP)	(334,015.00)	(76,928.00)
2806.000 Unrestricted Net Position	334,015.00	1,092,835.87
2806.000 Unrestricted Net Position (Current Year)	(331,815.86)	(206,330.22)
<b>TOTAL SURPLUS</b>	<b>(331,815.86)</b>	<b>813,633.96</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>(339,084.17)</b>	<b>1,750,913.31</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**

**Balance Sheet**

**May 2023**

**Program: Section 8 Voucher**

**Project: Consolidated**

Lake Metropolitan Housing Authority

Operating Statement

Eleven Months Ending 05/31/2023

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>HAP INCOME</b>								
<b>HAP INCOME</b>								
3000.100 HAP Income	408,773.00	0.00	408,773.00	7,399,870.00	0.00	7,399,870.00	0.00	7,399,870.00
3000.120 Mainstream (HAP) Income	15,508.00	0.00	15,508.00	165,610.00	0.00	165,610.00	0.00	165,610.00
3000.199 HAP Repayments	568.48	0.00	568.48	11,832.82	0.00	11,832.82	0.00	11,832.82
<b>TOTAL HAP INCOME</b>	<b>424,849.48</b>	<b>0.00</b>	<b>424,849.48</b>	<b>7,577,312.82</b>	<b>0.00</b>	<b>7,577,312.82</b>	<b>0.00</b>	<b>7,577,312.82</b>
<b>TOTAL HAP INCOME</b>	<b>424,849.48</b>	<b>0.00</b>	<b>424,849.48</b>	<b>7,577,312.82</b>	<b>0.00</b>	<b>7,577,312.82</b>	<b>0.00</b>	<b>7,577,312.82</b>
<b>OPERATING INCOME</b>								
<b>OPERATING INCOME</b>								
3000.200 Admin Fee Income	83,047.00	80,000.00	3,047.00	928,394.00	880,000.00	48,394.00	960,000.00	(31,606.00)
3000.220 Mainstream (Admin) Income	1,670.00	1,666.67	3.33	35,003.00	18,333.33	16,669.67	20,000.00	15,003.00
3000.300 FSS Grant Income	4,559.00	5,208.33	(649.33)	37,234.00	57,291.67	(20,057.67)	62,500.00	(25,266.00)
3690.200 50% Fraud Recovery	568.47	1,250.00	(681.53)	11,831.78	13,750.00	(1,918.22)	15,000.00	(3,168.22)
<b>TOTAL OPERATING INCOME</b>	<b>89,844.47</b>	<b>88,125.00</b>	<b>1,719.47</b>	<b>1,012,462.78</b>	<b>969,375.00</b>	<b>43,087.78</b>	<b>1,057,500.00</b>	<b>(45,037.22)</b>
<b>TOTAL OPERATING INCOME</b>	<b>89,844.47</b>	<b>88,125.00</b>	<b>1,719.47</b>	<b>1,012,462.78</b>	<b>969,375.00</b>	<b>43,087.78</b>	<b>1,057,500.00</b>	<b>(45,037.22)</b>
<b>TOTAL INCOME</b>	<b>514,693.95</b>	<b>88,125.00</b>	<b>426,568.95</b>	<b>8,589,775.60</b>	<b>969,375.00</b>	<b>7,620,400.60</b>	<b>1,057,500.00</b>	<b>7,532,275.60</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	52,408.76	51,774.83	(633.93)	511,235.94	569,523.17	58,287.23	621,298.00	110,062.06
4120.000 Audit Fees	0.00	683.33	683.33	8,812.12	7,516.67	(1,295.45)	8,200.00	(612.12)
4140.100 Advertising - Other	225.00	62.50	(162.50)	1,368.56	687.50	(681.06)	750.00	(618.56)
4150.000 Benefit Expense	19,328.36	19,631.00	302.64	186,946.39	215,941.00	28,994.61	235,572.00	48,625.61
4170.000 Legal Expenses	290.00	333.33	43.33	4,370.00	3,666.67	(703.33)	4,000.00	(370.00)
4180.000 Travel Expense	0.00	0.00	0.00	2,128.66	0.00	(2,128.66)	0.00	(2,128.66)
4185.000 Staff Training	0.00	0.00	0.00	3,546.43	0.00	(3,546.43)	0.00	(3,546.43)
4190.000 Office Sundry Expense	26.00	208.33	182.33	512.40	2,291.67	1,779.27	2,500.00	1,987.60
4190.020 Bank Charges	206.61	187.50	(19.11)	2,555.15	2,062.50	(492.65)	2,250.00	(305.15)
4190.050 Payroll Processing Charges & Forms	291.15	250.00	(41.15)	3,235.82	2,750.00	(485.82)	3,000.00	(235.82)
4190.100 Office Supplies	1,011.47	750.00	(261.47)	14,044.89	8,250.00	(5,794.89)	9,000.00	(5,044.89)
4190.110 Temporary Help	0.00	0.00	0.00	2,936.54	0.00	(2,936.54)	0.00	(2,936.54)
4190.120 Cleaning Contract	818.80	325.00	(493.80)	10,209.75	3,575.00	(6,634.75)	3,900.00	(6,309.75)
4190.130 Contract - IT Services	2,165.90	2,166.67	(19.23)	31,530.86	23,833.33	(7,697.53)	26,000.00	(5,530.86)
4190.140 Contract - MCS	2,155.54	1,941.58	(213.96)	23,347.36	21,357.42	(1,989.94)	23,299.00	(48.36)
4190.145 Forms and Publications	0.00	708.33	708.33	5,098.50	7,791.67	2,693.17	8,500.00	3,401.50
4190.150 Shredding	275.96	62.50	(213.46)	1,974.42	687.50	(1,286.92)	750.00	(1,224.42)
4190.200 Telephone	804.89	800.00	(4.89)	9,800.92	8,800.00	(1,000.92)	9,600.00	(200.92)
4190.201 Cell Phones	122.96	95.83	(27.13)	1,262.58	1,054.17	(208.41)	1,150.00	(112.58)
4190.210 Internet Expense	0.00	416.67	416.67	829.56	4,583.33	3,753.77	5,000.00	4,170.44
4190.220 Cable	41.51	37.50	(4.01)	425.39	412.50	(12.89)	450.00	24.61
4190.300 Postage & Meter	616.96	1,250.00	633.04	15,390.52	13,750.00	(1,640.52)	15,000.00	(390.52)
4190.400 Copier - Lease	1,032.95	1,083.33	50.38	12,280.79	11,916.67	(364.12)	13,000.00	719.21
4190.410 Copier Maintenance	0.00	91.67	91.67	0.00	1,008.33	1,008.33	1,100.00	1,100.00



	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>ADMIN EXPENSE</b>								
4190.500 Admin Minor Equipment	48.98	83.33	34.35	7,314.90	916.67	(6,398.23)	1,000.00	(6,314.90)
4190.600 Dues & Fees	7.05	291.67	284.62	2,595.99	3,208.33	612.34	3,500.00	904.01
4190.900 Other Sundry Expense	27.99	0.00	(27.99)	1,578.31	0.00	(1,578.31)	0.00	(1,578.31)
4190.901 Sundry - Other	0.00	0.00	0.00	162.70	0.00	(162.70)	0.00	(162.70)
4190.910 Tenant Background Checks	222.36	375.00	152.64	4,624.04	4,125.00	(499.04)	4,500.00	(124.04)
4190.950 HR Contract	78.75	0.00	(78.75)	1,037.80	0.00	(1,037.80)	0.00	(1,037.80)
4190.960 Community Outreach	0.00	83.33	83.33	0.00	916.67	916.67	1,000.00	1,000.00
4230.000 Contract - Other	0.00	166.67	166.67	180.20	1,833.33	1,653.13	2,000.00	1,819.80
4230.200 Rentellect	375.00	683.33	308.33	7,056.00	7,516.67	460.67	8,200.00	1,144.00
<b>TOTAL ADMIN EXPENSE</b>	<b>82,602.95</b>	<b>84,543.23</b>	<b>1,940.28</b>	<b>878,393.49</b>	<b>929,975.77</b>	<b>51,582.28</b>	<b>1,014,519.00</b>	<b>136,125.51</b>
<b>UTILITY EXPENSE</b>								
4310.000 Water	0.00	58.33	58.33	557.54	641.67	84.13	700.00	142.46
4320.000 Electric	0.00	291.67	291.67	2,751.83	3,208.33	456.50	3,500.00	748.17
4330.000 Gas	29.63	50.00	20.37	461.18	550.00	88.82	600.00	138.82
<b>TOTAL UTILITY EXPENSE</b>	<b>29.63</b>	<b>400.00</b>	<b>370.37</b>	<b>3,770.55</b>	<b>4,400.00</b>	<b>629.45</b>	<b>4,800.00</b>	<b>1,029.45</b>
<b>MAINTENANCE EXPENSE</b>								
4420.400 Maint. - Auto	0.00	166.67	166.67	1,437.46	1,833.33	395.87	2,000.00	562.54
4420.410 Maint. - Fuel	81.79	375.00	293.21	1,918.67	4,125.00	2,206.33	4,500.00	2,581.33
4430.120 Cont - Miscellaneous	514.45	0.00	(514.45)	4,507.38	0.00	(4,507.38)	0.00	(4,507.38)
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>596.24</b>	<b>541.67</b>	<b>(54.57)</b>	<b>7,863.51</b>	<b>5,958.33</b>	<b>(1,905.18)</b>	<b>6,500.00</b>	<b>(1,363.51)</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	15.05	54.17	39.12	535.04	595.83	60.79	650.00	114.96
4510.000 Insurance	491.92	874.42	382.50	8,702.42	9,618.58	916.16	10,493.00	1,790.58
4590.100 Admin Fee Portable	204.02	583.33	379.31	2,555.86	6,416.67	3,860.81	7,000.00	4,444.14
<b>TOTAL GENERAL EXPENSE</b>	<b>710.99</b>	<b>1,511.92</b>	<b>800.93</b>	<b>11,793.32</b>	<b>16,631.08</b>	<b>4,837.76</b>	<b>18,143.00</b>	<b>6,349.68</b>
<b>HAP EXPENSE</b>								
4715.100 HAP Occupied Units	751,189.00	0.00	(751,189.00)	7,763,873.95	0.00	(7,763,873.95)	0.00	(7,763,873.95)
4715.500 Hap Portable Cert.	6,697.00	0.00	(6,697.00)	79,770.00	0.00	(79,770.00)	0.00	(79,770.00)
4715.600 Homeownership	1,033.00	0.00	(1,033.00)	11,990.00	0.00	(11,990.00)	0.00	(11,990.00)
4718.000 HAP FSS Escrow Payments	3,651.00	0.00	(3,651.00)	38,651.00	0.00	(38,651.00)	0.00	(38,651.00)
<b>TOTAL HAP EXPENSE</b>	<b>762,570.00</b>	<b>0.00</b>	<b>(762,570.00)</b>	<b>7,894,284.95</b>	<b>0.00</b>	<b>(7,894,284.95)</b>	<b>0.00</b>	<b>(7,894,284.95)</b>
<b>TOTAL EXPENSES</b>	<b>846,509.81</b>	<b>86,996.82</b>	<b>(759,512.99)</b>	<b>8,796,105.82</b>	<b>956,965.18</b>	<b>(7,839,140.64)</b>	<b>1,043,962.00</b>	<b>(7,752,143.82)</b>
<b>SURPLUS</b>	<b>(331,815.86)</b>	<b>1,128.18</b>	<b>(332,944.04)</b>	<b>(206,330.22)</b>	<b>12,409.82</b>	<b>(218,740.04)</b>	<b>13,538.00</b>	<b>(219,868.22)</b>

# Lake Metropolitan Housing Authority

## HAP Reserves Worksheet

CY 2022 BA	\$	9,497,091						3
	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves	
Jan-22	791,424	768,326	680,071	731,456	1,723	162,178	842,249	
Feb-22	785,725	775,708	690,088	738,679	1,427	200,634	890,722	
Mar-22	785,725	760,000	715,813	725,160	6,344	241,818	957,631	
Apr-22	785,725	755,825	745,713	712,222	1,135	286,556	1,032,269	
May-22	785,725	756,499	774,939	708,052	1,121	336,124	1,111,063	
Jun-22	785,725	616,626	944,038	711,330	1,068	<b>242,488</b>	1,186,526	
Jul-22	785,725	763,417	966,346	708,212	1,063	298,756	1,265,102	
Aug-22	785,725	738,943	1,013,128	703,020	1,989	336,668	1,349,796	
Sep-22	785,725	736,878	1,061,975	692,082	601	382,065	1,444,040	
Oct-22	785,725	739,121	1,108,579	685,542	660	436,304	1,544,883	
Nov-22	785,725	461,364	1,432,940	676,468	549	221,749	1,654,689	
Dec-22	785,725	731,699	1,486,966	676,504	504	277,448	1,764,414	
<b>TOTALS:</b>	<b>9,434,399</b>	<b>8,604,406</b>		<b>8,468,727</b>		<b>89.76% of Budget Authority</b>		
				<b>8,962,679</b>		<b>95%</b>		
				(493,952)				

CY 2023 BA	\$	9,428,700						TOTAL Reserves
	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves	
Jan-23	785,725	723,406	1,549,285	686,767	1,902	315,989	1,865,274	
Feb-23	785,725	720,378	1,614,632	703,786	769	333,350	1,947,982	
Mar-23	785,725	685,282	1,715,075	715,896	1,227	303,963	2,019,038	
Apr-23	785,725	685,282	1,815,518	734,161	2,003	257,087	2,072,605	
May-23	785,725	408,773	2,192,470	743,356	568	(76,928)	2,115,542	
Jun-23	785,725	685,213	2,292,982	751,394		<b>(143,109)</b>	2,149,873	
Jul-23	785,725		3,078,707			(143,109)	2,935,598	
Aug-23	785,725		3,864,432			(143,109)	3,721,323	
Sep-23	785,725		4,650,157			(143,109)	4,507,048	
Oct-23	785,725		5,435,882			(143,109)	5,292,773	
Nov-23	785,725		6,221,607			(143,109)	6,078,498	
Dec-23	785,725		7,007,332			(143,109)	6,864,223	
<b>TOTALS:</b>	<b>9,428,700</b>	<b>3,908,334</b>		<b>4,335,360</b>		<b>45.98% of Budget Authority</b>		
				<b>8,957,265</b>		<b>95%</b>		
				(4,621,905)				

# Lake Metropolitan Housing Authority

## Schedule of Restrictd Net Position (RNP)

Fiscal Year 2022 and 2023

<u>HUD Payment Date</u>	<u>RNP</u>		<u>Change from Prior</u>	<u>Units</u>
	<u>HAP In</u>		<u>HAP Out</u>	
July 31, 2021	\$ 266,768.00		\$ 222,846.00	
August 31, 2021	\$ 286,419.00		\$ 280,015.00	
September 30, 2021	\$ 302,300.00		\$ 282,649.00	
October 31, 2021	\$ 314,395.00		\$ 298,514.00	
November 30, 2021	\$ 87,787.00		\$ 75,692.00	
December 31, 2021	\$ 123,585.00		\$ 350,193.00	
January 31, 2022	\$ 162,178.00		\$ 126,380.00	
February 28, 2022	\$ 200,634.00		\$ 162,041.00	
March 31, 2022	\$ 241,818.00		\$ 203,362.00	
April 30, 2022	\$ 286,556.00		\$ 245,372.00	
May 31, 2022	\$ 336,124.00		\$ 291,386.00	
June 30, 2022	\$ 242,488.00		\$ 192,920.00	
July 31, 2022	\$ 298,756.00		\$ 392,392.00	
August 31, 2022	\$ 336,668.00		\$ 280,400.00	
September 30, 2022	\$ 382,065.00		\$ 344,153.00	
October 31, 2022	\$ 436,304.00		\$ 390,907.00	
November 30, 2022	\$ 221,749.00		\$ 167,510.00	
December 31, 2022	\$ 277,448.00		\$ 492,003.00	
January 31, 2023	\$ 315,989.00		\$ 260,290.00	
February 28, 2023	\$ 333,350.00		\$ 294,809.00	
March 31, 2023	\$ 303,963.00		\$ 286,602.00	
April 30, 2023	\$ 257,087.00		\$ 286,474.00	
5/1/2023	\$ 408,773.00			
5/1/2023	\$ -			
			\$ 731,975.00	from HUD held HAP Reserves
			\$ 3,651.00	HAP Payments (less MSS)
			\$ 1,033.00	FSS
				Homeownership
				Port In
			\$ 6,697.00	Port Out
	\$ 568.00			50% HAP Repayments
	\$ -			FSS Forfeits
	\$ -			Misc. Repayments (error > \$2500)
<b>Monthly Totals:</b>	<b>\$ 409,341.00</b>		<b>\$ 743,356.00</b>	
		\$ (334,015.00)		(Net monthly increase (decrease) in Restricted Net Position)
<b>May 31, 2023</b>	<b>\$ (76,928.00)</b>		<b>\$ (30,052.00)</b>	

# Lake Metropolitan Housing Authority - Parkview Place

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

For the month, and Fiscal Year-to-Date ended April 30, 2023

(Preliminary - For Internal Use Only)

	This Month	Fiscal Year 2023		Fiscal Year 2022	
		Year-to-Date	YTD Budget	Year-to-Date	Variance
<b>Public Housing</b>					
Operating Income	\$ 21,712	\$ 129,541	\$ 173,732	\$ (44,191)	\$ 168,643
Administrative Expenses	\$ 4,204	\$ 50,963	\$ 53,246	\$ (2,283)	\$ 87,234
Utility Expenses	1,426	30,229	14,667	15,562	14,794
Operations Expense	4,306	71,437	68,373	3,064	99,857
General Expense	762	6,888	17,960	(11,072)	11,831
<b>Surplus / (Deficit)</b>	<b>\$ 11,014</b>	<b>\$ (29,976)</b>	<b>\$ 19,486</b>	<b>\$ (49,462)</b>	<b>\$ (45,073)</b>

<b>Market Rate</b>					
Operating Income	\$ 12,505	\$ 139,142	\$ 124,163	\$ 14,979	\$ 128,825
Administrative Expenses	\$ 2,289	\$ 24,145	\$ 27,137	(2,992)	\$ 20,503
Utility Expenses	498	7,412	11,917	(4,505)	7,789
Operations Expense	3,282	36,611	42,395	(5,784)	36,283
General Expense	457	4,785	8,696	(3,911)	8,167
<b>Surplus / (Deficit)</b>	<b>\$ 5,979</b>	<b>\$ 66,189</b>	<b>\$ 34,018</b>	<b>\$ 32,171</b>	<b>\$ 56,083</b>
					\$ 10,317

<b>CONSOLIDATED</b>					
Operating Income	\$ 34,217	\$ 268,683	\$ 297,895	\$ (29,212)	\$ 297,468
Administrative Expenses	\$ 6,493	\$ 75,108	\$ 80,383	\$ (5,275)	\$ 107,737
Utility Expenses	1,924	37,641	26,584	11,057	22,583
Operations Expense	7,588	108,048	110,768	(2,720)	136,140
General Expense	1,219	11,673	26,656	(14,983)	19,998
<b>Surplus / (Deficit)</b>	<b>\$ 16,992</b>	<b>\$ 36,213</b>	<b>\$ 53,504</b>	<b>\$ (17,291)</b>	<b>\$ 11,010</b>
					\$ 25,203

**Lake Metropolitan Housing Authority**

**Balance Sheet**

**May 2023**

**Program: Public Housing      Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1111.100 General Fund Cash	10,583.63	356,438.28
1122.000 Accts Rec Tenants (S)	0.00	7,830.94
1128.000 A/R - Section 8	0.00	(18,300.00)
1128.800 A/R - ParkView Place (Non HUD)	(800.00)	(15,015.00)
1211.000 Prepaid Insurance	(495.08)	2,970.52
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(126.80)	887.56
1400.600 Land	0.00	179,025.00
1400.700 Buildings	0.00	2,794,785.64
1400.710 Bldg. & Land Improvements	0.00	20,696.26
1400.900 Furn, Equip, Mach - Admin	0.00	18,175.00
1400.901 Equipment - Vehicles	0.00	3,112.31
1400.950 Accumulated Depreciation	0.00	(591,808.77)
1400.960 Accumulated Amortization - Leases	0.00	(453.38)
1490.000 Leased Asset	0.00	2,182.93
1500.100 Net OPEB Asset	0.00	11,080.00
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	11,987.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	737.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>12,724.00</b>
<b>TOTAL ASSETS</b>	<b>9,161.75</b>	<b>2,785,331.29</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.009 A/P - Public Housing (S)	(671.00)	0.00
2111.100 A/P Revolving Fund	(1,180.97)	10,039.06
2114.000 Tenants Sec. Dep. (S)	0.00	2,277.00
2135.100 Acc. Comp Absences	0.00	270.82
2135.200 Comp. Absences - Non Current	0.00	1,108.98
2137.000 Accrued PILOT	0.00	2,833.82
2400.000 Lease Liability (Current)	0.00	510.94
2400.100 Lease Liability (Non-Current)	0.00	1,248.61
2500.000 Net Pension Liability	0.00	28,674.00
<b>DEFERRED INFLOWS OF RESOURCES</b>		
2900.000 Deferred Inflows of Resources (Pens)	0.00	35,732.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	13,535.00
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>49,267.00</b>
<b>TOTAL LIABILITIES</b>	<b>(1,851.97)</b>	<b>96,230.23</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	2,423,985.44
2806.000 Unrestricted Net Position	0.00	295,090.80
2806.000 Unrestricted Net Position (Current Year)	11,013.72	(29,975.18)
<b>TOTAL SURPLUS</b>	<b>11,013.72</b>	<b>2,689,101.06</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>9,161.75</b>	<b>2,785,331.29</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**

**Operating Statement**

**Eleven Months Ending 05/31/2023**

**Program: Public Housing**

**Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
<b>OPERATING INCOME</b>								
3110.000 Dwelling Rental	0.00	5,833.33	(5,833.33)	4,962.00	64,166.67	(59,204.67)	70,000.00	(65,038.00)
3200.000 HUD Operating Subsidy - PH	21,712.00	7,004.17	14,707.83	82,595.00	77,045.83	5,549.17	84,050.00	(1,455.00)
3690.000 Other Income - Tenant	0.00	83.33	(83.33)	120.00	916.67	(796.67)	1,000.00	(880.00)
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	41,864.00	31,603.00	10,261.00	34,476.00	7,388.00
<b>TOTAL OPERATING INCOME</b>	<b>21,712.00</b>	<b>15,793.83</b>	<b>5,918.17</b>	<b>129,541.00</b>	<b>173,732.17</b>	<b>(44,191.17)</b>	<b>189,528.00</b>	<b>(59,985.00)</b>
<b>TOTAL INCOME</b>	<b>21,712.00</b>	<b>15,793.83</b>	<b>5,918.17</b>	<b>129,541.00</b>	<b>173,732.17</b>	<b>(44,191.17)</b>	<b>189,528.00</b>	<b>(59,985.00)</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	2,405.26	2,484.83	79.57	22,663.19	27,333.17	4,669.98	29,818.00	7,154.81
4120.000 Auditing Fees	0.00	33.33	33.33	352.47	366.67	14.20	400.00	47.53
4140.100 Advertising - Other	20.25	16.67	(3.58)	82.61	183.33	100.72	200.00	117.39
4150.000 Benefits Expense	886.77	946.00	59.23	8,287.37	10,406.00	2,118.63	11,352.00	3,064.63
4170.000 Legal Expenses	258.90	83.33	(175.57)	1,053.30	916.67	(136.63)	1,000.00	(53.30)
4185.000 Staff Training	0.00	0.00	0.00	60.84	0.00	(60.84)	0.00	(60.84)
4190.000 Office Sundry Expense	2.34	41.67	39.33	46.07	458.33	412.26	500.00	453.93
4190.020 Bank Charges	0.00	125.00	125.00	225.61	1,375.00	1,149.39	1,500.00	1,274.39
4190.050 Payroll Processing Charges & Forms	23.82	20.83	(2.99)	264.73	229.17	(35.56)	250.00	(14.73)
4190.100 Office Supplies	41.56	45.83	4.27	575.76	504.17	(71.59)	550.00	(25.76)
4190.110 Temporary Help	0.00	0.00	0.00	264.24	0.00	(264.24)	0.00	(264.24)
4190.120 Cleaning Contract	29.52	33.33	3.81	2,666.61	366.67	(2,299.94)	400.00	(2,266.61)
4190.130 Contract - IT Services	128.58	150.00	21.42	1,854.64	1,650.00	(204.64)	1,800.00	(54.64)
4190.140 Contract - MCS	126.80	109.67	(17.13)	1,337.98	1,206.33	(131.65)	1,316.00	(21.98)
4190.145 Forms and Publications	0.00	29.17	29.17	239.00	320.83	81.83	350.00	111.00
4190.150 Shredding	11.34	6.67	(4.67)	81.02	73.33	(7.69)	80.00	(1.02)
4190.200 Telephone	33.07	33.33	0.26	402.70	366.67	(36.03)	400.00	(2.70)
4190.201 Cell Phones	52.02	41.67	(10.35)	534.12	458.33	(75.79)	500.00	(34.12)
4190.205 Answering Service	12.65	16.67	4.02	150.62	183.33	32.71	200.00	49.38
4190.210 Internet Expense	0.00	25.00	25.00	48.78	275.00	226.22	300.00	251.22
4190.220 Cable	83.71	83.33	(0.38)	918.02	916.67	(1.35)	1,000.00	81.98
4190.300 Postage & Meter	21.42	54.17	32.75	534.33	595.83	61.50	650.00	115.67
4190.400 Copier - Lease	42.45	50.00	7.55	504.69	550.00	45.31	600.00	95.31
4190.410 Copier Maintenance	0.00	6.67	6.67	0.00	73.33	73.33	80.00	80.00
4190.500 Admin Minor Equipment	4.39	200.00	195.61	658.27	2,200.00	1,541.73	2,400.00	1,741.73
4190.600 Dues & Fees	0.63	28.33	27.70	233.60	311.67	78.07	340.00	106.40
4190.900 Other Sundry Expense	2.51	0.00	(2.51)	142.00	0.00	(142.00)	0.00	(142.00)
4190.910 Tenant Background Checks	7.68	33.33	25.65	114.16	366.67	252.51	400.00	285.84
4190.950 HR - Contract	8.75	0.00	(8.75)	115.31	0.00	(115.31)	0.00	(115.31)
4190.960 Community Outreach	0.00	33.33	33.33	82.57	366.67	284.10	400.00	317.43
4200.000 Moving Expenses (Section 18 Dispo)	0.00	0.00	0.00	6,452.00	0.00	(6,452.00)	0.00	(6,452.00)
4210.000 Resident Activities	0.00	83.33	83.33	0.00	916.67	916.67	1,000.00	1,000.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>ADMIN EXPENSE</b>								
4230.000 Contract - Other	0.00	25.00	25.00	16.21	275.00	258.79	300.00	283.79
<b>TOTAL ADMIN EXPENSE</b>	<b>4,204.42</b>	<b>4,840.49</b>	<b>636.07</b>	<b>50,962.82</b>	<b>53,245.51</b>	<b>2,282.69</b>	<b>58,086.00</b>	<b>7,123.18</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	0.00	500.00	500.00	5,196.12	5,500.00	303.88	6,000.00	803.88
4320.000 Electricity	398.71	416.67	17.96	9,258.84	4,583.33	(4,675.51)	5,000.00	(4,258.84)
4330.000 Gas	1,027.07	416.67	(610.40)	15,773.93	4,583.33	(11,190.60)	5,000.00	(10,773.93)
<b>TOTAL UTILITIES EXPENSE</b>	<b>1,425.78</b>	<b>1,333.34</b>	<b>(92.44)</b>	<b>30,228.89</b>	<b>14,666.66</b>	<b>(15,562.23)</b>	<b>16,000.00</b>	<b>(14,228.89)</b>
<b>OPERATION EXPENSE</b>								
4410.000 Maintenance Salaries	2,278.21	2,316.92	38.71	26,122.68	25,486.08	(636.60)	27,803.00	1,680.32
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)	60.03	291.67	231.64	4,525.93	3,208.33	(1,317.60)	3,500.00	(1,025.93)
4420.050 Maint. - Materials	421.63	250.00	(171.63)	3,445.75	2,750.00	(695.75)	3,000.00	(445.75)
4420.100 Maint. - Electrical	0.00	20.83	20.83	108.58	229.17	120.59	250.00	141.42
4420.200 Maint. - Plumbing	0.00	20.83	20.83	86.17	229.17	143.00	250.00	163.83
4420.300 Maint. - Cleaning Supplies	0.00	8.33	8.33	18.57	91.67	73.10	100.00	81.43
4420.400 Maint. - Auto	0.00	66.67	66.67	92.70	733.33	640.63	800.00	707.30
4420.410 Maint. - Fuel	36.96	50.00	13.04	326.91	550.00	223.09	600.00	273.09
4420.500 Maint. - Hardware	0.00	29.17	29.17	319.94	320.83	0.89	350.00	30.06
4420.510 Maint. - Keys & Locks	0.00	58.33	58.33	146.52	641.67	495.15	700.00	563.48
4420.600 Maint. - Paint	0.00	125.00	125.00	975.23	1,375.00	399.77	1,500.00	524.77
4420.700 Appliances & Dwelling Equip.	0.00	250.00	250.00	162.43	2,750.00	2,587.57	3,000.00	2,837.57
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	75.09	0.00	(75.09)	0.00	(75.09)
4430.010 Cont - Rubbish Removal	0.00	162.50	162.50	1,471.83	1,787.50	315.67	1,950.00	478.17
4430.020 Cont - HVAC	0.00	133.33	133.33	500.62	1,466.67	966.05	1,600.00	1,099.38
4430.050 Cont - Landscaping	535.85	250.00	(285.85)	3,374.38	2,750.00	(624.38)	3,000.00	(374.38)
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	4,246.87	4,583.33	336.46	5,000.00	753.13
4430.090 Cont - Exterminator	0.00	41.67	41.67	80.43	458.33	377.90	500.00	419.57
4430.115 Cont - Repairs	0.00	41.67	41.67	0.00	458.33	458.33	500.00	500.00
4430.116 Cont - Uniforms	6.02	41.67	35.65	151.76	458.33	306.57	500.00	348.24
4430.120 Cont - Miscellaneous	125.61	658.33	532.72	15,651.96	7,241.67	(8,410.29)	7,900.00	(7,751.96)
4450.000 Benefits - Maint.	841.60	869.67	28.07	9,552.42	9,566.33	13.91	10,436.00	883.58
<b>TOTAL OPERATION EXPENSE</b>	<b>4,305.91</b>	<b>6,215.76</b>	<b>1,909.85</b>	<b>71,436.77</b>	<b>68,373.24</b>	<b>(3,063.53)</b>	<b>74,589.00</b>	<b>3,152.23</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	267.09	291.67	24.58	1,630.15	3,208.33	1,578.18	3,500.00	1,869.85
4510.000 Insurance	495.08	507.75	12.67	5,521.33	5,585.25	63.92	6,093.00	571.67
4516.000 Real Estate Assess.	0.00	0.00	0.00	846.89	0.00	(846.89)	0.00	(846.89)
4520.000 PILOT Expense	0.00	458.33	458.33	(1,110.67)	5,041.67	6,152.34	5,500.00	6,610.67
4570.000 Collection Loss	0.00	375.00	375.00	0.00	4,125.00	4,125.00	4,500.00	4,500.00
<b>TOTAL GENERAL EXPENSE</b>	<b>762.17</b>	<b>1,632.75</b>	<b>870.58</b>	<b>6,887.70</b>	<b>17,960.25</b>	<b>11,072.55</b>	<b>19,593.00</b>	<b>12,705.30</b>
<b>TOTAL EXPENSES</b>	<b>10,698.28</b>	<b>14,022.34</b>	<b>3,324.08</b>	<b>159,516.18</b>	<b>154,245.66</b>	<b>(5,270.52)</b>	<b>168,268.00</b>	<b>8,751.82</b>
<b>SURPLUS</b>	<b>11,013.72</b>	<b>1,771.49</b>	<b>(9,242.23)</b>	<b>(29,975.18)</b>	<b>19,486.51</b>	<b>49,461.69</b>	<b>21,258.00</b>	<b>51,233.18</b>



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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$7,159.94
Payment Made	<u>\$671.00</u>
Ending Balance	<u><u>\$7,830.94</u></u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$2,277.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		<u>\$0.00</u>
Ending Balance	<u>\$0.00</u>	<u><u>\$2,277.00</u></u>

**Lake Metropolitan Housing Authority**

**Balance Sheet**

**May 2023**

**Program: ParkView Place**

**Project: Consolidated**

	<b>Period Amount</b>	<b>Balance</b>
<b>ASSETS</b>		
1111.900 LMHA Cash - Erie Bank	10,704.51	410,457.18
1122.000 Accts Rec Tenants (S)	250.00	5,614.00
1122.009 Tenant Repayment Agreements	(15.00)	145.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(297.00)	1,782.00
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	1,729.06
1400.950 Accumulated Depreciation	0.00	(369,505.09)
1400.960 Accumulated Amortization - Leases	0.00	(69.84)
1490.000 Leased Asset	0.00	232.76
<b>TOTAL ASSETS</b>	<b>10,642.51</b>	<b>2,446,912.24</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	5,414.44	2,125.85
2114.000 Tenant Sec. Deposits	50.00	13,040.00
2114.300 Pet Security Deposit	0.00	750.00
2118.800 A/P - Public Housing (Non-HUD)	(800.00)	(15,015.00)
2135.100 Acc. Comp Absences	0.00	110.78
2135.200 Comp. Absences - Non Current	0.00	340.29
2400.000 Lease Liability (Current)	0.00	45.56
2400.100 Lease Liability (Non-Current)	0.00	122.16
<b>TOTAL LIABILITIES</b>	<b>4,664.44</b>	<b>1,519.64</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	2,027,436.04
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	351,768.08
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	5,978.07	66,188.48
<b>TOTAL SURPLUS</b>	<b>5,978.07</b>	<b>2,445,392.60</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>10,642.51</b>	<b>2,446,912.24</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**

**Operating Statement**

**Eleven Months Ending 05/31/2023**

**Program: ParkView Place**

**Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
3110.000 Dwelling Rental	12,363.00	11,250.00	1,113.00	138,113.00	123,750.00	14,363.00	135,000.00	3,113.00
3300.900 Interest Income - ParkView Place	91.51	20.83	70.68	779.16	229.17	549.99	250.00	529.16
3690.000 Other Income - Tenant	50.00	16.67	33.33	175.00	183.33	(8.33)	200.00	(25.00)
3690.050 Other Income - Miscellaneous	0.00	0.00	0.00	75.00	0.00	75.00	0.00	75.00
<b>TOTAL INCOME</b>	<b>12,504.51</b>	<b>11,287.50</b>	<b>1,217.01</b>	<b>139,142.16</b>	<b>124,162.50</b>	<b>14,979.66</b>	<b>135,450.00</b>	<b>3,692.16</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
4110.000 Admin. Salaries	1,256.51	1,258.00	1.49	12,507.57	13,838.00	1,330.43	15,096.00	2,588.43
4120.000 Auditing Fees	0.00	15.00	15.00	117.51	165.00	47.49	180.00	62.49
4140.100 Advertising - Other	11.25	25.00	13.75	46.08	275.00	228.92	300.00	253.92
4150.000 Employee Benefits	463.49	484.00	20.51	4,573.71	5,324.00	750.29	5,808.00	1,234.29
4170.000 Legal Expenses	450.50	208.33	(242.17)	2,986.50	2,291.67	(694.83)	2,500.00	(486.50)
4185.000 Staff Training	0.00	0.00	0.00	41.23	0.00	(41.23)	0.00	(41.23)
4190.000 Office Sundry Expense	1.30	33.33	32.03	25.58	366.67	341.09	400.00	374.42
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	8.33	8.33	0.00	91.67	91.67	100.00	100.00
4190.110 Temporary Help	0.00	41.67	41.67	146.78	458.33	311.55	500.00	353.22
4190.120 Cleaning Contract	(2.45)	15.00	17.45	1,330.62	165.00	(1,165.62)	180.00	(1,150.62)
4190.145 Forms and Publications	0.00	5.00	5.00	0.00	55.00	55.00	60.00	60.00
4190.201 Cell Phones	28.39	25.00	(3.39)	291.53	275.00	(16.53)	300.00	8.47
4190.210 Internet Expense	0.00	4.17	4.17	0.00	45.83	45.83	50.00	50.00
4190.220 Cable	50.08	66.67	16.59	549.28	733.33	184.05	800.00	250.72
4190.300 Postage & Meter	12.86	31.67	18.81	320.83	348.33	27.50	380.00	59.17
4190.400 Copier - Lease	0.00	8.33	8.33	0.00	91.67	91.67	100.00	100.00
4190.500 Admin Minor Equipment	2.43	25.00	22.57	365.67	275.00	(90.67)	300.00	(65.67)
4190.600 Dues & Fees	0.36	0.00	(0.36)	129.89	0.00	(129.89)	0.00	(129.89)
4190.900 Other Sundry Expense	1.39	0.00	(1.39)	478.86	0.00	(478.86)	0.00	(478.86)
4190.910 Tenant Background Checks	4.30	41.67	37.37	63.58	458.33	394.75	500.00	436.42
4190.950 HR - Contract	8.75	41.67	32.92	115.33	458.33	343.00	500.00	384.67
4190.960 Community Outreach	0.00	0.00	0.00	45.92	0.00	(45.92)	0.00	(45.92)
4230.000 Contract - Other	0.00	125.00	125.00	9.02	1,375.00	1,365.98	1,500.00	1,490.98
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>2,289.16</b>	<b>2,467.01</b>	<b>177.85</b>	<b>24,145.49</b>	<b>27,136.99</b>	<b>2,991.50</b>	<b>29,604.00</b>	<b>5,458.51</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	0.00	416.67	416.67	3,086.24	4,583.33	1,497.09	5,000.00	1,913.76
4320.000 Electricity	194.15	333.33	139.18	2,517.45	3,666.67	1,149.22	4,000.00	1,482.55
4330.000 Gas	303.80	333.33	29.53	1,808.08	3,666.67	1,858.59	4,000.00	2,191.92
<b>TOTAL UTILITIES EXPENSE</b>	<b>497.95</b>	<b>1,083.33</b>	<b>585.38</b>	<b>7,411.77</b>	<b>11,916.67</b>	<b>4,504.90</b>	<b>13,000.00</b>	<b>5,588.23</b>
<b>OPERATION EXPENSE</b>								
4410.000 Maintenance Salaries	1,375.23	1,302.67	(72.56)	15,511.04	14,329.33	(1,181.71)	15,632.00	120.96
4420.000 Maint. - Supplies (other)	33.33	308.33	275.00	2,513.96	3,391.67	877.71	3,700.00	1,186.04

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>OPERATION EXPENSE</b>								
4420.050 Maint. - Materials	234.22	208.33	(25.89)	1,914.24	2,291.67	377.43	2,500.00	585.76
4420.100 Maint. - Electrical	0.00	33.33	33.33	60.32	366.67	306.35	400.00	339.68
4420.200 Maint. - Plumbing	0.00	33.33	33.33	47.84	366.67	318.83	400.00	352.16
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	10.32	183.33	173.01	200.00	189.68
4420.400 Maint. - Auto	0.00	41.67	41.67	51.46	458.33	406.87	500.00	448.54
4420.410 Maint. - Fuel	20.53	25.00	4.47	181.60	275.00	93.40	300.00	118.40
4420.500 Maint. - Hardware	0.00	20.83	20.83	177.74	229.17	51.43	250.00	72.26
4420.510 Maint. - Keys & Locks	0.00	33.33	33.33	81.38	366.67	285.29	400.00	318.62
4420.600 Maint. - Paint	0.00	75.00	75.00	541.76	825.00	283.24	900.00	358.24
4420.700 Appliances & Dwelling Equip.	0.00	100.00	100.00	97.47	1,100.00	1,002.53	1,200.00	1,102.53
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	41.75	0.00	(41.75)	0.00	(41.75)
4430.010 Cont - Rubbish Removal	0.00	100.00	100.00	883.17	1,100.00	216.83	1,200.00	316.83
4430.020 Cont - HVAC	0.00	41.67	41.67	1,049.38	458.33	(591.05)	500.00	(549.38)
4430.050 Cont - Landscaping	309.15	216.67	(92.48)	1,967.96	2,383.33	415.37	2,600.00	632.04
4430.070 Cont - Electrical	725.00	0.00	(725.00)	725.00	0.00	(725.00)	0.00	(725.00)
4430.080 Cont - Plumbing	0.00	250.00	250.00	2,548.13	2,750.00	201.87	3,000.00	451.87
4430.090 Cont - Exterminator	0.00	83.33	83.33	48.27	916.67	868.40	1,000.00	951.73
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	3.34	16.67	13.33	84.21	183.33	99.12	200.00	115.79
4430.120 Cont - Miscellaneous	73.34	291.67	218.33	2,402.48	3,208.33	805.85	3,500.00	1,097.52
4450.000 Benefits - Maint.	507.93	488.92	(19.01)	5,672.00	5,378.08	(293.92)	5,867.00	195.00
<b>TOTAL OPERATION EXPENSE</b>	<b>3,282.07</b>	<b>3,854.09</b>	<b>572.02</b>	<b>36,611.48</b>	<b>42,394.91</b>	<b>5,783.43</b>	<b>46,249.00</b>	<b>9,637.52</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	160.26	208.33	48.07	978.21	2,291.67	1,313.46	2,500.00	1,521.79
4510.000 Insurance	297.00	303.00	6.00	3,298.59	3,333.00	34.41	3,636.00	337.41
4516.000 Real Estate Assess.	0.00	70.83	70.83	508.14	779.17	271.03	850.00	341.86
4570.000 Collection Loss	0.00	208.33	208.33	0.00	2,291.67	2,291.67	2,500.00	2,500.00
<b>TOTAL GENERAL EXPENSE</b>	<b>457.26</b>	<b>790.49</b>	<b>333.23</b>	<b>4,784.94</b>	<b>8,695.51</b>	<b>3,910.57</b>	<b>9,486.00</b>	<b>4,701.06</b>
<b>TOTAL EXPENSES</b>	<b>6,526.44</b>	<b>8,194.92</b>	<b>1,668.48</b>	<b>72,953.68</b>	<b>90,144.08</b>	<b>17,190.40</b>	<b>98,339.00</b>	<b>25,385.32</b>
<b>SURPLUS</b>	<b>5,978.07</b>	<b>3,092.58</b>	<b>(2,885.49)</b>	<b>66,188.48</b>	<b>34,018.42</b>	<b>(32,170.06)</b>	<b>37,111.00</b>	<b>(29,077.48)</b>

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$5,364.00
Rent	\$11,900.00
Late Rent	\$50.00
Adj to Rent	\$413.00
Adj to Misc - Maintenance Fee	\$50.00
Payment Received	(\$11,428.00)
Repayment	\$15.00
Refund Deposit	(\$750.00)
Ending Balance	<u>\$5,614.00</u>

Security Deposit AR Balances

Description	Amount
Beginning Balance	\$0.00
Security Deposit	\$800.00
Payment Received	(\$800.00)
Ending Balance	<u>\$0.00</u>

Pet Deposit AR Balances

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

Key Deposit AR Balances

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

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$12,990.00
Charged	\$800.00	
Collected	(\$800.00)	\$800.00
Applied to Account		(\$750.00)
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$13,040.00</u>

Pet Deposit Balances

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

Repayment Agreement Balances: Default Type (1 Agreements)

	Amount
Beginning Balance	\$160.00
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>\$145.00</u>

# Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 4/30/2023      Estimated 5/31/2023

## UNRESTRICTED

### Unrestricted - General

State / Local Funds:      These funds can be used for any legal business purpose      \$ 216,542      \$ 219,899  
 ParkView Place - LMHA      These funds can be used for any legal business purpose      \$ 411,978      \$ 417,957  
 REACH      These funds can be used for any approved non-profit business purpose      \$ 37,483      \$ 37,483

### Unrestricted - Program

Multi-Family Reserves      These funds can be used for any Multi-Family related expenditure(?)      \$ 664,637      \$ 674,701  
 Public Housing Admin:      These funds can be used for any Public Housing related expenditure      \$ 282,776      \$ 282,776  
 HCV Admin:      These funds can be used for any Section 8 related expenditure      \$ 1,043,021      \$ 707,698

**TOTAL UNRESTRICTED: \$ 2,656,437 \$ 2,340,514**

## RESTRICTED

### Restricted - Program

Restricted Net Position (RNP):      Restricted to Housing Assistance Payment (HAP) expenditures      \$ 262,255      \$ (76,928)  
 Replacement Reserve      Restricted to capital improvement needs for the Multi-Family Program      \$ 1,332,729      \$ 1,346,079

### Restricted - Other

FSS Escrow:      Account for Family Self Sufficiency (FSS) monies held in escrow      \$ 94,023      \$ 97,698  
 Tenant Security Deposits\*:      Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)      \$ 78,272      \$ 80,439

**TOTAL RESTRICTED: \$ 1,767,278 \$ 1,447,287**

# Lake Metropolitan Housing Authority

## Selected Statistics

### Fiscal Year 2023 Payroll (through 6/22/2023 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	602,530	515,844	89,650	1,208,024
Budget \$	621,298	518,432	88,349	1,228,079
Variance \$	(18,768)	(2,588)	1,301	(20,055)
Variance %	-3.02%	-0.50%	1.47%	-1.63%
Payroll %	49.88%	42.70%	7.42%	
Budget %	50.59%	42.21%	7.19%	
Variance:	-0.71%	0.49%	0.23%	

### Per Unit Leased Statistics - For Management Use Only

<b>HCV Subsidy &amp; Expense / Unit Leased</b>										
<i>Fiscal Year 2023/Calendar Year 2023 - through December 2023</i>										
	Units		Lease		FSS Subsidy		Subsidy /		Program	
	Authorized	Units Leased	Percent	Admin Subsidy	FSS Subsidy	Total Subsidy	Unit Leased	Expenses /	Unit Leased	P/L per Unit Leased
FY 2023 Avg:	1,544	1,154	74.71%	\$ 84,399	\$ 1,693	\$ 86,092	\$ 74.62	\$ 77,258	\$ 66.96	\$ 7.66
CY 2023 Avg:	1,552	1,143	73.65%	\$ 83,273	\$ 1,260	\$ 84,533	73.956693	\$ 77,353	67.675776	\$ 6.28

<b>M/F Total Rent &amp; Expense / Unit Leased</b>					
<i>Fiscal Year 2023/Calendar Year 2023 - through December 2023</i>					
	Authorized	Units Leased	Percent	Admin Subsidy	FSS Subsidy
FY 2023 Avg:	240	207	86.25%	\$ 53,109	\$ 72,221
CY 2023 Avg:	242	208	86.04%	\$ 53,156	\$ 71,412
				\$ 124,567	\$ 598.88
				\$ 605.46	\$ 128,819
				\$ 622.31	\$ (16.85)
				\$ 635.53	\$ (36.65)



**Lake Metropolitan Housing Authority**

**Balance Sheet**

**May 2023**

**Program: State/Local**

**Project: Consolidated**

	<b>Period Amount</b>	<b>Balance</b>
<b>ASSETS</b>		
1111.500 Cash - Erie Bank	19.27	213,113.14
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(21,153.62)
<b>TOTAL ASSETS</b>	<b>19.27</b>	<b>213,113.14</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	(3,338.62)	(6,786.27)
<b>TOTAL LIABILITIES</b>	<b>(3,338.62)</b>	<b>(6,786.27)</b>
<b>SURPLUS</b>		
2806.000 Unrestricted Net Position	0.00	212,062.41
2806.000 Unrestricted Net Position (Current Year)	3,357.89	7,837.00
<b>TOTAL SURPLUS</b>	<b>3,357.89</b>	<b>219,899.41</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>19.27</b>	<b>213,113.14</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**  
**Operating Statement**  
**Eleven Months Ending 05/31/2023**  
**Program: State/Local      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
3300.100 State/Local Funds - Interest	19.27	0.00	19.27	179.19	0.00	179.19	0.00	179.19
3690.010 Other Income - Vending	4,210.00	0.00	4,210.00	17,688.00	0.00	17,688.00	0.00	17,688.00
<b>TOTAL INCOME</b>	<b>4,229.27</b>	<b>0.00</b>	<b>4,229.27</b>	<b>17,867.19</b>	<b>0.00</b>	<b>17,867.19</b>	<b>0.00</b>	<b>17,867.19</b>
<b>EXPENSES</b>								
4220.100 Vending Supplies	0.00	0.00	0.00	4,077.94	0.00	(4,077.94)	0.00	(4,077.94)
4420.700 Appliances & Equipment	0.00	0.00	0.00	1,481.00	0.00	(1,481.00)	0.00	(1,481.00)
4430.000 Contract - Maint	871.38	0.00	(871.38)	4,150.57	0.00	(4,150.57)	0.00	(4,150.57)
9500.000 Non-Federal Expense	0.00	0.00	0.00	320.68	0.00	(320.68)	0.00	(320.68)
<b>TOTAL EXPENSES</b>	<b>871.38</b>	<b>0.00</b>	<b>(871.38)</b>	<b>10,030.19</b>	<b>0.00</b>	<b>(10,030.19)</b>	<b>0.00</b>	<b>(10,030.19)</b>
<b>SURPLUS</b>	<b>3,357.89</b>	<b>0.00</b>	<b>3,357.89</b>	<b>7,837.00</b>	<b>0.00</b>	<b>7,837.00</b>	<b>0.00</b>	<b>7,837.00</b>

**LMHA CASH and INVESTMENT REPORT AS OF May 31, 2023**

NAME OF BANK	ACCOUNT NUMBER	ACCOUNT RATE	PURCHASE OR ROLLOVER DATE	MATURITY DATE	SALES / TRANSFERS	BEGINNING		ENDING	
						PRINCIPAL BALANCE 4/30/2023	PRINCIPAL BALANCE 5/31/2023	NET INVESTMENT INCOME AND/OR VALUE CHANGE	PRINCIPAL BALANCE 5/31/2023

PUBLIC HOUSING:

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

**BANK ACCOUNT BALANCES AS OF 5/31/2023**

Account Name	Full Account Number	Account #	4/30/2023	5/31/2023	Percent Change	Dollar Difference
Multi-Family General	01662725324	324	461,744.42	463,870.58	0.46%	2,126.16
Multi-Family Rep Reserve	01662887990	990	1,332,728.82	1,346,078.50	1.00%	13,349.68
Multi-Family Security Deposits	01663033714	714	63,813.83	64,968.77	1.81%	1,154.94
Public Housing General	01668328437	437	346,369.65	356,953.28	3.06%	10,583.63
Section 8 Lake Rental	01668328479	479	1,241,537.31	892,452.81	-28.12%	(349,084.50)
Section 8	01668328440	440	490,808.91	491,945.86	0.23%	1,136.95
FSS Account	01668439630	9630	92,962.43	96,637.85	3.95%	3,675.42
LMHA - Parkview (Erie)	1306946485	6485	399,752.67	410,457.18	2.68%	10,704.51
State/Local (Erie)	2201076525	6525	213,093.87	213,113.14	0.01%	19.27
REACH (Chase)	253356869	6869	37,742.83	37,742.83	0.00%	-
			<b>\$ 4,680,554.74</b>	<b>\$ 4,374,220.80</b>	<b>-6.54%</b>	<b>\$ (306,333.94)</b>

**TOTAL CASH & INVESTMENTS:**

<b>\$ 4,680,554.74</b>	<b>\$ 4,374,220.80</b>	<b>\$ (306,333.94)</b>	<i>Monthly Change</i>
------------------------	------------------------	------------------------	-----------------------



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**Huntington Public Funds Analyzed Checking**

Account: -----

Statement Activity From:  
 05/01/23 to 05/31/23

Days in Statement Period 31

Average Ledger Balance\* 454,161.97  
 Average Collected Balance\* 453,257.58

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

<b>Beginning Balance</b>	<b>\$461,744.42</b>
<b>Credits (+)</b>	<b>250,573.53</b>
Regular Deposits	13,762.60
Lock Box Deposits	11,148.00
Electronic Deposits	225,662.93
<b>Debits (-)</b>	<b>248,447.37</b>
Regular Checks Paid	102,284.71
Electronic Withdrawals	145,749.44
Service Charges	413.22
<b>Ending Balance</b>	<b>\$463,870.58</b>

**Deposits (+)**

Account:-----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
05/01	108.00	75682	Lockbox	05/10	4,805.60	179785848	Brch/ATM
05/02	390.00	75682	Lockbox	05/11	492.00	75682	Lockbox
05/04	2,332.00	75682	Lockbox	05/15	728.00	75682	Lockbox
05/05	1,033.00	75682	Lockbox	05/30	1,969.00	75682	Lockbox
05/08	3,838.00	75682	Lockbox	05/31	4,747.00	179785854	Brch/ATM
05/09	258.00	75682	Lockbox	05/31	4,210.00	178940606	Brch/ATM

**Other Credits (+)**

Account:-----

Date	Amount	Description
05/01	74,159.00	HUD TREAS 310 MISC PAY 050123 XXXXX3875860103RMT*VV*XXXXX0397600*****HUD Section 8 /CA OH12RD00008\
05/03	431.00	Stax SV9T 4079821782 230502
05/04	731.00	Stax SV9T 4079821782 230503
05/04	145.00	Stax SV9T 4079821782 230503
05/08	34,545.00	ACH SETTLEMENT OFFSET 230508 -SETT-HNB HVACH
05/10	776.00	Stax SV9T 4079821782 230509
05/11	1,933.00	Stax SV9T 4079821782 230510
05/12	798.50	Stax SV9T 4079821782 230511
05/15	9,863.00	HUD TREAS 310 MISC PAY 051523 XXXXX3875860103RMT*VV*2305C0028914*****HUD Section 8 /CA OH12RD00008\

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

<b>Statement Activity From:</b> 05/01/23 to 05/31/23		<b>Beginning Balance</b>	<b>\$1,332,728.82</b>
		<b>Credits (+)</b>	<b>13,349.68</b>
		Electronic Deposits	13,010.00
		Interest Eamed	339.68
<b>Days in Statement Period</b> 31		<b>Total Service Charges (-)</b>	<b>0.00</b>
<b>Average Ledger Balance*</b>	1,333,148.49	<b>Ending Balance</b>	<b>\$1,346,078.50</b>
<b>Average Collected Balance*</b>	1,333,148.49		

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

Average Percentage Yield Eamed this period 0.300%

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

Date	Amount	Description
05/31	13,010.00	BUS ONL TFR FRM CHECKING 053123 XXXXXXXX5324
05/31	339.68	INTEREST PAYMENT

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

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

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

Date	Balance	Date	Balance	Date	Balance
04/30	1,332,728.82	05/31	1,346,078.50		

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

<b>Statement Activity From:</b>		<b>Beginning Balance</b>	<b>\$63,813.83</b>
<b>05/01/23 to 05/31/23</b>		<b>Credits (+)</b>	<b>1,174.94</b>
		Electronic Deposits	1,158.67
		Interest Earned	16.27
<b>Days in Statement Period</b>	<b>31</b>	<b>Total Service Charges (-)</b>	<b>20.00</b>
<b>Average Ledger Balance*</b>	<b>63,840.23</b>	<b>Ending Balance</b>	<b>\$64,968.77</b>
<b>Average Collected Balance*</b>	<b>63,840.23</b>		

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

Average Percentage Yield Earned this period 0.300%

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

Date	Amount	Description
05/31	1,158.67	BUS ONL TFR FRM CHECKING 053123 XXXXXX5324
05/31	16.27	INTEREST PAYMENT

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

Date	Service Charge (-)	Waives and Discounts (+)	Description
05/15	5.00		STATEMENT CHARGE
05/15	15.00		BUSINESS ONLINE SERVICE FEES

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

<b>Previous Month Service Charges (-)</b>	<b>\$20.00</b>
<b>Total Service Charges (-)</b>	<b>\$20.00</b>

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**Huntington Public Funds Analyzed Checking**

Account: ----- [REDACTED]

<b>Statement Activity From:</b> 05/01/23 to 05/31/23		<b>Beginning Balance</b>	<b>\$346,369.65</b>
Days in Statement Period 31		<b>Credits (+)</b>	<b>22,512.00</b>
Average Ledger Balance*	357,014.28	Electronic Deposits	22,512.00
Average Collected Balance*	357,014.28	<b>Debits (-)</b>	<b>11,928.37</b>
* The above balances correspond to the service charge cycle for this account.		Regular Checks Paid	671.00
		Electronic Withdrawals	11,257.37
		<b>Ending Balance</b>	<b>\$356,953.28</b>

**Other Credits (+)**

Account:----- [REDACTED]

Date	Amount	Description
05/05	800.00	ACH SETTLEMENT OFFSET 230505 -SETT-HNB HVACH
05/17	21,712.00	HUD TREAS 310 MISC PAY 051723 XXXXX3875860103 RMT*VV*XXXXX521037*****HUD Operating Fund OH02500000123D\

**Checks (-)**

Account:----- [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
05/23	671.00	43971			

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

**Other Debits (-)**

Account:----- [REDACTED]

Date	Amount	Description
05/31	11,257.37	BUS ONL TFR TO CHECKING 053123 XXXXXX5324

**Balance Activity**

Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
04/30	346,369.65	05/05	347,169.65	05/17	368,881.65

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**Huntington Public Funds Analyzed Checking**

Account: -----

Statement Activity From:  
 05/01/23 to 05/31/23

Days in Statement Period 31

Average Ledger Balance\* 1,049,541.68  
 Average Collected Balance\* 1,049,530.77

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

<b>Beginning Balance</b>	<b>\$1,241,537.31</b>
<b>Credits (+)</b>	<b>510,507.01</b>
Electronic Deposits	508,998.00
Other Credits	1,509.01
<b>Debits (-)</b>	<b>859,591.51</b>
Regular Checks Paid	23,347.68
Electronic Withdrawals	836,243.83
<b>Ending Balance</b>	<b>\$892,452.81</b>

**Other Credits (+)**

Account:-----

Date	Amount	Description
05/01	408,773.00	86 TREAS 310 MISC PAY 050123 XXXXX3875860103
05/01	83,047.00	86 TREAS 310 MISC PAY 050123 XXXXX3875860103
05/01	15,508.00	86 TREAS 310 MISC PAY 050123 XXXXX3875860103
05/01	1,670.00	86 TREAS 310 MISC PAY 050123 XXXXX3875860103
05/31	456.58	Dispute Final Credit
05/31	627.05	Dispute Final Credit
05/31	425.38	Dispute Final Credit

**Checks (-)**

Account:-----

Date	Amount	Check #	Date	Amount	Check #
05/05	41.00	186878	05/09	5.00	187151*
05/03	195.00	186979*	05/01	18.00	187165*
05/01	18.00	187007*	05/05	41.00	187174*
05/05	41.00	187016*	05/04	64.00	187175
05/10	7.00	187053*	05/02	51.00	187176
05/31	27.00	187063*	05/10	7.00	187213*
05/12	22.00	187070*	05/15	47.00	187218*
05/08	2,343.91	187087*	05/08	3.00	187223*
05/24	1,225.00	187094*	05/31	90.00	187231*
05/09	81.00	187095	05/12	22.00	187233*
05/08	6.00	187136*	05/09	100.00	187235*
05/03	195.00	187138*	05/02	55.00	187237*

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LAKE METROPOLITAN HOUSING AUTHORITY  
 SECTION 8 ACCOUNT  
 189 1ST ST  
 PAINESVILLE OH 44077-3111

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 businessresources

**Huntington Public Funds Analyzed Checking**

Account: -----

<b>Statement Activity From:</b> 05/01/23 to 05/31/23		<b>Beginning Balance</b>	<b>\$490,808.91</b>
Days in Statement Period 31		<b>Credits (+)</b>	<b>1,136.95</b>
Average Ledger Balance* 491,040.96		Regular Deposits	1,136.95
Average Collected Balance* 490,990.54		<b>Ending Balance</b>	<b>\$491,945.86</b>

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

**Deposits (+)**

Account:-----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
05/10	288.41	179785853	Brch/ATM	05/31	848.54	178940608	Brch/ATM

**Balance Activity**

Account:-----

Date	Balance	Date	Balance	Date	Balance
04/30	490,808.91	05/10	491,097.32	05/31	491,945.86

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

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

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

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

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**Huntington Public Funds Hybrid Checking**

Account: [REDACTED]

<b>Statement Activity From:</b> 05/01/23 to 05/31/23		<b>Beginning Balance</b>	<b>\$92,962.43</b>
		<b>Credits (+)</b>	<b>3,675.42</b>
		Electronic Deposits	3,651.00
		Interest Earned	24.42
		<b>Ending Balance</b>	<b>\$96,637.85</b>
Days in Statement Period	31		
Average Ledger Balance*	93,092.80		
Average Collected Balance*	93,092.80		

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

**Other Credits (+)**

Account:----- [REDACTED]

Date	Amount	Description
05/15	24.42	INTEREST PAYMENT
05/31	3,651.00	BUS ONL TFR FRM CHECKING 053123 XXXXXXXX8479

**Balance Activity**

Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
04/30	92,962.43	05/15	92,986.85	05/31	96,637.85

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

1. Tell us your name, your business's name (if appropriate) and the Huntington account number (if any).
2. Describe the error or the transaction you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
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P.O. Box 42, Clearfield, PA 16830

Account Number: [REDACTED]  
Statement Date: Apr 29, 2023 thru May 31, 2023

005078



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$410,457.18

Tiered Interest Savings [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	<b>BEGINNING BALANCE</b>			<b>\$399,752.67</b>
May 10	Deposit		7,500.00	407,252.67
May 31	Deposit		3,113.00	410,365.67
May 31	Credit Interest		91.51	410,457.18
	<b>ENDING BALANCE</b>			<b>\$410,457.18</b>

Interest Summary

Avg. Daily Balance	M.n. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
404,847.00	399,752.67	Apr 29, 2023 - May 31, 2023	33	91.51	0.25%	401.62

Interest Rate Summary

Date	Rate%	Date	Rate%	Date	Rate%	Date	Rate%
Aug 10	0.25%						

Overdraft/Returned Item Fees

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

Account Summary

Previous Date	Beginning Balance	Deposits	Interest Paid	Withdrawals	Fees	Ending Balance
Apr 29, 2023	399,752.67	10,613.00	91.51	0.00	0.00	410,457.18

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P.O. Box 42, Clearfield, PA 16830

Account Number: [REDACTED]  
Statement Date: Apr 29, 2023 thru May 31, 2023

012900



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

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$213,113.14

Interest Checking [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	<b>BEGINNING BALANCE</b>			<b>\$213,093.87</b>
May 31	Total Interest Paid		19.27	
	<b>ENDING BALANCE</b>			<b>\$213,113.14</b>

LAKE METROPOLITAN HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
May 31	Credit Interest	19.27

Balance Summary

Date	Balance	Date	Balance
Apr 29	213,093.87	May 31	213,113.14

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
213,093.87	213,093.87	Apr 29, 2023 - May 31, 2023	33	19.27	0.10%	88.74

Interest Rate Summary

Date	Rate%	Date	Rate%
Aug 10	0.10%		

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

April 29, 2023 through May 31, 2023

Account Number: 00000 [REDACTED]

00022583 1 AV 00.471



00022583 DRE 001 142 15223 NNNNNNNNNN T 1 000000000 67 0006735 P6793

REGIONAL ECONOMICALLY AFFORDABLE  
 COMMUNITY HOUSING  
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**CUSTOMER SERVICE INFORMATION**

Web site: Chase.com  
 Service Center: 1-800-242-7338  
 Para Espanol: 1-888-622-4273  
 International Calls: 1-713-262-1679  
 We accept operator relay calls



151600109970022583000100000000

**CHECKING SUMMARY**

Chase Business Complete Checking

	INSTANCES	AMOUNT
Beginning Balance		\$37,742.83
Ending Balance	0	\$37,742.83 ✓

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

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

**How to Avoid the Monthly Service Fee (MSF)**

If you meet any of the following qualifying activities for this Chase Business Complete Checking<sup>SM</sup> account in a statement period, we will waive the \$15 MSF.

Here's the business activity we used to determine if you qualified for the MSF waiver:

- \$2,000 Minimum Daily Ending Balance: Your lowest daily ending balance was \$37,742.83.
- \$2,000 Chase Payment Solutions<sup>SM</sup> Activity: \$0.00 was deposited into this account.
- \$2,000 Chase Ink<sup>®</sup> Business Card Activity: \$0.00 was your total Ink activity.

You can also avoid the MSF if you:

- Maintain a linked Chase Private Client Checking<sup>SM</sup> account OR
- Meet Chase Military Banking requirements

For complete details on all requirements to avoid the MSF, please review the Additional Banking Services and Fees for Business Accounts at chase.com/business/disclosures or visit a Chase branch.

**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 2023, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

Bank: Huntington - RAD, Bank Account: ██████████ 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>
5946	06/21/2023	No	VD	Cintas	Check Lost - Reissue	Yes	(\$73.41)
5957	05/24/2023	No	VD	Ross Business Development Inc	Check never received by vendor/unc	Yes	(\$625.00)
5963	05/04/2023	Yes	CHK	A-Team Property Maintenance	April 23 Landscaping Contract	Yes	\$2,930.24
5963	06/06/2023	No	VD	A-Team Property Maintenance	Check Lost - Void and Reissue	Yes	(\$2,930.24)
5964	05/04/2023	No	CHK	Cintas	JT Mats	Yes	\$138.93
5965	05/04/2023	No	CHK	Edwards Plumbing - Heating and	Washington Square work	Yes	\$1,835.00
5966	05/04/2023	No	CHK	General Pest Control Co.	JT 406 Bed Bugs	Yes	\$136.00
5967	05/04/2023	No	CHK	HD Supply Facilities Maintenance	Maint Materials	Yes	\$567.21
5968	05/04/2023	No	CHK	Mentor Glass Supply & Repair Co	WS 608,408,315	Yes	\$852.00
5969	05/04/2023	No	CHK	Patricia L Jones	April 2023	Yes	\$49.99
5970	05/04/2023	No	CHK	Sherwin-Williams	Woodlawn	Yes	\$2,492.92
5971	05/04/2023	No	CHK	Staples Business Credit	April 2023	Yes	\$828.82
5972	05/04/2023	No	CHK	T-Mobile	970261494 April 23	Yes	\$473.48
5982	05/10/2023	No	CHK	Cintas	Maint. Uniforms	Yes	\$172.24
5983	05/10/2023	No	CHK	Cleveland Commercial Door	WS	Yes	\$725.00
5984	05/10/2023	No	CHK	DiCaudo, Pitchford & Yoder	Legal Fees	Yes	\$1,620.00
5985	05/10/2023	No	CHK	Dominion Energy Ohio	574 Sanders FINAL	Yes	\$91.52
5986	05/10/2023	No	CHK	G&L Locksmiths	Safe Keys	Yes	\$16.20
5987	05/10/2023	No	CHK	Griffin Technology Group	IT Contract	Yes	\$3,063.56
5988	05/10/2023	No	CHK	HD Supply Facilities Maintenance	Materials	No	\$2,597.45
5989	05/10/2023	No	CHK	Lake County Board of Commissio	April 23 Health Insurance	Yes	\$20,215.70
5990	05/10/2023	No	CHK	Lowe's	March 23	Yes	\$1,024.15
5991	05/10/2023	No	CHK	Market Vision Partners, LLC	HCV Consulting	Yes	\$375.00
5992	05/10/2023	No	CHK	META Solutions	Admin/Telephone	No	\$1,204.14
5993	05/10/2023	No	CHK	NAPA Auto Parts/Painesville	JT Supplies	Yes	\$87.96
5994	05/10/2023	No	CHK	NFP Corporate Services (OH) Inc.	May 23	Yes	\$255.00
5995	05/10/2023	No	CHK	Professional Answering Service L	May 23 Answering Service	Yes	\$134.05
5996	05/10/2023	No	CHK	The Illuminating Company	PvP B4 4.13-4.27.23	Yes	\$2.49
5997	05/10/2023	No	CHK	UH Occupational Health	Admin Background	Yes	\$110.00
5998	05/10/2023	No	CHK	Verify Services, LLC	IT Contract	Yes	\$200.00
5999	05/18/2023	No	CHK	Charter Communications	MF Internet	Yes	\$1,499.06
6000	05/18/2023	No	CHK	Cintas	Cleaning Contract	Yes	\$1,640.54
6001	05/18/2023	No	CHK	City Of Painesville Utilities Office	3.24-4.24.23 Jackson	Yes	\$10,889.62
6002	05/18/2023	No	CHK	Com-One Sound	JT/Unit 217	No	\$179.00
6003	05/18/2023	No	CHK	General Pest Control Co.	PvP A9 - German Roaches	No	\$128.70
6004	05/18/2023	Yes	CHK	Griffin Technology Group	IT Contract	Yes	\$1,429.38
6004	06/06/2023	No	VD	Griffin Technology Group	Double Payment	Yes	(\$1,429.38)
6005	05/18/2023	No	CHK	Guardian	May 23	No	\$2,335.02
6006	05/18/2023	No	CHK	Home Depot Credit Services	April 23	Yes	\$1,114.97
6007	05/18/2023	No	CHK	Johnstone Supply	WS	Yes	\$38.82
6008	05/18/2023	No	CHK	Pitney Bowes Inc.	Postage & Meter	Yes	\$1,045.75
6009	05/18/2023	No	CHK	Pitney Bowes Purchase Power	April 2023	No	\$3,144.29
6010	05/18/2023	No	CHK	The Illuminating Company	PvP A	Yes	\$513.28
6011	05/18/2023	No	CHK	V&V Youngstown	WS Maint Supplies	Yes	\$81.99
6012	05/18/2023	No	CHK	Xerox Financial Services	Copier Lease	Yes	\$1,415.00
6013	05/24/2023	No	CHK	AT&T	Telephone	No	\$725.60
6014	05/24/2023	Yes	CHK	Charter Communications	PvP Cable	No	\$210.99

**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 2023, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

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

**Posted Payments**

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
6015	05/24/2023	No	CHK	Cintas	Maint. Uniforms	No	\$19.93
6016	05/24/2023	No	CHK	City Of Painesville Utilities Office	WS	No	\$7,228.36
6017	05/24/2023	No	CHK	Dominion Energy Ohio	Jackson	No	\$2,518.26
6018	05/24/2023	No	CHK	Ross Business Development Inc	HUD Today 2023 M. Fuhman	No	\$625.00
6019	05/31/2023	No	CHK	American Decal & Sign	Woodlawn Sign	No	\$300.56
6020	05/31/2023	No	CHK	Buckeye Power Sales Co	JT 1 year Maintenance 7/1/23-6/30/	No	\$725.00
6021	05/31/2023	No	CHK	Charter Communications	MF Internet	No	\$119.98
6022	05/31/2023	No	CHK	Clemans, Nelson & Associates, In	April 23 Retainer	No	\$175.00
6023	05/31/2023	No	CHK	Commonwealth Lumber Co.	PvP supplies	No	\$1.80
6024	05/31/2023	No	CHK	Custom Cleaning and Maintenena	May 2023	No	\$1,125.00
6025	05/31/2023	No	CHK	Dominion Energy Ohio	Homeworth	No	\$925.75
6026	05/31/2023	Yes	CHK	Griffin Technology Group	2 sets of computer speakers	Yes	\$286.99
6026	05/31/2023	No	VD	Griffin Technology Group	Incorrect Vendor	Yes	(\$286.99)
6027	05/31/2023	No	CHK	HD Supply Facilities Maintenance	Maint. Materials	No	\$91.61
6028	05/31/2023	No	CHK	Market Vision Partners, LLC	May 2023	No	\$375.00
6029	05/31/2023	No	CHK	Mentor Glass Supply & Repair Co	JT	No	\$1,321.33
6030	05/31/2023	No	CHK	ONLINE Information Services, Inc	Housing Tenant Background	No	\$113.92
6031	05/31/2023	No	CHK	Patricia L Jones	May 23 Resident Participation	No	\$49.99
6032	05/31/2023	No	CHK	T-Mobile	May 23	No	\$472.95
6033	05/31/2023	No	CHK	Vector Security	Alarm Monitoring	No	\$627.89
6034	05/31/2023	No	CHK	WEX BANK	May 2023	No	\$506.66
6035	05/31/2023	No	CHK	Great Lakes Record Center	Shredding	No	\$189.02
6036	05/31/2023	No	CHK	Griffin Technology Group	2 sets of computer speakers	No	\$97.97
						Cleared: 41	\$53,007.84
						Uncleared: 29	\$28,136.17
						Total Payments: 70	\$81,144.01

**Project Summary**

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

Program - Project	Payments	Deposits
RAD - PBRA - RAD - PBRA	\$81,144.01	\$0.00
Total:	\$81,144.01	\$0.00

**Type Summary**

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

Document Type	Count	Amount
Void Payment (VD)	5	(\$5,345.02)
Check (CHK)	65	\$86,489.03
Total:	70	\$81,144.01

*End of Report*

## RESOLUTION 8-2023

### A RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO RENEW THE CONTRACT WITH DICAUDO, PITCHFORD & YODER FOR LEGAL SERVICES FOR ONE YEAR EFFECTIVE SEPTEMBER 1, 2023, THROUGH AUGUST 31, 2024.

WHEREAS, the Members of the Board of the Lake Metropolitan Housing Authority have, upon recommendation of the Chief Executive Officer, found and determined it necessary to renew the contract for legal services between the Lake Metropolitan Housing Authority and DiCaudo, Pitchford & Yoder for one-year effective September 1, 2023, through August 31, 2024.

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

SECTION 1. The Chief Executive Officer of the Lake Metropolitan Housing Authority is hereby authorized and directed to renew the contract for legal services with DiCaudo, Pitchford & Yoder for a one-year term effective September 1, 2023, through August 31, 2024. The contract will be subject to periodic reviews, as determined by the Lake Metropolitan Housing Authority.

SECTION 2. The funds necessary to pay the contract amount have been appropriated for said purpose in the current budget of the Lake Metropolitan Housing Authority.

SECTION 3. It is found and determined that all formal actions of the Lake Metropolitan Housing Authority concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Lake Metropolitan Housing Authority and that, except as otherwise provided by Section 121.22 of the Ohio Revised Code, all deliberations of the Lake Metropolitan Housing Authority and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Resolution shall go into effect at the earliest time allowed under law.

PASSED:

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

ATTEST:

I, ERIC MARTIN, Chief Executive Officer of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 8-2023 was duly passed by vote of the Board of Commissioners for the Lake Metropolitan Housing Authority, Lake County, Ohio at a duly noticed meeting of the Board on this 12<sup>th</sup> day of July 2023.

\_\_\_\_\_  
Eric Martin, Secretary