



NOTICE OF MEETING

The Regular Board Meeting of the Lake Metropolitan Housing Authority will be held at
6:00 p.m. on Wednesday, June 8, 2022.

For instructions to connect to the meeting, please contact Diana Dilisio at
ddilisio@lakemetrohousing.org or 440-354-3347 x33.

REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Minutes – May 11, 2022
4. CEO Report
5. June Finance Reports and Bills (April Financials)
6. Resolution(s)

Resolution 6-2022 – Resolution to approve the Fiscal Year 2023 Operating Budget

Resolution 7-2022 – Resolution to approve the 2022 LMHA Annual Plan

7. Other Updates and Comments
8. Adjournment

Jeffrey Mackey, Chairperson

Mission

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



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

**REGULAR MEETING OF THE
LAKE METROPOLITAN HOUSING AUTHORITY
May 11, 2022
*ONLINE – via Microsoft Team
6:00 P.M.**

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

The meeting was called to order by Chairperson Jeffrey Mackey at 6:10 p.m.

PRESENT

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

ALSO PRESENT

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

CHAIRPERSON'S COMMENTS:

Chairperson Jeffrey Mackey spoke on what a remarkable job the LMHA staff has done during Covid. He asked us to let the staff know and to continue the good work.

MEETING MINUTES:

April 13, 2022, regular Board Meeting: The meeting minutes were accepted by unanimous acclamation.

CEO REPORT:

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

Housing Choice Voucher:

Again, it was mentioned that an HCV specialist is needed to add more to the program. Hiring an additional HCV specialist would allow LMHA to increase the number of vouchers issued, which means more lease-ups. Kathy Popp commented on the housing market and the rise in interest rates and how it may impact the number of available rental properties across Lake County.

Public Housing / Multi-Family

Parkview Place is still in the negative. We are continuing our efforts to turn empty units into rentable Market Rate apartments. Eric mentioned that the request has been made for Multi-Family replacement reserve dollars to cover expenses.

We are making an effort in leasing up available units. A lot of units have been turned and are ready to be leased. LMHA's objective is to realize a reduction in our vacancy numbers and a rise in program revenue. LMHA will continue to monitor the progress.

Public Housing / Multi-Family (continued)

Eric mentioned although increased expenses in the Multi-Family properties will continue over the next month as units are being brought online and necessary projects are underway, the agency will now focus more on leasing up available units. Also, the re-grading project at Woodlawn will be completed by early to the middle of June. We have completed the sidewalk project.

Eric noted our HQS inspector is working out well. We are also recruiting for both temp work and a full-time Staff Accountant to provide support to our CFO. Chairperson Jeffrey Mackey commented that in previous times we talked about the money we saved because of lower staffing levels, however; it cost LMHA more in the end. Chairperson Jeffrey Mackey indicated he does want to go back to those times.

Eric provided highlights on the Jackson Towers bid packet. It is expected to be posted and publicly solicited by July. LMHA did hear back from the structural engineer. The building is sound, but there are additional work items that will need to be addressed. There are minor repairs on the panel exterior along with areas of exposed rebar. LMHA will include all additional work in the new bid.

Eric gave an update on the security camera project. GriffinTek has given a final quote to bring all our cameras online at each residential location. (a total of 81 cameras.) All indications point to having security cameras back up and online by the end of May. The cameras will keep all tenants and staff safe and help deter crime. Although it's too late to find a grant currently for the cameras, LMHA will be looking for grants to fund any upgrades to the system in the future. LMHA will use its own capital funds to bring the camera system back online.

MARCH FINANCE REPORT:

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

OTHER UPDATES & COMMENTS:

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

Eric Martin presented a draft of the 2023 Budget for the Board to review.

It was decided the next Board meeting will be conducted through Microsoft Teams, especially with the current rise in Covid cases.

RESOLUTIONS:

Resolution 4-2022: A Resolution authorizing the Board Chairperson to execute the required paperwork to change the bank signors on all Huntington National Bank accounts.

A motion was made by Chairperson Jeffrey Mackey and seconded by Julius Williams to adopt this resolution. **Resolution 4-2022** was approved by roll call with 4 ayes from Cynthia Brooks, George Phillips, Kathryn Popp, and Cynthia Brooks.

RESOLUTIONS: *(continued)*

Resolution 5-2022: A Resolution Approving a Revised Holiday Policy, Section 5.04 of the Personnel Policy Manual of the Lake Metropolitan Housing Authority.

A motion was made by Chairperson Jeffrey Mackey and seconded by Kathryn Popp to adopt this resolution. **Resolution 5-2022** was approved by roll call with 4 ayes from Cynthia Brooks, George Phillips, Julius Williams, and Cynthia Brooks.

ADJOURNMENT:

A motion was made by Chairperson Jeffrey Mackey to adjourn the meeting. The meeting adjourned at 7:13 p.m.

Respectfully submitted,

Eric P Martin
Chief Executive Officer



Meeting of the Board of Commissioners CEO Report June 2022

Housing Choice Voucher:

Lease-ups continue to decline. We are down by 15 units from the previous mark in April. We are actively recruiting an additional HCV Specialist that will be solely dedicated to HCV intake. Our HCV lease-up and budget utilization numbers will be a strategic focus for us throughout the 2023 Fiscal Year.

We are also turning our attention to updating our Admin Plan along with bringing our Family Self-Sufficiency program policy into compliance with HUD's Final Rule. The rule comprehensively changes the FSS program in a number of areas:

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

Public Housing/Multi-Family Program/Market Rate:

While we continue our efforts in turning vacant units at Parkview Place into rentable units, early signs point to a noticeable uptick in our Multi-Family program revenue. We are extremely hopeful to realize increased rent revenue over the next few weeks and beyond. Our Multi-Family staff continues to move families off our waiting list into available units.

Staffing:

We are happy to announce we have obtained support in our Fiscal area. Christine Sommelworth is a temporary employee who comes with a strong fiscal background. Our CFO, Brittney Stone, is bringing her up to speed on our payment processing and accounts receivables processes. We will also be adding journal entry responsibilities. We are extremely confident Christine individual will be able to take on a larger role that may include financial reporting and assisting with our upcoming financial audit.



CEO Report - June 2022 *(continued)*

Section 18 Disposition:

Currently, there are 6 residents that are seeking to relocate. As of this week, we have learned that 4 of the 6 residents are close to securing other housing leaving us with two families that are facing challenges. We are scheduling separate meetings with the tenants to discuss any issues they are facing and to brainstorm ideas to help alleviate any persistent barriers.

Jackson Towers:

Currently, our architectural consultants are merging the findings and recommendations from our structural engineer into a comprehensive scope of work. Unfortunately, our timeline to get this back out to bid is by the end of the month. The good news is we are still on schedule to have the work conducted and completed before bad weather sets in.

Our architectural consultants recommended against sealing the outside façade with weatherproofing. There were concerns that major structural damage to the panels could occur if water somehow leaks into the panels from the interior of the building. With no way of exterior exit or means to evaporate, the water could collect over time causing additional damage to the panels and possibly the structural integrity of the building frame.

Security Cameras:

The work on our security system is still set to begin this month. I had a brief conversation with John Griffin of Griffintek, and he indicated slight delays in receiving the necessary components. He is to get back to me by the end of the week.

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



Housing Choice Voucher Program

Month Ending May 2022

Leased Action	Mar-22	Apr-22	May-22							
Monthly Budget Authority	\$794,693	\$756,356	\$756,356							
Units under lease (1st of month) + HO	1242	1227	1212		Updated entire 3 months					
VASH vouchers leased up (26)	16	16	16							
FUP vouchers leased up (25)	19	19	18							
Mainstream vouchers leased up (26)	23	23	22							
Utilization (baseline 1534 eff. 1/01/22)	80%	80%	79%							
Total HAP paid (UA's, ports & HO)	\$733,908	\$720,658	\$716,708							
Total incoming HAP	\$766,210	\$755,825	\$756,499							
Monthly utilization of budget	92%	95%	95%							
HCV Error Analysis Report	Mar-22	Apr-22	May-22							
Audit Error rate										
# of files audited										
# of files with errors per QC audit										
Informal Hearing/Terminations	Mar-22	Apr-22	May-22							
Informal Hearings conducted	2	2	1							
Informal Reviews conducted	1	2	0							
End of Participations (EOP's)	17	13	8	Updated 3 months EOP report attached explaining most recent						
Leasing Activity	Mar-22	Apr-22	May-22							
# of New Admissions	7	5	6		Updated entire 3 months					
# of Moves	2	4	5							
# of Port-Ins	0	2	1							
# of Port-Outs	0	4	1							
# of Vouchers issued	35	24	26	16 vouchers were new HCV, all others were current tenants						
# of Vouchers on the street	48	47	45	6 vouchers pending inspections		Pulled 100 on 4/11/22				
Vouchers Expired	12	7	10	4 vouchers pending executed HAP						
	This includes voucher from PVP issued in October 2021	This includes voucher from PVP issued in October 2021	This includes voucher from PVP issued in October 2021	4 Vouchers pending signed leases						
FSS/Homeownership	Mar-22	Apr-22	May-22							
Active FSS participants	25	23	22							
Current Homeowners	3	3	3							
Wait List Activity	Mar-22	Apr-22	May-22							
Number of Applicants on WL	1160	1147	1131	2021 HCV as of 6/1/22		4 applicants pending voucher issuance				
# of applicants pulled from Wait List	0	100	0	100 on 4/11/22						
Initial Briefing Meetings	0	4/26/2022								
2nd & Final Chance	9	Due 5/11/22								
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total	
Mar-22	155	135	11	4	2	3	4	4	318	
Apr-22	43	76	11	6	1		7	5	149	
May-22	112	75	9	6	1	6	4	3	216	
Report Completed by: Theresa Lee										



Multifamily/Public Housing Programs

Month Ending May 2022

Occupancy Rate	Mar-22	Apr-22	May-22		
Percentage leased as of 05/31/2022	77%	77%	77%		
# of vacancies (264 total MF & PH units) as of 05/31/2022	61	63	63		
T.A.R. (Tenant Account Receivables)	Mar-22	Apr-22	May-22		
Current Rent Roll	\$53,384	\$55,402	\$52,668		
Rent Collected	\$47,506	\$50,618	\$49,235		
Percentage Collected	89%	92%	94%		
PH Error Analysis Report	Mar-22	Apr-22	May-22		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Mar-22	Apr-22	May-22		
# of applicants on MF Wait List (end of month)	1,009	989	975		
Evictions	Jackson	Washington	Woodlawn	ParkView	Total
14 Day notices served (non-payment)	0	0	0	0	0
30 Day notices served (lease violations)	0	0	0	0	0
3 Day notices (non-pay)	0	0	2	0	2
3 Day notices (lease violation)	0	0	0	0	0
10 Day notices (lease violation)	0	0	0	0	0
30 Day notices (non-pay)	4	1	8	1	14
Tenant Relations	Jackson	Washington	Woodlawn	ParkView	
Date of quarterly resident meetings held					
Next Meeting Scheduled for:	Quarterly meetings will start 3rd of 2022 (will get with Dannielle on coordinating)				
Police Reports received from 04/08/2022 through 05/01/2022 (no police logs from Painesville as of 5/1/22)	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault					0
Domestic/Civil/Harassment					0
Drug related					0
Theft/Burglary					0
Well Checks					0
Arrest/Warrant Served					0
Identity Theft					0
LMHA Standby Request/Trespassing					0
Disturbance/Noise/Disorderly Conduct					0
Not classified/Police Foot Patrols					0
Total calls for current month					0
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month		2	2		4
Move outs for current month	2		2		4
Unit transfers for current month			1	1	2

Report Completed by: Theresa Lee

Lake Metropolitan Housing Authority

Finance Report

April 2022

(Prepared for the June 8, 2022 Board Meeting)

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

Fiscal Year 2022:

Attached are the preliminary April 2022 financials.

Multi-Family (RAD):

The Multi-Family program was negative for the month and positive year-to-date. We continue to focus on reducing maintenance expenses for the program.

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

Housing Choice Voucher:

The Housing Choice Voucher program was positive for the month and year-to-date. We're currently showing a surplus of \$428,889 against the budget. The 2020 CARES Act Funding can account for \$237,125 of this surplus and open positions throughout the fiscal year have saved us in the salary and benefit expense categories.

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

Parkview (Public Housing/Market Rate):

Financials (and corresponding Statements of Operation) for April 2022 have been included for both the remaining Public Housing and Market Rate programs. The Public Housing Program is expectedly negative for the month and year-to-date. The maintenance team continues to turn vacated Public Housing units while only five tenants remain.

Market Rate is positive for both the month and year-to-date. The program is currently beating the budget with a \$25,835 positive variance. We can attribute this to a strong leasing rate and an increase to contract rents over the fiscal year.

Overall Indicators:

The Fiscal Year 2022 Payroll projections are included through the May 26, 2022 payroll.

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

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

Banking and Investments:

Included with this report is the Lake MHA Cash & Investment Report as of April 30, 2022 along with copies of the bank statements.

Accounts Payable:

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

FY2023 Budget:

Included with this report is the FY2023 Proposed Budget. We are projecting an overall surplus of \$56,084 across HCV, Multifamily, and Parkview Programs. We are projecting near even budgets HCV and Multifamily Programs. We've budgeted for an additional HCV Certification Specialist for the HCV Program. This position will be pivotal to increasing our voucher utilization for the program. We've budgeted for an additional maintenance employee for the Multifamily Program to alleviate the pressure on our maintenance staff to complete work orders, normal maintenance tasks and unit turns. We believe these staff additions will put us in a stronger position for growth in FY2023.

Respectfully Submitted by:

Brittany Stone

CFO

Lake Metropolitan Housing Authority - Major Programs

Fiscal Year 2022 Summary Operating Report, and Fiscal Year 2021 Comparison

For the Month and Fiscal Year-to-Date ended April 30, 2022

(Preliminary - For Internal Use Only)

	Fiscal Year 2022			Fiscal Year 2021		
	This Month	Year-to-Date	YTD Budget	Variance	Year-to-Date	Variance
Multi-Family						
Operating Income	\$ 117,597	\$ 1,240,129	\$ 1,270,917	\$ (30,788)	\$ 1,276,456	\$ (36,327)
Administrative Expenses	\$ 47,210	\$ 413,314	\$ 454,044	\$ (40,730)	\$ 280,736	\$ 132,578
Utility Expenses	31,140	225,231	216,667	8,564	211,191	14,040
Operations Expense	58,254	530,609	378,873	151,736	384,208	146,401
General Expense	18,245	69,494	90,436	(20,942)	58,784	10,710
Surplus / (Deficit)	\$ (37,252)	\$ 1,481	\$ 130,897	\$ (129,416)	\$ 341,537	\$ (340,056)

Section 8						
Operating Income	\$ 88,553	\$ 1,100,861	\$ 831,667	\$ 269,194	\$ 882,211	\$ 218,650
Administrative Expenses	\$ 73,430	\$ 711,525	\$ 874,663	(163,138)	\$ 684,467	27,058
Utility Expenses	632	3,040	4,000	(960)	3,286	(246)
Maintenance Expense	3,331	8,826	5,000	3,826	2,865	5,961
General Expense	1,072	14,466	13,889	577	13,506	960
Surplus / (Deficit)	\$ 10,088	\$ 363,004	\$ (65,885)	\$ 428,889	\$ 178,087	\$ 184,917

CONSOLIDATED						
Operating Income	\$ 206,150	\$ 2,340,990	\$ 2,102,584	\$ 238,406	\$ 2,158,667	\$ 182,323
Administrative Expenses	\$ 120,640	\$ 1,124,839	\$ 1,328,707	\$ (203,868)	\$ 965,203	\$ 159,636
Utility Expenses	31,772	228,271	220,667	7,604	214,477	13,794
Operations Expense	61,585	539,435	383,873	155,562	387,073	152,362
General Expense	19,317	83,960	104,325	(20,365)	72,290	11,670
Surplus / (Deficit)	\$ (27,164)	\$ 364,485	\$ 65,012	\$ 299,473	\$ 519,624	\$ (155,139)

Lake Metropolitan Housing Authority

Balance Sheet

April 2022

Program: RAD - PBRA

Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	0.27	349.28
1111.800 Cash - RAD PBRA	69,950.90	788,257.88
1113.000 Cash - Replacement Reserve	26,024.56	1,309,350.12
1114.000 Cash - Tenant Sec. Deposits	(17.53)	57,595.69
1122.000 Accls Rec Tenants (S)	(11,986.59)	52,552.90
1122.009 Tenant Repayment Agreements (S)	2,048.00	5,420.00
1129.000 A/R - Other	0.00	43.50
1140.001 A/R Parkview Place	5,077.20	(7,307.38)
1140.002 A/R Public Housing	(28,426.43)	19,018.43
1140.003 A/R REACH	0.00	105.00
1140.005 A/R S-8 Voucher	(82,271.29)	75,627.46
1140.006 A/R State/Local	1,399.12	2,203.42
1211.000 Prepaid Insurance	(4,620.97)	32,346.83
1250.000 Prepaid Expense	(755.79)	6,046.32
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	7,375.00	5,707,155.02
1400.750 Bldg, Land & Improvements - Admin	0.00	5,956.95
1400.800 Furn, Equip, Mach - Dwellings	0.00	41,171.00
1400.900 Furn, Equip, Mach - Admin	35,567.43	331,567.06
1400.901 Equipment - Vehicles	0.00	121,590.43
1400.950 Accumulated Depreciation	0.00	(9,316,979.02)
1500.100 Net OPEB Asset	0.00	38,390.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	24,363.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	21,966.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	46,329.00
TOTAL ASSETS	19,363.88	3,949,623.63
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	53,993.24	131,865.81
2111.009 A/P - Public Housing (S)	700.00	922.00
2114.000 Tenants Sec. Dep. (S)	292.00	50,613.00
2114.300 Pet Deposit (S)	0.00	5,000.00
2114.314 Interest - Tenant Security Deposits	0.00	13.22
2117.200 OPERS Payable	736.38	9,832.67
2117.800 Deferred Comp W/H	30.00	675.00
2117.902 Misc. Payroll - AFLAC	204.24	277.44
2117.950 A/P - Ohio BWC	0.00	(27.00)
2117.999 A/P Payroll Other - Employee	0.00	(136.51)
2135.100 Acc. Comp Absences	0.00	4,295.63
2135.200 Comp. Absences - Non Current	0.00	17,283.44
2500.000 Net Pension Liability	0.00	299,296.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	173,788.00

Lake Metropolitan Housing Authority

Balance Sheet

April 2022

Program: RAD - PBRA

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

DEFERRED INFLOWS OF RESOURCES

2900.100 Deferred Inflows of Resources (OPEB)

0.00

153,258.00

TOTAL DEFERRED INFLOWS OF RESOURCES

0.00

327,046.00

TOTAL LIABILITIES

55,955.86

846,956.70

SURPLUS

2801.000 Net Investment In Capital Assets

0.00

1,389,637.14

2805.000 Temporarily Restricted Net Position

0.00

1,180,835.26

2806.000 Unrestricted Net Position

0.00

530,052.75

2806.000 Unrestricted Net Position (Current Year)

(36,591.98)

2,141.78

TOTAL SURPLUS

(36,591.98)

3,102,666.93

TOTAL LIABILITIES AND SURPLUS

19,363.88

3,949,623.63

PROOF

0.00

0.00

Lake Metropolitan Housing Authority

Operating Statement

Ten Months Ending 04/30/2022

Program: RAD - PBRA Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	51,129.00	56,666.67	(5,537.67)	500,240.00	566,666.67	(66,426.67)	680,000.00	(179,760.00)
3121.000 Tenant Assistance Payments - M/F	66,783.00	69,166.67	(2,383.67)	722,604.00	691,666.67	30,937.33	830,000.00	(107,396.00)
3300.113 Interest - Rep. Res.	10.56	8.33	2.23	103.21	83.33	19.88	100.00	3.21
3690.000 Other Income - Tenant	332.00	1,250.00	(918.00)	17,839.58	12,500.00	5,339.58	15,000.00	2,839.58
TOTAL OPERATING INCOME	118,254.56	127,091.67	(8,837.11)	1,240,786.79	1,270,916.67	(30,129.88)	1,525,100.00	(284,313.21)
NON-OPERATING INCOME								
3690.900 Other Income - Miscellaneous	3.15	0.00	3.15	3.15	0.00	3.15	0.00	3.15
TOTAL NON-OPERATING INCOME	3.15	0.00	3.15	3.15	0.00	3.15	0.00	3.15
TOTAL INCOME	118,257.71	127,091.67	(8,833.96)	1,240,789.94	1,270,916.67	(30,126.73)	1,525,100.00	(284,310.06)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	23,369.08	25,130.75	1,761.67	223,119.87	251,307.50	28,187.63	301,569.00	78,449.13
4120.000 Auditing Fees	0.00	216.67	216.67	3,237.96	2,166.67	(1,071.29)	2,600.00	(637.96)
4140.100 Advertising - Other	15.52	116.67	101.15	331.02	1,166.67	835.65	1,400.00	1,068.98
4150.000 Benefits Expense	9,443.40	9,610.25	166.85	85,329.23	96,102.50	10,773.27	115,323.00	29,993.77
4170.000 Legal Expenses	2,975.06	2,083.33	(891.73)	17,894.19	20,833.33	2,939.14	25,000.00	7,105.81
4180.000 Travel Expense	49.88	518.50	468.62	223.32	5,185.00	4,961.68	6,222.00	5,998.68
4180.100 Board Travel	0.00	120.75	120.75	(119.87)	1,207.50	1,327.37	1,449.00	1,568.87
4185.000 Staff Training	161.25	258.75	97.50	7,602.20	2,587.50	(5,014.70)	3,105.00	(4,497.20)
4185.100 Board Training	0.00	60.42	60.42	399.90	604.17	204.27	725.00	325.10
4190.000 Office Sundry Expense	30.32	0.00	(30.32)	322.60	0.00	(322.60)	0.00	(322.60)
4190.020 Bank Charges	152.29	216.67	64.38	1,674.24	2,166.67	492.43	2,600.00	925.76
4190.050 Payroll Processing Charges & Forms	178.53	158.33	(20.20)	1,996.29	1,583.33	(412.96)	1,900.00	(96.29)
4190.100 Office Supplies	562.69	225.00	(337.69)	3,702.74	2,250.00	(1,452.74)	2,700.00	(1,002.74)
4190.110 Temporary Help	0.00	83.33	83.33	5,408.78	833.33	(4,575.45)	1,000.00	(4,408.78)
4190.120 Cleaning Contract	1,301.70	112.50	(1,189.20)	3,138.61	1,125.00	(2,013.61)	1,350.00	(1,788.61)
4190.130 Contract - IT Services	912.53	833.33	(79.20)	10,242.44	8,333.33	(1,909.11)	10,000.00	(242.44)
4190.140 Contract - MCS	755.79	725.83	(29.96)	7,334.72	7,258.33	(76.39)	8,710.00	1,375.28
4190.145 Forms and Publications	880.40	166.67	(713.73)	1,856.12	1,666.67	(189.45)	2,000.00	143.88
4190.150 Shredding	0.00	41.67	41.67	80.05	416.67	336.62	500.00	419.95
4190.200 Telephone	261.30	258.33	(2.97)	2,644.97	2,583.33	(61.64)	3,100.00	455.03
4190.201 Cell Phones	241.71	208.33	(33.38)	1,377.36	2,083.33	705.97	2,500.00	1,122.64
4190.205 Answering Service	115.07	158.33	43.26	1,430.67	1,583.33	152.66	1,900.00	469.33
4190.210 Internet Expense	0.00	175.00	175.00	1,442.00	1,750.00	308.00	2,100.00	658.00
4190.220 Cable	713.03	750.00	36.97	7,496.01	7,500.00	3.99	9,000.00	1,503.99
4190.300 Postage & Meter	730.07	458.33	(271.74)	5,232.28	4,583.33	(648.95)	5,500.00	267.72
4190.400 Copier - Lease	324.24	325.00	0.76	3,494.59	3,250.00	(244.59)	3,900.00	405.41
4190.410 Copier Maintenance	0.00	41.67	41.67	(413.96)	416.67	830.63	500.00	913.96
4190.500 Admin Minor Equipment	0.00	208.33	208.33	3,918.97	2,083.33	(1,835.64)	2,500.00	(1,418.97)
4190.600 Dues & Fees	1,152.40	416.67	(735.73)	3,536.99	4,166.67	629.68	5,000.00	1,463.01

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.900 Other Sundry Expense	80.56	266.67	186.11	706.27	2,666.67	1,960.40	3,200.00	2,493.73
4190.910 Tenant Background Checks	413.66	333.33	(80.33)	1,093.73	3,333.33	2,239.60	4,000.00	2,906.27
4190.950 HR Contract	783.00	0.00	(783.00)	861.75	0.00	(861.75)	0.00	(861.75)
4190.960 Community Outreach	172.07	250.00	77.93	414.36	2,500.00	2,085.64	3,000.00	2,585.64
4210.000 Resident Activities	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00	3,000.00
4220.000 Resident Participation	547.99	250.00	(297.99)	3,379.75	2,500.00	(879.75)	3,000.00	(379.75)
4230.000 Contract - Other	886.80	375.00	(511.80)	2,923.86	3,750.00	826.14	4,500.00	1,576.14
TOTAL ADMIN EXPENSE	47,210.34	45,404.41	(1,805.93)	413,314.01	454,044.16	40,730.15	544,853.00	131,538.99
UTILITIES EXPENSE								
4310.000 Water	8,879.85	4,833.33	(4,046.52)	56,629.88	48,333.33	(8,296.55)	58,000.00	1,370.12
4320.000 Electricity	19,112.48	15,000.00	(4,112.48)	147,046.96	150,000.00	2,953.04	180,000.00	32,953.04
4330.000 Gas	3,148.09	1,833.33	(1,314.76)	21,554.49	18,333.33	(3,221.16)	22,000.00	445.51
TOTAL UTILITIES EXPENSE	31,140.42	21,666.66	(9,473.76)	225,231.33	216,666.66	(8,564.67)	260,000.00	34,768.67
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	11,440.52	13,734.92	2,294.40	134,659.84	137,349.17	2,689.33	164,819.00	30,159.16
4415.000 Maint. - Temp Help	0.00	83.33	83.33	0.00	833.33	833.33	1,000.00	1,000.00
4420.000 Maint. - Supplies (other)	9,396.52	2,750.00	(6,646.52)	52,694.07	27,500.00	(25,194.07)	33,000.00	(19,694.07)
4420.050 Maint. - Materials	5,494.16	1,125.00	(4,369.16)	34,600.34	11,250.00	(23,350.34)	13,500.00	(21,100.34)
4420.100 Maint. - Electrical	0.00	100.00	100.00	0.00	1,000.00	1,000.00	1,200.00	1,200.00
4420.200 Maint. - Plumbing	119.33	150.00	30.67	1,056.06	1,500.00	443.94	1,800.00	743.94
4420.300 Maint. - Cleaning Supplies	338.28	75.00	(263.28)	1,056.79	750.00	(306.79)	900.00	(156.79)
4420.400 Maint. - Auto	0.00	583.33	583.33	1,372.88	5,833.33	4,460.45	7,000.00	5,627.12
4420.410 Maint. - Fuel	0.00	416.67	416.67	2,750.20	4,166.67	1,416.47	5,000.00	2,249.80
4420.500 Maint. - Hardware	565.30	333.33	(231.97)	3,311.59	3,333.33	21.74	4,000.00	688.41
4420.510 Maint. - Keys & Locks	767.48	83.33	(684.15)	5,371.86	833.33	(4,538.53)	1,000.00	(4,371.86)
4420.600 Maint. - Paint	838.13	333.33	(504.80)	11,947.62	3,333.33	(8,614.29)	4,000.00	(7,947.62)
4420.700 Appliances & Dwelling Equip.	4,331.01	2,083.33	(2,247.68)	33,090.74	20,833.33	(12,257.41)	25,000.00	(8,090.74)
4420.900 Non-Dwelling Equipment	1,867.00	0.00	(1,867.00)	3,447.59	0.00	(3,447.59)	0.00	(3,447.59)
4430.010 Cont - Rubbish Removal	1,145.00	1,166.67	21.67	11,483.50	11,666.67	183.17	14,000.00	2,516.50
4430.020 Cont - HVAC	0.00	833.33	833.33	3,792.19	8,333.33	4,541.14	10,000.00	6,207.81
4430.040 Cont - Elevators	1,697.28	1,250.00	(447.28)	17,873.01	12,500.00	(5,373.01)	15,000.00	(2,873.01)
4430.050 Cont - Landscaping	300.00	1,475.00	1,175.00	6,169.50	14,750.00	8,580.50	17,700.00	11,530.50
4430.060 Cont - Unit Turn Expense	4,797.00	0.00	(4,797.00)	64,910.30	0.00	(64,910.30)	0.00	(64,910.30)
4430.070 Cont - Electrical	1,993.41	791.67	(1,201.74)	6,049.38	7,916.67	1,867.29	9,500.00	3,450.62
4430.080 Cont - Plumbing	0.00	1,000.00	1,000.00	2,819.00	10,000.00	7,181.00	12,000.00	9,181.00
4430.090 Cont - Exterminator	446.00	1,250.00	804.00	6,130.00	12,500.00	6,370.00	15,000.00	8,870.00
4430.115 Cont - Repairs	1,082.30	625.00	(457.30)	14,108.26	6,250.00	(7,858.26)	7,500.00	(6,608.26)
4430.116 Cont - Uniforms	68.50	308.33	239.83	1,090.54	3,083.33	1,992.79	3,700.00	2,609.46
4430.120 Cont - Miscellaneous	6,878.82	2,083.33	(4,795.49)	59,328.24	20,833.33	(38,494.91)	25,000.00	(34,328.24)
4450.000 Benefits - Maint.	4,687.59	5,252.42	564.83	51,495.41	52,524.17	1,028.76	63,029.00	11,533.59
TOTAL OPERATIONS EXPENSE	58,253.63	37,887.32	(20,366.31)	530,608.91	378,873.32	(151,735.59)	454,648.00	(75,960.91)
GENERAL EXPENSE								
4480.000 Security	869.74	833.33	(36.41)	6,588.95	8,333.33	1,744.38	10,000.00	3,411.05
4510.000 Insurance	4,620.97	5,126.92	505.95	49,314.96	51,269.17	1,954.21	61,523.00	12,208.04
4515.000 Real Estate Tax - Lots	0.00	0.00	0.00	629.06	0.00	(629.06)	0.00	(629.06)
4516.000 Real Estate Assess.	0.00	416.67	416.67	2,684.85	4,166.67	1,481.82	5,000.00	2,315.15
4570.000 Collection Loss	12,754.59	2,666.67	(10,087.92)	10,276.09	26,666.67	16,390.58	32,000.00	21,723.91
TOTAL GENERAL EXPENSE	18,245.30	9,043.59	(9,201.71)	69,493.91	90,435.84	20,941.93	108,523.00	39,029.09

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
TOTAL EXPENSES	154,849.69	114,001.98	(40,847.71)	1,238,648.16	1,140,019.98	(98,628.18)	1,368,024.00	129,375.84
SURPLUS	(36,591.98)	13,089.69	(49,681.67)	2,141.78	130,896.69	(128,754.91)	157,076.00	(154,934.22)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$64,317.49
Rent	\$52,384.00
Security Deposit	\$367.00
Pet Deposit	\$250.00
Late Rent	\$276.00
Adj to Rent	\$1,068.00
Adj to Misc - Bad Debt	(\$12,754.59)
Adj to Misc - Maintenance Charge	\$160.00
Adj to Misc - Miscellaneous Bank Charge	\$50.00
Adj to Late Rent	(\$104.00)
Payment Received	(\$53,111.00)
Utility	(\$2,262.00)
Adj to Utility	(\$61.00)
Payment Made	\$2,351.00
Repayment	\$191.00
Refund Deposit	(\$325.00)
AR Void	\$1,073.00
Create Repayment	(\$2,239.00)
Ending Balance	<u>\$51,630.90</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$50,321.00
Charged	\$367.00	
Collected	(\$166.00)	\$166.00
Applied to Account		(\$25.00)
Refunded		(\$50.00)
Ending Balance	<u>\$201.00</u>	<u>\$50,412.00</u>

Pet Deposit Balances

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

Repayment Agreement Balances: Default Type (6 Agreements)

	Amount
Beginning Balance	\$3,372.00
Monthly Repayment Amount	(\$191.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$2,239.00
Cancel Repayment	\$0.00
Ending Balance	<u>\$5,420.00</u>

Lake Metropolitan Housing Authority

Balance Sheet

April 2022

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	1,484.40	417,473.52
1111.200 Cash HAP Payments	(32,191.47)	1,199,950.83
1122.000 Tenant Fraud Receivable	0.00	43,175.85
1122.100 Allowance for Doubtful Fraud Rec.	0.00	(43,175.85)
1125.000 Accounts Receivable Mainstream	0.00	(9,523.00)
1129.000 Accounts Rec - Other	(15,746.00)	20,832.00
1165.000 FSS Escrow Investmen	2,224.12	122,443.90
1211.000 Prepaid Insurance	(452.17)	3,165.24
1250.000 Prepaid Expense	(1,835.49)	14,683.92
1400.900 Furn. Equip. Mach - Admin	0.00	42,980.51
1400.901 Equipment - Vehicles	0.00	33,018.86
1400.950 Accumulated Depreciation	0.00	(70,928.99)
1500.100 Net OPEB Asset	0.00	51,826.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	32,890.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	29,653.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	62,543.00
TOTAL ASSETS	(46,516.61)	1,888,465.79
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(82,271.29)	75,627.46
2117.000 Accounts Payable LMHA	(20,954.00)	(20,954.00)
2117.001 Accounts Payable HAP (S)	(1,592.24)	21,082.68
2119.000 Other Accts Payable	0.00	915.36
2135.100 Acc. Comp Absences	0.00	6,898.70
2135.200 Comp Absences Non Curren	0.00	27,594.81
2181.100 FSS Escrow Payable	2,224.12	122,443.90
2210.200 Unearned Revenue - FSS	0.00	(0.22)
2500.000 Net Pension Liability	0.00	404,049.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	234,615.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	206,899.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	441,514.00
TOTAL LIABILITIES	(102,593.41)	1,079,171.69
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	5,070.38
2802.000 Restricted Net Position (HAP)	47,339.00	290,886.00
2806.000 Unrestricted Net Position	(47,339.00)	150,550.52
2806.000 Unrestricted Net Position (Current Year)	56,076.80	362,787.20
TOTAL SURPLUS	56,076.80	809,294.10
TOTAL LIABILITIES AND SURPLUS	(46,516.61)	1,888,465.79
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Ten Months Ending 04/30/2022

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HAP INCOME								
HAP INCOME								
3000.100 HAP Income	755,825.00	0.00	755,825.00	7,345,445.00	0.00	7,345,445.00	0.00	7,345,445.00
3000.120 Mainstream (HAP) Income	10,385.00	0.00	10,385.00	72,921.00	0.00	72,921.00	0.00	72,921.00
3000.130 FSS Forfeitures (HAP)	393.35	0.00	393.35	7,126.02	0.00	7,126.02	0.00	7,126.02
3000.199 HAP Repayments	742.20	0.00	742.20	13,734.78	0.00	13,734.78	0.00	13,734.78
TOTAL HAP INCOME	767,345.55	0.00	767,345.55	7,439,226.80	0.00	7,439,226.80	0.00	7,439,226.80
TOTAL HAP INCOME	767,345.55	0.00	767,345.55	7,439,226.80	0.00	7,439,226.80	0.00	7,439,226.80
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	81,741.00	76,916.67	4,824.33	764,326.00	769,166.67	(4,840.67)	923,000.00	(158,674.00)
3000.220 Mainstream (Admin) Income	862.00	0.00	862.00	11,108.00	0.00	11,108.00	0.00	11,108.00
3000.300 FSS Grant Income	5,208.00	5,000.00	208.00	74,567.00	50,000.00	24,567.00	60,000.00	14,567.00
3690.200 50% Fraud Recovery	742.20	1,250.00	(507.80)	13,734.76	12,500.00	1,234.76	15,000.00	(1,265.24)
3690.900 Other Income	0.00	0.00	0.00	237,125.15	0.00	237,125.15	0.00	237,125.15
TOTAL OPERATING INCOME	88,553.20	83,166.67	5,386.53	1,100,860.91	831,666.67	269,194.24	998,000.00	102,860.91
TOTAL OPERATING INCOME	88,553.20	83,166.67	5,386.53	1,100,860.91	831,666.67	269,194.24	998,000.00	102,860.91
TOTAL INCOME	855,898.75	83,166.67	772,732.08	8,540,087.71	831,666.67	7,708,421.04	998,000.00	7,542,087.71
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	39,515.94	53,018.58	13,502.64	404,542.58	530,185.83	125,643.25	636,223.00	231,680.42
4120.000 Audit Fees	0.00	783.33	783.33	8,130.75	7,833.33	(297.42)	9,400.00	1,269.25
4140.100 Advertising - Other	18.05	66.67	48.62	489.62	666.67	177.05	800.00	310.38
4150.000 Benefit Expense	16,037.41	20,274.83	4,237.42	154,701.55	202,748.33	48,046.78	243,298.00	88,596.45
4170.000 Legal Expenses	843.17	833.33	(9.84)	3,758.67	8,333.33	4,574.66	10,000.00	6,241.33
4180.000 Travel Expense	58.01	500.00	441.99	259.69	5,000.00	4,740.31	6,000.00	5,740.31
4180.100 Board Travel	0.00	195.42	195.42	148.99	1,954.17	1,805.18	2,345.00	2,196.01
4185.000 Staff Training	1,162.50	250.00	(912.50)	6,887.50	2,500.00	(4,387.50)	3,000.00	(3,887.50)
4185.100 Board Training	0.00	96.25	96.25	465.00	962.50	497.50	1,155.00	690.00
4190.000 Office Sundry Expense	35.25	0.00	(35.25)	346.00	0.00	(346.00)	0.00	(346.00)
4190.020 Bank Charges	202.28	208.33	6.05	1,747.24	2,083.33	336.09	2,500.00	752.76
4190.050 Payroll Processing Charges & Forms	218.62	208.33	(10.29)	2,515.07	2,083.33	(431.74)	2,500.00	(15.07)
4190.100 Office Supplies	1,711.39	708.33	(1,003.06)	11,261.61	7,083.33	(4,178.28)	8,500.00	(2,761.61)
4190.110 Temporary Help	0.00	41.67	41.67	6,289.03	416.67	(5,872.36)	500.00	(5,789.03)
4190.120 Cleaning Contract	697.43	325.00	(372.43)	3,131.79	3,250.00	118.21	3,900.00	768.21
4190.130 Contract - IT Services	2,216.13	2,166.67	(49.46)	24,874.04	21,666.67	(3,207.37)	26,000.00	1,125.96
4190.140 Contract - MCS	1,835.49	1,835.33	(0.16)	18,477.46	18,353.33	(124.13)	22,024.00	3,546.54
4190.145 Forms and Publications	437.50	125.00	(312.50)	6,788.40	1,250.00	(5,538.40)	1,500.00	(5,288.40)
4190.150 Shredding	0.00	62.50	62.50	243.20	625.00	381.80	750.00	506.80
4190.200 Telephone	794.78	741.67	(53.11)	8,044.82	7,416.67	(628.15)	8,900.00	855.18
4190.201 Cell Phones	110.25	95.83	(14.42)	628.26	958.33	330.07	1,150.00	521.74

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.210 Internet Expense	0.00	416.67	416.67	3,502.00	4,166.67	664.67	5,000.00	1,498.00
4190.220 Cable	75.20	37.50	(37.70)	388.55	375.00	(13.55)	450.00	61.45
4190.300 Postage & Meter	2,190.22	987.50	(1,202.72)	15,697.05	9,875.00	(5,822.05)	11,850.00	(3,847.05)
4190.400 Copier - Lease	986.23	1,166.67	180.44	10,629.24	11,666.67	1,037.43	14,000.00	3,370.76
4190.410 Copier Maintenance	0.00	91.67	91.67	(1,259.28)	916.67	2,175.95	1,100.00	2,359.28
4190.500 Admin Minor Equipment	0.00	83.33	83.33	0.00	833.33	833.33	1,000.00	1,000.00
4190.600 Dues & Fees	1,340.00	250.00	(1,090.00)	2,978.82	2,500.00	(478.82)	3,000.00	21.18
4190.900 Other Sundry Expense	93.67	229.17	135.50	1,070.83	2,291.67	1,220.84	2,750.00	1,679.17
4190.910 Tenant Background Checks	661.50	500.00	(161.50)	3,880.00	5,000.00	1,120.00	6,000.00	2,120.00
4190.950 HR Contract	783.00	0.00	(783.00)	861.75	0.00	(861.75)	0.00	(861.75)
4190.960 Community Outreach	0.00	166.67	166.67	164.46	1,666.67	1,502.21	2,000.00	1,835.54
4230.000 Contract - Other	1,031.17	333.33	(697.84)	3,399.86	3,333.33	(66.53)	4,000.00	600.14
4230.200 Rentellect	375.00	666.67	291.67	6,480.00	6,666.67	186.67	8,000.00	1,520.00
TOTAL ADMIN EXPENSE	73,430.19	87,466.25	14,036.06	711,524.55	874,662.50	163,137.95	1,049,595.00	338,070.45
UTILITY EXPENSE								
4310.000 Water	105.35	58.33	(47.02)	470.19	583.33	113.14	700.00	229.81
4320.000 Electric	478.52	291.67	(186.85)	2,455.52	2,916.67	461.15	3,500.00	1,044.48
4330.000 Gas	47.84	50.00	2.16	113.89	500.00	386.11	600.00	486.11
TOTAL UTILITY EXPENSE	631.71	400.00	(231.71)	3,039.60	4,000.00	960.40	4,800.00	1,760.40
MAINTENANCE EXPENSE								
4420.400 Maint. - Auto	1,496.55	250.00	(1,246.55)	1,685.80	2,500.00	814.20	3,000.00	1,314.20
4420.410 Maint. - Fuel	0.00	250.00	250.00	1,333.56	2,500.00	1,166.44	3,000.00	1,666.44
4430.120 Cont - Miscellaneous	1,833.98	0.00	(1,833.98)	5,806.74	0.00	(5,806.74)	0.00	(5,806.74)
TOTAL MAINTENANCE EXPENSE	3,330.53	500.00	(2,830.53)	8,826.10	5,000.00	(3,826.10)	6,000.00	(2,826.10)
GENERAL EXPENSE								
4480.000 Security	70.52	54.17	(16.35)	486.28	541.67	55.39	650.00	163.72
4510.000 Insurance	452.17	751.42	299.25	7,946.85	7,514.17	(432.68)	9,017.00	1,070.15
4590.100 Admin Fee Portable	548.83	583.33	34.50	6,033.13	5,833.33	(199.80)	7,000.00	966.87
TOTAL GENERAL EXPENSE	1,071.52	1,388.92	317.40	14,466.26	13,889.17	(577.09)	16,667.00	2,200.74
HAP EXPENSE								
4715.100 HAP Occupied Units	703,120.00	0.00	(703,120.00)	7,226,911.00	0.00	(7,226,911.00)	0.00	(7,226,911.00)
4715.500 Hap Portable Cert.	12,710.00	0.00	(12,710.00)	149,212.00	0.00	(149,212.00)	0.00	(149,212.00)
4715.600 Homeownership	1,192.00	0.00	(1,192.00)	12,145.00	0.00	(12,145.00)	0.00	(12,145.00)
4718.000 HAP FSS Escrow Payments	4,336.00	0.00	(4,336.00)	51,176.00	0.00	(51,176.00)	0.00	(51,176.00)
TOTAL HAP EXPENSE	721,358.00	0.00	(721,358.00)	7,439,444.00	0.00	(7,439,444.00)	0.00	(7,439,444.00)
TOTAL EXPENSES	799,821.95	89,755.17	(710,066.78)	8,177,300.51	897,551.67	(7,279,748.84)	1,077,062.00	(7,100,238.51)
SURPLUS	56,076.80	(6,588.50)	62,665.30	362,787.20	(65,885.00)	428,672.20	(79,062.00)	441,849.20

Lake Metropolitan Housing Authority

HAP Reserves Worksheet

CY 2021 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-21		791,424		804,790	647,500	764,933	1,833	194,683	842,183
Feb-21		791,424		800,703	638,222	758,743	3,515	240,158	878,380
Mar-21		791,424		785,764	643,882	742,601	2,482	285,803	929,685
Apr-21		791,424		785,764	649,542	748,728	2,071	324,910	974,452
May-21		791,424		627,085	813,881	736,548	995	216,442	1,030,323
Jun-21		791,424		780,232	825,074	738,192	1,882	260,364	1,085,438
Jul-21		791,424		757,453	859,045	752,453	1,404	266,768	1,125,813
Aug-21		791,424		757,453	893,016	738,928	1,126	286,419	1,179,435
Sep-21		791,424		751,279	933,161	739,304	3,906	302,300	1,235,461
Oct-21		791,424		754,305	970,281	743,426	1,216	314,395	1,284,676
Nov-21		791,424		500,776	1,260,929	729,064	1,680	87,787	1,348,716
Dec-21		791,424		764,320	1,288,033	729,870	900	123,137	1,411,170
TOTALS:		9,497,091		8,869,924		8,922,790	93.95% of Budget Authority		
						9,022,236	95%		
						(99,446)			

Includes HUD held HAP Reserves
Includes VASH voucher HAP

CY 2022 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-22		791,424		768,326	1,311,131	731,648	1,723	161,538	1,472,669
Feb-22		791,424		775,708	1,326,848	737,607	1,427	201,066	1,527,914
Mar-22		791,424		760,000	1,358,272	723,863	6,344	243,547	1,601,819
Apr-22		791,424		755,825	1,393,871	709,621	1,136	290,887	1,684,758
May-22		791,424			2,185,295			290,887	2,476,182
Jun-22		791,424			2,976,720			290,887	3,267,607
Jul-22		791,424			3,768,144			290,887	4,059,031
Aug-22		791,424			4,559,568			290,887	4,850,455
Sep-22		791,424			5,350,992			290,887	5,641,879
Oct-22		791,424			6,142,417			290,887	6,433,304
Nov-22		791,424			6,933,841			290,887	7,224,728
Dec-22		791,424			7,725,265			290,887	8,016,152
TOTALS:		9,497,091		3,059,859		2,902,739	30.56% of Budget Authority		
						9,022,236	95%		
						(6,119,497)			

Includes HUD held HAP Reserves
Includes VASH voucher HAP

Lake Metropolitan Housing Authority

Schedule of Restricted Net Position (RNP)

Fiscal Year 2021 and 2022

<u>HUD Payment Date</u>	<u>RNP</u>	<u>Change from Prior</u>	<u>Units</u>
	<u>HAP In</u>	<u>HAP Out</u>	
June 30, 2020	\$ 161,279.00	\$ (20,833.00)	
July 31, 2020	\$ 10,075.00	\$ 30,908.00	
August 31, 2020	\$ 3,984.00	\$ 155,188.00	
September 30, 2020	\$ 27,666.00	\$ 33,757.00	
October 31, 2020	\$ 60,818.00	\$ 37,136.00	
November 30, 2020	\$ 88,763.00	\$ 55,611.00	
December 31, 2020	\$ 152,993.00	\$ 125,048.00	
January 31, 2021	\$ 194,683.00	\$ 130,453.00	
February 28, 2021	\$ 240,158.00	\$ 198,468.00	
March 31, 2021	\$ 285,803.00	\$ 240,328.00	
April 30, 2021	\$ 324,910.00	\$ 279,265.00	
May 31, 2021	\$ 216,442.00	\$ 177,335.00	
June 30, 2021	\$ 260,364.00	\$ 368,832.00	
July 31, 2021	\$ 266,768.00	\$ 222,846.00	
August 31, 2021	\$ 286,419.00	\$ 280,015.00	
September 30, 2021	\$ 302,300.00	\$ 282,649.00	
October 31, 2021	\$ 314,395.00	\$ 298,514.00	
November 30, 2021	\$ 87,787.00	\$ 75,692.00	
December 31, 2021	\$ 123,137.00	\$ 349,745.00	
January 31, 2022	\$ 161,538.00	\$ 126,188.00	
February 28, 2022	\$ 201,066.00	\$ 162,665.00	
March 31, 2022	\$ 243,547.00	\$ 204,019.00	
4/1/2022	\$ 755,825.00		
4/1/2022	\$ -		
		\$ 691,383.00	<i>from HUD held HAP Reserves</i>
		\$ 4,336.00	HAP Payments (less MS5)
		\$ 1,192.00	FSS
			Homeownership
	\$ -		Port In
		\$ 12,710.00	Port Out
	\$ 743.00		50% HAP Repayments
	\$ 393.00		FSS Forfeits
	\$ -		Misc. Repayments (<i>error > \$2500</i>)
Monthly Totals:	\$ 756,961.00	\$ 709,621.00	
	\$ 47,340.00		<i>(Net monthly increase (decrease) in Restricted Net Position)</i>
April 31, 2022	\$ 290,887.00		

Lake Metropolitan Housing Authority - Parkview Place

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

For the month, and Fiscal Year-to-Date ended April 30, 2022

(Preliminary - For Internal Use Only)

	This Month	Fiscal Year 2022		Fiscal Year 2021	
		Year-to-Date	YTD Budget	Year-to-Date	Variance
Public Housing					
Operating Income	\$ 6,545	\$ 152,845	\$ 184,069	\$ 218,856	\$ (66,011)
Administrative Expenses	\$ 6,828	\$ 82,227	\$ 53,116	\$ 37,681	\$ 44,546
Utility Expenses	3,667	13,417	14,583	11,997	1,420
Operations Expense	8,761	94,474	53,818	53,490	40,984
General Expense	415	11,185	18,605	13,115	(1,930)
Surplus / (Deficit)	\$ (13,126)	\$ (48,458)	\$ 43,947	\$ 102,573	\$ (151,031)

	This Month	Fiscal Year 2022		Fiscal Year 2021	
		Year-to-Date	YTD Budget	Year-to-Date	Variance
Market Rate					
Operating Income	\$ 12,697	\$ 116,050	\$ 101,667	\$ 110,511	\$ 5,539
Administrative Expenses	\$ 1,991	\$ 18,779	\$ 25,077	\$ 16,942	1,837
Utility Expenses	1,680	7,249	10,833	8,593	(1,344)
Operations Expense	3,004	33,510	33,309	41,773	(8,263)
General Expense	337	6,080	7,851	4,283	1,797
Surplus / (Deficit)	\$ 5,685	\$ 50,432	\$ 24,597	\$ 38,920	\$ 11,512

	This Month	Fiscal Year 2022		Fiscal Year 2021	
		Year-to-Date	YTD Budget	Year-to-Date	Variance
CONSOLIDATED					
Operating Income	\$ 19,242	\$ 268,895	\$ 285,736	\$ 329,367	\$ (60,472)
Administrative Expenses	\$ 8,819	\$ 101,006	\$ 78,193	\$ 54,623	\$ 46,383
Utility Expenses	5,347	20,666	25,416	20,590	76
Operations Expense	11,765	127,984	87,127	95,263	32,721
General Expense	752	17,265	26,456	17,398	(133)
Surplus / (Deficit)	\$ (7,441)	\$ 1,974	\$ 68,544	\$ 141,493	\$ (139,519)

Lake Metropolitan Housing Authority

Balance Sheet

April 2022

Program: Public Housing Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	(17,524.29)	388,805.24
1122.000 Accts Rec Tenants (S)	(2,665.00)	5,897.94
1128.000 A/R - Section 8	(20,954.00)	(20,954.00)
1211.000 Prepaid Insurance	(447.36)	3,131.47
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(107.97)	863.76
1400.600 Land	0.00	179,025.00
1400.700 Buildings	0.00	2,794,785.64
1400.710 Bldg. & Land Improvements	0.00	20,696.26
1400.900 Furn. Equip. Mach - Admin	0.00	18,175.00
1400.901 Equipment - Vehicles	0.00	3,112.31
1400.950 Accumulated Depreciation	0.00	(517,518.33)
1500.100 Net OPEB Asset	0.00	5,758.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	3,654.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	3,295.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	6,949.00
TOTAL ASSETS	(41,698.62)	2,889,727.29
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(28,426.43)	19,018.43
2114.000 Tenants Sec. Dep. (S)	0.00	5,105.00
2114.300 Pet Deposit (S)	0.00	250.00
2135.100 Acc. Comp Absences	0.00	777.19
2135.200 Comp. Absences - Non Current	0.00	3,142.34
2137.000 Accrued PILOT	(146.12)	4,152.60
2500.000 Net Pension Liability	0.00	44,894.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	26,068.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	22,989.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	49,057.00
TOTAL LIABILITIES	(28,572.55)	126,396.56
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,498,275.88
2806.000 Unrestricted Net Position	0.00	313,512.90
2806.000 Unrestricted Net Position (Current Year)	(13,126.07)	(48,458.05)
TOTAL SURPLUS	(13,126.07)	2,763,330.73
TOTAL LIABILITIES AND SURPLUS	(41,698.62)	2,889,727.29
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Ten Months Ending 04/30/2022

Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	2,201.00	7,500.00	(5,299.00)	53,862.00	75,000.00	(21,138.00)	90,000.00	(36,138.00)
3200.000 HUD Operating Subsidy - PH	4,339.00	7,952.58	(3,613.58)	63,076.00	79,525.83	(16,449.83)	95,431.00	(32,355.00)
3690.000 Other Income - Tenant	5.00	83.33	(78.33)	1,080.94	833.33	247.61	1,000.00	80.94
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	34,826.00	28,730.00	6,096.00	34,476.00	350.00
TOTAL OPERATING INCOME	6,545.00	18,408.91	(11,863.91)	152,844.94	184,089.16	(31,244.22)	220,907.00	(68,062.06)
TOTAL INCOME	6,545.00	18,408.91	(11,863.91)	152,844.94	184,089.16	(31,244.22)	220,907.00	(68,062.06)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	2,044.43	2,522.08	477.65	29,024.78	25,220.83	(3,803.95)	30,265.00	1,240.22
4120.000 Auditing Fees	0.00	33.33	33.33	408.10	333.33	(74.77)	400.00	(8.10)
4140.100 Advertising - Other	1.62	41.67	40.05	3.56	416.67	413.11	500.00	496.44
4150.000 Benefits Expense	850.27	964.50	114.23	11,099.40	9,645.00	(1,454.40)	11,574.00	474.60
4170.000 Legal Expenses	75.88	333.33	257.45	754.67	3,333.33	2,578.66	4,000.00	3,245.33
4180.000 Travel Expense	5.22	55.58	50.36	23.36	555.83	532.47	667.00	643.64
4180.100 Board Travel	0.00	27.83	27.83	13.40	278.33	264.93	334.00	320.60
4185.000 Staff Training	16.87	27.75	10.88	91.78	277.50	185.72	333.00	241.22
4185.100 Board Training	0.00	13.83	13.83	41.85	138.33	96.48	166.00	124.15
4190.000 Office Sundry Expense	3.17	0.00	(3.17)	31.09	0.00	(31.09)	0.00	(31.09)
4190.020 Bank Charges	69.43	125.00	55.57	1,059.39	1,250.00	190.61	1,500.00	440.61
4190.050 Payroll Processing Charges & Forms	17.89	18.75	0.86	193.81	187.50	(6.31)	225.00	31.19
4190.100 Office Supplies	70.32	29.17	(41.15)	462.70	291.67	(171.03)	350.00	(112.70)
4190.110 Temporary Help	0.00	83.33	83.33	565.94	833.33	267.39	1,000.00	434.06
4190.120 Cleaning Contract	220.19	13.33	(206.86)	499.86	133.33	(366.53)	160.00	(339.86)
4190.130 Contract - IT Services	130.36	150.00	19.64	1,463.12	1,500.00	36.88	1,800.00	336.88
4190.140 Contract - MCS	107.97	103.75	(4.22)	1,047.80	1,037.50	(10.30)	1,245.00	197.20
4190.145 Forms and Publications	0.00	25.00	25.00	256.46	250.00	(6.46)	300.00	43.54
4190.150 Shredding	0.00	6.67	6.67	9.96	66.67	56.71	80.00	70.04
4190.200 Telephone	32.66	29.17	(3.49)	330.56	291.67	(38.89)	350.00	19.44
4190.201 Cell Phones	46.64	41.67	(4.97)	265.76	416.67	150.91	500.00	234.24
4190.205 Answering Service	11.93	16.67	4.74	148.38	166.67	18.29	200.00	51.62
4190.210 Internet Expense	0.00	25.00	25.00	206.00	250.00	44.00	300.00	94.00
4190.220 Cable	86.74	83.33	(3.41)	812.82	833.33	20.51	1,000.00	187.18
4190.300 Postage & Meter	76.04	41.67	(34.37)	544.97	416.67	(128.30)	500.00	(44.97)
4190.400 Copier - Lease	40.53	50.00	9.47	436.80	500.00	63.20	600.00	163.20
4190.410 Copier Maintenance	0.00	4.17	4.17	(51.79)	41.67	93.46	50.00	101.79
4190.500 Admin Minor Equipment	0.00	200.00	200.00	0.00	2,000.00	2,000.00	2,400.00	2,400.00
4190.600 Dues & Fees	120.60	28.33	(92.27)	251.19	283.33	32.14	340.00	88.81
4190.900 Other Sundry Expense	8.43	41.67	33.24	84.30	416.67	332.37	500.00	415.70
4190.910 Tenant Background Checks	43.29	33.33	(9.96)	114.45	333.33	218.88	400.00	285.55
4190.950 HR - Contract	87.00	0.00	(87.00)	95.75	0.00	(95.75)	0.00	(95.75)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.960 Community Outreach	18.00	33.33	15.33	43.52	333.33	289.81	400.00	356.48
4200.000 Moving Expenses (Section 18 Dispo)	2,550.00	0.00	(2,550.00)	31,587.00	0.00	(31,587.00)	0.00	(31,587.00)
4210.000 Resident Activities	0.00	83.33	83.33	0.00	833.33	833.33	1,000.00	1,000.00
4230.000 Contract - Other	92.79	25.00	(67.79)	305.96	250.00	(55.96)	300.00	(5.96)
TOTAL ADMIN EXPENSE	6,828.27	5,311.57	(1,516.70)	82,226.70	53,115.82	(29,110.88)	63,739.00	(18,487.70)
UTILITIES EXPENSE								
4310.000 Water	670.91	833.33	162.42	4,300.31	8,333.33	4,033.02	10,000.00	5,699.69
4320.000 Electricity	2,189.03	333.33	(1,855.70)	5,127.46	3,333.33	(1,794.13)	4,000.00	(1,127.46)
4330.000 Gas	807.13	291.67	(515.46)	3,989.15	2,916.67	(1,072.48)	3,500.00	(489.15)
TOTAL UTILITIES EXPENSE	3,667.07	1,458.33	(2,208.74)	13,416.92	14,583.33	1,166.41	17,500.00	4,083.08
OPERATION EXPENSE								
4410.000 Maintenance Salaries	2,092.59	1,996.00	(96.59)	21,829.40	19,960.00	(1,869.40)	23,952.00	2,122.60
4415.000 Maint. - Temp Help	0.00	91.67	91.67	0.00	916.67	916.67	1,100.00	1,100.00
4420.000 Maint. - Supplies (other)	983.25	250.00	(733.25)	11,405.66	2,500.00	(8,905.66)	3,000.00	(8,405.66)
4420.050 Maint. - Materials	568.61	120.83	(447.78)	7,204.58	1,208.33	(5,996.25)	1,450.00	(5,754.58)
4420.100 Maint. - Electrical	0.00	20.83	20.83	0.00	208.33	208.33	250.00	250.00
4420.200 Maint. - Plumbing	12.47	20.83	8.36	110.45	208.33	97.88	250.00	139.55
4420.300 Maint. - Cleaning Supplies	35.40	8.33	(27.07)	110.58	83.33	(27.25)	100.00	(10.58)
4420.400 Maint. - Auto	0.00	66.67	66.67	143.63	666.67	523.04	800.00	656.37
4420.410 Maint. - Fuel	0.00	50.00	50.00	215.61	500.00	284.39	600.00	384.39
4420.500 Maint. - Hardware	59.13	29.17	(29.96)	346.97	291.67	(55.30)	350.00	3.03
4420.510 Maint. - Keys & Locks	80.30	12.50	(67.80)	562.11	125.00	(437.11)	150.00	(412.11)
4420.600 Maint. - Paint	87.70	41.67	(46.03)	1,250.11	416.67	(833.44)	500.00	(750.11)
4420.700 Appliances & Dwelling Equip.	(173.76)	208.33	382.09	8,566.54	2,083.33	(6,483.21)	2,500.00	(6,066.54)
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	126.12	0.00	(126.12)	0.00	(126.12)
4430.010 Cont - Rubbish Removal	137.50	162.50	25.00	1,549.99	1,625.00	75.01	1,950.00	400.01
4430.020 Cont - HVAC	0.00	41.67	41.67	1,139.00	416.67	(722.33)	500.00	(639.00)
4430.050 Cont - Landscaping	64.00	275.00	211.00	1,316.16	2,750.00	1,433.84	3,300.00	1,983.84
4430.070 Cont - Electrical	0.00	20.83	20.83	0.00	208.33	208.33	250.00	250.00
4430.080 Cont - Plumbing	0.00	416.67	416.67	625.00	4,166.67	3,541.67	5,000.00	4,375.00
4430.090 Cont - Exterminator	125.00	41.67	(83.33)	125.00	416.67	291.67	500.00	375.00
4430.115 Cont - Repairs	0.00	41.67	41.67	0.00	416.67	416.67	500.00	500.00
4430.116 Cont - Uniforms	7.15	41.67	34.52	113.90	416.67	302.77	500.00	386.10
4430.120 Cont - Miscellaneous	3,830.92	658.33	(3,172.59)	29,385.48	6,583.33	(22,802.15)	7,900.00	(21,485.48)
4450.000 Benefits - Maint.	850.30	764.92	(85.38)	8,347.80	7,649.17	(698.63)	9,179.00	831.20
TOTAL OPERATION EXPENSE	8,760.56	5,381.76	(3,378.80)	94,474.09	53,817.51	(40,656.58)	64,581.00	(29,893.09)
GENERAL EXPENSE								
4480.000 Security	113.93	291.67	177.74	1,279.48	2,916.67	1,637.19	3,500.00	2,220.52
4510.000 Insurance	447.36	498.00	50.64	4,798.89	4,980.00	181.11	5,975.00	1,177.11
4516.000 Real Estate Assess.	0.00	83.33	83.33	954.60	833.33	(121.27)	1,000.00	45.40
4520.000 PILOT Expense	(146.12)	612.50	758.62	4,152.31	6,125.00	1,972.69	7,350.00	3,197.69
4570.000 Collection Loss	0.00	375.00	375.00	0.00	3,750.00	3,750.00	4,500.00	4,500.00
TOTAL GENERAL EXPENSE	415.17	1,860.50	1,445.33	11,185.28	18,605.00	7,419.72	22,326.00	11,140.72
TOTAL EXPENSES	19,671.07	14,012.16	(5,658.91)	201,302.99	140,121.66	(61,181.33)	168,146.00	(33,156.99)
SURPLUS	(13,126.07)	4,396.75	17,522.82	(48,458.05)	43,967.50	92,425.55	52,761.00	101,219.05

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$8,562.94
Rent	\$2,264.00
Adj to Misc - Maintenance Charge	\$5.00
Payment Received	(\$4,934.00)
Utility	(\$63.00)
Payment Made	\$63.00
Ending Balance	<u>\$5,897.94</u>

Security Deposit Balances

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

Pet Deposit Balances

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

Lake Metropolitan Housing Authority

Balance Sheet

April 2022

Program: ParkView Place Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.900 LMHA Cash - Erie Bank	10,171.61	344,557.38
1122.000 Accts Rec Tenants (S)	875.00	1,749.00
1122.009 Tenant Repayment Agreements	(15.00)	340.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(268.41)	1,878.91
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	1,729.06
1400.950 Accumulated Depreciation	0.00	(323,656.19)
TOTAL ASSETS	10,763.20	2,423,125.33
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	0.00	1,111.07
2111.100 A/P Revolving Fund	5,077.20	(8,418.45)
2114.000 Tenant Sec. Deposits	0.00	13,790.00
2114.300 Pet Security Deposit	0.00	500.00
2135.100 Acc. Comp Absences	0.00	412.38
2135.200 Comp. Absences - Non Current	0.00	1,514.94
TOTAL LIABILITIES	5,077.20	8,909.94
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,073,284.94
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	290,498.93
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	5,686.00	50,431.52
TOTAL SURPLUS	5,686.00	2,414,215.39
TOTAL LIABILITIES AND SURPLUS	10,763.20	2,423,125.33
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Ten Months Ending 04/30/2022

Program: ParkView Place Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3110.000 Dwelling Rental	12,675.00	10,000.00	2,675.00	115,618.00	100,000.00	15,618.00	120,000.00	(4,382.00)
3300.900 Interest Income - ParkView Place	21.61	125.00	(103.39)	217.22	1,250.00	(1,032.78)	1,500.00	(1,282.78)
3690.000 Other Income - Tenant	0.00	41.67	(41.67)	90.00	416.67	(326.67)	500.00	(410.00)
3690.050 Other Income - Miscellaneous	0.00	0.00	0.00	125.00	0.00	125.00	0.00	125.00
TOTAL INCOME	12,696.61	10,166.67	2,529.94	116,050.22	101,666.67	14,383.55	122,000.00	(5,949.78)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	1,032.70	1,246.75	214.05	10,951.48	12,467.50	1,516.02	14,961.00	4,009.52
4120.000 Auditing Fees	0.00	12.50	12.50	169.19	125.00	(44.19)	150.00	(19.19)
4140.100 Advertising - Other	0.91	41.67	40.76	2.00	416.67	414.67	500.00	498.00
4150.000 Employee Benefits	420.08	476.75	56.67	4,187.97	4,767.50	579.53	5,721.00	1,533.03
4150.100 Emp Ben - Hospital	0.00	0.00	0.00	(22.06)	0.00	22.06	0.00	22.06
4170.000 Legal Expenses	42.17	208.33	166.16	1,265.95	2,083.33	817.38	2,500.00	1,234.05
4180.000 Travel Expense	2.91	27.83	24.92	13.02	278.33	265.31	334.00	320.98
4180.100 Board Travel	0.00	13.92	13.92	7.47	139.17	131.70	167.00	159.53
4185.000 Staff Training	9.38	13.83	4.45	51.02	138.33	87.31	166.00	114.98
4185.100 Board Training	0.00	6.92	6.92	23.25	69.17	45.92	83.00	59.75
4190.000 Office Sundry Expense	1.76	0.00	(1.76)	17.25	0.00	(17.25)	0.00	(17.25)
4190.020 Bank Charges	0.00	4.17	4.17	0.00	41.67	41.67	50.00	50.00
4190.050 Payroll Processing Charges & Forms	0.00	0.00	0.00	70.21	0.00	(70.21)	0.00	(70.21)
4190.110 Temporary Help	0.00	41.67	41.67	314.36	416.67	102.31	500.00	185.64
4190.120 Cleaning Contract	113.42	0.00	(113.42)	221.19	0.00	(221.19)	0.00	(221.19)
4190.145 Forms and Publications	0.00	5.00	5.00	9.70	50.00	40.30	60.00	50.30
4190.201 Cell Phones	25.46	25.00	(0.46)	145.13	250.00	104.87	300.00	154.87
4190.210 Internet Expense	0.00	4.17	4.17	0.00	41.67	41.67	50.00	50.00
4190.220 Cable	51.77	66.67	14.90	486.38	666.67	180.29	800.00	313.62
4190.300 Postage & Meter	45.85	29.17	(16.48)	327.21	291.67	(35.54)	350.00	22.79
4190.600 Dues & Fees	67.00	25.00	(42.00)	139.64	250.00	110.36	300.00	160.36
4190.900 Other Sundry Expense	4.68	50.00	45.32	46.81	500.00	453.19	600.00	553.19
4190.910 Tenant Background Checks	24.05	41.67	17.62	63.62	416.67	353.05	500.00	436.38
4190.950 HR - Contract	87.00	0.00	(87.00)	95.75	0.00	(95.75)	0.00	(95.75)
4190.960 Community Outreach	10.02	41.67	31.65	22.60	416.67	394.07	500.00	477.40
4230.000 Contract - Other	51.59	125.00	73.41	170.06	1,250.00	1,079.94	1,500.00	1,329.94
TOTAL ADMINISTRATIVE EXPENSE	1,990.55	2,507.69	517.14	18,779.20	25,076.69	6,297.49	30,092.00	11,312.80
UTILITIES EXPENSE								
4310.000 Water	402.13	500.00	97.87	2,578.33	5,000.00	2,421.67	6,000.00	3,421.67
4320.000 Electricity	1,089.23	291.67	(797.56)	3,168.35	2,916.67	(251.68)	3,500.00	331.65
4330.000 Gas	188.28	291.67	103.39	1,502.06	2,916.67	1,414.61	3,500.00	1,997.94
TOTAL UTILITIES EXPENSE	1,679.64	1,083.34	(596.30)	7,248.74	10,833.34	3,584.60	13,000.00	5,751.26
OPERATION EXPENSE								
4410.000 Maintenance Salaries	1,177.88	1,113.42	(64.46)	12,279.77	11,134.17	(1,145.60)	13,361.00	1,081.23

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OPERATION EXPENSE								
4415.000 Maint. - Temp Help	0.00	50.00	50.00	0.00	500.00	500.00	600.00	600.00
4420.000 Maint. - Supplies (other)	546.18	166.67	(379.51)	3,125.43	1,666.67	(1,458.76)	2,000.00	(1,125.43)
4420.050 Maint. - Materials	315.90	166.67	(149.23)	2,008.01	1,666.67	(341.34)	2,000.00	(8.01)
4420.100 Maint. - Electrical	0.00	25.00	25.00	0.00	250.00	250.00	300.00	300.00
4420.200 Maint. - Plumbing	6.92	20.83	13.91	61.31	208.33	147.02	250.00	188.69
4420.300 Maint. - Cleaning Supplies	19.66	4.17	(15.49)	61.42	41.67	(19.75)	50.00	(11.42)
4420.400 Maint. - Auto	0.00	41.67	41.67	79.77	416.67	336.90	500.00	420.23
4420.410 Maint. - Fuel	0.00	29.17	29.17	119.76	291.67	171.91	350.00	230.24
4420.500 Maint. - Hardware	32.85	16.67	(16.18)	192.74	166.67	(26.07)	200.00	7.26
4420.510 Maint. - Keys & Locks	44.61	12.50	(32.11)	312.28	125.00	(187.28)	150.00	(162.28)
4420.600 Maint. - Paint	48.71	25.00	(23.71)	694.45	250.00	(444.45)	300.00	(394.45)
4420.700 Appliances & Dwelling Equip.	0.00	41.67	41.67	900.20	416.67	(483.53)	500.00	(400.20)
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	70.09	0.00	(70.09)	0.00	(70.09)
4430.010 Cont - Rubbish Removal	82.50	100.00	17.50	930.01	1,000.00	69.99	1,200.00	269.99
4430.020 Cont - HVAC	0.00	66.67	66.67	0.00	666.67	666.67	800.00	800.00
4430.050 Cont - Landscaping	36.00	216.67	180.67	740.34	2,166.67	1,426.33	2,600.00	1,859.66
4430.070 Cont - Electrical	0.00	0.00	0.00	689.87	0.00	(689.87)	0.00	(689.87)
4430.080 Cont - Plumbing	0.00	250.00	250.00	375.00	2,500.00	2,125.00	3,000.00	2,625.00
4430.090 Cont - Exterminator	75.00	83.33	8.33	75.00	833.33	758.33	1,000.00	925.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	1,666.67	1,666.67	2,000.00	2,000.00
4430.116 Cont - Uniforms	3.95	16.67	12.72	63.22	166.67	103.45	200.00	136.78
4430.120 Cont - Miscellaneous	134.88	291.67	156.79	6,035.73	2,916.67	(3,119.06)	3,500.00	(2,535.73)
4450.000 Benefits - Maint.	478.60	425.83	(52.77)	4,695.92	4,258.33	(437.59)	5,110.00	414.08
TOTAL OPERATION EXPENSE	3,003.84	3,330.95	327.31	33,510.32	33,309.20	(201.12)	39,971.00	6,460.68
GENERAL EXPENSE								
4480.000 Security	68.37	208.33	139.96	767.82	2,083.33	1,315.51	2,500.00	1,732.18
4480.100 Painesville Police Security	0.00	297.67	297.67	0.00	2,976.67	2,976.67	3,572.00	3,572.00
4510.000 Insurance	268.41	0.00	(268.41)	2,865.85	0.00	(2,865.85)	0.00	(2,865.85)
4516.000 Real Estate Assess.	0.00	70.83	70.83	572.77	708.33	135.56	850.00	277.23
4570.000 Collection Loss	0.00	208.33	208.33	1,874.00	2,083.33	209.33	2,500.00	626.00
TOTAL GENERAL EXPENSE	336.78	785.16	448.38	6,080.44	7,851.66	1,771.22	9,422.00	3,341.56
TOTAL EXPENSES	7,010.61	7,707.14	696.53	65,618.70	77,070.89	11,452.19	92,485.00	26,866.30
SURPLUS	5,686.00	2,459.53	(3,226.47)	50,431.52	24,595.78	(25,835.74)	29,515.00	(20,916.52)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$874.00
Rent	\$12,625.00
Adj to Misc - Bad Debt	\$0.00
Adj to Late Rent	\$50.00
Payment Received	(\$11,815.00)
Repayment	\$15.00
Ending Balance	<u>\$1,749.00</u>

Security Deposit AR Balances

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

Pet Deposit AR Balances

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

Key Deposit AR Balances

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

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$13,790.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$13,790.00</u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$500.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$500.00</u>

Repayment Agreement Balances: Default Type (1 Agreements)

	Amount
Beginning Balance	\$355.00
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>\$340.00</u>

Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 3/31/2022 Estimated 4/30/2022

UNRESTRICTED

Unrestricted - General

State / Local Funds:		\$ 204,272	\$ 202,878
ParkView Place - LMHA	<i>These funds can be used for any legal business purpose</i>	\$ 335,245	\$ 340,931
REACH	<i>These funds can be used for any approved non-profit business purpose</i>	\$ 37,638	\$ 37,588

Unrestricted - Program

Multi-Family Reserves	<i>These funds can be used for any Multi-Family related expenditure(?)</i>	\$ 868,083	\$ 831,491
Public Housing Admin:	<i>These funds can be used for any Public Housing related expenditure</i>	\$ 334,527	\$ 309,949
HCV Admin:	<i>These funds can be used for any Section 8 related expenditure</i>	\$ 717,133	\$ 794,942

TOTAL UNRESTRICTED: \$ 2,496,897 \$ 2,517,779

RESTRICTED

Restricted - Program

Restricted Net Position (RNP):	<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>	\$ 243,547	\$ 290,886
Replacement Reserve	<i>Restricted to capital improvement needs for the Multi-Family Program</i>	\$ 1,283,326	\$ 1,309,350

Restricted - Other

FSS Escrow:	<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>	\$ 120,220	\$ 122,444
Tenant Security Deposits*:	<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>	\$ 76,877	\$ 69,508

TOTAL RESTRICTED: \$ 1,723,969 \$ 1,792,188

Lake Metropolitan Housing Authority

Balance Sheet

April 2022

Program: State/Local Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	4.89	205,081.29
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(19,642.66)
TOTAL ASSETS	4.89	206,592.25
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	1,399.12	2,203.42
TOTAL LIABILITIES	1,399.12	2,203.42
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	1,510.96
2806.000 Unrestricted Net Position	0.00	196,906.83
2806.000 Unrestricted Net Position (Current Year)	(1,394.23)	5,971.04
TOTAL SURPLUS	(1,394.23)	204,388.83
TOTAL LIABILITIES AND SURPLUS	4.89	206,592.25
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Ten Months Ending 04/30/2022
Program: State/Local Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3300.100 State/Local Funds - Interest	4.89	0.00	4.89	50.65	0.00	50.65	0.00	50.65
3690.010 Other Income - Vending	0.00	0.00	0.00	13,305.00	0.00	13,305.00	0.00	13,305.00
TOTAL INCOME	4.89	0.00	4.89	13,355.65	0.00	13,355.65	0.00	13,355.65
EXPENSES								
4220.100 Vending Supplies	818.35	0.00	(818.35)	3,264.54	0.00	(3,264.54)	0.00	(3,264.54)
4420.700 Appliances & Equipment	0.00	0.00	0.00	1,289.00	0.00	(1,289.00)	0.00	(1,289.00)
4430.000 Contract - Maint	580.77	0.00	(580.77)	2,357.05	0.00	(2,357.05)	0.00	(2,357.05)
9500.000 Non-Federal Expense	0.00	0.00	0.00	474.02	0.00	(474.02)	0.00	(474.02)
TOTAL EXPENSES	1,399.12	0.00	(1,399.12)	7,384.61	0.00	(7,384.61)	0.00	(7,384.61)
SURPLUS	(1,394.23)	0.00	(1,394.23)	5,971.04	0.00	5,971.04	0.00	5,971.04

LMHA CASH and INVESTMENT REPORT AS OF April 30, 2022

NAME OF BANK	ACCOUNT NUMBER	ACCOUNT RATE	PURCHASE OR ROLLOVER DATE	MATURITY DATE	SALES / TRANSFERS	BEGINNING		ENDING		NOTES
						PRINCIPAL BALANCE 3/31/2022	PRINCIPAL BALANCE 4/30/2022	NET INVESTMENT INCOME AND/OR VALUE CHANGE	PRINCIPAL BALANCE 4/30/2022	

PUBLIC HOUSING:

-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL \$						\$	\$	\$	\$	\$

BANK ACCOUNT BALANCES AS OF 4/30/2022

Account Name	Account #	3/31/2022	4/30/2022	Percent Change	Dollar Difference
Multi-Family General	324	732,256.88	840,458.24	14.78%	108,201.36
Multi-Family Rep Reserve	990	1,283,325.56	1,309,350.12	2.03%	26,024.56
Multi-Family Security Deposits	714	57,613.22	57,595.69	-0.03%	(17.53)
Public Housing General	437	406,844.53	389,320.24	-4.31%	(17,524.29)
Section 8 Lake Rental	479	1,242,020.30	1,204,789.83	-3.00%	(37,230.47)
Section 8	440	415,989.12	417,473.52	0.36%	1,484.40
FSS Account	9630	120,219.78	122,443.90	1.85%	2,224.12
LMHA - Parkview (Erie)	6485	334,385.77	344,557.38	3.04%	10,171.61
State/Local (Erie)	6525	205,076.40	205,081.29	0.00%	4.89
REACH (Chase)	6869	37,742.83	37,742.83	0.00%	-
		\$ 4,835,474.39	\$ 4,928,813.04	1.93%	\$ 93,338.65

TOTAL CASH & INVESTMENTS:

\$ 4,835,474.39	\$ 4,928,813.04	\$ 93,338.65	<i>Monthly Change</i>
------------------------	------------------------	---------------------	-----------------------



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

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

Huntington Public Funds Analyzed Checking

Account: -----5324

Statement Activity From: 04/01/22 to 04/30/22		Beginning Balance	\$732,256.88
Days in Statement Period 30		Credits (+)	326,776.76
Average Ledger Balance*	758,709.36	Regular Deposits	13,421.15
Average Collected Balance*	757,206.40	Lock Box Deposits	10,518.00
* The above balances correspond to the service charge cycle for this account.		Electronic Deposits	302,837.61
		Debits (-)	218,575.40
		Regular Checks Paid	101,303.63
		Electronic Withdrawals	116,621.20
		Return Deposited Items	246.00
		Service Charges	404.57
		Ending Balance	\$840,458.24

Deposits (+)

Account:-----5324

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
04/01	366.00	75682	Lockbox	04/14	9,537.00	173215682	Brch/ATM
04/04	2,538.00	75682	Lockbox	04/15	348.00	75682	Lockbox
04/05	274.00	75682	Lockbox	04/18	258.00	75682	Lockbox
04/06	426.00	75682	Lockbox	04/22	435.00	75682	Lockbox
04/07	1,789.00	75682	Lockbox	04/26	163.00	75682	Lockbox
04/08	639.00	75682	Lockbox	04/27	393.00	75682	Lockbox
04/08	162.00	75682	Lockbox	04/28	3,442.15	173215684	Brch/ATM
04/11	1,226.00	75682	Lockbox	04/28	442.00	173215686	Brch/ATM
04/12	242.00	75682	Lockbox	04/29	603.00	75682	Lockbox
04/13	656.00	75682	Lockbox				

Other Credits (+)

Account:-----5324

Date	Amount	Description
04/01	66,783.00	HUD TREAS 310 MISC PAY 040122 XXXXX3875860103RMT*VV*XXXXX1098100*****HUD Section 8 /CA OH12RD00008\
04/06	32,311.00	ACH SETTLEMENT OFFSET 220406 -SETT-HNB HVACH
04/29	157,898.75	BUS ONL TFR FRM CHECKING 042922 XXXXXX8479
04/29	45,844.86	BUS ONL TFR FRM CHECKING 042922 XXXXXX8437

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

The Huntington National Bank is Member FDIC. and 24-Hour Grace are federally registered service marks of Huntington Bancshares Incorporated. The 24-Hour Grace system and method is patented: US Pat. No. 8,364,581, 8,781,955, 10,475,118, and others pending. © 2022 Huntington Bancshares Incorporated.



LAKE METROPOLITAN HOUSING AUTHORITY
 LMHA REPLACEMENT RESERVE ESCROW
 189 1ST ST
 PAINESVILLE OH 44077-3111

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

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

<p>Statement Activity From: 04/01/22 to 04/30/22</p> <p>Days in Statement Period 30</p> <p>Average Ledger Balance* 1,285,059.82 Average Collected Balance* 1,285,059.82</p> <p>* The above balances correspond to the service charge cycle for this account.</p>	<p>Beginning Balance \$1,283,325.56 Credits (+) 26,024.56 Electronic Deposits 26,014.00 Interest Earned 10.56 Total Service Charges (-) 0.00 Ending Balance \$1,309,350.12</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Average Percentage Yield Earned this period 0.009%
 Interest paid last year \$118.90

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

Date	Amount	Description
04/29	13,010.00	BUS ONL TFR FRM CHECKING 042922 XXXXXXXX5324
04/29	12,730.00	BUS ONL TFR FRM CHECKING 042922 XXXXXXXX5324
04/29	274.00	BUS ONL TFR FRM CHECKING 042922 XXXXXXXX5324
04/29	10.56	INTEREST PAYMENT

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

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

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

Date	Balance	Date	Balance	Date	Balance
03/31	1,283,325.56	04/29	1,309,350.12		

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

The Huntington National Bank is Member FDIC. Huntington® and 24-Hour Grace® are federally registered service marks of Huntington Bancshares Incorporated. The 24-Hour Grace® system and method is patented: US Pat. No. 8,364,581, 8,781,955, 10,475,118, and others pending. © 2022 Huntington Bancshares Incorporated.



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

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

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

Statement Activity From: 04/01/22 to 04/30/22		Beginning Balance	\$57,613.22
Days in Statement Period 30		Credits (+)	0.47
Average Ledger Balance* 57,603.62		Interest Earned	0.47
Average Collected Balance* 57,603.62		Total Service Charges (-)	18.00
* The above balances correspond to the service charge cycle for this account.		Ending Balance	\$57,595.69

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

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

Date	Amount	Description
04/29	0.47	INTEREST PAYMENT

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

Date	Service Charge (-)	Waives and Discounts (+)	Description
04/15	3.00		STATEMENT CHARGE
04/15	15.00		BUSINESS ONLINE SERVICE FEES

Service Charge Summary *Account:-----3714*

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

Balance Activity *Account:-----3714*

Date	Balance	Date	Balance	Date	Balance
03/31	57,613.22	04/15	57,595.22	04/29	57,595.69

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

The Huntington National Bank is Member FDIC. Huntington and 24-Hour Grace are federally registered service marks of Huntington Bancshares Incorporated. The 24-Hour Grace system and method is patented: US Pat. No. 8,364,581, 8,781,955, 10,475,118, and others pending. ©2022 Huntington Bancshares Incorporated.



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

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

Huntington Public Funds Analyzed Checking **Account: -----8437**

Statement Activity From: 04/01/22 to 04/30/22		Beginning Balance	\$406,844.53
Days in Statement Period 30		Credits (+)	28,453.00
Average Ledger Balance* 428,378.14		Regular Deposits	1,211.00
Average Collected Balance* 428,217.34		Electronic Deposits	27,242.00
* The above balances correspond to the service charge cycle for this account.		Debits (-)	45,977.29
		Regular Checks Paid	63.00
		Electronic Withdrawals	45,844.86
		Service Charges	69.43
		Ending Balance	\$389,320.24

Deposits (+) **Account:-----8437**

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
04/14	1,211.00	173215683	Brch/ATM				

Other Credits (+) **Account:-----8437**

Date	Amount	Description
04/04	20,954.00	HUD TREAS 310 MISC PAY 040422 XXXXX3875860103RMT*VV*XXXXX183884*****HUD ROSS FSS21 OH3918\
04/05	800.00	ACH SETTLEMENT OFFSET 220405 -SETT-HNB HVACH
04/06	1,149.00	ACH SETTLEMENT OFFSET 220406 -SETT-HNB HVACH
04/07	4,339.00	HUD TREAS 310 MISC PAY 040722 XXXXX3875860103RMT*VV*XXXXX416228*****HUD Operating Fund OH02500000122D\

Checks (-) **Account:-----8437**

Date	Amount	Check #	Date	Amount	Check #
04/12	63.00	43955			

(*) 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.

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

The Huntington National Bank is Member FDIC. Huntington® and 24-Hour Grace® are federally registered service marks of Huntington Bancshares Incorporated. The 24-Hour Grace® system and method is patented: US Pat. No. 8,364,581, 8,781,955, 10,475,118, and others pending. ©2022 Huntington Bancshares Incorporated.



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

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

Huntington Public Funds Analyzed Checking

Account: -----8479

Statement Activity From: 04/01/22 to 04/30/22		Beginning Balance	\$1,242,020.30
		Credits (+)	849,713.35
		Electronic Deposits	849,713.35
Days in Statement Period	30	Debits (-)	886,943.82
		Regular Checks Paid	20,464.28
Average Ledger Balance*	1,460,033.80	Electronic Withdrawals	866,479.54
Average Collected Balance*	1,460,033.80	Ending Balance	\$1,204,789.83

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

Other Credits (+)

Account:-----8479

Date	Amount	Description
04/01	740,695.00	86 TREAS 310 MISC PAY 040122 XXXXX3875860103
04/01	81,741.00	86 TREAS 310 MISC PAY 040122 XXXXX3875860103
04/01	10,385.00	86 TREAS 310 MISC PAY 040122 XXXXX3875860103
04/01	3,026.00	86 TREAS 310 MISC PAY 040122 XXXXX3875860103
04/01	3,026.00	86 TREAS 310 MISC PAY 040122 XXXXX3875860103
04/01	3,026.00	86 TREAS 310 MISC PAY 040122 XXXXX3875860103
04/01	862.00	86 TREAS 310 MISC PAY 040122 XXXXX3875860103
04/04	393.35	BUS ONL TFR FRM CHECKING 040422 XXXXXX9630
04/05	3,026.00	86 TREAS 310 MISC PAY 040522 XXXXX3875860103
04/06	3,026.00	86 TREAS 310 MISC PAY 040622 XXXXX3875860103
04/11	507.00	ACH SETTLEMENT RETURNS 220411 -SETT-SYS88RETS

Checks (-)

Account:-----8479

Date	Amount	Check #	Date	Amount	Check #
04/07	1,146.00	185553	04/01	105.00	185641*
04/01	135.00	185564*	04/18	25.00	185642
04/06	86.00	185576*	04/04	80.00	185657*
04/08	58.00	185584*	04/08	1,489.25	185666*
04/13	20.00	185595*	04/11	586.33	185667
04/18	34.00	185599*	04/13	1,709.20	185668
04/07	45.00	185601*	04/07	1,718.66	185669

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

The Huntington National Bank is Member FDIC. Huntington® and 24-Hour Grace® are federally registered service marks of Huntington Bancshares Incorporated. The 24-Hour Grace® system and method is patented: US Pat. No. 8,364,581, 8,781,955, 10,475,118, and others pending. ©2022 Huntington Bancshares Incorporated.



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

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-2001

[www.huntington.com/
 businessresources](http://www.huntington.com/businessresources)

Huntington Public Funds Analyzed Checking

Account: -----8440

Statement Activity From: 04/01/22 to 04/30/22		Beginning Balance	\$415,989.12
Days in Statement Period 30		Credits (+)	1,484.40
Average Ledger Balance* 416,626.66		Regular Deposits	1,484.40
Average Collected Balance* 416,374.73		Ending Balance	\$417,473.52

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

Deposits (+)

Account:-----8440

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
04/14	1,048.08		Brch/ATM	04/28	436.32		Brch/ATM

Balance Activity

Account:-----8440

Date	Balance	Date	Balance	Date	Balance
03/31	415,989.12	04/14	417,037.20	04/28	417,473.52

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.

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

The Huntington National Bank is Member FDIC. Huntington and 24-Hour Grace are federally registered service marks of Huntington Bancshares Incorporated. The 24-Hour Grace system and method is patented: US Pat. No. 8,364,581, 8,781,955, 10,475,118, and others pending. ©2022 Huntington Bancshares Incorporated.



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

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

Huntington Public Funds Hybrid Checking

Account: -----9630

Statement Activity From:
 04/01/22 to 04/30/22

Days in Statement Period 30
 Average Ledger Balance* 115,712.14
 Average Collected Balance* 115,712.14

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

Beginning Balance	\$120,219.78
Credits (+)	8,520.09
Electronic Deposits	8,519.00
Interest Earned	1.09
Debits (-)	6,295.97
Regular Checks Paid	5,902.62
Electronic Withdrawals	393.35
Ending Balance	\$122,443.90

Interest paid last year \$62.31

Other Credits (+)

Account:-----9630

Date	Amount	Description
04/15	1.09	INTEREST PAYMENT
04/29	4,336.00	BUS ONL TFR FRM CHECKING 042922 XXXXXXXX8479
04/29	4,183.00	BUS ONL TFR FRM CHECKING 042922 XXXXXXXX8479

Checks (-)

Account:-----9630

Date	Amount	Check #	Date	Amount	Check #
04/07	5,902.62	1169			

(*) 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:-----9630

Date	Amount	Description
04/04	393.35	BUS ONL TFR TO CHECKING 040422 XXXXXXXX8479

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

The Huntington National Bank is Member FDIC. ®, Huntington® and 24-Hour Grace® are federally registered service marks of Huntington Bancshares Incorporated. The 24-Hour Grace® system and method is patented: US Pat. No. 8,364,581, 8,781,955, 10,475,118, and others pending. ©2022 Huntington Bancshares Incorporated.

Account Number: [REDACTED]
Statement Date: Apr 01, 2022 thru Apr 29, 2022

P.O. Box 42, Clearfield, PA 16830

006173



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$344,557.38

Tiered Interest Savings - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$334,385.77
Apr 14	Deposit		10,150.00	344,535.77
Apr 29	Credit Interest		21.61	344,557.38
	ENDING BALANCE			\$344,557.38

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
339,985.77	334,385.77	Apr 01, 2022 - Apr 29, 2022	29	21.61	0.08%	86.41

Interest Rate Summary

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

Overdraft/Returned Item Fees

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

Account Summary

Previous Date	Beginning Balance	Deposits	Interest Paid	Withdrawals	Fees	Ending Balance
Apr 01, 2022	334,385.77	10,150.00	21.61	0.00	0.00	344,557.38

Changes to better our world. Switch to eStatements.

Why go paperless?

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



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

Member FDIC

P.O. Box 42, Clearfield, PA 16830

Account Number: [REDACTED]
Statement Date: Apr 01, 2022 thru Apr 29, 2022

013705



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

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$205,081.29

Interest Checking - [REDACTED]

Date	Transaction Description	Withdrawals	Deposit	Balance
	BEGINNING BALANCE			\$205,076.40
Apr 29	Total Interest Paid		4.89	
	ENDING BALANCE			\$205,081.29

LAKE METROPOLITAN
HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Apr 29	Credit Interest	4.89

Balance Summary

Date	Balance	Date	Balance
Apr 01	205,076.40	Apr 29	205,081.29

Interest Summary

Avg. Daily Balance	M.n. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
205,076.40	205,076.40	Apr 01, 2022 - Apr 29, 2022	29	4.89	0.03%	20.06

Interest Rate Summary

Date	Rate%	Date	Rate%
Jun 16	0.03%		

Changes to better our world. Switch to eStatements.

Why go paperless?

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



Member 1/31

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



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

April 01, 2022 through April 29, 2022

Account Number: [REDACTED]

00022889 1 AV 00.426



00022889 DRE 001 142 12022 NNNNNNNNNN T 1 00000000 67 0000831 P5924

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

CUSTOMER SERVICE INFORMATION

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



119600105470022889000100000000

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.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC



JPMorgan Chase Bank, N.A. Member FDIC

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

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

Bank: Huntington - RAD, Bank Account: ██████████, GL Account: 1111.800

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
4743	04/04/2022	No	CHK	Abdul W Muhammad	March 2022 Resident Incentive	Yes	\$103.17
4744	04/04/2022	No	CHK	Blueknight Carpet & Maintenance	WS #402 Cleaning	Yes	\$2,409.00
4745	04/04/2022	No	CHK	Charter Communications	3/18-4/17/2022 PVP Cable	Yes	\$127.97
4746	04/04/2022	No	CHK	Cintas	Maint Uniforms	Yes	\$35.30
4747	04/04/2022	No	CHK	City Of Painesville Utilities Office	WS 2/8-3/9/2022 Electric & Water	Yes	\$10,437.39
4748	04/04/2022	No	CHK	Commonwealth Lumber Co.	Maint. Supplies	Yes	\$36.47
4749	04/04/2022	No	CHK	Com-One Sound	JT Intercom Maintenance	Yes	\$200.00
4750	04/04/2022	No	CHK	Dominion Energy Ohio	JT HMTR 2/17-3/18/2022 Gas	Yes	\$3,204.10
4751	04/04/2022	No	CHK	Elite Painting and Pressure Washi	WS #201 Paint, Drywall	Yes	\$2,150.00
4752	04/04/2022	No	CHK	GPD Group	JT Precast Sealants 1/1-1/28/2022	Yes	\$1,403.41
4753	04/04/2022	No	CHK	Griffin Technology Group	WS Office Computer/Tech	Yes	\$2,133.97
4754	04/04/2022	No	CHK	HD Supply Facilities Maintenance	Maint. Supplies Credit	Yes	\$12,272.04
4755	04/04/2022	No	CHK	Joughin & Company Hardware	March 2022 Statement	Yes	\$563.81
4756	04/04/2022	No	CHK	Lew's Reliable Heat & A/C, Inc	565 Shelby Water Heater Maint.	Yes	\$155.00
4757	04/04/2022	No	CHK	Market Vision Partners, LLC	March 2022 Rentellect System	Yes	\$375.00
4758	04/04/2022	No	CHK	Mary Ann Racz	March 2022 Resident Incentive Prog	Yes	\$200.00
4759	04/04/2022	No	CHK	Mentor Office Center	WS Office Furniture	Yes	\$1,785.00
4760	04/04/2022	No	CHK	Ohio Bureau Of Workers' Compen	7/1/21-7/1/22 Workers' Comp Install	Yes	\$1,235.30
4761	04/04/2022	No	CHK	Patricia L Jones	March 2022 Resident Incentive Prog	Yes	\$49.99
4762	04/04/2022	No	CHK	Robert L Neal Sr	March 2022 Resident Incentive Prog	Yes	\$200.00
4763	04/04/2022	No	CHK	Sievers Security, Inc.	April '22 Access Entry System	Yes	\$8.00
4764	04/04/2022	No	CHK	The Reserves Network	Week 3/20/2022 Admin Temp Help	Yes	\$465.00
4765	04/04/2022	No	CHK	T-Mobile	March 2022 Cell Phone	Yes	\$424.06
4766	04/04/2022	No	CHK	Vector Security	Alarm Monitoring April '22	Yes	\$570.80
4767	04/04/2022	No	CHK	Verify Services, LLC	Telecom Support Services	Yes	\$200.00
4771	04/13/2022	No	CHK	21st Century Media-Ohio	Legal Notice Pre-Proposal Conferen	Yes	\$296.95
4772	04/13/2022	No	CHK	Active Plumbing Supply	Plumbing Supplies	Yes	\$153.01
4773	04/13/2022	No	CHK	A-Team Property Maintenance	Clean Out: JT #620, 569 Sanders, 5	Yes	\$1,000.00
4774	04/13/2022	No	CHK	Blueknight Carpet & Maintenance	PVP B20 Cleaning	Yes	\$1,187.00
4775	04/13/2022	No	CHK	Charter Communications	M/F Cable	Yes	\$1,652.89
4776	04/13/2022	No	CHK	Cintas	Maint. Uniforms	Yes	\$29.40
4777	04/13/2022	No	CHK	Commonwealth Lumber Co.	Maint Supplies	Yes	\$18.97
4778	04/13/2022	No	CHK	Concord Custom Services LLC	553 Shelby Remodel	Yes	\$10,900.00
4779	04/13/2022	No	CHK	Elite Painting and Pressure Washi	W/H Decks Painted Sanders(564, 5	Yes	\$5,030.00
4780	04/13/2022	No	CHK	General Pest Control Co.	WS #406 Treatment	Yes	\$670.00
4781	04/13/2022	No	CHK	GPD Group	JT Precast Sealant 2/26-3/25/2022	Yes	\$2,096.58
4782	04/13/2022	No	CHK	Griffin Technology Group	May 2022 IT Contract	Yes	\$2,670.76
4783	04/13/2022	No	CHK	HD Supply Facilities Maintenance	Maint Supplies	Yes	\$235.29
4784	04/13/2022	No	CHK	Lowe's	March 2022 Statement	Yes	\$170.95
4785	04/13/2022	No	CHK	Major Waste Disposal Services In	March 2022 Waste Disposal	Yes	\$1,330.00
4786	04/13/2022	No	CHK	Management Computer Services,	March 2022 April-June '22 Web Host	No	\$30.00
4787	04/13/2022	No	CHK	Mentor Glass Supply & Repair Co	553 Shelby Windows	Yes	\$593.97
4788	04/13/2022	No	CHK	META Solutions	April 2022 Telephone	Yes	\$377.00
4789	04/13/2022	Yes	CHK	News-Herald	Subscription - Final Payment	Yes	\$30.58
4789	05/11/2022	No	VD	News-Herald	Balance Written Off	Yes	(\$30.58)
4790	04/13/2022	No	CHK	ONLINE Information Services, Inc	Admin Background	Yes	\$20.50
4791	04/13/2022	No	CHK	Pitney Bowes Purchase Power	March 2022 Postage	Yes	\$1,520.99

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

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

Bank: Huntington - RAD, Bank Account: ██████████, GL Account: 1111.800

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
4792	04/13/2022	No	CHK	Professional Answering Service L	Answering Service 3/10-4/6/2022	Yes	\$132.50
4793	04/13/2022	No	CHK	Sherwin-Williams	515 Home Carpet	Yes	\$3,525.60
4794	04/13/2022	No	CHK	Stanley Access Tech LLC	JT Door Maintenance	Yes	\$247.50
4795	04/13/2022	No	CHK	Staples Business Credit	Office Supplies	Yes	\$1,669.00
4796	04/13/2022	No	CHK	UH Occupational Health	Admin Background	Yes	\$100.00
4797	04/13/2022	No	CHK	V&V Youngstown	Maint Supplies	Yes	\$89.59
4798	04/13/2022	No	CHK	Xerox Financial Services	4/25-5/24/2022 Copier Lease	Yes	\$1,351.00
4799	04/20/2022	No	CHK	Charter Communications	Admin Cable 4/14-5/13/2022	No	\$75.21
4800	04/20/2022	No	CHK	City Of Painesville Utilities Office	Admin 3/2-3/25/2022 Electric & Wat	No	\$9,592.63
4801	04/20/2022	No	CHK	DiCaudo, Pitchford & Yoder	March 2022 Legal	No	\$3,936.28
4802	04/20/2022	No	CHK	Dominion Energy Ohio	PvP A HMTR 3/14-4/12/2022 Gas	Yes	\$988.72
4803	04/20/2022	No	CHK	Elite Painting and Pressure Washi	Sanders 539, 552, 569, 571, Homew	No	\$1,425.00
4804	04/20/2022	No	CHK	General Pest Control Co.	PvP A9, A5, A2 Treatment	Yes	\$200.00
4805	04/20/2022	No	CHK	Guardian	May 2022 Dental, Life, AD&D	No	\$2,286.29
4806	04/20/2022	No	CHK	HD Supply Facilities Maintenance	Maint Supplies, Electric Range	No	\$5,071.21
4807	04/20/2022	No	CHK	Huntington National Bank	March 2022 Statement	Yes	\$254.67
4808	04/20/2022	No	CHK	KONE	April 2022 Elevator Maint.	Yes	\$848.64
4809	04/20/2022	No	CHK	L.C.D.U.	PvP A 12/22/21-3/21/22 Water & Se	Yes	\$2,735.71
4810	04/20/2022	No	CHK	Lake County Board of Commissio	April 2022 Health Insurance	No	\$17,992.66
4811	04/20/2022	No	CHK	OHAC	Spring '22 OHAC	No	\$375.00
4812	04/20/2022	No	CHK	ONLINE Information Services, Inc	HCV Background	Yes	\$532.50
4813	04/20/2022	No	CHK	Sam's Club/Synchrony Bank	March 2022 Statement	Yes	\$991.73
4814	04/20/2022	No	CHK	Seacrist Maintenance, Inc.	April 2022 Cleaning Contract	No	\$400.00
4815	04/20/2022	No	CHK	The Illuminating Company	PvP A Halls 3/11-4/11/2022 Electric	Yes	\$787.85
4816	04/20/2022	No	CHK	Tri-S Controls Inc	WS Fire System Service	Yes	\$715.11
4817	04/20/2022	No	CHK	V&V Youngstown	Maint. Supplies	No	\$47.18
4818	04/25/2022	No	CHK	AT&T	3/14-4/13/2022 Telephone	Yes	\$711.74
4819	04/25/2022	No	CHK	A-Team Property Maintenance	April 14-15, 2022 Mowing Service	No	\$150.00
4820	04/25/2022	No	CHK	Griffin Technology Group	Microsoft 365 Subscriptions	Yes	\$372.50
4821	04/25/2022	No	CHK	Home Depot Credit Services	April 2022 Statement	Yes	\$1,408.77
4822	04/25/2022	No	CHK	Jeff S Jordan Inc	P. Wellman Security Deposit	No	\$1,400.00
4823	04/25/2022	No	CHK	Max Screenprinting	Admin Uniforms	No	\$50.50
4824	04/25/2022	No	CHK	Meghan Furman	OHAC '22 5/4-5/5/2022 Per Diem	No	\$116.02
4825	04/25/2022	No	CHK	Mentor Glass Supply & Repair Co	WS #506 Window	Yes	\$167.00
4826	04/25/2022	No	CHK	NFP Corporate Services (OH) Inc.	April 2022 Health Consulting	Yes	\$225.00
4827	04/25/2022	No	CHK	PHADA	6/1/22-6/1/23 PHADA Membership	No	\$2,680.00
4828	04/25/2022	No	CHK	Sherwin-Williams	WS 402 Carpet	No	\$2,820.94
Cleared: 67							\$88,754.17
Uncleared: 17							\$48,448.92
Total Payments: 84							\$137,203.09

Lake Metropolitan Housing Authority Vendor Accounting Cash Payment/Receipt Register

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

Project Summary

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

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
RAD - PBRA - RAD - PBRA	\$137,203.09	\$0.00
Total:	\$137,203.09	\$0.00

Type Summary

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

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	83	\$137,233.67
Void Payment (VD)	1	(\$30.58)
Total:	84	\$137,203.09

End of Report

Consolidated Budget Worksheet FY 2023

(Preliminary - for Internal Purposes Only)

	FY 2023 HCV	FY 2023 Multi-Family	FY 2023 PH	FY 2023 Parkview	Consolidated FY 2023 Budget
REVENUE					
Tenant Rents		610,000	70,000	135,000	815,000
Other Income - Tenant		26,000	1,000	200	27,200
HUD Operating Subsidy			84,050		84,050
Admin Fee Vouchers/FSS/HO	1,042,500		34,476		1,042,500
HUD Capital Funds for Operations		880,000			34,476
Tenant Assistance	15,000				880,000
50% Fraud Recovery					15,000
Other Income - HCV			124		
Interest*				250	374
Gain/Loss - Disposal of Assets					
Total	\$ 1,057,500	\$ 1,516,124	\$ 189,526	\$ 135,450	\$ 2,898,600
EXPENSES					
Admin Salaries	621,298	336,978	29,818	15,096	1,003,190
Audit Costs	8,200	3,200	400	180	11,980
Employee Benefits	235,572	128,786	11,352	5,808	381,518
Legal	4,000	15,000	1,000	2,500	22,500
Employee Travel & Training	8,000	7,000	1,000	500	16,500
Board Travel & Training	2,000	2,000	500	250	4,750
Admin Other	145,449	65,501	14,516	6,020	231,485
Resident Activities		1,200	1,000	-	2,200
Resident Participation		8,000	-	-	8,000
Total Admin Expense	\$ 1,024,519	\$ 567,665	\$ 59,586	\$ 30,354	\$ 1,682,123
Water	700	65,000	6,000	5,000	76,700
Electricity	3,500	180,000	5,000	4,000	192,500
Gas	600	25,000	5,000	4,000	34,600
Total Utilities Expense	\$ 4,800	\$ 270,000	\$ 16,000	\$ 13,000	\$ 303,800
Maint Salaries		181,454	27,803	15,632	224,889
Maint Benefits		68,388	10,436	5,867	84,691
Maint Materials	6,500	72,400	15,150	10,750	104,800
Maint Contracts		126,500	21,200	14,000	161,700
Total Ord Maint & Operations	\$ 6,500	\$ 448,742	\$ 74,589	\$ 46,249	\$ 576,080
Security	650	8,800	3,500	2,500	15,450
SHARP	10,493	62,572	6,093	3,636	82,793
PILOT/other Real Estate Taxes		4,500	6,800	850	12,150
Other General Expense	7,000				7,000
Bad Debt			4,500	2,500	7,000
Replacement Reserve Deposit		156,120			156,120
Total General Expenses	\$ 18,143	\$ 231,992	\$ 20,893	\$ 9,486	\$ 280,513
Total Operating Expenses	\$ 1,053,962	\$ 1,518,398	\$ 171,068	\$ 99,089	\$ 2,842,516
Net Operating Income/(Loss)	\$ 3,538	\$ (2,274)	\$ 18,458	\$ 36,361	\$ 56,084

Lake Metropolitan Housing Authority
HCV FY 2023 Budget Worksheet

REVENUE	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Admin Fee Income	915,000	682,585	\$ 910,113	960,000	Based on current estimate
Mainstream Admin Fee Income	-	10,246	\$ 13,661	20,000	
FSS Grant Income	60,000	-	\$ -	62,500	Anticipate increased leasing CY2022 Renewal
Homeownership Income	-	-	\$ -	-	
Interest Income *	-	-	\$ -	-	
Admin Fee Portable Cert.	-	-	\$ -	-	
50% Fraud Recovery	15,000	12,993	\$ 17,324	15,000	
Other Income*	-	237,125	\$ -	-	Add'l CARES Funds not anticipated
Total	\$ 990,000	\$ 942,949	\$ 941,099	\$ 1,057,500	
EXPENSES	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Admin Salaries	545,180	365,027	\$ 486,703	621,298	Based on Payroll Budget 3 Pro-rated portion of all audit related fees
Audit Costs	8,600	8,131	\$ 10,841	8,200	
Advertising	950	472	\$ 629	750	
Employee Benefits	222,371	138,664	\$ 184,885	235,572	
Legal	14,000	2,916	\$ 3,888	4,000	
Employee Travel/Training	9,000	5,927	\$ 7,903	8,000	
Board Travel/Training	3,500	614	\$ 819	2,000	50/50 Split with MF
Admin Sundry	3,700	1,273	\$ 1,697	2,500	
Bank Charges	2,800	1,545	\$ 2,060	2,250	Directly related to deposited funds
Payroll Processing	2,600	2,296	\$ 3,061	3,000	
Office Supplies	7,900	8,332	\$ 11,109	9,000	
Temp Help	2,000	6,289	\$ 8,385	-	None Anticipated
Cleaning Contract	3,900	2,434	\$ 3,245	3,900	
IT Contract*	23,000	22,658	\$ 30,211	26,000	
MCS Software Support*	20,843	16,642	\$ 22,189	23,299	Current + 5%
Foms / Publications	1,500	6,351	\$ 8,468	8,500	
Shredding	750	243	\$ 324	750	
Telephone	8,100	7,250	\$ 9,667	9,800	
Cell Phones	1,150	518	\$ 691	1,150	
Internet	5,000	3,502	\$ 4,669	5,000	
Cable	450	313	\$ 417	450	
Postage & Meter	14,000	13,507	\$ 18,009	15,000	
Copier Lease	14,000	9,643	\$ 12,857	13,000	
Copier Maint	1,100	697	\$ 929	1,100	
Minor Equipment	1,000	-	\$ -	1,000	
Dues and Fees	4,000	1,639	\$ 2,185	3,500	
Tenant Background Checks	7,000	3,219	\$ 4,292	4,500	
HR Contract	21,600	79	\$ 105	-	No Future Need
Community Outreach	2,000	165	\$ 220	1,000	
Contracts - Other	2,000	2,369	\$ 3,159	2,000	
Rentellect	8,200	6,105	\$ 8,140	8,200	
Total Admin Expense	\$ 962,194	\$ 638,820	\$ 851,760	\$ 1,024,519	
Water	700	365	\$ 487	700	
Electric	4,000	1,977	\$ 2,636	3,500	
Gas	600	66	\$ 88	600	
Total Utilities Expense	\$ 5,300	\$ 2,408	\$ 3,211	\$ 4,800	
Maint Materials	-	-	\$ -	-	
Auto - Maintenance	3,500	189	\$ 252	2,000	
Auto - Fuel	2,400	1,334	\$ 1,779	4,500	Two inspectors
Total Ord Maint & Operations	\$ 5,900	\$ 1,523	\$ 2,031	\$ 6,500	
Security	650	416	\$ 555	650	
Insurance (SHARP)	8,019	7,495	\$ 9,993	10,493	Current + 5%
Other (Admin Port Fees)	7,000	4,984	\$ 6,645	7,000	
Bad Debt (Landlord)	-	-	\$ -	-	
Total General Expenses	\$ 15,669	\$ 12,895	\$ 17,193	\$ 18,143	
Total Operating Expenses	\$ 989,063	\$ 655,646	\$ 874,195	\$ 1,053,962	
Net Operating Income/ (Loss)	\$ 937	\$ 287,303	\$ 66,904	\$ 3,538	

**Lake Metropolitan Housing Authority
Multi-Family FY 2023 Budget Worksheet**

REVENUE	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2022 (Projected)	FY 2023 Budget	Comments
Tenant Rents	730,000	399,845	533,127	610,000	Anticipate normalized leasing rate
Tenant Assistance	774,098	585,751	781,001	880,000	Based on Rent Schedule less tenant rents @ 94%
Interest - Rep. Res.	100	82	109	124	
Other Tenant Income	21,500	16,856	22,475	26,000	Anticipate normal collection of fees
Total	\$ 1,525,698	\$ 1,002,534	\$ 1,336,712	\$ 1,516,124	
EXPENSES	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2022 (Projected)	FY 2023 Budget	
Admin Salaries	275,586	199,751	266,335	336,978	Based on Payroll Budget 3
Audit Costs	2,400	3,238	4,317	3,200	
Advertising	1,500	316	421	300	
Employee Benefits	112,408	75,886	101,181	128,786	Calculated at .391 of wages (from worksheet)
Legal	25,000	14,919	19,892	15,000	
Employee Travel & Training	15,000	7,614	10,152	7,000	
Board Training & Travel	3,500	400	533	2,000	50/50 Split with HCV
Admin Sundry	3,200	905	1,207	1,200	
Bank Charges	2,100	1,522	2,029	2,000	
Payroll Processing	1,900	1,818	2,424	2,200	
Office Supplies	2,800	3,140	4,187	4,000	
Temp Help	8,000	5,409	7,212	-	None anticipated
Cleaning Contract	1,350	1,837	2,449	1,350	Extra for Covid
IT Contract	10,000	9,330	12,440	9,000	Non-recurring expenses
MCS Software Support*	8,196	6,579	8,772	9,211	Current + 5%
Forms / Publications	2,600	976	1,301	1,500	
Shredding	500	80	107	200	
Telephone	3,000	2,384	3,179	3,000	
Cell Phones	2,500	1,136	1,515	1,400	
Answering Service	1,900	1,316	1,755	1,800	
Internet	2,100	1,442	1,923	2,000	
Cable	8,800	6,783	9,044	8,500	
Postage & Meter	5,000	4,502	6,003	6,000	
Copier Lease	4,500	3,170	4,227	4,200	
Copier Maintenance	500	229	305	350	
Minor Equipment	2,500	3,919	5,225	-	
Dues & Fees	6,000	2,385	3,180	3,200	
HR Contract	21,600	79	105	120	
Tenant Background Checks	4,000	680	907	1,100	
Community Outreach	3,000	242	323	370	
Resident Activities	3,000	-	-	1,200	
Resident Participation	500	2,832	7,800	8,000	RIP 3@200/month, 1@50/month
Contracts - Other	4,500	2,037	2,716	2,500	
Total Admin Expense	\$ 549,440	\$ 366,856	\$ 493,165	\$ 587,685	
Water	55,000	47,750	63,667	65,000	
Electricity	190,000	127,934	170,579	180,000	
Gas	25,000	18,406	24,541	25,000	
Total Utilities Expense	\$ 270,000	\$ 194,090	\$ 258,787	\$ 270,000	
Maint Salaries	162,225	123,219	164,292	181,454	Based on Payroll Budget 3
Temp Help	5,000	-	-	-	None Anticipated
Maint Supplies (other)	28,000	43,298	57,731	30,000	
Maint Materials	13,500	29,106	38,808	10,000	
Plumbing	1,800	937	1,249	1,200	
Cleaning Supplies	900	719	959	200	
Auto - Maintenance	8,500	1,373	1,831	1,500	
Auto - Fuel	5,000	2,750	3,667	3,500	
Hardware	3,100	2,746	3,661	2,500	
Keys & locks	1,600	4,604	6,139	1,500	
Paint	4,000	11,109	14,812	7,000	
Appliances	25,000	28,760	38,347	15,000	Replacement Reserve Item *
Contract Rubbish	14,000	10,339	13,785	14,000	
Contract HVAC	10,000	3,792	5,056	5,500	
Contract Elevators	15,000	16,176	21,568	15,000	
Contract Landscaping	17,700	5,870	7,827	12,000	
Contract Unit Turn Expense	-	60,113	80,151	36,000	
Contract Electric	8,000	4,056	5,408	5,500	
Contract Plumbing	15,000	2,819	3,759	4,000	
Contract Exterminating	10,500	5,684	7,579	5,500	
Contract Repairs	11,500	13,025	17,367	7,500	Bed Bug Maintenance
Contract Uniforms	3,700	1,022	1,363	1,500	Non-recurring
Maint Contracts - other	17,000	52,449	69,932	20,000	
Employee Benefits	66,169	56,808	75,744	68,388	Calculated at .391 of wages (from worksheet)
Total Ord Maint & Operations	\$ 447,194	\$ 480,774	\$ 641,032	\$ 448,742	
Security	10,000	5,719	7,625	8,800	
Insurance (SHARP)	59,883	44,694	59,592	62,572	Most recent SHARP renewal +5%
Real Estate Tax & Assessments	5,000	3,314	4,419	4,500	Assessments only
Bad Debt	32,000	(2,479)	(3,305)	-	
Replacement Reserve Deposits	146,784	101,840	135,787	156,120	\$13,010 per month* (contract rate w/ inflation factor)
Total General Expenses	\$ 253,667	\$ 153,088	\$ 68,331	\$ 231,992	
Total Operating Expenses	\$ 1,520,301	\$ 1,194,808	\$ 1,461,315	\$ 1,518,398	
Net Operating Income/ (Loss)	\$ 5,397	\$ (192,274)	\$ (124,603)	\$ (2,274)	

**Lake Metropolitan Housing Authority
Public Housing FY 2023 Budget Worksheet**

REVENUE	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Tenant Rents	90,000	51,661	68,881	70,000	
HUD Subsidy	130,000	58,737	78,316	84,050	CY2022 Renewal
HUD Capital Funds for Operations	34,476	34,826	46,435	34,476	Assuming all CFP to Operations
HUD Capital Funds for Admin*	-	-	-	-	
Other Tenant Income	1,000	1,076	1,435	1,000	
Interest*	-	-	-	-	
Total	\$ 255,476	\$ 148,300	\$ 195,067	\$ 189,526	
EXPENSES	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Admin Salaries	37,581	26,980	35,973	29,818	Based on Payroll Budget 3
Audit Costs	400	408	544	400	Pro-rated portion of all audit related fees
Advertising	500	2	3	200	
Employee Benefits	15,329	10,249	13,665	11,352	Calculated at .391 of wages (from worksheet)
Legal	4,000	679	905	1,000	
Employee Travel & Training	1,000	93	124	1,000	
Board Training & Travel	500	54	72	500	
Admin Sundry	500	79	105	500	
Bank Charges	1,500	990	1,320	1,500	
Payroll Processing	225	176	235	250	
Office Supplies	350	392	523	550	
Temp Help	1,000	566	755	-	
Cleaning Contract	160	280	373	400	
IT Contract	1,800	1,333	1,777	1,800	
MCS Software Support*	1,171	940	1,253	1,316	Current + 5%
Forms / Publications	300	256	341	350	
Shredding	80	10	13	80	
Telephone	350	298	397	400	
Cell Phones	500	219	292	500	
Answering Service	200	136	181	200	
Internet	300	206	275	300	
Cable	1,000	726	968	1,000	
Postage & Meter	600	469	625	650	
Copier Lease	600	396	528	600	
Copier Maintenance	50	59	79	80	
Minor Equipment	2,400	-	-	2,400	Non-Maintenance Equipment
Dues & Fees	340	131	175	340	
HR Contract	2,400	76	101	-	
Tenant Background Checks	400	71	95	400	
Community Outreach	400	26	35	400	
Resident Activities	1,000	-	-	1,000	
Resident Participation	-	-	-	-	
Contracts - Other	300	213	284	300	
Total Admin Expense	\$ 77,236	\$ 46,513	\$ 62,017	\$ 59,586	
Water	10,000	3,629	4,839	6,000	
Electricity	4,000	2,938	3,917	5,000	
Gas	3,500	3,182	4,243	5,000	
Total Utilities Expense	\$ 17,500	\$ 9,749	\$ 12,999	\$ 16,000	
Maint Salaries	23,919	19,737	26,316	27,803	Based on Payroll Budget 3
Temp Help	1,100	-	-	1,100	
Maint Supplies (other)	3,000	10,422	13,896	3,500	
Maint Materials	1,450	6,636	8,848	3,000	
Electrical	250	-	-	250	
Plumbing	250	98	131	250	
Cleaning Supplies	100	75	100	100	
Auto - Maintenance	800	144	192	800	
Auto - Fuel	600	216	288	600	
Hardware	350	288	384	350	
Keys & Locks	150	482	643	700	
Paint	500	1,162	1,549	1,500	
Appliances	2,500	8,740	11,653	3,000	
Contract Rubbish	1,950	1,412	1,883	1,950	
Contract HVAC	500	1,139	1,519	1,600	
Contract Landscaping	3,300	1,252	1,669	3,000	
Contract Unit Turn Expense	-	-	-	-	
Contract Electric	250	-	-	250	
Contract Plumbing	5,000	625	833	5,000	
Contract Exterminating	500	-	-	500	Bed Bug Maintenance only
Contract Repairs	500	-	-	500	
Contract Uniforms	500	107	143	500	
Maint Contracts - other	7,900	25,555	34,073	7,900	
Employee Benefits	9,756	7,498	9,997	10,438	Calculated at .391 of wages (from worksheet)
Total Ord Maint & Operations	\$ 65,125	\$ 85,588	\$ 114,117	\$ 74,589	
Security	3,500	1,166	1,555	3,500	
Insurance (SHARP)	5,811	4,352	5,803	6,093	Most recent SHARP renewal +5%
Real Estate Tax & Assessments	1,000	955	1,273	1,300	Real Estate Assessments only
PILOT	7,350	4,298	5,731	5,500	Based on Formula
Bad Debt	4,500	-	-	4,500	
Total General Expenses	\$ 22,161	\$ 10,771	\$ 14,361	\$ 20,893	
Total Operating Expenses	\$ 182,022	\$ 152,621	\$ 203,495	\$ 171,068	
Net Operating Income/ (Loss)	\$ 73,454	\$ (6,321)	\$ (8,428)	\$ 18,458	

Lake Metropolitan Housing Authority
ParkView Place (LMHA) FY 2023 Budget Worksheet

REVENUE	FY 2022 Budget	Fiscal Year 2022 (Through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget (Preliminary)	Comments
Tenant Rents	120,000	102,943	137,257	135,000	
Other Tenant Income	500	90	120	200	
Interest*	1,500	196	261	250	
Total	\$ 122,000	\$ 103,229	\$ 137,639	\$ 135,450	
EXPENSES	FY 2022 Budget	Fiscal Year 2022 (Through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget (Preliminary)	
Admin Salaries	18,480	9,919	13,225	15,096	based on payroll budget **
Audit Costs	150	169	225	180	
Advertising	500	1	1	300	
Employee Benefits	7,538	3,768	5,024	5,808	Calculated at .391 of wages (from worksheet)
Legal	2,500	1,224	1,632	2,500	
Employee Travel & Training	500	70	93	500	
Board Training & Travel	250	50	67	250	
Admin Sundry	600	58	77	400	
Bank Charges	50	-	-	50	
Payroll Processing	-	-	-	100	
Office Supplies	-	-	-	-	
Temp Help	500	314	419	500	
Cleaning Contract	-	108	144	180	
IT Contract	-	-	-	-	
Forms / Publications	60	10	13	60	
Shredding	-	-	-	-	
Telephone	-	-	-	-	
Cell Phones	300	120	160	300	
Answering Service	-	-	-	-	
Internet	50	-	-	50	
Cable	800	435	580	800	
Postage & Meter	350	282	376	380	
Copier Lease	-	-	-	100	
Copier Maintenance	-	-	-	-	
Minor Equipment	-	-	-	-	
Dues & Fees	300	73	97	300	
HR Contract	2,400	9	12	-	
Tenant Background Checks	500	40	53	500	
Community Outreach	500	13	17	500	
Resident Activities	-	-	-	-	
Resident Participation	-	-	-	-	
Contracts - Other	1,500	119	159	1,500	
MCS Software Support*	-	-	-	-	
Total Admin Expense	\$ 37,828	\$ 16,782	\$ 22,376	\$ 30,354	
Water	6,000	2,176	2,901	5,000	
Electricity	3,500	2,079	2,772	4,000	
Gas	3,500	1,314	1,752	4,000	
Total Utilities Expense	\$ 13,000	\$ 5,569	\$ 7,425	\$ 13,000	
Maint Salaries	13,361	11,102	14,803	15,632	From Payroll 1 Worksheet
Temp Help	600	-	-	-	No anticipated need
Maint Supplies (other)	2,000	2,579	3,439	3,700	
Maint Materials	2,000	1,692	2,256	2,500	
Electrical	300	-	-	400	
Plumbing	250	54	72	400	
Cleaning Supplies	50	42	56	200	
Auto - Maintenance	500	80	107	500	
Auto - Fuel	350	120	160	300	
Hardware	200	160	213	250	
Keys & locks	150	268	357	400	
Paint	300	646	861	900	
Appliances	500	900	1,200	1,200	
Rubbish	1,200	848	1,131	1,200	
Heating & Cooling	800	-	-	500	
Landscaping	2,600	705	940	2,600	
Unit Turn Expense	-	-	-	-	To include contractors used to turn units (painting)
Electrical	-	690	920	-	
Plumbing Contract	3,000	375	500	3,000	
Exterminating	1,000	-	-	1,000	
Repairs	2,000	-	-	2,000	
Uniforms	200	59	79	200	
Maint Contracts - other	3,500	5,901	7,868	3,500	
Employee Benefits	5,450	4,217	5,623	5,867	Calculated at .391 of wages (from worksheet)
Total Ord Maint & Operations	\$ 40,311	\$ 30,438	\$ 40,584	\$ 46,249	
Security	2,500	699	932	2,500	
Insurance (SHARP)	3,476	2,597	3,463	3,636	Allocated at current +5% (December renewal)
Real Estate Assessments	850	573	764	850	Real Estate Assessments only
Bad Debt	2,500	1,874	2,499	2,500	
Total General Expenses	\$ 9,326	\$ 5,743	\$ 7,657	\$ 9,486	
Total Operating Expenses	\$ 100,465	\$ 58,532	\$ 78,043	\$ 99,089	
Net Operating Income/ (Loss)	\$ 21,535	\$ 44,697	\$ 59,596	\$ 36,361	

RESOLUTION 6-2022

A RESOLUTION APPROVING THE FY2023 CONSOLIDATED BUDGET, INCLUDING THE HOUSING CHOICE VOUCHER, MULTIFAMILY AND PUBLIC HOUSING BUDGETS AND APPROVING SUBMISSION OF THE PROPOSED BUDGETS TO HUD

WHEREAS, upon recommendation of the Chief Executive Officer, the Members of the Lake Metropolitan Housing Authority have found and determined that it is necessary to approve the proposed FY2023 Consolidated Budget, including the Housing Choice Voucher, Multifamily and Public Housing Programs.

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

SECTION 1. The FY2023 Consolidated Budget is hereby approved and the Chief Executive Officer of the Lake Metropolitan Housing Authority is authorized to submit the FY2023 budgets for the Housing Choice Voucher, Multifamily, and Public Housing programs to HUD, which budgets are attached hereto and incorporated herein as Exhibit A.

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

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

Passed: June 8, 2022

Jeffrey Mackey, Chairperson

Attest:

I, Eric P. Martin, CEO/Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 10-2021 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 8th day of June, 2022.

Eric P. Martin, Secretary

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **Lake Metropolitan Housing Authority** PHA Code: **OH-025**

PHA Fiscal Year Beginning: **July 1, 2022** Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on: 06/08/2022
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
---------------------------------	------------	-------

Consolidated Budget Worksheet FY 2023

(Preliminary - for Internal Purposes Only)

REVENUE	FY 2023 HCV	FY 2023 Multi-Family	FY 2023 PH	FY 2023 Parkview	Consolidated FY 2023 Budget
Tenant Rents		610,000	70,000	135,000	815,000
Other Income - Tenant		26,000	1,000	200	27,200
HUD Operating Subsidy			84,050		84,050
Admin Fee Vouchers/FSS/HO	1,042,500		34,476		1,042,500
HUD Capital Funds for Operations		880,000			880,000
Tenant Assistance					34,476
50% Fraud Recovery	15,000				15,000
Other Income - HCV					
Interest*		124		250	374
Gain/Loss - Disposal of Assets					
Total	\$ 1,057,500	\$ 1,516,124	\$ 189,526	\$ 135,450	\$ 2,898,600
EXPENSES	FY 2023 HCV	FY 2023 Multi-Family	FY 2023 PH	FY 2023 Parkview	Consolidated FY 2023 Budget
Admin Salaries	621,298	336,978	29,818	15,096	1,003,190
Audit Costs	8,200	3,200	400	180	11,980
Employee Benefits	235,572	128,786	11,352	5,808	381,518
Legal	4,000	15,000	1,000	2,500	22,500
Employee Travel & Training	8,000	7,000	1,000	500	16,500
Board Travel & Training	2,000	2,000	500	250	4,750
Admin Other	145,449	65,501	14,516	6,020	231,485
Resident Activities		1,200	1,000		2,200
Resident Participation		8,000			8,000
Total Admin Expense	\$ 1,024,519	\$ 567,665	\$ 59,586	\$ 30,354	\$ 1,682,123
Water	700	65,000	6,000	5,000	76,700
Electricity	3,500	180,000	5,000	4,000	192,500
Gas	600	25,000	5,000	4,000	34,600
Total Utilities Expense	\$ 4,800	\$ 270,000	\$ 16,000	\$ 13,000	\$ 303,800
Maint Salaries		181,454	27,803	15,632	224,889
Maint Benefits		68,388	10,436	5,867	84,691
Maint Materials	6,500	72,400	15,150	10,750	104,800
Maint Contracts		120,500	21,200	14,000	155,700
Total Ord Maint & Operations	\$ 6,500	\$ 442,742	\$ 74,589	\$ 46,249	\$ 570,080
Security	650	8,800	3,500	2,500	15,450
SHARP	10,493	62,572	6,093	3,636	82,793
PILOT/other Real Estate Taxes		4,500	6,800	850	12,150
Other General Expense	7,000		4,500	2,500	7,000
Bad Debt					7,000
Replacement Reserve Deposit		156,120			156,120
Total General Expenses	\$ 18,143	\$ 231,992	\$ 20,893	\$ 9,486	\$ 280,513
Total Operating Expenses	\$ 1,053,962	\$ 1,512,398	\$ 171,068	\$ 99,089	\$ 2,836,516
Net Operating Income/ (Loss)	\$ 3,538	\$ 3,726	\$ 18,458	\$ 36,361	\$ 62,084

Lake Metropolitan Housing Authority
HCV FY 2023 Budget Worksheet

REVENUE	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Admin Fee Income	915,000	682,585	\$ 910,113	960,000	Based on current estimate
Mainstream Admin Fee Income	-	10,246	\$ 13,661	20,000	
FSS Grant Income	60,000	-	-	62,500	Anticipate increased leasing CY2022 Renewal
Homeownership Income	-	-	-	-	
Interest Income *	-	-	-	-	
Admin Fee Portable Cert.	-	-	-	-	
50% Fraud Recovery	15,000	12,993	\$ 17,324	15,000	
Other Income*	-	237,125	\$ -	-	Add'l CARES Funds not anticipated
Total	\$ 990,000	\$ 942,949	\$ 941,099	\$ 1,057,500	
EXPENSES	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Admin Salaries	545,180	365,027	\$ 486,703	621,288	Based on Payroll Budget 3
Audit Costs	8,600	8,131	\$ 10,841	8,200	Pro-rated portion of all audit related fees
Advertising	950	472	\$ 629	750	
Employee Benefits	222,371	138,664	\$ 184,885	235,572	
Legal	14,000	2,916	\$ 3,888	4,000	
Employee Travel/Training	9,000	5,927	\$ 7,903	8,000	
Board Travel/Training	3,500	614	\$ 819	2,000	50/50 Split with MF
Admin Sundry	3,700	1,273	\$ 1,697	2,500	
Bank Charges	2,800	1,545	\$ 2,060	2,250	Directly related to deposited funds
Payroll Processing	2,600	2,296	\$ 3,061	3,000	
Office Supplies	7,900	8,332	\$ 11,109	9,000	
Temp Help	2,000	6,289	\$ 8,385	-	None Anticipated
Cleaning Contract	3,900	2,434	\$ 3,245	3,900	
IT Contract*	23,000	22,658	\$ 30,211	26,000	
MCS Software Support*	20,843	16,642	\$ 22,189	23,299	Current + 5%
Forms / Publications	1,500	6,351	\$ 8,468	8,500	
Shredding	750	243	\$ 324	750	
Telephone	8,100	7,250	\$ 9,667	9,600	
Cell Phones	1,150	518	\$ 691	1,150	
Internet	5,000	3,502	\$ 4,669	5,000	
Cable	450	313	\$ 417	450	
Postage & Meter	14,000	13,507	\$ 18,009	15,000	
Copier Lease	14,000	9,643	\$ 12,857	13,000	
Copier Maint	1,100	697	\$ 929	1,100	
Minor Equipment	1,000	-	\$ -	1,000	
Dues and Fees	4,000	1,639	\$ 2,185	3,500	
Tenant Background Checks	7,000	3,219	\$ 4,292	4,500	
HR Contract	21,600	79	\$ 105	-	No Future Need
Community Outreach	2,000	165	\$ 220	1,000	
Contracts - Other	2,000	2,369	\$ 3,159	2,000	
Rentellect	8,200	6,105	\$ 8,140	8,200	
Total Admin Expense	\$ 962,194	\$ 638,820	\$ 851,760	\$ 1,024,519	
Water	700	365	\$ 487	700	
Electric	4,000	1,977	\$ 2,636	3,500	
Gas	600	66	\$ 88	600	
Total Utilities Expense	\$ 5,300	\$ 2,408	\$ 3,211	\$ 4,800	
Maint Materials	-	-	\$ -	-	
Auto - Maintenance	3,500	189	\$ 252	2,000	
Auto - Fuel	2,400	1,334	\$ 1,779	4,500	Two inspectors
Total Ord Maint & Operations	\$ 5,900	\$ 1,523	\$ 2,031	\$ 6,500	
Security	650	416	\$ 555	650	
Insurance (SHARP)	8,019	7,495	\$ 9,993	10,493	Current + 5%
Other (Admin Port Fees)	7,000	4,984	\$ 6,645	7,000	
Bad Debt (Landlord)	-	-	\$ -	-	
Total General Expenses	\$ 15,669	\$ 12,895	\$ 17,193	\$ 18,143	
Total Operating Expenses	\$ 989,063	\$ 655,646	\$ 874,195	\$ 1,053,962	
Net Operating Income/ (Loss)	\$ 937	\$ 287,303	\$ 66,904	\$ 3,538	

Lake Metropolitan Housing Authority
Multi-Family FY 2023 Budget Worksheet

REVENUE	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2022 (Projected)	FY 2023 Budget	Comments
Tenant Rents	730,000	399,845	533,127	610,000	Anticipate normalized leasing rate
Tenant Assistance	774,098	585,751	781,001	880,000	Based on Rent Schedule less tenant rents @ 94%
Interest - Rep. Res.	100	82	109	124	
Other Tenant Income	21,500	16,856	22,475	26,000	Anticipate normal collection of fees
Total	\$ 1,525,698	\$ 1,002,534	\$ 1,336,712	\$ 1,516,124	
EXPENSES	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2022 (Projected)	FY 2023 Budget	
Admin Salaries	275,586	199,751	268,335	336,978	Based on Payroll Budget 3
Audit Costs	2,400	3,238	4,317	3,200	
Advertising	1,500	316	421	300	
Employee Benefits	112,408	75,886	101,181	128,786	Calculated at .391 of wages (from worksheet)
Legal	25,000	14,919	19,892	15,000	
Employee Travel & Training	15,000	7,614	10,152	7,000	
Board Training & Travel	3,500	400	533	2,000	50/50 Split with HCV
Admin Sundry	3,200	905	1,207	1,200	
Bank Charges	2,100	1,522	2,029	2,000	
Payroll Processing	1,900	1,818	2,424	2,200	
Office Supplies	2,800	3,140	4,187	4,000	
Temp Help	8,000	5,409	7,212	-	None anticipated
Cleaning Contract	1,350	1,837	2,449	1,350	Extra for Covid
IT Contract	10,000	9,330	12,440	9,000	Non-recurring expenses
MCS Software Support*	8,196	6,579	8,772	9,211	Current + 5%
Foms / Publications	2,600	976	1,301	1,500	
Shredding	500	80	107	200	
Telephone	3,000	2,384	3,179	3,000	
Cell Phones	2,500	1,136	1,515	1,400	
Answering Service	1,900	1,316	1,755	1,800	
Internet	2,100	1,442	1,923	2,000	
Cable	8,800	6,783	9,044	8,500	
Postage & Meter	5,000	4,502	6,003	6,000	
Copier Lease	4,500	3,170	4,227	4,200	
Copier Maintenance	500	229	305	350	
Minor Equipment	2,500	3,919	5,225	-	
Dues & Fees	6,000	2,385	3,180	3,200	
HR Contract	21,600	79	105	120	
Tenant Background Checks	4,000	680	907	1,100	
Community Outreach	3,000	242	323	370	
Resident Activities	3,000	-	-	1,200	
Resident Participation	500	2,832	7,800	8,000	RIP 3@200/month, 1@50/month
Contracts - Other	4,500	2,037	2,716	2,500	
Total Admin Expense	\$ 549,440	\$ 366,856	\$ 493,165	\$ 567,665	
Water	55,000	47,750	63,667	65,000	
Electricity	190,000	127,934	170,579	180,000	
Gas	25,000	18,406	24,541	25,000	
Total Utilities Expense	\$ 270,000	\$ 194,090	\$ 258,787	\$ 270,000	
Maint Salaries	162,225	123,219	164,292	181,454	Based on Payroll Budget 3
Temp Help	5,000	-	-	-	None Anticipated
Maint Supplies (other)	28,000	43,298	57,731	30,000	
Maint Materials	13,500	29,106	38,808	10,000	
Plumbing	1,800	937	1,249	1,200	
Cleaning Supplies	900	719	959	200	
Auto - Maintenance	8,500	1,373	1,831	1,500	
Auto - Fuel	5,000	2,750	3,667	3,500	
Hardware	3,100	2,746	3,661	2,500	
Keys & locks	1,600	4,604	6,139	1,500	
Paint	4,000	11,109	14,812	7,000	
Appliances	25,000	28,760	38,347	15,000	Replacement Reserve Item *
Contract Rubbish	14,000	10,339	13,785	14,000	
Contract HVAC	10,000	3,792	5,056	5,500	
Contract Elevators	15,000	16,176	21,568	15,000	
Contract Landscaping	17,700	5,870	7,827	12,000	
Contract Unit Turn Expense	-	60,113	80,151	30,000	
Contract Electric	8,000	4,056	5,408	5,500	
Contract Plumbing	15,000	2,819	3,759	4,000	
Contract Exterminating	10,500	5,684	7,579	5,500	
Contract Repairs	11,500	13,025	17,367	7,500	Bed Bug Maintenance
Contract Uniforms	3,700	1,022	1,363	1,500	Non-recurring
Maint Contracts - other	17,000	52,449	69,932	20,000	
Employee Benefits	66,189	56,808	75,744	68,388	Calculated at .391 of wages (from worksheet)
Total Ord Maint & Operations	\$ 447,194	\$ 480,774	\$ 641,032	\$ 442,742	
Security	10,000	5,719	7,625	8,800	
Insurance (SHARP)	59,883	44,694	59,592	62,572	Most recent SHARP renewal +5%
Real Estate Tax & Assessments	5,000	3,314	4,419	4,500	Assessments only
Bad Debt	32,000	(2,479)	(3,305)	-	
Replacement Reserve Deposits	146,784	101,840	135,787	156,120	\$13,010 per month* (contract rate w/ inflation factor)
Total General Expenses	\$ 253,667	\$ 153,088	\$ 68,331	\$ 231,992	
Total Operating Expenses	\$ 1,520,301	\$ 1,194,808	\$ 1,461,315	\$ 1,512,398	
Net Operating Income/ (Loss)	\$ 5,397	\$ (192,274)	\$ (124,603)	\$ 3,726	

Lake Metropolitan Housing Authority
Public Housing FY 2023 Budget Worksheet

REVENUE	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Tenant Rents	90,000	51,661	68,881	70,000	
HUD Subsidy	130,000	58,737	78,316	84,050	CY2022 Renewal
HUD Capital Funds for Operations	34,476	34,826	46,435	34,476	Assuming all CFP to Operations
HUD Capital Funds for Admin*	-	-	-	-	
Other Tenant Income	1,000	1,076	1,435	1,000	
Interest*	-	-	-	-	
Total	\$ 255,476	\$ 146,300	\$ 195,067	\$ 189,526	
EXPENSES	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	
Admin Salaries	37,581	26,980	35,973	29,818	Based on Payroll Budget 3
Audit Costs	400	408	544	400	Pro-rated portion of all audit related fees
Advertising	500	2	3	200	
Employee Benefits	15,329	10,249	13,665	11,352	Calculated at .391 of wages (from worksheet)
Legal	4,000	679	905	1,000	
Employee Travel & Training	1,000	93	124	1,000	
Board Training & Travel	500	54	72	500	
Admin Sundry	500	79	105	500	
Bank Charges	1,500	990	1,320	1,500	
Payroll Processing	225	176	235	250	
Office Supplies	350	392	523	550	
Temp Help	1,000	566	755	-	
Cleaning Contract	160	280	373	400	
IT Contract	1,800	1,333	1,777	1,800	
MCS Software Support*	1,171	940	1,253	1,316	Current + 5%
Forms / Publications	300	256	341	350	
Shredding	80	10	13	80	
Telephone	350	298	397	400	
Cell Phones	500	219	292	500	
Answering Service	200	136	181	200	
Internet	300	206	275	300	
Cable	1,000	726	968	1,000	
Postage & Meter	600	469	625	650	
Copier Lease	600	396	528	600	
Copier Maintenance	50	59	79	80	
Minor Equipment	2,400	-	-	2,400	Non-Maintenance Equipment
Dues & Fees	340	131	175	340	
HR Contract	2,400	76	101	-	
Tenant Background Checks	400	71	95	400	
Community Outreach	400	26	35	400	
Resident Activities	1,000	-	-	1,000	
Resident Participation	-	-	-	-	
Contracts - Other	300	213	284	300	
Total Admin Expense	\$ 77,236	\$ 46,513	\$ 62,017	\$ 59,586	
Water	10,000	3,629	4,839	6,000	
Electricity	4,000	2,938	3,917	5,000	
Gas	3,500	3,182	4,243	5,000	
Total Utilities Expense	\$ 17,500	\$ 9,749	\$ 12,999	\$ 16,000	
Maint Salaries	23,919	19,737	26,316	27,803	Based on Payroll Budget 3
Temp Help	1,100	-	-	1,100	
Maint Supplies (other)	3,000	10,422	13,896	3,500	
Maint Materials	1,450	6,636	8,848	3,000	
Electrical	250	-	-	250	
Plumbing	250	98	131	250	
Cleaning Supplies	100	75	100	100	
Auto - Maintenance	800	144	192	800	
Auto - Fuel	600	216	288	600	
Hardware	350	288	384	350	
Keys & Locks	150	482	643	700	
Paint	500	1,162	1,549	1,500	
Appliances	2,500	8,740	11,653	3,000	
Contract Rubbish	1,950	1,412	1,883	1,950	
Contract HVAC	500	1,139	1,519	1,600	
Contract Landscaping	3,300	1,252	1,669	3,000	
Contract Unit Turn Expense	-	-	-	-	
Contract Electric	250	-	-	250	
Contract Plumbing	5,000	625	833	5,000	
Contract Exterminating	500	-	-	500	Bed Bug Maintenance only
Contract Repairs	500	-	-	500	
Contract Uniforms	500	107	143	500	
Maint Contracts - other	7,900	25,555	34,073	7,900	
Employee Benefits	9,756	7,498	9,997	10,436	Calculated at .391 of wages (from worksheet)
Total Ord Maint & Operations	\$ 65,125	\$ 85,588	\$ 114,117	\$ 74,589	
Security	3,500	1,166	1,555	3,500	
Insurance (SHARP)	5,811	4,352	5,803	6,093	Most recent SHARP renewal +5%
Real Estate Tax & Assessments	1,000	955	1,273	1,300	Real Estate Assessments only
PILOT	7,350	4,298	5,731	5,500	Based on Formula
Bad Debt	4,500	-	-	4,500	
Total General Expenses	\$ 22,161	\$ 10,771	\$ 14,361	\$ 20,893	
Total Operating Expenses	\$ 182,022	\$ 152,621	\$ 203,495	\$ 171,068	
Net Operating Income/ (Loss)	\$ 73,454	\$ (6,321)	\$ (8,428)	\$ 18,458	

Lake Metropolitan Housing Authority
ParkView Place (LMHA) FY 2023 Budget Worksheet

REVENUE	FY 2022 Budget	Fiscal Year 2022 (Through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget (Preliminary)	Comments
Tenant Rents	120,000	102,943	137,257	135,000	
Other Tenant Income	500	90	120	200	
Interest*	1,500	196	261	250	
Total	\$ 122,000	\$ 103,229	\$ 137,639	\$ 135,450	
EXPENSES	FY 2022 Budget	Fiscal Year 2022 (Through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget (Preliminary)	
Admin Salaries	18,480	9,919	13,225	15,096	based on payroll budget **
Audit Costs	150	169	225	180	
Advertising	500	1	1	300	
Employee Benefits	7,538	3,768	5,024	5,808	Calculated at .391 of wages (from worksheet)
Legal	2,500	1,224	1,632	2,500	
Employee Travel & Training	500	70	93	500	
Board Training & Travel	250	50	67	250	
Admin Sundry	600	58	77	400	
Bank Charges	50	-	-	50	
Payroll Processing	-	-	-	100	
Office Supplies	-	-	-	-	
Temp Help	500	314	419	500	
Cleaning Contract	-	108	144	180	
IT Contract	-	-	-	-	
Forms / Publications	60	10	13	60	
Shredding	-	-	-	-	
Telephone	-	-	-	-	
Cell Phones	300	120	160	300	
Answering Service	-	-	-	-	
Internet	50	-	-	50	
Cable	800	435	580	800	
Postage & Meter	350	282	376	380	
Copier Lease	-	-	-	100	
Copier Maintenance	-	-	-	-	
Minor Equipment	-	-	-	-	
Dues & Fees	300	73	97	300	
HR Contract	2,400	9	12	-	
Tenant Background Checks	500	40	53	500	
Community Outreach	500	13	17	500	
Resident Activities	-	-	-	-	
Resident Participation	-	-	-	-	
Contracts - Other	1,500	119	159	1,500	
MCS Software Support*	-	-	-	-	
Total Admin Expense	\$ 37,828	\$ 16,782	\$ 22,376	\$ 30,354	
Water	6,000	2,176	2,901	5,000	
Electricity	3,500	2,079	2,772	4,000	
Gas	3,500	1,314	1,752	4,000	
Total Utilities Expense	\$ 13,000	\$ 5,569	\$ 7,425	\$ 13,000	
Maint Salaries	13,361	11,102	14,803	15,632	From Payroll 1 Worksheet
Temp Help	600	-	-	-	No anticipated need
Maint Supplies (other)	2,000	2,579	3,439	3,700	
Maint Materials	2,000	1,692	2,256	2,500	
Electrical	300	-	-	400	
Plumbing	250	54	72	400	
Cleaning Supplies	50	42	56	200	
Auto - Maintenance	500	80	107	500	
Auto - Fuel	350	120	160	300	
Hardware	200	160	213	250	
Keys & locks	150	268	357	400	
Paint	300	646	861	900	
Appliances	500	900	1,200	1,200	
Rubbish	1,200	848	1,131	1,200	
Heating & Cooling	800	-	-	500	
Landscaping	2,600	705	940	2,600	
Unit Turn Expense	-	-	-	-	To include contractors used to turn units (painting,
Electrical	-	690	920	-	
Plumbing Contract	3,000	375	500	3,000	
Exterminating	1,000	-	-	1,000	
Repairs	2,000	-	-	2,000	
Uniforms	200	59	79	200	
Maint Contracts - other	3,500	5,901	7,868	3,500	
Employee Benefits	5,450	4,217	5,623	5,867	Calculated at .391 of wages (from worksheet)
Total Ord Maint & Operations	\$ 40,311	\$ 30,438	\$ 40,584	\$ 46,249	
Security	2,500	699	932	2,500	
Insurance (SHARP)	3,476	2,597	3,463	3,636	Allocated at current +5% (December renewal)
Real Estate Assessments	850	573	764	850	Real Estate Assessments only
Bad Debt	2,500	1,874	2,499	2,500	
Total General Expenses	\$ 9,326	\$ 5,743	\$ 7,657	\$ 9,486	
Total Operating Expenses	\$ 100,465	\$ 58,532	\$ 78,043	\$ 99,089	
Net Operating Income/ (Loss)	\$ 21,535	\$ 44,697	\$ 59,596	\$ 36,361	

RESOLUTION NO. 7-2022

A RESOLUTION AUTHORIZING AND DIRECTING THE CHAIRPERSON AND THE EXECUTIVE DIRECTOR TO EXECUTE AND FILE THE PHA ANNUAL PLAN FOR FISCAL YEAR 2022 WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

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

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

SECTION 1. The Chairperson and the Executive Director are hereby authorized and directed to execute the annual plan as attached as Exhibit "A" to this Resolution and to cause said plan to be filed with the U.S. Department of Housing and Urban Development.

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

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

Passed: June 8th, 2022

Jeffrey Mackey, Chairperson

Attest:

I, Eric P. Martin, Executive Director/Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 7-2022 was duly passed by vote of the Board of Commissioners for the Lake Metropolitan Housing Authority, Lake County, Ohio at a duly noticed meeting of the Board on this 8th day of June 2022.

Eric P. Martin, Secretary

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 7/1/2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

- 903.7a Housing Needs
 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
 903.7c Financial Resources
 903.7d Rent Determination Policies
 903.7h Demolition and Disposition
 903.7k Homeownership Programs
 903.7r Additional Information
- A. Progress in meeting 5-year mission and goals
 B. Criteria for substantial deviation and significant amendments
 C. Other information requested by HUD
1. Resident Advisory Board consultation process
 2. Membership of Resident Advisory Board
 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

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

the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

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

Lake Metropolitan Housing Authority

OH-025

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2020 - 2024

X Annual PHA Plan for Fiscal Year 2022

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

Name of Executive Director:

Eric P. Martin

Name of Board Chairman:

Jeffrey Mackey

Signature

Date

Signature

Date

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

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

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
---------------------------------------------------------	-------------------------------------------------------------------------------------------------	--------------------------------------------------

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

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Lake Metropolitan Housing Authority</u> PHA Code: <u>OH-025</u> PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/1/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>25</u> Number of Housing Choice Vouchers (HCVs) <u>1501</u> Total Combined <u>1526</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

B.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p style="text-align: center;">Please refer to HUD for 50075.2 Approved by HUD, March 17, 2020</p>

B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
B.1	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>
<p>C Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form HUD-50077-CRT-SM, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>

<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to</p>

complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Goal

Strengthen partnership and collaboration with the Lake County government and Fair Housing Resource Center, Inc. in support of our shared goal to affirmatively further fair housing.

STRATEGY and PROGRESS

Lake MHA continues to affirmatively further fair housing to ensure equal access to assisted housing. Lake MHA remains responsive to claims of unfair treatment and works with complainants to resolve concerns. If the matter is of a nature requiring a greater response, staff directs individuals to the Lake County Fair Housing Resource Center and Equal Opportunity Office of HUD. Lake MHA continues to work in partnership with the Lake County government, as well as the Fair Housing Resource Center, Inc. to implement a shared Assessment of Fair Housing. In addition, Lake MHA will seek educational opportunities to help build intellectual capital within the organization to work in concert with the Lake County government and the Fair Housing Resource Center, Inc. to help the enforcement and administration of fair housing in the community.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small PHAs

- A. **PHA Information.** All PHAs must complete this section. (24 CFR §903.4)
 - A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))
PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))
- B. **Plan Elements.** PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 Revision of Existing PHA Plan Elements. PIAs must:

Identify specifically which plan elements listed below that have been revised by the PIA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR § 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. (24 CFR §903.7(c)

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d)

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PIA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PIAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PIA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

HOPE VI or Choice Neighborhoods. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for HOPE VI is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopc6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopc6/mfph#4

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition, and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or

other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices](#).

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

B. Annual Plan Elements Submitted All Other Years (Years 1-4). PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers (or addresses)), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices](#).

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.2 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs

can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by IIUD on XX/XX/XXXX."

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)
- C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Lake Metropolitan Housing Authority

OH025

PHA Name

PHA Number/HA Code

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

Name of Authorized Official Jeffrey Mackey

Title Board Chairperson

Signature

Date



Lake Metropolitan Housing Authority

2022 Annual PHA Plan

PROGRESS REPORT

Despite the continued impact of the COVID-19 pandemic, Lake MHA has not experienced major interruptions in programs and services over the past 12-months. However, leasing and occupancy rates remain below normal levels due to the persistence of the pandemic and a competitive rental market. To mitigate these challenges, Lake MHA will continue to make investments in hiring and reallocating current human capital. This should provide the necessary administrative support to increase the number of housing vouchers issued to families. Moreover, as Lake MHA is becoming better accustomed to mitigating the challenges of the past 2 years, significant capital investments in maintenance and repairs are currently underway at Woodlawn Homes, Washington Square, Parkview Place, and Jackson Towers. Moving forward, Lake MHA remains hopeful that through continued outreach and marketing efforts, creative programs, and leasing incentives, Lake County residents will have access to more housing options and opportunities.

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

Objectives:

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

Progress:

- A. Lake MHA will be upgrading its security systems at Woodlawn Homes, Jackson Towers, and Washington Square in 2022.
- B. Adequate parking at Woodlawn Homes remains a concern for residents. Lake MHA anticipates having the parking lot layout reviewed to determine if additional capacity is possible. Work is underway to add more handicap parking spaces at Washington Square.
- C. Lake MHA continues to foster strong partnerships with Painesville and Willoughby City Police Departments. Their response times and follow-through on matters of concern have been excellent.

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

Objectives:

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

Progress

- A. The Department of Housing and Urban Development has approved the disposition of the remaining 25 Public Housing units at Parkview Place in Willoughby through negotiated sale to its non-profit affiliate, REACH. As a result, Lake MHA has issued Temporary Protection Vouchers to the remaining Public Housing tenants living at Parkview Place. Lake MHA is providing relocation assistance and subsidies to cover moving costs and other related expenses.
- B. Lake MHA is currently making capital investments in the Jackson Towers Façade project, Woodlawn Homes waterproofing project, replacing the fire alarm system at Washington Square, and bringing security cameras back online at Jackson Towers, Washington Square, and Woodlawn Homes.

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

Objectives:

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

Progress:

- A. Lake MHA has received approval to dispose of its Public Housing program. As a result, the housing authority will be converting the remaining 25 Public Housing units in Willoughby into affordable apartments with the potential for additional units subsidized under the Housing Choice Voucher program. The completion of this project will provide low-income to extremely low-income families with more choices of affordable housing in areas having greater access to economic opportunities. This will initiate the first expansion of our housing programs under the auspices of the housing authority's non-profit affiliate, REACH.
- B. Lake MHA has not been successful with progress on this objective, but it remains a goal for the next five years.

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

Objectives:

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

Progress:

- A. The overwhelming majority of older adults prefer to age in place by remaining in their current homes or communities. Lake MHA will continue to seek ways to assist our residents.
- B. Lake MHA continues to affirmatively further fair housing to ensure equal access to assisted housing. Lake MHA remains responsive to claims of unfair treatment and works with complainants to resolve concerns. If the matter is of a nature requiring a greater response, staff directs individuals to the Lake County Fair Housing Resource Center and Equal Opportunity Office of HUD. Lake MHA continues to work in partnership with the Lake County, as well as the Fair Housing Resource Center, Inc. to implement a shared Assessment of Fair Housing. In addition, Lake MHA will seek educational opportunities to help build intellectual capital within the organization to work in concert with the Lake County government and the Fair Housing Resource Center, Inc. to help the enforcement and administration of fair housing in the community.
- C. Lake MHA is currently seeking additional vouchers to provide increased housing opportunities for individuals living with a disability. Lake MHA is partnering with Extended Housing Inc. to further explore the possibility of bringing project-based housing assistance opportunities to individuals living with mental and physical disabilities in Lake County. Lake MHA will continue to seek additional partnerships with Project Hope for the Homeless and Lake Geauga Habitat for Humanity to collaborate on other project-based housing assistance opportunities.

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

Objectives:

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

Progress:

- A. Lake MHA is pursuing additional funding that could offer opportunities to engage area landlords through a comprehensive landlord incentive program. Lake MHA remains hopeful that this program will improve landlord engagement among landlords of residential single-family home units.
- B. Lake MHA is resuming quarterly meetings to reengage the Resident Advisory Boards at each property

- C. Lake MHA undertakes this activity annually, in conjunction with its annual plan submissions.

- D. Lake MHA will continue to aggressively hire staff and repurpose existing personnel to bolster needed administrative support to offer more housing opportunities to the residents of Lake County.

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

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

OMB No. 2577-0226

Expires 3/31/2024

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

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

certify that the 5-Year PHA Plan for fiscal years XX and/or Annual PHA Plan for fiscal year 2022 of the Lake Metropolitan Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

County of Lake

Local Jurisdiction Name

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

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

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

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

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

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

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