



NOTICE OF MEETING

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

**6:00 p.m. on Wednesday, June 14, 2023, in the Community Room at
Washington Square
111 E. Washington Street, Painesville, OH 44077**

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

REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Minutes – May, 2023
4. CEO Report
5. April Finance Reports and Bills (May Financials)
6. Resolutions: 6-2023 FY 2024 Operating Budget/ 7-2023 LMHA Administrative 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.



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www.lakehousing.org

**REGULAR MEETING OF THE
LAKE METROPOLITAN HOUSING AUTHORITY
May 10, 2023
Jackson Towers
6:00 P.M.**

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

PRESENT

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

ALSO PRESENT

John R. Hamercheck, Commissioner President
Marshal Pitchford, Attorney
Eric Martin, Chief Executive Officer
Stacy Carlson, Housing Coordinator
Roger Maltry, Supervisor Maintenance
Juan Kimble, Maintenance
Megan Furman, Director of Compliance

Chairperson's Comments

Chairperson Jeffrey Mackey called the meeting to order at 6:05 P.M.

Meeting Minutes:

April 12, 2023, Regular Board Meeting: The meeting minutes were accepted by unanimous acclamation.

CEO Report:

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

Housing Choice Voucher:

We are planning our first landlord event. Although we do not have a specific date, we anticipate the event happening sometime in July. The event will focus on hearing landlord concerns, answering questions, educating the general community on the benefits of accepting housing choice vouchers, and partnering with us long-term.

Our HCV lease-ups remained flat for the month, and our budget utilization remained steady at 95 percent. Our total HAP paid in April continues to rise by \$20,930 over March, while our incoming HAP increased by \$8,994.00.

PUBLIC HOUSING/MULTI-FAMILY PROGRAM/MARKET RATE:

Our Multi-Family lease-ups are rising as well as our revenue. As of April 2023, we have 22 vacancies which represents nearly a 91% occupancy rate.

As warmer weather approaches, we are conducting a spring spruce-up and landscaping project at our properties. The Woodlawn playground area will be receiving mulch around the swings and slide areas. We will be filling in holes and leveling the ground underneath the swings to make them better accessible and functional for children. We are also looking to replace a damaged plastic slide and add additional security for the families by replacing the pole-mounted license plate reader and adding a 180-degree camera to complete full surveillance at the east end /cul-de-sac area of Sanders Avenue.



**REGULAR MEETING OF THE
LAKE METROPOLITAN HOUSING AUTHORITY
May 10, 2023
Jackson Towers
6:00 P.M.
(continued)**

PUBLIC HOUSING/MULTI-FAMILY PROGRAM/MARKET RATE: (continued)

We will be replacing the outdated sign above the Woodlawn Community Center. The community bulletin board is having an updated look with current information and plans to make the area look more inviting to attract attention. The roadside sign at Woodlawn is going to get a fresh coat of paint along with mulch and flowers to give it a more inviting appeal.

Staffing:

We have filled the final open HCV Specialist position. Her first day at LMHA was May 8th. Also, we will be relocating Human Resources to the Washington Square office. We believe that this will give LMHA staff better privacy in discussing personnel matters. Also, this will add more office space at the administrative building for better operating use among our program personnel.

Jackson Towers ServPro Remediation Update:

ServPro is nearing the end of the work in unit 212. As of the week of 4/30/2023, ServPro indicated that they would finish the installation of the VCT tile and install the cove base on all walls. Last, will be installing both the bathroom and closet doors.

LMHA is continuing to work with its insurance provider to cover all costs for the repairs. Currently, LMHA is awaiting roughly a \$40,000 reimbursement from its provider for the out-of-pocket payment made to ServPro to initiate the construction phase of the project.

ServPro plans to begin installing the drywall (4-3-2023) and bathtub. The ceiling in the main area is also scheduled for repair and will be coated and stippled. Afterward, ServPro will tape and coat the installed drywall.

March Finance Report:

A motion was made by Vice Chairperson Charles Stennis and seconded by Cynthia Brooks to approve the March financials. March financials were approved by roll call with 7 ayes from Charles Stennis, Gregory Schmidt, Kathryn Popp, Jeffrey Mackey, George Phillips, Cynthia Brooks, and Julius Williams.

Adjournment:

A motion was made by Chairperson Jeffrey Mackey to adjourn the meeting and was accepted by unanimous acclamation. The meeting adjourned at 6:58 p.m.





Meeting of The Board of Commissioners CEO Report June 2023

Housing Choice Voucher:

As we continue to plan our first Landlord engagement event, we have garnered interest with the Lake County Fair Housing Resource Center to serve as a cosponsor. We are currently considering a handful of venues and will be reaching out to FHRC with further details. We now are anticipating holding the event sometime in late August or early September. We also remain hopeful that HUD will serve as a partner of the event as well.

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

Public Housing/Multi-Family Program/Market Rate:

Our Multi-Family lease-ups remained flat from the previous period. We had a handful of moveouts over the past month. However, we are still realizing a steady increase in both our subsidy and rental income.

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



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

Staffing:

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

Jackson Towers ServPro Remediation Update:

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

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

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



Housing Choice Voucher Program

Month Ending May 2023

Leased Action	Mar-23	Apr-23	May-23						
Monthly Budget Authority	\$756,356	\$785,725	\$785,725						
Units under lease (1st of month) + HO	1168	1168	1181	As of 5/1/23					
VASH vouchers leased up (26)	12	12	12						
FUP vouchers leased up (25)	15	14	13						
Mainstream vouchers leased up (26)	31	32	33						
Utilization (baseline 1552 eff. 1/1/2023)	75%	75%	76%						
Total HAP paid (UA's, ports & HO)	\$726,558	\$747,488	\$759,116						
Total incoming HAP	\$690,609	\$699,603	\$408,773						
Monthly utilization of budget	96%	95%	97%						
HCV Error Analysis Report	Mar-23	Apr-23	May-23						
Audit Error rate	55%	38%	53%						
# of files audited	20	16	17						
# of files in audit with errors	11	6	9						
QC Error Rate	55%	38%							
Informal Hearing/Terminations	Mar-23	Apr-23	May-23						
Informal Hearings conducted	1	1	1						
Informal Reviews conducted	1	2	2						
End of Participations (EOP's)	11	9	11	Updated 3 months EOP report attached explaining most recent					
Leasing Activity	Mar-23	Apr-23	May-23						
# of New Admissions	11	6	4						
# of Moves	5	5	4						
# of Port-Ins	0	0	1						
# of Port-Outs	3	0	1						
# of Vouchers issued	33	22	17	8 of these were moves					
# of Vouchers on the street	58 + 10 voucher appts. Scheduled	55	34	10 vouchers pending inspections					
				10 vouchers pending executed HAP					
Vouchers Expired	20	6 - 2 of these were moves	12	9 Vouchers pending signed leases					
FSS/Homeownership	Mar-23	Apr-23	May-23						
Active FSS participants	23	22	23						
Current Homeowners	3	3	3						
Wait List Activity	Mar-23	Apr-23	May-23						
Number of Applicants on WL	654	644	647	2021 HCV as of 6/1/2023					
# of applicants pulled from Wait List	0	0	50 + 4 choice mob						
Initial Briefing Meetings	0	0	6/20/2023						
2nd & Final Chance	0	0	0						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Mar-23	279	Included in AR	37	12	0	*	10	*	338
Apr-23	319	Included in AR	29	4	2	*	21	*	388
May-23	269	Included in AR	30	0		*	21	*	336
April had 13 QC Inspections	May had 16 QC Inspections								
Report Completed by: Theresa Lee	*included in special and port inspections								



Multifamily/Public Housing Programs

Month Ending May 2023

Occupancy Rate	Mar-23	Apr-23	May-23		
Percentage leased as of 06/01/2023	81%	82%	82%		
# of vacancies (265 total MF & PH units) as of 06/01/2023	50	47	49	25 PVP	
T.A.R. (Tenant Account Receivables)	Mar-23	Apr-23	May-23		
Current Rent Roll	\$55,782	\$57,364	\$59,719		
Rent Collected	\$53,193	\$51,720	\$42,145		
Percentage Collected	95%	90%	71%		
PH Error Analysis Report	Mar-23	Apr-23	May-23		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Mar-23	Apr-23	May-23		
# of applicants on MF Wait List (end of month)	904	949	995		
Evictions	Washington	Jackson	Woodlawn	ParkView	Total
WRIT/Restitution/Possession of property					
14 Day notices served (non-payment)					0
30 Day notices served (lease violations)			1		1
3 Day notices (non-pay)					0
3 Day notices (lease violation)					0
10 Day notices (lease violation)					0
30 Day notices (non-pay)	4	3	9		16
Tenant Relations	Washington	Jackson	Woodlawn	ParkView	
Date of quarterly resident meetings held	4/19/2023	4/18/2023	4/20/2023		
Next Meeting Scheduled for: July 2023					
Police Reports received from 05/02/2023 through 06/05/2023	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault		1			1
Domestic/Civil/Harassment	2	3	4		9
Drug arrest/drug related confirmed					0
Drug complaint not confirmed					0
Theft/Burglary					0
Well Checks	1				1
Arrest/Warrant Served		1	1		2
Identity Theft					0
LMHA Standby Request/Trespassing					0
Disturbance/Noise/Disorderly Conduct		2	2		4
Not classified/Police Foot Patrols		3	2		5
Total calls for current month					22
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month			4		4
Move outs for current month			3		3
Unit transfers for current month					0
Report Completed by: Theresa Lee					

Lake Metropolitan Housing Authority

Finance Report

April 2023

(Prepared for the April 14, 2023 Board Meeting)

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

FY 2024 Preliminary Budget:

Included with this report is the fiscal year 2024 budget for approval. A small adjustment to the Advertising line which will allow Lake MHA the ability to update our website in the next fiscal year.

Multifamily Program – Our revenues for the program are based on our potential rent for the program during the fiscal year if we maintain 100% occupancy. The Vacancy Loss Expense has been calculated with a goal of averaging an 87% occupancy in this program. As of April, we are operating at a 91% occupancy – and with a full and strong staff in our intake department, or intent is to maintain and outperform this goal.

Housing Choice Voucher Program – Our anticipated revenues are consistent with our current operating results. We are optimistic that our voucher utilization will continue to trend upwards and we will exceed these expectations. Program expenses remain constant in this program.

Parkview – The Market Rate and Public Housing budgets are included. The Market Rate Program is projected to remain profitable in the coming Fiscal Year. The sale of the Public Housing units is anticipated to occur in Fiscal Year 2024.

Fiscal Year 2023

Attached are the preliminary April 2023 financials.

Multi-Family (RAD):

The Multi-Family Program is positive for the month of April and currently negative for year-to-date. We are seeing a positive shift in our funding for the program as our vacancy numbers are decreasing.

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

Housing Choice Voucher:

The Housing Choice Voucher Program is negative for the month and has a \$104,737 surplus for our year-to-date operational results. This is our most consistent program and anticipate continued success as we increase our utilization of vouchers.

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

Parkview (Public Housing/Market Rate):

The Market Rate program remains positive in April, year-to-date and against the budget. The Public Housing program is negative for April.

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

Overall Indicators:

The Fiscal Year 2023 Payroll projections are included through the April 27, 2023 payroll.

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

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

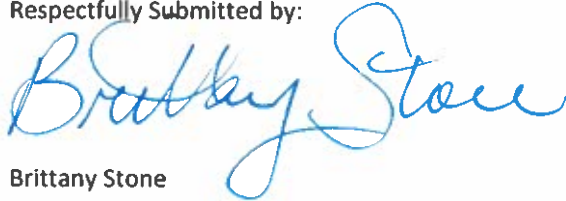
Banking and Investments:

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

Accounts Payable:

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

Respectfully Submitted by:



Brittany Stone

CFO

Lake Metropolitan Housing Authority - Major Programs

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

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

(Preliminary - For Internal Use Only)

	This Month	Fiscal Year 2023			Fiscal Year 2022		
		Year-to-Date	YTD Budget	Variance	Year-to-Date	Variance	
Multi-Family							
Operating Income	\$ 129,328	\$ 1,240,394	\$ 1,263,437	\$ (23,043)	\$ 1,240,129	\$ 265	
Administrative Expenses	\$ 36,292	\$ 449,782	\$ 465,554	\$ (15,772)	\$ 413,314	\$ 36,468	
Utility Expenses	22,441	226,092	225,000	1,092	225,231	861	
Operations Expense	39,253	508,356	373,952	134,404	530,609	(22,253)	
General Expense	6,233	66,947	59,477	7,470	69,494	(2,547)	
Surplus / (Deficit)	\$ 25,109	\$ (10,783)	\$ 139,454	\$ (150,237)	\$ 1,481	\$ (12,264)	

Section 8						
Operating Income	\$ 90,489	\$ 922,618	\$ 881,250	\$ 41,368	\$ 1,100,861	\$ (178,243)
Administrative Expenses	\$ 93,548	\$ 795,791	\$ 845,432	(49,641)	\$ 711,525	84,266
Utility Expenses	333	3,741	4,000	(259)	3,040	701
Maintenance Expense	912	7,267	5,417	1,850	8,826	(1,559)
General Expense	773	11,082	15,119	(4,037)	14,466	(3,384)
Surplus / (Deficit)	\$ (5,077)	\$ 104,737	\$ 11,282	\$ 93,455	\$ 363,004	\$ (258,267)

CONSOLIDATED						
Operating Income	\$ 219,817	\$ 2,163,012	\$ 2,144,687	\$ 18,325	\$ 2,340,990	\$ (177,978)
Administrative Expenses	\$ 129,840	\$ 1,245,573	\$ 1,310,986	\$ (65,413)	\$ 1,124,839	\$ 120,734
Utility Expenses	22,774	229,833	229,000	833	228,271	1,562
Operations Expense	40,165	515,623	379,369	136,254	539,435	(23,812)
General Expense	7,006	78,029	74,596	3,433	83,960	(5,931)
Surplus / (Deficit)	\$ 20,032	\$ 93,954	\$ 150,736	\$ (56,782)	\$ 364,485	\$ (270,531)

Lake Metropolitan Housing Authority

Balance Sheet

April 2023

Program: RAD - PBRA

Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	(53.09)	256.11
1111.800 Cash - RAD PBRA	13,616.92	414,109.84
1113.000 Cash - Replacement Reserve	13,335.65	1,332,728.82
1114.000 Cash - Tenant Sec. Deposits	6,330.36	63,813.83
1122.000 Accs Rec Tenants (S)	2,898.61	56,594.13
1122.009 Tenant Repayment Agreements (S)	752.00	5,979.00
1129.000 A/R - Other	0.00	60,362.07
1129.300 A/R - Employee	0.00	469.37
1140.001 A/R Parkview Place	5,621.01	(3,289.20)
1140.002 A/R Public Housing	(8,082.57)	11,220.64
1140.003 A/R REACH	0.00	155.00
1140.005 A/R S-B Voucher	2,475.52	90,127.87
1140.006 A/R State/Local	0.00	(3,447.65)
1211.000 Prepaid Insurance	(5,276.17)	36,933.15
1250.000 Prepaid Expense	(887.58)	7,100.60
1400.600 Land	0.00	692,731.00
1400.601 Land - Development (Lots)	0.00	29,490.74
1400.700 Buildings	0.00	3,910,612.00
1400.710 Bldg. & Land Improvements	0.00	5,852,082.00
1400.750 Bldg, Land & Improvements - Admin	0.00	6,278.44
1400.800 Furn, Equip, Mach - Dwellings	0.00	48,472.36
1400.900 Furn, Equip, Mach - Admin	0.00	343,483.55
1400.901 Equipment - Vehicles	0.00	160,775.43
1400.950 Accumulated Depreciation	0.00	(9,429,611.78)
1400.960 Accumulated Amortization - Leases	0.00	(3,809.25)
1400.990 Construction-In-Progress	0.00	19,087.68
1490.000 Leased Asset	0.00	18,084.13
1500.100 Net OPEB Asset	0.00	73,869.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	79,910.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	4,912.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	84,822.00
TOTAL ASSETS	30,730.66	3,879,480.88
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	1,058.22	66,904.60
2111.009 A/P - Public Housing (S)	2,201.00	2,468.00
2114.000 Tenants Sec. Dep. (S)	685.00	56,254.50
2114.300 Pet Deposit (S)	250.00	6,000.00
2114.314 Interest - Tenant Security Deposits	14.33	129.33
2117.200 OPERS Payable	1,501.50	12,123.88
2117.800 Deferred Comp W/H	0.00	530.00
2117.902 Misc. Payroll - AFLAC	(152.46)	276.00
2117.950 A/P - Ohio BWC	0.00	(27.00)
2117.999 A/P Payroll Other - Employee	0.00	(136.51)
2135.100 Acc. Comp Absences	0.00	3,643.13
2135.200 Comp. Absences - Non Current	0.00	14,649.64
2400.000 Lease Liability (Current)	0.00	4,210.00

**Lake Metropolitan Housing Authority
Balance Sheet
April 2023**

Program: RAD - PBRA Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES		
2400.100 Lease Liability (Non-Current)	0.00	10,313.63
2500.000 Net Pension Liability	0.00	191,166.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	238,211.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	90,232.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	328,443.00
TOTAL LIABILITIES	5,557.59	696,948.20
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	1,373,771.74
2805.000 Temporarily Restricted Net Position	0.00	1,335,393.59
2806.000 Unrestricted Net Position	0.00	447,494.17
2806.000 Unrestricted Net Position (Current Year)	25,173.07	25,873.18
TOTAL SURPLUS	25,173.07	3,182,532.68
TOTAL LIABILITIES AND SURPLUS	30,730.66	3,879,480.88
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Ten Months Ending 04/30/2023
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	53,869.00	50,833.33	3,035.67	512,248.78	508,333.33	3,915.45	610,000.00	(97,751.22)
3121.000 Tenant Assistance Payments - M/F	74,742.00	73,333.33	1,408.67	720,276.00	733,333.33	(13,057.33)	880,000.00	(159,724.00)
3300.113 Interest - Rep. Res	325.65	10.33	315.32	2,715.46	103.33	2,612.13	124.00	2,591.46
3690.000 Other Income - Tenant	391.00	2,166.67	(1,775.67)	5,154.05	21,666.67	(16,512.62)	26,000.00	(20,845.95)
TOTAL OPERATING INCOME	129,327.65	126,343.66	2,983.99	1,240,394.29	1,263,436.66	(23,042.37)	1,516,124.00	(275,729.71)
NON-OPERATING INCOME								
3690.900 Other Income - Miscellaneous	64.26	0.00	64.26	36,656.26	0.00	36,656.26	0.00	36,656.26
TOTAL NON-OPERATING INCOME	64.26	0.00	64.26	36,656.26	0.00	36,656.26	0.00	36,656.26
TOTAL INCOME	129,391.91	126,343.66	3,048.25	1,277,050.55	1,263,436.66	13,613.89	1,516,124.00	(239,073.45)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	26,729.59	26,061.50	1,351.91	237,869.28	280,815.00	42,945.72	336,978.00	99,108.72
4120.000 Auditing Fees	12.92	266.67	253.75	2,467.40	2,666.67	199.27	3,200.00	732.60
4140.100 Advertising - Other	0.00	25.00	25.00	865.20	250.00	(615.20)	300.00	(565.20)
4150.000 Benefits Expense	(1,739.59)	10,732.17	12,471.76	86,898.03	107,321.67	20,423.64	128,786.00	41,887.97
4170.000 Legal Expenses	635.40	1,250.00	614.60	10,872.05	12,500.00	1,627.95	15,000.00	4,127.95
4185.000 Staff Training	314.15	0.00	(314.15)	4,460.66	0.00	(4,460.66)	0.00	(4,460.66)
4190.000 Office Sundry Expense	85.94	100.00	14.00	441.41	1,000.00	558.59	1,200.00	758.59
4190.020 Bank Charges	234.66	166.67	(68.19)	2,313.58	1,666.67	(646.91)	2,000.00	(313.58)
4190.050 Payroll Processing Charges & Forms	222.91	183.33	(39.58)	2,366.34	1,833.33	(533.01)	2,200.00	(166.34)
4190.100 Office Supplies	198.93	333.33	134.40	4,306.78	3,333.33	(973.45)	4,000.00	(308.78)
4190.110 Temporary Help	0.00	0.00	0.00	2,525.56	0.00	(2,525.56)	0.00	(2,525.56)
4190.120 Cleaning Contract	1,445.08	112.50	(1,332.58)	15,692.11	1,125.00	(14,567.11)	1,350.00	(14,342.11)
4190.130 Contract - IT Services	1,903.60	750.00	(1,153.60)	12,083.46	7,500.00	(4,583.46)	9,000.00	(3,083.46)
4190.140 Contract - MCS	887.58	767.58	(120.00)	8,478.18	7,675.83	(802.35)	9,211.00	732.82
4190.145 Forms and Publications	0.00	125.00	125.00	3,902.40	1,250.00	(2,652.40)	1,500.00	(2,402.40)
4190.150 Shredding	0.00	16.67	16.67	558.60	166.67	(391.93)	200.00	(358.60)
4190.200 Telephone	236.32	250.00	13.68	2,957.74	2,500.00	(457.74)	3,000.00	42.26
4190.201 Cell Phones	269.88	116.67	(153.21)	2,498.46	1,166.67	(1,331.79)	1,400.00	(1,098.46)
4190.205 Answering Service	121.45	150.00	28.55	1,330.38	1,500.00	169.62	1,800.00	469.62
4190.210 Internet Expense	923.94	166.67	(757.27)	7,717.71	1,666.67	(6,051.04)	2,000.00	(5,717.71)
4190.220 Cable	705.79	708.33	2.54	7,773.15	7,083.33	(689.82)	8,500.00	726.85
4190.300 Postage & Meter	1,005.60	500.00	(505.60)	4,939.15	5,000.00	60.85	6,000.00	1,060.85
4190.400 Copier - Lease	339.60	350.00	10.40	3,697.92	3,500.00	(197.92)	4,200.00	502.08
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	291.67	291.67	350.00	350.00
4190.500 Admin Minor Equipment	94.41	0.00	(94.41)	9,848.84	0.00	(9,848.84)	0.00	(9,848.84)
4190.600 Dues & Fees	1,192.57	266.67	(925.90)	3,984.72	2,666.67	(1,318.05)	3,200.00	(784.72)
4190.900 Other Sundry Expense	0.00	0.00	0.00	2,348.66	0.00	(2,348.66)	0.00	(2,348.66)
4190.910 Tenant Background Checks	195.93	91.67	(104.26)	1,017.86	916.67	(101.19)	1,100.00	82.14
4190.950 HR Contract	0.00	10.00	10.00	859.05	100.00	(859.05)	120.00	(839.05)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.960 Community Outreach	0.00	30.83	30.83	789.11	308.33	(480.78)	370.00	(418.11)
4210.000 Resident Activities	0.00	100.00	100.00	378.52	1,000.00	621.48	1,200.00	821.48
4220.000 Resident Participation	274.99	666.67	391.68	3,285.06	6,666.67	3,381.61	8,000.00	4,714.94
4230.000 Contract - Other	0.00	208.33	208.33	154.97	2,083.33	1,928.36	2,500.00	2,345.03
TOTAL ADMIN EXPENSE	36,291.85	48,555.43	10,263.58	449,782.34	465,554.18	15,771.84	558,665.00	108,882.66
UTILITIES EXPENSE								
4310.000 Water	5,809.40	5,416.67	(392.73)	61,144.16	54,166.67	(6,977.49)	65,000.00	3,855.84
4320.000 Electricity	13,981.19	15,000.00	1,018.81	142,890.59	150,000.00	7,109.41	180,000.00	37,109.41
4330.000 Gas	2,650.77	2,083.33	(567.44)	22,056.77	20,833.33	(1,223.44)	25,000.00	2,943.23
TOTAL UTILITIES EXPENSE	22,441.36	22,500.00	58.64	226,091.52	225,000.00	(1,091.52)	270,000.00	43,908.48
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	14,717.56	15,121.17	403.61	169,376.47	151,211.67	(18,164.80)	181,454.00	12,077.53
4420.000 Maint. - Supplies (other)	3,937.41	2,500.00	(1,437.41)	42,705.25	25,000.00	(17,705.25)	30,000.00	(12,705.25)
4420.050 Maint. - Materials	5,868.59	833.33	(5,035.26)	28,899.71	8,333.33	(20,566.38)	10,000.00	(18,899.71)
4420.100 Maint. - Electrical	0.00	0.00	0.00	1,037.58	0.00	(1,037.58)	0.00	(1,037.58)
4420.200 Maint. - Plumbing	0.00	100.00	100.00	823.79	1,000.00	176.21	1,200.00	376.21
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	177.51	166.67	(10.84)	200.00	22.49
4420.400 Maint. - Auto	0.00	125.00	125.00	886.66	1,250.00	363.34	1,500.00	613.34
4420.410 Maint. - Fuel	158.75	291.67	134.92	2,771.18	2,916.67	145.49	3,500.00	728.82
4420.500 Maint. - Hardware	0.00	208.33	208.33	3,137.42	2,083.33	(1,054.09)	2,500.00	(637.42)
4420.510 Maint. - Keys & Locks	0.00	125.00	125.00	1,400.44	1,250.00	(150.44)	1,500.00	99.56
4420.600 Maint. - Paint	876.88	583.33	(293.55)	9,319.68	5,833.33	(3,486.35)	7,000.00	(2,319.68)
4420.700 Appliances & Dwelling Equip.	(226.35)	1,250.00	1,476.35	35,347.68	12,500.00	(22,847.68)	15,000.00	(20,347.68)
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	717.69	0.00	(717.69)	0.00	(717.69)
4430.010 Cont - Rubbish Removal	0.00	1,166.67	1,166.67	11,007.00	11,666.67	659.67	14,000.00	2,993.00
4430.020 Cont - HVAC	1,835.00	458.33	(1,376.67)	12,561.21	4,583.33	(7,977.88)	5,500.00	(7,061.21)
4430.040 Cont - Elevators	0.00	1,250.00	1,250.00	8,839.34	12,500.00	3,660.66	15,000.00	6,380.66
4430.050 Cont - Landscaping	1,135.68	1,000.00	(135.68)	6,592.40	10,000.00	3,407.60	12,000.00	5,407.60
4430.060 Cont - Unit Turn Expense	0.00	3,000.00	3,000.00	27,034.50	30,000.00	2,965.50	30,000.00	8,965.50
4430.070 Cont - Electrical	0.00	458.33	458.33	4,437.05	4,583.33	146.28	5,500.00	1,062.95
4430.080 Cont - Plumbing	0.00	333.33	333.33	3,400.00	3,333.33	(66.67)	4,000.00	600.00
4430.090 Cont - Exterminator	136.00	458.33	322.33	7,906.25	4,583.33	(3,322.92)	5,500.00	(2,406.25)
4430.115 Cont - Repairs	0.00	625.00	625.00	8,078.91	6,250.00	(1,828.91)	7,500.00	(578.91)
4430.116 Cont - Uniforms	66.78	125.00	58.22	1,395.83	1,250.00	(145.83)	1,500.00	104.17
4430.120 Cont - Miscellaneous	3,956.95	1,666.67	(2,290.28)	55,084.90	16,666.67	(38,418.23)	20,000.00	(35,084.90)
4450.000 Benefits - Maint.	6,791.45	5,689.00	(1,092.45)	65,617.93	56,990.00	(8,627.93)	68,388.00	2,770.07
TOTAL OPERATIONS EXPENSE	39,252.78	37,395.16	(1,857.62)	808,396.36	373,851.68	(434,544.68)	448,742.00	(59,814.36)
GENERAL EXPENSE								
4480.000 Security	956.76	733.33	(223.43)	6,412.50	7,333.33	920.83	8,800.00	2,387.50
4510.000 Insurance	5,276.17	5,214.33	(61.84)	52,497.14	52,143.33	(353.81)	62,572.00	10,084.86
4515.000 Real Estate Tax - Lots	0.00	0.00	0.00	712.56	0.00	(712.56)	0.00	(712.56)
4516.000 Real Estate Assess.	0.00	0.00	0.00	2,684.85	0.00	(2,684.85)	0.00	(2,684.85)
4570.000 Collection Loss	0.00	0.00	0.00	4,650.10	0.00	(4,650.10)	0.00	(4,650.10)
TOTAL GENERAL EXPENSE	6,232.93	5,947.66	(285.27)	68,947.15	59,476.66	(9,470.49)	71,372.00	4,424.85
TOTAL EXPENSES	104,218.84	112,398.25	8,179.41	1,251,177.37	1,123,882.50	(127,194.87)	1,348,778.00	97,601.63
SURPLUS	25,173.07	13,945.41	11,227.66	25,873.18	139,454.16	(113,580.98)	187,345.00	(141,471.82)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$53,428.52
Rent	\$57,320.00
Security Deposit	\$1,885.00
Pet Deposit	\$500.00
Late Rent	\$198.00
Adj to Rent	\$32.00
Adj to Misc - Maintenance Charge	\$220.00
Adj to Late Rent	(\$27.00)
Payment Received	(\$56,604.39)
Utility	(\$2,426.00)
Adj to Utility	(\$1,057.00)
Payment Made	\$2,559.00
Repayment	\$398.00
Refund Deposit	(\$1,450.00)
Cancelled Repayment	\$149.00
AR Void	\$300.00
Create Repayment	(\$1,299.00)
Ending Balance	<u>\$54,126.13</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$569.00	\$54,858.00
Charged	\$1,885.00	
Collected	(\$596.00)	\$596.00
Applied to Account		(\$180.00)
Refunded		(\$1,020.00)
Ending Balance	<u>\$1,858.00</u>	<u>\$54,254.00</u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$5,750.00
Charged	\$500.00	
Collected	(\$500.00)	\$500.00
Applied to Account		\$0.00
Refunded		(\$250.00)
Ending Balance	<u>\$0.00</u>	<u>\$6,000.00</u>

Key Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$142.50
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$142.50</u>

Repayment Agreement Balances Default Type (13 Agreements)

	Amount
Beginning Balance	\$5,227.00
Monthly Repayment Amount	(\$398.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$1,299.00
Cancel Repayment	(\$149.00)
Ending Balance	<u>\$5,979.00</u>

Lake Metropolitan Housing Authority

Balance Sheet

April 2023

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	1,418.74	490,808.91
1111.200 Cash HAP Payments	(60,764.77)	1,225,851.40
1122.000 Tenant Fraud Receivable	0.00	40,569.52
1122.201 Allowance for Doubtful Fraud Rec.	0.00	(40,569.52)
1129.000 Accounts Rec - Other	5,314.01	(2,952.99)
1165.000 FSS Escrow Investmen	(10,822.73)	92,962.43
1211.000 Prepaid Insurance	(491.92)	3,443.40
1250.000 Prepaid Expense	(2,155.54)	17,244.36
1400.750 Bldg, Land & Improvements - Admn	0.00	1,040.00
1400.800 Furn, Equip, Mach - Admin	0.00	42,980.51
1400.901 Equipment - Vehicles	0.00	33,018.86
1400.950 Accumulated Depreciation	0.00	(71,843.06)
1400.960 Accumulated Amortization - Leases	0.00	(11,541.72)
1490.000 Leased Asset	0.00	54,851.38
1500.100 Net OPEB Asset	0.00	99,723.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	107,879.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	6,632.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	114,511.00
TOTAL ASSETS	(67,502.21)	2,089,997.48
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	2,475.52	90,127.87
2117.000 Accounts Payable LMHA	0.00	(18,300.00)
2117.001 Accounts Payable HAP (S)	(2,932.00)	3,468.00
2119.000 Other Accts Payable	0.00	915.36
2135.100 Acc. Comp Absences	0.00	5,789.82
2135.200 Comp Absences Non Curren	0.00	23,159.29
2181.100 FSS Escrow Payable	(10,822.73)	94,022.67
2210.200 Unearned Revenue - FSS	0.00	(0.22)
2400.000 Lease Liability	0.00	12,773.98
2400.100 Lease Liability (Non-Current)	0.00	31,288.89
2500.000 Net Pension Liability	0.00	258,073.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	321,585.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	121,814.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	443,399.00
TOTAL LIABILITIES	(11,279.21)	944,715.66
SURPLUS		
2801.000 Net Investment in Capital Assets	0.00	4,056.31
2802.000 Restricted Net Position (HAP)	(47,044.00)	262,255.00
2806.000 Unrestricted Net Position	47,044.00	753,652.87
2806.000 Unrestricted Net Position (Current Year)	(56,223.00)	125,317.64
TOTAL SURPLUS	(56,223.00)	1,145,281.82
TOTAL LIABILITIES AND SURPLUS	(67,502.21)	2,089,997.48
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Balance Sheet

April 2023

Program: Section 8 Voucher

Project: Consolidated

Lake Metropolitan Housing Authority

Operating Statement

Ten Months Ending 04/30/2023

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	685,282.00	0.00	685,282.00	6,991,097.00	0.00	6,991,097.00	0.00	6,991,097.00
3000.120 Mainstream (HAP) Income	14,321.00	0.00	14,321.00	150,102.00	0.00	150,102.00	0.00	150,102.00
3000.189 HAP Repayments	2,002.62	0.00	2,002.62	11,264.34	0.00	11,264.34	0.00	11,264.34
TOTAL HAP INCOME	701,605.62	0.00	701,605.62	7,152,463.34	0.00	7,152,463.34	0.00	7,152,463.34
TOTAL HAP INCOME	701,605.62	0.00	701,605.62	7,152,463.34	0.00	7,152,463.34	0.00	7,152,463.34
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	83,047.00	80,000.00	3,047.00	845,347.00	800,000.00	45,347.00	960,000.00	(114,653.00)
3000.220 Mainstream (Admin) Income	1,634.00	1,666.67	(32.67)	33,333.00	16,666.67	16,666.33	20,000.00	13,333.00
3000.300 FSS Grant Income	3,805.00	5,208.33	(1,403.33)	32,675.00	52,083.33	(19,408.33)	62,500.00	(29,825.00)
3690.200 50% Fraud Recovery	2,002.62	1,250.00	752.62	11,263.31	12,500.00	(1,236.69)	15,000.00	(3,736.69)
TOTAL OPERATING INCOME	90,488.62	88,125.00	2,363.62	922,618.31	881,250.00	41,368.31	1,057,500.00	(134,881.69)
TOTAL OPERATING INCOME	90,488.62	88,125.00	2,363.62	922,618.31	881,250.00	41,368.31	1,057,500.00	(134,881.69)
TOTAL INCOME	792,094.24	88,125.00	703,969.24	8,075,081.65	881,250.00	7,193,831.65	1,057,500.00	7,017,581.65
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	49,432.96	51,774.83	2,341.87	458,827.18	517,748.33	58,921.15	621,298.00	162,470.82
4120.000 Audit Fees	46.12	683.33	637.21	8,812.12	6,833.33	(1,978.79)	8,200.00	(612.12)
4140.100 Advertising - Other	0.00	62.50	62.50	1,143.56	625.00	(518.56)	750.00	(393.56)
4150.000 Benefit Expense	27,118.43	19,631.00	(7,487.43)	167,616.03	196,310.00	28,693.97	235,572.00	67,955.97
4170.000 Legal Expenses	490.00	333.33	(156.67)	4,080.00	3,333.33	(746.67)	4,000.00	(80.00)
4180.000 Travel Expense	0.00	0.00	0.00	2,128.66	0.00	(2,128.66)	0.00	(2,128.66)
4185.000 Staff Training	365.29	0.00	(365.29)	3,546.43	0.00	(3,546.43)	0.00	(3,546.43)
4190.000 Office Sundry Expense	99.90	208.33	108.43	486.40	2,083.33	1,596.93	2,500.00	2,013.60
4190.020 Bank Charges	234.65	187.50	(47.35)	2,348.54	1,875.00	(473.54)	2,250.00	(98.54)
4190.050 Payroll Processing Charges & Forms	275.56	250.00	(25.56)	2,944.67	2,500.00	(444.67)	3,000.00	55.33
4190.100 Office Supplies	605.03	750.00	144.97	13,033.42	7,500.00	(5,533.42)	9,000.00	(4,033.42)
4190.110 Temporary Help	0.00	0.00	0.00	2,936.54	0.00	(2,936.54)	0.00	(2,936.54)
4190.120 Cleaning Contract	941.36	325.00	(616.36)	9,390.95	3,250.00	(6,140.95)	3,900.00	(5,490.95)
4190.130 Contract - IT Services	4,622.97	2,166.67	(2,456.30)	29,344.96	21,666.67	(7,678.29)	26,000.00	(3,344.96)
4190.140 Contract - MCS	2,155.54	1,941.58	(213.96)	21,191.62	19,415.83	(1,775.99)	23,299.00	2,107.18
4190.145 Forms and Publications	0.00	708.33	708.33	5,098.50	7,083.33	1,984.83	8,500.00	3,401.50
4190.150 Shredding	0.00	62.50	62.50	1,698.46	625.00	(1,073.46)	750.00	(948.46)
4190.200 Telephone	718.77	800.00	81.23	8,996.03	8,000.00	(996.03)	9,600.00	603.97
4190.201 Cell Phones	123.10	95.83	(27.27)	1,139.62	958.33	(181.29)	1,150.00	10.38
4190.210 Internet Expense	0.00	416.67	416.67	829.56	4,166.67	3,337.11	5,000.00	4,170.44
4190.220 Cable	41.50	37.50	(4.00)	383.88	375.00	(8.88)	450.00	66.12
4190.300 Postage & Meter	3,016.82	1,250.00	(1,766.82)	14,773.56	12,500.00	(2,273.56)	15,000.00	226.44
4190.400 Copier - Lease	1,032.95	1,083.33	50.38	11,247.84	10,833.33	(414.51)	13,000.00	1,752.16
4190.410 Copier Maintenance	0.00	91.67	91.67	0.00	916.67	916.67	1,100.00	1,100.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.500 Admin Minor Equipment	109.76	83.33	(26.43)	7,265.92	833.33	(6,432.59)	1,000.00	(6,265.92)
4190.600 Dues & Fees	1,386.71	291.67	(1,095.04)	2,588.94	2,916.67	327.73	3,500.00	911.06
4190.900 Other Sundry Expense	0.00	0.00	0.00	1,550.32	0.00	(1,550.32)	0.00	(1,550.32)
4190.901 Sundry - Other	0.00	0.00	0.00	162.70	0.00	(162.70)	0.00	(162.70)
4190.910 Tenant Background Checks	354.90	375.00	20.10	4,401.68	3,750.00	(651.68)	4,500.00	98.32
4190.950 HR Contract	0.00	0.00	0.00	959.05	0.00	(959.05)	0.00	(959.05)
4190.960 Community Outreach	0.00	83.33	83.33	0.00	833.33	833.33	1,000.00	1,000.00
4230.000 Contract - Other	0.00	166.67	166.67	180.20	1,666.67	1,486.47	2,000.00	1,819.80
4230.200 Rentelect	375.00	683.33	308.33	6,681.00	6,833.33	152.33	8,200.00	1,519.00
TOTAL ADMIN EXPENSE	93,547.52	84,543.23	(9,004.28)	795,790.54	843,432.48	48,641.94	1,014,519.00	218,728.48
UTILITY EXPENSE								
4310.000 Water	51.18	58.33	7.15	557.54	583.33	25.79	700.00	142.46
4320.000 Electric	238.68	291.67	52.99	2,751.83	2,916.67	164.84	3,500.00	748.17
4330.000 Gas	43.44	50.00	6.56	431.55	500.00	68.45	600.00	168.45
TOTAL UTILITY EXPENSE	333.30	400.00	66.70	3,740.92	4,000.00	259.08	4,800.00	1,059.08
MAINTENANCE EXPENSE								
4420.400 Maint. - Auto	0.00	166.67	166.67	1,437.46	1,686.67	229.21	2,000.00	562.54
4420.410 Maint. - Fuel	180.83	375.00	194.07	1,838.88	3,750.00	1,913.12	4,500.00	2,663.12
4430.120 Cont - Miscellaneous	730.58	0.00	(730.58)	3,992.93	0.00	(3,992.93)	0.00	(3,992.93)
TOTAL MAINTENANCE EXPENSE	911.51	541.67	(369.84)	7,267.27	5,436.67	(1,830.60)	6,500.00	(767.27)
GENERAL EXPENSE								
4480.000 Security	77.58	54.17	(23.41)	519.99	541.67	21.68	650.00	130.01
4510.000 Insurance	491.92	874.42	382.50	8,210.50	8,744.17	533.67	10,483.00	2,282.90
4590.100 Admin Fee Portable	203.41	583.33	379.92	2,351.84	5,833.33	3,481.49	7,000.00	4,648.16
TOTAL GENERAL EXPENSE	772.91	1,511.92	739.01	11,082.33	15,119.17	4,036.84	18,143.00	7,060.67
HAP EXPENSE								
4715.100 HAP Occupied Units	741,768.00	0.00	(741,768.00)	7,012,852.95	0.00	(7,012,852.95)	0.00	(7,012,852.95)
4715.500 Hap Portable Cert.	6,897.00	0.00	(6,897.00)	73,073.00	0.00	(73,073.00)	0.00	(73,073.00)
4715.600 Homeownership	1,033.00	0.00	(1,033.00)	10,957.00	0.00	(10,957.00)	0.00	(10,957.00)
4718.000 HAP FSS Escrow Payments	3,256.00	0.00	(3,256.00)	35,000.00	0.00	(35,000.00)	0.00	(35,000.00)
TOTAL HAP EXPENSE	752,752.00	0.00	(752,752.00)	7,131,882.95	0.00	(7,131,882.95)	0.00	(7,131,882.95)
TOTAL EXPENSES	848,317.24	88,998.82	(761,320.42)	7,949,764.01	869,988.32	(7,079,795.89)	1,043,982.00	(6,905,802.91)
SURPLUS	(58,223.00)	1,128.18	(57,351.18)	125,317.84	11,281.68	114,035.96	13,538.00	111,779.84

Lake Metropolitan Housing Authority

HAP Reserves Worksheet

CY 2022 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (NMS)	TOTAL Reserves
Jan-22		791,424		768,326	680,071	731,456	1,723	162,178	842,249
Feb-22		785,725		775,708	690,088	738,679	1,427	200,634	890,722
Mar-22		785,725		760,000	715,813	725,160	6,344	241,818	957,631
Apr-22		785,725		755,825	745,713	712,222	1,135	286,556	1,032,269
May-22		785,725		756,499	774,939	708,052	1,121	336,124	1,111,063
Jun-22		785,725		616,626	944,038	711,330	1,068	242,488	1,186,526
Jul-22		785,725		763,417	966,346	708,212	1,063	298,756	1,265,102
Aug-22		785,725		738,943	1,013,128	703,020	1,989	336,668	1,349,796
Sep-22		785,725		736,878	1,061,975	692,082	601	382,065	1,444,040
Oct-22		785,725		739,121	1,108,579	685,542	660	436,304	1,544,883
Nov-22		785,725		461,364	1,432,940	676,468	549	221,749	1,654,689
Dec-22		785,725		731,699	1,486,966	676,497	504	277,455	1,764,421
TOTALS:		9,434,399		8,604,406		8,468,720		89.76% of Budget Authority	
						8,962,679		95%	

includes HUD held HAP Reserves
includes VASH voucher HAP

CY 2023 BA	\$	9,428,700	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (NMS)	TOTAL Reserves
Jan-23		785,725		723,406	1,549,285	686,809	1,902	315,954	1,865,239
Feb-23		785,725		725,705	1,609,305	703,764	769	338,664	1,947,969
Mar-23		785,725		685,282	1,709,748	715,874	1,227	309,299	2,019,047
Apr-23		785,725		685,282	1,810,191	734,329	2,003	262,255	2,072,446
May-23		785,725			2,595,916			262,255	2,858,171
Jun-23		785,725			3,381,641			262,255	3,643,896
Jul-23		785,725			4,167,366			262,255	4,429,621
Aug-23		785,725			4,953,091			262,255	5,215,346
Sep-23		785,725			5,738,816			262,255	6,001,071
Oct-23		785,725			6,524,541			262,255	6,786,796
Nov-23		785,725			7,310,266			262,255	7,572,521
Dec-23		785,725			8,095,991			262,255	8,358,246
TOTALS:		9,428,700		2,819,675		2,840,776		30.13% of Budget Authority	
						8,957,265		95%	

includes HUD held HAP Reserves
includes VASH voucher HAP

Lake Metropolitan Housing Authority

Schedule of Restrictd Net Position (RNP)

Fiscal Year 2022 and 2023

<u>HUD Payment Date</u>	<u>RNP</u>	<u>Change from Prior</u>	<u>Units</u>
	<u>HAP In</u>	<u>HAP Out</u>	
July 31, 2021	\$ 266,768.00	\$ 222,846.00	
August 31, 2021	\$ 286,419.00	\$ 280,015.00	
September 30, 2021	\$ 302,300.00	\$ 282,649.00	
October 31, 2021	\$ 314,395.00	\$ 298,514.00	
November 30, 2021	\$ 87,787.00	\$ 75,692.00	
December 31, 2021	\$ 123,585.00	\$ 350,193.00	
January 31, 2022	\$ 162,178.00	\$ 126,380.00	
February 28, 2022	\$ 200,634.00	\$ 162,041.00	
March 31, 2022	\$ 241,818.00	\$ 203,362.00	
April 30, 2022	\$ 286,556.00	\$ 245,372.00	
May 31, 2022	\$ 336,124.00	\$ 291,386.00	
June 30, 2022	\$ 242,488.00	\$ 192,920.00	
July 31, 2022	\$ 298,756.00	\$ 392,392.00	
August 31, 2022	\$ 336,668.00	\$ 280,400.00	
September 30, 2022	\$ 382,065.00	\$ 344,153.00	
October 31, 2022	\$ 436,304.00	\$ 390,907.00	
November 30, 2022	\$ 221,749.00	\$ 167,510.00	
December 31, 2022	\$ 277,455.00	\$ 492,010.00	
January 31, 2023	\$ 315,954.00	\$ 260,248.00	
February 28, 2023	\$ 338,664.00	\$ 300,165.00	
March 31, 2023	\$ 309,299.00	\$ 286,589.00	
4/1/2023	\$ 685,282.00		
4/1/2023	\$ -		
		\$ 723,343.00	<i>from HUD held HAP Reserves</i>
		\$ 3,256.00	HAP Payments (less MSS)
		\$ 1,033.00	FSS
	\$ -		Homeownership
		\$ 6,697.00	Port In
	\$ 2,003.00		Port Out
	\$ -		50% HAP Repayments
	\$ -		FSS Forfeits
	\$ -		Misc. Repayments (<i>error > \$2500</i>)
Monthly Totals:	\$ 687,285.00	\$ 734,329.00	
	\$ (47,044.00)		<i>(Net monthly increase (decrease) in Restricted Net Position)</i>
April 30, 2023	\$ 262,255.00	\$ 291,620.00	

Lake Metropolitan Housing Authority - Parkview Place

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

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

(Preliminary - For Internal Use Only)

	Fiscal Year 2023			Fiscal Year 2022		
	This Month	Year-to-Date	YTD Budget	Variance	Year-to-Date	Variance
Public Housing						
Operating Income	\$ 3,666	\$ 107,829	\$ 157,938	\$ (50,109)	\$ 152,845	\$ (45,016)
Administrative Expenses	\$ 6,034	\$ 46,758	\$ 48,405	\$ (1,647)	\$ 82,227	\$ (35,469)
Utility Expenses	425	28,803	13,333	15,470	13,417	15,386
Operations Expense	5,189	67,131	62,158	4,973	94,474	(27,343)
General Expense	620	6,126	16,328	(10,202)	11,185	(5,059)
Surplus / (Deficit)	\$ (8,602)	\$ (40,989)	\$ 17,714	\$ (58,703)	\$ (48,458)	\$ 7,469

Market Rate						
Operating Income	\$ 11,026	\$ 126,638	\$ 112,875	\$ 13,763	\$ 116,050	\$ 10,588
Administrative Expenses	\$ 3,171	\$ 21,856	\$ 24,670	(2,814)	\$ 18,779	3,077
Utility Expenses	183	6,914	10,833	(3,919)	7,249	(335)
Operations Expense	3,058	33,329	38,541	(5,212)	33,510	(181)
General Expense	372	4,328	7,905	(3,577)	6,080	(1,752)
Surplus / (Deficit)	\$ 4,242	\$ 60,211	\$ 30,926	\$ 29,285	\$ 50,432	\$ 9,779

CONSOLIDATED						
Operating Income	\$ 14,692	\$ 234,467	\$ 270,813	\$ (36,346)	\$ 268,895	\$ (34,428)
Administrative Expenses	\$ 9,205	\$ 68,614	\$ 73,075	\$ (4,461)	\$ 101,006	\$ (32,392)
Utility Expenses	608	35,717	24,166	11,551	20,666	15,051
Operations Expense	8,247	100,460	100,699	(239)	127,984	(27,524)
General Expense	992	10,454	24,233	(13,779)	17,265	(6,811)
Surplus / (Deficit)	\$ (4,360)	\$ 19,222	\$ 48,640	\$ (29,418)	\$ 1,974	\$ 17,248

Lake Metropolitan Housing Authority
Balance Sheet
April 2023

Program: Public Housing Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	(15,267.60)	345,854.65
1122.000 Accts Rec Tenants (S)	4.00	7,830.94
1128.000 A/R - Section 8	0.00	(18,300.00)
1128.800 A/R - ParkView Place (Non HUD)	(800.00)	(14,215.00)
1211.000 Prepaid Insurance	(495.08)	3,465.60
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(126.80)	1,014.36
1400.600 Land	0.00	179,025.00
1400.700 Buildings	0.00	2,794,785.64
1400.710 Bldg. & Land Improvements	0.00	20,696.26
1400.900 Furn, Equip, Mach - Admin	0.00	18,175.00
1400.901 Equipment - Vehicles	0.00	3,112.31
1400.950 Accumulated Depreciation	0.00	(591,808.77)
1400.960 Accumulated Amortization - Leases	0.00	(453.38)
1490.000 Leased Asset	0.00	2,182.93
1500.100 Net OPEB Asset	0.00	11,080.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	11,987.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	737.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	12,724.00
TOTAL ASSETS	(16,685.48)	2,776,169.54
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.009 A/P - Public Housing (S)	0.00	671.00
2111.100 A/P Revolving Fund	(8,083.18)	11,220.03
2114.000 Tenants Sec. Dep. (S)	0.00	2,277.00
2135.100 Acc. Comp Absences	0.00	270.82
2135.200 Comp. Absences - Non Current	0.00	1,108.98
2137.000 Accrued PILOT	0.00	2,833.82
2400.000 Lease Liability (Current)	0.00	510.94
2400.100 Lease Liability (Non-Current)	0.00	1,248.61
2500.000 Net Pension Liability	0.00	28,674.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	35,732.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	13,535.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	49,267.00
TOTAL LIABILITIES	(8,083.18)	98,082.20
SURPLUS		
2801.000 Net Investment in Capital Assets	0.00	2,423,985.44
2806.000 Unrestricted Net Position	0.00	295,090.80
2806.000 Unrestricted Net Position (Current Year)	(8,602.30)	(40,988.90)
TOTAL SURPLUS	(8,602.30)	2,678,087.34
TOTAL LIABILITIES AND SURPLUS	(16,685.48)	2,776,169.54
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Ten Months Ending 04/30/2023
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	4.00	5,833.33	(5,829.33)	4,962.00	58,333.33	(53,371.33)	70,000.00	(65,038.00)
3200.000 HUD Operating Subsidy - PH	3,662.00	7,004.17	(3,342.17)	60,883.00	70,041.67	(9,158.67)	84,050.00	(23,167.00)
3690.000 Other Income - Tenant	0.00	83.33	(83.33)	120.00	833.33	(713.33)	1,000.00	(880.00)
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	41,864.00	28,730.00	13,134.00	34,476.00	7,388.00
TOTAL OPERATING INCOME	3,664.00	15,783.83	(12,127.83)	107,829.00	157,938.33	(50,109.33)	189,526.00	(81,697.00)
TOTAL INCOME	3,664.00	15,783.83	(12,127.83)	107,829.00	157,938.33	(50,109.33)	189,526.00	(81,697.00)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin Salaries	2,431.20	2,484.83	53.63	20,257.93	24,848.33	4,590.40	29,816.00	9,560.07
4120.000 Auditing Fees	1.85	33.33	31.48	352.47	333.33	(19.14)	400.00	47.53
4140.100 Advertising - Other	0.00	18.67	18.67	82.36	166.67	104.31	200.00	137.64
4150.000 Benefits Expense	1,282.68	946.00	(336.68)	7,400.50	9,460.00	2,059.40	11,352.00	3,951.40
4170.000 Legal Expenses	35.10	83.33	48.23	794.40	833.33	38.93	1,000.00	205.60
4185.000 Staff Training	28.12	0.00	(28.12)	60.84	0.00	(60.84)	0.00	(60.84)
4190.000 Office Sundry Expense	8.98	41.67	32.69	43.73	416.67	372.94	500.00	456.27
4190.020 Bank Charges	25.39	125.00	99.61	225.61	1,250.00	1,024.39	1,500.00	1,274.39
4190.050 Payroll Processing Charges & Forms	22.55	20.83	(1.72)	240.91	208.33	(32.58)	250.00	9.09
4190.100 Office Supplies	24.86	45.83	20.97	534.20	458.33	(75.87)	850.00	15.80
4190.110 Temporary Help	0.00	0.00	0.00	264.24	0.00	(264.24)	0.00	(264.24)
4190.120 Cleaning Contract	241.50	33.33	(208.17)	2,637.09	333.33	(2,303.76)	400.00	(2,237.09)
4190.130 Contract - IT Services	271.93	160.00	(121.93)	1,726.06	1,500.00	(226.06)	1,800.00	73.94
4190.140 Contract - MCS	126.80	109.87	(17.13)	1,211.18	1,096.67	(114.51)	1,316.00	104.82
4190.145 Forms and Publications	0.00	29.17	29.17	239.00	291.67	52.67	350.00	111.00
4190.150 Shredding	0.00	6.67	6.67	69.68	66.67	(3.01)	80.00	10.32
4190.200 Telephone	29.53	33.33	3.80	369.63	333.33	(36.30)	400.00	30.37
4190.201 Cell Phones	52.06	41.67	(10.41)	482.10	416.67	(65.43)	500.00	17.90
4190.205 Answering Service	12.60	16.67	4.07	137.97	166.67	28.70	200.00	62.03
4190.210 Internet Expense	0.00	25.00	25.00	48.78	250.00	201.22	300.00	251.22
4190.220 Cable	83.71	83.33	(0.38)	834.31	833.33	(0.98)	1,000.00	165.69
4190.300 Postage & Meter	104.74	54.17	(50.57)	512.91	541.67	28.76	650.00	137.09
4190.400 Copier - Lease	42.45	50.00	7.55	462.24	500.00	37.76	600.00	137.76
4190.410 Copier Maintenance	0.00	6.67	6.67	0.00	66.67	66.67	80.00	80.00
4190.500 Admin Minor Equipment	9.87	200.00	190.13	653.88	2,000.00	1,346.12	2,400.00	1,746.12
4190.600 Dues & Fees	124.80	28.33	(96.47)	232.97	283.33	50.36	340.00	107.03
4190.900 Other Sundry Expense	0.00	0.00	0.00	139.49	0.00	(139.49)	0.00	(139.49)
4190.910 Tenant Background Checks	20.49	33.33	12.84	106.48	333.33	226.85	400.00	293.52
4190.950 HR - Contract	0.00	0.00	0.00	106.56	0.00	(106.56)	0.00	(106.56)
4190.960 Community Outreach	0.00	33.33	33.33	82.57	333.33	250.76	400.00	317.43
4200.000 Moving Expenses (Section 18 Dispo)	1,052.00	0.00	(1,052.00)	6,452.00	0.00	(6,452.00)	0.00	(6,452.00)
4210.000 Resident Activities	0.00	83.33	83.33	0.00	833.33	833.33	1,000.00	1,000.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4230.000 Contract - Other	0.00	25.00	25.00	16.21	250.00	233.79	300.00	283.79
TOTAL ADMIN EXPENSE	8,034.21	4,840.49	(1,183.72)	46,758.40	48,404.99	1,646.59	58,086.90	11,327.60
UTILITIES EXPENSE								
4310.000 Water	4.60	500.00	495.40	5,196.12	5,000.00	(186.12)	6,000.00	803.88
4320.000 Electricity	371.23	416.67	45.44	8,860.13	4,166.67	(4,693.46)	5,000.00	(3,860.13)
4330.000 Gas	48.77	416.67	367.90	14,746.86	4,188.07	(10,558.19)	5,000.00	(9,746.86)
TOTAL UTILITIES EXPENSE	424.60	1,333.34	908.74	28,803.11	13,333.34	(15,469.77)	16,000.00	(12,803.11)
OPERATION EXPENSE								
4410.000 Maintenance Salaries	2,331.57	2,316.92	(14.65)	23,844.47	23,169.17	(675.30)	27,803.00	3,958.53
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)	412.00	281.67	(120.33)	4,485.90	2,816.67	(1,549.23)	3,500.00	(865.90)
4420.050 Maint. - Materials	614.10	250.00	(364.10)	3,024.12	2,500.00	(524.12)	3,000.00	(24.12)
4420.100 Maint. - Electrical	0.00	20.83	20.83	168.58	208.33	99.75	250.00	141.42
4420.200 Maint. - Plumbing	0.00	20.83	20.83	86.17	208.33	122.16	250.00	163.83
4420.300 Maint. - Cleaning Supplies	0.00	8.33	8.33	18.57	83.33	64.76	100.00	81.43
4420.400 Maint. - Auto	0.00	66.67	66.67	92.70	666.67	573.97	800.00	707.30
4420.410 Maint. - Fuel	16.40	50.00	33.60	289.95	500.00	210.05	600.00	310.05
4420.500 Maint. - Hardware	0.00	29.17	29.17	319.94	291.67	(28.27)	350.00	30.06
4420.510 Maint. - Keys & Locks	0.00	58.33	58.33	145.52	583.33	436.81	700.00	553.48
4420.600 Maint. - Paint	91.76	125.00	33.24	875.23	1,250.00	274.77	1,500.00	574.77
4420.700 Appliances & Dwelling Equip.	0.00	250.00	250.00	162.43	2,500.00	2,337.57	3,000.00	2,837.57
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	75.09	0.00	(75.09)	0.00	(75.09)
4430.010 Cont - Rubbish Removal	0.00	162.50	162.50	1,471.83	1,625.00	153.17	1,950.00	478.17
4430.020 Cont - HVAC	0.00	133.33	133.33	500.62	1,333.33	832.71	1,600.00	1,069.38
4430.050 Cont - Landscaping	242.27	250.00	7.73	2,838.53	2,500.00	(338.53)	3,000.00	161.47
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	4,246.87	4,166.67	(80.20)	5,000.00	753.13
4430.090 Cont - Exterminator	80.43	41.67	(38.76)	80.43	416.67	336.24	500.00	419.57
4430.115 Cont - Repairs	0.00	41.67	41.67	0.00	416.67	416.67	500.00	500.00
4430.116 Cont - Uniforms	8.98	41.67	34.69	145.74	416.67	270.93	500.00	354.26
4430.120 Cont - Miscellaneous	65.74	658.33	592.59	15,528.35	6,583.33	(8,943.02)	7,900.00	(7,626.35)
4450.000 Benefits - Maint.	1,327.83	869.67	(458.16)	8,710.82	8,696.67	(14.15)	10,436.00	1,725.18
TOTAL OPERATION EXPENSE	8,189.08	6,215.76	1,026.68	67,130.86	82,157.51	(4,973.35)	74,589.00	7,458.14
GENERAL EXPENSE								
4480.000 Security	175.33	291.67	166.34	1,363.06	2,916.67	1,553.61	3,500.00	2,136.94
4510.000 Insurance	495.08	507.75	12.67	5,026.25	5,077.50	51.25	6,093.00	1,066.75
4516.000 Real Estate Assess.	0.00	0.00	0.00	846.89	0.00	(846.89)	0.00	(846.89)
4520.000 PILOT Expense	0.00	458.33	458.33	(1,110.67)	4,583.33	5,694.00	5,500.00	6,610.67
4570.000 Collect on Loss	0.00	375.00	375.00	0.00	3,750.00	3,750.00	4,500.00	4,500.00
TOTAL GENERAL EXPENSE	620.41	1,632.75	1,012.34	6,125.53	16,327.50	10,201.97	19,593.00	13,467.47
TOTAL EXPENSES	12,268.30	14,022.34	1,754.04	148,817.90	140,223.34	(8,594.56)	180,288.00	19,450.10
SURPLUS	(8,602.30)	1,771.49	10,373.79	(40,988.90)	17,714.89	58,703.89	21,258.00	62,246.90

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$7,155.94
Rent	\$4.00
Ending Balance	<u>\$7,159.94</u>

Security Deposit Balances

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

Lake Metropolitan Housing Authority

Balance Sheet

April 2023

Program: ParkView Place Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.900 LMHA Cash - Erie Bank	8,826.04	399,752.67
1122.000 Accts Rec Tenants (S)	800.00	5,364.00
1122.009 Tenant Repayment Agreements	(15.00)	160.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(297.00)	2,079.00
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 B dg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	1,729.06
1400.950 Accumulated Depreciation	0.00	(369,505.09)
1400.960 Accumulated Amortization - Leases	0.00	(69.84)
1490.000 Leased Asset	0.00	232.76
TOTAL ASSETS	9,314.04	2,436,269.73
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	5,621.62	(3,288.59)
2114.000 Tenant Sec. Deposits	0.00	12,990.00
2114.300 Pet Security Deposit	250.00	750.00
2118.800 A/P - Public Housing (Non-HUD)	(800.00)	(14,215.00)
2135.100 Acc. Comp Absences	0.00	110.78
2135.200 Comp. Absences - Non Current	0.00	340.29
2400.000 Lease Liability (Current)	0.00	45.58
2400.100 Lease Liability (Non-Current)	0.00	122.16
TOTAL LIABILITIES	5,071.62	(3,144.80)
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,027,436.04
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	351,768.08
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	4,242.42	60,210.41
TOTAL SURPLUS	4,242.42	2,439,414.53
TOTAL LIABILITIES AND SURPLUS	9,314.04	2,436,269.73
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Ten Months Ending 04/30/2023

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	10,900.00	11,250.00	(350.00)	125,750.00	112,500.00	13,250.00	135,000.00	(9,250.00)
3300.900 Interest Income - ParkView Place	76.04	20.83	55.21	687.65	208.33	479.32	250.00	437.65
3690.000 Other Income - Tenant	0.00	16.67	(16.67)	125.00	166.67	(41.67)	200.00	(75.00)
3690.050 Other Income - Miscellaneous	50.00	0.00	50.00	75.00	0.00	75.00	0.00	75.00
TOTAL INCOME	11,026.04	11,287.50	(261.46)	126,637.65	112,875.00	13,762.65	135,450.00	(8,812.35)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	1,255.07	1,258.00	2.93	11,251.06	12,580.00	1,328.94	15,086.00	3,844.94
4120.000 Auditing Fees	0.61	15.00	14.39	117.51	150.00	32.49	180.00	62.49
4140.100 Advertising - Other	0.00	25.00	25.00	34.83	250.00	215.17	300.00	265.17
4150.000 Employee Benefits	679.71	484.00	(195.71)	4,110.22	4,840.00	729.78	5,808.00	1,697.78
4170.000 Legal Expenses	458.50	208.33	(251.17)	2,536.00	2,083.33	(452.67)	2,500.00	(36.00)
4185.000 Staff Training	23.03	0.00	(23.03)	41.23	0.00	(41.23)	0.00	(41.23)
4190.000 Office Sundry Expense	4.98	33.33	28.35	24.28	333.33	309.05	400.00	375.72
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	8.33	8.33	0.00	83.33	83.33	100.00	100.00
4190.110 Temporary Help	0.00	41.67	41.67	146.78	416.67	269.89	500.00	353.22
4190.120 Cleaning Contract	120.10	15.00	(105.10)	1,333.07	150.00	(1,183.07)	180.00	(1,153.07)
4190.145 Forms and Publications	0.00	5.00	5.00	0.00	50.00	50.00	60.00	60.00
4190.201 Cell Phones	28.42	25.00	(3.42)	283.14	250.00	(13.14)	300.00	36.86
4190.210 Internet Expense	0.00	4.17	4.17	0.00	41.67	41.67	50.00	50.00
4190.220 Cable	50.08	66.67	16.59	499.20	666.67	167.47	800.00	300.80
4190.300 Postage & Meter	62.88	31.67	(31.21)	307.97	316.67	8.70	380.00	72.03
4190.400 Copier - Lease	0.00	8.33	8.33	0.00	83.33	83.33	100.00	100.00
4190.500 Admin Minor Equipment	5.48	25.00	19.52	363.24	250.00	(113.24)	300.00	(63.24)
4190.600 Dues & Fees	69.34	0.00	(69.34)	129.53	0.00	(129.53)	0.00	(129.53)
4190.900 Other Sundry Expense	400.00	0.00	(400.00)	477.47	0.00	(477.47)	0.00	(477.47)
4190.910 Tenant Background Checks	11.42	41.67	30.25	59.28	416.67	357.39	500.00	440.72
4190.950 HR - Contract	0.00	41.67	41.67	106.58	416.67	310.09	500.00	393.42
4190.960 Community Outreach	0.00	0.00	0.00	45.92	0.00	(45.92)	0.00	(45.92)
4230.000 Contract - Other	0.00	125.00	125.00	9.02	1,250.00	1,240.98	1,500.00	1,490.98
TOTAL ADMINISTRATIVE EXPENSE	3,170.82	2,487.01	(703.61)	21,856.33	24,870.01	2,613.68	29,604.00	7,747.67
UTILITIES EXPENSE								
4310.000 Water	2.55	416.67	414.12	3,086.24	4,166.67	1,080.43	5,000.00	1,913.76
4320.000 Electricity	177.94	333.33	155.39	2,323.30	3,333.33	1,010.03	4,000.00	1,676.70
4330.000 Gas	2.17	333.33	331.16	1,504.28	3,333.33	1,829.05	4,000.00	2,495.72
TOTAL UTILITIES EXPENSE	182.66	1,083.33	900.67	6,913.82	10,833.33	3,919.51	13,000.00	6,086.18
OPERATION EXPENSE								
4410.000 Maintenance Salaries	1,407.27	1,302.67	(104.60)	14,135.81	13,026.67	(1,109.14)	15,632.00	1,496.19
4420.000 Maint. - Supplies (other)	228.87	308.33	79.46	2,460.83	3,083.33	602.70	3,700.00	1,219.37

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OPERATION EXPENSE								
4420.050 Maint. - Materials	341.15	208.33	(132.82)	1,686.02	2,083.33	403.31	2,500.00	819.98
4420.100 Maint. - Electrical	0.00	33.33	33.33	80.32	333.33	273.01	400.00	339.68
4420.200 Maint. - Plumbing	0.00	33.33	33.33	47.84	333.33	285.49	400.00	352.16
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	10.32	166.67	156.35	200.00	189.68
4420.400 Maint. - Auto	0.00	41.67	41.67	51.46	416.67	365.21	500.00	448.54
4420.410 Maint. - Fuel	9.11	25.00	15.89	161.07	250.00	88.93	300.00	138.93
4420.500 Maint. - Hardware	0.00	20.83	20.83	177.74	208.33	30.59	250.00	72.26
4420.510 Maint. - Keys & Locks	0.00	33.33	33.33	81.38	333.33	251.95	400.00	318.62
4420.600 Maint. - Paint	50.98	75.00	24.02	541.76	750.00	208.24	900.00	358.24
4420.700 Appliances & Dwe ling Equip.	0.00	100.00	100.00	97.47	1,000.00	902.53	1,200.00	1,102.53
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	41.75	0.00	(41.75)	0.00	(41.75)
4430.010 Cont - Rubbish Removal	0.00	100.00	100.00	883.17	1,000.00	116.83	1,200.00	316.83
4430.020 Cont - HVAC	0.00	41.67	41.67	1,049.38	416.67	(632.71)	500.00	(549.38)
4430.050 Cont - Landscaping	136.29	216.67	80.38	1,658.81	2,166.67	507.86	2,600.00	941.19
4430.080 Cont - Plumbing	0.00	250.00	250.00	2,548.13	2,500.00	(48.13)	3,000.00	451.87
4430.090 Cont - Exterminator	48.27	83.33	35.06	48.27	833.33	785.06	1,000.00	951.73
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	3.85	16.67	12.82	80.87	166.67	85.80	200.00	119.13
4430.120 Cont - Miscellaneous	38.57	291.67	253.10	2,329.14	2,916.67	587.53	3,500.00	1,170.86
4450.000 Benefits - Mainl.	795.77	488.92	(306.85)	5,164.07	4,889.17	(274.90)	5,867.00	702.93
TOTAL OPERATION EXPENSE	3,058.13	3,854.08	795.95	33,329.41	38,548.84	5,211.43	46,249.00	12,919.99
GENERAL EXPENSE								
4480.000 Security	75.21	208.33	133.12	817.95	2,083.33	1,265.38	2,500.00	1,682.05
4510.000 Insurance	297.00	303.00	6.00	3,001.59	3,030.00	28.41	3,836.00	834.41
4516.000 Real Estate Assess	0.00	70.83	70.83	506.14	708.33	200.19	850.00	341.86
4570.000 Collection Loss	0.00	208.33	208.33	0.00	2,083.33	2,083.33	2,500.00	2,500.00
TOTAL GENERAL EXPENSE	372.21	790.49	418.28	4,327.68	7,904.99	3,577.31	9,486.00	5,158.32
TOTAL EXPENSES	6,783.62	8,194.92	1,411.30	46,427.24	81,948.17	15,521.93	98,339.00	31,911.76
SURPLUS	4,242.42	3,092.58	(1,149.84)	60,210.41	39,925.83	(29,284.58)	37,111.00	(23,099.41)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$5,614.00
Rent	\$11,750.00
Payment Received	(\$7,300.00)
Repayment	\$15.00
Cancelled Repayment	\$130.00
Ending Balance	<u>\$10,209.00</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
Beginning Balance	<u>\$0.00</u>
Ending Balance	<u>\$0.00</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$13,040.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$13,040.00</u>

Pet Deposit Balances

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

Repayment Agreement Balances: Default Type (1 Agreements)

	Amount
Beginning Balance	\$145.00
Monthly Repayment Amount	(\$15.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$0.00
Cancel Repayment	(\$130.00)
Ending Balance	<u>\$0.00</u>

Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 3/31/2023 Estimated 4/30/2023

UNRESTRICTED

Unrestricted - General

State / Local Funds:		\$ 216,525	\$ 216,542
ParkView Place - LMHA	<i>These funds can be used for any legal business purpose</i>	\$ 407,736	\$ 411,978
REACH	<i>These funds can be used for any approved non-profit business purpose</i>	\$ 37,483	\$ 37,483

Unrestricted - Program

Multi-Family Reserves	<i>These funds can be used for any Multi-Family related expenditure(?)</i>	\$ 639,494	\$ 664,637
Public Housing Admin:	<i>These funds can be used for any Public Housing related expenditure</i>	\$ 291,378	\$ 282,776
HCV Admin:	<i>These funds can be used for any Section 8 related expenditure</i>	\$ 1,027,210	\$ 1,043,021

TOTAL UNRESTRICTED: \$ 2,619,826 \$ 2,656,437

RESTRICTED

Restricted - Program

Restricted Net Position (RNP):	<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>	\$ 310,722	\$ 262,255
Replacement Reserve	<i>Restricted to capital improvement needs for the Multi-Family Program</i>	\$ 1,319,393	\$ 1,332,729

Restricted - Other

FSS Escrow:	<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>	\$ 109,088	\$ 94,023
Tenant Security Deposits*:	<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>	\$ 77,762	\$ 78,272

TOTAL RESTRICTED: \$ 1,816,965 \$ 1,767,278

Lake Metropolitan Housing Authority

Selected Statistics

Fiscal Year 2023 Payroll (through 4/27/2023 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	583,331	512,955	72,374	1,168,660
Budget \$	621,298	518,432	88,349	1,228,079
Variance \$	(37,967)	(5,477)	(15,975)	(59,419)
Variance %	-6.11%	-1.06%	-18.08%	-4.84%
Payroll %	49.91%	43.89%	6.19%	
Budget %	50.59%	42.21%	7.19%	
Variance:	-0.68%	1.68%	-1.00%	

Per Unit Leased Statistics - For Management Use Only

HCV Subsidy & Expense / Unit Leased										
<i>Fiscal Year 2023/Calendar Year 2023 - through December 2023</i>										
	Units Authorized	Units Leased	Lease Percent	Admin Subsidy	FSS Subsidy	Total Subsidy	Subsidy / Unit Leased	Program Expenses	Expenses / Unit Leased	P/L per Unit Leased
FY 2023 AVG:	1,544	1,154	74.74%	\$ 84,535	\$ 1,284	\$ 85,819	\$ 74.35	\$ 76,805	\$ 66.54	\$ 7.81
CY 2023 AVG:	1,552	1,141	73.53%	\$ 83,330	\$ 851	\$ 84,180	73.761446	\$ 77,076	\$ 67.536528	\$ 6.22

M/F Total Rent & Expense / Unit Leased						
<i>Fiscal Year 2023/Calendar Year 2023 - through December 2023</i>						
	Units Authorized	Units Leased	Occupancy	Rent Charged	Subsidy Received	Rent / Unit Leased
FY 2023 AVG:	240	206	85.92%	\$ 53,147	\$ 72,028	\$ 607.05
CY 2023 AVG:	242	206	85.32%	\$ 53,261	\$ 70,725	\$ 601.14
				Total Rent	Total Rent	Program Expenses
				\$ 125,174	\$ 123,986	\$ 129,442
				\$ 607.05	\$ 601.14	\$ 627.75
				\$ (20.70)	\$ 652.56	\$ (51.41)

Lake Metropolitan Housing Authority

Balance Sheet

April 2023

Program: State/Local

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	16.35	213,093.87
1400.900 Furn, Equip, Mach - Adm n	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(21,153.62)
TOTAL ASSETS	16.35	213,093.87
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	0.00	(3,447.65)
TOTAL LIABILITIES	0.00	(3,447.65)
SURPLUS		
2806.000 Unrestricted Net Position	0.00	212,062.41
2806.000 Unrestricted Net Position (Current Year)	16.35	4,479.11
TOTAL SURPLUS	16.35	216,541.52
TOTAL LIABILITIES AND SURPLUS	16.35	213,093.87
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Ten Months Ending 04/30/2023
Program: State/Local Project: Consolidated

	Period	Period	Period	YTD	YTD	YTD	Annual	Remaining
	Amount	Budget	Variance	Amount	Budget	Variance	Budget	Budget
INCOME								
3300.100 State/Local Funds - Interest	16.35	0.00	16.35	159.92	0.00	159.92	0.00	159.92
3690.010 Other Income - Vending	0.00	0.00	0.00	13,478.00	0.00	13,478.00	0.00	13,478.00
TOTAL INCOME	16.35	0.00	16.35	13,637.92	0.00	13,637.92	0.00	13,637.92
EXPENSES								
4220.100 Vending Supplies	0.00	0.00	0.00	4,077.94	0.00	(4,077.94)	0.00	(4,077.94)
4420.700 Appliances & Equipment	0.00	0.00	0.00	1,481.00	0.00	(1,481.00)	0.00	(1,481.00)
4430.000 Contract - Maint	0.00	0.00	0.00	3,279.19	0.00	(3,279.19)	0.00	(3,279.19)
9500.000 Non-Federal Expense	0.00	0.00	0.00	320.68	0.00	(320.68)	0.00	(320.68)
TOTAL EXPENSES	0.00	0.00	0.00	9,158.81	0.00	(9,158.81)	0.00	(9,158.81)
SURPLUS	16.35	0.00	16.35	4,479.11	0.00	4,479.11	0.00	4,479.11

LMHA CASH and INVESTMENT REPORT AS OF April 30, 2023

NAME OF BANK	ACCOUNT NUMBER	ACCOUNT RATE	PURCHASE OR ROLLOVER DATE	MATURITY DATE	Sales / Transfers	BEGINNING		NET INVESTMENT		ENDING	
						PRINCIPAL BALANCE 3/31/2023	PRINCIPAL BALANCE 4/30/2023	INCOME AND/OR VALUE CHANGE	PRINCIPAL BALANCE 4/30/2023		

PUBLIC HOUSING:

GRAND TOTAL	\$	-	\$	-	\$	-	\$	-	\$	-
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BANK ACCOUNT BALANCES AS OF 4/30/2023

Account Name	Full Account Number	Account #	3/31/2023	4/30/2023	Percent Change	Dollar Difference
Multi-Family General	01667725324	324	459,088.31	461,744.42	0.58%	2,656.11
Multi-Family Rep Reserve	01662887990	990	1,319,393.17	1,332,728.82	1.01%	13,335.65
Multi-Family Security Deposits	01663033714	714	57,483.47	63,813.83	11.01%	6,330.36
Public Housing General	01668328437	437	361,637.25	346,369.65	-4.22%	(15,267.60)
Section 8 Lake Rental	01668328479	479	1,299,540.08	1,241,537.31	-4.46%	(58,002.77)
Section 8	01668328440	440	489,390.17	490,808.91	0.29%	1,418.74
FSS Account	01668439530	9630	103,785.16	92,962.43	-10.43%	(10,822.73)
LMHA - Parkview (Erie)	1306946485	6485	390,926.63	399,752.67	2.26%	8,826.04
State/Local (Erie)	2201076525	6525	213,077.52	213,093.87	0.01%	16.35
REACH (Chase)	253356869	6869	37,742.83	37,742.83	0.00%	-
			\$ 4,732,064.59	\$ 4,680,554.74	-1.09%	(\$1,509.85)

TOTAL CASH & INVESTMENTS:

\$ 4,732,064.59	\$ 4,680,554.74	Monthly Change	(\$1,509.85)
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THE HUNTINGTON NATIONAL BANK
 PO BOX 1558 EA1W37
 COLUMBUS OH 43216-1558



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

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Huntington Public Funds Analyzed Checking

Account: [REDACTED]

Statement Activity From: 04/01/23 to 04/30/23	Beginning Balance	\$459,088.31
Days in Statement Period 30	Credits (+)	241,944.71
Average Ledger Balance* 464,774.18	Regular Deposits	8,707.15
Average Collected Balance* 463,358.11	Lock Box Deposits	11,448.00
* The above balances correspond to the service charge cycle for this account.	Electronic Deposits	221,789.56
	Debits (-)	239,288.60
	Regular Checks Paid	108,503.62
	Electronic Withdrawals	130,315.27
	Service Charges	469.71
	Ending Balance	\$461,744.42

Deposits (+)

Account: [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
04/03	1,551.00	75682	Lockbox	04/11	250.00	75682	Lockbox
04/04	3,550.00	75682	Lockbox	04/13	372.00	75682	Lockbox
04/05	745.00	75682	Lockbox	04/24	327.00	75682	Lockbox
04/06	4,581.89	172677885	Brch/ATM	04/27	735.00	75682	Lockbox
04/06	1,218.00	75682	Lockbox	04/28	4,125.26	179785843	Brch/ATM
04/07	709.00	75682	Lockbox	04/28	936.00	75682	Lockbox
04/10	1,055.00	75682	Lockbox				

Other Credits (+)

Account: [REDACTED]

Date	Amount	Description
04/03	74,742.00	HUD TREAS 310 MISC PAY 040323 XXXXX3875860103RMT*VV*XXXXX0788600*****HUD Section 8 /CA OH12RD00008\
04/03	427.00	Stax SV9T 4079821782 230331
04/04	242.00	Stax SV9T 4079821782 230403
04/05	652.00	Stax SV9T 4079821782 230404
04/06	35,057.00	ACH SETTLEMENT OFFSET 230406 -SETT-HNB HVACH
04/06	309.00	Stax SV9T 4079821782 230405
04/07	1,643.00	Stax SV9T 4079821782 230406
04/17	865.00	Stax SV9T 4079821782 230414
04/18	130.00	ACH SETTLEMENT OFFSET 230418 -SETT-HNB HVACH

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 PO BOX 1558 EA1W37
 COLUMBUS OH 43216-1558



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 189 1ST ST
 PAINESVILLE OH 44077-3111

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Huntington PublicFund Business Interest Checking Account: [REDACTED]

Statement Activity From: 04/01/23 to 04/30/23	Beginning Balance	\$1,319,393.17
	Credits (+)	13,335.65
	Electronic Deposits	13,010.00
	Interest Earned	325.65
	Total Service Charges (-)	0.00
	Ending Balance	\$1,332,728.82
Days in Statement Period 30		
Average Ledger Balance* 1,320,694.17		
Average Collected Balance* 1,320,694.17		

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

Average Percentage Yield Earned this period 0.300%
 Interest paid last year \$1,453.86

Other Credits (+) Account: [REDACTED]

Date	Amount	Description
04/28	13,010.00	BUS ONL TFR FRM CHECKING 042823 XXXXXX5324
04/28	325.65	INTEREST PAYMENT

Service Charge Summary Account: [REDACTED]

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

Balance Activity Account: [REDACTED]

Date	Balance	Date	Balance	Date	Balance
03/31	1,319,393.17	04/28	1,332,728.82		

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Huntington PublicFund Business Interest Checking Account: [REDACTED]

Statement Activity From:		Beginning Balance	\$57,483.47
04/01/23 to 04/30/23		Credits (+)	6,350.36
		Electronic Deposits	6,336.03
		Interest Earned	14.33
Days in Statement Period	30	Total Service Charges (-)	20.00
Average Ledger Balance*	58,107.73	Ending Balance	\$63,813.83
Average Collected Balance*	58,107.73		

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

Average Percentage Yield Earned this period 0.300%
 Interest paid last year \$61.25

Other Credits (+) Account: [REDACTED]

Date	Amount	Description
04/28	6,336.03	BUS ONL TFR FRM CHECKING 042823 XXXXXX5324
04/28	14.33	INTEREST PAYMENT

Service Charge Detail Account: [REDACTED]

Date	Service Charge (-)	Waives and Discounts (+)	Description
04/17	5.00		STATEMENT CHARGE
04/17	15.00		BUSINESS ONLINE SERVICE FEES

Service Charge Summary Account: [REDACTED]

Previous Month Service Charges (-)	\$20.00
Total Service Charges (-)	\$20.00

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Huntington Public Funds Analyzed Checking

Account: [REDACTED]

Statement Activity From: 04/01/23 to 04/30/23	Beginning Balance	\$361,637.25
Days in Statement Period 30	Credits (+)	4,462.00
Average Ledger Balance* 363,228.34	Electronic Deposits	4,462.00
Average Collected Balance* 363,228.34	Debits (-)	19,729.60
* The above balances correspond to the service charge cycle for this account.	Regular Checks Paid	400.00
	Electronic Withdrawals	19,303.21
	Service Charges	26.39
	Ending Balance	\$346,369.65

Other Credits (+)

Account: [REDACTED]

Date	Amount	Description
04/05	3,662.00	HUD TREAS 310 MISC PAY 040523 XXXXX3875860103RMT*VV*XXXXX513083*****HUD Operating Fund OH02500000123D\
04/07	800.00	ACH SETTLEMENT OFFSET 230407 -SETT-HNB HVACH

Checks (-)

Account: [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
04/10	400.00	43970			

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

Other Debits (-)

Account: [REDACTED]

Date	Amount	Description
04/17	26.39	PRIOR MONTH'S SERVICE CHARGES
04/28	19,303.21	BUS ONL TFR TO CHECKING 042823 XXXXXX5324

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Huntington Public Funds Analyzed Checking

Account: [REDACTED]

Statement Activity From:
 04/01/23 to 04/30/23

Days in Statement Period 30
 Average Ledger Balance* 1,389,475.23
 Average Collected Balance* 1,389,441.43

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

Beginning Balance	\$1,299,540.08
Credits (+)	784,622.00
Regular Deposits	338.00
Electronic Deposits	784,284.00
Debits (-)	842,624.77
Regular Checks Paid	16,534.16
Electronic Withdrawals	826,090.61
Ending Balance	\$1,241,537.31

Deposits (+)

Account: [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
04/28	338.00	178940644	Brch/ATM				

Other Credits (+)

Account: [REDACTED]

Date	Amount	Description
04/03	685,282.00	86 TREAS 310 MISC PAY 040323 XXXXX3875860103
04/03	83,047.00	86 TREAS 310 MISC PAY 040323 XXXXX3875860103
04/03	14,321.00	86 TREAS 310 MISC PAY 040323 XXXXX3875860103
04/03	1,634.00	86 TREAS 310 MISC PAY 040323 XXXXX3875860103

Checks (-)

Account: [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
04/10	7.00	186713	04/05	3.00	187003*
04/05	3.00	186745*	04/24	5.00	187019*
04/06	2,343.91	186804*	04/12	53.00	187024*
04/05	3.00	186867*	04/07	3.00	187032*
04/24	5.00	186881*	04/07	5.00	187041*
04/12	53.00	186886*	04/05	3.00	187047*
04/06	45.00	186949*	04/27	8.00	187062*
04/10	23.00	186986*	04/05	121.00	187075*
04/21	3.00	187001*	04/04	66.00	187085*

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LAKE METROPOLITAN HOUSING AUTHORITY
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Huntington Public Funds Analyzed Checking

Account: [REDACTED]

Statement Activity From: 04/01/23 to 04/30/23		Beginning Balance	\$489,390.17
		Credits (+)	1,418.74
		Regular Deposits	1,418.74
Days in Statement Period 30		Ending Balance	\$490,808.91
Average Ledger Balance*	489,532.04		
Average Collected Balance*	489,479.94		

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

Deposits (+)

Account: [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
04/28	1,418.74	178940645	Brch/ATM				

Balance Activity

Account: [REDACTED]

Date	Balance	Date	Balance	Date	Balance
03/31	489,390.17	04/28	490,808.91		

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

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

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

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

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Huntington Public Funds Hybrid Checking

Account: [REDACTED]

Statement Activity From: 04/01/23 to 04/30/23		Beginning Balance	\$103,785.18
Days in Statement Period 30		Credits (+)	3,281.56
Average Ledger Balance* 99,063.42		Electronic Deposits	3,256.00
Average Collected Balance* 99,063.42		Interest Eamed	25.56
* The above balances correspond to the service charge cycle for this account.		Debits (-)	14,104.29
		Regular Checks Paid	14,104.29
		Ending Balance	\$82,962.43

Interest paid last year \$97.39

Other Credits (+)

Account: [REDACTED]

Date	Amount	Description
04/17	25.56	INTEREST PAYMENT
04/28	3,258.00	BUS ONL TFR FRM CHECKING 042823 XXXXXX8479

Checks (-)

Account: [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
04/20	8,011.72	1179	04/28	424.34	1181
04/20	5,668.23	1180			

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

Balance Activity

Account: [REDACTED]

Date	Balance	Date	Balance	Date	Balance
03/31	103,785.18	04/20	90,130.77		
04/17	103,810.72	04/28	92,962.43		

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Account Number: [REDACTED]

Statement Date: Apr 01, 2023 thru Apr 28, 2023

P.O. Box 42, Clearfield, PA 16830

005155



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$399,752.67

Tiered Interest Savings - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$390,926.63
Apr 06	Deposit		6,700.00	397,626.63
Apr 28	Deposit		2,050.00 ✓	399,676.63
Apr 28	Credit Interest		76.04 ✓	399,752.67
	ENDING BALANCE			\$399,752.67

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
396,503.42	390,926.63	Apr 01, 2023 - Apr 28, 2023	28	76.04	0.25%	310.11

Interest Rate Summary

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

Overdraft/Returned Item Fees

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

Account Summary

Previous Date	Beginning Balance	Deposits	Interest Paid	Withdrawals	Fees	Ending Balance
Apr 01, 2023	390,926.63	8,750.00	76.04	0.00	0.00	399,752.67

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012955



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

Account Number: [REDACTED]
Statement Date: Apr 01, 2023 thru Apr 28, 2023

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$213,093.87

Interest Checking [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$213,077.52
Apr 28	Total Interest Paid		16.35	
	ENDING BALANCE			\$213,093.87 ✓

LAKE METROPOLITAN
HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Apr 28	Credit Interest	16.35

Balance Summary

Date	Balance	Date	Balance
Apr 01	213,077.52	Apr 28	213,093.87

Interest Summary

Avg Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
213,077.52	213,077.52	Apr 01, 2023 - Apr 28, 2023	28	16.35	0.10%	69.47

Interest Rate Summary

Date	Rate%	Date	Rate%
Aug 10	0.10%		

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

March 01, 2023 through March 31, 2023
 Account Number [REDACTED]

00023889 1 AV 00.471



00023889 DRE 001 142 09123 NNNNNNNNNN T 1 000000000 67 0002831 P4741

REGIONAL ECONOMICALLY AFFORDABLE
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 Para Espanol: 1-888-622-4273
 International Calls: 1-713-262-1679
 We accept operator relay calls



090600103570023889000100000000

Good news — we've eliminated two fees

We're no longer charging the:

- **Deposited Item Returned or Cashed Check Returned Fee** — This was a \$12 fee we charged if an item you deposited or cashed was returned unpaid. We stopped charging this fee as of **December 1, 2022**.
- **Savings Withdrawal Limit Fee** — This was a \$5 fee we charged for each withdrawal or transfer (over six) out of a Chase savings account in a monthly statement period, maximum of three fees per monthly statement period. We stopped charging this fee as of **March 19, 2023**.

We're also changing the name **Insufficient Funds Fee** to **Overdraft Fee**. There are no changes to how and when we charge this fee or the ways to avoid this fee.

As we update and remove references to these three fees, you may continue to see them listed in the Chase Mobile® app¹, on chase.com and in other materials.

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

¹Chase Mobile® app is available for select mobile devices. Message and data rates may apply.

CHECKING SUMMARY

Chase Business Complete Checking

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

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

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

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

Filter Criteria Includes: 1) Project RAD - PBRA 2) Payment Date: All 3) Financial Period: April 2023 4) Payments Over All 5) Check Numbers: All 6) Cleared Period All 7) Check Status: All 8) Payment Status: All 9) Show Payments: Yes 10) Show Deposits: Yes 11) Order By: Payment/Receipt Number

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

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
5887	04/05/2023	No	CHK	Active Plumbing Supply	MF Equipment	Yes	\$720.83
5888	04/05/2023	No	CHK	Air Rite Service Supply	Maint. Supplies	Yes	\$179.80
5889	04/05/2023	No	CHK	A-Team Property Maintenance	PvP Landscaping	Yes	\$3,700.40
5890	04/05/2023	No	CHK	Cintas	JT Mats	Yes	\$252.94
5891	04/05/2023	No	CHK	CSC Service Works	PvP	Yes	\$236.41
5892	04/05/2023	No	CHK	Elite Painting and Pressure Washi	566 Sanders	Yes	\$550.00
5893	04/05/2023	No	CHK	General Pest Control Co.	WS #511 Bed bugs	Yes	\$430.00
5894	04/05/2023	No	CHK	Great Lakes Record Center	Shredding	No	\$234.92
5895	04/05/2023	No	CHK	HD Supply Facilities Maintenance	Maint Materials	Yes	\$11,981.96
5896	04/05/2023	No	CHK	Joughin & Company Hardware	March 2023	Yes	\$284.07
5897	04/05/2023	No	CHK	Kayline Company	Maint. Supplies	Yes	\$131.94
5898	04/05/2023	No	CHK	NAPA Auto Parts/Painesville	2021 Pro master	Yes	\$4.29
5899	04/05/2023	No	CHK	Staples Business Credit	Mar 23	Yes	\$1,133.38
5900	04/05/2023	No	CHK	T-Mobile	2/21/23-3/20/23	Yes	\$473.60
5901	04/05/2023	No	CHK	V&V Youngstown	JT	Yes	\$133.18
5902	04/05/2023	No	CHK	Verify Services, LLC	IT Contract	Yes	\$301.20
5903	04/05/2023	No	CHK	Wadsworth Solutions	JT Blower Motors/Heater/AC	Yes	\$1,206.46
5904	04/05/2023	No	CHK	Xerox Financial Services	Copier Lease	Yes	\$1,415.00
5906	04/12/2023	No	CHK	21st Century Media-Ohio	Admin Advertising	Yes	\$38.45
5907	04/12/2023	No	CHK	Active Plumbing Supply	507 Homeworth	Yes	\$860.24
5908	04/12/2023	No	CHK	Affordable Language Services	Admin Cont Misc	Yes	\$5.70
5909	04/12/2023	No	CHK	Carter B Companies	WS - Tree removal	Yes	\$1,600.00
5910	04/12/2023	No	CHK	Charter Communications	MF Internet	Yes	\$668.98
5911	04/12/2023	No	CHK	Cintas	Maint. Uniforms	Yes	\$47.22
5912	04/12/2023	No	CHK	City Of Painesville Utilities Office	2/28-3/30/23 First St	No	\$10,705.58
5913	04/12/2023	No	CHK	Commonwealth Lumber Co	PvP	Yes	\$1.99
5914	04/12/2023	No	CHK	Dominion Energy Ohio	FINAL BILL 3/20-4/3/23 543 Sander	Yes	\$51.56
5915	04/12/2023	No	CHK	Elite Painting and Pressure Washi	567 Sanders	Yes	\$1,250.00
5916	04/12/2023	No	CHK	Griffin Technology Group	IT Contract May 23	Yes	\$2,844.55
5917	04/12/2023	No	CHK	L.C.D.U.	Parkview Utilities	Yes	\$3,278.17
5918	04/12/2023	No	CHK	Major Waste Disposal Services In	March 2023	No	\$1,547.00
5919	04/12/2023	No	CHK	Market Vision Partners, LLC	March 2023	Yes	\$375.00
5920	04/12/2023	No	CHK	META Solutions	April 2023	Yes	\$377.00
5921	04/12/2023	No	CHK	Professional Answering Service L	April 2023	No	\$136.25
5922	04/12/2023	No	CHK	The Reserves Network	Week ending 3/26 Admin Temp	Yes	\$263.66
5923	04/12/2023	No	CHK	Vector Security	Key Fobs	Yes	\$549.03
5924	04/19/2023	No	CHK	Campbell Plumbing	PvP Cont Plumbing	Yes	\$345.00
5925	04/19/2023	No	CHK	Charter Communicallons	515 Homeworth - MF Internet	No	\$835.06
5926	04/19/2023	No	CHK	Cintas	Maint Uniforms	Yes	\$1,520.59
5927	04/19/2023	No	CHK	Clemans, Nelson & Associates. In	March 23 Retainer	Yes	\$175.00
5928	04/19/2023	No	CHK	Commonwealth Lumber Co	Maint Supplies	Yes	\$8.39
5929	04/19/2023	No	CHK	DiCaudo, Pitchford & Yoder	March 23 Consulting	Yes	\$680.00
5930	04/19/2023	No	CHK	Dominion Energy Ohio	PvP A	Yes	\$1,297.19
5931	04/19/2023	No	CHK	Griffin Techno'ogy Group	Workstations	Yes	\$3,344.91
5932	04/19/2023	No	CHK	Home Depot Credit Services	March 2023 Maint Supplies	Yes	\$1,128.93
5933	04/19/2023	No	CHK	James G. Zupka, CPA, Inc	Accounting/Consulting Services	Yes	\$2,565.00
5934	04/19/2023	No	CHK	Lake - OMJ Center	Jan - Mar 23	Yes	\$239.58

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

Filter Criteria Includes: 1) Project: RAD - PBRA, 2) Payment Date: All, 3) Financial Period: April 2023, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

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

Posted Payments

Doc Num	Payment Date	Voided	Type	Document/Recipient	Document Description	Cleared	Amount
5935	04/19/2023	No	CHK	Lakeside Laundry Equipment	WS - Repairs	Yes	\$171.40
5936	04/19/2023	No	CHK	Mentor Glass Supply & Repair Co	Woodlawn	Yes	\$146.00
5937	04/19/2023	No	CHK	NFP Corporate Services (OH) Inc	Health Insurance Consulting	Yes	\$240.00
5938	04/19/2023	No	CHK	Pitney Bowes Purchase Power	March 2023 Postage & Meter	No	\$1,520.99
5939	04/19/2023	No	CHK	SERVPRO - Professional Restora	Testing - PVP	Yes	\$900.00
5940	04/19/2023	No	CHK	The Illuminating Company	PvP A	Yes	\$637.97
5941	04/19/2023	No	CHK	UH Occupational Health	Employee Drug Screen	Yes	\$165.00
5942	04/19/2023	No	CHK	V&V Youngstown	Maint. Supplies/A10 Damage PvP	Yes	\$45.97
5943	04/19/2023	No	CHK	Xerox Financial Services	3/25-4/24 Copier Lease 010-012781	Yes	\$1,415.00
5944	04/19/2023	No	CHK	Xpress Printing Services Inc.	#10 Envelopes	Yes	\$264.00
5945	04/26/2023	No	CHK	Charter Communications	PvP Cable	No	\$305.96
5946	04/26/2023	No	CHK	Cintas	PvP Mats	No	\$73.41
5947	04/26/2023	No	CHK	City Of Painesville Utilities Office	3 8 23-4 6 23 WS	No	\$9,231.38
5948	04/26/2023	No	CHK	Com-One Sound	JT Fuse/Intercom	No	\$174.00
5949	04/26/2023	No	CHK	Custom Cleaning and Maintenena	April 23	No	\$1,125.00
5950	04/26/2023	No	CHK	Dominion Energy Ohio	3.20-4.19.23 WS	No	\$2,653.63
5951	04/26/2023	No	CHK	Griffin Technology Group	IT Contract	No	\$2,935.54
5952	04/26/2023	No	CHK	Mentor Glass Supply & Repair Co	580 Sanders	No	\$1,101.00
5953	04/26/2023	No	CHK	New Oak Hill Village LLC	Craig, Ashley Sec Deposit	No	\$1,052.00
5954	04/26/2023	No	CHK	ONLINE Information Services, Inc	HCV Tenant Background	No	\$672.54
5955	04/26/2023	No	CHK	PHADA	6.1.23-6.1.24 Eric Martin/Dues	No	\$2,760.00
5956	04/26/2023	No	CHK	Robert L Neal Sr	April 23	No	\$200.00
5957	04/26/2023	Yes	CHK	Ross Business Development Inc	HUD Today 2023 M. Fuhman	No	\$625.00
5958	04/26/2023	No	CHK	Sherwin-Williams	567 Sanders	No	\$4,419.12
5959	04/26/2023	No	CHK	Vector Security	Alarm Monitoring	No	\$1,234.88
5960	04/26/2023	No	CHK	WEX BANK	April 2023	No	\$376.61
						Cleared: 51	\$50,636.94
						Uncleared: 22	\$43,919.87
						Total Payments: 73	\$94,556.81

Project Summary

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

Program - Project	Payments	Deposits
RAD - PBRA - RAD - PBRA	\$94,556.81	\$0.00
Total:	\$94,556.81	\$0.00

Type Summary

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

Document Type	Count	Amount
Check (CHK)	73	\$94,556.81
Total	73	\$94,556.81

RESOLUTION 6-2023

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

WHEREAS, upon recommendation of the Chief Executive Officer, the Members of the Board of Commissioners for the Lake Metropolitan Housing Authority have found and determined that it is necessary to approve the proposed FY2024 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 FY2024 Consolidated Budget is hereby approved, and the Chief Executive Officer of the Lake Metropolitan Housing Authority is hereby authorized and directed to submit the FY2024 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 14, 2023

Jeffrey Mackey, Chairperson/Charles Stennis, Co-Chairperson

Attest:

I, Eric Martin, CEO/Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 6-2023 was duly passed by vote of the Board of Commissioners for the Lake Metropolitan Housing Authority, Lake County, Ohio at a duly noticed meeting of the Board on this 14th day of June 2022.

Eric Martin, Secretary

Consolidated Budget Worksheet FY 2024
(Preliminary - for Internal Purposes Only)

REVENUE					Consolidated FY 2024
	FY 2024 HCV	FY 2024 Multi-Family	FY 2024 PH	FY 2024 Parkview	Budget
Tenant Rents		747,259	-	135,000	882,259
Other Income - Tenant		10,000	-	200	10,200
HUD Operating Subsidy			43,944		43,944
Admin Fee Vouchers/FSS/HO	1,127,500				1,127,500
HUD Capital Funds for Operations			42,326		42,326
Tenant Assistance		1,075,324			1,075,324
50% Fraud Recovery	16,000				16,000
Other Income - HCV	-				-
Interest*		3,000	-	250	3,250
Gain/Loss - Disposal of Assets	-				-
Total	\$ 1,143,500	\$ 1,835,583	\$ 86,270	\$ 135,450	\$ 3,200,803
EXPENSES	FY 2024 HCV	FY 2024 Multi-Family	FY 2024 PH	FY 2024 Parkview	Consolidated FY 2024 Budget
Admin Salaries	665,419	341,671	28,920	14,507	1,050,518
Audit Costs	8,643	2,500	400	180	11,723
Employee Benefits	260,349	133,681	11,315	5,676	411,021
Legal	4,000	15,000	200	2,000	21,200
Employee Travel & Training	7,000	4,500	-	500	12,000
Board Travel & Training	2,000	2,000	-	250	4,250
Admin Other	152,016	84,267	14,083	5,964	256,330
Resident Activities		3,600	-	-	3,600
Resident Participation		6,000	-	-	6,000
Landlord Lease Incentives	20,000				20,000
Total Admin Expense	\$ 1,119,427	\$ 593,219	\$ 54,918	\$ 29,077	\$ 1,796,641
Water	690	65,000	6,000	5,000	76,690
Electricity	3,400	170,000	5,000	4,000	182,400
Gas	470	25,000	5,000	4,000	34,470
Total Utilities Expense	\$ 4,560	\$ 260,000	\$ 16,000	\$ 13,000	\$ 293,560
Maint Salaries		188,377	29,824	16,922	235,124
Maint Benefits		73,704	11,669	6,621	91,993
Maint Materials	5,600	107,850	-	10,750	124,200
Maint Contracts		133,700	-	14,000	147,700
Total Ord Maint & Operations	\$ 5,600	\$ 503,631	\$ 41,493	\$ 48,293	\$ 599,017
Security	650	8,000	3,500	2,500	14,650
SHARP	11,383	57,738	5,577	3,325	78,022
PILOT/other Real Estate Taxes		4,500	3,300	850	8,650
Other General Expense	3,000				3,000
Bad Debt	-	20,000		2,500	22,500
Replacement Reserve Deposit		156,120			156,120
Vacancy Loss Expense		230,000			230,000
Total General Expenses	\$ 15,033	\$ 476,358	\$ 12,377	\$ 9,175	\$ 512,942
Total Operating Expenses	\$ 1,144,619	\$ 1,833,208	\$ 124,788	\$ 99,546	\$ 3,202,161
Net Operating Income/ (Loss)	\$ (1,119)	\$ 2,375	\$ (38,518)	\$ 35,904	\$ (1,358)

Lake Metropolitan Housing Authority
Multi-Family FY 2024 Budget Worksheet

REVENUE	FY 2023 Budget	FY 2023 to Date (through February)	Fiscal Year 2023 (Projected)	FY 2024 Budget	Comments
Tenant Rents	610,000	405,730	608,595	747,259	FY2023 OCAF Report \$1,822,584 (Gross Potential Rent)
Tenant Assistance	880,000	580,432	870,648	1,075,324	
Interest - Rep. Res.	124	2,056	3,084	3,000	
Other Tenant Income	26,000	4,498	6,747	10,000	
Total	\$ 1,516,124	\$ 992,716	\$ 1,489,074	\$ 1,835,583	
EXPENSES	FY 2023 Budget	FY 2023 to Date (through February)	Fiscal Year 2023 (Projected)	FY 2024 Budget	Comments
Admin Salaries	336,978	177,492	266,238	341,671	Based on FY 2024 Payroll Budget 2
Audit Costs	3,200	2,420	3,630	2,500	
Advertising	300	739	1,109	3,129	Website Redesign
Employee Benefits	128,786	67,820	101,730	133,681	Calculated at .386 of wages (from worksheet)
Legal	15,000	10,159	15,239	15,000	
Employee Travel & Training	7,000	1,288	1,932	4,500	New employees requiring training
Board Training & Travel	2,000	-	-	2,000	50/50 Split with HCV
Admin Sundry	1,200	2,591	3,887	3,800	
Bank Charges	2,000	1,636	2,454	2,400	
Payroll Processing	2,200	1,640	2,460	2,200	
Office Supplies	4,000	3,341	5,012	5,000	
Temp Help	-	1,384	2,076	-	None anticipated
Cleaning Contract	1,350	10,442	15,663	5,000	No Planned Extra Cleaning
IT Contract	9,000	7,867	11,801	11,000	Non-recurring expenses
MCS Software Support*	11,842	5,802	8,703	9,138	Current + 5%
Forms / Publications	1,500	681	1,022	1,000	
Shredding	200	457	686	500	
Telephone	3,000	1,781	2,672	2,600	
Cell Phones	1,400	1,697	2,546	2,600	
Answering Service	1,800	954	1,431	1,450	
Internet	2,000	4,698	7,047	6,000	
Cable	8,500	5,564	8,346	8,400	
Postage & Meter	6,000	2,983	4,475	6,000	
Copier Lease	4,200	2,340	3,510	4,200	
Copier Maintenance	350	-	-	350	
Minor Equipment	-	6,856	10,284	3,000	
Dues & Fees	3,200	1,990	2,985	3,000	
HR Contract	120	723	1,085	-	None anticipated
Tenant Background Checks	1,100	467	701	1,000	
Community Outreach	370	583	875	500	
Resident Activities	1,200	354	531	3,600	RIP 2@200/month, 1@50/month
Resident Participation	8,000	2,510	3,765	6,000	
Contracts - Other	2,500	155	233	2,000	
Total Admin Expense	\$ 570,296	\$ 329,414	\$ 494,121	\$ 593,219	
Water	65,000	44,069	66,104	65,000	
Electricity	180,000	98,651	147,977	170,000	
Gas	25,000	12,409	18,614	25,000	
Total Utilities Expense	\$ 270,000	\$ 155,129	\$ 232,694	\$ 260,000	
Maint Salaries	181,454	116,118	174,177	188,377	Based on FY 2024 Payroll Budget 2
Temp Help	-	-	-	-	None Anticipated
Maint Supplies (other)	30,000	31,691	47,537	45,000	
Maint Materials	10,000	18,243	27,365	22,000	Unit Turn Carpet Replacements
Plumbing	1,200	799	1,199	1,200	
Cleaning Supplies	200	178	267	250	
Auto - Maintenance	1,500	769	1,154	1,200	
Auto - Fuel	3,500	2,100	3,150	3,200	
Hardware	2,500	2,633	3,950	3,500	
Keys & locks	1,500	928	1,392	1,500	
Paint	7,000	7,198	10,797	10,000	
Appliances	15,000	21,443	32,165	20,000	
Contract Rubbish	14,000	8,513	12,770	13,000	
Contract HVAC	5,500	10,726	16,089	10,000	
Contract Elevators	15,000	7,743	11,615	12,000	
Contract Landscaping	12,000	4,406	6,609	12,000	
Contract Unit Turn Expense	36,000	21,835	32,753	20,000	Reduction of Contract Work
Contract Electric	5,500	3,767	5,651	5,500	
Contract Plumbing	4,000	1,575	2,363	3,000	
Contract Exterminating	5,500	6,120	9,180	8,500	Bed-Bug Maintenance
Contract Repairs	7,500	8,079	12,119	10,000	
Contract Uniforms	1,500	1,152	1,728	1,700	
Maint Contracts - other	20,000	43,228	64,842	40,000	Planned Projects
Employee Benefits	68,388	44,771	67,157	73,704	Calculated at .386 of wages (from worksheet)
Total Ord Maint & Operations	\$ 448,742	\$ 364,015	\$ 546,023	\$ 503,631	
Security	8,800	4,875	7,313	8,000	
Insurance (SHARP)	80,449	36,659	54,989	57,738	Most recent SHARP renewal +5%
Real Estate Tax & Assessments	4,500	713	1,070	4,500	Assessments only
Bad Debt	-	15,000	22,500	20,000	
Replacement Reserve Deposits	156,120	91,070	136,605	158,120	
Vacancy Loss Expense	-	-	-	230,000	Leasing levels increasing @ 87% Occupancy
Total General Expenses	\$ 249,869	\$ 148,317	\$ 85,871	\$ 476,358	
Total Operating Expenses	\$ 1,538,907	\$ 996,875	\$ 1,358,708	\$ 1,833,208	
Net Operating Income/ (Loss)	\$ (22,783)	\$ (4,159)	\$ 130,366	\$ 2,375	

Lake Metropolitan Housing Authority
HCV FY 2024 Budget Worksheet

REVENUE	FY 2023 to Date		Fiscal Year 2023	FY 2024 Budget	Comments
	FY 2023 Budget	(through February)	(Projected)		
Admin Fee Income	960,000	679,253	\$ 1,018,880	1,020,000	Based on current estimate - leasing increases
Mainstream Admin Fee Income	20,000	27,679	\$ 41,519	42,000	
FSS Grant Income	62,500	34,942	\$ 52,413	65,500	Additional vouchers awarded CY2023 Renewal
Homeownership Income	-	-	\$ -	-	
Interest Income *	-	-	\$ -	-	
Admin Fee Portable Cert	-	-	\$ -	-	
50% Fraud Recovery	15,000	7,798	\$ 11,697	16,000	Increased collection efforts
Other Income*	-	-	\$ -	-	
Total	\$ 1,057,500	\$ 749,672	\$ 1,124,508	\$ 1,143,500	
EXPENSES	FY 2023 to Date		Fiscal Year 2023	FY 2024 Budget	Comments
	FY 2023 Budget	(through February)	(Projected)		
Admin Salaries	621,298	345,301	\$ 517,952	665,419	Based on FY 2024 Payroll Budget 2
Audit Costs	8,200	8,643	\$ 8,643	8,643	
Advertising	750	997	\$ 1,496	2,475	Website Redesign
Employee Benefits	235,572	131,940	\$ 197,910	260,349	Based on FY 2024 Payroll Budget 2
Legal	4,000	3,420	\$ 5,130	4,000	
Employee Travel/Training	8,000	5,064	\$ 7,596	7,000	New employee training
Board Travel/Training	2,000	-	\$ -	2,000	
Admin Sundry	2,500	1,695	\$ 2,543	2,500	
Bank Charges	2,250	1,914	\$ 2,871	2,500	
Payroll Processing	3,000	2,298	\$ 3,447	3,000	
Office Supplies	9,000	11,161	\$ 16,742	12,000	
Temp Help	-	2,554	\$ 3,831	-	None Anticipated
Cleaning Contract	3,900	8,227	\$ 12,341	8,000	No planned extra cleaning
IT Contract*	26,000	22,139	\$ 33,209	28,000	
MCS Software Support*	29,955	-	\$ 24,372	25,591	Current + 5%
Forms / Publications	16,248	5,099	\$ 7,649	7,700	
Shredding	750	1,527	\$ 2,291	1,500	
Telephone	9,600	6,917	\$ 10,376	10,000	
Cell Phones	1,150	893	\$ 1,340	1,300	
Internet	5,000	830	\$ 1,245	1,300	
Cable	450	301	\$ 452	450	
Postage & Meter	15,000	10,662	\$ 15,993	14,000	
Copier Lease	13,000	8,149	\$ 12,224	12,000	
Copier Maint	1,100	-	\$ -	-	
Minor Equipment	1,000	3,786	\$ 5,679	3,000	
Dues and Fees	3,500	1,193	\$ 1,790	1,500	
Tenant Background Checks	4,500	4,047	\$ 6,071	5,000	Increase Voucher Utilization Anticipated
HR Contract	-	880	\$ 1,320	-	No Future Need
Community Outreach	1,000	-	\$ -	1,000	
Contracts - Other	2,000	180	\$ 270	1,000	
Rentellect	8,200	5,931	\$ 8,897	8,200	
Landlord Lease Incentives	-	-	\$ -	20,000	landlord lease incentives
Total Admin Expense	\$ 1,038,923	\$ 595,748	\$ 913,673	\$ 1,119,427	
Water	700	455	\$ 683	690	
Electric	3,500	2,267	\$ 3,401	3,400	
Gas	600	317	\$ 476	470	
Total Utilities Expense	\$ 4,800	\$ 3,039	\$ 4,559	\$ 4,560	
Inspector Materials	-	1,438	\$ 2,157	500	
Auto - Maintenance	2,000	1,463	\$ 2,195	2,200	
Auto - Fuel	4,500	1,935	\$ 2,903	2,900	
Total Ord Maint & Operations	\$ 6,500	\$ 4,836	\$ 7,254	\$ 5,600	
Security	650	427	\$ 641	650	
Insurance (SHARP)	13,491	7,227	\$ 10,841	11,383	Current + 5%
Other (Admin Port Fees)	7,000	1,945	\$ 2,918	3,000	Ports have decreased
Bad Debt (Landlord)	-	-	\$ -	-	
Total General Expenses	\$ 21,141	\$ 9,599	\$ 14,399	\$ 15,033	
Total Operating Expenses	\$ 1,071,365	\$ 613,222	\$ 939,884	\$ 1,144,619	
Net Operating Income/ (Loss)	\$ (13,865)	\$ 136,450	\$ 184,625	\$ (1,119)	

Lake Metropolitan Housing Authority
ParkView Place (LMHA) FY 2024 Budget Worksheet

	Fiscal Year 2024			FY 2024 Budget (Preliminary)	Comments
	FY 2023 Budget	(Through February)	Fiscal Year 2023 (Projected)		
REVENUE					
Tenant Rents	135,000	89,850	134,775	135,000	
Other Tenant Income	200	60	90	200	
Interest*	250	457	686	250	
Total	\$ 135,450	\$ 90,367	\$ 135,551	\$ 135,450	
EXPENSES					
Fiscal Year 2024					
	FY 2023 Budget	(Through February)	Fiscal Year 2023 (Projected)	FY 2024 Budget (Preliminary)	
Admin Salaries	15,096	7,181	10,772	14,507	Based on FY 2024 Payroll Budget 2
Audit Costs	180	92	138	180	
Advertising	300	23	35	424	
Employee Benefits	5,808	2,769	4,154	5,676	Calculated at .386 of wages (from worksheet)
Legal	2,500	937	1,406	2,000	
Employee Travel & Training	500	11	17	500	
Board Training & Travel	250	79	119	250	
Admin Sundry	400	58	87	400	
Bank Charges	50	-	-	50	
Payroll Processing	100	-	-	100	
Office Supplies	-	-	-	-	
Temp Help	500	81	122	-	No anticipated need
Cleaning Contract	180	879	1,319	500	No extra cleaning anticipated
IT Contract	-	-	-	-	
Forms / Publications	60	-	-	60	
Shredding	-	-	-	-	
Telephone	-	-	-	-	
Cell Phones	300	179	269	300	
Answering Service	-	-	-	-	
Internet	50	-	-	50	
Cable	800	349	524	800	
Postage & Meter	380	187	281	380	
Copier Lease	100	-	-	100	
Copier Maintenance	-	-	-	-	
Minor Equipment	-	189	284	-	
Dues & Fees	300	59	89	300	
HR Contract	-	27	41	-	
Tenant Background Checks	500	80	120	500	
Community Outreach	500	34	51	500	
Resident Activities	-	-	-	-	
Resident Participation	-	-	-	-	
Contracts - Other	1,500	9	14	1,500	
MCS Software Support*	-	-	-	-	
Total Admin Expense	\$ 30,354	\$ 13,223	\$ 19,835	\$ 29,077	
Water	5,000	1,849	2,774	5,000	
Electricity	4,000	1,670	2,505	4,000	
Gas	4,000	757	1,136	4,000	
Total Utilities Expense	\$ 13,000	\$ 4,276	\$ 6,414	\$ 13,000	
Maint Salaries	15,632	9,243	13,865	16,922	Based on FY 2024 Payroll Budget 2
Temp Help	-	-	-	-	No anticipated need
Maint Supplies (other)	3,700	1,841	2,762	3,700	
Maint Materials	2,500	1,061	1,592	2,500	
Electrical	400	-	-	400	
Plumbing	400	46	89	400	
Cleaning Supplies	200	10	15	200	
Auto - Maintenance	500	45	88	500	
Auto - Fuel	300	122	183	300	
Hardware	250	148	222	250	
Keys & locks	400	54	81	400	
Paint	900	418	627	900	
Appliances	1,200	97	146	1,200	
Rubbish	1,200	710	1,065	1,200	
Heating & Cooling	500	881	1,322	500	
Landscaping	2,600	529	794	2,600	
Unit Turn Expense	-	-	-	-	
Electrical	-	-	-	-	
Plumbing Contract	3,000	-	-	3,000	
Exterminating	1,000	-	-	1,000	
Repairs	2,000	-	-	2,000	
Uniforms	200	67	101	200	
Maint Contracts - other	3,500	1,753	2,630	3,500	
Employee Benefits	5,867	3,564	5,346	6,621	Calculated at .386 of wages (from worksheet)
Total Ord Maint & Operations	\$ 46,249	\$ 20,589	\$ 30,884	\$ 48,293	
Security	2,500	507	761	2,500	
Insurance (SHARP)	4,675	2,111	3,167	3,325	Allocated at current +5% (December renewal)
Real Estate Assessments	850	508	762	850	Real Estate Assessments only
Bad Debt	2,500	-	-	2,500	
Total General Expenses	\$ 10,525	\$ 3,126	\$ 4,689	\$ 9,175	
Total Operating Expenses	\$ 100,128	\$ 41,214	\$ 61,821	\$ 99,546	
Net Operating Income/ (Loss)	\$ 35,322	\$ 49,153	\$ 73,730	\$ 35,904	
FY 2024 Budget 4		PvP (LMHA)			

**Lake Metropolitan Housing Authority
Public Housing FY2024 Budget Worksheet**

REVENUE	FY 2023 Budget	FY 2023 to Date (through February)	Fiscal Year 2023 (Projected)	FY 2024 Budget
Tenant Rents	70,000	4,950	7,425	-
HUD Subsidy	84,050	50,059	75,089	43,944
HUD Capital Funds for Operations	34,476	41,864	62,796	42,326
HUD Capital Funds for Admin*	-	-	-	-
Other Tenant Income	1,000	120	180	-
Interest*	-	-	-	-
Total	\$ 189,526	\$ 96,993	\$ 145,490	\$ 86,270
EXPENSES	FY 2023 Budget	FY 2023 to Date (through February)	Fiscal Year 2023 (Projected)	FY 2024 Budget
Admin Salaries	29,818	12,541	18,812	28,920
Audit Costs	400	278	417	400
Advertising	200	42	63	223
Employee Benefits	11,352	4,835	7,253	11,315
Legal	1,000	702	1,053	200
Employee Travel & Training	1,000	20	30	-
Board Training & Travel	500	-	-	-
Admin Sundry	500	142	213	50
Bank Charges	1,500	199	299	1,500
Payroll Processing	250	167	251	250
Office Supplies	550	414	621	200
Temp Help	-	145	218	-
Cleaning Contract	400	1,751	2,627	2,354
IT Contract	1,800	1,124	1,686	1,800
MCS Software Support*	1,692	829	1,244	1,306
Forms / Publications	350	239	359	-
Shredding	80	57	86	80
Telephone	400	223	335	300
Cell Phones	500	327	491	300
Answering Service	200	99	149	150
Internet	300	49	74	300
Cable	1,000	584	876	1,000
Postage & Meter	650	311	467	650
Copier Lease	600	292	438	600
Copier Maintenance	80	-	-	80
Minor Equipment	2,400	341	512	1,500
Dues & Fees	340	117	176	340
HR Contract	-	49	74	-
Tenant Background Checks	400	80	120	400
Community Outreach	400	61	92	400
Resident Activities	1,000	-	-	-
Resident Participation	-	-	-	-
Contracts - Other	300	16	24	300
Total Admin Expense	\$ 59,962	\$ 26,034	\$ 39,051	\$ 54,918
Water	6,000	3,133	4,700	6,000
Electricity	5,000	7,552	11,328	5,000
Gas	5,000	9,939	14,909	5,000
Total Utilities Expense	\$ 16,000	\$ 20,624	\$ 30,936	\$ 16,000
Maint Salaries	27,803	15,732	23,598	29,824
Temp Help	1,100	-	-	-
Maint Supplies (other)	3,500	3,314	4,971	-
Maint Materials	3,000	1,909	2,864	-
Electrical	250	-	-	-
Plumbing	250	84	126	-
Cleaning Supplies	100	19	29	-
Auto - Maintenance	800	80	120	-
Auto - Fuel	600	220	330	-
Hardware	350	267	401	-
Keys & Locks	700	97	146	-
Paint	1,500	753	1,130	-
Appliances	3,000	162	243	-
Contract Rubbish	1,950	1,183	1,775	-
Contract HVAC	1,600	501	752	-
Contract Landscaping	3,000	940	1,410	-
Contract Unit Turn Expense	-	-	-	-
Contract Electric	250	-	-	-
Contract Plumbing	5,000	625	938	-
Contract Exterminating	500	-	-	-
Contract Repairs	500	-	-	-
Contract Uniforms	500	120	180	-
Maint Contracts - other	7,900	14,553	21,830	-
Employee Benefits	10,436	6,066	9,099	11,669
Total Ord Maint & Operations	\$ 74,589	\$ 46,625	\$ 69,938	\$ 41,493
Security	3,500	845	1,268	3,500
Insurance (SHARP)	7,834	3,541	5,312	5,577
Real Estate Tax & Assessments	1,300	847	1,271	1,300
PILOT	5,500	-	-	2,000
Bad Debt	4,500	-	-	-
Total General Expenses	\$ 22,634	\$ 5,233	\$ 7,850	\$ 12,377
Total Operating Expenses	\$ 173,185	\$ 98,516	\$ 147,774	\$ 124,788
Net Operating Income/ (Loss)	\$ 16,341	\$ (1,523)	\$ (2,285)	\$ (38,518)

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: **FY 2024** Board Resolution Number: **6-2023**

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: 06/14/2023
- 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:

RESOLUTION NO. 7-2023

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

WHEREAS, the Members of the Board of Commissioners for Lake Metropolitan Housing Authority, upon recommendation of the Chief Executive Officer, wish to update the current Administrative Plan and adopt the changes effective July 1, 2023

WHEREAS, the updated Administrative Plan has been revised and updated to incorporate new federal regulations, mandatory compliance language, and changes to discretionary policies.

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

SECTION 1. The current Administrative Plan is hereby updated effective July 1, 2023, as summarized in 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 14, 2023

Jeffrey Mackey, Chairperson/Charles Stennis, Co-Chairperson

Attest:

I, Eric Martin, CEO/Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 7-2023 was duly passed by vote of the Board of Commissioners for the Lake Metropolitan Housing Authority, Lake County, Ohio at a duly noticed meeting of the Board on 14th day of June 2023.

Eric Martin, Secretary