



NOTICE OF MEETING

The Regular Board Meeting of the Lake Metropolitan Housing Authority will be held at
6:00 p.m. on Thursday, February 15, 2024
Washington Square Apartments
111 East Washington St. (Community Room)

Painesville, OH 44077

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

REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Allan Moon - Visual Armor Security *(to talk about the camera system for our properties.)*
4. January Board Meeting Minutes
5. CEO Report
6. 2023 - December Finance Reports and Bills
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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**REGULAR MEETING OF THE
LAKE METROPOLITAN HOUSING AUTHORITY**

January 15, 2024, at 6:00 P.M.

***Onsite – Washington Square, 111 E. Washington Square, Painesville, OH 44077**

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

PRESENT

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

ALSO PRESENT

Marshal Pitchford, Attorney (*absent*)
Eric Martin, Chief Executive Officer
Brittany Stone, Chief Financial Officer
Roger Maltry, Supervisor Maintenance
Diana Dilisio, Administrative Office Manager

CHAIRPERSON'S COMMENTS:

Chairperson Jeffrey Mackey called the meeting to order at 6:03 P.M.

MEETING MINUTES:

November 8, 2023, Regular Board Meeting: The meeting minutes were accepted by unanimous acclamation.

CEO REPORT:

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



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HOUSING CHOICE VOUCHER:

The HCV (Housing Choice Voucher) lease-ups declined in December 2023. They went down from 1141 to 1133. As of December, there were 83 active.

We remain over 100% of the budget, which is an indication of our increased administrative efforts in the HCV program.

PUBLIC HOUSING/MULTI-FAMILY PROGRAM/MARKET RATE:

LMHA has a signed agreement with Regional Economically Affordable Housing/ Reach 4 Home, to sell Parkview Place for \$665,000. Reach 4 Home is currently progressing towards receiving the necessary funding to buy the property, while LMHA is awaiting approval from the Department of Housing and Urban Development to move the transaction to close. The necessary title search and required documentation have been submitted for review and approval. We expect to complete the transaction by the end of the first quarter of 2024.

The multifamily occupancy rate continues to increase. LMHA is currently at 95% occupancy as of 1/14/2024.

Our programs and maintenance teams' efforts in reducing our unit turn rates and actively leasing up our units are very appreciated. We have 229 units occupied as of 1/14/2024. This represents the highest level of occupancy in the past 4 years.

OCTOBER and NOVEMBER 2023 FINANCE REPORT:

A motion was made by Chairperson Jeffrey Mackey and seconded by Julius Williams to approve the October and November 2023 financials. The October and November 2023 financials were approved by roll call with 5 ayes from Cynthia Brooks, Vice-Chairperson Charles Stennis, Jr., George Phillips, Julius Williams, and Chairperson Jeffrey Mackey.







Major Projects

Looking into 2024, LMHA is positioned to accomplish several major capital projects which include upgrades to our fire alarm systems, façade sealant at Jackson Towers, as well as several upgrades at all our owned properties. The upgrades will be selected to enhance the living quality of our residents. The leadership will continue its review of the overall budget and align the necessary resources to support capital improvements.

RESOLUTION's:

- **Resolution 1-2024:**
Resolution approving a Revised Pay Grade Scale for the Lake Metropolitan Housing Authority and Directing the Chief Executive Officer to Administer the Pay Grade Scale in Accordance with the Approved Annual Operating Budget.
- **Resolution 2-2024:**
A resolution Authorizing the Chief Executive Officer to Hire for the Position of Administrative Office Manager.

A motion was made by Cynthia Brooks and seconded by George Phillips to adopt these resolutions. Resolution 1-2024 and Resolution 2-2024 were approved by roll call with 7 ayes from Cynthia Brooks, Vice-Chairperson Charles Stennis, Jr., Gregory Schmidt, Kathryn Popp, George Phillips, Julius Williams, and Chairperson Jeffrey Mackey.

ADJOURNMENT:

A motion was made by Chairperson Jeffrey Mackey to adjourn the meeting. The meeting adjourned at 6:45 p.m.



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Meeting of The Board of Commissioners CEO Report February 2024

Housing Choice Voucher:

Housing Choice Voucher lease-ups remained relatively unchanged from January. The HCV intake department continues to work through the older waiting list with 52 individuals remaining. The expectation is that once we move to the new waiting list, applicant response and frequency of eligibility determination will increase. In addition, we also remain at 104% of budget utilization which has continued to keep our appropriation at increasing levels.

Public Housing/Multifamily Program/Market Rate:

Concerning the Parkview Disposition, HUD has approved our purchase agreement and has signed the full release of the Declaration of Trust. We are now fully prepared to move to close as soon as funds are appropriated to do so.

In addition, our Multifamily occupancy rate continues to increase. As of 2/14/2024, LMHA is currently at 96% occupancy. This now exceeds our original target several months ago. We currently have only 8 vacancies remaining, several of which are soon to be leased up.

I would like to thank both our program and maintenance teams for their continued effort in reducing our unit turn rates and actively leasing up our units. The 96% occupancy number represents the highest level of occupancy since the start of the PBRA program.

Major Projects

As we turn the page into 2024, LMHA is positioned to accomplish several major capital projects which include upgrades to our fire alarm systems, façade sealant at Jackson Towers, as well as several upgrades at all our owned properties. The upgrades will be strategically selected to enhance the living



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quality of our residents. LMHA remains committed to providing housing that exceeds the basic requirements. Leadership will continue its normal assessment of the overall budget and align the necessary resources to support capital improvements that are most impactful to upgrade housing standards for all our residents.

We are also excited about meeting with the Advantix design team sometime in the Spring. We are moving forward with our plan to secure several financing opportunities to fund the impactful revitalization of our properties. This project will dramatically enhance the living quality of our residents and improve both the sustainability and the curb appeal of our properties in the long term.

LMHA will keep the board updated on this exciting comprehensive capital investment as matters develop.

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



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Housing Choice Voucher Program

Month Ending January 2024

Leased Action	Nov-23	Dec-23	Jan-24						
Monthly Budget Authority	\$727,141	\$727,120	\$727,120						
Units under lease (1st of month) + HO	1144	1133	1131	As of 2/1/2024					
VASH vouchers leased up (26)	12	13	13						
FUP vouchers leased up (25)	10	11	12						
Mainstream vouchers leased up (26)	32	31	30						
Utilization (baseline 1552 eff. 1/1/2023)	74%	74%	74%						
Total HAP paid (UA's, ports & HO)	\$752,886	\$755,049	\$768,191						
Total incoming HAP	\$727,141	\$800,516	\$760,720						
Monthly utilization of budget	104%	104%	104%						
HCV Error Analysis Report	Nov-23	Dec-23	Jan-24						
Audit Error rate				Information provided by Vicki Smith's Auditing reports					
# of files audited									
# of files in audit with errors									
QC Error Rate									
Informal Hearing/Terminations	Nov-23	Dec-23	Jan-24						
Informal Hearings conducted	0	0	4						
Informal Reviews conducted	3	1	2						
End of Participations (EOP's)	5	9	8	Updated 3 months EOP report attached explaining most recent					
Leasing Activity	Nov-23	Dec-23	Jan-24						
# of New Admissions	3	5	8						
# of Moves	11	11	3						
# of Port-Ins	1	2	1						
# of Port-Outs	5	3	0						
# of Vouchers issued	66	28	33	18 of these were moves (December)					
# of Vouchers on the street	78	83 (14 need scheduled)	82 + 12 scheduled	7 vouchers pending inspections					
(working on the last of the '21 waiting list)				1 vouchers pending executed HAP					
Vouchers Expired	13	10	12	7 Vouchers pending signed leases					
FSS/Homeownership	Nov-23	Dec-23	Jan-24						
Active FSS participants	27	27	27	As of 2/1/2024					
Current Homeowners	3	3	3						
Wait List Activity	Nov-23	Dec-23	Jan-24						
Number of Applicants on WL	134	69	52	2021 HCV as of 2/1/2024					
	2415	2415	2415	2023 (NEW)					
# of applicants pulled from Wait List		0 working on final	0						
Initial Briefing Meetings		Completed 2021 WL	Completed 2021 WL	Working on final 52 before we can start on the 2023					
2nd & Final Chance		52 (still working on)	38 in process						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Nov-23	228	Included in AR	14	23	2	*	23	*	290
Dec-23	61	Included in AR	16	12	0	*	22	*	111
Jan-24	136	Included in AR	34	4	3	*	19	*	196
		*Included in special							

Report Completed by: Theresa Lee (Financial Information received from Brittney Stone/Outstanding HCV vouchers and HAPs received from Stacy Carlson)







Multifamily/Public Housing Programs

Month Ending January 2024

Occupancy Rate	Nov-23	Dec-24	Jan-24		
Percentage leased as of 02/01/2024	92%	93%	96%		
# of vacancies (240 total MF units only) as of 02/01/2024	19	16	8		
T.A.R. (Tenant Account Receivables)	Nov-23	Dec-24	Jan-24		
Current Rent Roll	\$61,302	\$60,426	\$64,430		
Rent Collected	\$54,236	\$53,624	\$57,134		
Percentage Collected	89%	89%	89%		
PH Error Analysis Report	Nov-23	Dec-24	Jan-24		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Nov-23	Dec-24	Jan-24		
# of applicants on MF Wait List (end of month)	534	448	442	CLOSED 9/30/23	
Evictions (served, not evicted)	Jackson	Woodlawn	Washington	ParkView	Total
WRIT/Restitution/Possession of property					
14 Day notices served (non-payment)					0
30 Day notices served (lease violations)	1	1			2
3 Day notices (non-pay)	1	4		1	6
3 Day notices (lease violation)					0
10 Day notices (lease violation)					0
2 Day notices (non-pay)	5	6	5		16
Tenant Relations	Washington	Jackson	Woodlawn	ParkView	
Date of quarterly resident meetings held	11/7/2023	11/6/2023	11/8/2023		
Next Meeting Scheduled for:	Feb. 2024	Feb. 2024	Feb. 2024		
Resident Advisory Board JT - I have no information between LMHA and board as of 1-3-24. Info given to WH and WS					
Police Reports received from 01/04/2024 through 02/01/2024	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault					0
Domestic/Civil/Harassment					0
Drug arrest/drug related confirmed					0
Drug complaint not confirmed					0
Theft/Burglary	1	1			2
Well Checks	4	3	1		8
Arrest/Warrant Served					0
Identity Theft					0
LMHA Standby Request/Trespassing		2			2
Disturbance/Noise/Disorderly Conduct		1			1
Not classified/Police Foot Patrols		6			6
Total calls for current month					19
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month	2	1	3		6
Move outs for current month	1				1
Unit transfers for current month					0
Report Completed by: Theresa Lee					



Name	EOP Date	Reason	Explanation
TK	1/1/30/2023	Deceased	
LJ	1/31/2024	Deceased	
RA	1/31/2024	Program Violations	Vacated unit
MB	01/31/2024	Program Violations	Paperwork
RM	1/31/2024	Zero HAP	
KW	01/31/2024	Zero HAP	
DF	01/31/2024	Deceased	
MR	01/31/2024	Self Term	
VM	01/31/2024	Program Violations	Lease violations
PUT IN DEBTS OWED AND VACATED TENANTS			Self Term/Deceased/Expired vouchers/Zero Hap Program Violations



FSS Monthly Board Report

Month:	Jan. 2024
FSS participants as of 01/31/24	27
Number of contract completions (graduates):	0
Escrow disbursed: Interim Disbursements	0
Number of contracts terminated:	0
Escrow forfeited:	0
Number of new contracts (enrollments):	0
Number of participants with escrow accounts	23
Number of new escrow accounts opened:	2



LAKE METROPOLITAN HOUSING AUTHORITY
PERSONNEL POLICY MANUAL

Impeding Progress Policy

SECTION 7.18

Purpose:

This policy aims to ensure a collaborative and supportive work environment by addressing and discouraging any actions or behaviors that impede the progress of the agency.

Policy Statement:

Employees are expected to contribute positively to the agency's progress and success. Any deliberate actions or behaviors that obstruct or hinder the agency's advancement will not be tolerated. Such actions include but are not limited to:

Sabotage. Deliberate actions to damage or interfere with the agency's systems, processes, or projects.

Misinformation. Knowingly spreading false or misleading information that undermines the agency's objectives or creates discord among team members.

Non-cooperation. Willful refusal to collaborate with colleagues or teams, hindering the completion of projects or tasks.

Subversion of Authority. Undermining the authority of supervisors, managers, or leadership, thereby impeding the effective execution of plans and decisions.

Neglect of Responsibilities. Consistent failure to fulfill assigned duties, causing delays or disruptions in the workflow.

Consequences:

Employees found guilty of impeding the agency's progress may face disciplinary actions, including verbal or written warnings, suspension, or termination, depending on the severity and frequency of the offense. The Human Resources department will conduct thorough investigations and provide fair opportunities for employees to present their perspectives before any disciplinary actions are taken.

Reporting:

Employees who witness or are aware of any actions impeding agency progress are encouraged to report such incidents to their supervisors, managers, or the Human Resources department.

Reports will be treated confidentially, and protection from retaliation will be ensured for those reporting in good faith.



LAKE METROPOLITAN HOUSING AUTHORITY
PERSONNEL POLICY MANUAL

Anti-Bullying and Inclusive Workforce Policy

SECTION 7.19

Purpose:

This policy outlines our commitment to maintaining a respectful, inclusive, and collaborative workforce absent of bullying, harassment, and discrimination.

Policy Statement:

Lake Metropolitan Housing Authority aims to foster a positive environment where all employees feel valued, safe, and free from harassment, discriminatory behavior, and bullying. Any deliberate actions or behaviors that obstruct or hinder a positive and respectful work environment will not be tolerated. Such actions include but are not limited to:

Bullying. Repeated negative actions directed at an individual or group, causing harm, distress, or intimidation.

Harassment. Unwanted conduct related to a protected characteristic (e.g., race, gender, disability) that violates an individual's dignity.

Micro-aggression. Subtle actions or comments that negatively impact others based on their race, gender, sexual orientation, disability, or other protected characteristics.

Non-Verbal Aggression. Hostile body language, cutting glances, crossed arms, and other negative cues.

Disrespectful Behavior: Any action that undermines respect, trust, or collaboration among colleagues.

Petty Office Politics. Small-scale, negative behaviors such as gossip, cliques, or behavior that undermines colleagues or patrons.

Negative Comments and Subtle Joking. Mean-spirited statements or use of humor that may intentionally or unintentionally offend or marginalize others.


Condescension and Passive Aggressive Behavior. Sarcasm, condescension, and passive-aggressive remarks, when communicating with colleagues and or patrons.

Office Gossip: Spreading rumors or engaging in negative conversations about colleagues and or patrons.

Consequences:

Employees found guilty of impeding the agency's progress may face disciplinary actions,







including verbal or written warnings, suspension, or termination, depending on the severity and frequency of the offense. The Human Resources department will conduct thorough investigations and provide fair opportunities for employees to present their perspectives before any disciplinary actions are taken.

Reporting:

Employees who witness or are aware of any actions of bullying, harassment, and discriminatory behavior are encouraged to report such incidents to their supervisors, managers, or the Human Resources department. Reports will be treated confidentially, and protection from retaliation will be ensured for those reporting in good faith.







Lake Metropolitan Housing Authority

Finance Report

December 2023

(Prepared for the February 15, 2024 Board Meeting)

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

Fiscal Year 2024

Attached are the preliminary December 2023 financials.

Multi-Family (RAD):

The Multi-Family program result is positive for the month and year-to-date.

Housing Choice Voucher:

The Housing Choice Voucher Program is positive for the month of December 2023 and year-to-date.

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

Parkview (Public Housing/Market Rate):

The Market Rate Program is slightly negative for December 2023 and remains positive year-to-date. The Public Housing Program is negative for December 2023.

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

Overall Indicators:

The Fiscal Year 2024 Payroll projections are included through January 18, 2024 payrolls.

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

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

Banking and Investments:

Included with this report are the Lake MHA Cash & Investment Reports as of December 31, 2023, along with copies of the bank statements.

Accounts Payable:

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







Respectfully Submitted by:

Brittany Stone

Brittany Stone

CFO





Lake Metropolitan Housing Authority - Major Programs

Fiscal Year 2024 Summary Operating Report, and Fiscal Year 2024 Comparison

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

(Preliminary - For Internal Use Only)

	This Month	Fiscal Year 2024		Fiscal Year 2023	
		Year-to-Date	YTD Budget	Year-to-Date	Variance
Multi-Family					
Operating Income	\$ 143,340	\$ 823,167	\$ 917,792	\$ (94,625)	\$ 572,741
Administrative Expenses	\$ 55,072	\$ 291,579	\$ 296,610	\$ (5,031)	\$ 214,790
Utility Expenses	25,592	121,433	130,000	(8,567)	94,228
Operations Expense	44,551	283,886	252,816	31,070	202,109
General Expense	7,322	36,732	45,119	(8,387)	26,261
Surplus / (Deficit)	\$ 10,803	\$ 89,537	\$ 193,247	\$ (103,710)	\$ 35,353

Section 8					
Operating Income	\$ 116,544	\$ 604,253	\$ 571,750	\$ 32,503	\$ 426,462
Administrative Expenses	\$ 98,760	\$ 557,095	\$ 558,964	(1,869)	443,418
Utility Expenses	354	1,815	2,280	(465)	1,342
Maintenance Expense	552	1,257	2,800	(1,543)	(211)
General Expense	2,584	6,250	7,517	(1,267)	4,442
Surplus / (Deficit)	\$ 14,294	\$ 37,836	\$ 189	\$ 37,647	\$ (22,529)

CONSOLIDATED					
Operating Income	\$ 259,884	\$ 1,427,420	\$ 1,489,542	\$ (62,122)	\$ 999,203
Administrative Expenses	\$ 153,832	\$ 848,674	\$ 855,574	\$ (6,900)	\$ 658,208
Utility Expenses	25,946	123,248	132,280	(9,032)	95,570
Operations Expense	45,103	285,143	255,616	29,527	201,898
General Expense	9,906	42,982	52,636	(9,654)	30,703
Surplus / (Deficit)	\$ 25,097	\$ 127,373	\$ 193,436	\$ (66,063)	\$ 12,824



Lake Metropolitan Housing Authority

Balance Sheet

December 2023

Program: RAD - PBRA

Project: Consolidated



	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	0.00	56.94
1111.800 Cash - RAD PBRA	(44,447.15)	337,960.28
1113.000 Cash - Replacement Reserve	348.88	1,369,595.73
1114.000 Cash - Tenant Sec. Deposits	(2.68)	68,016.57
1122.000 Accts Rec Tenants (S)	4,206.00	59,801.05
1122.009 Tenant Repayment Agreements (S)	(705.00)	7,774.30
1140.001 A/R Parkview Place	9,794.39	40,184.30
1140.002 A/R Public Housing	19,086.98	23,174.98
1140.003 A/R REACH	0.00	3.27
1140.005 A/R S-8 Voucher	106,765.70	123,425.78
1140.006 A/R State/Local	(3,490.00)	(14,979.94)
1211.000 Prepaid Insurance	(24,708.77)	(24,708.81)
1250.000 Prepaid Expense	(887.58)	274.08
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	5,912,860.24
1400.750 Bldg, Land & Improvements - Admin	0.00	4,718.44
1400.800 Furn, Equip, Mach - Dwellings	0.00	48,472.36
1400.900 Furn, Equip, Mach - Admin	0.00	498,018.91
1400.901 Equipment - Vehicles	0.00	174,226.23
1400.950 Accumulated Depreciation	0.00	(9,567,052.48)
1400.960 Accumulated Amortization - Leases	0.00	(8,144.65)
1400.990 Construction-In-Progress	0.00	18,580.00
1490.000 Leased Asset	0.00	18,084.29
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	271,816.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	82,302.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	354,118.00
TOTAL ASSETS	65,960.77	4,077,293.61
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	53,385.30	80,536.95
2111.009 A/P - Public Housing (S)	0.00	1,176.50
2114.000 Tenants Sec. Dep. (S)	1,106.00	61,701.50
2114.300 Pet Deposit (S)	250.00	7,500.00
2114.314 Interest - Tenant Security Deposits	17.32	261.90
2117.200 OPERS Payable	(0.03)	22,857.79
2117.800 Deferred Comp W/H	400.00	800.00
2117.902 Misc. Payroll - AFLAC	0.00	237.96
2117.950 A/P - Ohio BWC	0.00	1,236.00
2117.999 A/P Payroll Other - Employee	0.00	(136.51)
2119.000 A/P - Other	0.00	6.62
2135.100 Acc. Comp Absences	0.00	4,574.56
2135.200 Comp. Absences - Non Current	0.00	18,672.88
2400.000 Lease Liability (Current)	0.00	4,381.06
2400.100 Lease Liability (Non-Current)	0.00	5,932.30
2500.000 Net Pension Liability	0.00	728,457.00



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

Program: RAD - PBRA Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES		
2500.100 Net OPEB Liability	0.00	16,980.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	37,999.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	(32,399.00)
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	5,600.00
TOTAL LIABILITIES	55,158.59	960,776.51
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	1,545,620.33
2805.000 Temporarily Restricted Net Position	0.00	1,360,597.17
2806.000 Unrestricted Net Position	0.00	54,614.47
2806.000 Unrestricted Net Position (Current Year)	10,802.18	89,537.13
2806.000 Unrestricted Net Position (Unclosed 2023)	0.00	66,148.00
TOTAL SURPLUS	10,802.18	3,116,517.10
TOTAL LIABILITIES AND SURPLUS	65,960.77	4,077,293.61
PROOF	0.00	0.00



Lake Metropolitan Housing Authority

Operating Statement

Six Months Ending 12/31/2023

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	57,440.00	62,271.58	(4,831.58)	333,156.00	373,629.50	(40,473.50)	747,259.00	(414,103.00)
3121.000 Tenant Assistance Payments - M/F	82,432.00	89,610.33	(7,178.33)	480,052.00	537,662.00	(57,610.00)	1,075,324.00	(595,272.00)
3300.113 Interest - Rep. Res.	348.88	250.00	98.88	2,078.32	1,500.00	578.32	3,000.00	(921.68)
3690.000 Other Income - Tenant	3,119.00	833.33	2,285.67	7,881.05	5,000.00	2,881.05	10,000.00	(2,118.95)
TOTAL OPERATING INCOME	143,339.88	152,965.24	(9,625.36)	823,167.37	917,791.50	(94,624.13)	1,835,583.00	(1,012,415.63)
TOTAL INCOME	143,339.88	152,965.24	(9,625.36)	823,167.37	917,791.50	(94,624.13)	1,835,583.00	(1,012,415.63)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	30,547.96	28,472.58	(2,075.38)	150,618.02	170,835.50	20,217.48	341,671.00	191,052.98
4120.000 Auditing Fees	0.00	208.33	208.33	50.00	1,250.00	1,200.00	2,500.00	2,450.00
4140.100 Advertising - Other	796.99	260.75	(536.24)	1,508.66	1,564.50	55.84	3,129.00	1,620.34
4150.000 Benefits Expense	11,535.25	11,140.08	(395.17)	69,459.24	66,840.50	(2,618.74)	133,681.00	64,221.76
4170.000 Legal Expenses	0.00	1,250.00	1,250.00	16,712.20	7,500.00	(9,212.20)	15,000.00	(1,712.20)
4180.000 Travel Expense	689.27	0.00	(689.27)	1,208.14	0.00	(1,208.14)	0.00	(1,208.14)
4185.000 Staff Training	430.00	375.00	(55.00)	2,483.50	2,250.00	(233.50)	4,500.00	2,016.50
4185.100 Board Training	0.00	166.67	166.67	0.00	1,000.00	1,000.00	2,000.00	2,000.00
4190.000 Office Sundry Expense	29.56	316.67	287.11	4,596.11	1,900.00	(2,696.11)	3,800.00	(796.11)
4190.020 Bank Charges	292.60	200.00	(92.60)	1,821.31	1,200.00	(621.31)	2,400.00	578.69
4190.050 Payroll Processing Charges & Forms	394.50	183.33	(211.17)	1,455.94	1,100.00	(355.94)	2,200.00	744.06
4190.100 Office Supplies	1,374.21	416.67	(957.54)	2,455.47	2,500.00	44.53	5,000.00	2,544.53
4190.120 Cleaning Contract	270.00	416.67	146.67	1,620.00	2,500.00	880.00	5,000.00	3,380.00
4190.130 Contract - IT Services	1,970.73	916.67	(1,054.06)	7,858.33	5,500.00	(2,358.33)	11,000.00	3,141.67
4190.140 Contract - MCS	887.58	761.50	(126.08)	5,338.08	4,569.00	(769.08)	9,138.00	3,799.92
4190.145 Forms and Publications	0.00	83.33	83.33	498.00	500.00	2.00	1,000.00	502.00
4190.150 Shredding	23.34	41.67	18.33	93.36	250.00	156.64	500.00	406.64
4190.200 Telephone	276.25	216.67	(59.58)	1,190.53	1,300.00	109.47	2,600.00	1,409.47
4190.201 Cell Phones	365.56	216.67	(148.89)	2,019.70	1,300.00	(719.70)	2,600.00	580.30
4190.205 Answering Service	121.45	120.83	(0.62)	727.71	725.00	(2.71)	1,450.00	722.29
4190.210 Internet Expense	1,077.47	500.00	(577.47)	6,289.22	3,000.00	(3,289.22)	6,000.00	(289.22)
4190.220 Cable	1,375.75	700.00	(675.75)	4,896.39	4,200.00	(696.39)	8,400.00	3,503.61
4190.300 Postage & Meter	958.60	500.00	(458.60)	3,205.38	3,000.00	(205.38)	6,000.00	2,794.62
4190.400 Copier - Lease	377.00	350.00	(27.00)	2,141.57	2,100.00	(41.57)	4,200.00	2,058.43
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	175.00	175.00	350.00	350.00
4190.500 Admin Minor Equipment	0.00	250.00	250.00	445.06	1,500.00	1,054.94	3,000.00	2,554.94
4190.600 Dues & Fees	0.00	250.00	250.00	336.86	1,500.00	1,163.14	3,000.00	2,663.14
4190.900 Other Sundry Expense	568.49	0.00	(568.49)	879.44	0.00	(879.44)	0.00	(879.44)
4190.910 Tenant Background Checks	281.65	83.33	(198.32)	677.75	500.00	(177.75)	1,000.00	322.25
4190.950 HR Contract	0.00	0.00	0.00	315.00	0.00	(315.00)	0.00	(315.00)
4190.960 Community Outreach	377.98	41.67	(336.31)	377.98	250.00	(127.98)	500.00	122.02
4210.000 Resident Activities	0.00	300.00	300.00	0.00	1,800.00	1,800.00	3,600.00	3,600.00
4220.000 Resident Participation	49.99	500.00	450.01	299.94	3,000.00	2,700.06	6,000.00	5,700.06





	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4230.000 Contract - Other	0.00	166.67	166.67	0.00	1,000.00	1,000.00	2,000.00	2,000.00
TOTAL ADMIN EXPENSE	55,072.18	49,434.93	(5,637.25)	291,578.89	296,609.50	5,030.61	593,219.00	301,640.11
UTILITIES EXPENSE								
4310.000 Water	4,944.38	5,416.67	472.29	28,513.08	32,500.00	3,986.92	65,000.00	36,486.92
4320.000 Electricity	17,615.25	14,166.67	(3,448.58)	83,246.06	85,000.00	1,753.94	170,000.00	86,753.94
4330.000 Gas	3,032.28	2,083.33	(948.95)	9,673.91	12,500.00	2,826.09	25,000.00	15,326.09
TOTAL UTILITIES EXPENSE	25,591.91	21,666.67	(3,925.24)	121,433.05	130,000.00	8,566.95	260,000.00	138,566.95
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	16,706.42	15,698.08	(1,008.34)	92,683.61	94,188.50	1,504.89	188,377.00	95,693.39
4420.000 Maint. - Supplies (other)	7,627.23	3,750.00	(3,877.23)	21,635.89	22,500.00	864.11	45,000.00	23,364.11
4420.050 Maint. - Materials	2,682.12	1,833.33	(848.79)	19,529.70	11,000.00	(8,529.70)	22,000.00	2,470.30
4420.200 Maint. - Plumbing	0.00	100.00	100.00	196.13	600.00	403.87	1,200.00	1,003.87
4420.300 Maint. - Cleaning Supplies	0.00	20.83	20.83	0.00	125.00	125.00	250.00	250.00
4420.400 Maint. - Auto	9.03	100.00	90.97	95.09	600.00	504.91	1,200.00	1,104.91
4420.410 Maint. - Fuel	787.91	266.67	(521.24)	1,884.07	1,600.00	(284.07)	3,200.00	1,315.93
4420.500 Maint. - Hardware	147.20	291.67	144.47	1,455.09	1,750.00	294.91	3,500.00	2,044.91
4420.510 Maint. - Keys & Locks	2,768.03	125.00	(2,643.03)	3,440.73	750.00	(2,690.73)	1,500.00	(1,940.73)
4420.600 Maint. - Paint	736.00	833.33	97.33	3,871.83	5,000.00	1,128.17	10,000.00	6,128.17
4420.700 Appliances & Dwelling Equip.	1,392.63	1,666.67	274.04	15,516.53	10,000.00	(5,516.53)	20,000.00	4,483.47
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	473.71	0.00	(473.71)	0.00	(473.71)
4430.010 Cont - Rubbish Removal	1,288.48	1,083.33	(205.15)	7,106.65	6,500.00	(606.65)	13,000.00	5,893.35
4430.020 Cont - HVAC	0.00	833.33	833.33	4,941.21	5,000.00	58.79	10,000.00	5,058.79
4430.040 Cont - Elevators	947.96	1,000.00	52.04	6,028.09	6,000.00	(28.09)	12,000.00	5,971.91
4430.050 Cont - Landscaping	0.00	1,000.00	1,000.00	4,278.00	6,000.00	1,722.00	12,000.00	7,722.00
4430.060 Cont - Unit Turn Expense	0.00	1,666.67	1,666.67	5,100.00	10,000.00	4,900.00	20,000.00	14,900.00
4430.070 Cont - Electrical	240.00	458.33	218.33	1,121.00	2,750.00	1,629.00	5,500.00	4,379.00
4430.080 Cont - Plumbing	0.00	250.00	250.00	4,150.00	1,500.00	(2,650.00)	3,000.00	(1,150.00)
4430.090 Cont - Exterminator	0.00	708.33	708.33	5,101.00	4,250.00	(851.00)	8,500.00	3,399.00
4430.115 Cont - Repairs	0.00	833.33	833.33	1,074.00	5,000.00	3,926.00	10,000.00	8,926.00
4430.116 Cont - Uniforms	238.15	141.67	(96.48)	1,105.37	850.00	(255.37)	1,700.00	594.63
4430.120 Cont - Miscellaneous	2,890.89	3,333.33	442.44	40,356.01	20,000.00	(20,356.01)	40,000.00	(356.01)
4450.000 Benefits - Maint.	6,089.33	6,142.00	52.67	42,742.12	36,852.00	(5,890.12)	73,704.00	30,961.88
TOTAL OPERATIONS EXPENSE	44,551.38	42,135.90	(2,415.48)	283,885.83	252,815.50	(31,070.33)	505,631.00	221,745.17
GENERAL EXPENSE								
4480.000 Security	415.06	666.67	251.61	3,514.45	4,000.00	485.55	8,000.00	4,485.55
4510.000 Insurance	6,953.17	4,811.50	(2,141.67)	33,334.02	28,869.00	(4,465.02)	57,738.00	24,403.98
4515.000 Real Estate Tax - Lots	0.00	375.00	375.00	0.00	2,250.00	2,250.00	4,500.00	4,500.00
4570.000 Collection Loss	(46.00)	1,666.67	1,712.67	(116.00)	10,000.00	10,116.00	20,000.00	20,116.00
TOTAL GENERAL EXPENSE	7,322.23	7,519.84	197.61	36,732.47	45,119.00	8,386.53	90,238.00	53,505.53
TOTAL EXPENSES	132,537.70	120,757.34	(11,780.36)	733,630.24	724,544.00	(9,086.24)	1,449,088.00	715,457.76
SURPLUS	10,802.18	32,207.90	(21,405.72)	89,537.13	193,247.50	(103,710.37)	386,495.00	(298,957.87)





**Lake Metropolitan Housing Authority
Statement of Operations**

RAD - PBRA - All Projects Period From December 2023 Period To December 2023 - All Tenants

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$54,418.55
Rent	\$61,294.00
Security Deposit	\$1,395.00
Pet Deposit	\$250.00
Adj to Rent	(\$1,178.00)
Adj to Misc - Maintenance Charge	\$3,119.00
Payment Received	(\$62,824.00)
Utility	(\$2,676.00)
Payment Made	\$3,989.00
Repayment	\$715.00
Refund Deposit	(\$289.00)
AR Void	\$421.00
Create Repayment	(\$10.00)
Ending Balance	<u><u>\$58,624.55</u></u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$217.00	\$60,246.00
Charged	\$1,395.00	
Collected	(\$754.00)	\$754.00
Applied to Account		(\$289.00)
Refunded		\$0.00
Ending Balance	<u><u>\$858.00</u></u>	<u><u>\$60,711.00</u></u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$7,250.00
Charged	\$250.00	
Collected	(\$250.00)	\$250.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u><u>\$0.00</u></u>	<u><u>\$7,500.00</u></u>

Key Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$132.50
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u><u>\$0.00</u></u>	<u><u>\$132.50</u></u>



Repayment Agreement Balances: Default Type (16 Agreements)

	Amount
Beginning Balance	\$8,479.30
Monthly Repayment Amount	(\$715.00)
Payments to Principal	\$0.00
Credit Applications to Principal	\$0.00
Create Repayment	\$10.00
Cancel Repayment	\$0.00
Voided Payments to Principal	\$0.00
Ending Balance	<u>\$7,774.30</u>



Lake Metropolitan Housing Authority

Balance Sheet

December 2023

Program: Section 8 Voucher

Project: Consolidated



	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	1,479.90	502,476.11
1111.200 Cash HAP Payments	145,919.46	1,027,043.98
1122.199 Tenant Fraud Receivable	(1,313.78)	5,407.58
1122.200 Tenant Fraud Repayment Agreement (S)	1,281.06	27,881.71
1122.201 Allowance for Doubtful Fraud Rec.	(1,999.05)	(37,508.10)
1129.000 Accounts Rec - Other	(25,462.00)	143,994.14
1165.000 FSS Escrow Investmen	14.40	55,739.49
1211.000 Prepaid Insurance	7,819.13	7,819.09
1250.000 Prepaid Expense	(2,155.54)	665.76
1400.900 Furn, Equip, Mach - Admin	0.00	42,980.51
1400.901 Equipment - Vehicles	0.00	74,577.86
1400.950 Accumulated Depreciation	0.00	(72,957.13)
1400.960 Accumulated Amortization - Leases	0.00	(24,695.67)
1400.990 Construction-in-Progress	0.00	4,210.00
1490.000 Leased Asset	0.00	54,851.20
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	366,952.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	111,106.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	478,058.00
TOTAL ASSETS	125,583.58	2,290,544.53
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	106,765.70	123,425.78
2117.000 Accounts Payable LMHA	0.00	(18,300.00)
2117.001 Accounts Payable HAP (S)	14,063.56	9,065.29
2119.000 Other Accts Payable	0.00	14,544.36
2119.004 A/P - Public Housing (Pre 2004)	(49,818.00)	(49,818.00)
2135.100 Acc. Comp Absences	0.00	6,404.63
2135.200 Comp Absences Non Curren	0.00	25,243.88
2181.100 FSS Escrow Payable	14.40	59,137.75
2210.200 Unearned Revenue - FSS	0.00	(0.22)
2400.000 Lease Liability	0.00	13,294.11
2400.100 Lease Liability (Non-Current)	0.00	17,994.23
2500.000 Net Pension Liability	0.00	983,416.00
2500.100 Net OPEB Liability	0.00	22,922.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	51,299.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	(43,739.00)
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	7,560.00
TOTAL LIABILITIES	71,025.66	1,214,889.81
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	37,407.77
2802.000 Restricted Net Position (HAP)	0.00	60,920.00
2802.200 Restricted Net Position (MS5)	0.00	(197.00)
2806.000 Unrestricted Net Position	0.00	609,007.61
2806.000 Unrestricted Net Position (Current Year)	54,557.92	280,941.18



Lake Metropolitan Housing Authority

Balance Sheet

December 2023

Program: Section 8 Voucher

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.000 Unrestricted Net Position (Unclosed 2023)

TOTAL SURPLUS

TOTAL LIABILITIES AND SURPLUS

PROOF

0.00	89,297.00
<u>54,557.92</u>	<u>1,077,376.56</u>
<u>125,583.58</u>	<u>2,292,266.37</u>
<u>0.00</u>	<u>(1,721.84)</u>



Lake Metropolitan Housing Authority

Operating Statement

Six Months Ending 12/31/2023

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	780,898.00	0.00	780,898.00	4,685,952.00	0.00	4,685,952.00	0.00	4,685,952.00
3000.120 Mainstream (HAP) Income	19,618.00	0.00	19,618.00	117,614.00	0.00	117,614.00	0.00	117,614.00
3000.199 HAP Repayments	1,629.89	0.00	1,629.89	7,190.32	0.00	7,190.32	0.00	7,190.32
TOTAL HAP INCOME	802,145.89	0.00	802,145.89	4,810,756.32	0.00	4,810,756.32	0.00	4,810,756.32
TOTAL HAP INCOME	802,145.89	0.00	802,145.89	4,810,756.32	0.00	4,810,756.32	0.00	4,810,756.32
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	88,118.00	85,000.00	3,118.00	555,547.00	510,000.00	45,547.00	1,020,000.00	(464,453.00)
3000.220 Mainstream (Admin) Income	2,440.00	3,500.00	(1,060.00)	17,160.00	21,000.00	(3,840.00)	42,000.00	(24,840.00)
3000.300 FSS Grant Income	24,356.00	5,458.33	18,897.67	24,356.00	32,750.00	(8,394.00)	65,500.00	(41,144.00)
3690.200 50% Fraud Recovery	1,629.89	0.00	1,629.89	7,190.30	0.00	7,190.30	0.00	7,190.30
3690.900 Other Income	0.00	1,333.33	(1,333.33)	0.00	8,000.00	(8,000.00)	16,000.00	(16,000.00)
TOTAL OPERATING INCOME	116,543.89	95,291.66	21,252.23	604,253.30	571,750.00	32,503.30	1,143,500.00	(539,246.70)
TOTAL OPERATING INCOME	116,543.89	95,291.66	21,252.23	604,253.30	571,750.00	32,503.30	1,143,500.00	(539,246.70)
TOTAL INCOME	918,689.78	95,291.66	823,398.12	5,415,009.62	571,750.00	4,843,259.62	1,143,500.00	4,271,509.62
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	55,628.64	55,451.58	(177.06)	305,492.76	332,709.50	27,216.74	665,419.00	359,926.24
4120.000 Audit Fees	0.00	720.25	720.25	0.00	4,321.50	4,321.50	8,643.00	8,643.00
4140.100 Advertising - Other	926.74	206.25	(720.49)	3,992.33	1,237.50	(2,754.83)	2,475.00	(1,517.33)
4150.000 Benefit Expense	20,342.48	21,695.75	1,353.27	140,881.52	130,174.50	(10,707.02)	260,349.00	119,467.48
4170.000 Legal Expenses	0.00	333.33	333.33	2,760.00	2,000.00	(760.00)	4,000.00	1,240.00
4180.000 Travel Expense	801.48	0.00	(801.48)	1,360.92	0.00	(1,360.92)	0.00	(1,360.92)
4185.000 Staff Training	500.00	583.33	83.33	8,172.50	3,500.00	(4,672.50)	7,000.00	(1,172.50)
4185.100 Board Training	0.00	166.67	166.67	0.00	1,000.00	1,000.00	2,000.00	2,000.00
4190.000 Office Sundry Expense	34.34	208.33	173.99	2,710.96	1,250.00	(1,460.96)	2,500.00	(210.96)
4190.020 Bank Charges	220.61	208.33	(12.28)	1,497.47	1,250.00	(247.47)	2,500.00	1,002.53
4190.050 Payroll Processing Charges & Forms	508.59	250.00	(258.59)	1,814.28	1,500.00	(314.28)	3,000.00	1,185.72
4190.100 Office Supplies	4,179.66	1,000.00	(3,179.66)	7,468.21	6,000.00	(1,468.21)	12,000.00	4,531.79
4190.120 Cleaning Contract	821.25	666.67	(154.58)	4,927.50	4,000.00	(927.50)	8,000.00	3,072.50
4190.130 Contract - IT Services	4,786.00	2,333.33	(2,452.67)	19,084.15	14,000.00	(5,084.15)	28,000.00	8,915.85
4190.140 Contract - MCS	2,155.54	2,132.58	(22.96)	12,963.84	12,795.50	(168.34)	25,591.00	12,627.16
4190.145 Forms and Publications	0.00	641.67	641.67	1,939.00	3,850.00	1,911.00	7,700.00	5,761.00
4190.150 Shredding	70.97	125.00	54.03	283.88	750.00	466.12	1,500.00	1,216.12
4190.200 Telephone	840.22	833.33	(6.89)	3,621.04	5,000.00	1,378.96	10,000.00	6,378.96
4190.201 Cell Phones	166.74	108.33	(58.41)	921.25	650.00	(271.25)	1,300.00	378.75
4190.210 Internet Expense	0.00	108.33	108.33	0.00	650.00	650.00	1,300.00	1,300.00
4190.220 Cable	41.48	37.50	(3.98)	253.69	225.00	(28.69)	450.00	196.31
4190.300 Postage & Meter	2,875.83	1,166.67	(1,709.16)	9,616.21	7,000.00	(2,616.21)	14,000.00	4,383.79
4190.400 Copier - Lease	1,146.69	1,000.00	(146.69)	6,513.86	6,000.00	(513.86)	12,000.00	5,486.14





	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.500 Admin Minor Equipment	0.00	0.00	0.00	517.47	0.00	(517.47)	0.00	(517.47)
4190.600 Dues & Fees	0.00	250.00	250.00	321.95	1,500.00	1,178.05	3,000.00	2,678.05
4190.900 Other Sundry Expense	602.85	0.00	(602.85)	1,556.77	0.00	(1,556.77)	0.00	(1,556.77)
4190.910 Tenant Background Checks	734.45	416.67	(317.78)	2,502.39	2,500.00	(2.39)	5,000.00	2,497.61
4190.950 HR Contract	0.00	0.00	0.00	315.00	0.00	(315.00)	0.00	(315.00)
4190.960 Community Outreach	0.00	83.33	83.33	0.00	500.00	500.00	1,000.00	1,000.00
4230.000 Contract - Other	0.00	83.33	83.33	0.00	500.00	500.00	1,000.00	1,000.00
4230.200 Rentellect	375.00	683.33	308.33	5,606.00	4,100.00	(1,506.00)	8,200.00	2,594.00
4250.000 Landlord Lease Incentive	1,000.00	833.33	(166.67)	7,000.00	5,000.00	(2,000.00)	10,000.00	3,000.00
4251.000 Landlord Damage Reimbursement	0.00	833.33	833.33	3,000.00	5,000.00	2,000.00	10,000.00	7,000.00
TOTAL ADMIN EXPENSE	98,759.56	93,160.55	(5,599.01)	557,094.95	558,963.50	1,868.55	1,117,927.00	560,832.05
UTILITY EXPENSE								
4310.000 Water	51.18	57.50	6.32	261.62	345.00	83.38	690.00	428.38
4320.000 Electric	234.86	283.33	48.47	1,327.36	1,700.00	372.64	3,400.00	2,072.64
4330.000 Gas	67.56	39.17	(28.39)	226.42	235.00	8.58	470.00	243.58
TOTAL UTILITY EXPENSE	353.60	380.00	26.40	1,815.40	2,280.00	464.60	4,560.00	2,744.60
MAINTENANCE EXPENSE								
4420.000 Maint. - Materials	0.00	41.67	41.67	0.00	250.00	250.00	500.00	500.00
4420.400 Maint. - Auto	289.62	183.33	(106.29)	289.62	1,100.00	810.38	2,200.00	1,910.38
4420.410 Maint. - Fuel	262.63	241.67	(20.96)	917.43	1,450.00	532.57	2,900.00	1,982.57
4430.120 Cont - Miscellaneous	0.00	0.00	0.00	50.29	0.00	(50.29)	0.00	(50.29)
TOTAL MAINTENANCE EXPENSE	552.25	466.67	(85.58)	1,257.34	2,800.00	1,542.66	5,600.00	4,342.66
GENERAL EXPENSE								
4480.000 Security	33.66	54.17	20.51	285.00	325.00	40.00	650.00	365.00
4510.000 Insurance	2,441.92	948.58	(1,493.34)	4,901.52	5,691.50	789.98	11,383.00	6,481.48
4590.100 Admin Fee Portable	108.87	250.00	141.13	1,063.23	1,500.00	436.77	3,000.00	1,936.77
TOTAL GENERAL EXPENSE	2,584.45	1,252.75	(1,331.70)	6,249.75	7,516.50	1,266.75	15,033.00	8,783.25
HAP EXPENSE								
4715.100 HAP Occupied Units	752,492.00	0.00	(752,492.00)	4,502,893.00	0.00	(4,502,893.00)	0.00	(4,502,893.00)
4715.500 Hap Portable Cert.	4,106.00	0.00	(4,106.00)	35,278.00	0.00	(35,278.00)	0.00	(35,278.00)
4715.600 Homeownership	1,110.00	0.00	(1,110.00)	6,608.00	0.00	(6,608.00)	0.00	(6,608.00)
4718.000 HAP FSS Escrow Payments	4,174.00	0.00	(4,174.00)	22,872.00	0.00	(22,872.00)	0.00	(22,872.00)
TOTAL HAP EXPENSE	761,882.00	0.00	(761,882.00)	4,567,651.00	0.00	(4,567,651.00)	0.00	(4,567,651.00)
TOTAL EXPENSES	864,131.86	95,259.97	(768,871.89)	5,134,068.44	571,560.00	(4,562,508.44)	1,143,120.00	(3,990,948.44)
SURPLUS	54,557.92	31.69	54,526.23	280,941.18	190.00	280,751.18	380.00	280,561.18





Lake Metropolitan Housing Authority

HAP Reserves Worksheet

CY 2022 BA	\$	Budget Authority	8,941,811	3	UML	UMA	
		HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RMP (VMS)	TOTAL Reserves
Jan-22		781,266	768,326	731,456	1,723	162,178	832,090
Feb-22		784,292	775,708	738,679	1,427	200,634	879,130
Mar-22		784,292	760,000	725,160	6,344	241,818	944,606
Apr-22		795,871	755,825	712,222	1,135	286,556	1,029,390
May-22		775,661	756,499	708,052	1,121	336,124	1,098,120
Jun-22		690,713	616,626	711,330	1,068	242,488	1,078,571
Jul-22		690,713	763,417	708,212	1,063	298,756	1,062,135
Aug-22		690,713	738,943	703,020	1,989	336,668	1,051,817
Sep-22		690,713	736,878	692,082	601	382,065	1,051,049
Oct-22		748,297	739,121	685,542	660	436,304	1,114,464
Nov-22		756,153	461,364	676,468	549	221,749	1,194,698
Dec-22		753,127	731,699	676,504	504	277,448	1,271,825
TOTALS:		8,941,811	8,604,406	8,468,727	94.71%	of Budget Authority	14207
				8,494,720	95%		78.17%
				(25,993)			of UMA

CY 2023 BA	\$	Budget Authority	9,410,705	UML	UMA		
		HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RMP (VMS)	TOTAL Reserves
Jan-23		793,369	723,406	685,592	1,902	317,164	1,381,504
Feb-23		790,342	720,378	702,611	769	335,700	1,470,004
Mar-23		782,699	685,282	714,721	1,227	307,488	1,539,210
Apr-23		782,699	685,282	732,996	2,003	261,777	1,590,916
May-23		782,699	408,773	742,608	568	(71,490)	1,631,576
Jun-23		782,699	685,213	755,653	766	(141,164)	1,659,388
Jul-23		782,699	892,355	761,479	313	(9,975)	1,680,921
Aug-23		782,699	715,355	768,396	1,433	(61,583)	1,696,658
Sep-23		782,699	758,223	726,210	1,546	(28,024)	1,754,693
Oct-23		782,699	758,223	717,583	1,217	13,833	1,821,027
Nov-23		782,699	780,898	736,117	1,052	59,666	1,868,661
Dec-23		782,699	780,898	742,048	1,630	100,146	1,910,943
TOTALS:		9,410,705	8,594,286	8,786,014	93.36%	of Budget Authority	
				8,940,170	95%		
				(154,156)			
				2,835,920			

Includes HUD held HAP Reserves
Includes VASH voucher HAP



Lake Metropolitan Housing Authority

Schedule of Restrictd Net Position (RNP)

Fiscal Year 2023 and 2024

<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, 2022	\$ 298,756.00	\$	392,392.00	
August 31, 2022	\$ 336,668.00	\$	280,400.00	
September 30, 2022	\$ 382,065.00	\$	344,153.00	
October 31, 2022	\$ 436,304.00	\$	390,907.00	
November 30, 2022	\$ 221,749.00	\$	167,510.00	
December 31, 2022	\$ 277,448.00	\$	492,003.00	
January 31, 2023	\$ 317,164.00	\$	261,465.00	
February 28, 2023	\$ 335,700.00	\$	295,984.00	
March 31, 2023	\$ 307,488.00	\$	288,952.00	
April 30, 2023	\$ 261,777.00	\$	289,989.00	
May 31, 2023	\$ (71,490.00)	\$	(25,779.00)	
June 30, 2023	\$ (141,164.00)	\$	192,103.00	
July 31, 2023	\$ (9,975.00)	\$	59,699.00	
August 31, 2023	\$ (61,583.00)	\$	(192,772.00)	
September 30, 2023	\$ (28,024.00)	\$	23,584.00	
October 31, 2023	\$ 13,833.00	\$	(19,726.00)	
November 30, 2023	\$ 59,666.00	\$	17,809.00	
12/1/2023	\$ 780,898.00			
12/1/2023	\$ -			
		\$	732,658.00	<i>from HUD held HAP Reserves</i>
		\$	4,174.00	HAP Payments (less MS5)
		\$	1,110.00	FSS
	\$ -			Homeownership
		\$	4,106.00	Port In
	\$ 1,630.00			Port Out
	\$ -			50% HAP Repayments
	\$ -			FSS Forfeits
	\$ -			Misc. Repayments (<i>error > \$2500</i>)
Monthly Totals:	\$ 782,528.00	\$	742,048.00	
	\$ 40,480.00			<i>(Net monthly increase (decrease) in Restricted Net Position)</i>
December 31, 2023	\$ 100,146.00	\$	54,313.00	



Lake Metropolitan Housing Authority

Mainstream (MS5)

Schedule of Restrictd Net Position (RNP)

Fiscal Year 2023 and 2024

	<u>RNP</u>	<u>Change from Prior</u>	
July 31, 2022	\$ (11,142.00)	\$ (12,109.00)	
August 31, 2022	\$ (13,097.00)	\$ (12,361.00)	
September 30, 2022	\$ (15,067.00)	\$ (13,112.00)	
October 31, 2022	\$ (3,900.00)	\$ (1,930.00)	
November 30, 2022	\$ (5,178.00)	\$ (16,345.00)	
December 31, 2022	\$ (347.00)	\$ 931.00	
January 31, 2023	\$ 3,954.00	\$ (877.00)	
February 28, 2023	\$ 8,032.00		
March 31, 2023	\$ 10,254.00		
April 30, 2023	\$ 6,152.00		
May 31, 2023	\$ 2,446.00		
June 30, 2023	\$ (1,092.00)		
July 31, 2023	\$ 76.00		
August 31, 2023	\$ 435.00		
September 30, 2023	\$ 667.00		
October 31, 2023	\$ 678.00		
November 30, 2023	\$ (197.00)		
12/1/2023	\$ 19,618.00		
		\$ 19,834.00	MS 5 (Mainstream)
	\$ -		HAP Payments
		\$ -	Port In
	\$ -		Port Out
			50% HAP Repayments
	\$ -		FSS Forfeits
			Misc. Repayments (error > \$2500)
Monthly Totals:	\$ 19,618.00	\$ 19,834.00	
	\$ (216.00)		(Net monthly increase (decrease) in Restricted Net Position)
December 31, 2023	\$ (413.00)		



Lake Metropolitan Housing Authority - Parkview Place

Fiscal Year 2024 Summary Operating Report, and Fiscal Year 2023 Comparison

For the month, and Fiscal Year-to-Date ended December 31, 2023

(Preliminary - For Internal Use Only)

	Fiscal Year 2024			Fiscal Year 2023	
	This Month	Year-to-Date	YTD Budget	Year-to-Date	Variance
Public Housing					
Operating Income	\$ -	\$ 79,379	\$ 43,635	\$ 17,200	\$ 62,179
Administrative Expenses	\$ 5,557	\$ 28,610	\$ 27,459	\$ 5,542	\$ 23,068
Utility Expenses	1,923	10,364	8,000	3,809	6,555
Operations Expense	5,452	32,292	20,747	9,292	23,000
General Expense	802	3,926	6,189	870	3,056
Surplus / (Deficit)	\$ (13,734)	\$ 4,187	\$ (18,760)	\$ (2,313)	\$ 6,500

Market Rate					
Operating Income	\$ 10,240	\$ 67,208	\$ 67,725	\$ 25,734	\$ 41,474
Administrative Expenses	\$ 6,322	\$ 12,928	\$ 14,539	\$ 2,337	10,591
Utility Expenses	476	2,953	6,500	392	2,561
Operations Expense	3,234	19,204	23,647	4,171	15,033
General Expense	473	2,347	4,588	674	1,673
Surplus / (Deficit)	\$ (265)	\$ 29,776	\$ 18,451	\$ 18,160	\$ 11,616

CONSOLIDATED					
Operating Income	\$ 10,240	\$ 146,587	\$ 111,360	\$ 42,934	\$ 103,653
Administrative Expenses	\$ 11,879	\$ 41,538	\$ 41,998	\$ 7,879	\$ 33,659
Utility Expenses	2,399	13,317	14,500	4,201	9,116
Operations Expense	8,686	51,496	44,394	13,463	38,033
General Expense	1,275	6,273	10,777	1,544	4,729
Surplus / (Deficit)	\$ (13,999)	\$ 33,963	\$ (309)	\$ 15,847	\$ 18,116



Lake Metropolitan Housing Authority

Balance Sheet

December 2023

Program: Public Housing

Project: Consolidated



	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	48,841.52	414,632.55
1128.000 A/R - Section 8	(49,818.00)	(68,118.00)
1128.800 A/R - ParkView Place (Non HUD)	0.00	(19,015.00)
1211.000 Prepaid Insurance	6,455.89	6,455.93
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(126.80)	39.12
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	16,625.00
1400.901 Equipment - Vehicles	0.00	4,182.26
1400.950 Accumulated Depreciation	0.00	(664,549.21)
1400.960 Accumulated Amortization - Leases	0.00	(979.29)
1490.000 Leased Asset	0.00	2,182.95
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	40,773.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	12,345.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	53,118.00
TOTAL ASSETS	5,352.61	2,740,081.21
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	19,086.98	23,174.37
2114.000 Tenants Sec. Dep. (S)	0.00	2,277.00
2135.100 Acc. Comp Absences	0.00	333.36
2135.200 Comp. Absences - Non Current	0.00	1,333.42
2137.000 Accrued PILOT	0.00	3,944.49
2400.000 Lease Liability (Current)	0.00	531.83
2400.100 Lease Liability (Non-Current)	0.00	716.62
2500.000 Net Pension Liability	0.00	109,268.00
2500.100 Net OPEB Liability	0.00	2,548.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	5,699.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	(4,859.00)
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	840.00
TOTAL LIABILITIES	19,086.98	144,967.09
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,351,351.62
2806.000 Unrestricted Net Position	0.00	229,655.70
2806.000 Unrestricted Net Position (Current Year)	(13,734.37)	4,186.80
2806.000 Unrestricted Net Position (Unclosed 2023)	0.00	9,920.00
TOTAL SURPLUS	(13,734.37)	2,595,114.12
TOTAL LIABILITIES AND SURPLUS	5,352.61	2,740,081.21
PROOF	0.00	0.00



Lake Metropolitan Housing Authority

Operating Statement

Six Months Ending 12/31/2023

Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3200.000 HUD Operating Subsidy - PH	0.00	3,662.00	(3,662.00)	36,771.00	21,972.00	14,799.00	43,944.00	(7,173.00)
3690.100 CFP For Operations	0.00	3,610.42	(3,610.42)	42,608.00	21,662.50	20,945.50	43,325.00	(717.00)
TOTAL OPERATING INCOME	0.00	7,272.42	(7,272.42)	79,379.00	43,634.50	35,744.50	87,269.00	(7,890.00)
TOTAL INCOME	0.00	7,272.42	(7,272.42)	79,379.00	43,634.50	35,744.50	87,269.00	(7,890.00)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	3,055.08	2,410.00	(645.08)	14,904.33	14,460.00	(444.33)	28,920.00	14,015.67
4120.000 Auditing Fees	0.00	33.33	33.33	0.00	200.00	200.00	400.00	400.00
4140.100 Advertising - Other	83.39	18.58	(64.81)	157.84	111.50	(46.34)	223.00	65.16
4150.000 Benefits Expense	1,157.00	942.92	(214.08)	6,873.30	5,657.50	(1,215.80)	11,315.00	4,441.70
4170.000 Legal Expenses	0.00	16.67	16.67	1,663.60	100.00	(1,563.60)	200.00	(1,463.60)
4180.000 Travel Expense	72.11	0.00	(72.11)	126.40	0.00	(126.40)	0.00	(126.40)
4185.000 Staff Training	45.00	0.00	(45.00)	65.25	0.00	(65.25)	0.00	(65.25)
4190.000 Office Sundry Expense	3.08	4.17	1.09	11.95	25.00	13.05	50.00	38.05
4190.020 Bank Charges	11.48	125.00	113.52	70.53	750.00	679.47	1,500.00	1,429.47
4190.050 Payroll Processing Charges & Forms	41.61	20.83	(20.78)	148.43	125.00	(23.43)	250.00	101.57
4190.100 Office Supplies	171.73	16.67	(155.06)	306.83	100.00	(206.83)	200.00	(106.83)
4190.120 Cleaning Contract	33.75	196.17	162.42	202.50	1,177.00	974.50	2,354.00	2,151.50
4190.130 Contract - IT Services	281.52	150.00	(131.52)	1,122.55	900.00	(222.55)	1,800.00	677.45
4190.140 Contract - MCS	126.80	108.83	(17.97)	762.60	653.00	(109.60)	1,306.00	543.40
4190.145 Forms and Publications	0.00	0.00	0.00	239.00	0.00	(239.00)	0.00	(239.00)
4190.150 Shredding	2.91	6.67	3.76	11.64	40.00	28.36	80.00	68.36
4190.200 Telephone	34.52	25.00	(9.52)	148.78	150.00	1.22	300.00	151.22
4190.201 Cell Phones	70.54	25.00	(45.54)	389.75	150.00	(239.75)	300.00	(89.75)
4190.205 Answering Service	12.60	12.50	(0.10)	75.49	75.00	(0.49)	150.00	74.51
4190.210 Internet Expense	79.98	25.00	(54.98)	239.94	150.00	(89.94)	300.00	60.06
4190.220 Cable	3.73	83.33	79.60	182.77	500.00	317.23	1,000.00	817.23
4190.300 Postage & Meter	99.85	54.17	(45.68)	333.88	325.00	(8.88)	650.00	316.12
4190.400 Copier - Lease	47.12	50.00	2.88	267.68	300.00	32.32	600.00	332.32
4190.410 Copier Maintenance	0.00	6.67	6.67	0.00	40.00	40.00	80.00	80.00
4190.500 Admin Minor Equipment	0.00	125.00	125.00	46.56	750.00	703.44	1,500.00	1,453.44
4190.600 Dues & Fees	0.00	28.33	28.33	28.95	170.00	141.05	340.00	311.05
4190.900 Other Sundry Expense	54.24	0.00	(54.24)	84.14	0.00	(84.14)	0.00	(84.14)
4190.910 Tenant Background Checks	29.46	33.33	3.87	70.90	200.00	129.10	400.00	329.10
4190.950 HR - Contract	0.00	0.00	0.00	35.00	0.00	(35.00)	0.00	(35.00)
4190.960 Community Outreach	39.55	33.33	(6.22)	39.55	200.00	160.45	400.00	360.45
4230.000 Contract - Other	0.00	25.00	25.00	0.00	150.00	150.00	300.00	300.00
TOTAL ADMIN EXPENSE	5,557.05	4,578.50	(980.55)	28,610.14	27,459.00	(1,151.14)	54,918.00	26,307.86
UTILITIES EXPENSE								
4310.000 Water	4.60	500.00	495.40	1,351.42	3,000.00	1,648.58	6,000.00	4,648.58





	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
UTILITIES EXPENSE								
4320.000 Electricity	542.09	416.67	(125.42)	2,537.90	2,500.00	(37.90)	5,000.00	2,462.10
4330.000 Gas	1,376.14	416.67	(959.47)	6,474.89	2,500.00	(3,974.89)	5,000.00	(1,474.89)
TOTAL UTILITIES EXPENSE	1,922.83	1,333.34	(589.49)	10,364.21	8,000.00	(2,364.21)	16,000.00	5,635.79
OPERATION EXPENSE								
4410.000 Maintenance Salaries	2,671.20	2,485.33	(185.87)	14,346.41	14,912.00	565.59	29,824.00	15,477.59
4420.000 Maint. - Supplies (other)	798.13	0.00	(798.13)	2,262.32	0.00	(2,262.32)	0.00	(2,262.32)
4420.050 Maint. - Materials	280.67	0.00	(280.67)	2,043.65	0.00	(2,043.65)	0.00	(2,043.65)
4420.200 Maint. - Plumbing	0.00	0.00	0.00	20.51	0.00	(20.51)	0.00	(20.51)
4420.400 Maint. - Auto	0.94	0.00	(0.94)	14.12	0.00	(14.12)	0.00	(14.12)
4420.410 Maint. - Fuel	0.00	0.00	0.00	114.69	0.00	(114.69)	0.00	(114.69)
4420.500 Maint. - Hardware	15.40	0.00	(15.40)	152.23	0.00	(152.23)	0.00	(152.23)
4420.510 Maint. - Keys & Locks	289.67	0.00	(289.67)	360.06	0.00	(360.06)	0.00	(360.06)
4420.600 Maint. - Paint	77.02	0.00	(77.02)	405.16	0.00	(405.16)	0.00	(405.16)
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	58.12	0.00	(58.12)	0.00	(58.12)
4430.010 Cont - Rubbish Removal	164.09	0.00	(164.09)	937.66	0.00	(937.66)	0.00	(937.66)
4430.020 Cont - HVAC	0.00	0.00	0.00	336.87	0.00	(336.87)	0.00	(336.87)
4430.050 Cont - Landscaping	0.00	0.00	0.00	459.38	0.00	(459.38)	0.00	(459.38)
4430.080 Cont - Plumbing	0.00	0.00	0.00	2,265.62	0.00	(2,265.62)	0.00	(2,265.62)
4430.116 Cont - Uniforms	24.90	0.00	(24.90)	115.53	0.00	(115.53)	0.00	(115.53)
4430.120 Cont - Miscellaneous	146.62	0.00	(146.62)	1,783.68	0.00	(1,783.68)	0.00	(1,783.68)
4450.000 Benefits - Maint.	983.67	972.42	(11.25)	6,616.01	5,834.50	(781.51)	11,669.00	5,052.99
TOTAL OPERATION EXPENSE	5,452.31	3,457.75	(1,994.56)	32,292.02	20,748.50	(11,543.52)	41,493.00	9,200.98
GENERAL EXPENSE								
4480.000 Security	131.60	291.67	160.07	779.85	1,750.00	970.15	3,500.00	2,720.15
4510.000 Insurance	670.58	464.75	(205.83)	3,145.98	2,788.50	(357.48)	5,577.00	2,431.02
4515.000 Real Estate Tax - Lots	0.00	108.33	108.33	0.00	650.00	650.00	1,300.00	1,300.00
4520.000 PILOT Expense	0.00	166.67	166.67	0.00	1,000.00	1,000.00	2,000.00	2,000.00
TOTAL GENERAL EXPENSE	802.18	1,031.42	229.24	3,925.83	6,188.50	2,262.67	12,377.00	8,451.17
TOTAL EXPENSES	13,734.37	10,399.01	(3,335.36)	75,192.20	62,394.00	(12,798.20)	124,788.00	49,595.80
SURPLUS	(13,734.37)	(3,126.59)	10,607.78	4,166.80	(18,759.50)	(22,946.30)	(37,519.00)	(41,705.80)







Lake Metropolitan Housing Authority

Statement of Operations

Public Housing - All Projects Period From December 2023 Period To December 2023 - All Tenants

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$0.00
Ending Balance	\$0.00

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	\$0.00	\$2,277.00





Lake Metropolitan Housing Authority

Balance Sheet

December 2023

Program: ParkView Place

Project: Consolidated



	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	0.00	950.00
1111.900 LMHA Cash - Erie Bank	966.33	465,631.02
1122.000 Accts Rec Tenants (S)	889.00	5,716.21
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	3,873.58	3,873.58
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	2,493.31
1400.950 Accumulated Depreciation	0.00	(415,353.99)
1400.960 Accumulated Amortization - Leases	0.00	(116.39)
1490.000 Leased Asset	0.00	232.76
TOTAL ASSETS	5,728.91	2,459,953.67
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	5,994.39	36,384.91
2114.000 Tenant Sec. Deposits	0.00	11,460.00
2114.300 Pet Security Deposit	0.00	750.00
2118.800 A/P - Public Housing (Non-HUD)	0.00	(19,015.00)
2135 100 Acc. Comp Absences	0.00	166.45
2135 200 Comp. Absences - Non Current	0.00	665.81
2400.000 Lease Liability (Current)	0.00	47.41
2400.100 Lease Liability (Non-Current)	0.00	74.75
TOTAL LIABILITIES	5,994.39	30,534.33
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	1,981,773.35
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	417,870.37
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	(265.48)	29,775.62
TOTAL SURPLUS	(265.48)	2,429,419.34
TOTAL LIABILITIES AND SURPLUS	5,728.91	2,459,953.67
PROOF	0.00	0.00





Lake Metropolitan Housing Authority

Operating Statement

Six Months Ending 12/31/2023

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	10,150.00	11,250.00	(1,100.00)	65,871.00	67,500.00	(1,629.00)	135,000.00	(69,129.00)
3300.900 Interest Income - ParkView Place	90.33	20.83	69.50	552.32	125.00	427.32	250.00	302.32
3690.000 Other Income - Tenant	0.00	16.67	(16.67)	784.30	100.00	684.30	200.00	584.30
TOTAL INCOME	10,240.33	11,287.50	(1,047.17)	67,207.62	67,725.00	(517.38)	135,450.00	(68,242.38)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	1,389.39	1,208.92	(180.47)	7,523.87	7,253.50	(270.37)	14,507.00	6,983.13
4120.000 Auditing Fees	0.00	15.00	15.00	0.00	90.00	90.00	180.00	180.00
4140.100 Advertising - Other	46.38	35.33	(11.05)	87.82	212.00	124.18	424.00	336.18
4150.000 Employee Benefits	4,602.35	473.00	(4,129.35)	3,469.72	2,838.00	(631.72)	5,676.00	2,206.28
4170.000 Legal Expenses	0.00	166.67	166.67	882.00	1,000.00	118.00	2,000.00	1,118.00
4180.000 Travel Expense	40.10	0.00	(40.10)	70.29	0.00	(70.29)	0.00	(70.29)
4185.000 Staff Training	25.00	41.67	16.67	36.25	250.00	213.75	500.00	463.75
4185.100 Board Training	0.00	20.83	20.83	0.00	125.00	125.00	250.00	250.00
4190.000 Office Sundry Expense	1.71	33.33	31.62	6.63	200.00	193.37	400.00	393.37
4190.020 Bank Charges	0.00	4.17	4.17	0.00	25.00	25.00	50.00	50.00
4190.100 Office Supplies	0.00	8.33	8.33	0.00	50.00	50.00	100.00	100.00
4190.120 Cleaning Contract	0.00	41.67	41.67	0.00	250.00	250.00	500.00	500.00
4190.145 Forms and Publications	0.00	5.00	5.00	0.00	30.00	30.00	60.00	60.00
4190.201 Cell Phones	38.50	25.00	(13.50)	212.70	150.00	(62.70)	300.00	87.30
4190.210 Internet Expense	47.99	4.17	(43.82)	143.97	25.00	(118.97)	50.00	(93.97)
4190.220 Cable	2.08	66.67	64.59	108.73	400.00	291.27	800.00	691.27
4190.300 Postage & Meter	59.94	31.67	(28.27)	200.41	190.00	(10.41)	380.00	179.59
4190.400 Copier - Lease	0.00	8.33	8.33	0.00	50.00	50.00	100.00	100.00
4190.500 Admin Minor Equipment	0.00	0.00	0.00	25.86	0.00	(25.86)	0.00	(25.86)
4190.600 Dues & Fees	0.00	25.00	25.00	16.14	150.00	133.86	300.00	283.86
4190.900 Other Sundry Expense	30.14	0.00	(30.14)	46.75	0.00	(46.75)	0.00	(46.75)
4190.910 Tenant Background Checks	16.41	41.67	25.26	39.48	250.00	210.52	500.00	460.52
4190.950 HR - Contract	0.00	0.00	0.00	35.00	0.00	(35.00)	0.00	(35.00)
4190.960 Community Outreach	21.99	41.67	19.68	21.99	250.00	228.01	500.00	478.01
4230.000 Contract - Other	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00	1,500.00
TOTAL ADMINISTRATIVE EXPENSE	6,321.98	2,423.10	(3,898.88)	12,927.61	14,538.50	1,610.89	29,077.00	16,149.39
UTILITIES EXPENSE								
4310.000 Water	2.55	416.67	414.12	809.81	2,500.00	1,690.19	5,000.00	4,190.19
4320.000 Electricity	234.24	333.33	99.09	1,043.75	2,000.00	956.25	4,000.00	2,956.25
4330.000 Gas	239.61	333.33	93.72	1,099.27	2,000.00	900.73	4,000.00	2,900.73
TOTAL UTILITIES EXPENSE	476.40	1,083.33	606.93	2,952.83	6,500.00	3,547.17	13,000.00	10,047.17
OPERATION EXPENSE								
4410.000 Maintenance Salaries	1,622.99	1,326.83	(296.16)	8,670.56	7,961.00	(709.56)	15,922.00	7,251.44
4420.000 Maint. - Supplies (other)	443.36	308.33	(135.03)	1,256.71	1,850.00	593.29	3,700.00	2,443.29
4420.050 Maint. - Materials	155.93	208.33	52.40	1,135.35	1,250.00	114.65	2,500.00	1,364.65





	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OPERATION EXPENSE								
4420.100 Maint. - Electrical	0.00	33.33	33.33	0.00	200.00	200.00	400.00	400.00
4420.200 Maint. - Plumbing	0.00	33.33	33.33	11.39	200.00	188.61	400.00	388.61
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	0.00	100.00	100.00	200.00	200.00
4420.400 Maint. - Auto	0.52	41.67	41.15	7.84	250.00	242.16	500.00	492.16
4420.410 Maint. - Fuel	0.00	25.00	25.00	63.70	150.00	86.30	300.00	236.30
4420.500 Maint. - Hardware	8.55	20.83	12.28	84.56	125.00	40.44	250.00	165.44
4420.510 Maint. - Keys & Locks	160.92	33.33	(127.59)	200.03	200.00	(0.03)	400.00	199.97
4420.600 Maint. - Paint	42.78	75.00	32.22	225.07	450.00	224.93	900.00	674.93
4420.700 Appliances & Dwelling Equip.	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00	1,200.00
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	32.32	0.00	(32.32)	0.00	(32.32)
4430.010 Cont - Rubbish Removal	98.46	100.00	1.54	562.64	600.00	37.36	1,200.00	637.36
4430.020 Cont - HVAC	0.00	41.67	41.67	202.13	250.00	47.87	500.00	297.87
4430.050 Cont - Landscaping	0.00	216.67	216.67	275.62	1,300.00	1,024.38	2,600.00	2,324.38
4430.080 Cont - Plumbing	0.00	250.00	250.00	1,359.38	1,500.00	140.62	3,000.00	1,640.62
4430.090 Cont - Exterminator	0.00	83.33	83.33	0.00	500.00	500.00	1,000.00	1,000.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	1,000.00	1,000.00	2,000.00	2,000.00
4430.116 Cont - Uniforms	13.83	16.67	2.84	64.07	100.00	35.93	200.00	135.93
4430.120 Cont - Miscellaneous	87.98	291.67	203.69	1,054.19	1,750.00	695.81	3,500.00	2,445.81
4450.000 Benefits - Maint.	598.65	551.75	(46.90)	3,998.53	3,310.50	(688.03)	6,621.00	2,622.47
TOTAL OPERATION EXPENSE	3,233.97	3,941.08	707.11	19,204.09	23,646.50	4,442.41	47,293.00	28,088.91
GENERAL EXPENSE								
4480.000 Security	78.96	208.33	129.37	467.97	1,250.00	782.03	2,500.00	2,032.03
4510.000 Insurance	394.50	277.08	(117.42)	1,879.50	1,662.50	(217.00)	3,325.00	1,445.50
4516.000 Real Estate Assess.	0.00	70.83	70.83	0.00	425.00	425.00	850.00	850.00
4570.000 Collection Less	0.00	208.33	208.33	0.00	1,250.00	1,250.00	2,500.00	2,500.00
TOTAL GENERAL EXPENSE	473.46	764.57	291.11	2,347.47	4,587.50	2,240.03	9,175.00	6,827.53
TOTAL EXPENSES	10,505.61	8,212.08	(2,293.73)	37,432.00	49,272.50	11,840.50	98,545.00	61,113.00
SURPLUS	(265.48)	3,075.42	3,340.90	29,775.62	18,452.50	(11,323.12)	36,905.00	7,129.38



**Lake Metropolitan Housing Authority
Statement of Operations**

ParkView Place - All Projects Period From December 2023 Period To December 2023 - All Tenants

Accounts Receivable Balances	
Description	Amount
Beginning Balance	\$4,827.21
Rent	\$11,100.00
Adj to Rent	(\$950.00)
Payment Received	(\$9,261.00)
Ending Balance	<u>\$5,716.21</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	\$11,400.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$11,400.00</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>

Key Deposit Balances		
	Due	Collected
Beginning Balance	\$0.00	\$60.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$60.00</u>





Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 11/30/2023 Estimated 12/31/2023

UNRESTRICTED

Unrestricted - General

State / Local Funds: *These funds can be used for any legal business purpose* \$ 224,710 \$ 224,416
 ParkView Place - LMHA *These funds can be used for any legal business purpose* \$ 447,911 \$ 447,646
 REACH *These funds can be used for any approved non-profit business purpose* \$ 29,880 \$ 29,880

Unrestricted - Program

Multi-Family Reserves *These funds can be used for any Multi-Family related expenditure(?)* \$ 939,451 \$ 955,735
 Public Housing Admin: *These funds can be used for any Public Housing related expenditure* \$ 369,312 \$ 355,578
 HCV Admin: *These funds can be used for any Section 8 related expenditure* \$ 991,630 \$ 1,038,383

TOTAL UNRESTRICTED: \$ 3,002,894 \$ 3,051,638

RESTRICTED

Restricted - Program

Restricted Net Position (RNP): *Restricted to Housing Assistance Payment (HAP) expenditures* \$ 60,920 \$ 100,146
 Replacement Reserve *Restricted to capital improvement needs for the Multi-Family Program* \$ 1,360,597 \$ 1,369,595

Restricted - Other

FSS Escrow: *Account for Family Self Sufficiency (FSS) monies held in escrow* \$ 59,123 \$ 59,137
 Tenant Security Deposits*: *Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)* \$ 82,332 \$ 82,332

TOTAL RESTRICTED: \$ 1,562,972 \$ 1,611,210



Lake Metropolitan Housing Authority

Selected Statistics

Fiscal Year 2024 Payroll (through 1/18/2024 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	634,117	502,986	96,184	1,233,287
Budget \$	665,419	530,048	90,173	1,285,640
Variance \$	(31,302)	(27,062)	6,011	(52,353)
Variance %	-4.70%	-5.11%	6.67%	-4.07%
Payroll %	51.42%	40.78%	7.80%	
Budget %	51.76%	41.23%	7.01%	
Variance:	-0.34%	-0.44%	0.79%	

Per Unit Leased Statistics - For Management Use Only

HCV Subsidy & Expense / Unit Leased										
<i>Fiscal Year 2024/Calendar Year 2023 - through December 2023</i>										
FY 2024 Avg:	1,544	1,148	74.31%	\$ 98,931	\$ 2,102	\$ 101,033	\$ 88.03	\$ 69,469	\$ 60.53	\$ 27.50
CY 2023 Avg:	1,552	1,146	73.81%	\$ 88,408	\$ 2,895	\$ 91,303	79.701891	\$ 78,407	68.444796	\$ 11.26

M/F Total Rent & Expense / Unit Leased										
<i>Fiscal Year 2024/Calendar Year 2023 - through December 2023</i>										
	Units Authorized	Units Leased	Occupancy	Rent Charged	Subsidy Received	Total Rent	Rent / Unit Leased	Program Expenses	Expense / Unit Leased	P/L per Unit Leased
FY 2024 Avg:	240	212	88.19%	\$ 56,445	\$ 76,557	\$ 133,002	\$ 628.36	\$ 120,088	\$ 567.34	\$ 61.01
CY 2023 Avg:	242	210	86.68%	\$ 54,492	\$ 74,319	\$ 128,811	\$ 614.69	\$ 130,416	\$ 622.35	\$ (7.66)



Lake Metropolitan Housing Authority

Balance Sheet

December 2023

Program: State/Local

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	16.94	213,236.95
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(21,153.62)
TOTAL ASSETS	16.94	213,236.95
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	310.00	(11,179.94)
TOTAL LIABILITIES	310.00	(11,179.94)
SURPLUS		
2806.000 Unrestricted Net Position	0.00	220,919.30
2806.000 Unrestricted Net Position (Current Year)	(293.06)	3,497.59
TOTAL SURPLUS	(293.06)	224,416.89
TOTAL LIABILITIES AND SURPLUS	16.94	213,236.95
PROOF	0.00	0.00



Lake Metropolitan Housing Authority
Operating Statement
Six Months Ending 12/31/2023
Program: State/Local Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3300.100 State/Local Funds - Interest	16.94	0.00	16.94	106.29	0.00	106.29	0.00	106.29
3690.010 Other Income - Vending	0.00	0.00	0.00	6,713.00	0.00	6,713.00	0.00	6,713.00
TOTAL INCOME	16.94	0.00	16.94	6,819.29	0.00	6,819.29	0.00	6,819.29
EXPENSES								
4220.100 Vending Supplies	0.00	0.00	0.00	1,069.53	0.00	(1,069.53)	0.00	(1,069.53)
4430.000 Contract - Maint	75.00	0.00	(75.00)	1,132.00	0.00	(1,132.00)	0.00	(1,132.00)
9500.000 Non-Federal Expense	235.00	0.00	(235.00)	1,120.17	0.00	(1,120.17)	0.00	(1,120.17)
TOTAL EXPENSES	310.00	0.00	(310.00)	3,321.70	0.00	(3,321.70)	0.00	(3,321.70)
SURPLUS	(293.06)	0.00	(293.06)	3,497.59	0.00	3,497.59	0.00	3,497.59



LMHA CASH and INVESTMENT REPORT AS OF December 31, 2023

NAME OF BANK	ACCOUNT NUMBER	ACCOUNT RATE	PURCHASE OR ROLLOVER DATE	MATURITY DATE	Sales / Transfers	NET INVESTMENT INCOME AND/OR VALUE CHANGE	BEGINNING	ENDING
							PRINCIPAL BALANCE 11/30/2023	PRINCIPAL BALANCE 12/31/2023

PUBLIC HOUSING:

GRAND TOTAL \$	-	\$	-	\$	-	\$	-
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BANK ACCOUNT BALANCES AS OF 12/31/2023

Account Name	Full Account Number	Account #	11/30/2023	12/31/2023	Percent Change	Dollar Difference
Multi-Family General	01662725324	324	562,831.28	367,994.98	-34.62%	(194,836.30)
Multi-Family Rep Reserve	01662887990	990	1,369,246.85	1,369,595.73	0.03%	348.88
Multi-Family Security Deposits	01663033714	714	68,019.25	68,016.57	0.00%	(2.68)
Public Housing General	01668328437	437	366,306.03	415,147.55	13.33%	48,841.52
Section 8 Like Rental	01668328479	479	901,388.23	1,037,968.06	15.15%	136,579.83
Section 8	01668328440	440	500,996.21	502,476.11	0.30%	1,479.90
FSS Account	01668439630	9630	55,725.09	53,143.78	-4.63%	(2,581.31)
LMHA - Parkview (Erie)	1306946485	6485	453,379.69	466,670.02	2.93%	13,290.33
State/Local (Erie)	2201076525	6525	213,220.01	213,236.95	0.01%	16.94
REACH (Chase)	253356869	6869	29,879.90	29,529.90	-1.17%	(350.00)
			\$ 4,520,992.54	\$ 4,523,779.65	0.06%	\$ 2,787.11

TOTAL CASH & INVESTMENTS:

\$ 4,520,992.54	\$ 4,523,779.65	\$ 2,787.11
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Monthly Change





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

Have a Question or Concern?

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 Huntington office or
 contact us at:

1-800-480-2001

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Huntington Public Funds Analyzed Checking

Account: -----

Statement Activity From: 12/01/23 to 12/31/23		Beginning Balance	\$562,831.28
Days in Statement Period 31		Credits (+)	152,442.84
Average Ledger Balance* 466,135.29		Regular Deposits	19,116.40
Average Collected Balance* 464,311.96		Lock Box Deposits	10,420.00
* The above balances correspond to the service charge cycle for this account.		Electronic Deposits	122,906.44
		Debits (-)	347,279.14
		Regular Checks Paid	221,360.71
		Electronic Withdrawals	125,405.22
		Service Charges	441.21
		Other Debits	72.00
		Ending Balance	\$367,994.98

Deposits (+)

Account: -----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
12/01	472.00	75682	Lockbox	12/18	692.00	75682	Lockbox
12/04	3,412.00	75682	Lockbox	12/21	5,746.00	180001067	Brch/ATM
12/05	2,735.00	75682	Lockbox	12/21	2,700.00	180001066	Brch/ATM
12/06	4,823.00	180001032	Brch/ATM	12/21	128.00	75682	Lockbox
12/06	3,800.00	180001031	Brch/ATM	12/28	1,011.00	172677897	Brch/ATM
12/07	1,114.00	75682	Lockbox	12/28	937.00	180001071	Brch/ATM
12/08	673.00	75682	Lockbox	12/28	99.40	180001027	Brch/ATM
12/11	595.00	75682	Lockbox	12/29	369.00	75682	Lockbox
12/14	230.00	75682	Lockbox				

Other Credits (+)

Account: -----

Date	Amount	Description
12/01	82,432.00	HUD TREAS 310 MISC PAY 120123 XXXXX3875860103RMT*VV*XXXXX0747700*****HUD Section 8 /CA OH12RD00008\
12/01	950.00	StaxPmtsMerchant Svc 7024920
12/04	1,137.56	StaxPmtsMerchant Svc 7051972
12/05	64.00	StaxPmtsMerchant Svc 7082139
12/06	34,825.00	ACH SETTLEMENT OFFSET 231206 -SETT-HNB HVACH
12/07	339.00	ACH SETTLEMENT OFFSET 231207 -SETT-HNB HVACH
12/11	1,742.00	StaxPmtsMerchant Svc 7161821

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

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Huntington Public Funds Analyzed Checking

Account: --- [REDACTED]

Statement Activity From: 12/01/23 to 12/31/23		Beginning Balance	\$366,306.03
Days in Statement Period 31		Credits (+)	49,818.00
Average Ledger Balance* 399,238.05		Electronic Deposits	49,818.00
Average Collected Balance* 399,238.05		Debits (-)	976.48
* The above balances correspond to the service charge cycle for this account.		Regular Checks Paid	965.00
		Service Charges	11.48
		Ending Balance	\$415,147.55

Other Credits (+)

Account: --- [REDACTED]

Date	Amount	Description
12/11	49,818.00	HUD TREAS 310 MISC PAY 121123 XXXX3875860103RMT*VV*XXXXX201716*****HUD ROSS FSS23 OH4887\

Checks (-)

Account: --- [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
12/06	965.00	43972			

(*) 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
12/15	11.48	PRIOR MONTH'S SERVICE CHARGES

Balance Activity

Account: --- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
11/30	366,306.03	12/11	415,159.03		
12/06	365,341.03	12/15	415,147.55		

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

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Huntington Public Funds Analyzed Checking

Account: -----

Statement Activity From: 12/01/23 to 12/31/23		Beginning Balance	\$500,996.21
		Credits (+)	1,479.90
		Regular Deposits	1,479.90
Days in Statement Period 31		Ending Balance	\$502,476.11
Average Ledger Balance*	501,501.71		
Average Collected Balance*	501,260.42		

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

Deposits (+)

Account: -----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
12/21	1,393.02	180001065	Brch/ATM	12/28	86.88	180001072	Brch/ATM

Balance Activity

Account: -----

Date	Balance	Date	Balance	Date	Balance
11/30	500,996.21	12/21	502,389.23	12/28	502,476.11

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

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

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

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

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THE HUNTINGTON NATIONAL BANK
 PO BOX 1558 EA1W37
 COLUMBUS OH 43216-1558



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

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Huntington Public Funds Analyzed Checking

Account: -----

Statement Activity From: 12/01/23 to 12/31/23		Beginning Balance	\$901,388.23
Days in Statement Period		Credits (+)	891,815.00
Average Ledger Balance*		Regular Deposits	741.00
Average Collected Balance*		Electronic Deposits	891,074.00
* The above balances correspond to the service charge cycle for this account.		Debits (-)	755,235.17
		Regular Checks Paid	25,201.26
		Electronic Withdrawals	730,033.91
		Ending Balance	\$1,037,968.06

Deposits (+)

Account: -----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
12/28	741.00	180001026	Brch/ATM				

Other Credits (+)

Account: -----

Date	Amount	Description
12/01	780,898.00	86 TREAS 310 MISC PAY 120123 XXXXX3875860103
12/01	88,118.00	86 TREAS 310 MISC PAY 120123 XXXXX3875860103
12/01	19,618.00	86 TREAS 310 MISC PAY 120123 XXXXX3875860103
12/01	2,440.00	86 TREAS 310 MISC PAY 120123 XXXXX3875860103

Checks (-)

Account: -----8479

Date	Amount	Check #	Date	Amount	Check #
12/19	3.00	187971	12/04	618.00	188357
12/01	1,225.00	188053*	12/29	64.00	188358
12/19	3.00	188128*	12/04	348.00	188359
12/28	1,296.28	188199*	12/26	2,374.96	188360
12/01	2,374.96	188200	12/19	865.06	188361
12/01	1,225.00	188206*	12/06	210.00	188362
12/07	57.00	188244*	12/08	587.00	188363
12/18	83.00	188355*	12/08	313.00	188364
12/08	4.00	188356	12/18	1,959.00	188365

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Account Number: [REDACTED]

Statement Date: Dec 01, 2023 thru Dec 29, 2023

P.O. Box 42, Clearfield, PA 16830

004666



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$466,670.02

Tiered Interest Savings [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$453,379.69
Dec 27	Deposit			466,579.69
Dec 29	Credit Interest		13,200.00	466,670.02
	ENDING BALANCE		90.33	\$466,670.02

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
454,745.21	453,379.69	Dec 01, 2023 - Dec 29, 2023	29	90.33	0.25%	1,039.46

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
Dec 01, 2023	453,379.69	13,200.00	90.33	0.00	0.00	466,670.02

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013086



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

Account Number: [REDACTED]
Statement Date: Dec 01, 2023 thru Dec 29, 2023

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$213,236.95

Interest Checking [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$213,220.01
Dec 29	Total Interest Paid		16.94	
	ENDING BALANCE			\$213,236.95

LAKE METROPOLITAN
HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Dec 29	Credit Interest	16.94

Balance Summary

Date	Balance	Date	Balance
Dec 01	213,220.01	Dec 29	213,236.95

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
213,220.01	213,220.01	Dec 01, 2023 - Dec 29, 2023	29	16.94	0.10%	212.55

Interest Rate Summary

Date	Rate%	Date	Rate%
Aug 10	0.10%		

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LAKE METROPOLITAN HOUSING AUTHORITY
 NEW TENANT SECURITY DEPOSITS
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Huntington PublicFund Business Interest Checking Account: -----

Statement Activity From: 12/01/23 to 12/31/23		Beginning Balance	\$68,019.25
		Credits (+)	17.32
		Interest Earned	17.32
Days in Statement Period 31		Total Service Charges (-)	20.00
		Ending Balance	\$68,016.57
Average Ledger Balance*	68,008.28		
Average Collected Balance*	68,008.28		

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

Average Percentage Yield Earned this period 0.300%

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

Date	Amount	Description
12/29	17.32	INTEREST PAYMENT

Service Charge Detail Account: -----

Date	Service Charge (-)	Waives and Discounts (+)	Description
12/15	5.00		STATEMENT CHARGE
12/15	15.00		BUSINESS ONLINE SERVICE FEES

Service Charge Summary Account: -----3714

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

Balance Activity Account: -----3714

Date	Balance	Date	Balance	Date	Balance
11/30	68,019.25	12/15	67,999.25	12/29	68,016.57

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THE HUNTINGTON NATIONAL BANK
 PO BOX 1558 EA1W37
 COLUMBUS OH 43216-1558



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 PAINESVILLE OH 44077-3111

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

Statement Activity From: 12/01/23 to 12/31/23		Beginning Balance	\$1,369,246.85
		Credits (+)	348.88
		Interest Earned	348.88
Days in Statement Period 31		Total Service Charges (-)	0.00
		Ending Balance	\$1,369,595.73
Average Ledger Balance*	1,369,246.85		
Average Collected Balance*	1,369,246.85		

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

Average Percentage Yield Earned this period 0.300%

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

Date	Amount	Description
12/29	348.88	INTEREST PAYMENT

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

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

Balance Activity Account:-----7990

Date	Balance	Date	Balance	Date	Balance
11/30	1,369,246.85	12/29	1,369,595.73		

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

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00025282 DRE 001 142 36423 NNNNNNNNNN T 1 000000000 67 008294 P1733

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

December 01, 2023 through December 29, 2023

Account Number: [REDACTED]

CUSTOMER SERVICE INFORMATION

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



363600104570025282000100000000

CHECKING SUMMARY Chase Business Complete Checking

	INSTANCES	AMOUNT
Beginning Balance		\$29,879.90
Checks Paid	1	-350.00
Ending Balance	1	\$29,529.90

Congratulations, we waived the \$15 Monthly Service Fee for this statement period, based on your qualifying activity.
How to Avoid the Monthly Service Fee (MSF)
 If you meet any of the following qualifying activities for this Chase Business Complete CheckingSM account in a statement period, we will waive the \$15 MSF.

- Here's the business activity we used to determine if you qualified for the MSF waiver:
- \$2,000 Minimum Daily Ending Balance: Your lowest daily ending balance was \$29,529.90.
 - \$2,000 Chase Payment SolutionsSM Activity: \$0.00 was deposited into this account.
 - \$2,000 Chase Ink[®] Business Card Activity: \$0.00 was your total Ink activity.

- You can also avoid the MSF if you:
- Maintain a linked Chase Private Client CheckingSM account OR
 - Meet Chase Military Banking requirements

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

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
109 ^		12/13	\$350.00
Total Checks Paid			\$350.00

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.
 ^ An image of this check may be available for you to view on Chase.com.

DAILY ENDING BALANCE

DATE	AMOUNT
12/13	\$29,529.90



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

Criteria Includes: 1) Project: RAD - PBRA 2) Payment Date: All 3) Financial Period: December 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

<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>
6486	12/05/2023	No	CHK	Classic Painesville	3VWL17AJ6HM341080	No	\$15,285.00
6489	12/07/2023	No	CHK	A-Team Property Maintenance	594 Sanders Clean out	No	\$859.00
6490	12/07/2023	No	CHK	Avenue Auto Clinic	2011 Ford Truck/Oil Change	No	\$74.06
6491	12/07/2023	No	CHK	BNK Heating and Cooling LLC	Quote approval/31112	No	\$380.00
6492	12/07/2023	No	CHK	Cintas	Maint. Uniforms	No	\$25.27
6493	12/07/2023	No	CHK	DiCaudo, Pitchford & Yoder	Nov 23 Legal Services	No	\$2,052.00
6494	12/07/2023	No	CHK	Dominion Energy Ohio	558 Sanders FINAL	No	\$49.96
6495	12/07/2023	No	CHK	ImperialDade	Maint. Supplies	No	\$300.46
6496	12/07/2023	No	CHK	Joughin & Company Hardware	Nov 23	No	\$287.08
6497	12/07/2023	No	CHK	Major Waste Disposal Services In	Waste Disposal	No	\$1,566.03
6498	12/07/2023	No	CHK	Market Vision Partners, LLC	HCV Consulting	No	\$375.00
6499	12/07/2023	No	CHK	NFP Corporate Services (OH) Inc.	Dec 23	No	\$345.00
6500	12/07/2023	No	CHK	Northeastern Refrigeration	JT/Boiler Room/Water lines	No	\$2,819.71
6501	12/07/2023	No	CHK	T-Mobile	Nov 23	No	\$631.56
6503	12/07/2023	No	CHK	Verify Services, LLC	IT Contract	No	\$200.00
6504	12/07/2023	No	CHK	Wadsworth Solutions	Maint. Materials	No	\$912.07
6505	12/07/2023	No	CHK	Tomicic Franka	E, Baker (tenant)	No	\$1,000.00
6507	12/20/2023	No	CHK	21st Century Media-Ohio	Nov 23	No	\$81.60
6508	12/20/2023	No	CHK	AT&T	Telephone	No	\$773.99
6509	12/20/2023	No	CHK	Avenue Auto Clinic	2019 Jeep Oil Change	No	\$289.62
6510	12/20/2023	No	CHK	CFL Vending Machine Repair Ser	WS-lock repair	No	\$75.00
6511	12/20/2023	No	CHK	Charter Communications	MF Internet	No	\$1,160.53
6512	12/20/2023	No	CHK	Cintas	Maint. Uniforms	No	\$124.85
6513	12/20/2023	No	CHK	City Of Painesville Utilities Office	Homeworth	No	\$11,521.04
6514	12/20/2023	Yes	CHK	Com-One Sound	WS Intercom service	No	\$106.25
6514	01/08/2024	No	VD	Com-One Sound	Check damaged - reissue	No	(\$106.25)
6515	12/20/2023	No	CHK	Dominion Energy Ohio	PvP A	No	\$1,606.31
6516	12/20/2023	No	CHK	G&L Locksmiths	Locks/JT	No	\$249.34
6517	12/20/2023	No	CHK	Gazette Newspapers	2024 Eastern Lake County Chamber	No	\$175.00
6518	12/20/2023	No	CHK	Griffin Technology Group	IT Contract	No	\$3,215.03
6519	12/20/2023	No	CHK	HD Supply Facilities Maintenance	Materials/Equipment	No	\$2,224.16
6520	12/20/2023	No	CHK	Hellriegel's Inn	Holiday Gathering for 32 people	No	\$1,097.40
6521	12/20/2023	No	CHK	Home Depot Credit Services	Maint Supplies	No	\$884.37
6522	12/20/2023	No	CHK	Huntington National Bank	Nov 23	No	\$2,251.67
6523	12/20/2023	No	CHK	KONE	Dec 23	No	\$947.96
6524	12/20/2023	No	CHK	Lowe's	Nov 23	No	\$3,640.65
6525	12/20/2023	No	CHK	NAPA Auto Parts/Painesville	Maint Auto	No	\$10.49
6526	12/20/2023	No	CHK	Pitney Bowes Global Financial Se	Postage & Meter	No	\$856.89
6527	12/20/2023	No	CHK	Pitney Bowes Purchase Power	Nov 23	No	\$3,137.33
6528	12/20/2023	No	CHK	Risk Program Administrators	12/1/23-24 Cyber Liability	No	\$3,900.00
6529	12/20/2023	No	CHK	Sherwin-Williams	PvP Paint	No	\$115.90
6530	12/20/2023	No	CHK	Staples Business Credit	Office Supplies	No	\$2,237.25
6531	12/20/2023	No	CHK	The Illuminating Company	PvP A	No	\$743.46
6532	12/20/2023	No	CHK	ULine	Maint. Supplies	No	\$124.15



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

Criteria Includes: 1) Project: RAD - PBRA 2) Payment Date: All 3) Financial Period: December 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

<i>Doc Num</i>	<i>Payment Date</i>	<i>Voided</i>	<i>Type</i>	<i>Document Recipient</i>	<i>Document Description</i>	<i>Cleared</i>	<i>Amount</i>
6533	12/20/2023	No	CHK	Xerox Financial Services	12/25-01/24/23 001	No	\$1,570.81
						Cleared: 0	\$0.00
						Uncleared: 45	\$70,177.00
						Total Payments: 45	\$70,177.00

Project Summary

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

<i>Program - Project</i>	<i>Payments</i>	<i>Deposits</i>
RAD - PBRA - RAD - PBRA	\$70,177.00	\$0.00
Total:	\$70,177.00	\$0.00

Type Summary

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

<i>Document Type</i>	<i>Count</i>	<i>Amount</i>
Check (CHK)	44	\$70,283.25
Void Payment (VD)	1	(\$106.25)
Total:	45	\$70,177.00

End of Report

