



NOTICE OF MEETING

The Regular Board Meeting of the Lake Metropolitan Housing Authority will be held at
6:00 p.m. on Wednesday, January 17, 2024

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

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

REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. November Meeting Minutes / December Special Board Meeting Minutes
4. CEO Report
5. 2023 - October & November Finance Reports and Bills
6. Allan Moon - Visual Armour Security *(to talk about the camera system for our properties.)*

7. RESOLUTION NO. 1-2024

A 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

8. RESOLUTION NO. 2-2024

A RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO HIRE FOR THE POSITION OF ADMINISTRATIVE OFFICE MANAGER

9. Other Updates and Comments
10. 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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RESOLUTION 1-2024

**A 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**

WHEREAS, since the last adjustment in 2021, the CPI index has increased by 6.5 percent year ending December 2022 and by 3.5 percent year ending December 2023.

WHEREAS, to remain competitive with salaries while still maintaining a viable budget, it is recommended that the current Pay Grade Scale be adjusted to reflect the increases in the percentage ranges for each position type as outlined in Exhibit A.

WHEREAS, upon recommendation of the Chief Executive Officer, the Members of the Lake Metropolitan Housing Authority have reviewed and determined that it is necessary to approve a revised Pay Grade Scale, effective January 17, 2024.

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

SECTION 1. The revised Pay Grade Scale is hereby adopted for use by the Lake Metropolitan Housing Authority and the Chief Executive Officer is hereby directed to administer the pay grade scale in accordance with the approved operating budget. A copy of the Pay Grade Scale is 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: January 17, 2024

ORIGINATOR ON FILE
Jeffrey Mackey, Chairperson

Attest:

I, Eric Martin, CEO/Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 1-2024 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 17th day of January 2024.

ORIGINATOR ON FILE
Eric Martin, Secretary

RESOLUTION NO. 2-2024

**A RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO HIRE
FOR THE POSITION OF ADMINISTRATIVE OFFICE MANAGER.**

WHEREAS, it is the intent and desire of the Members of the Board of the Lake Metropolitan Housing Authority, upon the recommendation of the Chief Executive Officer to authorize the Lake Metropolitan Housing Authority to hire for the position of Administrative Office Manager and for said position to fulfill the duties as written in the job description attached hereto as Exhibit A.

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

SECTION 1. The Chief Executive Office is hereby directed by the Board of the Lake Metropolitan Housing Authority to hire for the position of Administrative Office Manager to perform the duties described in the job description attached hereto as Exhibit A, and incorporated herein. This position may be renewed annually thereafter at a rate of compensation adjusted for inflation by the Chief Executive Officer.

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 the law.

Passed:

ORIGINAL ON FILE
Jeffrey Mackey, Chairperson

Attest:

ORIGINAL ON FILE
Eric P. Martin, Secretary



Meeting of The Board of Commissioners CEO Report January 2024

Housing Choice Voucher:

Housing Choice Voucher lease-ups declined in the month of December down from 1141 to 1133. LMHA anticipates issuing an additional 150 vouchers from the new waiting list which should help to spearhead more active and motivated voucher holders seeking housing. As of the month of December, there are 83 active vouchers, and remain hopeful that we will begin to see increased lease-ups sometime in February 2024

On a more positive note, we remain well over 100% budget utilization which is an indication of our increased administrative efforts in the program. However, this only takes us so far as we will need to realize growth in the program to justify our strategies. Should numbers continue to slide past March 2023, this will indicate a need to make more adjustments in our administrative approaches to grow the program.

Public Housing/Multifamily Program/Market Rate:

LMHA has executed a signed agreement with Regional Economically Affordable Housing/ Reach 4 Home, to sell Parkview Place in the amount of \$665,000 (Six Hundred and Sixty-Five Thousand dollars). 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 closing. The necessary title search and required documentation to release all deed restrictions have been submitted to HUD for their legal teams to review and approve. We fully anticipate completing the transaction, barring any delays at the Federal and County level by the end of the first quarter 2024.

In addition, our Multifamily occupancy rate continues to increase. As of 1/14/2024, LMHA is currently at 95% occupancy, which meets the target as anticipated for January 2024 back several months ago. We



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are not done as we are hopeful to consistently maintain an occupancy rate above 95% on an ongoing basis.

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. We have 229 units occupied as of 1/14/2024! This represents the highest level of occupancy in the past 4 years and nearly since the inception of converting from Public Housing to Multifamily PBRA.

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 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 of our residents.

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



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Housing Choice Voucher Program

Month Ending December 2023

Leased Action	Oct-23	Nov-23	Dec-23						
Monthly Budget Authority	\$654,593	\$727,141	\$727,120						
Units under lease (1st of month) + HO	1151	1144	1133	As of 1/1/2024					
VASH vouchers leased up (26)	12	12	13						
FUP vouchers leased up (25)	10	10	11						
Mainstream vouchers leased up (26)	32	32	31						
Utilization (baseline 1552 eff. 1/1/2023)	74%	74%	74%						
Total HAP paid (UA's, ports & HO)	\$741,580	\$752,886	\$755,049						
Total incoming HAP	\$777,821	\$727,141	\$800,516						
Monthly utilization of budget	113%	104%	104%						
HCV Error Analysis Report	Oct-23	Nov-23	Dec-23						
Audit Error rate	0			Information provided by Vicki Smith's Auditing reports					
# of files audited	16								
# of files in audit with errors	0								
QC Error Rate									
Informal Hearing/Terminations	Oct-23	Nov-23	Dec-23						
Informal Hearings conducted	2	0	0						
Informal Reviews conducted	0	3	1						
End of Participations (EOP's)	7	4	9 (only 3 were for program violations)	Updated 3 months EOP report attached explaining most recent					
Leasing Activity	Oct-23	Nov-23	Dec-23						
# of New Admissions	4	2	2						
# of Moves	5	11	7						
# of Port-Ins	2	1	1						
# of Port-Outs	2	3	1						
# of Vouchers issued	42	65	28	4 of these were moves (December)					
# of Vouchers on the street	46	78	83 (14 need scheduled)	11 vouchers pending inspections					
(working on the last of the '21 waiting list)				1 vouchers pending executed HAP					
Vouchers Expired	3	9		9 Vouchers pending signed leases					
FSS/Homeownership	Oct-23	Nov-23	Dec-23						
Active FSS participants	27	27		As of 1/1/2024					
Current Homeowners	3	3							
Wait List Activity	Oct-23	Nov-23	Dec-23						
Number of Applicants on WL	180	134		2021 HCV as of 1/1/2024					
		2415		2023 (NEW)					
# of applicants pulled from Wait List	119		0 working on final						
Initial Briefing Meetings	11/7 and 11/8		Completed 2021 WL						
2nd & Final Chance	19		52 (still working on)						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Oct-23	200	Included in AR	29	3	1	*	25	*	258
Nov-23	228	Included in AR	14	23	2	*	23	*	290
Dec-23	61	Included in AR	16	12	0	*	22	*	111
		*included in special and port inspections							

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 December 2023

Occupancy Rate	Oct-23	Nov-23	Dec-24		
Percentage leased as of 12/01/2023	92%	92%	93%		
# of vacancies (240 total MF units only) as of 12/01/2023	20	19	16		
T.A.R. (Tenant Account Receivables)	Oct-23	Nov-23	Dec-24		
Current Rent Roll	\$58,438	\$61,302	\$60,426		
Rent Collected	\$53,670	\$54,236	\$53,624		
Percentage Collected	92%	89%	89%		
PH Error Analysis Report	Oct-23	Nov-23	Dec-24		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Oct-23	Nov-23	Dec-24		
# of applicants on MF Wait List (end of month)	615	534	448	CLOSED 9/30/23	
Evictions (served, not necessarily evicted)	Jackson	Woodlawn	Washington	ParkView	Total
WRIT/Restitution/Possession of property					
14 Day notices served (non-payment)					0
30 Day notices served (lease violations)					0
3 Day notices (non-pay)	1			1	2
3 Day notices (lease violation)					0
10 Day notices (lease violation)					0
ay notices (non-pay)	5	8	4		17
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 12/07/2023 through 1/3/2024	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault					0
Domestic/Civil/Harassment			1		1
Drug arrest/drug related confirmed					0
Drug complaint not confirmed					0
Theft/Burglary			1		1
Well Checks		1	1	1	3
Arrest/Warrant Served					0
Identity Theft					0
LMHA Standby Request/Trespassing					0
Disturbance/Noise/Disorderly Conduct	1	1			2
Not classified/Police Foot Patrols		1	2		3
Total calls for current month					10
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month	3	1			4
Move outs for current month					0
Unit transfers for current month					0
Report Completed by: Theresa Lee					

Name	EOP Date	Reason	Explanation
DM	12/31/2023	Program Violations	Vacated without Notice
SF	12/31/2023	Zero HAP	
MG	12/31/2023	Zero HAP	
KR	12/31/2023	Expired Voucher	Not actively looking, voucher extension denied
RL	12/31/2023	Expired Voucher	Tenant decided to not look any longer, gave up subsidy
TM	12/31/2023	Program Violations	Vacated without Notice
VB	12/31/2023	Zero HAP	
PF	12/31/2023	Zero HAP	
KM	12/31/2023	Self-Termination	

**Self Term/Deceased/Expired vouchers/Zero Hap
Program Violations**

PUT IN DEBTS OWED
AND VACATED TENANTS

FSS Monthly Board Report

Month:	Dec. 2023
FSS participants as of 12/31/23	27
Number of contract completions (graduates):	0
Escrow disbursed: Interim Disbursements	1
Number of contracts terminated:	0
Escrow forfeited:	0
Number of new contracts (enrollments):	0
Number of participants with escrow accounts	21
Number of new escrow accounts opened:	0

Lake Metropolitan Housing Authority

Finance Report

October and November 2023

(Prepared for the January 16, 2023 Board Meeting)

The following summarizes the major Finance Department activity for October and November 2023:

Fiscal Year 2024

Attached are the preliminary October and November 2023 financials.

Multi-Family (RAD):

The Multi-Family program result is positive for the months of October, November, and year-to-date. We are at 92% occupancy for November. The fully staffed maintenance team is quickly turning over units and program staff filling them up. You will see our occupancy rate increase in the coming months. Currently, for January, we are right around 95% occupied.

Housing Choice Voucher:

The Housing Choice Voucher Program is negative for the month of October, positive for November and year-to-date. The program will be pulling from the new waitlist soon. From our experience, we see better lease up results with the beginning of a waitlist and are hopeful this will result in an increase in our utilization for the program.

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

Parkview (Public Housing/Market Rate):

The Market Rate Program is positive for October, November and year-to-date. We received our Capital Funds for Operations in the Public Housing program which results in a positive October and year-to-date. The program is negative for November 2023.

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

Overall Indicators:

The Fiscal Year 2024 Payroll projections are included through November 23, 2023 payrolls.

The Per Unit Leased Statistics report has been updated for October and November 2023.

The Fund Balances – by Restriction report has been updated for October and November 2023.

Banking and Investments:

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

Accounts Payable:

A detail listing of all A/P checks issued in October and November 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 October 31, 2023

(Preliminary - For Internal Use Only)

	Fiscal Year 2024			Fiscal Year 2023		
	<u>This Month</u>	<u>Year-to-Date</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>Year-to-Date</u>	<u>Variance</u>
Multi-Family						
Operating Income	\$ 146,178	\$ 543,362	\$ 611,860	\$ (68,498)	\$ 369,990	\$ 173,372
Administrative Expenses	\$ 39,463	\$ 195,538	\$ 197,739	\$ (2,201)	\$ 121,828	\$ 73,710
Utility Expenses	23,179	75,537	86,667	(11,130)	51,971	23,566
Operations Expense	20,919	175,295	168,454	6,841	145,147	30,148
General Expense	6,203	23,739	30,079	(6,340)	15,451	8,288
Surplus / (Deficit)	\$ 56,414	\$ 73,253	\$ 128,921	\$ (55,668)	\$ 35,593	\$ 37,660

Section 8						
Operating Income	\$ 85,405	\$ 396,100	\$ 381,167	\$ 14,933	\$ 279,291	\$ 116,809
Administrative Expenses	\$ 102,338	\$ 379,483	\$ 372,642	6,841	\$ 214,723	164,760
Utility Expenses	400	1,172	1,520	(348)	901	271
Maintenance Expense	310	706	1,867	(1,161)	2,052	(1,346)
General Expense	682	2,970	5,011	(2,041)	2,533	437
Surplus / (Deficit)	\$ (18,325)	\$ 11,769	\$ 127	\$ 11,642	\$ 59,082	\$ (47,313)

CONSOLIDATED						
Operating Income	\$ 231,583	\$ 939,462	\$ 993,027	\$ (53,565)	\$ 649,281	\$ 290,181
Administrative Expenses	\$ 141,801	\$ 575,021	\$ 570,381	\$ 4,640	\$ 336,551	\$ 238,470
Utility Expenses	23,579	76,709	88,187	(11,478)	52,872	23,837
Operations Expense	21,229	176,001	170,321	5,680	147,199	28,802
General Expense	6,885	26,709	35,090	(8,381)	17,984	8,725
Surplus / (Deficit)	\$ 38,089	\$ 85,022	\$ 129,048	\$ (44,026)	\$ 94,675	\$ (9,653)

Lake Metropolitan Housing Authority
Balance Sheet
October 2023

Program: RAD - PBRA Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	0.00	56.94
1111.800 Cash - RAD PBRA	222,174.82	465,402.96
1113.000 Cash - Replacement Reserve	27,152.19	1,415,508.40
1114.000 Cash - Tenant Sec. Deposits	(3,312.73)	63,740.53
1122.000 Accts Rec Tenants (S)	(6,672.05)	51,399.55
1122.009 Tenant Repayment Agreements (S)	1,949.55	9,300.30
1140.001 A/R Parkview Place	(2,572.80)	28,024.63
1140.002 A/R Public Housing	(22,901.11)	4,421.36
1140.003 A/R REACH	0.00	7,862.93
1140.005 A/R S-8 Voucher	(172,239.82)	43,310.98
1140.006 A/R State/Local	97.38	(8,877.03)
1211.000 Prepaid Insurance	(5,276.17)	5,276.13
1250.000 Prepaid Expense	(887.58)	2,049.24
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	3,630.00	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	60,000.00	407,320.43
1400.901 Equipment - Vehicles	0.00	160,775.43
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	101,141.68	4,070,042.72
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	53,213.37	92,974.18
2111.009 A/P - Public Housing (S)	0.00	464.50
2114.000 Tenants Sec. Dep. (S)	3,485.00	60,208.50
2114.300 Pet Deposit (S)	0.00	7,000.00
2114.314 Interest - Tenant Security Deposits	17.03	228.83
2117.200 OPERS Payable	(11,487.42)	22,857.82
2117.800 Deferred Comp W/H	(100.00)	400.00
2117.902 Misc. Payroll - AFLAC	(400.32)	(28.92)
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
October 2023**

Program: RAD - PBRA Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

2500.100 Net OPEB Liability	0.00	16,980.00
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DEFERRED INFLOWS OF RESOURCES

2900.000 Deferred Inflows of Resources (Pens)	0.00	37,999.00
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2900.100 Deferred Inflows of Resources (OPEB)	0.00	(32,399.00)
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TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	5,600.00
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TOTAL LIABILITIES	44,727.66	969,808.82
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SURPLUS

2801.000 Net Investment In Capital Assets	0.00	1,545,620.33
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2805.000 Temporarily Restricted Net Position	0.00	1,360,597.17
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2806.000 Unrestricted Net Position	0.00	54,614.47
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2806.000 Unrestricted Net Position (Current Year)	56,414.02	73,253.93
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2806.000 Unrestricted Net Position (Unclosed 2023)	0.00	66,148.00
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TOTAL SURPLUS	56,414.02	3,100,233.90
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TOTAL LIABILITIES AND SURPLUS	101,141.68	4,070,042.72
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PROOF	0.00	0.00
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Lake Metropolitan Housing Authority

Operating Statement

Four Months Ending 10/31/2023

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	55,410.00	62,271.58	(6,861.58)	217,372.00	249,086.33	(31,714.33)	747,259.00	(529,887.00)
3121.000 Tenant Assistance Payments - M/F	90,279.00	89,610.33	668.67	320,146.00	358,441.33	(38,295.33)	1,075,324.00	(755,178.00)
3300.113 Interest - Rep. Res.	354.19	250.00	104.19	1,389.99	1,000.00	389.99	3,000.00	(1,610.01)
3690.000 Other Income - Tenant	135.00	833.33	(698.33)	4,454.55	3,333.33	1,121.22	10,000.00	(5,545.45)
TOTAL OPERATING INCOME	146,178.19	152,965.24	(6,787.05)	543,362.54	611,860.99	(68,498.45)	1,835,583.00	(1,292,220.46)
TOTAL INCOME	146,178.19	152,965.24	(6,787.05)	543,362.54	611,860.99	(68,498.45)	1,835,583.00	(1,292,220.46)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	24,113.98	28,472.58	4,358.60	95,922.73	113,890.33	17,967.60	341,671.00	245,748.27
4120.000 Auditing Fees	0.00	208.33	208.33	0.00	833.33	833.33	2,500.00	2,500.00
4140.100 Advertising - Other	36.09	260.75	224.66	680.63	1,043.00	362.37	3,129.00	2,448.37
4150.000 Benefits Expense	5,818.90	11,140.08	5,321.18	51,892.47	44,560.33	(7,332.14)	133,681.00	81,788.53
4170.000 Legal Expenses	2,752.20	1,250.00	(1,502.20)	16,045.40	5,000.00	(11,045.40)	15,000.00	(1,045.40)
4180.000 Travel Expense	101.48	0.00	(101.48)	390.17	0.00	(390.17)	0.00	(390.17)
4185.000 Staff Training	0.00	375.00	375.00	1,860.00	1,500.00	(360.00)	4,500.00	2,640.00
4185.100 Board Training	0.00	166.67	166.67	0.00	666.67	666.67	2,000.00	2,000.00
4190.000 Office Sundry Expense	0.00	316.67	316.67	1,927.37	1,266.67	(660.70)	3,800.00	1,872.63
4190.020 Bank Charges	226.20	200.00	(26.20)	1,268.59	800.00	(468.59)	2,400.00	1,131.41
4190.050 Payroll Processing Charges & Forms	210.53	183.33	(27.20)	835.75	733.33	(102.42)	2,200.00	1,364.25
4190.100 Office Supplies	73.38	416.67	343.29	805.73	1,666.67	860.94	5,000.00	4,194.27
4190.120 Cleaning Contract	270.00	416.67	146.67	1,080.00	1,666.67	586.67	5,000.00	3,920.00
4190.130 Contract - IT Services	1,265.86	916.67	(349.19)	5,661.74	3,666.67	(1,995.07)	11,000.00	5,338.26
4190.140 Contract - MCS	887.58	761.50	(126.08)	3,562.92	3,046.00	(516.92)	9,138.00	5,575.08
4190.145 Forms and Publications	0.00	83.33	83.33	498.00	333.33	(164.67)	1,000.00	502.00
4190.150 Shredding	23.34	41.67	18.33	70.02	166.67	96.65	500.00	429.98
4190.200 Telephone	187.59	216.67	29.08	728.51	866.67	138.16	2,600.00	1,871.49
4190.201 Cell Phones	337.39	216.67	(120.72)	1,294.16	866.67	(427.49)	2,600.00	1,305.84
4190.205 Answering Service	124.44	120.83	(3.61)	484.81	483.33	(1.48)	1,450.00	965.19
4190.210 Internet Expense	948.94	500.00	(448.94)	3,135.73	2,000.00	(1,135.73)	6,000.00	2,864.27
4190.220 Cable	692.74	700.00	7.26	2,810.11	2,800.00	(10.11)	8,400.00	5,589.89
4190.300 Postage & Meter	360.00	500.00	140.00	1,886.78	2,000.00	113.22	6,000.00	4,113.22
4190.400 Copier - Lease	339.60	350.00	10.40	1,406.74	1,400.00	(6.74)	4,200.00	2,793.26
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	116.67	116.67	350.00	350.00
4190.500 Admin Minor Equipment	377.98	250.00	(127.98)	445.06	1,000.00	554.94	3,000.00	2,554.94
4190.600 Dues & Fees	81.84	250.00	168.16	199.26	1,000.00	800.74	3,000.00	2,800.74
4190.900 Other Sundry Expense	25.00	0.00	(25.00)	196.77	0.00	(196.77)	0.00	(196.77)
4190.910 Tenant Background Checks	0.00	83.33	83.33	12.24	333.33	321.09	1,000.00	987.76
4190.950 HR Contract	157.50	0.00	(157.50)	236.25	0.00	(236.25)	0.00	(236.25)
4190.960 Community Outreach	0.00	41.67	41.67	0.00	166.67	166.67	500.00	500.00
4210.000 Resident Activities	0.00	300.00	300.00	0.00	1,200.00	1,200.00	3,600.00	3,600.00
4220.000 Resident Participation	49.99	500.00	450.01	199.96	2,000.00	1,800.04	6,000.00	5,800.04

	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	666.67	666.67	2,000.00	2,000.00
TOTAL ADMIN EXPENSE	39,462.55	49,434.93	9,972.38	195,537.90	197,739.68	2,201.78	593,219.00	397,681.10
UTILITIES EXPENSE								
4310.000 Water	5,942.31	5,416.67	(525.64)	18,500.24	21,666.67	3,166.43	65,000.00	46,499.76
4320.000 Electricity	15,937.54	14,166.67	(1,770.87)	52,126.78	56,666.67	4,539.89	170,000.00	117,873.22
4330.000 Gas	1,299.54	2,083.33	783.79	4,909.83	8,333.33	3,423.50	25,000.00	20,090.17
TOTAL UTILITIES EXPENSE	23,179.39	21,666.67	(1,512.72)	75,538.85	86,666.67	11,129.82	260,000.00	184,463.15
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	11,795.47	15,698.08	3,902.61	58,215.67	62,792.33	4,576.66	188,377.00	130,161.33
4420.000 Maint. - Supplies (other)	703.57	3,750.00	3,046.43	8,523.06	15,000.00	6,476.94	45,000.00	36,476.94
4420.050 Maint. - Materials	852.82	1,833.33	980.51	13,232.21	7,333.33	(5,898.88)	22,000.00	8,767.79
4420.200 Maint. - Plumbing	0.00	100.00	100.00	108.44	400.00	291.56	1,200.00	1,091.56
4420.300 Maint. - Cleaning Supplies	0.00	20.83	20.83	0.00	83.33	83.33	250.00	250.00
4420.400 Maint. - Auto	0.00	100.00	100.00	22.36	400.00	377.64	1,200.00	1,177.64
4420.410 Maint. - Fuel	625.02	266.67	(358.35)	1,096.16	1,066.67	(29.49)	3,200.00	2,103.84
4420.500 Maint. - Hardware	188.27	291.67	103.40	1,060.99	1,166.67	105.68	3,500.00	2,439.01
4420.510 Maint. - Keys & Locks	0.00	125.00	125.00	672.70	500.00	(172.70)	1,500.00	827.30
4420.600 Maint. - Paint	622.86	833.33	210.47	3,135.83	3,333.33	197.50	10,000.00	6,864.17
4420.700 Appliances & Dwelling Equip.	456.36	1,666.67	1,210.31	8,848.15	6,666.67	(2,181.48)	20,000.00	11,151.85
4420.900 Non-Dwelling Equipment	219.24	0.00	(219.24)	473.71	0.00	(473.71)	0.00	(473.71)
4430.010 Cont - Rubbish Removal	1,257.23	1,083.33	(173.90)	5,818.17	4,333.33	(1,484.84)	13,000.00	7,181.83
4430.020 Cont - HVAC	1,021.50	833.33	(188.17)	1,021.50	3,333.33	2,311.83	10,000.00	8,978.50
4430.040 Cont - Elevators	0.00	1,000.00	1,000.00	4,132.17	4,000.00	(132.17)	12,000.00	7,867.83
4430.050 Cont - Landscaping	0.00	1,000.00	1,000.00	4,278.00	4,000.00	(278.00)	12,000.00	7,722.00
4430.060 Cont - Unit Turn Expense	0.00	1,666.67	1,666.67	5,100.00	6,666.67	1,566.67	20,000.00	14,900.00
4430.070 Cont - Electrical	881.00	458.33	(422.67)	881.00	1,833.33	952.33	5,500.00	4,619.00
4430.080 Cont - Plumbing	0.00	250.00	250.00	4,150.00	1,000.00	(3,150.00)	3,000.00	(1,150.00)
4430.090 Cont - Exterminator	0.00	708.33	708.33	4,196.00	2,833.33	(1,362.67)	8,500.00	4,304.00
4430.115 Cont - Repairs	0.00	833.33	833.33	1,074.00	3,333.33	2,259.33	10,000.00	8,926.00
4430.116 Cont - Uniforms	92.55	141.67	49.12	566.85	566.67	(0.18)	1,700.00	1,133.15
4430.120 Cont - Miscellaneous	3,836.37	3,333.33	(503.04)	33,126.59	13,333.33	(19,793.26)	40,000.00	6,873.41
4450.000 Benefits - Maint.	(1,632.96)	6,142.00	7,774.96	15,561.52	24,568.00	9,006.48	73,704.00	58,142.48
TOTAL OPERATIONS EXPENSE	20,919.30	42,135.90	21,216.60	175,295.08	168,543.65	(6,751.43)	505,631.00	330,335.92
GENERAL EXPENSE								
4480.000 Security	956.76	666.67	(290.09)	2,704.10	2,666.67	(37.43)	8,000.00	5,295.90
4510.000 Insurance	5,276.17	4,811.50	(464.67)	21,104.68	19,246.00	(1,858.68)	57,738.00	36,633.32
4515.000 Real Estate Tax - Lots	0.00	375.00	375.00	0.00	1,500.00	1,500.00	4,500.00	4,500.00
4570.000 Collection Loss	(30.00)	1,666.67	1,696.67	(70.00)	6,666.67	6,736.67	20,000.00	20,070.00
TOTAL GENERAL EXPENSE	6,202.93	7,519.84	1,316.91	23,738.78	30,079.34	6,340.56	90,238.00	66,499.22
TOTAL EXPENSES	89,764.17	120,757.34	30,993.17	470,108.61	483,029.34	12,920.73	1,449,088.00	978,979.39
SURPLUS	56,414.02	32,207.90	24,206.12	73,253.93	128,831.65	(55,577.72)	386,495.00	(313,241.07)

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

Program: RAD - PBRA Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	0.00	56.94
1111.800 Cash - RAD PBRA	222,174.82	465,402.96
1113.000 Cash - Replacement Reserve	27,152.19	1,415,508.40
1114.000 Cash - Tenant Sec. Deposits	(3,312.73)	63,740.53
1122.000 Accts Rec Tenants (S)	(6,672.05)	51,399.55
1122.009 Tenant Repayment Agreements (S)	1,949.55	9,300.30
1140.001 A/R Parkview Place	(2,572.80)	28,024.63
1140.002 A/R Public Housing	(22,901.11)	4,421.36
1140.003 A/R REACH	0.00	7,862.93
1140.005 A/R S-8 Voucher	(172,239.82)	43,310.98
1140.006 A/R State/Local	97.38	(8,877.03)
1211.000 Prepaid Insurance	(5,276.17)	5,276.13
1250.000 Prepaid Expense	(887.58)	2,049.24
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	3,630.00	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	60,000.00	407,320.43
1400.901 Equipment - Vehicles	0.00	160,775.43
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	101,141.68	4,070,042.72
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	53,213.37	92,974.18
2111.009 A/P - Public Housing (S)	0.00	464.50
2114.000 Tenants Sec. Dep. (S)	3,485.00	60,208.50
2114.300 Pet Deposit (S)	0.00	7,000.00
2114.314 Interest - Tenant Security Deposits	17.03	228.83
2117.200 OPERS Payable	(11,487.42)	22,857.82
2117.800 Deferred Comp W/H	(100.00)	400.00
2117.902 Misc. Payroll - AFLAC	(400.32)	(28.92)
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
October 2023**

Program: RAD - PBRA Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

2500.100 Net OPEB Liability	0.00	16,980.00
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DEFERRED INFLOWS OF RESOURCES

2900.000 Deferred Inflows of Resources (Pens)	0.00	37,999.00
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2900.100 Deferred Inflows of Resources (OPEB)	0.00	(32,399.00)
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TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	5,600.00
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TOTAL LIABILITIES	44,727.66	969,808.82
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SURPLUS

2801.000 Net Investment In Capital Assets	0.00	1,545,620.33
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2805.000 Temporarily Restricted Net Position	0.00	1,360,597.17
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2806.000 Unrestricted Net Position	0.00	54,614.47
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2806.000 Unrestricted Net Position (Current Year)	56,414.02	73,253.93
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2806.000 Unrestricted Net Position (Unclosed 2023)	0.00	66,148.00
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TOTAL SURPLUS	56,414.02	3,100,233.90
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TOTAL LIABILITIES AND SURPLUS	101,141.68	4,070,042.72
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PROOF	0.00	0.00
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Lake Metropolitan Housing Authority

Operating Statement

Four Months Ending 10/31/2023

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	55,410.00	62,271.58	(6,861.58)	217,372.00	249,086.33	(31,714.33)	747,259.00	(529,887.00)
3121.000 Tenant Assistance Payments - M/F	90,279.00	89,610.33	668.67	320,146.00	358,441.33	(38,295.33)	1,075,324.00	(755,178.00)
3300.113 Interest - Rep. Res.	354.19	250.00	104.19	1,389.99	1,000.00	389.99	3,000.00	(1,610.01)
3690.000 Other Income - Tenant	135.00	833.33	(698.33)	4,454.55	3,333.33	1,121.22	10,000.00	(5,545.45)
TOTAL OPERATING INCOME	146,178.19	152,965.24	(6,787.05)	543,362.54	611,860.99	(68,498.45)	1,835,583.00	(1,292,220.46)
TOTAL INCOME	146,178.19	152,965.24	(6,787.05)	543,362.54	611,860.99	(68,498.45)	1,835,583.00	(1,292,220.46)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	24,113.98	28,472.58	4,358.60	95,922.73	113,890.33	17,967.60	341,671.00	245,748.27
4120.000 Auditing Fees	0.00	208.33	208.33	0.00	833.33	833.33	2,500.00	2,500.00
4140.100 Advertising - Other	36.09	260.75	224.66	680.63	1,043.00	362.37	3,129.00	2,448.37
4150.000 Benefits Expense	5,818.90	11,140.08	5,321.18	51,892.47	44,560.33	(7,332.14)	133,681.00	81,788.53
4170.000 Legal Expenses	2,752.20	1,250.00	(1,502.20)	16,045.40	5,000.00	(11,045.40)	15,000.00	(1,045.40)
4180.000 Travel Expense	101.48	0.00	(101.48)	390.17	0.00	(390.17)	0.00	(390.17)
4185.000 Staff Training	0.00	375.00	375.00	1,860.00	1,500.00	(360.00)	4,500.00	2,640.00
4185.100 Board Training	0.00	166.67	166.67	0.00	666.67	666.67	2,000.00	2,000.00
4190.000 Office Sundry Expense	0.00	316.67	316.67	1,927.37	1,266.67	(660.70)	3,800.00	1,872.63
4190.020 Bank Charges	226.20	200.00	(26.20)	1,268.59	800.00	(468.59)	2,400.00	1,131.41
4190.050 Payroll Processing Charges & Forms	210.53	183.33	(27.20)	835.75	733.33	(102.42)	2,200.00	1,364.25
4190.100 Office Supplies	73.38	416.67	343.29	805.73	1,666.67	860.94	5,000.00	4,194.27
4190.120 Cleaning Contract	270.00	416.67	146.67	1,080.00	1,666.67	586.67	5,000.00	3,920.00
4190.130 Contract - IT Services	1,265.86	916.67	(349.19)	5,661.74	3,666.67	(1,995.07)	11,000.00	5,338.26
4190.140 Contract - MCS	887.58	761.50	(126.08)	3,562.92	3,046.00	(516.92)	9,138.00	5,575.08
4190.145 Forms and Publications	0.00	83.33	83.33	498.00	333.33	(164.67)	1,000.00	502.00
4190.150 Shredding	23.34	41.67	18.33	70.02	166.67	96.65	500.00	429.98
4190.200 Telephone	187.59	216.67	29.08	728.51	866.67	138.16	2,600.00	1,871.49
4190.201 Cell Phones	337.39	216.67	(120.72)	1,294.16	866.67	(427.49)	2,600.00	1,305.84
4190.205 Answering Service	124.44	120.83	(3.61)	484.81	483.33	(1.48)	1,450.00	965.19
4190.210 Internet Expense	948.94	500.00	(448.94)	3,135.73	2,000.00	(1,135.73)	6,000.00	2,864.27
4190.220 Cable	692.74	700.00	7.26	2,810.11	2,800.00	(10.11)	8,400.00	5,589.89
4190.300 Postage & Meter	360.00	500.00	140.00	1,886.78	2,000.00	113.22	6,000.00	4,113.22
4190.400 Copier - Lease	339.60	350.00	10.40	1,406.74	1,400.00	(6.74)	4,200.00	2,793.26
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	116.67	116.67	350.00	350.00
4190.500 Admin Minor Equipment	377.98	250.00	(127.98)	445.06	1,000.00	554.94	3,000.00	2,554.94
4190.600 Dues & Fees	81.84	250.00	168.16	199.26	1,000.00	800.74	3,000.00	2,800.74
4190.900 Other Sundry Expense	25.00	0.00	(25.00)	196.77	0.00	(196.77)	0.00	(196.77)
4190.910 Tenant Background Checks	0.00	83.33	83.33	12.24	333.33	321.09	1,000.00	987.76
4190.950 HR Contract	157.50	0.00	(157.50)	236.25	0.00	(236.25)	0.00	(236.25)
4190.960 Community Outreach	0.00	41.67	41.67	0.00	166.67	166.67	500.00	500.00
4210.000 Resident Activities	0.00	300.00	300.00	0.00	1,200.00	1,200.00	3,600.00	3,600.00
4220.000 Resident Participation	49.99	500.00	450.01	199.96	2,000.00	1,800.04	6,000.00	5,800.04



	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	666.67	666.67	2,000.00	2,000.00
TOTAL ADMIN EXPENSE	39,462.55	49,434.93	9,972.38	195,537.90	197,739.68	2,201.78	593,219.00	397,681.10
UTILITIES EXPENSE								
4310.000 Water	5,942.31	5,416.67	(525.64)	18,500.24	21,666.67	3,166.43	65,000.00	46,499.76
4320.000 Electricity	15,937.54	14,166.67	(1,770.87)	52,126.78	56,666.67	4,539.89	170,000.00	117,873.22
4330.000 Gas	1,299.54	2,083.33	783.79	4,909.83	8,333.33	3,423.50	25,000.00	20,090.17
TOTAL UTILITIES EXPENSE	23,179.39	21,866.67	(1,512.72)	75,536.85	86,666.67	11,129.82	260,000.00	184,463.15
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	11,795.47	15,698.08	3,902.61	58,215.67	62,792.33	4,576.66	188,377.00	130,161.33
4420.000 Maint. - Supplies (other)	703.57	3,750.00	3,046.43	8,523.06	15,000.00	6,476.94	45,000.00	36,476.94
4420.050 Maint. - Materials	852.82	1,833.33	980.51	13,232.21	7,333.33	(5,898.88)	22,000.00	8,767.79
4420.200 Maint. - Plumbing	0.00	100.00	100.00	108.44	400.00	291.56	1,200.00	1,091.56
4420.300 Maint. - Cleaning Supplies	0.00	20.83	20.83	0.00	83.33	83.33	250.00	250.00
4420.400 Maint. - Auto	0.00	100.00	100.00	22.36	400.00	377.64	1,200.00	1,177.64
4420.410 Maint. - Fuel	625.02	266.67	(358.35)	1,096.16	1,066.67	(29.49)	3,200.00	2,103.84
4420.500 Maint. - Hardware	188.27	291.67	103.40	1,060.99	1,166.67	105.68	3,500.00	2,439.01
4420.510 Maint. - Keys & Locks	0.00	125.00	125.00	672.70	500.00	(172.70)	1,500.00	827.30
4420.600 Maint. - Paint	622.86	833.33	210.47	3,135.83	3,333.33	197.50	10,000.00	6,864.17
4420.700 Appliances & Dwelling Equip.	456.36	1,666.67	1,210.31	8,848.15	6,666.67	(2,181.48)	20,000.00	11,151.85
4420.900 Non-Dwelling Equipment	219.24	0.00	(219.24)	473.71	0.00	(473.71)	0.00	(473.71)
4430.010 Cont - Rubbish Removal	1,257.23	1,083.33	(173.90)	5,818.17	4,333.33	(1,484.84)	13,000.00	7,181.83
4430.020 Cont - HVAC	1,021.50	833.33	(188.17)	1,021.50	3,333.33	2,311.83	10,000.00	8,978.50
4430.040 Cont - Elevators	0.00	1,000.00	1,000.00	4,132.17	4,000.00	(132.17)	12,000.00	7,867.83
4430.050 Cont - Landscaping	0.00	1,000.00	1,000.00	4,278.00	4,000.00	(278.00)	12,000.00	7,722.00
4430.060 Cont - Unit Turn Expense	0.00	1,666.67	1,666.67	5,100.00	6,666.67	1,566.67	20,000.00	14,900.00
4430.070 Cont - Electrical	881.00	458.33	(422.67)	881.00	1,833.33	952.33	5,500.00	4,619.00
4430.080 Cont - Plumbing	0.00	250.00	250.00	4,150.00	1,000.00	(3,150.00)	3,000.00	(1,150.00)
4430.090 Cont - Exterminator	0.00	708.33	708.33	4,196.00	2,833.33	(1,362.67)	8,500.00	4,304.00
4430.115 Cont - Repairs	0.00	833.33	833.33	1,074.00	3,333.33	2,259.33	10,000.00	8,926.00
4430.116 Cont - Uniforms	92.55	141.67	49.12	568.85	566.67	(0.18)	1,700.00	1,133.15
4430.120 Cont - Miscellaneous	3,836.37	3,333.33	(503.04)	33,126.59	13,333.33	(19,793.26)	40,000.00	6,873.41
4450.000 Benefits - Maint.	(1,632.96)	6,142.00	7,774.96	15,561.52	24,568.00	9,006.48	73,704.00	58,142.48
TOTAL OPERATIONS EXPENSE	20,919.30	42,135.90	21,216.60	175,295.08	168,543.65	(6,751.43)	505,631.00	330,335.92
GENERAL EXPENSE								
4480.000 Security	956.76	666.67	(290.09)	2,704.10	2,666.67	(37.43)	8,000.00	5,295.90
4510.000 Insurance	5,276.17	4,811.50	(464.67)	21,104.68	19,246.00	(1,858.68)	57,738.00	36,833.32
4515.000 Real Estate Tax - Lots	0.00	375.00	375.00	0.00	1,500.00	1,500.00	4,500.00	4,500.00
4570.000 Collection Loss	(30.00)	1,666.67	1,696.67	(70.00)	6,666.67	6,736.67	20,000.00	20,070.00
TOTAL GENERAL EXPENSE	6,202.93	7,519.84	1,316.91	23,738.78	30,079.34	6,340.56	90,238.00	66,499.22
TOTAL EXPENSES	89,764.17	120,757.34	30,993.17	470,108.61	483,029.34	12,920.73	1,449,088.00	978,979.39
SURPLUS	56,414.02	32,207.90	24,206.12	73,253.93	128,831.65	(55,577.72)	386,495.00	(313,241.07)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$57,607.10
Rent	\$57,472.00
Security Deposit	\$3,485.00
Adj to Rent	\$343.00
Adj to Misc - Maintenance Charge	\$135.00
Adj to Misc - Miscellaneous Bank Charge	\$25.00
Payment Received	(\$67,568.50)
Utility	(\$2,405.00)
Payment Made	\$2,405.00
Repayment	\$685.00
AR Void	\$1,386.00
Create Repayment	(\$2,634.55)
Ending Balance	<u><u>\$50,935.05</u></u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$692.00	\$55,899.00
Charged	\$3,485.00	
Collected	(\$3,465.00)	\$3,465.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u><u>\$712.00</u></u>	<u><u>\$59,364.00</u></u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$250.00	\$6,750.00
Charged	\$0.00	
Collected	(\$250.00)	\$250.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u><u>\$0.00</u></u>	<u><u>\$7,000.00</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	\$7,350.75
Monthly Repayment Amount	(\$685.00)
Payments to Principal	\$0.00
Credit Applications to Principal	\$0.00
Create Repayment	\$2,634.55
Cancel Repayment	\$0.00
Voided Payments to Principal	\$0.00
Ending Balance	<u>\$9,300.30</u>

Lake Metropolitan Housing Authority
Balance Sheet
October 2023

Program: Section 8 Voucher Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	1,369.10	499,384.69
1111.200 Cash HAP Payments	(141,080.59)	854,849.24
1122.199 Tenant Fraud Receivable	(3,404.71)	5,829.89
1122.200 Tenant Fraud Repayment Agreement (S)	3,880.43	28,935.81
1122.201 Allowance for Doubtful Fraud Rec.	(405.34)	(36,429.06)
1129.000 Accounts Rec - Other	0.00	169,456.14
1165.000 FSS Escrow Investmen	8,356.31	66,172.85
1211.000 Prepaid Insurance	(491.92)	491.88
1250.000 Prepaid Expense	(2,155.54)	4,976.84
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	(133,932.26)	2,150,693.05
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(172,239.82)	43,310.98
2117.000 Accounts Payable LMHA	0.00	(18,300.00)
2117.001 Accounts Payable HAP (S)	6,407.91	1,481.63
2119.000 Other Accts Payable	0.00	14,544.36
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	8,356.31	69,571.11
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	(157,475.60)	1,187,442.71
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	37,407.77
2802.000 Restricted Net Position (HAP)	41,857.00	14,617.00
2802.200 Restricted Net Position (MSS)	11.00	678.00
2806.000 Unrestricted Net Position	(41,868.00)	654,435.61
2806.000 Unrestricted Net Position (Current Year)	23,543.34	168,536.80

**Lake Metropolitan Housing Authority
Balance Sheet
October 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
	23,543.34	964,972.18
	(133,932.26)	2,152,414.89
	0.00	(1,721.84)

Lake Metropolitan Housing Authority

Operating Statement

Four Months Ending 10/31/2023

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	758,223.00	0.00	758,223.00	3,124,156.00	0.00	3,124,156.00	0.00	3,124,156.00
3000.120 Mainstream (HAP) Income	19,598.00	0.00	19,598.00	78,378.00	0.00	78,378.00	0.00	78,378.00
3000.199 HAP Repayments	1,217.33	0.00	1,217.33	4,508.89	0.00	4,508.89	0.00	4,508.89
TOTAL HAP INCOME	779,038.33	0.00	779,038.33	3,207,042.89	0.00	3,207,042.89	0.00	3,207,042.89
TOTAL HAP INCOME	779,038.33	0.00	779,038.33	3,207,042.89	0.00	3,207,042.89	0.00	3,207,042.89
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	82,518.00	85,000.00	(2,482.00)	379,311.00	340,000.00	39,311.00	1,020,000.00	(640,689.00)
3000.220 Mainstream (Admin) Income	1,670.00	3,500.00	(1,830.00)	12,280.00	14,000.00	(1,720.00)	42,000.00	(29,720.00)
3000.300 FSS Grant Income	0.00	5,458.33	(5,458.33)	0.00	21,833.33	(21,833.33)	65,500.00	(65,500.00)
3690.200 50% Fraud Recovery	1,217.33	0.00	1,217.33	4,508.87	0.00	4,508.87	0.00	4,508.87
3690.900 Other Income	0.00	1,333.33	(1,333.33)	0.00	5,333.33	(5,333.33)	16,000.00	(16,000.00)
TOTAL OPERATING INCOME	85,405.33	95,291.66	(9,886.33)	396,099.87	381,166.66	14,933.21	1,143,500.00	(747,400.13)
TOTAL OPERATING INCOME	85,405.33	95,291.66	(9,886.33)	396,099.87	381,166.66	14,933.21	1,143,500.00	(747,400.13)
TOTAL INCOME	864,443.66	95,291.66	769,152.00	3,603,142.76	381,166.66	3,221,976.10	1,143,500.00	2,459,642.76
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	50,045.70	55,451.58	5,405.88	199,786.12	221,806.33	22,020.21	665,419.00	465,632.88
4120.000 Audit Fees	0.00	720.25	720.25	0.00	2,881.00	2,881.00	8,643.00	8,643.00
4140.100 Advertising - Other	2,280.02	206.25	(2,073.77)	3,029.49	825.00	(2,204.49)	2,475.00	(554.49)
4150.000 Benefit Expense	36,308.51	21,695.75	(14,612.76)	108,080.68	86,783.00	(21,297.68)	260,349.00	152,268.32
4170.000 Legal Expenses	910.00	333.33	(576.67)	2,580.00	1,333.33	(1,246.67)	4,000.00	1,420.00
4180.000 Travel Expense	118.00	0.00	(118.00)	409.79	0.00	(409.79)	0.00	(409.79)
4185.000 Staff Training	892.50	583.33	(309.17)	7,447.50	2,333.33	(5,114.17)	7,000.00	(447.50)
4185.100 Board Training	0.00	166.67	166.67	0.00	666.67	666.67	2,000.00	2,000.00
4190.000 Office Sundry Expense	0.00	208.33	208.33	27.50	833.33	805.83	2,500.00	2,472.50
4190.020 Bank Charges	234.70	208.33	(26.37)	1,016.75	833.33	(183.42)	2,500.00	1,483.25
4190.050 Payroll Processing Charges & Forms	258.73	250.00	(8.73)	1,026.34	1,000.00	(26.34)	3,000.00	1,973.66
4190.100 Office Supplies	223.17	1,000.00	776.83	2,450.52	4,000.00	1,549.48	12,000.00	9,549.48
4190.120 Cleaning Contract	821.25	666.67	(154.58)	3,285.00	2,666.67	(618.33)	8,000.00	4,715.00
4190.130 Contract - IT Services	3,074.15	2,333.33	(740.82)	13,749.67	9,333.33	(4,416.34)	28,000.00	14,250.33
4190.140 Contract - MCS	2,155.54	2,132.58	(22.96)	8,652.76	8,530.33	(122.43)	25,591.00	16,938.24
4190.145 Forms and Publications	0.00	641.67	641.67	1,939.00	2,566.67	627.67	7,700.00	5,761.00
4190.150 Shredding	70.97	125.00	54.03	212.91	500.00	287.09	1,500.00	1,287.09
4190.200 Telephone	570.54	833.33	262.79	2,215.81	3,333.33	1,117.52	10,000.00	7,784.19
4190.201 Cell Phones	153.89	108.33	(45.56)	590.31	433.33	(156.98)	1,300.00	709.69
4190.210 Internet Expense	0.00	108.33	108.33	0.00	433.33	433.33	1,300.00	1,300.00
4190.220 Cable	40.67	37.50	(3.17)	165.20	150.00	(15.20)	450.00	284.80
4190.300 Postage & Meter	1,080.00	1,166.67	86.67	5,660.38	4,666.67	(993.71)	14,000.00	8,339.62
4190.400 Copier - Lease	1,032.95	1,000.00	(32.95)	4,278.82	4,000.00	(278.82)	12,000.00	7,721.18



	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.500 Admin Minor Equipment	439.49	0.00	(439.49)	517.47	0.00	(517.47)	0.00	(517.47)
4190.600 Dues & Fees	95.17	250.00	154.83	161.95	1,000.00	838.05	3,000.00	2,838.05
4190.900 Other Sundry Expense	0.00	0.00	0.00	747.21	0.00	(747.21)	0.00	(747.21)
4190.910 Tenant Background Checks	0.00	416.67	416.67	359.83	1,666.67	1,306.84	5,000.00	4,640.17
4190.950 HR Contract	157.50	0.00	(157.50)	236.25	0.00	(236.25)	0.00	(236.25)
4190.960 Community Outreach	0.00	83.33	83.33	0.00	333.33	333.33	1,000.00	1,000.00
4230.000 Contract - Other	0.00	83.33	83.33	0.00	333.33	333.33	1,000.00	1,000.00
4230.200 Rent/lect	375.00	683.33	308.33	4,856.00	2,733.33	(2,122.67)	8,200.00	3,344.00
4250.000 Landlord Lease Incentive	1,000.00	833.33	(166.67)	3,000.00	3,333.33	333.33	10,000.00	7,000.00
4251.000 Landlord Damage Reimbursement	0.00	833.33	833.33	3,000.00	3,333.33	333.33	10,000.00	7,000.00
TOTAL ADMIN EXPENSE	102,338.45	93,160.55	(9,177.90)	379,483.26	372,642.30	(6,840.96)	1,117,927.00	738,443.74
UTILITY EXPENSE								
4310.000 Water	54.04	57.50	3.46	159.26	230.00	70.74	690.00	530.74
4320.000 Electric	315.67	283.33	(32.34)	893.80	1,133.33	239.53	3,400.00	2,506.20
4330.000 Gas	30.42	39.17	8.75	118.63	156.67	38.04	470.00	351.37
TOTAL UTILITY EXPENSE	400.13	380.00	(20.13)	1,171.69	1,520.00	348.31	4,560.00	3,388.31
MAINTENANCE EXPENSE								
4420.000 Maint. - Materials	0.00	41.67	41.67	0.00	166.67	166.67	500.00	500.00
4420.400 Maint. - Auto	0.00	183.33	183.33	0.00	733.33	733.33	2,200.00	2,200.00
4420.410 Maint. - Fuel	309.62	241.67	(67.95)	654.80	966.67	311.87	2,900.00	2,245.20
4430.120 Cont - Miscellaneous	0.00	0.00	0.00	50.29	0.00	(50.29)	0.00	(50.29)
TOTAL MAINTENANCE EXPENSE	309.62	466.67	157.05	705.09	1,866.67	1,161.58	5,600.00	4,894.91
GENERAL EXPENSE								
4480.000 Security	77.58	54.17	(23.41)	219.28	216.67	(2.61)	650.00	430.72
4510.000 Insurance	491.92	948.58	456.66	1,967.68	3,794.33	1,826.65	11,383.00	9,415.32
4590.100 Admin Fee Portable	112.62	250.00	137.38	782.96	1,000.00	217.04	3,000.00	2,217.04
TOTAL GENERAL EXPENSE	682.12	1,252.75	570.63	2,969.92	5,011.00	2,041.08	15,033.00	12,063.08
HAP EXPENSE								
4715.100 HAP Occupied Units	728,964.00	0.00	(728,964.00)	3,004,136.00	0.00	(3,004,136.00)	0.00	(3,004,136.00)
4715.500 Hap Portable Cert.	4,225.00	0.00	(4,225.00)	26,706.00	0.00	(26,706.00)	0.00	(26,706.00)
4715.600 Homeownership	1,117.00	0.00	(1,117.00)	4,381.00	0.00	(4,381.00)	0.00	(4,381.00)
4718.000 HAP FSS Escrow Payments	2,864.00	0.00	(2,864.00)	15,053.00	0.00	(15,053.00)	0.00	(15,053.00)
TOTAL HAP EXPENSE	737,170.00	0.00	(737,170.00)	3,050,276.00	0.00	(3,050,276.00)	0.00	(3,050,276.00)
TOTAL EXPENSES	840,900.32	95,259.97	(745,640.35)	3,434,605.96	381,039.97	(3,053,565.99)	1,143,120.00	(2,291,485.96)
SURPLUS	23,543.34	31.69	23,511.65	168,536.80	126.69	168,410.11	380.00	168,156.80

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		
10/1/2023	\$ 19,598.00		
		\$ 19,587.00	
	\$ -		
		\$ -	
	\$ -		
	\$ -		
	\$ -		
Monthly Totals:	\$ 19,598.00	\$ 19,587.00	
	\$ 11.00		(Net monthly increase (decrease) in Restr
October 31, 2023	\$ 678.00		
November 30, 2023	\$ (197.00)		

MS 5 (Mainstream)

- HAP Payments
- Port In
- Port Out
- 50% HAP Repayments
- FSS Forfeits
- Misc. Repayments (error > \$2500)

Lake Metropolitan Housing Authority

Schedule of Restrictd Net Position (RNP)

Fiscal Year 2023 and 2024

<u>HUD Payment Date</u>	<u>RNP</u> <u>HAP In</u>	<u>Change from Prior</u> <u>HAP Out</u>	<u>Units</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	\$ (28,031.00)	\$ 23,577.00	
10/1/2023	\$ 758,223.00		
10/1/2023	\$ -		
		\$ 709,377.00	<i>from HUD held HAP Reserves</i>
		\$ 4,225.00	HAP Payments (less MSS)
		\$ 1,117.00	FSS
			Homeownership
	\$ -		Port In
		\$ 2,864.00	Port Out
	\$ 1,217.00		50% HAP Repayments
	\$ -		FSS Forfeits
	\$ -		Misc. Repayments (<i>error > \$2500</i>)
Monthly Totals:	\$ 759,440.00	\$ 717,583.00	
	\$ 41,857.00	<i>(Net monthly increase (decrease) in Restricted Net Position)</i>	
October 31, 2023	\$ 13,826.00	\$ (19,726.00)	

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 October 31, 2023

(Preliminary - For Internal Use Only)

	This Month	Fiscal Year 2024		Fiscal Year 2023	
		Year-to-Date	YTD Budget	Year-to-Date	Variance
Public Housing					
Operating Income	\$ 49,623	\$ 71,950	\$ 29,089	\$ 42,861	\$ 46,354
Administrative Expenses	\$ 5,125	\$ 18,227	\$ 18,306	\$ (79)	\$ 6,249
Utility Expenses	2,804	6,854	5,333	1,521	(404)
Operations Expense	4,663	22,238	13,831	8,407	5,735
General Expense	626	2,503	4,126	(1,623)	1,188
Surplus / (Deficit)	\$ 36,405	\$ 22,128	\$ (12,507)	\$ 34,635	\$ 33,586

Market Rate					
Operating Income	\$ 11,749	\$ 44,725	\$ 45,000	\$ (275)	\$ 6,019
Administrative Expenses	\$ (2,057)	\$ 4,586	\$ 9,692	(5,106)	(129)
Utility Expenses	1,209	2,036	4,333	(2,297)	1,216
Operations Expense	2,797	13,244	15,764	(2,520)	5,276
General Expense	375	1,502	3,058	(1,556)	492
Surplus / (Deficit)	\$ 9,425	\$ 23,357	\$ 12,153	\$ 11,204	\$ (836)

CONSOLIDATED					
Operating Income	\$ 61,372	\$ 116,675	\$ 74,089	\$ 42,586	\$ 52,373
Administrative Expenses	\$ 3,068	\$ 22,813	\$ 27,998	\$ (5,185)	\$ 6,120
Utility Expenses	4,013	8,890	9,666	(776)	812
Operations Expense	7,460	35,482	29,595	5,887	11,011
General Expense	1,001	4,005	7,184	(3,179)	1,680
Surplus / (Deficit)	\$ 45,830	\$ 45,485	\$ (354)	\$ 45,839	\$ 32,750

Lake Metropolitan Housing Authority
Balance Sheet
October 2023

Program: Public Housing Project: Consolidated



	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	14,926.55	370,779.04
1128.000 A/R - Section 8	0.00	(18,300.00)
1128.800 A/R - ParkView Place (Non HUD)	(800.00)	(19,015.00)
1211.000 Prepaid Insurance	(495.08)	495.12
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(126.80)	292.72
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	3,112.31
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	13,504.67	2,739,268.54
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(22,901.11)	4,420.75
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	(22,901.11)	126,213.47
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)	36,405.78	22,127.75
2806.000 Unrestricted Net Position (Unclosed 2023)	0.00	9,920.00
TOTAL SURPLUS	36,405.78	2,613,055.07
TOTAL LIABILITIES AND SURPLUS	13,504.67	2,739,268.54
PROOF	0.00	0.00



Lake Metropolitan Housing Authority

Operating Statement

Four Months Ending 10/31/2023

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	7,297.00	3,662.00	3,635.00	29,475.00	14,648.00	14,827.00	43,944.00	(14,469.00)
3690.100 CFP For Operations	42,326.00	3,610.42	38,715.58	42,475.00	14,441.67	28,033.33	43,325.00	(850.00)
TOTAL OPERATING INCOME	49,623.00	7,272.42	42,350.58	71,950.00	29,089.67	42,860.33	87,269.00	(15,319.00)
TOTAL INCOME	49,623.00	7,272.42	42,350.58	71,950.00	29,089.67	42,860.33	87,269.00	(15,319.00)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	2,381.43	2,410.00	28.57	9,464.09	9,640.00	175.91	28,920.00	19,455.91
4120.000 Auditing Fees	0.00	33.33	33.33	0.00	133.33	133.33	400.00	400.00
4140.100 Advertising - Other	3.77	18.58	14.81	71.21	74.33	3.12	223.00	151.79
4150.000 Benefits Expense	1,702.58	942.92	(759.66)	5,119.90	3,771.67	(1,348.23)	11,315.00	6,195.10
4170.000 Legal Expenses	81.90	16.67	(65.23)	467.40	66.67	(400.73)	200.00	(267.40)
4180.000 Travel Expense	10.62	0.00	(10.62)	40.83	0.00	(40.83)	0.00	(40.83)
4190.000 Office Sundry Expense	0.00	4.17	4.17	2.47	16.67	14.20	50.00	47.53
4190.020 Bank Charges	0.00	125.00	125.00	51.23	500.00	448.77	1,500.00	1,448.77
4190.050 Payroll Processing Charges & Forms	21.17	20.83	(0.34)	83.97	83.33	(0.64)	250.00	166.03
4190.100 Office Supplies	9.17	16.67	7.50	100.67	66.67	(34.00)	200.00	99.33
4190.120 Cleaning Contract	33.75	196.17	162.42	135.00	784.67	649.67	2,354.00	2,219.00
4190.130 Contract - IT Services	180.82	150.00	(30.82)	808.77	600.00	(208.77)	1,800.00	991.23
4190.140 Contract - MCS	126.80	108.83	(17.97)	509.00	435.33	(73.67)	1,306.00	797.00
4190.145 Forms and Publications	239.00	0.00	(239.00)	239.00	0.00	(239.00)	0.00	(239.00)
4190.150 Shredding	2.91	6.67	3.76	8.73	26.67	17.94	80.00	71.27
4190.200 Telephone	23.44	25.00	1.56	91.05	100.00	8.95	300.00	208.95
4190.201 Cell Phones	65.11	25.00	(40.11)	249.74	100.00	(149.74)	300.00	50.26
4190.205 Answering Service	12.91	12.50	(0.41)	50.29	50.00	(0.29)	150.00	99.71
4190.210 Internet Expense	79.98	25.00	(54.98)	79.98	100.00	20.02	300.00	220.02
4190.220 Cable	3.66	83.33	79.67	174.81	333.33	158.52	1,000.00	825.19
4190.300 Postage & Meter	37.50	54.17	16.67	196.53	216.67	20.14	650.00	453.47
4190.400 Copier - Lease	42.45	50.00	7.55	175.84	200.00	24.16	600.00	424.16
4190.410 Copier Maintenance	0.00	6.67	6.67	0.00	26.67	26.67	80.00	80.00
4190.500 Admin Minor Equipment	39.55	125.00	85.45	46.56	500.00	453.44	1,500.00	1,453.44
4190.600 Dues & Fees	8.55	28.33	19.78	14.55	113.33	98.78	340.00	325.45
4190.900 Other Sundry Expense	0.00	0.00	0.00	17.96	0.00	(17.96)	0.00	(17.96)
4190.910 Tenant Background Checks	0.00	33.33	33.33	1.28	133.33	132.05	400.00	398.72
4190.950 HR - Contract	17.50	0.00	(17.50)	26.25	0.00	(26.25)	0.00	(26.25)
4190.960 Community Outreach	0.00	33.33	33.33	0.00	133.33	133.33	400.00	400.00
4230.000 Contract - Other	0.00	25.00	25.00	0.00	100.00	100.00	300.00	300.00
TOTAL ADMIN EXPENSE	5,124.57	4,576.50	(548.07)	18,227.11	18,306.00	78.89	54,918.00	36,690.89
UTILITIES EXPENSE								
4310.000 Water	1,332.76	500.00	(832.76)	1,342.22	2,000.00	657.78	6,000.00	4,657.78
4320.000 Electricity	428.54	416.67	(11.87)	1,554.36	1,666.67	112.31	5,000.00	3,445.64

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
UTILITIES EXPENSE								
4330.000 Gas	1,042.97	416.67	(626.30)	3,957.07	1,666.67	(2,290.40)	5,000.00	1,042.93
TOTAL UTILITIES EXPENSE	2,804.27	1,333.34	(1,470.93)	6,853.65	5,333.34	(1,520.31)	16,000.00	9,146.35
OPERATION EXPENSE								
4410.000 Maintenance Salaries	2,324.22	2,485.33	161.11	9,303.45	9,941.33	637.88	29,824.00	20,520.55
4420.000 Maint. - Supplies (other)	73.60	0.00	(73.60)	890.16	0.00	(890.16)	0.00	(890.16)
4420.050 Maint. - Materials	89.24	0.00	(89.24)	1,384.67	0.00	(1,384.67)	0.00	(1,384.67)
4420.200 Maint. - Plumbing	0.00	0.00	0.00	11.34	0.00	(11.34)	0.00	(11.34)
4420.400 Maint. - Auto	0.00	0.00	0.00	6.52	0.00	(6.52)	0.00	(6.52)
4420.410 Maint. - Fuel	65.39	0.00	(65.39)	114.69	0.00	(114.69)	0.00	(114.69)
4420.500 Maint. - Hardware	19.69	0.00	(19.69)	111.00	0.00	(111.00)	0.00	(111.00)
4420.510 Maint. - Keys & Locks	0.00	0.00	0.00	70.39	0.00	(70.39)	0.00	(70.39)
4420.600 Maint. - Paint	65.18	0.00	(65.18)	328.14	0.00	(328.14)	0.00	(328.14)
4420.900 Non-Dwelling Equipment	22.94	0.00	(22.94)	58.12	0.00	(58.12)	0.00	(58.12)
4430.010 Cont - Rubbish Removal	151.59	0.00	(151.59)	606.36	0.00	(606.36)	0.00	(606.36)
4430.020 Cont - HVAC	99.37	0.00	(99.37)	99.37	0.00	(99.37)	0.00	(99.37)
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	9.67	0.00	(9.67)	59.23	0.00	(59.23)	0.00	(59.23)
4430.120 Cont - Miscellaneous	0.00	0.00	0.00	1,436.81	0.00	(1,436.81)	0.00	(1,436.81)
4450.000 Benefits - Maint.	1,741.68	972.42	(769.26)	5,033.00	3,889.67	(1,143.33)	11,669.00	6,636.00
TOTAL OPERATION EXPENSE	4,682.57	3,457.75	(1,204.82)	22,238.25	13,831.00	(8,407.25)	41,493.00	19,254.75
GENERAL EXPENSE								
4480.000 Security	130.73	291.67	160.94	522.92	1,166.67	643.75	3,500.00	2,977.08
4510.000 Insurance	495.08	464.75	(30.33)	1,980.32	1,859.00	(121.32)	5,577.00	3,596.68
4515.000 Real Estate Tax - Lots	0.00	108.33	108.33	0.00	433.33	433.33	1,300.00	1,300.00
4520.000 PILOT Expense	0.00	166.67	166.67	0.00	666.67	666.67	2,000.00	2,000.00
TOTAL GENERAL EXPENSE	625.81	1,031.42	405.61	2,503.24	4,125.67	1,622.43	12,377.00	9,873.76
TOTAL EXPENSES	13,217.22	10,399.01	(2,818.21)	49,822.25	41,596.01	(8,226.24)	124,788.00	74,965.75
SURPLUS	36,405.78	(3,126.59)	(39,532.37)	22,127.75	(12,506.34)	(34,634.09)	(37,519.00)	(59,646.75)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$0.00
Ending Balance	<u>\$0.00</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
October 2023**

Program: ParkView Place Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.900 LMHA Cash - Erie Bank	6,648.75	453,286.55
1122.000 Accts Rec Tenants (S)	650.00	11,416.21
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(297.00)	297.00
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	1,729.06
1400.950 Accumulated Depreciation	0.00	(415,353.99)
1400.960 Accumulated Amortization - Leases	0.00	(116.39)
1490.000 Leased Asset	0.00	232.76
TOTAL ASSETS	7,001.75	2,448,018.37
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.009 A/P - Public Housing (S)	965.00	965.00
2111.100 A/P Revolving Fund	(2,572.80)	28,025.24
2114.000 Tenant Sec. Deposits	(15.00)	12,275.00
2114.300 Pet Security Deposit	0.00	750.00
2118.800 A/P - Public Housing (Non-HUD)	(800.00)	(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	(2,422.80)	23,954.66
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)	9,424.55	24,419.99
TOTAL SURPLUS	9,424.55	2,424,063.71
TOTAL LIABILITIES AND SURPLUS	7,001.75	2,448,018.37
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Four Months Ending 10/31/2023

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	11,625.00	11,250.00	375.00	44,725.00	45,000.00	(275.00)	135,000.00	(90,275.00)
3300.900 Interest Income - ParkView Place	98.75	20.83	77.92	368.85	83.33	285.52	250.00	118.85
3690.000 Other Income - Tenant	25.00	16.67	8.33	694.30	66.67	627.63	200.00	494.30
TOTAL INCOME	11,748.75	11,287.50	461.25	45,788.15	45,150.00	638.15	135,450.00	(89,661.85)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	1,229.24	1,208.92	(20.32)	4,898.82	4,835.67	(63.15)	14,507.00	9,608.18
4120.000 Auditing Fees	0.00	15.00	15.00	0.00	60.00	60.00	180.00	180.00
4140.100 Advertising - Other	2.12	35.33	33.21	39.62	141.33	101.71	424.00	384.38
4150.000 Employee Benefits	(3,491.83)	473.00	3,964.83	(1,727.02)	1,892.00	3,619.02	5,676.00	7,403.02
4170.000 Legal Expenses	45.50	166.67	121.17	873.00	666.67	(206.33)	2,000.00	1,127.00
4180.000 Travel Expense	5.90	0.00	(5.90)	22.69	0.00	(22.69)	0.00	(22.69)
4185.000 Staff Training	0.00	41.67	41.67	0.00	166.67	166.67	500.00	500.00
4185.100 Board Training	0.00	20.83	20.83	0.00	83.33	83.33	250.00	250.00
4190.000 Office Sundry Expense	0.00	33.33	33.33	1.37	133.33	131.96	400.00	398.63
4190.020 Bank Charges	0.00	4.17	4.17	0.00	16.67	16.67	50.00	50.00
4190.100 Office Supplies	0.00	8.33	8.33	0.00	33.33	33.33	100.00	100.00
4190.120 Cleaning Contract	0.00	41.67	41.67	0.00	166.67	166.67	500.00	500.00
4190.145 Forms and Publications	0.00	5.00	5.00	0.00	20.00	20.00	60.00	60.00
4190.201 Cell Phones	35.53	25.00	(10.53)	136.29	100.00	(36.29)	300.00	163.71
4190.210 Internet Expense	47.99	4.17	(43.82)	47.99	16.67	(31.32)	50.00	2.01
4190.220 Cable	2.04	66.67	64.63	104.29	266.67	162.38	800.00	695.71
4190.300 Postage & Meter	22.50	31.67	9.17	117.97	126.67	8.70	380.00	262.03
4190.400 Copier - Lease	0.00	8.33	8.33	0.00	33.33	33.33	100.00	100.00
4190.500 Admin Minor Equipment	21.97	0.00	(21.97)	25.86	0.00	(25.86)	0.00	(25.86)
4190.600 Dues & Fees	4.78	25.00	20.22	8.14	100.00	91.86	300.00	291.86
4190.900 Other Sundry Expense	0.00	0.00	0.00	9.98	0.00	(9.98)	0.00	(9.98)
4190.910 Tenant Background Checks	0.00	41.67	41.67	0.72	166.67	165.95	500.00	499.28
4190.950 HR - Contract	17.50	0.00	(17.50)	26.25	0.00	(26.25)	0.00	(26.25)
4190.960 Community Outreach	0.00	41.67	41.67	0.00	166.67	166.67	500.00	500.00
4230.000 Contract - Other	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00	1,500.00
TOTAL ADMINISTRATIVE EXPENSE	(2,056.76)	2,423.10	4,479.86	4,585.97	9,692.35	5,106.38	29,077.00	24,491.03
UTILITIES EXPENSE								
4310.000 Water	799.46	416.67	(382.79)	804.71	1,666.67	861.96	5,000.00	4,195.29
4320.000 Electricity	193.28	333.33	140.05	595.40	1,333.33	737.93	4,000.00	3,404.60
4330.000 Gas	215.86	333.33	117.47	636.03	1,333.33	697.30	4,000.00	3,363.97
TOTAL UTILITIES EXPENSE	1,208.60	1,083.33	(125.27)	2,036.14	4,333.33	2,297.19	13,000.00	10,963.86
OPERATION EXPENSE								
4410.000 Maintenance Salaries	1,403.03	1,326.83	(76.20)	5,616.01	5,307.33	(308.68)	15,922.00	10,305.99
4420.000 Maint. - Supplies (other)	40.88	308.33	267.45	494.46	1,233.33	738.87	3,700.00	3,205.54
4420.050 Maint. - Materials	49.58	208.33	158.75	769.26	833.33	64.07	2,500.00	1,730.74



	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	133.33	133.33	400.00	400.00
4420.200 Maint. - Plumbing	0.00	33.33	33.33	6.30	133.33	127.03	400.00	393.70
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	0.00	66.67	66.67	200.00	200.00
4420.400 Maint. - Auto	0.00	41.67	41.67	3.62	166.67	163.05	500.00	496.38
4420.410 Maint. - Fuel	36.32	25.00	(11.32)	63.70	100.00	36.30	300.00	236.30
4420.500 Maint. - Hardware	10.94	20.83	9.89	61.66	83.33	21.67	250.00	188.34
4420.510 Maint. - Keys & Locks	0.00	33.33	33.33	39.11	133.33	94.22	400.00	360.89
4420.600 Maint. - Paint	36.20	75.00	38.80	182.29	300.00	117.71	900.00	717.71
4420.700 Appliances & Dwelling Equip.	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00	1,200.00
4420.900 Non-Dwelling Equipment	12.76	0.00	(12.76)	32.32	0.00	(32.32)	0.00	(32.32)
4430.010 Cont - Rubbish Removal	90.96	100.00	9.04	363.84	400.00	36.16	1,200.00	836.16
4430.020 Cont - HVAC	59.63	41.67	(17.96)	59.63	166.67	107.04	500.00	440.37
4430.050 Cont - Landscaping	0.00	216.67	216.67	275.62	866.67	591.05	2,600.00	2,324.38
4430.080 Cont - Plumbing	0.00	250.00	250.00	1,359.38	1,000.00	(359.38)	3,000.00	1,640.62
4430.090 Cont - Exterminator	0.00	83.33	83.33	0.00	333.33	333.33	1,000.00	1,000.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	666.67	666.67	2,000.00	2,000.00
4430.116 Cont - Uniforms	5.36	16.67	11.31	32.83	66.67	33.84	200.00	167.17
4430.120 Cont - Miscellaneous	0.00	291.67	291.67	846.06	1,166.67	320.61	3,500.00	2,653.94
4450.000 Benefits - Maint.	1,051.25	551.75	(499.50)	3,038.16	2,207.00	(831.16)	6,621.00	3,582.84
TOTAL OPERATION EXPENSE	2,796.91	3,941.08	1,144.17	13,244.25	15,764.33	2,520.08	47,293.00	34,048.75
GENERAL EXPENSE								
4480.000 Security	78.45	208.33	129.88	313.80	833.33	519.53	2,500.00	2,186.20
4510.000 Insurance	297.00	277.08	(19.92)	1,188.00	1,108.33	(79.67)	3,325.00	2,137.00
4516.000 Real Estate Assess.	0.00	70.83	70.83	0.00	283.33	283.33	850.00	850.00
4570.000 Collection Loss	0.00	208.33	208.33	0.00	833.33	833.33	2,500.00	2,500.00
TOTAL GENERAL EXPENSE	375.45	764.57	389.12	1,501.80	3,058.32	1,556.52	9,175.00	7,673.20
TOTAL EXPENSES	2,324.20	8,212.08	5,887.88	21,368.16	32,848.33	11,480.17	98,545.00	77,176.84
SURPLUS	9,424.55	3,075.42	(6,349.13)	24,419.99	12,301.67	(12,118.32)	36,905.00	12,485.01

**Lake Metropolitan Housing Authority
Statement of Operations**

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$10,766.21
Rent	\$10,950.00
Adj to Rent	\$675.00
Adj to Misc - Maintenance Fee	\$25.00
Payment Received	(\$11,000.00)
Refund Deposit	(\$965.00)
Ending Balance	<u>\$10,451.21</u>

Security Deposit AR Balances

Description	Amount
Beginning Balance	\$0.00
Security Deposit	\$950.00
Payment Received	(\$950.00)
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	\$12,290.00
Charged	\$950.00	
Collected	(\$950.00)	\$950.00
Applied to Account		\$0.00
Refunded		(\$965.00)
Ending Balance	<u>\$0.00</u>	<u>\$12,275.00</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>

Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 9/30/2023 Estimated 10/31/2023

UNRESTRICTED

	Estimated 9/30/2023	Estimated 10/31/2023
<u>Unrestricted - General</u>		
State / Local Funds:		
<i>These funds can be used for any legal business purpose</i>	\$ 222,158	\$ 222,078
ParkView Place - LMHA	\$ 432,866	\$ 442,290
<i>These funds can be used for any legal business purpose</i>		
REACH	\$ 29,880	\$ 29,880
<i>These funds can be used for any approved non-profit business purpose</i>		
<u>Unrestricted - Program</u>		
Multi-Family Reserves	\$ 816,369	\$ 939,451
<i>These funds can be used for any Multi-Family related expenditure(?)</i>		
Public Housing Admin:	\$ 327,193	\$ 351,391
<i>These funds can be used for any Public Housing related expenditure</i>		
HCV Admin:	\$ 1,716,389	\$ 1,753,012
<i>These funds can be used for any Section 8 related expenditure</i>		
TOTAL UNRESTRICTED:	\$ 3,544,855	\$ 3,738,103

RESTRICTED

<u>Restricted - Program</u>		
Restricted Net Position (RNP):	\$ (28,031)	\$ 13,826
<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>		
Replacement Reserve	\$ 1,388,356	\$ 1,415,508
<i>Restricted to capital improvement needs for the Multi-Family Program</i>		
<u>Restricted - Other</u>		
FSS Escrow:	\$ 61,215	\$ 66,172
<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>		
Tenant Security Deposits*:	\$ 79,041	\$ 79,041
<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>		
TOTAL RESTRICTED:	\$ 1,500,581	\$ 1,574,547

Lake Metropolitan Housing Authority

Selected Statistics

Fiscal Year 2024 Payroll (through 11/23/2023 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	648,675	530,988	95,759	1,275,422
Budget \$	665,419	530,048	90,173	1,285,640
Variance \$	(16,744)	940	5,586	(10,218)
Variance %	-2.52%	0.18%	6.19%	-0.79%
Payroll %	50.86%	41.63%	7.51%	
Budget %	51.76%	41.23%	7.01%	
Variance:	-0.90%	0.40%	0.49%	

Per Unit Leased Statistics - For Management Use Only

HCV Subsidy & Expense / Unit Leased										
<i>Fiscal Year 2024/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 2024 Avg:	1,544	1,135	73.48%	\$ 93,486	\$ 3,504	\$ 96,989	\$ 85.47	\$ 74,664	\$ 65.79	\$ 19.67
CY 2023 Avg:	1,552	1,140	73.46%	\$ 87,847	\$ 3,712	\$ 91,559	\$ 80.308109	\$ 78,407	\$ 68.772863	\$ 11.54

M/F Total Rent & Expense / Unit Leased

Fiscal Year 2024/Calendar Year 2023 - through December 2023

	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	214	89.00%	\$ 56,944	\$ 79,485	\$ 136,429	\$ 638.71	\$ 111,302	\$ 521.08	\$ 117.64
CY 2023 Avg:	242	211	87.21%	\$ 55,074	\$ 76,057	\$ 131,131	\$ 622.01	\$ 124,545	\$ 590.77	\$ 31.24

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

Program: State/Local Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	18.69	213,202.49
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(21,153.62)
TOTAL ASSETS	18.69	213,202.49
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	97.38	(8,877.03)
TOTAL LIABILITIES	97.38	(8,877.03)
SURPLUS		
2806.000 Unrestricted Net Position	0.00	220,919.30
2806.000 Unrestricted Net Position (Current Year)	(78.69)	1,160.22
TOTAL SURPLUS	(78.69)	222,079.52
TOTAL LIABILITIES AND SURPLUS	18.69	213,202.49
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Four Months Ending 10/31/2023
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	18.69	0.00	18.69	71.83	0.00	71.83	0.00	71.83
3690.010 Other Income - Vending	0.00	0.00	0.00	3,903.00	0.00	3,903.00	0.00	3,903.00
TOTAL INCOME	18.69	0.00	18.69	3,974.83	0.00	3,974.83	0.00	3,974.83
EXPENSES								
4220.100 Vending Supplies	0.00	0.00	0.00	1,007.71	0.00	(1,007.71)	0.00	(1,007.71)
4430.000 Contract - Maint	0.00	0.00	0.00	1,057.00	0.00	(1,057.00)	0.00	(1,057.00)
9500.000 Non-Federal Expense	97.38	0.00	(97.38)	749.90	0.00	(749.90)	0.00	(749.90)
TOTAL EXPENSES	97.38	0.00	(97.38)	2,814.61	0.00	(2,814.61)	0.00	(2,814.61)
SURPLUS	(78.69)	0.00	(78.69)	1,160.22	0.00	1,160.22	0.00	1,160.22

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Account: -----

<p>Statement Activity From: 10/01/23 to 10/31/23</p> <p>Days in Statement Period 31</p> <p>Average Ledger Balance* 336,611.27 Average Collected Balance* 335,093.01</p> <p>* The above balances correspond to the service charge cycle for this account.</p>	<p>Beginning Balance \$325,952.36 Credits (+) 474,361.77 Regular Deposits 21,754.00 Lock Box Deposits 12,617.50 Electronic Deposits 439,990.27 Debits (-) 294,503.90 Regular Checks Paid 144,921.15 Electronic Withdrawals 149,113.35 Service Charges 469.40 Ending Balance \$505,810.23</p>
--	--

Deposits (+)

Account: -----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
10/02	1,853.00	75682	Lockbox	10/13	534.00	75682	Lockbox
10/03	638.00	75682	Lockbox	10/16	424.00	75682	Lockbox
10/04	6,979.00	178940610	Brch/ATM	10/18	264.00	75682	Lockbox
10/04	430.00	179785849	Brch/ATM	10/23	2,374.00	75682	Lockbox
10/05	1,414.00	75682	Lockbox	10/30	472.00	75682	Lockbox
10/06	597.00	75682	Lockbox	10/31	4,366.00	180001023	Brch/ATM
10/10	3,752.50	75682	Lockbox	10/31	4,250.00	178941120	Brch/ATM
10/10	270.00	75682	Lockbox	10/31	25.00	75682	Lockbox
10/13	5,729.00	180001021	Brch/ATM				

Other Credits (+)

Account: -----

Date	Amount	Description
10/02	90,279.00	HUD TREAS 310 MISC PAY 100223 XXXXX3875860103RMT*VV*XXXXX0733900*****HUD Section 8 /CA OH12RD00008\
10/02	264.00	StaxPmtsMerchant Svc 6373601
10/02	264.00	StaxPmtsMerchant Svc 6386452
10/03	328.00	StaxPmtsMerchant Svc 6398331
10/05	263.89	StaxPmtsMerchant Svc 6411993
10/06	34,467.00	ACH SETTLEMENT OFFSET 231006 -SETT-HNB HVACH
10/06	258.00	ACH SETTLEMENT OFFSET 231006 -SETT-HNB HVACH

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Account: --- [REDACTED]

Statement Activity From:		Beginning Balance	\$356,367.49
10/01/23 to 10/31/23		Credits (+)	50,423.00
		Electronic Deposits	50,423.00
Days in Statement Period	31	Debits (-)	35,496.45
		Electronic Withdrawals	35,496.45
Average Ledger Balance*	389,519.71	Ending Balance	\$371,294.04
Average Collected Balance*	389,519.71		

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

Other Credits (+)

Account: --- [REDACTED]

Date	Amount	Description
10/05	800.00	ACH SETTLEMENT OFFSET 231005 -SETT-HNB HVACH
10/10	42,326.00	HUD TREAS 310 MISC PAY 101023 XXXXX3875860103 RMT*VV*XXXXX096922*****HUD Capital Fu nd Program OH12P02550123\
10/12	7,297.00	HUD TREAS 310 MISC PAY 101223 XXXXX3875860103 RMT*VV*XXXXX551084*****HUD Operating Fund OH02500000123D\

Other Debits (-)

Account: --- [REDACTED]

Date	Amount	Description
10/30	35,496.45	BUS ONL TFR TO CHECKING 103023 XXXXXXX5324

Balance Activity

Account: --- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
09/30	356,367.49	10/10	399,493.49	10/30	371,294.04
10/05	357,167.49	10/12	406,790.49		

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Account: [REDACTED]

Statement Activity From: 10/01/23 to 10/31/23		Beginning Balance	\$498,015.59
Days in Statement Period 31		Credits (+)	1,369.10
Average Ledger Balance* 498,313.11		Regular Deposits	1,369.10
Average Collected Balance* 498,233.86		Ending Balance	\$499,384.69

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

Deposits (+)

Account: [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
10/04	24.50	179785850	Brch/ATM	10/31	945.00	180001024	Brch/ATM
10/13	399.60	180001020	Brch/ATM				

Balance Activity

Account: [REDACTED]

Date	Balance	Date	Balance	Date	Balance
09/30	498,015.59	10/13	498,439.69		
10/04	498,040.09	10/31	499,384.69		

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Huntington Public Funds Analyzed Checking

Account: -----

Statement Activity From:
 10/01/23 to 10/31/23

Days in Statement Period 31

Average Ledger Balance* 1,171,307.53
 Average Collected Balance* 1,171,207.56

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

Beginning Balance	\$1,007,695.83
Credits (+)	865,107.68
Regular Deposits	3,098.68
Electronic Deposits	862,009.00
Debits (-)	1,008,359.27
Regular Checks Paid	18,295.52
Electronic Withdrawals	990,063.75
Ending Balance	\$864,444.24

Deposits (+)

Account:-----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
10/31	3,098.68	172677598	Brch/ATM				

Other Credits (+)

Account:-----

Date	Amount	Description
10/02	758,223.00	86 TREAS 310 MISC PAY 100223 XXXXX3875860103
10/02	82,518.00	86 TREAS 310 MISC PAY 100223 XXXXX3875860103
10/02	19,598.00	86 TREAS 310 MISC PAY 100223 XXXXX3875860103
10/02	1,670.00	86 TREAS 310 MISC PAY 100223 XXXXX3875860103

Checks (-)

Account:-----

Date	Amount	Check #	Date	Amount	Check #
10/10	256.00	187905	10/06	587.00	188049
10/02	21.00	187910*	10/06	320.00	188050
10/24	67.00	187955*	10/24	1,959.00	188051
10/04	3.00	187962*	10/12	934.00	188052
10/02	84.00	187983*	10/10	44.00	188054*
10/30	92.00	187995*	10/06	101.00	188055
10/16	59.00	188037*	10/11	110.00	188057*
10/17	2,320.52	188047*	10/16	44.00	188058
10/05	210.00	188048	10/25	79.00	188059

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Account Number: [REDACTED]
Statement Date: Sep 30, 2023 thru Oct 31, 2023

P.O. Box 42, Clearfield, PA 16830

004788



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$453,286.55

Tiered Interest Savings [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$446,637.80
Oct 13	Deposit		6,550.00	453,187.80
Oct 31	Credit Interest		98.75	453,286.55
	ENDING BALANCE			\$453,286.55

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
450,526.86	446,637.80	Sep 30, 2023 - Oct 31, 2023	32	98.75	0.25%	855.99

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
Sep 30, 2023	446,637.80	6,550.00	98.75	0.00	0.00	453,286.55

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LAKE METROPOLITAN HOUSING AUTHORITY
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Account Number: [REDACTED]
Statement Date: Sep 30, 2023 thru Oct 31, 2023

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$213,202.49

Interest Checking [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$213,183.80
Oct 31	Total Interest Paid		18.69	
	ENDING BALANCE			\$213,202.49

LAKE METROPOLITAN HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Oct 31	Credit Interest	18.69

Balance Summary

Date	Balance	Date	Balance
Sep 30	213,183.80	Oct 31	213,202.49

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
213,183.80	213,183.80	Sep 30, 2023 - Oct 31, 2023	32	18.69	0.10%	178.09

Interest Rate Summary

Date	Rate%	Date	Rate%
Aug 10	0.10%		

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

Statement Activity From:		Beginning Balance	\$67,053.26
10/01/23 to 10/31/23		Credits (+)	17.03
		Interest Earned	17.03
Days in Statement Period	31	Debits (-)	3,309.76
		Electronic Withdrawals	3,309.76
Average Ledger Balance*	66,829.40	Total Service Charges (-)	20.00
Average Collected Balance*	66,829.40	Ending Balance	\$63,740.53

* 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
10/31	17.03	INTEREST PAYMENT

Other Debits (-) Account:-----

Date	Amount	Description
10/30	3,309.76	BUS ONL TFR TO CHECKING 103023 XXXXXXX5324

Service Charge Detail Account:-----

Date	Service Charge (-)	Waives and Discounts (+)	Description
10/16	5.00		STATEMENT CHARGE
10/16	15.00		BUSINESS ONLINE SERVICE FEES

Service Charge Summary Account:-----

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

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



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

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 Huntington office or
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

Huntington PublicFund Business Interest Checking Account: [REDACTED]

Statement Activity From: 10/01/23 to 10/31/23		Beginning Balance	\$1,388,356.21
		Credits (+)	27,152.19
		Electronic Deposits	26,798.00
		Interest Earned	354.19
Days in Statement Period 31		Total Service Charges (-)	0.00
Average Ledger Balance* 1,390,085.11		Ending Balance	\$1,415,508.40
Average Collected Balance* 1,390,085.11			

* 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
10/30	13,399.00	BUS ONL TFR FRM CHECKING 103023 XXXXXX5324
10/30	13,399.00	BUS ONL TFR FRM CHECKING 103023 XXXXXX5324
10/31	354.19	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
09/30	1,388,356.21	10/30	1,415,154.21	10/31	1,415,508.40

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LAKE METROPOLITAN HOUSING AUTHORITY
 SECTION 8 FFS ESCROW ACCOUNT
 189 1ST ST
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Huntington Public Funds Hybrid Checking

Account: -----

Statement Activity From: 10/01/23 to 10/31/23		Beginning Balance	\$57,816.54
Days in Statement Period 31		Credits (+)	8,356.31
Average Ledger Balance* 58,976.65		Regular Deposits	1,900.00
Average Collected Balance* 58,731.49		Electronic Deposits	6,437.00
* The above balances correspond to the service charge cycle for this account.		Interest Earned	19.31
		Ending Balance	\$66,172.85

Deposits (+)

Account: -----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
10/20	1,900.00	180001022	Brch/ATM				

Other Credits (+)

Account: -----

Date	Amount	Description
10/16	19.31	INTEREST PAYMENT
10/30	3,573.00	BUS ONL TFR FRM CHECKING 103023 XXXXXXXX8479
10/30	2,864.00	BUS ONL TFR FRM CHECKING 103023 XXXXXXXX8479

Balance Activity

Account: -----

Date	Balance	Date	Balance	Date	Balance
09/30	57,816.54	10/20	59,735.85		
10/16	57,835.85	10/30	66,172.85		

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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: October 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>
6328	10/25/2023	No	VD	Custom Cleaning and Maintenance	Check Lost - Reissue	Yes	(\$1,125.00)
6341	10/03/2023	No	CHK	Eric Martin	Oct 5 - Oct 7 Travel Expenses	Yes	\$236.00
6342	10/04/2023	No	CHK	Campbell Plumbing	JT - 3rd Floor	Yes	\$350.00
6343	10/04/2023	No	CHK	Cintas	Maint Uniforms	Yes	\$140.50
6344	10/04/2023	No	CHK	City Of Painesville Utilities Office	Washington	Yes	\$11,648.96
6345	10/04/2023	No	CHK	General Pest Control Co.	Sanders	Yes	\$120.00
6346	10/04/2023	No	CHK	HD Supply Facilities Maintenance	Credit Memo 9218018957	Yes	\$3,888.93
6347	10/04/2023	No	CHK	Johnstone Supply	PvP A8	Yes	\$17.68
6348	10/04/2023	No	CHK	KT's Custom Logos	Admin/Workwear	Yes	\$1,787.25
6349	10/04/2023	No	CHK	Lakeside Laundry Equipment	JT	Yes	\$589.00
6350	10/04/2023	No	CHK	Patricia L Jones	Sept 23 Resident Participation	Yes	\$49.99
6351	10/04/2023	No	CHK	Roger Maltry	Mileage 7.10-9.13.23	Yes	\$335.69
6352	10/04/2023	No	CHK	Staples Business Credit	Sept 23	Yes	\$708.57
6353	10/04/2023	No	CHK	T-Mobile	Sept 23	Yes	\$598.70
6354	10/04/2023	No	CHK	Xerox Financial Services	010-0127813-003 9.25-10.03.23	Yes	\$201.40
6355	10/04/2023	No	CHK	Xpress Printing Services Inc.	Envelopes	Yes	\$495.00
6358	10/12/2023	No	CHK	Affordable Language Services	9.14.23 English - Spanish	No	\$4.75
6359	10/12/2023	No	CHK	A-Team Property Maintenance	Clean out Shelby	No	\$620.00
6360	10/12/2023	No	CHK	Avenue Auto Clinic	Flat/Truck #1	Yes	\$25.00
6361	10/12/2023	No	CHK	Cintas	Uniforms	Yes	\$147.36
6362	10/12/2023	No	CHK	City Of Painesville	Special Patrol 7.23-9.23	No	\$3,995.55
6363	10/12/2023	No	CHK	DiCaudo, Pitchford & Yoder	Legal Fees Sept 2023	Yes	\$3,176.00
6364	10/12/2023	No	CHK	Griffin Technology Group	IT Contract	Yes	\$3,355.31
6365	10/12/2023	No	CHK	HD Supply Facilities Maintenance	Maint. Supplies	Yes	\$2,087.99
6366	10/12/2023	No	CHK	Henry Fence	Deposit - Privacy Fence	Yes	\$878.00
6367	10/12/2023	No	CHK	Joughin & Company Hardware	Maint. Hardware	Yes	\$198.34
6368	10/12/2023	No	CHK	KONE	JT/WS Elevators	Yes	\$947.96
6369	10/12/2023	No	CHK	Major Waste Disposal Services In	Sept 23	Yes	\$1,489.78
6370	10/12/2023	No	CHK	Market Vision Partners, LLC	HCV Consulting	Yes	\$375.00
6371	10/12/2023	No	CHK	META Solutions	Telephone	Yes	\$377.00
6372	10/12/2023	No	CHK	Metz Culinary Management	Boxed Lunches 9.28.23	No	\$547.50
6373	10/12/2023	No	CHK	NFP Corporate Services (OH) Inc.	Health Insurance	Yes	\$300.00
6374	10/12/2023	No	CHK	V&V Youngstown	Maint. Supplies	Yes	\$108.79
6375	10/12/2023	No	CHK	Verify Services, LLC	IT Contract	Yes	\$200.00
6376	10/25/2023	No	CHK	21st Century Media-Ohio	Admin Advertising	Yes	\$43.15
6377	10/25/2023	No	CHK	Active Plumbing Supply	Woodlawn/Sewer Pump	Yes	\$456.36
6378	10/25/2023	No	CHK	AT&T	Oct 23 Telephone	Yes	\$781.57
6379	10/25/2023	No	CHK	Charter Communications	MF Internet	Yes	\$1,568.07
6380	10/25/2023	No	CHK	Cintas	Uniforms	Yes	\$33.42
6381	10/25/2023	No	CHK	City Of Painesville Utilities Office	Homeworth	Yes	\$15,333.97
6382	10/25/2023	No	CHK	Clemans, Nelson & Associates, In	HR Consulting	Yes	\$175.00
6383	10/25/2023	No	CHK	Custom Cleaning and Maintenance	Sept 23	Yes	\$2,250.00
6384	10/25/2023	No	CHK	Dominion Energy Ohio	PvP A	Yes	\$1,254.58
6385	10/25/2023	No	CHK	Eastern Lake County Chamber of	Admin Dues	No	\$155.00
6386	10/25/2023	No	CHK	Griffin Technology Group	Adobe License	Yes	\$1,829.99
6387	10/25/2023	No	CHK	Henry Fence	WS Fence/Bal Due	No	\$3,630.00
6388	10/25/2023	No	CHK	Home Depot Credit Services	Sept 23	No	\$602.72

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

ar Criteria Includes: 1) Project: RAD - PBRA 2) Payment Date: All 3) Financial Period: October 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>
6389	10/25/2023	No	CHK	L.C.D.U.	6.21-9.18.23 PVP B	Yes	\$2,124.66
6390	10/25/2023	No	CHK	Lake County Board of Commissio	Health Insurance	No	\$24,732.36
6391	10/25/2023	No	CHK	Nan McKay	1.1.24-12.31.24	No	\$1,131.50
6392	10/25/2023	No	CHK	NAPA Auto Parts/Painesville	JT	Yes	\$116.14
6393	10/25/2023	No	CHK	NFP Corporate Services (OH) Inc.	Health Insurance	No	\$300.00
6394	10/25/2023	No	CHK	Northeastern Refrigeration	WS/Service	Yes	\$445.00
6395	10/25/2023	No	CHK	Pitney Bowes Purchase Power	Postage & Meter	Yes	\$1,500.00
6396	10/25/2023	No	CHK	Professional Answering Service L	Answering Service	Yes	\$137.35
6397	10/25/2023	No	CHK	Sherwin-Williams	WS Paint	Yes	\$550.34
6398	10/25/2023	No	CHK	The Illuminating Company	PvP B	Yes	\$577.64
6399	10/25/2023	No	CHK	V&V Youngstown	Maint. Supplies	No	\$99.19
6400	10/25/2023	No	CHK	WEX BANK	9.16-10.15.23	Yes	\$338.19
6401	10/25/2023	No	CHK	Xerox Financial Services	9.25-10.24.23	Yes	\$1,415.00
						Cleared: 49	\$64,639.63
						Uncleared: 11	\$35,818.57
						Total Payments: 60	\$100,458.20

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	\$100,458.20	\$0.00
Total:	\$100,458.20	\$0.00

Type Summary

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

<i>Document Type</i>	<i>Count</i>	<i>Amount</i>
Void Payment (VD)	1	(\$1,125.00)
Check (CHK)	59	\$101,583.20
Total:	60	\$100,458.20

End of Report

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 November 30, 2023

(Preliminary - For Internal Use Only)

	Fiscal Year 2024			Fiscal Year 2023	
	This Month	Year-to-Date	YTD Budget	Year-to-Date	Variance
Multi-Family					
Operating Income	\$ 136,465	\$ 679,827	\$ 764,826	\$ 369,990	\$ 309,837
Administrative Expenses	\$ 40,969	\$ 236,507	\$ 247,175	\$ 121,828	\$ 114,679
Utility Expenses	20,304	95,841	108,333	51,971	43,870
Operations Expense	64,039	239,334	210,679	145,147	94,187
General Expense	5,671	29,410	37,599	15,451	13,959
Surplus / (Deficit)	\$ 5,482	\$ 78,735	\$ 161,040	\$ 35,593	\$ 43,142

Section 8					
Operating Income	\$ 91,610	\$ 487,709	\$ 476,458	\$ 279,291	\$ 208,418
Administrative Expenses	\$ 78,852	\$ 458,335	\$ 465,803	\$ 214,723	243,612
Utility Expenses	290	1,461	1,900	901	560
Maintenance Expense	-	705	2,333	2,052	(1,347)
General Expense	695	3,665	6,264	2,533	1,132
Surplus / (Deficit)	\$ 11,773	\$ 23,543	\$ 158	\$ 59,082	\$ (35,539)

CONSOLIDATED					
Operating Income	\$ 228,075	\$ 1,167,536	\$ 1,241,284	\$ 649,281	\$ 518,255
Administrative Expenses	\$ 119,821	\$ 694,842	\$ 712,978	\$ 336,551	\$ 358,291
Utility Expenses	20,594	97,302	110,233	52,872	44,430
Operations Expense	64,039	240,039	213,012	147,199	92,840
General Expense	6,366	33,075	43,863	17,984	15,091
Surplus / (Deficit)	\$ 17,255	\$ 102,278	\$ 161,198	\$ 94,675	\$ 7,603

Lake Metropolitan Housing Authority
Balance Sheet
November 2023

Program: RAD - PBRA Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	0.00	56.94
1111.800 Cash - RAD PBRA	(82,995.53)	382,407.43
1113.000 Cash - Replacement Reserve	(46,261.55)	1,369,246.85
1114.000 Cash - Tenant Sec. Deposits	4,278.72	68,019.25
1122.000 Accts Rec Tenants (S)	4,195.50	55,595.05
1122.009 Tenant Repayment Agreements (S)	(821.00)	8,479.30
1140.001 A/R Parkview Place	2,365.28	30,389.91
1140.002 A/R Public Housing	(333.36)	4,088.00
1140.003 A/R REACH	(7,859.66)	3.27
1140.005 A/R S-8 Voucher	(26,650.90)	16,660.08
1140.006 A/R State/Local	(2,612.91)	(11,489.94)
1211.000 Prepaid Insurance	(5,276.17)	(0.04)
1250.000 Prepaid Expense	(887.58)	1,161.66
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	90,698.48	498,018.91
1400.901 Equipment - Vehicles	13,450.80	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	(58,709.88)	4,011,332.84
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	(65,822.53)	27,151.65
2111.009 A/P - Public Housing (S)	712.00	1,176.50
2114.000 Tenants Sec. Dep. (S)	387.00	60,595.50
2114.300 Pet Deposit (S)	250.00	7,250.00
2114.314 Interest - Tenant Security Deposits	15.75	244.58
2117.200 OPERS Payable	0.00	22,857.82
2117.800 Deferred Comp W/H	0.00	400.00
2117.902 Misc. Payroll - AFLAC	266.88	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
November 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	(64,190.90)	905,617.92
 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)	5,481.02	78,734.95
2806.000 Unrestricted Net Position (Unclosed 2023)	0.00	66,148.00
TOTAL SURPLUS	5,481.02	3,105,714.92
TOTAL LIABILITIES AND SURPLUS	(58,709.88)	4,011,332.84
 PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Five Months Ending 11/30/2023

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	58,344.00	62,271.58	(3,927.58)	275,716.00	311,357.92	(35,641.92)	747,259.00	(471,543.00)
3121.000 Tenant Assistance Payments - M/F	77,474.00	89,610.33	(12,136.33)	397,620.00	448,051.67	(50,431.67)	1,075,324.00	(677,704.00)
3300.113 Interest - Rep. Res.	339.45	250.00	89.45	1,729.44	1,250.00	479.44	3,000.00	(1,270.56)
3690.000 Other Income - Tenant	307.50	833.33	(525.83)	4,762.05	4,166.67	595.38	10,000.00	(5,237.95)
TOTAL OPERATING INCOME	136,464.95	152,965.24	(16,500.29)	679,827.49	764,826.26	(84,998.77)	1,835,583.00	(1,155,755.51)
TOTAL INCOME	136,464.95	152,965.24	(16,500.29)	679,827.49	764,826.26	(84,998.77)	1,835,583.00	(1,155,755.51)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	24,147.33	28,472.58	4,325.25	120,070.06	142,362.92	22,292.86	341,671.00	221,600.94
4120.000 Auditing Fees	50.00	208.33	158.33	50.00	1,041.67	991.67	2,500.00	2,450.00
4140.100 Advertising - Other	31.04	260.75	229.71	711.67	1,303.75	592.08	3,129.00	2,417.33
4150.000 Benefits Expense	6,031.52	11,140.08	5,108.56	57,923.99	55,700.42	(2,223.57)	133,681.00	75,757.01
4170.000 Legal Expenses	666.80	1,250.00	583.20	16,712.20	6,250.00	(10,462.20)	15,000.00	(1,712.20)
4180.000 Travel Expense	128.70	0.00	(128.70)	518.87	0.00	(518.87)	0.00	(518.87)
4185.000 Staff Training	193.50	375.00	181.50	2,053.50	1,875.00	(178.50)	4,500.00	2,446.50
4185.100 Board Training	0.00	166.67	166.67	0.00	833.33	833.33	2,000.00	2,000.00
4190.000 Office Sundry Expense	2,639.18	316.67	(2,322.51)	4,566.55	1,583.33	(2,983.22)	3,800.00	(766.55)
4190.020 Bank Charges	260.12	200.00	(60.12)	1,528.71	1,000.00	(528.71)	2,400.00	871.29
4190.050 Payroll Processing Charges & Forms	225.69	183.33	(42.36)	1,061.44	916.67	(144.77)	2,200.00	1,138.56
4190.100 Office Supplies	275.53	416.67	141.14	1,081.26	2,083.33	1,002.07	5,000.00	3,918.74
4190.120 Cleaning Contract	270.00	416.67	146.67	1,350.00	2,083.33	733.33	5,000.00	3,650.00
4190.130 Contract - IT Services	225.86	916.67	690.81	5,887.60	4,583.33	(1,304.27)	11,000.00	5,112.40
4190.140 Contract - MCS	887.58	761.50	(126.08)	4,450.50	3,807.50	(643.00)	9,138.00	4,687.50
4190.145 Forms and Publications	0.00	83.33	83.33	498.00	416.67	(81.33)	1,000.00	502.00
4190.150 Shredding	0.00	41.67	41.67	70.02	208.33	138.31	500.00	429.98
4190.200 Telephone	185.77	216.67	30.90	914.28	1,083.33	169.05	2,600.00	1,685.72
4190.201 Cell Phones	359.98	216.67	(143.31)	1,654.14	1,083.33	(570.81)	2,600.00	945.86
4190.205 Answering Service	121.45	120.83	(0.62)	606.26	604.17	(2.09)	1,450.00	843.74
4190.210 Internet Expense	2,076.02	500.00	(1,576.02)	5,211.75	2,500.00	(2,711.75)	6,000.00	788.25
4190.220 Cable	710.53	700.00	(10.53)	3,520.64	3,500.00	(20.64)	8,400.00	4,879.36
4190.300 Postage & Meter	360.00	500.00	140.00	2,246.78	2,500.00	253.22	6,000.00	3,753.22
4190.400 Copier - Lease	357.83	350.00	(7.83)	1,764.57	1,750.00	(14.57)	4,200.00	2,435.43
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	145.83	145.83	350.00	350.00
4190.500 Admin Minor Equipment	0.00	250.00	250.00	445.06	1,250.00	804.94	3,000.00	2,554.94
4190.600 Dues & Fees	137.60	250.00	112.40	336.86	1,250.00	913.14	3,000.00	2,663.14
4190.900 Other Sundry Expense	114.18	0.00	(114.18)	310.95	0.00	(310.95)	0.00	(310.95)
4190.910 Tenant Background Checks	383.86	83.33	(300.53)	396.10	416.67	20.57	1,000.00	603.90
4190.950 HR Contract	78.75	0.00	(78.75)	315.00	0.00	(315.00)	0.00	(315.00)
4190.960 Community Outreach	0.00	41.67	41.67	0.00	208.33	208.33	500.00	500.00
4210.000 Resident Activities	0.00	300.00	300.00	0.00	1,500.00	1,500.00	3,600.00	3,600.00
4220.000 Resident Participation	49.99	500.00	450.01	249.95	2,500.00	2,250.05	6,000.00	5,750.05



	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	833.33	833.33	2,000.00	2,000.00
TOTAL ADMIN EXPENSE	40,968.81	49,434.93	8,466.12	236,506.71	247,174.57	10,667.86	593,219.00	356,712.29
UTILITIES EXPENSE								
4310.000 Water	5,068.46	5,416.67	348.21	23,568.70	27,083.33	3,514.63	65,000.00	41,431.30
4320.000 Electricity	13,504.03	14,166.67	662.64	65,630.81	70,833.33	5,202.52	170,000.00	104,369.19
4330.000 Gas	1,731.80	2,083.33	351.53	6,641.63	10,416.67	3,775.04	25,000.00	18,358.37
TOTAL UTILITIES EXPENSE	20,304.29	21,666.67	1,382.38	95,841.14	108,333.33	12,492.19	260,000.00	164,158.86
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	17,761.52	15,698.08	(2,063.44)	75,977.19	78,490.42	2,513.23	188,377.00	112,399.81
4420.000 Maint. - Supplies (other)	5,485.60	3,750.00	(1,735.60)	14,008.66	18,750.00	4,741.34	45,000.00	30,991.34
4420.050 Maint. - Materials	3,615.37	1,833.33	(1,782.04)	16,847.58	9,166.67	(7,680.91)	22,000.00	5,152.42
4420.200 Maint. - Plumbing	87.69	100.00	12.31	196.13	500.00	303.87	1,200.00	1,003.87
4420.300 Maint. - Cleaning Supplies	0.00	20.83	20.83	0.00	104.17	104.17	250.00	250.00
4420.400 Maint. - Auto	63.70	100.00	36.30	86.06	500.00	413.94	1,200.00	1,113.94
4420.410 Maint. - Fuel	0.00	266.67	266.67	1,096.16	1,333.33	237.17	3,200.00	2,103.84
4420.500 Maint. - Hardware	246.90	291.67	44.77	1,307.89	1,458.33	150.44	3,500.00	2,192.11
4420.510 Maint. - Keys & Locks	0.00	125.00	125.00	672.70	625.00	(47.70)	1,500.00	827.30
4420.600 Maint. - Paint	0.00	833.33	833.33	3,135.83	4,166.67	1,030.84	10,000.00	6,864.17
4420.700 Appliances & Dwelling Equip.	5,275.75	1,666.67	(3,609.08)	14,123.90	8,333.33	(5,790.57)	20,000.00	5,876.10
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	0.00	1,083.33	1,083.33	5,818.17	5,416.67	(401.50)	13,000.00	7,181.83
4430.020 Cont - HVAC	3,919.71	833.33	(3,086.38)	4,941.21	4,166.67	(774.54)	10,000.00	5,058.79
4430.040 Cont - Elevators	947.96	1,000.00	52.04	5,080.13	5,000.00	(80.13)	12,000.00	6,919.87
4430.050 Cont - Landscaping	0.00	1,000.00	1,000.00	4,278.00	5,000.00	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	8,333.33	3,233.33	20,000.00	14,900.00
4430.070 Cont - Electrical	0.00	458.33	458.33	881.00	2,291.67	1,410.67	5,500.00	4,619.00
4430.080 Cont - Plumbing	0.00	250.00	250.00	4,150.00	1,250.00	(2,900.00)	3,000.00	(1,150.00)
4430.090 Cont - Exterminator	905.00	708.33	(196.67)	5,101.00	3,541.67	(1,559.33)	8,500.00	3,399.00
4430.115 Cont - Repairs	0.00	833.33	833.33	1,074.00	4,166.67	3,092.67	10,000.00	8,926.00
4430.116 Cont - Uniforms	300.37	141.67	(158.70)	867.22	708.33	(158.89)	1,700.00	832.78
4430.120 Cont - Miscellaneous	4,338.53	3,333.33	(1,005.20)	37,465.12	16,666.67	(20,798.45)	40,000.00	2,534.88
4450.000 Benefits - Maint.	21,091.27	6,142.00	(14,949.27)	36,652.79	30,710.00	(5,942.79)	73,704.00	37,051.21
TOTAL OPERATIONS EXPENSE	64,039.37	42,135.90	(21,903.47)	239,334.45	210,679.60	(28,654.85)	505,631.00	266,296.55
GENERAL EXPENSE								
4480.000 Security	395.29	666.67	271.38	3,099.39	3,333.33	233.94	8,000.00	4,900.61
4510.000 Insurance	5,276.17	4,811.50	(464.67)	26,380.85	24,057.50	(2,323.35)	57,738.00	31,357.15
4515.000 Real Estate Tax - Lots	0.00	375.00	375.00	0.00	1,875.00	1,875.00	4,500.00	4,500.00
4570.000 Collection Loss	0.00	1,666.67	1,666.67	(70.00)	8,333.33	8,403.33	20,000.00	20,070.00
TOTAL GENERAL EXPENSE	5,671.46	7,519.84	1,848.38	29,410.24	37,599.16	8,188.92	90,238.00	60,827.76
TOTAL EXPENSES	130,983.93	120,757.34	(10,226.59)	601,092.54	603,786.66	2,694.12	1,449,088.00	847,995.46
SURPLUS	5,481.02	32,207.90	(26,726.88)	78,734.95	161,039.60	(82,304.65)	386,495.00	(307,760.05)

**Lake Metropolitan Housing Authority
Statement of Operations**

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$50,935.05
Rent	\$59,876.00
Security Deposit	\$1,549.00
Pet Deposit	\$500.00
Adj to Rent	\$1,005.00
Adj to Misc - Maintenance Charge	\$307.50
Payment Received	(\$59,642.00)
Utility	(\$2,537.00)
Payment Made	\$2,862.00
AP Void	(\$250.00)
Repayment	\$821.00
Refund Deposit	(\$1,412.00)
AR Void	\$404.00
Ending Balance	<u>\$54,418.55</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$712.00	\$59,364.00
Charged	\$1,549.00	
Collected	(\$2,044.00)	\$2,044.00
Applied to Account		(\$375.00)
Refunded		(\$787.00)
Ending Balance	<u>\$217.00</u>	<u>\$60,246.00</u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$7,000.00
Charged	\$500.00	
Collected	(\$500.00)	\$500.00
Applied to Account		\$0.00
Refunded		(\$250.00)
Ending Balance	<u>\$0.00</u>	<u>\$7,250.00</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>\$0.00</u>	<u>\$132.50</u>

Repayment Agreement Balances: Default Type (16 Agreements)

	Amount
Beginning Balance	\$9,300.30
Monthly Repayment Amount	(\$821.00)
Payments to Principal	\$0.00
Credit Applications to Principal	\$0.00
Create Repayment	\$0.00
Cancel Repayment	\$0.00
Voided Payments to Principal	\$0.00
Ending Balance	<u>\$8,479.30</u>

Lake Metropolitan Housing Authority
Balance Sheet
November 2023

Program: Section 8 Voucher Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	1,611.52	500,996.21
1111.200 Cash HAP Payments	26,159.15	881,008.39
1122.199 Tenant Fraud Receivable	891.47	6,721.36
1122.200 Tenant Fraud Repayment Agreement (\$)	(2,335.16)	26,600.65
1122.201 Allowance for Doubtful Fraud Rec.	920.01	(35,509.05)
1129.000 Accounts Rec - Other	0.00	169,456.14
1165.000 FSS Escrow Investmen	(10,447.76)	55,725.09
1211.000 Prepaid Insurance	(491.92)	(0.04)
1250.000 Prepaid Expense	(2,155.54)	2,821.30
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	14,151.77	2,164,844.82
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(26,650.90)	16,660.08
2117.000 Accounts Payable LMHA	0.00	(18,300.00)
2117.001 Accounts Payable HAP (\$)	(6,855.03)	(5,373.40)
2119.000 Other Accts Payable	0.00	14,544.36
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	(10,447.76)	59,123.35
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	(43,953.69)	1,143,489.02
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	37,407.77
2802.000 Restricted Net Position (HAP)	46,303.00	60,920.00
2802.200 Restricted Net Position (MS5)	(875.00)	(197.00)
2806.000 Unrestricted Net Position	(45,428.00)	609,007.61
2806.000 Unrestricted Net Position (Current Year)	58,105.46	226,642.26

**Lake Metropolitan Housing Authority
Balance Sheet
November 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>58,105.46</u>	<u>1,023,077.64</u>
<u>14,151.77</u>	<u>2,166,566.66</u>
<u>0.00</u>	<u>(1,721.84)</u>

Lake Metropolitan Housing Authority

Operating Statement

Five Months Ending 11/30/2023

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	780,898.00	0.00	780,898.00	3,905,054.00	0.00	3,905,054.00	0.00	3,905,054.00
3000.120 Mainstream (HAP) Income	19,618.00	0.00	19,618.00	97,996.00	0.00	97,996.00	0.00	97,996.00
3000.199 HAP Repayments	1,051.54	0.00	1,051.54	5,560.43	0.00	5,560.43	0.00	5,560.43
TOTAL HAP INCOME	801,567.54	0.00	801,567.54	4,008,610.43	0.00	4,008,610.43	0.00	4,008,610.43
TOTAL HAP INCOME	801,567.54	0.00	801,567.54	4,008,610.43	0.00	4,008,610.43	0.00	4,008,610.43
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	88,118.00	85,000.00	3,118.00	467,429.00	425,000.00	42,429.00	1,020,000.00	(552,571.00)
3000.220 Mainstream (Admin) Income	2,440.00	3,500.00	(1,060.00)	14,720.00	17,500.00	(2,780.00)	42,000.00	(27,280.00)
3000.300 FSS Grant Income	0.00	5,458.33	(5,458.33)	0.00	27,291.67	(27,291.67)	65,500.00	(65,500.00)
3690.200 50% Fraud Recovery	1,051.54	0.00	1,051.54	5,560.41	0.00	5,560.41	0.00	5,560.41
3690.900 Other Income	0.00	1,333.33	(1,333.33)	0.00	6,666.67	(6,666.67)	16,000.00	(16,000.00)
TOTAL OPERATING INCOME	91,609.54	95,291.66	(3,682.12)	487,709.41	476,458.34	11,251.07	1,143,500.00	(655,790.59)
TOTAL OPERATING INCOME	91,609.54	95,291.66	(3,682.12)	487,709.41	476,458.34	11,251.07	1,143,500.00	(655,790.59)
TOTAL INCOME	893,177.08	95,291.66	797,885.42	4,496,319.84	476,458.34	4,019,861.50	1,143,500.00	3,352,819.84
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	50,078.00	55,451.58	5,373.58	249,864.12	277,257.92	27,393.80	665,419.00	415,554.88
4120.000 Audit Fees	0.00	720.25	720.25	0.00	3,601.25	3,601.25	8,643.00	8,643.00
4140.100 Advertising - Other	36.10	206.25	170.15	3,065.59	1,031.25	(2,034.34)	2,475.00	(590.59)
4150.000 Benefit Expense	12,458.36	21,695.75	9,237.39	120,539.04	108,478.75	(12,060.29)	260,349.00	139,809.96
4170.000 Legal Expenses	180.00	333.33	153.33	2,760.00	1,666.67	(1,093.33)	4,000.00	1,240.00
4180.000 Travel Expense	149.65	0.00	(149.65)	559.44	0.00	(559.44)	0.00	(559.44)
4185.000 Staff Training	225.00	583.33	358.33	7,672.50	2,916.67	(4,755.83)	7,000.00	(672.50)
4185.100 Board Training	0.00	166.67	166.67	0.00	833.33	833.33	2,000.00	2,000.00
4190.000 Office Sundry Expense	2,649.12	208.33	(2,440.79)	2,676.82	1,041.67	(1,634.95)	2,500.00	(176.62)
4190.020 Bank Charges	260.11	208.33	(51.78)	1,276.86	1,041.67	(235.19)	2,500.00	1,223.14
4190.050 Payroll Processing Charges & Forms	279.35	250.00	(29.35)	1,305.69	1,250.00	(55.69)	3,000.00	1,694.31
4190.100 Office Supplies	838.03	1,000.00	161.97	3,288.55	5,000.00	1,711.45	12,000.00	8,711.45
4190.120 Cleaning Contract	821.25	666.67	(154.58)	4,106.25	3,333.33	(772.92)	8,000.00	3,893.75
4190.130 Contract - IT Services	548.48	2,333.33	1,784.85	14,298.15	11,666.67	(2,631.48)	28,000.00	13,701.85
4190.140 Contract - MCS	2,155.54	2,132.58	(22.96)	10,808.30	10,662.92	(145.38)	25,591.00	14,782.70
4190.145 Forms and Publications	0.00	641.67	641.67	1,939.00	3,208.33	1,269.33	7,700.00	5,761.00
4190.150 Shredding	0.00	125.00	125.00	212.91	625.00	412.09	1,500.00	1,287.09
4190.200 Telephone	565.01	833.33	268.32	2,780.82	4,166.67	1,385.85	10,000.00	7,219.18
4190.201 Cell Phones	164.20	108.33	(55.87)	754.51	541.67	(212.84)	1,300.00	545.49
4190.210 Internet Expense	0.00	108.33	108.33	0.00	541.67	541.67	1,300.00	1,300.00
4190.220 Cable	47.01	37.50	(9.51)	212.21	187.50	(24.71)	450.00	237.79
4190.300 Postage & Meter	1,080.00	1,166.67	86.67	6,740.38	5,833.33	(907.05)	14,000.00	7,259.62
4190.400 Copier - Lease	1,088.35	1,000.00	(88.35)	5,367.17	5,000.00	(367.17)	12,000.00	6,632.83



	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	160.00	250.00	90.00	321.95	1,250.00	928.05	3,000.00	2,678.05
4190.900 Other Sundry Expense	206.71	0.00	(206.71)	953.92	0.00	(953.92)	0.00	(953.92)
4190.910 Tenant Background Checks	1,408.11	416.67	(991.44)	1,767.94	2,083.33	315.39	5,000.00	3,232.06
4190.950 HR Contract	78.75	0.00	(78.75)	315.00	0.00	(315.00)	0.00	(315.00)
4190.960 Community Outreach	0.00	83.33	83.33	0.00	416.67	416.67	1,000.00	1,000.00
4230.000 Contract - Other	0.00	83.33	83.33	0.00	416.67	416.67	1,000.00	1,000.00
4230.200 Rent/lect	375.00	683.33	308.33	5,231.00	3,416.67	(1,814.33)	8,200.00	2,969.00
4250.000 Landlord Lease Incentive	3,000.00	833.33	(2,166.67)	6,000.00	4,166.67	(1,833.33)	10,000.00	4,000.00
4251.000 Landlord Damage Reimbursement	0.00	833.33	833.33	3,000.00	4,166.67	1,166.67	10,000.00	7,000.00
TOTAL ADMIN EXPENSE	78,852.13	93,160.55	14,308.42	458,335.39	465,802.95	7,467.56	1,117,927.00	659,591.61
UTILITY EXPENSE								
4310.000 Water	51.18	57.50	6.32	210.44	287.50	77.06	690.00	479.56
4320.000 Electric	198.70	283.33	84.63	1,092.50	1,416.67	324.17	3,400.00	2,307.50
4330.000 Gas	40.23	39.17	(1.06)	158.86	195.83	36.97	470.00	311.14
TOTAL UTILITY EXPENSE	290.11	380.00	89.89	1,461.80	1,900.00	438.20	4,560.00	3,098.20
MAINTENANCE EXPENSE								
4420.000 Maint. - Materials	0.00	41.67	41.67	0.00	208.33	208.33	500.00	500.00
4420.400 Maint. - Auto	0.00	183.33	183.33	0.00	916.67	916.67	2,200.00	2,200.00
4420.410 Maint. - Fuel	0.00	241.67	241.67	654.80	1,208.33	553.53	2,900.00	2,245.20
4430.120 Cont - Miscellaneous	0.00	0.00	0.00	50.29	0.00	(50.29)	0.00	(50.29)
TOTAL MAINTENANCE EXPENSE	0.00	466.67	466.67	705.09	2,333.33	1,628.24	5,600.00	4,894.91
GENERAL EXPENSE								
4480.000 Security	32.06	54.17	22.11	251.34	270.83	19.49	650.00	398.66
4510.000 Insurance	491.92	948.58	456.66	2,459.60	4,742.92	2,283.32	11,383.00	8,923.40
4590.100 Admin Fee Portable	171.40	250.00	78.60	954.36	1,250.00	295.64	3,000.00	2,045.64
TOTAL GENERAL EXPENSE	695.38	1,252.75	557.37	3,665.30	6,263.75	2,598.45	15,033.00	11,367.70
HAP EXPENSE								
4715.100 HAP Occupied Units	746,006.00	0.00	(746,006.00)	3,750,142.00	0.00	(3,750,142.00)	0.00	(3,750,142.00)
4715.500 Hap Portable Cert.	4,466.00	0.00	(4,466.00)	31,172.00	0.00	(31,172.00)	0.00	(31,172.00)
4715.600 Homeownership	1,117.00	0.00	(1,117.00)	5,498.00	0.00	(5,498.00)	0.00	(5,498.00)
4718.000 HAP FSS Escrow Payments	3,645.00	0.00	(3,645.00)	18,698.00	0.00	(18,698.00)	0.00	(18,698.00)
TOTAL HAP EXPENSE	755,234.00	0.00	(755,234.00)	3,805,510.00	0.00	(3,805,510.00)	0.00	(3,805,510.00)
TOTAL EXPENSES	835,071.62	95,259.97	(739,811.65)	4,269,677.58	476,300.03	(3,793,377.55)	1,143,120.00	(3,126,557.58)
SURPLUS	58,105.46	31.69	58,073.77	226,642.26	158.31	226,483.95	380.00	226,262.26

Lake Metropolitan Housing Authority

HAP Reserves Worksheet

CY 2022 BA	\$ 8,941,811							3		
	<u>Budget Authority</u>	<u>HUD Disbursed</u>	<u>Program Reserves</u>	<u>HAP Expense</u>	<u>HAP Adjustments</u>	<u>RNP (VMS)</u>	<u>TOTAL Reserves</u>	<u>UML</u>	<u>UMA</u>	
Jan-22	781,266	768,326	669,912	731,456	1,723	162,178	832,090		1508	
Feb-22	784,292	775,708	678,496	738,679	1,427	200,634	879,130		1513	
Mar-22	784,292	760,000	702,788	725,160	6,344	241,818	944,606		1513	
Apr-22	795,871	755,825	742,834	712,222	1,135	286,556	1,029,390		1513	
May-22	775,661	756,499	761,996	708,052	1,121	336,124	1,098,120		1513	
Jun-22	690,713	616,626	836,083	711,330	1,068	242,488	1,078,571		1513	
Jul-22	690,713	763,417	763,379	708,212	1,063	298,756	1,062,135		1513	
Aug-22	690,713	738,943	715,149	703,020	1,989	336,668	1,051,817		1513	
Sep-22	690,713	736,878	668,984	692,082	601	382,065	1,051,049		1513	
Oct-22	748,297	739,121	678,160	685,542	660	436,304	1,114,464		1521	
Nov-22	756,153	461,364	972,949	676,468	549	221,749	1,194,698		1521	
Dec-22	753,127	731,699	994,377	676,504	504	277,448	1,271,825		1521	
(4,207)										
TOTALS:	8,941,811	8,604,406		8,468,727		94.71% of Budget Authority			18175	
				8,494,720		95%			78.17% of UMA	
		Includes HUD held HAP Reserves		(25,993)						
CY 2023 BA	\$ 9,410,705									
	<u>Budget Authority</u>	<u>HUD Disbursed</u>	<u>Program Reserves</u>	<u>HAP Expense</u>	<u>HAP Adjustments</u>	<u>RNP (VMS)</u>	<u>TOTAL Reserves</u>	<u>UML</u>	<u>UMA</u>	
Jan-23	793,369	723,406	1,064,340	685,592	1,902	317,164	1,381,504			
Feb-23	790,342	720,378	1,134,304	702,611	769	335,700	1,470,004			
Mar-23	782,699	685,282	1,231,722	714,721	1,227	307,488	1,539,210			
Apr-23	782,699	685,282	1,329,139	732,996	2,003	261,777	1,590,916			
May-23	782,699	408,773	1,703,066	742,608	568	(71,490)	1,631,576			
Jun-23	782,699	685,213	1,800,552	755,653	766	(141,164)	1,659,388			
Jul-23	782,699	892,355	1,690,896	761,479	313	(9,975)	1,680,921			
Aug-23	782,699	715,355	1,758,241	768,396	1,433	(61,583)	1,696,658			
Sep-23	782,699	758,223	1,782,717	726,217	1,546	(28,031)	1,754,686			
Oct-23	782,699	758,223	1,807,194	717,583	1,217	13,826	1,821,020			
Nov-23	782,699	780,898	1,808,995	735,647	1,052	60,129	1,869,124			
Dec-23	782,699		2,591,695			60,129	2,651,824			
TOTALS:	9,410,705	7,813,388		8,043,503		85.47% of Budget Authority			of UMA	
				8,940,170		95%				
		Includes HUD held HAP Reserves		(896,667)						
		Includes VASH voucher HAP		2,835,920						

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		
11/1/2023	\$ 19,618.00		
	\$	\$ 20,493.00	MS 5 (Mainstream)
	\$ -		HAP Payments
	\$		Port In
	\$ -		Port Out
	\$ -		50% HAP Repayments
	\$		FSS Forfeits
	\$		Misc. Repayments (error > \$2500)
Monthly Totals:	\$ 19,618.00	\$ 20,493.00	
	\$ (875.00)		(Net monthly increase (decrease) in Restr
November 30, 2023	\$ (197.00)		

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	\$ (28,031.00)	\$ 23,577.00	
October 31, 2023	\$ 13,826.00	\$ (19,726.00)	
11/1/2023	\$ 780,898.00		
11/1/2023	\$ -		<i>from HUD held HAP Reserves</i>
		\$ 726,419.00	HAP Payments (less MSS)
		\$ 4,466.00	FSS
		\$ 1,117.00	Homeownership
	\$ -		Port In
		\$ 3,645.00	Port Out
	\$ 1,052.00		50% HAP Repayments
	\$ -		FSS Forfeits
	\$ -		Misc. Repayments (<i>error > \$2500</i>)
Monthly Totals:	\$ 781,950.00	\$ 735,647.00	
	\$ 46,303.00	<i>(Net monthly increase (decrease) in Restricted Net Position)</i>	
November 30, 2023	\$ 60,129.00	\$ 18,272.00	

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 November 30, 2023

(Preliminary - For Internal Use Only)

	Fiscal Year 2024			Fiscal Year 2023	
	<u>This Month</u>	<u>Year-to-Date</u>	<u>YTD Budget</u>	<u>Year-to-Date</u>	<u>Variance</u>
Public Housing					
Operating Income	\$ 7,429	\$ 79,379	\$ 36,362	\$ 25,596	\$ 53,783
Administrative Expenses	\$ 4,826	\$ 23,053	\$ 22,883	\$ 11,978	\$ 11,075
Utility Expenses	1,587	8,441	6,667	7,258	1,183
Operations Expense	4,601	26,840	17,288	16,503	10,337
General Expense	620	3,124	5,157	1,315	1,809
Surplus / (Deficit)	\$ (4,205)	\$ 17,921	\$ (15,633)	\$ (11,458)	\$ 29,379

Market Rate					
Operating Income	\$ 11,179	\$ 56,967	\$ 56,438	\$ 38,706	\$ 18,261
Administrative Expenses	\$ 2,020	\$ 6,606	\$ 12,115	\$ 4,715	1,891
Utility Expenses	440	2,476	5,417	820	1,656
Operations Expense	2,726	15,970	19,705	7,968	8,002
General Expense	372	1,874	3,823	1,010	864
Surplus / (Deficit)	\$ 5,621	\$ 30,041	\$ 15,378	\$ 24,193	\$ 5,848

CONSOLIDATED					
Operating Income	\$ 18,608	\$ 136,346	\$ 92,800	\$ 64,302	\$ 72,044
Administrative Expenses	\$ 6,846	\$ 29,659	\$ 34,998	\$ 16,693	\$ 12,966
Utility Expenses	2,027	10,917	12,084	8,078	2,839
Operations Expense	7,327	42,810	36,993	24,471	18,339
General Expense	992	4,998	8,980	2,325	2,673
Surplus / (Deficit)	\$ 1,416	\$ 47,962	\$ (255)	\$ 12,735	\$ 35,227

Lake Metropolitan Housing Authority
Balance Sheet
November 2023

Program: Public Housing Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	(4,988.01)	365,791.03
1128.000 A/R - Section 8	0.00	(18,300.00)
1128.800 A/R - ParkView Place (Non HUD)	0.00	(19,015.00)
1211.000 Prepaid Insurance	(495.08)	0.04
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(126.80)	165.92
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	1,069.95	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	(4,539.94)	2,734,728.60
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(333.36)	4,087.39
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	(333.36)	125,880.11
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)	(4,206.58)	17,921.17
2806.000 Unrestricted Net Position (Unclosed 2023)	0.00	9,920.00
TOTAL SURPLUS	(4,206.58)	2,608,848.49
TOTAL LIABILITIES AND SURPLUS	(4,539.94)	2,734,728.60
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Five Months Ending 11/30/2023

Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3200.000 HUD Operating Subsidy - PH	7,296.00	3,662.00	3,634.00	36,771.00	18,310.00	18,461.00	43,944.00	(7,173.00)
3690.100 CFP For Operations	133.00	3,610.42	(3,477.42)	42,608.00	18,052.08	24,555.92	43,325.00	(717.00)
TOTAL OPERATING INCOME	7,429.00	7,272.42	156.58	79,379.00	36,362.08	43,016.92	87,269.00	(7,890.00)
TOTAL INCOME	7,429.00	7,272.42	156.58	79,379.00	36,362.08	43,016.92	87,269.00	(7,890.00)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	2,385.16	2,410.00	24.84	11,849.25	12,050.00	200.75	28,920.00	17,070.75
4120.000 Auditing Fees	0.00	33.33	33.33	0.00	166.67	166.67	400.00	400.00
4140.100 Advertising - Other	3.24	18.58	15.34	74.45	92.92	18.47	223.00	148.55
4150.000 Benefits Expense	596.40	942.92	346.52	5,716.30	4,714.58	(1,001.72)	11,315.00	5,598.70
4170.000 Legal Expenses	1,196.20	16.67	(1,179.53)	1,663.60	83.33	(1,580.27)	200.00	(1,463.60)
4180.000 Travel Expense	13.46	0.00	(13.46)	54.29	0.00	(54.29)	0.00	(54.29)
4185.000 Staff Training	20.25	0.00	(20.25)	20.25	0.00	(20.25)	0.00	(20.25)
4190.000 Office Sundry Expense	6.40	4.17	(2.23)	8.87	20.83	11.96	50.00	41.13
4190.020 Bank Charges	7.82	125.00	117.18	59.05	625.00	565.95	1,500.00	1,440.95
4190.050 Payroll Processing Charges & Forms	22.85	20.83	(2.02)	106.82	104.17	(2.65)	250.00	143.18
4190.100 Office Supplies	34.43	16.67	(17.76)	135.10	83.33	(51.77)	200.00	64.90
4190.120 Cleaning Contract	33.75	196.17	162.42	168.75	980.83	812.08	2,354.00	2,185.25
4190.130 Contract - IT Services	32.26	150.00	117.74	841.03	750.00	(91.03)	1,800.00	958.97
4190.140 Contract - MCS	126.80	108.83	(17.97)	635.80	544.17	(91.63)	1,306.00	670.20
4190.145 Forms and Publications	0.00	0.00	0.00	239.00	0.00	(239.00)	0.00	(239.00)
4190.150 Shredding	0.00	6.67	6.67	8.73	33.33	24.60	80.00	71.27
4190.200 Telephone	23.21	25.00	1.79	114.26	125.00	10.74	300.00	185.74
4190.201 Cell Phones	69.47	25.00	(44.47)	319.21	125.00	(194.21)	300.00	(19.21)
4190.205 Answering Service	12.60	12.50	(0.10)	62.89	62.50	(0.39)	150.00	87.11
4190.210 Internet Expense	79.98	25.00	(54.98)	159.96	125.00	(34.96)	300.00	140.04
4190.220 Cable	4.23	83.33	79.10	179.04	416.67	237.63	1,000.00	820.96
4190.300 Postage & Meter	37.50	54.17	16.67	234.03	270.83	36.80	650.00	415.97
4190.400 Copier - Lease	44.72	50.00	5.28	220.56	250.00	29.44	600.00	379.44
4190.410 Copier Maintenance	0.00	6.67	6.67	0.00	33.33	33.33	80.00	80.00
4190.500 Admin Minor Equipment	0.00	125.00	125.00	46.56	625.00	578.44	1,500.00	1,453.44
4190.600 Dues & Fees	14.40	28.33	13.93	28.95	141.67	112.72	340.00	311.05
4190.900 Other Sundry Expense	11.94	0.00	(11.94)	29.90	0.00	(29.90)	0.00	(29.90)
4190.910 Tenant Background Checks	40.16	33.33	(6.83)	41.44	166.67	125.23	400.00	358.56
4190.950 HR - Contract	8.75	0.00	(8.75)	35.00	0.00	(35.00)	0.00	(35.00)
4190.960 Community Outreach	0.00	33.33	33.33	0.00	166.67	166.67	400.00	400.00
4230.000 Contract - Other	0.00	25.00	25.00	0.00	125.00	125.00	300.00	300.00
TOTAL ADMIN EXPENSE	4,825.98	4,576.50	(249.48)	23,053.09	22,882.50	(170.59)	54,918.00	31,864.91
UTILITIES EXPENSE								
4310.000 Water	4.60	500.00	495.40	1,346.82	2,500.00	1,153.18	6,000.00	4,653.18



	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
UTILITIES EXPENSE								
4320.000 Electricity	441.45	416.67	(24.78)	1,995.81	2,083.33	87.52	5,000.00	3,004.19
4330.000 Gas	1,141.68	416.67	(725.01)	5,098.75	2,083.33	(3,015.42)	5,000.00	(98.75)
TOTAL UTILITIES EXPENSE	1,587.73	1,333.34	(254.39)	8,441.38	6,666.66	(1,774.72)	16,000.00	7,558.62
OPERATION EXPENSE								
4410.000 Maintenance Salaries	2,371.76	2,485.33	113.57	11,675.21	12,426.67	751.46	29,824.00	18,148.79
4420.000 Maint. - Supplies (other)	574.03	0.00	(574.03)	1,464.19	0.00	(1,464.19)	0.00	(1,464.19)
4420.050 Maint. - Materials	378.31	0.00	(378.31)	1,762.98	0.00	(1,762.98)	0.00	(1,762.98)
4420.200 Maint. - Plumbing	9.17	0.00	(9.17)	20.51	0.00	(20.51)	0.00	(20.51)
4420.400 Maint. - Auto	6.66	0.00	(6.66)	13.18	0.00	(13.18)	0.00	(13.18)
4420.410 Maint. - Fuel	0.00	0.00	0.00	114.69	0.00	(114.69)	0.00	(114.69)
4420.500 Maint. - Hardware	25.83	0.00	(25.83)	136.83	0.00	(136.83)	0.00	(136.83)
4420.510 Maint. - Keys & Locks	0.00	0.00	0.00	70.39	0.00	(70.39)	0.00	(70.39)
4420.600 Maint. - Paint	0.00	0.00	0.00	328.14	0.00	(328.14)	0.00	(328.14)
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	167.21	0.00	(167.21)	773.57	0.00	(773.57)	0.00	(773.57)
4430.020 Cont - HVAC	237.50	0.00	(237.50)	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	31.40	0.00	(31.40)	90.63	0.00	(90.63)	0.00	(90.63)
4430.120 Cont - Miscellaneous	200.25	0.00	(200.25)	1,637.06	0.00	(1,637.06)	0.00	(1,637.06)
4450.000 Benefits - Maint.	599.34	972.42	373.08	5,632.34	4,862.08	(770.26)	11,669.00	6,036.66
TOTAL OPERATION EXPENSE	4,601.46	3,457.75	(1,143.71)	26,839.71	17,288.75	(9,550.96)	41,493.00	14,653.29
GENERAL EXPENSE								
4480.000 Security	125.33	291.67	166.34	648.25	1,458.33	810.08	3,500.00	2,851.75
4510.000 Insurance	495.08	464.75	(30.33)	2,475.40	2,323.75	(151.65)	5,577.00	3,101.60
4515.000 Real Estate Tax - Lots	0.00	108.33	108.33	0.00	541.67	541.67	1,300.00	1,300.00
4520.000 PILOT Expense	0.00	166.67	166.67	0.00	833.33	833.33	2,000.00	2,000.00
TOTAL GENERAL EXPENSE	620.41	1,031.42	411.01	3,123.65	5,157.08	2,033.43	12,377.00	9,253.35
TOTAL EXPENSES	11,635.58	10,399.01	(1,236.57)	61,457.83	51,994.99	(9,462.84)	124,788.00	63,330.17
SURPLUS	(4,206.58)	(3,126.59)	1,079.99	17,921.17	(15,632.91)	(33,554.08)	(37,519.00)	(55,440.17)



**Lake Metropolitan Housing Authority
Statement of Operations**

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$0.00
Ending Balance	<u>\$0.00</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
November 2023

Program: ParkView Place Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	950.00	950.00
1111.900 LMHA Cash - Erie Bank	11,378.14	464,664.69
1122.000 Accts Rec Tenants (S)	(6,589.00)	4,827.21
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(297.00)	0.00
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	764.25	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	6,206.39	2,454,224.76
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.009 A/P - Public Housing (S)	(965.00)	0.00
2111.100 A/P Revolving Fund	2,365.28	30,390.52
2114.000 Tenant Sec. Deposits	(815.00)	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	585.28	24,539.94
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)	5,621.11	30,041.10
TOTAL SURPLUS	5,621.11	2,429,684.82
TOTAL LIABILITIES AND SURPLUS	6,206.39	2,454,224.76
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Five Months Ending 11/30/2023

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	10,996.00	11,250.00	(254.00)	55,721.00	56,250.00	(529.00)	135,000.00	(79,279.00)
3300.900 Interest Income - ParkView Place	93.14	20.83	72.31	461.99	104.17	357.82	250.00	211.99
3690.000 Other Income - Tenant	90.00	16.67	73.33	784.30	83.33	700.97	200.00	584.30
TOTAL INCOME	11,179.14	11,287.50	(108.36)	56,967.29	56,437.50	529.79	135,450.00	(78,482.71)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	1,235.66	1,208.92	(26.74)	6,134.48	6,044.58	(89.90)	14,507.00	8,372.52
4120.000 Auditing Fees	0.00	15.00	15.00	0.00	75.00	75.00	180.00	180.00
4140.100 Advertising - Other	1.82	35.33	33.51	41.44	176.67	135.23	424.00	382.56
4150.000 Employee Benefits	594.39	473.00	(121.39)	(1,132.63)	2,365.00	3,497.63	5,676.00	6,808.63
4170.000 Legal Expenses	9.00	166.67	157.67	882.00	833.33	(48.67)	2,000.00	1,118.00
4180.000 Travel Expense	7.50	0.00	(7.50)	30.19	0.00	(30.19)	0.00	(30.19)
4185.000 Staff Training	11.25	41.67	30.42	11.25	208.33	197.08	500.00	488.75
4185.100 Board Training	0.00	20.83	20.83	0.00	104.17	104.17	250.00	250.00
4190.000 Office Sundry Expense	3.55	33.33	29.78	4.92	166.67	161.75	400.00	395.08
4190.020 Bank Charges	0.00	4.17	4.17	0.00	20.83	20.83	50.00	50.00
4190.100 Office Supplies	0.00	8.33	8.33	0.00	41.67	41.67	100.00	100.00
4190.120 Cleaning Contract	0.00	41.67	41.67	0.00	208.33	208.33	500.00	500.00
4190.145 Forms and Publications	0.00	5.00	5.00	0.00	25.00	25.00	60.00	60.00
4190.201 Cell Phones	37.91	25.00	(12.91)	174.20	125.00	(49.20)	300.00	125.80
4190.210 Internet Expense	47.99	4.17	(43.82)	95.98	20.83	(75.15)	50.00	(45.98)
4190.220 Cable	2.36	66.67	64.31	106.65	333.33	226.68	800.00	693.35
4190.300 Postage & Meter	22.50	31.67	9.17	140.47	158.33	17.86	380.00	239.53
4190.400 Copier - Lease	0.00	8.33	8.33	0.00	41.67	41.67	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	8.00	25.00	17.00	16.14	125.00	108.86	300.00	283.86
4190.900 Other Sundry Expense	6.63	0.00	(6.63)	16.61	0.00	(16.61)	0.00	(16.61)
4190.910 Tenant Background Checks	22.35	41.67	19.32	23.07	208.33	185.26	500.00	476.93
4190.950 HR - Contract	8.75	0.00	(8.75)	35.00	0.00	(35.00)	0.00	(35.00)
4190.960 Community Outreach	0.00	41.67	41.67	0.00	208.33	208.33	500.00	500.00
4230.000 Contract - Other	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00	1,500.00
TOTAL ADMINISTRATIVE EXPENSE	2,019.66	2,423.10	403.44	6,605.63	12,115.40	5,509.77	29,077.00	22,471.37
UTILITIES EXPENSE								
4310.000 Water	2.55	416.67	414.12	807.26	2,083.33	1,276.07	5,000.00	4,192.74
4320.000 Electricity	214.11	333.33	119.22	809.51	1,666.67	857.16	4,000.00	3,190.49
4330.000 Gas	223.63	333.33	109.70	859.66	1,666.67	807.01	4,000.00	3,140.34
TOTAL UTILITIES EXPENSE	440.29	1,083.33	643.04	2,476.43	5,416.67	2,940.24	13,000.00	10,523.57
OPERATION EXPENSE								
4410.000 Maintenance Salaries	1,431.56	1,326.83	(104.73)	7,047.57	6,634.17	(413.40)	15,922.00	8,874.43
4420.000 Maint. - Supplies (other)	318.89	308.33	(10.56)	813.35	1,541.67	728.32	3,700.00	2,886.65
4420.050 Maint. - Materials	210.16	208.33	(1.83)	979.42	1,041.67	62.25	2,500.00	1,520.58

	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	166.67	166.67	400.00	400.00
4420.200 Maint. - Plumbing	5.09	33.33	28.24	11.39	166.67	155.28	400.00	388.61
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	0.00	83.33	83.33	200.00	200.00
4420.400 Maint. - Auto	3.70	41.67	37.97	7.32	208.33	201.01	500.00	492.68
4420.410 Maint. - Fuel	0.00	25.00	25.00	63.70	125.00	61.30	300.00	236.30
4420.500 Maint. - Hardware	14.35	20.83	6.48	76.01	104.17	28.16	250.00	173.99
4420.510 Maint. - Keys & Locks	0.00	33.33	33.33	39.11	166.67	127.56	400.00	360.89
4420.600 Maint. - Paint	0.00	75.00	75.00	182.29	375.00	192.71	900.00	717.71
4420.700 Appliances & Dwelling Equip.	0.00	100.00	100.00	0.00	500.00	500.00	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	100.34	100.00	(0.34)	464.18	500.00	35.82	1,200.00	735.82
4430.020 Cont - HVAC	142.50	41.67	(100.83)	202.13	208.33	6.20	500.00	297.87
4430.050 Cont - Landscaping	0.00	216.67	216.67	275.62	1,083.33	807.71	2,600.00	2,324.38
4430.080 Cont - Plumbing	0.00	250.00	250.00	1,359.38	1,250.00	(109.38)	3,000.00	1,640.62
4430.090 Cont - Exterminator	0.00	83.33	83.33	0.00	416.67	416.67	1,000.00	1,000.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	833.33	833.33	2,000.00	2,000.00
4430.116 Cont - Uniforms	17.41	16.67	(0.74)	50.24	83.33	33.09	200.00	149.76
4430.120 Cont - Miscellaneous	120.15	291.67	171.52	966.21	1,458.33	492.12	3,500.00	2,533.79
4450.000 Benefits - Maint.	361.72	551.75	190.03	3,399.88	2,758.75	(641.13)	6,621.00	3,221.12
TOTAL OPERATION EXPENSE	2,725.87	3,941.08	1,215.21	15,970.12	19,705.42	3,735.30	47,293.00	31,322.88
GENERAL EXPENSE								
4480.000 Security	75.21	208.33	133.12	389.01	1,041.67	652.66	2,500.00	2,110.99
4510.000 Insurance	297.00	277.08	(19.92)	1,485.00	1,385.42	(99.58)	3,325.00	1,840.00
4516.000 Real Estate Assess.	0.00	70.83	70.83	0.00	354.17	354.17	850.00	850.00
4570.000 Collection Loss	0.00	208.33	208.33	0.00	1,041.67	1,041.67	2,500.00	2,500.00
TOTAL GENERAL EXPENSE	372.21	764.57	392.36	1,874.01	3,822.93	1,948.92	9,175.00	7,300.99
TOTAL EXPENSES	5,558.03	8,212.08	2,654.05	26,926.19	41,060.42	14,134.23	98,545.00	71,618.81
SURPLUS	5,621.11	3,075.42	(2,545.69)	30,041.10	15,377.08	(14,664.02)	36,905.00	6,863.90

**Lake Metropolitan Housing Authority
Statement of Operations**

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$10,451.21
Rent	\$11,900.00
Late Rent	\$150.00
Adj to Rent	(\$1,054.00)
Adj to Misc - Maintenance Fee	\$90.00
Payment Received	(\$16,800.00)
Payment Made	\$965.00
Refund Deposit	(\$875.00)
Ending Balance	<u>\$4,827.21</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	\$0.00
Payment Received	(\$60.00)
Key Deposit	\$60.00
Ending Balance	<u>\$0.00</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$12,275.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		(\$875.00)
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	\$0.00

Charged	\$60.00	
Collected	(\$60.00)	\$60.00
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 10/31/2023 Estimated 11/30/2023

UNRESTRICTED

Unrestricted - General

State / Local Funds:		\$ 222,078	\$ 224,710
ParkView Place - LMHA	<i>These funds can be used for any legal business purpose</i>	\$ 442,290	\$ 447,911
REACH	<i>These funds can be used for any approved non-profit business purpose</i>	\$ 29,880	\$ 29,880

Unrestricted - Program

Multi-Family Reserves	<i>These funds can be used for any Multi-Family related expenditure(?)</i>	\$ 939,451	\$ 939,451
Public Housing Admin:	<i>These funds can be used for any Public Housing related expenditure</i>	\$ 351,391	\$ 369,312
HCV Admin:	<i>These funds can be used for any Section 8 related expenditure</i>	\$ 1,753,012	\$ 991,630

TOTAL UNRESTRICTED: \$ 3,738,103 \$ 3,002,894

RESTRICTED

Restricted - Program

Restricted Net Position (RNP):	<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>	\$ 13,826	\$ 60,920
Replacement Reserve	<i>Restricted to capital improvement needs for the Multi-Family Program</i>	\$ 1,415,508	\$ 1,360,597

Restricted - Other

FSS Escrow:	<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>	\$ 66,172	\$ 59,123
Tenant Security Deposits*:	<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>	\$ 79,041	\$ 82,332

TOTAL RESTRICTED: \$ 1,574,547 \$ 1,562,972

FY2023 unaudited UNA + FY2024 YTD operating results

FY2023 unaudited UNA + FY2024 YTD operating results

REACH bank balance less outstanding InterProgram payables

FY2023 unaudited UNA (w/o GASB 68 & 75 liabilities) + FY2024 YTD operating results

FY2023 unaudited UNA (w/o GASB 68 & 75 liabilities) + FY2024 YTD operating results

FY2023 unaudited UNA (w/o GASB 68 & 75 liabilities) less FSS liability+ FY2024 YTD operating results

From Worksheet & VMS (net HCV and MSS RNP)

Replacement Reserve Bank balance less outstanding requests

FSS Liability from Financials (2181.000 & 2181.100)

*From Financial Statements (2114.000 & 2114.300) - * TOTAL for all tenant Programs*

Lake Metropolitan Housing Authority

Selected Statistics

Fiscal Year 2024 Payroll (through 11/23/2023 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	648,675	530,988	95,759	1,275,422
Budget \$	665,419	530,048	90,173	1,285,640
Variance \$	(16,744)	940	5,586	(10,218)
Variance %	-2.52%	0.18%	6.19%	-0.79%
Payroll %	50.86%	41.63%	7.51%	
Budget %	51.76%	41.23%	7.01%	
Variance:	-0.90%	0.40%	0.49%	

Per Unit Leased Statistics - For Management Use Only

HCV Subsidy & Expense / Unit Leased									
<i>Fiscal Year 2024/Calendar Year 2023 - through December 2023</i>									
	Units		Lease	Subsidy /			Expenses /		P/L per Unit
	Authorized	Units Leased	Percent	Admin Subsidy	FSS Subsidy	Total Subsidy	Unit Leased	Unit Leased	Leased
FY 2024 Avg:	1,544	1,135	73.48%	\$ 93,486	\$ 3,504	\$ 96,989	\$ 85.47	\$ 74,664	\$ 19.67
CY 2023 Avg:	1,552	1,140	73.46%	\$ 87,847	\$ 3,712	\$ 91,559	\$ 80.308109	\$ 78,407	\$ 11.54

M/F Total Rent & Expense / Unit Leased									
<i>Fiscal Year 2024/Calendar Year 2023 - through December 2023</i>									
	Units		Occupancy	Subsidy		Expense /			
	Authorized	Units Leased		Rent Charged	Received	Unit Leased			
				Total Rent	Rent / Unit	Leased			
					Leased				
FY 2024 Avg:	240	214	89.00%	\$ 56,944	\$ 79,485	\$ 638.71	\$ 111,302	\$ 521.08	\$ 117.64
CY 2023 Avg:	242	211	87.21%	\$ 55,074	\$ 76,057	\$ 622.01	\$ 124,545	\$ 590.77	\$ 31.24

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

Program: State/Local Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	17.52	213,220.01
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(21,153.62)
TOTAL ASSETS	17.52	213,220.01
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(2,612.91)	(11,489.94)
TOTAL LIABILITIES	(2,612.91)	(11,489.94)
SURPLUS		
2806.000 Unrestricted Net Position	0.00	220,919.30
2806.000 Unrestricted Net Position (Current Year)	2,630.43	3,790.65
TOTAL SURPLUS	2,630.43	224,709.95
TOTAL LIABILITIES AND SURPLUS	17.52	213,220.01
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Five Months Ending 11/30/2023
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	17.52	0.00	17.52	89.35	0.00	89.35	0.00	89.35
3690.010 Other Income - Vending	2,810.00	0.00	2,810.00	6,713.00	0.00	6,713.00	0.00	6,713.00
TOTAL INCOME	2,827.52	0.00	2,827.52	6,802.35	0.00	6,802.35	0.00	6,802.35
EXPENSES								
4220.100 Vending Supplies	61.82	0.00	(61.82)	1,069.53	0.00	(1,069.53)	0.00	(1,069.53)
4430.000 Contract - Maint	0.00	0.00	0.00	1,057.00	0.00	(1,057.00)	0.00	(1,057.00)
9500.000 Non-Federal Expense	135.27	0.00	(135.27)	885.17	0.00	(885.17)	0.00	(885.17)
TOTAL EXPENSES	197.09	0.00	(197.09)	3,011.70	0.00	(3,011.70)	0.00	(3,011.70)
SURPLUS	2,630.43	0.00	2,630.43	3,790.65	0.00	3,790.65	0.00	3,790.65

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



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

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Huntington Public Funds Analyzed Checking

Account: [REDACTED]

Statement Activity From: 11/01/23 to 11/30/23		Beginning Balance	\$499,384.69
		Credits (+)	1,611.52
		Regular Deposits	1,611.52
Days in Statement Period 30		Ending Balance	\$500,996.21
Average Ledger Balance*	500,030.07		
Average Collected Balance*	499,891.63		

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

Deposits (+)

Account: [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
11/08	371.02	180001015	Brch/ATM	11/30	503.00	180001028	Brch/ATM
11/17	737.50	178940600	Brch/ATM				

Balance Activity

Account: [REDACTED]

Date	Balance	Date	Balance	Date	Balance
10/31	499,384.69	11/17	500,493.21		
11/08	499,755.71	11/30	500,996.21		

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LAKE METROPOLITAN HOUSING AUTHORITY
 MULTI-FAMILY
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Huntington Public Funds Analyzed Checking

Account: [REDACTED]

Statement Activity From:
 11/01/23 to 11/30/23

Days in Statement Period 30
 Average Ledger Balance* 517,017.00
 Average Collected Balance* 514,824.80

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

Beginning Balance	\$505,810.23
Credits (+)	330,854.74
Regular Deposits	24,407.93
Lock Box Deposits	10,935.50
Electronic Deposits	295,511.31
Debits (-)	273,833.69
Regular Checks Paid	138,485.61
Electronic Withdrawals	134,827.85
Service Charges	520.23
Ending Balance	\$562,831.28

Deposits (+)

Account: [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
11/02	75.00	75682	Lockbox	11/17	7,922.93	179785846	Brch/ATM
11/06	3,013.00	75682	Lockbox	11/17	3,989.00	180001081	Brch/ATM
11/07	1,434.50	75682	Lockbox	11/20	25.00	75682	Lockbox
11/08	6,753.00	180001014	Brch/ATM	11/21	660.00	75682	Lockbox
11/08	2,877.50	180001025	Brch/ATM	11/24	141.00	75682	Lockbox
11/09	1,484.00	75682	Lockbox	11/28	915.00	75682	Lockbox
11/10	511.00	75682	Lockbox	11/30	1,950.00	180001030	Brch/ATM
11/13	571.00	75682	Lockbox	11/30	915.50	180001029	Brch/ATM
11/15	1,203.00	75682	Lockbox	11/30	350.00	75682	Lockbox
11/16	553.00	75682	Lockbox				

Other Credits (+)

Account: [REDACTED]

Date	Amount	Description
11/01	77,474.00	HUD TREAS 310 MISC PAY 110123 XXXXX3875860103RMT*VV*XXXXX0494300*****HUD Section 8 /CA OH12RD00008\
11/02	87.33	StaxPmtsMerchant Svc 6667277
11/03	672.00	StaxPmtsMerchant Svc 6674798
11/06	60,000.00	BUS ONL TFR FRM CHECKING 110623 XXXXXX7990
11/06	34,524.00	ACH SETTLEMENT OFFSET 231106 -SETT-HNB HVACH
11/06	2,752.56	StaxPmtsMerchant Svc 6701283

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



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: 11/01/23 to 11/30/23		Beginning Balance	\$371,294.04
Days in Statement Period 30		Credits (+)	7,429.00
Average Ledger Balance* 376,301.99		Electronic Deposits	7,429.00
Average Collected Balance* 376,301.99		Debits (-)	12,417.01
		Electronic Withdrawals	12,409.19
		Service Charges	7.82
		Ending Balance	\$366,306.03

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

Other Credits (+)

Account: [REDACTED]

Date	Amount	Description
11/09	7,296.00	HUD TREAS 310 MISC PAY 110923 XXXXX3875860103RMT*VV*XXXXX556838*****HUD Operating Fund OH02500000123D\
11/14	133.00	HUD TREAS 310 MISC PAY 111423 XXXXX3875860103RMT*VV*XXXXX101307*****HUD Capital Fu nd Program OH12P02550123\

Other Debits (-)

Account: [REDACTED]

Date	Amount	Description
11/15	7.82	PRIOR MONTH'S SERVICE CHARGES
11/30	12,409.19	BUS ONL TFR TO CHECKING 113023 XXXXXXX5324

Balance Activity

Account: [REDACTED]

Date	Balance	Date	Balance	Date	Balance
10/31	371,294.04	11/14	378,723.04	11/30	366,306.03
11/09	378,590.04	11/15	378,715.22		

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 LAKE RENTAL ACCOUNT
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Huntington Public Funds Analyzed Checking

Account: -----

Statement Activity From:
 11/01/23 to 11/30/23

Days in Statement Period 30

Average Ledger Balance* 1,061,409.25
 Average Collected Balance* 1,061,305.95

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

Beginning Balance	\$864,444.24
Credits (+)	891,074.00
Electronic Deposits	891,074.00
Debits (-)	854,130.01
Regular Checks Paid	18,173.00
Electronic Withdrawals	835,957.01
Ending Balance	\$901,388.23

Other Credits (+)

Account:-----

Date	Amount	Description
11/01	780,898.00	86 TREAS 310 MISC PAY 110123 XXXXX3875860103
11/01	88,118.00	86 TREAS 310 MISC PAY 110123 XXXXX3875860103
11/01	19,618.00	86 TREAS 310 MISC PAY 110123 XXXXX3875860103
11/01	2,440.00	86 TREAS 310 MISC PAY 110123 XXXXX3875860103

Checks (-)

Account:-----

Date	Amount	Check #	Date	Amount	Check #
11/17	3.00	187646	11/06	19.00	188130*
11/17	3.00	187816*	11/29	41.00	188133*
11/17	3.00	187968*	11/21	5.00	188144*
11/06	19.00	187973*	11/15	143.00	188173*
11/14	98.00	187975*	11/17	180.00	188196*
11/02	5.00	187978*	11/10	210.00	188201*
11/27	1.00	188010*	11/08	587.00	188202
11/30	84.00	188033*	11/08	320.00	188203
11/13	75.00	188043*	11/16	1,959.00	188204
11/08	18.00	188045*	11/06	934.00	188205
11/01	101.00	188076*	11/06	44.00	188207*
11/08	18.00	188094*	11/06	132.00	188208
11/06	27.00	188103*	11/17	44.00	188210*
11/06	40.00	188124*	11/08	256.00	188212*
11/17	3.00	188125	11/07	176.00	188213

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P.O. Box 42, Clearfield, PA 16830

Account Number: [REDACTED]
Statement Date: Nov 01, 2023 thru Nov 30, 2023

004719



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$453,379.69

Tiered Interest Savings - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$453,286.55
Nov 30	Credit Interest		93.14	453,379.69
	ENDING BALANCE			\$453,379.69

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
453,286.55	453,286.55	Nov 01, 2023 - Nov 30, 2023	30	93.14	0.25%	949.13

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
Nov 01, 2023	453,286.55	0.00	93.14	0.00	0.00	453,379.69

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- Reduce the amount of paper, ink and power used to produce paper statements
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- Reduce the risk of theft of personal information during disposal



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Member FDIC

P.O. Box 42, Clearfield, PA 16830

Account Number: [REDACTED]
Statement Date: Nov 01, 2023 thru Nov 30, 2023

012655



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

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$213,220.01

Interest Checking [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$213,202.49
Nov 30	Total Interest Paid		17.52	
	ENDING BALANCE			\$213,220.01

LAKE METROPOLITAN
HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Nov 30	Credit Interest	17.52

Balance Summary

Date	Balance	Date	Balance
Nov 01	213,202.49	Nov 30	213,220.01

Interest Summary

Avg Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
213,202.49	213,202.49	Nov 01, 2023 - Nov 30, 2023	30	17.52	0.10%	195.61

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: ----- [REDACTED]

<p>Statement Activity From: 11/01/23 to 11/30/23</p> <p>Days in Statement Period 30</p> <p>Average Ledger Balance* 63,872.62 Average Collected Balance* 63,872.62</p> <p>* The above balances correspond to the service charge cycle for this account.</p>	<p>Beginning Balance \$63,740.53 Credits (+) 4,298.72 Electronic Deposits 4,282.97 Interest Earned 15.75 Total Service Charges (-) 20.00 Ending Balance \$68,019.25</p>
--	--

Average Percentage Yield Earned this period 0.300%

Other Credits (+)

Account:----- [REDACTED]

Date	Amount	Description
11/30	4,282.97	BUS ONL TFR FRM CHECKING 113023 XXXXXXXX5324
11/30	15.75	INTEREST PAYMENT

Service Charge Detail

Account:----- [REDACTED]

Date	Service Charge (-)	Waives and Discounts (+)	Description
11/15	5.00		STATEMENT CHARGE
11/15	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 PublicFund Business Interest Checking Account: [REDACTED]

Statement Activity From: 11/01/23 to 11/30/23		Beginning Balance	\$1,415,508.40
Days in Statement Period 30		Credits (+)	13,738.45
Average Ledger Balance* 1,376,674.23		Electronic Deposits	13,399.00
Average Collected Balance* 1,376,674.23		Interest Earned	339.45
* The above balances correspond to the service charge cycle for this account.		Debits (-)	60,000.00
		Electronic Withdrawals	60,000.00
		Total Service Charges (-)	0.00
		Ending Balance	\$1,369,246.85

Average Percentage Yield Earned this period 0.300%

Other Credits (+) Account: [REDACTED]

Date	Amount	Description
11/06	13,399.00	BUS ONL TFR FRM CHECKING 110623 XXXXXXXX5324
11/30	339.45	INTEREST PAYMENT

Other Debits (-) Account: [REDACTED]

Date	Amount	Description
11/06	60,000.00	BUS ONL TFR TO CHECKING 110623 XXXXXXXX5324

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
10/31	1,415,508.40	11/06	1,368,907.40	11/30	1,369,246.85

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Huntington Public Funds Hybrid Checking

Account: [REDACTED]

Statement Activity From: 11/01/23 to 11/30/23		Beginning Balance	\$66,172.85
Days in Statement Period 30		Credits (+)	3,659.96
Average Ledger Balance* 58,401.91		Electronic Deposits	3,645.00
Average Collected Balance* 58,401.91		Interest Earned	14.96
* The above balances correspond to the service charge cycle for this account.		Debits (-)	14,107.72
		Regular Checks Paid	14,107.72
		Ending Balance	\$55,725.09

Other Credits (+)

Account: [REDACTED]

Date	Amount	Description
11/06	3,645.00	BUS ONL TFR FRM CHECKING 110623 XXXXXX8479
11/15	14.96	INTEREST PAYMENT

Checks (-)

Account: [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
11/08	14,107.72	1188			

(*) 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
10/31	66,172.85	11/08	55,710.13		
11/06	69,817.85	11/15	55,725.09		

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

November 01, 2023 through November 30, 2023

Account Number: [REDACTED]

00024385 1 AV 00.498



00024385 DRE 001 142 03523 NNNNNNNNNN T 1 000000000 67 006679 P759

REGIONAL ECONOMICALLY AFFORDABLE
 COMMUNITY HOUSING
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CUSTOMER SERVICE INFORMATION

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



3346031065730244385000100000020

CHECKING SUMMARY

Chase Business Complete Checking

	INSTANCES	AMOUNT
Beginning Balance		\$37,742.83
Checks Paid	1	-7,862.93
Ending Balance	1	\$29,879.90

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 \$29,879.90.
- **\$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
107 ^		11/20	\$7,862.93
Total Checks Paid			\$7,862.93

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
11/20	\$29,879.90

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: November 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>
10	11/30/2023	No	VD	Guardian	Not DD - Void to issue check	No	(\$2,651.58)
10	12/01/2023	Yes	DD	Guardian	Health Insurance	No	\$2,651.58
6402	11/01/2023	No	CHK	Charter Communications	PvP Internet	No	\$247.95
6403	11/01/2023	No	CHK	Cintas	Uniforms	No	\$58.50
6404	11/01/2023	No	CHK	City Of Painesville Utilities Office	WS	No	\$6,967.33
6405	11/01/2023	No	CHK	Clemans, Nelson & Associates, In	Aug 23 Retainer	No	\$175.00
6406	11/01/2023	No	CHK	Dominion Energy Ohio	9.18-10.17.23 WS	No	\$1,282.88
6407	11/01/2023	No	CHK	Edwards Plumbing - Heating and	WS #101	No	\$576.50
6408	11/01/2023	No	CHK	Elite Painting and Pressure Washi	WS #312	No	\$950.00
6409	11/01/2023	No	CHK	Great Lakes Record Center	Shredding	No	\$97.22
6410	11/01/2023	No	CHK	Henry Fence	Woodlawn/Homeworth - Bal Due	No	\$1,630.00
6411	11/01/2023	No	CHK	Jason Popp	Oct 23 Landlord Lease Incentive	No	\$1,000.00
6412	11/01/2023	No	CHK	Mentor Glass Supply & Repair Co	JTWS	No	\$1,150.12
6413	11/01/2023	No	CHK	Northeastern Refrigeration	Boilers/JT - partial billing	No	\$60,000.00
6414	11/01/2023	No	CHK	Patricia L Jones	Oct 23 Resident Participation	No	\$49.99
6415	11/01/2023	No	CHK	Vector Security	Alarm Monitoring	No	\$1,234.88
6418	11/08/2023	No	CHK	21st Century Media-Ohio	Oct 23 Advertising	No	\$2,278.85
6419	11/08/2023	No	CHK	BNK Heating and Cooling LLC	PvP Inducer	No	\$159.00
6420	11/08/2023	No	CHK	Buckeye Power Sales Co	1/1/24-12/31/24	No	\$881.00
6421	11/08/2023	No	CHK	Commonwealth Lumber Co.	Invoices from June/Aug 2023	No	\$21.27
6422	11/08/2023	No	CHK	Com-One Sound	JT Intercom	No	\$106.25
6423	11/08/2023	No	CHK	DiCaudo, Pitchford & Yoder	Oct 23 Legal Fees	No	\$3,789.60
6424	11/08/2023	No	CHK	Dominion Energy Ohio	549 Sanders	No	\$51.33
6425	11/08/2023	No	CHK	Grainger	3 motors	No	\$254.94
6426	11/08/2023	No	CHK	Griffin Technology Group	IT Contract	No	\$3,369.83
6427	11/08/2023	No	CHK	Guardian Alarm	Nov 23 Alarm Monitoring	No	\$8.64
6428	11/08/2023	No	CHK	Joughin & Company Hardware	Oct 23	No	\$197.63
6429	11/08/2023	No	CHK	Major Waste Disposal Services In	Oct 23 Trash removal	No	\$1,499.78
6430	11/08/2023	No	CHK	Market Vision Partners, LLC	Oct 23	No	\$375.00
6431	11/08/2023	No	CHK	Ohio Farm Bureau Federation	Annual Fees W/C	No	\$2,210.00
6432	11/08/2023	No	CHK	Ohio Public Employees Retireme	Penalty and Interest	No	\$97.38
6433	11/08/2023	No	CHK	Sherwin-Williams	WS	No	\$1,165.54
6434	11/08/2023	No	CHK	Staples Business Credit	Oct 23	No	\$305.72
6435	11/08/2023	No	CHK	T-Mobile	Oct 23	No	\$591.92
6436	11/08/2023	No	CHK	Verify Services, LLC	IT Contract	No	\$200.00
6438	11/20/2023	No	CHK	Advance Door Co.	JT Back Door/Key Fob	No	\$2,024.48
6439	11/20/2023	No	CHK	Air Rite Service Supply	Maint Supplies	No	\$346.76
6440	11/20/2023	No	CHK	Charles Carafa	K Wallace	No	\$1,000.00
6441	11/20/2023	No	CHK	Charter Communications	MF Internet	No	\$1,499.06
6442	11/20/2023	No	CHK	Cintas	Maint. Uniforms	No	\$110.71
6443	11/20/2023	No	CHK	City Of Painesville Utilities Office	577 Sanders FINAL	No	\$134.35
6444	11/20/2023	No	CHK	Dominion Energy Ohio	511 Homeworth FINAL	No	\$156.49
6445	11/20/2023	No	CHK	General Pest Control Co.	JT #406	No	\$120.00
6446	11/20/2023	No	CHK	HD Supply Facilities Maintenance	Credit Memo 9218919443	No	\$5,437.58
6447	11/20/2023	No	CHK	Home Depot Credit Services	Maint. Supplies	No	\$1,013.90
6448	11/20/2023	No	CHK	Huntington National Bank	Oct 23	No	\$2,065.00
6449	11/20/2023	No	CHK	KONE	Nov 23 JTWS	No	\$947.96

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: November 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 [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>
6450	11/20/2023	No	CHK	Lowe's	Oct 23	No	\$3,126.77
6451	11/20/2023	No	CHK	Nan McKay	HOTMA Policy - M. Furman	No	\$450.00
6452	11/20/2023	No	CHK	ONLINE Information Services, Inc	Admin Background	No	\$1,886.79
6453	11/20/2023	No	CHK	Pitney Bowes Purchase Power	Oct 23	No	\$1,500.00
6454	11/20/2023	No	CHK	The Illuminating Company	PvP A	No	\$627.75
6455	11/20/2023	No	CHK	UH Occupational Health	CC/BS Admin Background	No	\$110.00
6456	11/20/2023	No	CHK	Willoughby Western Lake County	Membership Level 11-25	No	\$320.00
6457	11/20/2023	No	CHK	Xerox Financial Services	10/25-11/24 Contract 002	No	\$1,490.90
6459	11/30/2023	No	CHK	Active Plumbing Supply	JT Supplies	No	\$101.95
6460	11/30/2023	No	CHK	Advance Door Co.	WS inpection	No	\$820.40
6461	11/30/2023	No	CHK	Air Rite Service Supply	Maint. Supplies	No	\$414.88
6462	11/30/2023	No	CHK	Anchor Apartments LLC	Steven Koranda (tenant)	No	\$1,000.00
6463	11/30/2023	No	CHK	AT&T	Telephone	No	\$773.99
6464	11/30/2023	No	CHK	Carter B Companies	Sanders/Tree Removal	No	\$818.55
6465	11/30/2023	No	CHK	Charter Communications	PvP Internet	No	\$1,469.06
6466	11/30/2023	No	CHK	Cintas	Uniforms	No	\$213.88
6467	11/30/2023	No	CHK	City Of Painesville Utilities Office	189 First	No	\$18,722.98
6468	11/30/2023	No	CHK	Clemans, Nelson & Associates, In	10.1-10.31.23	No	\$175.00
6469	11/30/2023	No	CHK	Com-One Sound	WS Intercom service	No	\$136.50
6470	11/30/2023	No	CHK	Custom Cleaning and Maintenena	Nov 23 Cleaning	No	\$1,125.00
6471	11/30/2023	No	CHK	Dominion Energy Ohio	Jackson	No	\$2,930.89
6472	11/30/2023	No	CHK	General Pest Control Co.	545 Sanders/Roaches	No	\$785.00
6473	11/30/2023	No	CHK	Griffin Technology Group	IT Contract	No	\$606.60
6474	11/30/2023	No	CHK	HD Supply Facilities Maintenance	Maint. Materials	No	\$3,676.35
6475	11/30/2023	No	CHK	Johnstone Supply	PvP Blower	No	\$344.34
6476	11/30/2023	No	CHK	KT's Custom Logos	Employee Benefits	No	\$1,176.00
6477	11/30/2023	No	CHK	Lake County Board of Commissio	Nov 23 Health Insurance	No	\$25,386.98
6478	11/30/2023	No	CHK	Lakeside Laundry Equipment	Lint Screen	No	\$61.82
6479	11/30/2023	No	CHK	NFP Corporate Services (OH) Inc.	Nov 23	No	\$300.00
6480	11/30/2023	No	CHK	Northeastern Refrigeration	WS HVAC	No	\$90,500.00
6481	11/30/2023	No	CHK	Painesville Elevator Company, Inc	Rock Salt/All Properties	No	\$285.00
6482	11/30/2023	No	CHK	Patricia L Jones	Nov 23 Resident Participation	No	\$49.99
6483	11/30/2023	No	CHK	Professional Answering Service L	Answering Service	No	\$134.05
6484	11/30/2023	No	CHK	Vector Security	Alarm Monitoring	No	\$627.89
6485	11/30/2023	No	CHK	Guardian	Health Insurance	No	\$2,651.58
Cleared: 0							\$0.00
Uncleared: 82							\$272,641.23
Total Payments: 82							\$272,641.23

Lake Metropolitan Housing Authority Vendor Accounting Cash Payment/Receipt Register

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

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	\$272,641.23	\$0.00
Total:	\$272,641.23	\$0.00

Type Summary		
Bank: Huntington - RAD, Bank [REDACTED] GL Account: 1111.800		
<i>Document Type</i>	<i>Count</i>	<i>Amount</i>
Void Payment (VD)	1	(\$2,651.58)
Direct Deposit (DD)	1	\$2,651.58
Check (CHK)	80	\$272,641.23
Total:	82	\$272,641.23

End of Report