



NOTICE OF MEETING

The Regular Board Meeting of the Lake Metropolitan Housing Authority will be held at
6:00 p.m. on Wednesday, May 11, 2022.

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

REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Minutes – April 13, 2022
4. CEO Report
5. April Finance Reports and Bills (March Financials)
6. Resolution(s)

Resolution 4-2022 – Resolution to Approve Juneteenth (June 19) as an annual LMHA Holiday
Resolution 5-2022 – Resolution to Appoint Eric Martin, CEO, as a Secondary Signer and/or
Authorized Signer on Company Checks.

7. Other Updates and Comments
8. Executive Session
9. Adjournment

Jeffrey Mackey, Chairperson

Mission

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



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**REGULAR MEETING OF THE
LAKE METROPOLITAN HOUSING AUTHORITY
April 13, 2022
*ONLINE – via Microsoft Teams
6:00 P.M.**

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

The meeting was called to order by Chairperson Jeffrey Mackey at 6:05 p.m.

PRESENT

Eric Martin, Executive Director
Cynthia Brooks
Vice-Chair Charles Stennis Jr.
Gregory Schmidt

ALSO PRESENT

Kathryn Popp
George Phillips
Julius Williams
Chairperson Jeffrey Mackey

Marshal Pitchford, Attorney

CHAIRPERSON'S COMMENTS:

Chairperson Jeffrey Mackey began the meeting promptly by requesting a roll call and the approval of the March 9, 2022, meeting minutes.

MEETING MINUTES:

March 9, 2022, regular Board Meeting Minutes. The meeting minutes were accepted by unanimous acclamation.

CEO REPORT:

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

Lake Metropolitan Housing Authority received HUD approval to continue specific COVID-19 related waiver requests which include waiving SEMAP mandates, increasing the payment standard during the HAP contract, voucher term extensions, and increasing the payment standard from 100 percent to 115 percent of FMR.

Eric noted that the HCV lease-up numbers decreased over the previous month. An additional HCV specialist is needed to sustain increases in lease-ups month-over-month.

Efforts continue to prepare vacant Public Housing units at Parkview Place for lease-up once all units are converted to Market Rate properties. Eric reiterated that Public Housing reserve dollars will cover the expenses.

Eric pointed out that although increased expenses in the Multi-Family properties will continue over the next month as units are being brought online and necessary projects are underway, the agency will now focus more on leasing up available units.

LMHA held its pre-bid conference for the Jackson Towers façade project on March 30th. After further discussions with the architectural consultants, it was decided to temporarily postpone the bid as a precaution to have the building's structure and the integrity of the concrete panels assessed by a structural engineer.

CEO REPORT: *(continued)*

Eric informed the Board that GriffinTek has confirmed that they will be able to restore camera surveillance at all locations. GiffinTek expects to have the cameras completely back online sometime in May. Board member Kathryn Popp also suggested a grant that may help fund the project and asked if local police will have access to cameras. Eric indicated that although the Police do not have any remote access to the cameras, LMHA will cooperate with authorities in providing video footage.

Eric also highlighted that discussion continues with the Painesville Fire Department regarding repairs to the fire alarm system. LMHA plans to issue an RFP to upgrade the system to bring it into compliance with the local fire code.

FEBRUARY FINANCE REPORT:

A motion was made by Chairperson Jeffrey Mackey and seconded by Cynthia Brooks to approve the February financials. The February financials were approved by roll call with 4 ayes from, Vice-Chairperson Charles Stennis Jr., Gregory Schmidt, Kathryn Popp, and Julius Williams.

OTHER UPDATES & COMMENTS:

Eric informed the Board that a number of Section 8 tenants have received 3-Day notices from a Willoughby landlord and have filed formal complaints with the Fair Housing Resource Center and the Legal Aid Society. LMHA has reached out to the landlord management representatives to discuss the matter and offer guidance to community resources that may help tenants become current on their rent. Eric and Board member Julius Williams also commented on discussions to meet with both tenants and landlord management at some point. Board member Cynthia Brooks suggested conducting a meeting between property management and the Board as an initial step. Eric commented that he would reach out to management representatives to establish a meeting.

RESOLUTIONS:

Resolution 2-2022: A resolution to approve updated Public Housing utility allowance schedules. The motion was passed with 7 ayes from Cynthia Brooks, Vice-Chair Charles Stennis Jr, Gregory Schmidt, Kathryn Popp, George Phillips, Julius Williams, and Chairperson Jeffrey Mackey.

Resolution 3-2022: A resolution adopting waivers authorized by the US Department of Housing and Urban Development. The motion was passed with 7 ayes from Cynthia Brooks, Vice-Chair Charles Stennis Jr, Gregory Schmidt, Kathryn Popp, George Phillips, Julius Williams, and Chairperson Jeffrey Mackey.

ADJOURNMENT:

A motion was made by Cynthia Brooks and seconded by Chairperson Jeffrey Mackey to adjourn the meeting. The meeting adjourned at 6:57 p.m.

Respectfully submitted,

Eric P Martin
Chief Executive Officer



Meeting of the Board of Commissioners
CEO Report
May 2022

Housing Choice Voucher:

Lease-ups continue to decline. We are down by 14 from the previous mark in April. This indicates an apparent need to hire an HCV Specialist or leverage existing staffing resources to help manage HCV intake administration. An additional person will allow us to double the number of vouchers issued which will, in turn, lead to more lease-ups.

We have tested the approach of doubling the number of candidates pulled from our waiting list and the results have been quite successful in terms of increasing our lease-ups. Adding another HCV Specialist and/or repurposing an existing position that will be dedicated solely to intake, will provide the needed administrative support to sustain larger monthly pulls, and increase our lease-ups each month while preventing staff burnout.

Public Housing/Multi-Family Program/Market Rate:

We are continuing our efforts in unit turns at Parkview Place. We are beginning the process of requesting our Public Housing replacement reserve dollars to cover incurred expenses.

In Multi-Family, we are making a concerted effort in leasing up available units. We now have many units repaired, turned, and ready to be leased. Multi-Family staff is now consistently working the waiting list and placing families into available units. Our objective is to realize a drastic reduction in our vacancy numbers and an uptick in program revenue over the near term. We will continue to monitor our progress to ensure that we meet this objective.



Staffing:

We are happy to announce the hiring of our HQS inspector and have conducted another interview for our vacant maintenance position. In addition to the recruitment of an HCV Specialist, we are now actively searching for both temp work and a full-time Staff Accountant to provide support to our CFO.

Section 18 Disposition:

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

Jackson Towers:

The meeting with the structural engineer went according to plan. There are no structural issues with the building and the concrete panels are sound. There was one panel in need of minor repairs on the panel exterior with recommendations to repair the spalling and areas of exposed rebar. As of this report, we are awaiting the official deliverables from the structural engineer to incorporate additional repair items into our bid.

Security Cameras:

GriffinTek has given us a final quote of \$49,628 to bring all of our cameras online at each Multi-Family residential location. If work is to proceed, the expected date of completion will be the end of May.


Respectfully submitted,
Eric P. Martin, MBA/PA



Lake Metropolitan Housing Authority

Finance Report

March 2022

(Prepared for the May 11, 2022, Board Meeting)

Multi-Family (RAD):

The Multi-Family program was positive for the month and year-to-date. Our focus for the remainder of the fiscal year is to reduce operations expenses. We've stabilized our staffing levels and we can return to more in housework, as opposed to contracting that workout.

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

Housing Choice Voucher:

The Housing Choice Voucher program was positive for the month, year-to-date, and against the budget. As we've become fully staffed in the program, our focus is on increased voucher utilization to support an increase in Administrative Fees.

The most recent HAP Reserves Worksheet and the Schedule of Restricted Net Position (RNP) for March 20 have been included.

Parkview (Public Housing/Market Rate):

Financials (and corresponding Statements of Operation) for March 2022 have been included for both the remaining Public Housing and Market Rate programs. The Market Rate program continues to be positive for the month and year-to-date. The Public Housing Program is negative for the month and year-to-date. With six remaining Public Housing tenants, our revenue numbers are diminishing. We will continue to provide moving expenses to our vacating tenants and prepare vacated units for leasing.



Overall Indicators:

The Fiscal Year 2022 Payroll projections are included through the April 14, 2022 payroll.

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

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

Banking and Investments:

Included with this report is the Lake MHA Cash & Investment Report as of March 31, 2022, along with copies of the bank statements.

Accounts Payable:

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

Respectfully Submitted by:


Brittany Stone
CFO



Multifamily/Public Housing Programs

Month Ending April 2022

Occupancy Rate	Feb-22	Mar-22	Apr-22		
Percentage leased as of 04/30/2022	77%	77%	77%		
# of vacancies (264 total MF & PH units) as of 04/30/2022	60	61	63	Current month - 19 of these are PH Units	
T.A.R. (Tenant Account Receivables)	Feb-22	Mar-22	Apr-22		
Current Rent Roll	\$56,361	\$53,384	\$55,402		
Rent Collected	\$47,767	\$47,506	\$50,618		
Percentage Collected	85%	89%	92%		
PH Error Analysis Report	Feb-22	Mar-22	Apr-22		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Feb-22	Mar-22	Apr-22		
# of applicants on PH Wait List (end of month)	0	0	0	PH Waitlist Disposed	
# of applicants on MF Wait List (end of month)	1,050	1,009	989		
Evictions	Jackson	Washington	Woodlawn	ParkView	Total
14 Day notices served (non-payment)	0	0	0	0	0
30 Day notices served (lease violations)	0	0	0	0	0
3 Day notices (non-pay)	0	0	0	0	0
3 Day notices (lease violation)	0	0	1	0	1
10 Day notices (lease violation)	1	0	1	0	2
30 Day notices (non-pay)	7	6	7	0	20
Tenant Relations	Jackson	Washington	Woodlawn	ParkView	
Date of quarterly resident meetings held					
Next Meeting Scheduled for:	Quarterly meetings will start 3rd of 2022 (will get with Dannielle on coordinating)				
Police Reports received from 04/08/2022 through 05/04/2022 (no police logs from Painesville as of 5/4/22)	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault					0
Domestic/Civil/Harassment				3	3
Drug related					0
Theft/Burglary					0
Well Checks				1	1
Arrest/Warrant Served					0
Identity Theft					0
LMHA Standby Request/Trespassing					0
Disturbance/Noise/Disorderly Conduct					0
Not classified/Police Foot Patrols				1	1
Total calls for current month					5
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month		1	3		4
Move outs for current month	2	1			3
Unit transfers for current month					0
Report Completed by: Theresa Lee					



Housing Choice Voucher Program

Month Ending April 2022

Leased Action	Feb-22	Mar-22	Apr-22						
Monthly Budget Authority	\$794,693	\$794,693	\$756,356						
Units under lease (1st of month) + HO	1250	1245	1231		Updated entire 3 months				
VASH vouchers leased up (26)	16	16	16						
FUP vouchers leased up (25)	19	19	19						
Mainstream vouchers leased up (26)	23	23	23						
Utilization (baseline 1534 eff. 1/01/22)	81%	80%	80%						
Total HAP paid (UA's, ports & HO)	\$743,668	\$733,908	\$720,658						
Total incoming HAP	\$768,507	\$766,210	\$755,825						
Monthly utilization of budget	94%	92%	95%						
HCV Error Analysis Report	Feb-22	Mar-22	Apr-22						
Audit Error rate									
# of files audited									
# of files with errors per QC audit									
Informal Hearing/Terminations	Feb-22	Mar-22	Apr-22						
Informal Hearings conducted	4	2	2						
Informal Reviews conducted	1	1	2						
End of Participations (EOP's)	11	15	13	EOP report attached explaining most recent					
Leasing Activity	Feb-22	Mar-22	Apr-22						
# of New Admissions	11	3	4		Updated entire 3 months				
# of Moves	1	1	3						
# of Port-Ins	0	0	2						
# of Port-Outs	2	0	4						
# of Vouchers issued	20	35	24	15 vouchers were new HCV, all others were current tenants					
# of Vouchers on the street	49	48	47	10 vouchers pending inspections	Pulled 100 on 4/11/22				
Vouchers Expired	23	12	7	3 vouchers pending executed HAP	5 RFTAs received				
	23	12	7	5 Vouchers pending signed leases	Includes 1 moving vouchers				
FSS/Homeownership	Feb-22	Mar-22	Apr-22						
Active FSS participants	28	25	23						
Current Homeowners	3	3	3						
Wait List Activity	Feb-22	Mar-22	Apr-22						
Number of Applicants on WL	1229	1160	1147	2021 HCV as of 5/3/22	6 applicants pending voucher issuance				
# of applicants pulled from Wait List	100	0	100						
Initial Briefing Meetings	28	0	4/26/2022						
2nd & Final Chance	72	9	Due 5/11/22						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Feb-22	103	87	12	1		6	2	2	213
Mar-22	155	135	11	4	2	3	4	4	318
Apr-22	43	76	11	6	1		7	5	149
Report Completed by: Theresa Lee									

Consolidated Budget Worksheet FY 2023

(Preliminary - for Internal Purposes Only)

	FY 2023 HCV	FY 2023 Multi-Family	FY 2023 PH	FY 2023 Parkview	Consolidated FY 2023 Budget
REVENUE					
Tenant Rents		610,000	70,000	135,000	815,000
Other Income - Tenant		26,000	1,000	200	27,200
HUD Operating Subsidy			84,050		84,050
Admin Fee Vouchers/FSS/HO	1,042,500		34,476		1,022,500
HUD Capital Funds for Operations		880,000			880,000
Tenant Assistance	15,000				15,000
50% Fraud Recovery				250	
Other Income - HCV		124			374
Interest*					
Gain/Loss - Disposal of Assets					
Total	\$ 1,057,500	\$ 1,516,124	\$ 189,526	\$ 135,450	\$ 2,878,600
EXPENSES					
Admin Salaries	621,298	336,978	29,818	15,096	1,003,190
Audit Costs	8,200	3,200	400	180	11,980
Employee Benefits	235,572	128,786	11,352	5,808	381,518
Legal	4,000	15,000	1,000	2,500	22,500
Employee Travel & Training	8,000	7,000	1,000	500	16,500
Board Travel & Training	2,000	2,000	500	250	4,750
Admin Other	145,449	65,501	14,516	6,020	231,485
Resident Activities		1,200	1,000		2,200
Resident Participation		8,000			8,000
Total Admin Expense	\$ 1,024,519	\$ 567,665	\$ 59,586	\$ 30,354	\$ 1,682,123
Water	700	65,000	6,000	5,000	76,700
Electricity	3,500	180,000	5,000	4,000	192,500
Gas	600	25,000	5,000	4,000	34,600
Total Utilities Expense	\$ 4,800	\$ 270,000	\$ 16,000	\$ 13,000	\$ 303,800
Maint Salaries		181,454	27,803	15,632	224,889
Maint Benefits		68,388	10,436	5,867	84,691
Maint Materials	6,500	72,400	15,150	10,750	104,800
Maint Contracts		120,500	21,200	14,000	155,700
Total Ord Maint & Operations	\$ 6,500	\$ 442,742	\$ 74,589	\$ 46,249	\$ 570,080
Security	650	8,800	3,500	2,500	15,450
SHARP	10,493	62,572	6,093	3,636	82,793
PILOT/Other Real Estate Taxes		4,500	6,800	850	12,150
Other General Expense	7,000		4,500	2,500	7,000
Bad Debt					7,000
Replacement Reserve Deposit		156,120			156,120
Total General Expenses	\$ 18,143	\$ 231,992	\$ 20,893	\$ 9,486	\$ 280,513
Total Operating Expenses	\$ 1,053,962	\$ 1,512,398	\$ 171,068	\$ 99,089	\$ 2,836,516
Net Operating Income/ (Loss)	\$ 3,538	\$ 3,726	\$ 18,458	\$ 36,361	\$ 42,084

Consolidated

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

REVENUE		FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Admin Fee Income		915,000	682,585	\$ 910,113	980,000	Based on current estimate
Mainstream Admin Fee Income		-	10,246	\$ 13,661	20,000	
FSS Grant Income		60,000	-	\$ -	62,500	Anticipate increased leasing CY2022 Renewal
Homeownership Income		-	-	\$ -	-	
Interest Income *		-	-	\$ -	-	
Admin Fee Portable Cert.		-	-	\$ -	-	
50% Fraud Recovery		15,000	12,993	\$ 17,324	15,000	
Other Income *		-	237,125	\$ -	-	
Total		\$ 990,000	\$ 942,949	\$ 941,099	\$ 1,057,500	Add'l CARES Funds not anticipated
EXPENSES		FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Admin Salaries		545,180	365,027	\$ 486,703	621,298	Based on Payroll Budget 3
Audit Costs		8,600	8,131	\$ 10,841	8,200	Pro-rated portion of all audit related fees
Advertising		950	472	\$ 629	750	
Employee Benefits		222,371	138,664	\$ 184,885	235,572	
Legal		14,000	2,916	\$ 3,888	4,000	
Employee Travel/Training		9,000	5,927	\$ 7,903	8,000	
Board Travel/Training		3,500	614	\$ 819	2,000	50/50 Split with MF
Admin Sundry		3,700	1,273	\$ 1,697	2,500	
Bank Charges		2,800	1,545	\$ 2,060	2,250	Directly related to deposited funds
Payroll Processing		2,600	2,296	\$ 3,061	3,000	
Office Supplies		7,900	8,332	\$ 11,109	9,000	
Temp Help		2,000	6,289	\$ 8,385	-	None Anticipated
Cleaning Contract		3,900	2,434	\$ 3,245	3,900	
IT Contract*		23,000	22,658	\$ 30,211	26,000	
MCS Software Support*		20,843	16,642	\$ 22,189	23,299	Current + 5%
Forms / Publications		1,500	6,351	\$ 8,468	8,500	
Shredding		750	243	\$ 324	750	
Telephone		8,100	7,250	\$ 9,667	9,600	
Cell Phones		1,150	518	\$ 691	1,150	
Internet		5,000	3,502	\$ 4,669	5,000	
Cable		450	313	\$ 417	450	
Postage & Meter		14,000	13,507	\$ 18,009	15,000	
Copier Lease		14,000	9,643	\$ 12,857	13,000	
Copier Maint		1,100	697	\$ 929	1,100	
Minor Equipment		1,000	-	\$ -	1,000	
Dues and Fees		4,000	1,639	\$ 2,185	3,500	
Tenant Background Checks		7,000	3,219	\$ 4,292	4,500	
HR Contract		21,600	79	\$ 105	-	No Future Need
Community Outreach		2,000	165	\$ 220	1,000	
Contracts - Other		2,000	2,369	\$ 3,159	2,000	
Rentellect		8,200	6,105	\$ 8,140	8,200	
Total Admin Expense		\$ 962,194	\$ 638,820	\$ 851,760	\$ 1,024,519	
Water		700	365	\$ 487	700	
Electric		4,000	1,977	\$ 2,636	3,500	
Gas		600	66	\$ 88	600	
Total Utilities Expense		\$ 5,300	\$ 2,408	\$ 3,211	\$ 4,800	
Maint Materials		-	-	\$ -	-	
Auto - Maintenance		3,500	189	\$ 252	2,000	
Auto - Fuel		2,400	1,334	\$ 1,779	4,500	Two inspectors
Total Ord Maint & Operations		\$ 5,900	\$ 1,523	\$ 2,031	\$ 6,500	
Security		650	416	\$ 555	650	
Insurance (SHARP)		8,019	7,495	\$ 9,993	10,493	Current + 5%
Other (Admin Port Fees)		7,000	4,984	\$ 6,645	7,000	
Bad Debt (Landlord)		-	-	\$ -	-	
Total General Expenses		\$ 15,669	\$ 12,895	\$ 17,193	\$ 18,143	
Total Operating Expenses		\$ 989,063	\$ 655,646	\$ 874,195	\$ 1,053,962	
Net Operating Income/ (Loss)		\$ 937	\$ 287,303	\$ 66,904	\$ 3,538	

Lake Metropolitan Housing Authority
Multi-Family FY 2023 Budget Worksheet

REVENUE	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2022 (Projected)	FY 2023 Budget	Comments
Tenant Rents	730,000	399,845	533,127	610,000	Anticipate normalized leasing rate
Tenant Assistance	774,098	585,751	781,001	880,000	Based on Rent Schedule less tenant rents @ 94%
Interest - Rep Res.	100	82	109	124	
Other Tenant Income	21,500	16,856	22,475	26,000	Anticipate normal collection of fees
Total	\$ 1,525,698	\$ 1,002,534	\$ 1,336,712	\$ 1,516,124	
EXPENSES	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2022 (Projected)	FY 2023 Budget	Comments
Admin Salaries	275,586	199,751	266,335	336,978	Based on Payroll Budget 3
Audit Costs	2,400	3,238	4,317	3,200	
Advertising	1,500	316	421	300	
Employee Benefits	112,408	75,886	101,181	128,786	Calculated at .391 of wages (from worksheet)
Legal	25,000	14,919	19,892	15,000	
Employee Travel & Training	15,000	7,614	10,152	7,000	
Board Training & Travel	3,500	400	533	2,000	50/50 Split with HCV
Admin Sundry	3,200	905	1,207	1,200	
Bank Charges	2,100	1,522	2,029	2,000	
Payroll Processing	1,900	1,818	2,424	2,200	
Office Supplies	2,800	3,140	4,187	4,000	
Temp Help	8,000	5,409	7,212	-	None anticipated
Cleaning Contract	1,350	1,837	2,449	1,350	Extra for Covid
IT Contract	10,000	9,330	12,440	9,000	Non-recurring expenses
MCS Software Support*	8,196	6,579	8,772	9,211	Current + 5%
Forms / Publications	2,600	976	1,301	1,500	
Shredding	500	80	107	200	
Telephone	3,000	2,384	3,179	3,000	
Cell Phones	2,500	1,136	1,515	1,400	
Answering Service	1,900	1,316	1,755	1,800	
Internet	2,100	1,442	1,923	2,000	
Cable	8,800	6,783	9,044	8,500	
Postage & Meter	5,000	4,502	6,003	6,000	
Copier Lease	4,500	3,170	4,227	4,200	
Copier Maintenance	500	229	305	350	
Minor Equipment	2,500	3,919	5,225	-	
Dues & Fees	6,000	2,385	3,180	3,200	
HR Contract	21,600	79	105	120	
Tenant Background Checks	4,000	680	907	1,100	
Community Outreach	3,000	242	323	370	
Resident Activities	3,000	-	-	1,200	
Resident Participation	500	2,832	7,800	8,000	RIP 3@200/month 1@50/month
Contracts - Other	4,500	2,037	2,716	2,500	
Total Admin Expense	\$ 549,440	\$ 366,856	\$ 493,165	\$ 567,665	
Water	55,000	47,750	63,667	65,000	
Electricity	190,000	127,934	170,579	180,000	
Gas	25,000	18,406	24,541	25,000	
Total Utilities Expense	\$ 270,000	\$ 194,090	\$ 258,787	\$ 270,000	
Maint Salaries	162,225	123,219	164,292	181,454	Based on Payroll Budget 3
Temp Help	5,000	-	-	-	None Anticipated
Maint Supplies (other)	28,000	43,298	57,731	30,000	
Maint Materials	13,500	29,106	38,808	10,000	
Plumbing	1,800	937	1,249	1,200	
Cleaning Supplies	900	719	959	200	
Auto - Maintenance	8,500	1,373	1,831	1,500	
Auto - Fuel	5,000	2,750	3,667	3,500	
Hardware	3,100	2,746	3,661	2,500	
Keys & locks	1,600	4,604	6,139	1,500	
Paint	4,000	11,109	14,812	7,000	
Appliances	25,000	28,760	38,347	15,000	Replacement Reserve Item *
Contract Rubbish	14,000	10,339	13,785	14,000	
Contract HVAC	10,000	3,792	5,056	5,500	
Contract Elevators	15,000	16,176	21,568	15,000	
Contract Landscaping	17,700	5,870	7,827	12,000	
Contract Unit Turn Expense	-	60,113	80,151	30,000	
Contract Electric	8,000	4,056	5,408	5,500	
Contract Plumbing	15,000	2,819	3,759	4,000	
Contract Exterminating	10,500	5,884	7,579	5,500	Bed Bug Maintenance
Contract Repairs	11,500	13,025	17,367	7,500	Non-recurring
Contract Uniforms	3,700	1,022	1,363	1,500	
Maint Contracts - other	17,000	52,449	69,932	20,000	
Employee Benefits	66,169	56,808	75,744	68,388	Calculated at .391 of wages (from worksheet)
Total Ord Maint & Operations	\$ 447,194	\$ 480,774	\$ 641,032	\$ 442,742	
Security	10,000	5,719	7,625	8,800	
Insurance (SHARP)	59,883	44,694	59,592	62,572	Most recent SHARP renewal +5%
Real Estate Tax & Assessments	5,000	3,314	4,419	4,500	Assessments only
Bad Debt	32,000	(2,479)	(3,305)	-	
Replacement Reserve Deposits	146,784	101,840	135,787	156,120	\$13,010 per month* (contract rate w/ inflation factor)
Total General Expenses	\$ 253,667	\$ 153,088	\$ 68,331	\$ 231,992	
Total Operating Expenses	\$ 1,520,301	\$ 1,194,808	\$ 1,461,315	\$ 1,512,398	
Net Operating Income/ (Loss)	\$ 5,397	\$ (192,274)	\$ (124,603)	\$ 3,726	

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

REVENUE	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Tenant Rents	90,000	51,661	66,881	70,000	
HUD Subsidy	130,000	58,737	78,316	84,050	CY2022 Renewal
HUD Capital Funds for Operations	34,476	34,826	46,435	34,476	Assuming all CFP to Operations
HUD Capital Funds for Admin*	-	-	-	-	
Other Tenant Income	1,000	1,076	1,435	1,000	
Interest*	-	-	-	-	
Total	\$ 255,476	\$ 146,300	\$ 195,067	\$ 189,526	
EXPENSES	FY 2022 Budget	FY 2022 to Date (through March)	Fiscal Year 2023 (Projected)	FY 2023 Budget	Comments
Admin Salaries	37,581	26,980	35,973	29,818	Based on Payroll Budget 3
Audit Costs	400	408	544	400	Pro-rated portion of all audit related fees
Advertising	500	2	3	200	
Employee Benefits	15,329	10,249	13,665	11,352	Calculated at .391 of wages (from worksheet)
Legal	4,000	679	905	1,000	
Employee Travel & Training	1,000	93	124	1,000	
Board Training & Travel	500	54	72	500	
Admin Sundry	500	79	105	500	
Bank Charges	1,500	990	1,320	1,500	
Payroll Processing	225	176	235	250	
Office Supplies	350	392	523	550	
Temp Help	1,000	566	755	-	
Cleaning Contract	160	280	373	400	
IT Contract	1,800	1,333	1,777	1,800	
MCS Software Support*	1,171	940	1,253	1,316	Current + 5%
Forms / Publications	300	256	341	350	
Shredding	80	10	13	80	
Telephone	350	298	397	400	
Cell Phones	500	219	292	500	
Answering Service	200	136	181	200	
Internet	300	206	275	300	
Cable	1,000	726	968	1,000	
Postage & Meter	600	469	625	650	
Copier Lease	600	396	528	600	
Copier Maintenance	50	59	79	80	
Minor Equipment	2,400	-	-	2,400	Non-Maintenance Equipment
Dues & Fees	340	131	175	340	
HR Contract	2,400	76	101	-	
Tenant Background Checks	400	71	95	400	
Community Outreach	400	26	35	400	
Resident Activities	1,000	-	-	1,000	
Resident Participation	-	-	-	-	
Contracts - Other	300	213	284	300	
Total Admin Expense	\$ 77,236	\$ 46,513	\$ 62,017	\$ 59,586	
Water	10,000	3,629	4,839	6,000	
Electricity	4,000	2,938	3,917	5,000	
Gas	3,500	3,182	4,243	5,000	
Total Utilities Expense	\$ 17,500	\$ 9,749	\$ 12,999	\$ 16,000	
Maint Salaries	23,919	19,737	26,316	27,803	Based on Payroll Budget 3
Temp Help	1,100	-	-	1,100	
Maint Supplies (other)	3,000	10,422	13,896	3,500	
Maint Materials	1,450	6,636	8,848	3,000	
Electrical	250	-	-	250	
Plumbing	250	98	131	250	
Cleaning Supplies	100	75	100	100	
Auto - Maintenance	800	144	192	800	
Auto - Fuel	600	216	288	600	
Hardware	350	288	384	350	
Keys & Locks	150	482	643	700	
Paint	500	1,162	1,549	1,500	
Appliances	2,500	8,740	11,653	3,000	
Contract Rubbish	1,950	1,412	1,883	1,950	
Contract HVAC	500	1,139	1,519	1,600	
Contract Landscaping	3,300	1,252	1,669	3,000	
Contract Unit Turn Expense	-	-	-	-	
Contract Electric	250	-	-	250	
Contract Plumbing	5,000	625	833	5,000	
Contract Exterminating	500	-	-	500	Bed Bug Maintenance only
Contract Repairs	500	-	-	500	
Contract Uniforms	500	107	143	500	
Maint Contracts - other	7,900	25,555	34,073	7,900	
Employee Benefits	9,756	7,498	9,997	10,436	Calculated at .391 of wages (from worksheet)
Total Ord Maint & Operations	\$ 65,125	\$ 85,588	\$ 114,117	\$ 74,589	
Security	3,500	1,166	1,555	3,500	
Insurance (SHARP)	5,811	4,352	5,803	6,093	Most recent SHARP renewal +5%
Real Estate Tax & Assessments	1,000	955	1,273	1,300	Real Estate Assessments only
PILOT	7,350	4,298	5,731	5,500	Based on Formula
Bad Debt	4,500	-	-	4,500	
Total General Expenses	\$ 22,161	\$ 10,771	\$ 14,361	\$ 20,893	
Total Operating Expenses	\$ 182,022	\$ 152,621	\$ 203,495	\$ 171,068	
Net Operating Income/ (Loss)	\$ 73,454	\$ (6,321)	\$ (8,428)	\$ 18,458	

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

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

Lake Metropolitan Housing Authority - Major Programs

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

For the Month and Fiscal Year-to-Date ended March 31, 2022

(Preliminary - For Internal Use Only)

	Fiscal Year 2022			Fiscal Year 2021	
	<u>This Month</u>	<u>Year-to-Date</u>	<u>YTD Budget</u>	<u>Year-to-Date</u>	<u>Variance</u>
Multi-Family					
Operating Income	\$ 119,989	\$ 1,122,532	\$ 1,143,825	\$ (21,293)	\$ (28,207)
Administrative Expenses	\$ 44,690	\$ 366,104	\$ 408,640	\$ (42,536)	\$ 124,296
Utility Expenses	13,641	194,091	195,000	(909)	2,016
Operations Expense	42,457	472,355	340,986	131,369	132,112
General Expense	4,980	51,249	81,392	(30,143)	1,578
Surplus / (Deficit)	\$ 14,221	\$ 38,733	\$ 117,807	\$ (79,074)	\$ (288,209)

Section 8					
Operating Income	\$ 87,678	\$ 942,949	\$ 748,500	\$ 194,449	\$ 146,103
Administrative Expenses	\$ 73,976	\$ 638,094	\$ 787,196	(149,102)	42,838
Utility Expenses	-	2,408	3,600	(1,192)	(516)
Maintenance Expense	580	5,496	4,500	996	3,243
General Expense	1,078	12,894	12,500	394	443
Surplus / (Deficit)	\$ 12,044	\$ 284,057	\$ (59,296)	\$ 343,353	\$ 100,095

CONSOLIDATED					
Operating Income	\$ 207,667	\$ 2,065,481	\$ 1,892,325	\$ 173,156	\$ 117,896
Administrative Expenses	\$ 118,666	\$ 1,004,198	\$ 1,195,836	\$ (191,638)	\$ 167,134
Utility Expenses	13,641	196,499	198,600	(2,101)	1,500
Operations Expense	43,037	477,851	345,486	132,365	135,355
General Expense	6,058	64,143	93,892	(29,749)	2,021
Surplus / (Deficit)	\$ 26,265	\$ 322,790	\$ 58,511	\$ 264,279	\$ (188,114)

Lake Metropolitan Housing Authority

Balance Sheet

March 2022

Program: RAD - PBRA Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	(588.67)	349.01
1111.800 Cash - RAD PBRA	(230,597.02)	718,306.98
1113.000 Cash - Replacement Reserve	10.90	1,283,325.56
1114.000 Cash - Tenant Sec. Deposits	(5,017.50)	57,613.22
1122.000 Accts Rec Tenants (S)	702.41	66,228.49
1122.009 Tenant Repayment Agreements (S)	(312.00)	3,372.00
1129.000 A/R - Other	0.00	43.50
1140.001 A/R Parkview Place	(11,920.90)	(12,384.58)
1140.002 A/R Public Housing	16,860.01	47,444.86
1140.003 A/R REACH	0.00	105.00
1140.005 A/R S-8 Voucher	72,750.16	157,898.75
1140.006 A/R State/Local	600.00	804.30
1211.000 Prepaid Insurance	(4,620.97)	36,967.80
1250.000 Prepaid Expense	(755.79)	6,802.11
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	12,996.58	5,699,780.02
1400.750 Bldg, Land & Improvements - Admin	0.00	5,956.95
1400.800 Furn, Equip, Mach - Dwellings	0.00	41,171.00
1400.900 Furn, Equip, Mach - Admin	0.00	295,999.63
1400.901 Equipment - Vehicles	0.00	121,590.43
1400.950 Accumulated Depreciation	0.00	(9,316,979.02)
1500.100 Net OPEB Asset	0.00	38,390.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	24,363.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	21,966.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	46,329.00
TOTAL ASSETS	(149,892.79)	3,931,948.75
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	(172,369.82)	77,872.57
2111.009 A/P - Public Housing (S)	(678.00)	0.00
2114.000 Tenants Sec. Dep. (S)	(705.00)	52,232.00
2114.300 Pet Deposit (S)	0.00	5,000.00
2114.314 Interest - Tenant Security Deposits	0.50	13.22
2117.200 OPERS Payable	9,096.64	9,096.29
2117.800 Deferred Comp W/H	645.00	645.00
2117.902 Misc. Payroll - AFLAC	(102.12)	73.20
2117.950 A/P - Ohio BWC	0.00	(27.00)
2117.999 A/P Payroll Other - Employee	0.00	(136.51)
2135.100 Acc. Comp Absences	0.00	4,295.63
2135.200 Comp. Absences - Non Current	0.00	17,283.44
2500.000 Net Pension Liability	0.00	299,296.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	173,788.00

Lake Metropolitan Housing Authority

Balance Sheet

March 2022

Program: RAD - PBRA

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

DEFERRED INFLOWS OF RESOURCES

2900.100 Deferred Inflows of Resources (OPEB)

0.00

153,258.00

TOTAL DEFERRED INFLOWS OF RESOURCES

0.00

327,046.00

TOTAL LIABILITIES

(164,112.80)

792,689.84

SURPLUS

2801.000 Net Investment In Capital Assets

0.00

1,389,637.14

2805.000 Temporarily Restricted Net Position

0.00

1,180,835.26

2806.000 Unrestricted Net Position

0.00

530,052.75

2806.000 Unrestricted Net Position (Current Year)

14,220.01

38,733.76

TOTAL SURPLUS

14,220.01

3,139,258.91

TOTAL LIABILITIES AND SURPLUS

(149,892.79)

3,931,948.75

PROOF

0.00

0.00

Lake Metropolitan Housing Authority

Operating Statement

Nine Months Ending 03/31/2022

Program: RAD - PBRA Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	49,266.00	56,666.67	(7,400.67)	449,111.00	510,000.00	(60,889.00)	680,000.00	(230,889.00)
3121.000 Tenant Assistance Payments - M/F	70,070.00	69,166.67	903.33	655,821.00	622,500.00	33,321.00	830,000.00	(174,179.00)
3300.113 Interest - Rep. Res.	10.90	8.33	2.57	92.65	75.00	17.65	100.00	(7.35)
3690.000 Other Income - Tenant	642.50	1,250.00	(607.50)	17,507.58	11,250.00	6,257.58	15,000.00	2,507.58
TOTAL OPERATING INCOME	119,989.40	127,091.67	(7,102.27)	1,122,532.23	1,143,825.00	(21,292.77)	1,525,100.00	(402,567.77)
TOTAL INCOME	119,989.40	127,091.67	(7,102.27)	1,122,532.23	1,143,825.00	(21,292.77)	1,525,100.00	(402,567.77)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	30,698.90	25,130.75	(5,568.15)	199,750.79	226,176.75	26,425.96	301,569.00	101,818.21
4120.000 Auditing Fees	0.00	216.67	216.67	3,237.96	1,950.00	(1,287.96)	2,600.00	(637.96)
4140.100 Advertising - Other	296.95	116.67	(180.28)	315.50	1,050.00	734.50	1,400.00	1,084.50
4150.000 Benefits Expense	3,867.34	9,610.25	5,742.91	75,885.83	86,492.25	10,606.42	115,323.00	39,437.17
4170.000 Legal Expenses	0.00	2,083.33	2,083.33	14,919.13	18,750.00	3,830.87	25,000.00	10,080.87
4180.000 Travel Expense	0.00	518.50	518.50	173.44	4,666.50	4,493.06	6,222.00	6,048.56
4180.100 Board Travel	0.00	120.75	120.75	(119.87)	1,086.75	1,206.62	1,449.00	1,568.87
4185.000 Staff Training	0.00	258.75	258.75	7,440.95	2,328.75	(5,112.20)	3,105.00	(4,335.95)
4185.100 Board Training	0.00	60.42	60.42	399.90	543.75	143.85	725.00	325.10
4190.000 Office Sundry Expense	51.82	0.00	(51.82)	292.28	0.00	(292.28)	0.00	(292.28)
4190.020 Bank Charges	0.00	216.67	216.67	1,521.95	1,950.00	428.05	2,600.00	1,078.05
4190.050 Payroll Processing Charges & Forms	453.55	158.33	(295.22)	1,817.76	1,425.00	(392.76)	1,900.00	82.24
4190.100 Office Supplies	400.56	225.00	(175.56)	3,140.05	2,025.00	(1,115.05)	2,700.00	(440.05)
4190.110 Temporary Help	199.96	83.33	(116.63)	5,408.78	750.00	(4,658.78)	1,000.00	(4,408.78)
4190.120 Cleaning Contract	0.00	112.50	112.50	1,836.91	1,012.50	(824.41)	1,350.00	(486.91)
4190.130 Contract - IT Services	803.82	833.33	29.51	9,329.91	7,500.00	(1,829.91)	10,000.00	670.09
4190.140 Contract - MCS	764.19	725.83	(38.36)	6,578.93	6,532.50	(46.43)	8,710.00	2,131.07
4190.145 Forms and Publications	0.00	166.67	166.67	975.72	1,500.00	524.28	2,000.00	1,024.28
4190.150 Shredding	0.00	41.67	41.67	80.05	375.00	294.95	500.00	419.95
4190.200 Telephone	90.48	258.33	167.85	2,383.67	2,325.00	(58.67)	3,100.00	716.33
4190.201 Cell Phones	241.71	208.33	(33.38)	1,135.65	1,875.00	739.35	2,500.00	1,364.35
4190.205 Answering Service	120.05	158.33	38.28	1,315.60	1,425.00	109.40	1,900.00	584.40
4190.210 Internet Expense	144.20	175.00	30.80	1,442.00	1,575.00	133.00	2,100.00	658.00
4190.220 Cable	1,137.89	750.00	(387.89)	6,782.98	6,750.00	(32.98)	9,000.00	2,217.02
4190.300 Postage & Meter	365.03	458.33	93.30	4,502.21	4,125.00	(377.21)	5,500.00	997.79
4190.400 Copier - Lease	324.24	325.00	0.76	3,170.35	2,925.00	(245.35)	3,900.00	729.65
4190.410 Copier Maintenance	56.66	41.67	(14.99)	(413.96)	375.00	788.96	500.00	913.96
4190.500 Admin Minor Equipment	3,918.97	208.33	(3,710.64)	3,918.97	1,875.00	(2,043.97)	2,500.00	(1,418.97)
4190.600 Dues & Fees	187.44	416.67	229.23	2,384.59	3,750.00	1,365.41	5,000.00	2,615.41
4190.900 Other Sundry Expense	13.16	266.67	253.51	625.71	2,400.00	1,774.29	3,200.00	2,574.29
4190.910 Tenant Background Checks	0.00	333.33	333.33	680.07	3,000.00	2,319.93	4,000.00	3,319.93
4190.950 HR Contract	0.00	0.00	0.00	78.75	0.00	(78.75)	0.00	(78.75)
4190.960 Community Outreach	0.00	250.00	250.00	242.29	2,250.00	2,007.71	3,000.00	2,757.71

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4210.000 Resident Activities	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00	3,000.00
4220.000 Resident Participation	553.16	250.00	(303.16)	2,831.76	2,250.00	(581.76)	3,000.00	168.24
4230.000 Contract - Other	0.00	375.00	375.00	2,037.06	3,375.00	1,337.94	4,500.00	2,462.94
TOTAL ADMIN EXPENSE	44,690.08	45,404.41	714.33	366,103.67	408,639.75	42,536.08	544,853.00	178,749.33
UTILITIES EXPENSE								
4310.000 Water	2,044.60	4,833.33	2,788.73	47,750.03	43,500.00	(4,250.03)	58,000.00	10,249.97
4320.000 Electricity	8,392.79	15,000.00	6,607.21	127,934.48	135,000.00	7,065.52	180,000.00	52,065.52
4330.000 Gas	3,204.10	1,833.33	(1,370.77)	18,406.40	16,500.00	(1,906.40)	22,000.00	3,593.60
TOTAL UTILITIES EXPENSE	13,641.49	21,666.66	8,025.17	194,090.91	195,000.00	909.09	260,000.00	65,909.09
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	16,614.76	13,734.92	(2,879.84)	123,219.32	123,514.25	394.93	164,819.00	41,599.68
4415.000 Maint. - Temp Help	0.00	83.33	83.33	0.00	750.00	750.00	1,000.00	1,000.00
4420.000 Maint. - Supplies (other)	(168.05)	2,750.00	2,918.05	43,297.55	24,750.00	(18,547.55)	33,000.00	(10,297.55)
4420.050 Maint. - Materials	3,032.02	1,125.00	(1,907.02)	29,106.18	10,125.00	(18,981.18)	13,500.00	(15,606.18)
4420.100 Maint. - Electrical	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00	1,200.00
4420.200 Maint. - Plumbing	131.59	150.00	18.41	936.73	1,350.00	413.27	1,800.00	863.27
4420.300 Maint. - Cleaning Supplies	0.00	75.00	75.00	718.51	675.00	(43.51)	900.00	181.49
4420.400 Maint. - Auto	0.00	583.33	583.33	1,372.88	5,250.00	3,877.12	7,000.00	5,627.12
4420.410 Maint. - Fuel	689.49	416.67	(272.82)	2,750.20	3,750.00	999.80	5,000.00	2,249.80
4420.500 Maint. - Hardware	484.88	333.33	(151.55)	2,746.29	3,000.00	253.71	4,000.00	1,253.71
4420.510 Maint. - Keys & Locks	0.00	83.33	83.33	4,604.38	750.00	(3,854.38)	1,000.00	(3,604.38)
4420.600 Maint. - Paint	0.00	333.33	333.33	11,109.49	3,000.00	(8,109.49)	4,000.00	(7,109.49)
4420.700 Appliances & Dwelling Equip.	5,281.19	2,083.33	(3,197.86)	28,759.73	18,750.00	(10,009.73)	25,000.00	(3,759.73)
4420.900 Non-Dwelling Equipment	(13.07)	0.00	13.07	1,580.59	0.00	(1,580.59)	0.00	(1,580.59)
4430.010 Cont - Rubbish Removal	1,110.00	1,166.67	56.67	10,338.50	10,500.00	161.50	14,000.00	3,661.50
4430.020 Cont - HVAC	0.00	833.33	833.33	3,792.19	7,500.00	3,707.81	10,000.00	6,207.81
4430.040 Cont - Elevators	0.00	1,250.00	1,250.00	16,175.73	11,250.00	(4,925.73)	15,000.00	(1,175.73)
4430.050 Cont - Landscaping	0.00	1,475.00	1,475.00	5,869.50	13,275.00	7,405.50	17,700.00	11,830.50
4430.060 Cont - Unit Turn Expense	8,309.00	0.00	(8,309.00)	60,113.30	0.00	(60,113.30)	0.00	(60,113.30)
4430.070 Cont - Electrical	0.00	791.67	791.67	4,055.97	7,125.00	3,069.03	9,500.00	5,444.03
4430.080 Cont - Plumbing	155.00	1,000.00	845.00	2,819.00	9,000.00	6,181.00	12,000.00	9,181.00
4430.090 Cont - Exterminator	670.00	1,250.00	580.00	5,684.00	11,250.00	5,566.00	15,000.00	9,316.00
4430.115 Cont - Repairs	0.00	625.00	625.00	13,025.96	5,625.00	(7,400.96)	7,500.00	(5,525.96)
4430.116 Cont - Uniforms	43.02	308.33	265.31	1,022.04	2,775.00	1,752.96	3,700.00	2,677.96
4430.120 Cont - Miscellaneous	4,724.88	2,083.33	(2,641.55)	52,449.42	18,750.00	(33,699.42)	25,000.00	(27,449.42)
4450.000 Benefits - Maint.	1,392.78	5,252.42	3,859.64	46,807.82	47,271.75	463.93	63,029.00	16,221.18
TOTAL OPERATIONS EXPENSE	42,457.49	37,887.32	(4,570.17)	472,355.28	340,986.00	(131,369.28)	454,648.00	(17,707.28)
GENERAL EXPENSE								
4480.000 Security	359.36	833.33	473.97	5,719.21	7,500.00	1,780.79	10,000.00	4,280.79
4510.000 Insurance	4,620.97	5,126.92	505.95	44,693.99	46,142.25	1,448.26	61,523.00	16,829.01
4515.000 Real Estate Tax - Lots	0.00	0.00	0.00	629.06	0.00	(629.06)	0.00	(629.06)
4516.000 Real Estate Assess.	0.00	416.67	416.67	2,684.85	3,750.00	1,065.15	5,000.00	2,315.15
4570.000 Collection Loss	0.00	2,666.67	2,666.67	(2,478.50)	24,000.00	26,478.50	32,000.00	34,478.50
TOTAL GENERAL EXPENSE	4,980.33	9,043.59	4,063.26	51,248.61	81,392.25	30,143.64	108,523.00	57,274.39
TOTAL EXPENSES	105,769.39	114,001.98	8,232.59	1,083,798.47	1,026,018.00	(57,780.47)	1,368,024.00	284,225.53
SURPLUS	14,220.01	13,089.69	1,130.32	38,733.76	117,807.00	(79,073.24)	157,076.00	(118,342.24)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$64,848.08
Rent	\$51,364.00
Security Deposit	\$650.00
Adj to Rent	(\$26.00)
Adj to Misc - Maintenance Charge	\$352.50
Adj to Misc - Move-Out Charges	\$290.00
Adj to Late Rent	\$0.00
Payment Received	(\$54,451.50)
Utility	(\$2,008.00)
Adj to Utility	(\$64.00)
Payment Made	\$4,467.41
AP Void	(\$25.00)
Repayment	\$312.00
Refund Deposit	(\$1,355.00)
AR Void	\$1,874.00
Ending Balance	<u>\$66,228.49</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$52,937.00
Charged	\$650.00	
Collected	(\$650.00)	\$650.00
Applied to Account		(\$1,355.00)
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$52,232.00</u>

Pet Deposit Balances

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

Repayment Agreement Balances: Default Type (5 Agreements)

	Amount
Beginning Balance	\$3,684.00
Monthly Repayment Amount	(\$312.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$0.00
Cancel Repayment	\$0.00
Ending Balance	<u>\$3,372.00</u>

Lake Metropolitan Housing Authority

Balance Sheet

March 2022

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	4,291.01	415,989.12
1111.200 Cash HAP Payments	109,382.85	1,232,142.30
1122.000 Tenant Fraud Receivable	0.00	43,175.85
1122.100 Allowance for Doubtful Fraud Rec.	0.00	(43,175.85)
1125.000 Accounts Receivable Mainstream	0.00	(9,523.00)
1165.000 FSS Escrow Investmen	(24,228.29)	120,219.78
1211.000 Prepaid Insurance	(452.17)	3,617.41
1250.000 Prepaid Expense	(1,835.49)	16,519.41
1400.900 Furn, Equip, Mach - Admin	0.00	42,980.51
1400.901 Equipment - Vehicles	0.00	33,018.86
1400.950 Accumulated Depreciation	0.00	(70,928.99)
1500.100 Net OPEB Asset	0.00	51,826.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	32,890.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	29,653.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	62,543.00
TOTAL ASSETS	87,157.91	1,898,404.40
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	72,750.16	157,898.75
2117.001 Accounts Payable HAP (S)	(13,681.84)	7,795.52
2119.000 Other Accts Payable	0.00	915.36
2135.100 Acc. Comp Absences	0.00	6,898.70
2135.200 Comp Absences Non Curren	0.00	27,594.81
2181.100 FSS Escrow Payable	(24,228.29)	120,219.78
2210.200 Unearned Revenue - FSS	0.00	32,780.78
2500.000 Net Pension Liability	0.00	404,049.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	234,615.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	206,899.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	441,514.00
TOTAL LIABILITIES	34,840.03	1,199,666.70
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	5,070.38
2802.000 Restricted Net Position (HAP)	42,112.00	273,893.00
2806.000 Unrestricted Net Position	(42,112.00)	167,543.52
2806.000 Unrestricted Net Position (Current Year)	52,317.88	252,230.80
TOTAL SURPLUS	52,317.88	698,737.70
TOTAL LIABILITIES AND SURPLUS	87,157.91	1,898,404.40
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Nine Months Ending 03/31/2022

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HAP INCOME								
HAP INCOME								
3000.100 HAP Income	760,000.00	0.00	760,000.00	6,589,620.00	0.00	6,589,620.00	0.00	6,589,620.00
3000.120 Mainstream (HAP) Income	10,385.00	0.00	10,385.00	62,536.00	0.00	62,536.00	0.00	62,536.00
3000.130 FSS Forfeitures (HAP)	4,198.41	0.00	4,198.41	6,732.67	0.00	6,732.67	0.00	6,732.67
3000.199 HAP Repayments	2,145.51	0.00	2,145.51	12,992.58	0.00	12,992.58	0.00	12,992.58
TOTAL HAP INCOME	776,728.92	0.00	776,728.92	6,671,881.25	0.00	6,671,881.25	0.00	6,671,881.25
TOTAL HAP INCOME	776,728.92	0.00	776,728.92	6,671,881.25	0.00	6,671,881.25	0.00	6,671,881.25
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	84,131.00	76,916.67	7,214.33	682,585.00	692,250.00	(9,665.00)	923,000.00	(240,415.00)
3000.220 Mainstream (Admin) Income	1,401.00	0.00	1,401.00	10,246.00	0.00	10,246.00	0.00	10,246.00
3000.300 FSS Grant Income	0.00	5,000.00	(5,000.00)	0.00	45,000.00	(45,000.00)	60,000.00	(60,000.00)
3690.200 50% Fraud Recovery	2,145.50	1,250.00	895.50	12,992.56	11,250.00	1,742.56	15,000.00	(2,007.44)
3690.900 Other Income	0.00	0.00	0.00	237,125.15	0.00	237,125.15	0.00	237,125.15
TOTAL OPERATING INCOME	87,677.50	83,166.67	4,510.83	942,948.71	748,500.00	194,448.71	998,000.00	(55,051.29)
TOTAL OPERATING INCOME	87,677.50	83,166.67	4,510.83	942,948.71	748,500.00	194,448.71	998,000.00	(55,051.29)
TOTAL INCOME	864,406.42	83,166.67	781,239.75	7,614,829.96	748,500.00	6,866,329.96	998,000.00	6,616,829.96
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	57,095.21	53,018.58	(4,076.63)	365,026.64	477,167.25	112,140.61	636,223.00	271,196.36
4120.000 Audit Fees	0.00	783.33	783.33	8,130.75	7,050.00	(1,080.75)	9,400.00	1,269.25
4140.100 Advertising - Other	0.00	66.67	66.67	471.57	600.00	128.43	800.00	328.43
4150.000 Benefit Expense	7,481.00	20,274.83	12,793.83	138,664.14	182,473.50	43,809.36	243,298.00	104,633.86
4170.000 Legal Expenses	0.00	833.33	833.33	2,915.50	7,500.00	4,584.50	10,000.00	7,084.50
4180.000 Travel Expense	0.00	500.00	500.00	201.68	4,500.00	4,298.32	6,000.00	5,798.32
4180.100 Board Travel	0.00	195.42	195.42	148.99	1,758.75	1,609.76	2,345.00	2,196.01
4185.000 Staff Training	0.00	250.00	250.00	5,725.00	2,250.00	(3,475.00)	3,000.00	(2,725.00)
4185.100 Board Training	0.00	96.25	96.25	465.00	866.25	401.25	1,155.00	690.00
4190.000 Office Sundry Expense	60.25	0.00	(60.25)	310.75	0.00	(310.75)	0.00	(310.75)
4190.020 Bank Charges	0.00	208.33	208.33	1,544.96	1,875.00	330.04	2,500.00	955.04
4190.050 Payroll Processing Charges & Forms	514.04	208.33	(305.71)	2,296.45	1,875.00	(421.45)	2,500.00	203.55
4190.100 Office Supplies	1,218.37	708.33	(510.04)	9,550.22	6,375.00	(3,175.22)	8,500.00	(1,050.22)
4190.110 Temporary Help	232.50	41.67	(190.83)	6,289.03	375.00	(5,914.03)	500.00	(5,789.03)
4190.120 Cleaning Contract	0.00	325.00	325.00	2,434.36	2,925.00	490.64	3,900.00	1,465.64
4190.130 Contract - IT Services	1,952.11	2,166.67	214.56	22,657.91	19,500.00	(3,157.91)	26,000.00	3,342.09
4190.140 Contract - MCS	1,855.89	1,835.33	(20.56)	16,641.97	16,518.00	(123.97)	22,024.00	5,382.03
4190.145 Forms and Publications	0.00	125.00	125.00	6,350.90	1,125.00	(5,225.90)	1,500.00	(4,850.90)
4190.150 Shredding	0.00	62.50	62.50	243.20	562.50	319.30	750.00	506.80
4190.200 Telephone	275.21	741.67	466.46	7,250.04	6,675.00	(575.04)	8,900.00	1,649.96
4190.201 Cell Phones	110.25	95.83	(14.42)	518.01	862.50	344.49	1,150.00	631.99

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.210 Internet Expense	350.20	416.67	66.47	3,502.00	3,750.00	248.00	5,000.00	1,498.00
4190.220 Cable	0.00	37.50	37.50	313.35	337.50	24.15	450.00	136.65
4190.300 Postage & Meter	1,095.11	987.50	(107.61)	13,506.83	8,887.50	(4,619.33)	11,850.00	(1,656.83)
4190.400 Copier - Lease	986.23	1,166.67	180.44	9,643.01	10,500.00	856.99	14,000.00	4,356.99
4190.410 Copier Maintenance	172.33	91.67	(80.66)	(1,259.28)	825.00	2,084.28	1,100.00	2,359.28
4190.500 Admin Minor Equipment	0.00	83.33	83.33	0.00	750.00	750.00	1,000.00	1,000.00
4190.600 Dues & Fees	187.45	250.00	62.55	1,638.82	2,250.00	611.18	3,000.00	1,361.18
4190.900 Other Sundry Expense	15.29	229.17	213.88	977.16	2,062.50	1,085.34	2,750.00	1,772.84
4190.910 Tenant Background Checks	0.00	500.00	500.00	3,218.50	4,500.00	1,281.50	6,000.00	2,781.50
4190.950 HR Contract	0.00	0.00	0.00	78.75	0.00	(78.75)	0.00	(78.75)
4190.960 Community Outreach	0.00	166.67	166.67	164.46	1,500.00	1,335.54	2,000.00	1,835.54
4230.000 Contract - Other	0.00	333.33	333.33	2,368.69	3,000.00	631.31	4,000.00	1,631.31
4230.200 Rentellect	375.00	666.67	291.67	6,105.00	6,000.00	(105.00)	8,000.00	1,895.00
TOTAL ADMIN EXPENSE	73,976.44	87,466.25	13,489.81	638,094.36	787,196.25	149,101.89	1,049,595.00	411,500.64
UTILITY EXPENSE								
4310.000 Water	0.00	58.33	58.33	364.84	525.00	160.16	700.00	335.16
4320.000 Electric	0.00	291.67	291.67	1,977.00	2,625.00	648.00	3,500.00	1,523.00
4330.000 Gas	0.00	50.00	50.00	66.05	450.00	383.95	600.00	533.95
TOTAL UTILITY EXPENSE	0.00	400.00	400.00	2,407.89	3,600.00	1,192.11	4,800.00	2,392.11
MAINTENANCE EXPENSE								
4420.400 Maint. - Auto	0.00	250.00	250.00	189.25	2,250.00	2,060.75	3,000.00	2,810.75
4420.410 Maint. - Fuel	580.07	250.00	(330.07)	1,333.56	2,250.00	916.44	3,000.00	1,666.44
4430.120 Cont - Miscellaneous	0.00	0.00	0.00	3,972.76	0.00	(3,972.76)	0.00	(3,972.76)
TOTAL MAINTENANCE EXPENSE	580.07	500.00	(80.07)	5,495.57	4,500.00	(995.57)	6,000.00	504.43
GENERAL EXPENSE								
4480.000 Security	29.14	54.17	25.03	415.76	487.50	71.74	650.00	234.24
4510.000 Insurance	452.17	751.42	299.25	7,494.68	6,762.75	(731.93)	9,017.00	1,522.32
4590.100 Admin Fee Portable	596.72	583.33	(13.39)	4,983.90	5,250.00	266.10	7,000.00	2,016.10
TOTAL GENERAL EXPENSE	1,078.03	1,388.92	310.89	12,894.34	12,500.25	(394.09)	16,667.00	3,772.66
HAP EXPENSE								
4715.100 HAP Occupied Units	716,323.00	0.00	(716,323.00)	6,523,217.00	0.00	(6,523,217.00)	0.00	(6,523,217.00)
4715.500 Hap Portable Cert.	14,756.00	0.00	(14,756.00)	122,697.00	0.00	(122,697.00)	0.00	(122,697.00)
4715.600 Homeownership	1,192.00	0.00	(1,192.00)	10,953.00	0.00	(10,953.00)	0.00	(10,953.00)
4718.000 HAP FSS Escrow Payments	4,183.00	0.00	(4,183.00)	46,840.00	0.00	(46,840.00)	0.00	(46,840.00)
TOTAL HAP EXPENSE	736,454.00	0.00	(736,454.00)	6,703,707.00	0.00	(6,703,707.00)	0.00	(6,703,707.00)
TOTAL EXPENSES	812,088.54	89,755.17	(722,333.37)	7,362,599.16	807,796.50	(6,554,802.66)	1,077,062.00	(6,285,537.16)
SURPLUS	52,317.88	(6,588.50)	58,906.38	252,230.80	(59,296.50)	311,527.30	(79,062.00)	331,292.80

Lake Metropolitan Housing Authority

HAP Reserves Worksheet

CY 2021 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-21		791,424		804,790	647,500	764,933	1,833	194,683	842,183
Feb-21		791,424		800,703	638,222	758,743	3,515	240,158	878,380
Mar-21		791,424		785,764	643,882	742,601	2,482	285,803	929,685
Apr-21		791,424		785,764	649,542	748,728	2,071	324,910	974,452
May-21		791,424		627,085	813,881	736,548	995	216,442	1,030,323
Jun-21		791,424		780,232	825,074	738,192	1,882	260,364	1,085,438
Jul-21		791,424		757,453	859,045	747,433	1,404	271,788	1,130,833
Aug-21		791,424		757,453	893,016	737,673	1,126	292,694	1,185,710
Sep-21		791,424		751,279	933,161	738,049	3,906	309,830	1,242,991
Oct-21		791,424		754,305	970,281	742,171	1,216	323,180	1,293,461
Nov-21		791,424		500,776	1,260,929	727,809	1,680	97,827	1,358,756
Dec-21		791,424		764,320	1,288,033	728,615	900	134,432	1,422,465
TOTALS:		9,497,091		8,869,924		8,911,495	93.83% of Budget Authority		
						9,022,236	95%		
						(110,741)			

Includes HUD held HAP Reserves
Includes VASH voucher HAP

CY 2022 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-22		791,424		768,326	1,311,131	730,393	1,723	174,088	1,485,219
Feb-22		791,424		775,708	1,326,848	736,352	1,427	214,871	1,541,719
Mar-22		791,424		760,000	1,358,272	724,453	6,344	256,762	1,615,034
Apr-22		791,424			2,149,696			256,762	2,406,458
May-22		791,424			2,941,120			256,762	3,197,882
Jun-22		791,424			3,732,545			256,762	3,989,307
Jul-22		791,424			4,523,969			256,762	4,780,731
Aug-22		791,424			5,315,393			256,762	5,572,155
Sep-22		791,424			6,106,817			256,762	6,363,579
Oct-22		791,424			6,898,242			256,762	7,155,004
Nov-22		791,424			7,689,666			256,762	7,946,428
Dec-22		791,424			8,481,090			256,762	8,737,852
TOTALS:		9,497,091		2,304,034		2,191,198	23.07% of Budget Authority		
						9,022,236	95%		
						(6,831,038)			

Includes HUD held HAP Reserves
Includes VASH voucher HAP

Lake Metropolitan Housing Authority

Schedule of Restrictd Net Position (RNP)

Fiscal Year 2021 and 2022

<u>HUD Payment Date</u>	<u>RNP</u>		<u>Change from Prior</u>	<u>Units</u>
	<u>HAP In</u>	<u>HAP Out</u>		
June 30, 2020	\$ 161,279.00	\$ (20,833.00)		
July 31, 2020	\$ 10,075.00	\$ 30,908.00		
August 31, 2020	\$ 3,984.00	\$ 155,188.00		
September 30, 2020	\$ 27,666.00	\$ 33,757.00		
October 31, 2020	\$ 60,818.00	\$ 37,136.00		
November 30, 2020	\$ 88,763.00	\$ 55,611.00		
December 31, 2020	\$ 152,993.00	\$ 125,048.00		
January 31, 2021	\$ 194,683.00	\$ 130,453.00		
February 28, 2021	\$ 240,158.00	\$ 198,468.00		
March 31, 2021	\$ 285,803.00	\$ 240,328.00		
April 30, 2021	\$ 324,910.00	\$ 279,265.00		
May 31, 2021	\$ 216,442.00	\$ 177,335.00		
June 30, 2021	\$ 260,364.00	\$ 368,832.00		
July 31, 2021	\$ 271,788.00	\$ 227,866.00		
August 31, 2021	\$ 292,694.00	\$ 281,270.00		
September 30, 2021	\$ 309,830.00	\$ 288,924.00		
October 31, 2021	\$ 323,180.00	\$ 306,044.00		
November 30, 2021	\$ 97,827.00	\$ 84,477.00		
December 31, 2021	\$ 134,432.00	\$ 359,785.00		
January 31, 2022	\$ 174,088.00	\$ 137,483.00		
February 28, 2022	\$ 214,871.00	\$ 175,215.00		
3/1/2022	\$ 760,000.00			
3/1/2022	\$ -			
		\$ 704,322.00		<i>from HUD held HAP Reserves</i>
		\$ 4,183.00		HAP Payments (less MSS)
		\$ 1,192.00		FSS
				Homeownership
	\$ -			Port In
		\$ 14,756.00		Port Out
	\$ 2,146.00			50% HAP Repayments
	\$ 4,198.00			FSS Forfeits
	\$ -			Misc. Repayments (<i>error > \$2500</i>)
Monthly Totals:	\$ 766,344.00	\$ 724,453.00		
	\$ 41,891.00			<i>(Net monthly increase (decrease) in Restricted Net Position)</i>
March 31, 2022	\$ 256,762.00			

Lake Metropolitan Housing Authority - Parkview Place

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

For the month, and Fiscal Year-to-Date ended Marchh 31, 2022

(Preliminary - For Internal Use Only)

	Fiscal Year 2022			Fiscal Year 2021	
	This Month	Year-to-Date	YTD Budget	Year-to-Date	Variance
Public Housing					
Operating Income	\$ 5,764	\$ 146,300	\$ 165,680	\$ 199,316	\$ (53,016)
Administrative Expenses	\$ 3,772	\$ 75,398	\$ 47,804	\$ 33,921	\$ 41,477
Utility Expenses	-	9,750	13,125	8,635	1,115
Operations Expense	12,772	85,714	48,436	46,974	38,740
General Expense	704	10,770	16,745	11,228	(458)
Surplus / (Deficit)	\$ (11,484)	\$ (35,332)	\$ 39,570	\$ 98,558	\$ (133,890)

Market Rate					
Operating Income	\$ 12,543	\$ 103,354	\$ 91,500	\$ 98,744	\$ 4,610
Administrative Expenses	\$ 1,843	\$ 16,789	\$ 22,569	\$ 15,385	1,404
Utility Expenses	-	5,569	9,750	6,357	(788)
Operations Expense	2,253	30,507	29,978	37,851	(7,344)
General Expense	337	5,744	7,067	3,405	2,339
Surplus / (Deficit)	\$ 8,110	\$ 44,745	\$ 22,136	\$ 35,746	\$ 8,999

CONSOLIDATED					
Operating Income	\$ 18,307	\$ 249,654	\$ 257,180	\$ 298,060	\$ (48,406)
Administrative Expenses	\$ 5,615	\$ 92,187	\$ 70,373	\$ 49,306	\$ 42,881
Utility Expenses	-	15,319	22,875	14,992	327
Operations Expense	15,025	116,221	78,414	84,825	31,396
General Expense	1,041	16,514	23,812	14,633	1,881
Surplus / (Deficit)	\$ (3,374)	\$ 9,413	\$ 61,706	\$ 134,304	\$ (124,891)

Lake Metropolitan Housing Authority

Balance Sheet

March 2022

Program: Public Housing Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	4,449.88	406,329.53
1122.000 Accts Rec Tenants (S)	(684.00)	8,562.94
1128.800 A/R - ParkView Place (Non HUD)	800.00	0.00
1211.000 Prepaid Insurance	(447.36)	3,578.83
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(107.97)	971.73
1400.600 Land	0.00	179,025.00
1400.700 Buildings	0.00	2,794,785.64
1400.710 Bldg. & Land Improvements	0.00	20,696.26
1400.900 Furn, Equip, Mach - Admin	0.00	18,175.00
1400.901 Equipment - Vehicles	0.00	3,112.31
1400.950 Accumulated Depreciation	0.00	(517,518.33)
1500.100 Net OPEB Asset	0.00	5,758.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	3,654.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	3,295.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	6,949.00
TOTAL ASSETS	4,010.55	2,931,425.91
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	16,860.01	47,444.86
2114.000 Tenants Sec. Dep. (S)	(1,258.00)	5,105.00
2114.300 Pet Deposit (S)	(250.00)	250.00
2135.100 Acc. Comp Absences	0.00	777.19
2135.200 Comp. Absences - Non Current	0.00	3,142.34
2137.000 Accrued PILOT	142.62	4,298.72
2500.000 Net Pension Liability	0.00	44,894.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	26,068.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	22,989.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	49,057.00
TOTAL LIABILITIES	15,494.63	154,969.11
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,498,275.88
2806.000 Unrestricted Net Position	0.00	313,512.90
2806.000 Unrestricted Net Position (Current Year)	(11,484.08)	(35,331.98)
TOTAL SURPLUS	(11,484.08)	2,776,456.80
TOTAL LIABILITIES AND SURPLUS	4,010.55	2,931,425.91
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Nine Months Ending 03/31/2022

Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	1,426.00	7,500.00	(6,074.00)	51,661.00	67,500.00	(15,839.00)	90,000.00	(38,339.00)
3200.000 HUD Operating Subsidy - PH	4,338.00	7,952.58	(3,614.58)	58,737.00	71,573.25	(12,836.25)	95,431.00	(36,694.00)
3690.000 Other Income - Tenant	0.00	83.33	(83.33)	1,075.94	750.00	325.94	1,000.00	75.94
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	34,826.00	25,857.00	8,969.00	34,476.00	350.00
TOTAL OPERATING INCOME	5,764.00	18,408.91	(12,644.91)	146,299.94	165,680.25	(19,380.31)	220,907.00	(74,607.06)
TOTAL INCOME	5,764.00	18,408.91	(12,644.91)	146,299.94	165,680.25	(19,380.31)	220,907.00	(74,607.06)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	3,050.59	2,522.08	(528.51)	26,980.35	22,698.75	(4,281.60)	30,265.00	3,284.65
4120.000 Auditing Fees	0.00	33.33	33.33	408.10	300.00	(108.10)	400.00	(8.10)
4140.100 Advertising - Other	0.00	41.67	41.67	1.94	375.00	373.06	500.00	498.06
4150.000 Benefits Expense	54.72	964.50	909.78	10,249.13	8,680.50	(1,568.63)	11,574.00	1,324.87
4170.000 Legal Expenses	0.00	333.33	333.33	678.79	3,000.00	2,321.21	4,000.00	3,321.21
4180.000 Travel Expense	0.00	55.58	55.58	18.14	500.25	482.11	667.00	648.86
4180.100 Board Travel	0.00	27.83	27.83	13.40	250.50	237.10	334.00	320.60
4185.000 Staff Training	0.00	27.75	27.75	74.91	249.75	174.84	333.00	258.09
4185.100 Board Training	0.00	13.83	13.83	41.85	124.50	82.65	166.00	124.15
4190.000 Office Sundry Expense	5.42	0.00	(5.42)	27.92	0.00	(27.92)	0.00	(27.92)
4190.020 Bank Charges	84.12	125.00	40.88	989.96	1,125.00	135.04	1,500.00	510.04
4190.050 Payroll Processing Charges & Forms	24.35	18.75	(5.60)	175.92	168.75	(7.17)	225.00	49.08
4190.100 Office Supplies	50.07	29.17	(20.90)	392.38	262.50	(129.88)	350.00	(42.38)
4190.110 Temporary Help	20.92	83.33	62.41	565.94	750.00	184.06	1,000.00	434.06
4190.120 Cleaning Contract	0.00	13.33	13.33	279.67	120.00	(159.67)	160.00	(119.67)
4190.130 Contract - IT Services	114.83	150.00	35.17	1,332.76	1,350.00	17.24	1,800.00	467.24
4190.140 Contract - MCS	109.17	103.75	(5.42)	939.83	933.75	(6.08)	1,245.00	305.17
4190.145 Forms and Publications	0.00	25.00	25.00	256.46	225.00	(31.46)	300.00	43.54
4190.150 Shredding	0.00	6.67	6.67	9.96	60.00	50.04	80.00	70.04
4190.200 Telephone	11.31	29.17	17.86	297.90	262.50	(35.40)	350.00	52.10
4190.201 Cell Phones	46.64	41.67	(4.97)	219.12	375.00	155.88	500.00	280.88
4190.205 Answering Service	12.45	16.67	4.22	136.45	150.00	13.55	200.00	63.55
4190.210 Internet Expense	20.60	25.00	4.40	206.00	225.00	19.00	300.00	94.00
4190.220 Cable	79.98	83.33	3.35	726.08	750.00	23.92	1,000.00	273.92
4190.300 Postage & Meter	38.02	41.67	3.65	468.93	375.00	(93.93)	500.00	31.07
4190.400 Copier - Lease	40.53	50.00	9.47	396.27	450.00	53.73	600.00	203.73
4190.410 Copier Maintenance	7.08	4.17	(2.91)	(51.79)	37.50	89.29	50.00	101.79
4190.500 Admin Minor Equipment	0.00	200.00	200.00	0.00	1,800.00	1,800.00	2,400.00	2,400.00
4190.600 Dues & Fees	0.00	28.33	28.33	130.59	255.00	124.41	340.00	209.41
4190.900 Other Sundry Expense	1.37	41.67	40.30	75.87	375.00	299.13	500.00	424.13
4190.910 Tenant Background Checks	0.00	33.33	33.33	71.16	300.00	228.84	400.00	328.84
4190.950 HR - Contract	0.00	0.00	0.00	8.75	0.00	(8.75)	0.00	(8.75)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.960 Community Outreach	0.00	33.33	33.33	25.52	300.00	274.48	400.00	374.48
4200.000 Moving Expenses (Section 18 Dispo)	0.00	0.00	0.00	29,037.00	0.00	(29,037.00)	0.00	(29,037.00)
4210.000 Resident Activities	0.00	83.33	83.33	0.00	750.00	750.00	1,000.00	1,000.00
4230.000 Contract - Other	0.00	25.00	25.00	213.17	225.00	11.83	300.00	86.83
TOTAL ADMIN EXPENSE	3,772.17	5,311.57	1,539.40	75,398.43	47,804.25	(27,594.18)	63,739.00	(11,659.43)
UTILITIES EXPENSE								
4310.000 Water	0.00	833.33	833.33	3,629.40	7,500.00	3,870.60	10,000.00	6,370.60
4320.000 Electricity	0.00	333.33	333.33	2,938.43	3,000.00	61.57	4,000.00	1,061.57
4330.000 Gas	0.00	291.67	291.67	3,182.02	2,825.00	(557.02)	3,500.00	317.98
TOTAL UTILITIES EXPENSE	0.00	1,458.33	1,458.33	9,749.85	13,125.00	3,375.15	17,500.00	7,750.15
OPERATION EXPENSE								
4410.000 Maintenance Salaries	3,087.72	1,996.00	(1,091.72)	19,736.81	17,964.00	(1,772.81)	23,952.00	4,215.19
4415.000 Maint. - Temp Help	0.00	91.67	91.67	0.00	825.00	825.00	1,100.00	1,100.00
4420.000 Maint. - Supplies (other)	325.09	250.00	(75.09)	10,422.41	2,250.00	(8,172.41)	3,000.00	(7,422.41)
4420.050 Maint. - Materials	317.30	120.83	(196.47)	6,635.97	1,087.50	(5,548.47)	1,450.00	(5,185.97)
4420.100 Maint. - Electrical	0.00	20.83	20.83	0.00	187.50	187.50	250.00	250.00
4420.200 Maint. - Plumbing	13.77	20.83	7.06	97.98	187.50	89.52	250.00	152.02
4420.300 Maint. - Cleaning Supplies	0.00	8.33	8.33	75.18	75.00	(0.18)	100.00	24.82
4420.400 Maint. - Auto	0.00	66.67	66.67	143.63	600.00	456.37	800.00	656.37
4420.410 Maint. - Fuel	0.00	50.00	50.00	215.61	450.00	234.39	600.00	384.39
4420.500 Maint. - Hardware	50.74	29.17	(21.57)	287.84	262.50	(25.34)	350.00	62.16
4420.510 Maint. - Keys & Locks	0.00	12.50	12.50	481.81	112.50	(369.31)	150.00	(331.81)
4420.600 Maint. - Paint	0.00	41.67	41.67	1,162.41	375.00	(787.41)	500.00	(662.41)
4420.700 Appliances & Dwelling Equip.	7,240.00	208.33	(7,031.67)	8,740.30	1,875.00	(6,865.30)	2,500.00	(6,240.30)
4420.900 Non-Dwelling Equipment	(1.37)	0.00	1.37	126.12	0.00	(126.12)	0.00	(126.12)
4430.010 Cont - Rubbish Removal	137.50	162.50	25.00	1,412.49	1,462.50	50.01	1,950.00	537.51
4430.020 Cont - HVAC	0.00	41.67	41.67	1,139.00	375.00	(764.00)	500.00	(639.00)
4430.050 Cont - Landscaping	0.00	275.00	275.00	1,252.16	2,475.00	1,222.84	3,300.00	2,047.84
4430.070 Cont - Electrical	0.00	20.83	20.83	0.00	187.50	187.50	250.00	250.00
4430.080 Cont - Plumbing	0.00	416.67	416.67	625.00	3,750.00	3,125.00	5,000.00	4,375.00
4430.090 Cont - Exterminator	0.00	41.67	41.67	0.00	375.00	375.00	500.00	500.00
4430.115 Cont - Repairs	0.00	41.67	41.67	0.00	375.00	375.00	500.00	500.00
4430.116 Cont - Uniforms	4.49	41.67	37.18	106.75	375.00	268.25	500.00	393.25
4430.120 Cont - Miscellaneous	1,192.00	658.33	(533.67)	25,554.56	5,925.00	(19,629.56)	7,900.00	(17,654.56)
4450.000 Benefits - Maint.	404.76	764.92	360.16	7,497.50	6,884.25	(613.25)	9,179.00	1,681.50
TOTAL OPERATION EXPENSE	12,772.00	5,381.76	(7,390.24)	85,713.53	48,435.75	(37,277.78)	64,581.00	(21,132.53)
GENERAL EXPENSE								
4480.000 Security	113.93	291.67	177.74	1,165.55	2,625.00	1,459.45	3,500.00	2,334.45
4510.000 Insurance	447.36	498.00	50.64	4,351.53	4,482.00	130.47	5,976.00	1,624.47
4516.000 Real Estate Assess.	0.00	83.33	83.33	954.60	750.00	(204.60)	1,000.00	45.40
4520.000 PILOT Expense	142.62	612.50	469.88	4,298.43	5,512.50	1,214.07	7,350.00	3,051.57
4570.000 Collection Loss	0.00	375.00	375.00	0.00	3,375.00	3,375.00	4,500.00	4,500.00
TOTAL GENERAL EXPENSE	703.91	1,860.50	1,156.59	10,770.11	16,744.50	5,974.39	22,328.00	11,555.89
TOTAL EXPENSES	17,248.08	14,012.16	(3,235.92)	101,631.92	126,109.50	(55,522.42)	168,146.00	(13,485.92)
SURPLUS	(11,484.08)	4,396.75	15,880.83	(35,331.98)	39,570.75	74,902.73	52,761.00	88,092.98

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$9,246.94
Rent	\$2,532.00
Adj to Rent	(\$1,043.00)
Payment Received	(\$2,173.00)
Utility	(\$63.00)
Payment Made	\$1,571.00
Refund Deposit	(\$1,508.00)
Ending Balance	<u>\$8,562.94</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$6,363.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		(\$1,258.00)
Ending Balance	<u>\$0.00</u>	<u>\$5,105.00</u>

Pet Deposit Balances

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

Lake Metropolitan Housing Authority

Balance Sheet

March 2022

Program: ParkView Place Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.900 LMHA Cash - Erie Bank	(1,802.28)	334,385.77
1122.000 Accts Rec Tenants (S)	(925.00)	874.00
1122.009 Tenant Repayment Agreements	(15.00)	355.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(268.41)	2,147.32
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	1,729.06
1400.950 Accumulated Depreciation	0.00	(323,656.19)
TOTAL ASSETS	(3,010.69)	2,412,362.13
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	0.00	1,111.07
2111.100 A/P Revolving Fund	(11,920.90)	(13,495.65)
2114.000 Tenant Sec. Deposits	0.00	13,790.00
2114.300 Pet Security Deposit	0.00	500.00
2118.800 A/P - Public Housing (Non-HUD)	800.00	0.00
2135.100 Acc. Comp Absences	0.00	412.38
2135.200 Comp. Absences - Non Current	0.00	1,514.94
TOTAL LIABILITIES	(11,120.90)	3,832.74
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,073,284.94
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	290,498.93
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	8,110.21	44,745.52
TOTAL SURPLUS	8,110.21	2,408,529.39
TOTAL LIABILITIES AND SURPLUS	(3,010.69)	2,412,362.13
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Nine Months Ending 03/31/2022

Program: ParkView Place Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3110.000 Dwelling Rental	12,475.00	10,000.00	2,475.00	102,943.00	90,000.00	12,943.00	120,000.00	(17,057.00)
3300.900 Interest Income - ParkView Place	22.72	125.00	(102.28)	195.61	1,125.00	(929.39)	1,500.00	(1,304.39)
3690.000 Other Income - Tenant	45.00	41.67	3.33	90.00	375.00	(285.00)	500.00	(410.00)
3690.050 Other Income - Miscellaneous	0.00	0.00	0.00	125.00	0.00	125.00	0.00	125.00
TOTAL INCOME	12,542.72	10,166.67	2,376.05	103,353.61	91,500.00	11,853.61	122,000.00	(18,646.39)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	1,534.88	1,246.75	(288.13)	9,918.78	11,220.75	1,301.97	14,961.00	5,042.22
4120.000 Auditing Fees	0.00	12.50	12.50	169.19	112.50	(56.69)	150.00	(19.19)
4140.100 Advertising - Other	0.00	41.67	41.67	1.09	375.00	373.91	500.00	498.91
4150.000 Employee Benefits	196.23	476.75	280.52	3,767.89	4,290.75	522.86	5,721.00	1,953.11
4150.100 Emp Ben - Hospital	0.00	0.00	0.00	(22.06)	0.00	22.06	0.00	22.06
4170.000 Legal Expenses	0.00	208.33	208.33	1,223.78	1,875.00	651.22	2,500.00	1,276.22
4180.000 Travel Expense	0.00	27.83	27.83	10.11	250.50	240.39	334.00	323.89
4180.100 Board Travel	0.00	13.92	13.92	7.47	125.25	117.78	167.00	159.53
4185.000 Staff Training	0.00	13.83	13.83	41.64	124.50	82.86	166.00	124.36
4185.100 Board Training	0.00	6.92	6.92	23.25	62.25	39.00	83.00	59.75
4190.000 Office Sundry Expense	3.01	0.00	(3.01)	15.49	0.00	(15.49)	0.00	(15.49)
4190.020 Bank Charges	0.00	4.17	4.17	0.00	37.50	37.50	50.00	50.00
4190.050 Payroll Processing Charges & Forms	0.00	0.00	0.00	70.21	0.00	(70.21)	0.00	(70.21)
4190.110 Temporary Help	11.62	41.67	30.05	314.36	375.00	60.64	500.00	185.64
4190.120 Cleaning Contract	0.00	0.00	0.00	107.77	0.00	(107.77)	0.00	(107.77)
4190.145 Forms and Publications	0.00	5.00	5.00	9.70	45.00	35.30	60.00	50.30
4190.201 Cell Phones	25.46	25.00	(0.46)	119.67	225.00	105.33	300.00	180.33
4190.210 Internet Expense	0.00	4.17	4.17	0.00	37.50	37.50	50.00	50.00
4190.220 Cable	47.99	66.67	18.68	434.61	600.00	165.39	800.00	365.39
4190.300 Postage & Meter	22.83	29.17	6.34	281.56	262.50	(19.06)	350.00	68.44
4190.600 Dues & Fees	0.00	25.00	25.00	72.64	225.00	152.36	300.00	227.36
4190.900 Other Sundry Expense	0.76	50.00	49.24	42.13	450.00	407.87	600.00	557.87
4190.910 Tenant Background Checks	0.00	41.67	41.67	39.57	375.00	335.43	500.00	460.43
4190.950 HR - Contract	0.00	0.00	0.00	8.75	0.00	(8.75)	0.00	(8.75)
4190.960 Community Outreach	0.00	41.67	41.67	12.58	375.00	362.42	500.00	487.42
4230.000 Contract - Other	0.00	125.00	125.00	118.47	1,125.00	1,006.53	1,500.00	1,381.53
TOTAL ADMINISTRATIVE EXPENSE	1,842.78	2,507.69	664.91	16,788.65	22,569.00	5,780.35	30,092.00	13,303.35
UTILITIES EXPENSE								
4310.000 Water	0.00	500.00	500.00	2,176.20	4,500.00	2,323.80	6,000.00	3,823.80
4320.000 Electricity	0.00	291.67	291.67	2,079.12	2,625.00	545.88	3,500.00	1,420.88
4330.000 Gas	0.00	291.67	291.67	1,313.78	2,625.00	1,311.22	3,500.00	2,186.22
TOTAL UTILITIES EXPENSE	0.00	1,083.34	1,083.34	5,569.10	9,750.00	4,180.90	13,000.00	7,430.90
OPERATION EXPENSE								
4410.000 Maintenance Salaries	1,736.09	1,113.42	(622.67)	11,101.89	10,020.75	(1,081.14)	13,361.00	2,259.11

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OPERATION EXPENSE								
4415.000 Maint. - Temp Help	0.00	50.00	50.00	0.00	450.00	450.00	600.00	600.00
4420.000 Maint. - Supplies (other)	(9.85)	166.67	176.52	2,579.25	1,500.00	(1,079.25)	2,000.00	(579.25)
4420.050 Maint. - Materials	176.28	166.67	(9.61)	1,692.11	1,500.00	(192.11)	2,000.00	307.89
4420.100 Maint. - Electrical	0.00	25.00	25.00	0.00	225.00	225.00	300.00	300.00
4420.200 Maint. - Plumbing	7.65	20.83	13.18	54.39	187.50	133.11	250.00	195.61
4420.300 Maint. - Cleaning Supplies	0.00	4.17	4.17	41.76	37.50	(4.26)	50.00	8.24
4420.400 Maint. - Auto	0.00	41.67	41.67	79.77	375.00	295.23	500.00	420.23
4420.410 Maint. - Fuel	0.00	29.17	29.17	119.76	262.50	142.74	350.00	230.24
4420.500 Maint. - Hardware	28.19	16.67	(11.52)	159.89	150.00	(9.89)	200.00	40.11
4420.510 Maint. - Keys & Locks	0.00	12.50	12.50	267.67	112.50	(155.17)	150.00	(117.67)
4420.600 Maint. - Paint	0.00	25.00	25.00	645.74	225.00	(420.74)	300.00	(345.74)
4420.700 Appliances & Dwelling Equip.	0.00	41.67	41.67	900.20	375.00	(525.20)	500.00	(400.20)
4420.900 Non-Dwelling Equipment	(0.76)	0.00	0.76	70.09	0.00	(70.09)	0.00	(70.09)
4430.010 Cont - Rubbish Removal	82.50	100.00	17.50	847.51	900.00	52.49	1,200.00	352.49
4430.020 Cont - HVAC	0.00	66.67	66.67	0.00	600.00	600.00	800.00	800.00
4430.050 Cont - Landscaping	0.00	216.67	216.67	704.34	1,950.00	1,245.66	2,600.00	1,895.66
4430.070 Cont - Electrical	0.00	0.00	0.00	689.87	0.00	(689.87)	0.00	(689.87)
4430.080 Cont - Plumbing	0.00	250.00	250.00	375.00	2,250.00	1,875.00	3,000.00	2,625.00
4430.090 Cont - Exterminator	0.00	83.33	83.33	0.00	750.00	750.00	1,000.00	1,000.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	1,500.00	1,500.00	2,000.00	2,000.00
4430.116 Cont - Uniforms	2.49	16.67	14.18	59.27	150.00	90.73	200.00	140.73
4430.120 Cont - Miscellaneous	3.00	291.67	288.67	5,900.85	2,625.00	(3,275.85)	3,500.00	(2,400.85)
4450.000 Benefits - Maint.	227.36	425.83	198.47	4,217.32	3,832.50	(384.82)	5,110.00	892.68
TOTAL OPERATION EXPENSE	2,252.95	3,330.95	1,078.00	30,506.68	29,978.25	(528.43)	39,971.00	9,464.32
GENERAL EXPENSE								
4480.000 Security	68.37	208.33	139.96	699.45	1,875.00	1,175.55	2,500.00	1,800.55
4480.100 Painesville Police Security	0.00	297.67	297.67	0.00	2,679.00	2,679.00	3,572.00	3,572.00
4510.000 Insurance	268.41	0.00	(268.41)	2,597.44	0.00	(2,597.44)	0.00	(2,597.44)
4516.000 Real Estate Assess	0.00	70.83	70.83	572.77	637.50	64.73	850.00	277.23
4570.000 Collection Loss	0.00	208.33	208.33	1,874.00	1,875.00	1.00	2,500.00	626.00
TOTAL GENERAL EXPENSE	336.78	785.16	448.38	5,743.66	7,066.50	1,322.84	9,422.00	3,678.34
TOTAL EXPENSES	4,432.51	7,707.14	3,274.63	58,608.09	69,363.75	10,755.66	92,485.00	33,876.91
SURPLUS	8,110.21	2,459.53	(5,650.68)	44,745.52	22,136.25	(22,609.27)	29,515.00	(15,230.52)

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$1,799.00
Rent	\$12,475.00
Adj to Misc - Maintenance Fee	\$45.00
Payment Received	(\$13,460.00)
Repayment	\$15.00
Ending Balance	<u>\$874.00</u>

Security Deposit AR Balances

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

Pet Deposit AR Balances

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

Key Deposit AR Balances

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

Security Deposit Balances

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

Pet Deposit Balances

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

Repayment Agreement Balances: Default Type (1 Agreements)

	Amount
Beginning Balance	\$370.00
Monthly Repayment Amount	(\$15.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$0.00
Cancel Repayment	\$0.00
Ending Balance	<u>\$355.00</u>

Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 2/28/2022 Estimated 3/31/2022

UNRESTRICTED

	Estimated 2/28/2022	Estimated 3/31/2022
Unrestricted - General		
State / Local Funds:		
<i>These funds can be used for any legal business purpose</i>	\$ 204,867	\$ 204,272
ParkView Place - LMHA	\$ 327,116	\$ 335,245
<i>These funds can be used for any legal business purpose</i>		
REACH	\$ 37,638	\$ 37,638
<i>These funds can be used for any approved non-profit business purpose</i>		
Unrestricted - Program		
Multi-Family Reserves	\$ 802,061	\$ 868,083
<i>These funds can be used for any Multi-Family related expenditure(?)</i>		
Public Housing Admin:	\$ 334,527	\$ 334,527
<i>These funds can be used for any Public Housing related expenditure</i>		
HCV Admin:	\$ 644,607	\$ 717,133
<i>These funds can be used for any Section 8 related expenditure</i>		
TOTAL UNRESTRICTED:	\$ 2,350,816	\$ 2,496,897

RESTRICTED

Restricted - Program		
Restricted Net Position (RNP):	\$ 233,746	\$ 273,893
<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>		
Replacement Reserve	\$ 1,283,315	\$ 1,283,326
<i>Restricted to capital improvement needs for the Multi-Family Program</i>		
Restricted - Other		
FSS Escrow:	\$ 144,448	\$ 120,220
<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>		
Tenant Security Deposits*:	\$ 82,444	\$ 76,877
<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>		
TOTAL RESTRICTED:	\$ 1,743,953	\$ 1,754,315

Lake Metropolitan Housing Authority

Selected Statistics

Fiscal Year 2022 Payroll (through 4/14/2022 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	499,700	444,104	89,861	1,033,665
Budget \$	636,223	466,388	82,539	1,185,150
Variance \$	(136,523)	(22,284)	7,322	(151,485)
Variance %	-21.46%	-4.78%	8.87%	-12.78%
Payroll %	48.34%	42.96%	8.69%	
Budget %	53.68%	39.35%	6.96%	
Variance:	-5.34%	3.61%	1.73%	

Per Unit Leased Statistics - For Management Use Only

HCV Subsidy & Expense / Unit Leased										
<i>Fiscal Year 2022/Calendar Year 2022 - through December 2022</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 2022 Avg:	1,505	1,245	82.75%	\$ 75,790	\$ -	\$ 75,790	\$ 60.86	\$ 72,656	\$ 58.35	\$ 2.52
CY 2022 Avg:	1,526	1,236	81.02%	\$ 84,131	\$ -	\$ 84,131	\$ 68.0488	\$ 78,873	\$ 63.795902	\$ 4.25

M/F Total Rent & Expense / Unit Leased										
<i>Fiscal Year 2022/Calendar Year 2022 - through December 2022</i>										
	Units Authorized	Units Leased	Occupancy	Rent Charged	Subsidy Received	Total Rent	Rent / Unit Leased	Program Expenses	Expense / Unit Leased	P/L per Unit Leased
FY 2022 Avg:	240	210	87.59%	\$ 53,352	\$ 72,497	\$ 125,849	\$ 598.65	\$ 126,165	\$ 600.15	\$ (1.50)
CY 2022 Avg:	240	202	84.31%	\$ 51,043	\$ 68,066	\$ 119,109	\$ 588.68	\$ 162,874	\$ 804.98	\$ (216.30)

Lake Metropolitan Housing Authority

Balance Sheet

March 2022

Program: State/Local

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	5.23	205,076.40
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(19,642.66)
TOTAL ASSETS	5.23	206,587.36
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	600.00	804.30
TOTAL LIABILITIES	600.00	804.30
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	1,510.96
2806.000 Unrestricted Net Position	0.00	196,906.83
2806.000 Unrestricted Net Position (Current Year)	(594.77)	7,365.27
TOTAL SURPLUS	(594.77)	205,783.06
TOTAL LIABILITIES AND SURPLUS	5.23	206,587.36
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Nine Months Ending 03/31/2022
Program: State/Local Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3300.100 State/Local Funds - Interest	5.23	0.00	5.23	45.76	0.00	45.76	0.00	45.76
3690.010 Other Income - Vending	(600.00)	0.00	(600.00)	13,305.00	0.00	13,305.00	0.00	13,305.00
TOTAL INCOME	(594.77)	0.00	(594.77)	13,350.76	0.00	13,350.76	0.00	13,350.76
EXPENSES								
4220.100 Vending Supplies	0.00	0.00	0.00	2,446.19	0.00	(2,446.19)	0.00	(2,446.19)
4420.700 Appliances & Equipment	0.00	0.00	0.00	1,289.00	0.00	(1,289.00)	0.00	(1,289.00)
4430.000 Contract - Maint	0.00	0.00	0.00	1,776.28	0.00	(1,776.28)	0.00	(1,776.28)
9500.000 Non-Federal Expense	0.00	0.00	0.00	474.02	0.00	(474.02)	0.00	(474.02)
TOTAL EXPENSES	0.00	0.00	0.00	5,985.49	0.00	(5,985.49)	0.00	(5,985.49)
SURPLUS	(594.77)	0.00	(594.77)	7,365.27	0.00	7,365.27	0.00	7,365.27

LMHA CASH and INVESTMENT REPORT AS OF March 31, 2022

NAME OF BANK	ACCOUNT NUMBER	ACCOUNT RATE	PURCHASE OR ROLLOVER DATE	MATURITY DATE	BEGINNING PRINCIPAL BALANCE 2/28/2022	SALES / TRANSFERS	NET INVESTMENT INCOME AND/OR VALUE CHANGE	ENDING PRINCIPAL BALANCE 3/31/2022	NOTES

PUBLIC HOUSING:

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

BANK ACCOUNT BALANCES AS OF 3/31/2022

Account Name	Account #	2/28/2022	3/31/2022	Percent Change	Dollar Difference
Multi-Family General	324	965,561.81	732,256.88	-24.16%	(233,304.93)
Multi-Family Rep Reserve	990	1,283,314.86	1,283,325.56	0.00%	10.90
Multi-Family Security Deposits	714	62,630.72	57,613.22	-8.01%	(5,017.50)
Public Housing General	437	402,129.65	406,844.53	1.17%	4,714.88
Section 8 Lake Rental	479	1,125,561.45	1,242,020.30	10.35%	116,458.85
Section 8	440	411,698.11	415,989.12	1.04%	4,291.01
FSS Account	9630	144,448.07	120,219.78	-16.77%	(24,228.29)
LMHA - Parkview (Erie)	6485	334,363.05	334,385.77	0.01%	22.72
State/Local (Erie)	6525	205,071.17	205,076.40	0.00%	5.23
REACH (Chase)	6869	37,742.83	37,742.83	0.00%	-
		\$ 4,972,521.52	\$ 4,835,474.39	-2.76%	\$ (137,047.13)

TOTAL CASH & INVESTMENTS:

\$ 4,972,521.52	\$ 4,835,474.39	\$ (137,047.13)	Monthly Change
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Huntington Public Funds Analyzed Checking

Account: -----5324

Statement Activity From: 03/01/22 to 03/31/22		Beginning Balance	\$965,561.81
Days in Statement Period 31		Credits (+)	146,509.96
Average Ledger Balance* 884,664.42		Regular Deposits	26,147.96
Average Collected Balance* 883,131.91		Lock Box Deposits	12,260.00
* The above balances correspond to the service charge cycle for this account		Electronic Deposits	108,102.00
		Debits (-)	379,814.89
		Regular Checks Paid	257,566.94
		Electronic Withdrawals	121,287.36
		Return Deposited Items	528.00
		Service Charges	432.59
		Ending Balance	\$732,256.88

Deposits (+)

Account:-----5324

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
03/02	1,316.00	75682	Lockbox	03/14	1,542.00	75682	Lockbox
03/03	833.00	75682	Lockbox	03/22	276.00	75682	Lockbox
03/04	47.00	75682	Lockbox	03/24	210.00	75682	Lockbox
03/07	6,108.00	75682	Lockbox	03/25	228.00	75682	Lockbox
03/10	358.00	75682	Lockbox	03/28	103.00	75682	Lockbox
03/11	339.00	75682	Lockbox	03/29	265.00	75682	Lockbox
03/14	9,970.00	173215672	Brch/ATM	03/31	4,795.46	173215680	Brch/ATM
03/14	4,341.50	173215674	Brch/ATM	03/31	4,145.00	173215679	Brch/ATM
03/14	2,896.00	173215676	Brch/ATM	03/31	635.00	75682	Lockbox

Other Credits (+)

Account:-----5324

Date	Amount	Description
03/01	70,070.00	HUD TREAS 310 MISC PAY 030122 XXXXX3875860103 RMT*VV*XXXXX1100700*****HUD Section 8 /CA OH12RD00008\
03/07	33,032.00	ACH SETTLEMENT OFFSET 220307 -SETT-HNB HVACH
03/09	5,000.00	BUS ONL TFR FRM CHECKING 030922 XXXXXXX3714

Checks (-)

Account:-----5324

Date	Amount	Check #	Date	Amount	Check #
03/04	141.00	4609	03/11	8,100.00	4610

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

Statement Activity From:
 03/01/22 to 03/31/22

Days in Statement Period 31

Average Ledger Balance* 1,283,314.66
 Average Collected Balance* 1,283,314.66

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

Beginning Balance	\$1,283,314.66
Credits (+)	10.90
Interest Earned	10.90
Total Service Charges (-)	0.00
Ending Balance	\$1,283,325.56

Average Percentage Yield Earned this period 0.010%
 Interest paid last year \$118.90

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

Date	Amount	Description
03/31	10.90	INTEREST PAYMENT

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

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

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

Date	Balance	Date	Balance	Date	Balance
02/28	1,283,314.66	03/31	1,283,325.56		

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

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

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

Statement Activity From:		Beginning Balance	\$62,630.72
03/01/22 to 03/31/22		Credits (+)	0.50
		Interest Earned	0.50
Days in Statement Period	31	Debits (-)	5,000.00
		Electronic Withdrawals	5,000.00
Average Ledger Balance*	58,911.17	Total Service Charges (-)	18.00
Average Collected Balance*	58,911.17	Ending Balance	\$57,613.22

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

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

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

Date	Amount	Description
03/31	0.50	INTEREST PAYMENT

Other Debits (-) Account:-----3714

Date	Amount	Description
03/09	5,000.00	BUS ONL TFR TO CHECKING 030922 XXXXXX5324

Service Charge Detail Account:-----3714

Date	Service Charge (-)	Waives and Discounts (+)	Description
03/15	3.00		STATEMENT CHARGE
03/15	15.00		BUSINESS ONLINE SERVICE FEES

Service Charge Summary Account:-----3714

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

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



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

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Huntington Public Funds Analyzed Checking

Account: -----8437

Statement Activity From:
 03/01/22 to 03/31/22

Days in Statement Period 31

Average Ledger Balance* 405,976.51
 Average Collected Balance* 405,976.51

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

Beginning Balance	\$402,129.65
Credits (+)	6,105.00
Electronic Deposits	6,105.00
Debits (-)	1,390.12
Regular Checks Paid	1,306.00
Service Charges	84.12
Ending Balance	\$406,844.53

Other Credits (+)

Account:-----8437

Date	Amount	Description
03/04	800.00	ACH SETTLEMENT OFFSET 220304 -SETT-HNB HVACH
03/07	967.00	ACH SETTLEMENT OFFSET 220307 -SETT-HNB HVACH
03/09	4,338.00	HUD TREAS 310 MISC PAY 030922 XXXXX3875860103 RMT*VV*XXXXX410276*****HUD Operating Fund OH02500000122D\

Checks (-)

Account:-----8437

Date	Amount	Check #	Date	Amount	Check #
03/07	63.00	43949	03/11	497.00	43953*
03/11	316.00	43950	03/21	222.00	43954
03/10	208.00	43951			

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

Other Debits (-)

Account:-----8437

Date	Amount	Description
03/15	84.12	PRIOR MONTH'S SERVICE CHARGES

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



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

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Huntington Public Funds Analyzed Checking

Account: -----8479

Statement Activity From:
 03/01/22 to 03/31/22

Days in Statement Period 31

Average Ledger Balance* 1,300,059.67
 Average Collected Balance* 1,300,018.96

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

Beginning Balance	\$1,125,561.45
Credits (+)	861,377.41
Regular Deposits	1,262.00
Electronic Deposits	860,115.41
Debits (-)	744,918.56
Regular Checks Paid	37,220.01
Electronic Withdrawals	707,698.55
Ending Balance	\$1,242,020.30

Deposits (+)

Account:-----8479

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
03/14	1,262.00	173215677	Brch/ATM				

Other Credits (+)

Account:-----8479

Date	Amount	Description
03/01	740,695.00	86 TREAS 310 MISC PAY 030122 XXXXX3875860103
03/01	84,131.00	86 TREAS 310 MISC PAY 030122 XXXXX3875860103
03/01	10,385.00	86 TREAS 310 MISC PAY 030122 XXXXX3875860103
03/01	784.00	86 TREAS 310 MISC PAY 030122 XXXXX3875860103
03/02	3,026.00	86 TREAS 310 MISC PAY 030222 XXXXX3875860103
03/03	3,026.00	86 TREAS 310 MISC PAY 030322 XXXXX3875860103
03/04	3,026.00	86 TREAS 310 MISC PAY 030422 XXXXX3875860103
03/04	3,026.00	86 TREAS 310 MISC PAY 030422 XXXXX3875860103
03/04	3,026.00	86 TREAS 310 MISC PAY 030422 XXXXX3875860103
03/11	4,175.00	86 TREAS 310 MISC PAY 031122 XXXXX3875860103
03/15	617.00	86 TREAS 310 MISC PAY 031522 XXXXX3875860103
03/21	4,198.41	BUS ONL TFR FRM CHECKING 032122 XXXXXX9630

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Statement Period from 03/01/22 to 03/31/22



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

Have a Question or Concern?

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Huntington Public Funds Analyzed Checking

Account: -----8440

Statement Activity From: 03/01/22 to 03/31/22		Beginning Balance	\$411,698.11
		Credits (+)	4,291.01
		Regular Deposits	4,291.01
Days in Statement Period 31		Ending Balance	\$415,989.12
Average Ledger Balance*	413,247.36		
Average Collected Balance*	413,113.59		

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

Deposits (+)

Account:-----8440

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
03/14	2,572.70	173215675	Brch/ATM	03/31	1,718.31	173215678	Brch/ATM

Balance Activity

Account:-----8440

Date	Balance	Date	Balance	Date	Balance
02/28	411,698.11	03/14	414,270.81	03/31	415,989.12

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

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

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

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

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

Account: -----9630

Statement Activity From:
 03/01/22 to 03/31/22

Days in Statement Period 31

Average Ledger Balance* 129,115.31
 Average Collected Balance* 129,115.31

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

Beginning Balance	\$144,448.07
Credits (+)	1.08
Interest Earned	1.08
Debits (-)	24,229.37
Regular Checks Paid	20,030.96
Electronic Withdrawals	4,198.41
Ending Balance	\$120,219.78

Interest paid last year \$62.31

Other Credits (+)

Account:-----9630

Date	Amount	Description
03/15	1.08	INTEREST PAYMENT

Checks (-)

Account:-----9630

Date	Amount	Check #	Date	Amount	Check #
03/25	3,979.10	1167	03/07	16,051.86	1168

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

Other Debits (-)

Account:-----9630

Date	Amount	Description
03/21	4,198.41	BUS ONL TFR TO CHECKING 032122 XXXXXXX8479

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Statement Period from 03/01/22 to 03/31/22

Account Number: [REDACTED]
Statement Date: Mar 01, 2022 thru Mar 31, 2022

P.O. Box 42, Clearfield, PA 16830

006227



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$334,385.77

Tiered Interest Savings [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$334,363.05
Mar 31	Credit Interest		22.72	334,385.77
	ENDING BALANCE			\$334,385.77

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
334,363.05	334,363.05	Mar 01, 2022 - Mar 31, 2022	31	22.72	0.08%	64.80

Interest Rate Summary

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

Overdraft/Returned Item Fees

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

Account Summary

Previous Date	Beginning Balance	Deposits	Interest Paid	Withdrawals	Fees	Ending Balance
Mar 01, 2022	334,363.05	0.00	22.72	0.00	0.00	334,385.77

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- Reduce the **risk of theft of personal information** during disposal



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Member FDIC

Account Number: [REDACTED]
Statement Date: Mar 01, 2022 thru Mar 31, 2022

P.O. Box 42, Clearfield, PA 16830

013611



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

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$205,076.40

Interest Checking [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	BEGINNING BALANCE			\$205,071.17
Mar 31	Total Interest Paid		5.23	
	ENDING BALANCE			\$205,076.40

LAKE METROPOLITAN
HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Mar 31	Credit Interest	5.23

Balance Summary

Date	Balance	Date	Balance
Mar 01	205,071.17	Mar 31	205,076.40

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
205,071.17	205,071.17	Mar 01, 2022 - Mar 31, 2022	31	5.23	0.03%	15.17

Interest Rate Summary

Date	Rate%	Date	Rate%
Jun 16	0.03%		

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

March 01, 2022 through March 31, 2022

Account Number: [REDACTED]

00026027 1 AV 00.426



00026027 DRE 001 142 09122 NNNNNNNNNNN T 1 000000000 67 0000527 P4866

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

CUSTOMER SERVICE INFORMATION

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



050600103570026027000100000000

On June 12, 2022, fees for non-Chase ATM transactions are changing

We're making the following fee changes and, depending on the type of account you have with us, you may be affected:

- **Non-Chase ATM transactions fee* (Domestic Withdrawal, Domestic & International Balance Inquiry, Domestic & International Balance Transfers):** This fee will increase from \$2.50 to \$3.00, but you can still avoid it by using Chase ATMs. The International Withdrawal Fee for ATMs outside the U.S., Puerto Rico and the U.S. Virgin Islands remains \$5.00 per withdrawal. We'll continue to waive these fees for customers receiving Chase Military Banking benefits on their Chase Business Complete CheckingSM accounts.

Please note: We'll continue to waive these fees for Chase Performance Business Checking[®] and Chase Platinum Business CheckingSM accounts.

For more information about banking fees, please read the Additional Banking Services and Fees for Business Accounts Deposit Account Agreement, which you can find at chase.com/business-deposit-disclosures, or visit a branch.

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

* Fees from the ATM owner/networks may still apply.

CHECKING SUMMARY

Chase Business Complete Checking

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

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

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: March 2022, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

Bank: Huntington - RAD, Bank Account: [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>
4624	03/01/2022	No	CHK	Abdul W Muhammad	February 2022 Resident Incentive	Yes	\$78.67
4625	03/01/2022	No	CHK	Air Rite Service Supply	JT Filters	Yes	\$314.91
4626	03/01/2022	No	CHK	AT&T	1/14-2/13/2022 Telephone	Yes	\$715.09
4627	03/01/2022	No	CHK	A-Team Property Maintenance	WS 205, 506 Clean Out	Yes	\$1,900.00
4628	03/01/2022	No	CHK	Blueknight Carpet & Maintenance	545 Sand Cleaning	Yes	\$2,830.00
4629	03/01/2022	No	CHK	Buckeye Power Sales Co	WS Generator Maintenance	Yes	\$1,045.00
4630	03/01/2022	No	CHK	Charter Communications	2/14-3/13/2022 Admin Cable	Yes	\$203.08
4631	03/01/2022	No	CHK	Cintas	Crediting Invoice 9158871757	Yes	\$164.43
4632	03/01/2022	No	CHK	City Of Painesville Utilities Office	WS 1/5-2/8/22 Electric & Water	Yes	\$12,629.53
4633	03/01/2022	No	CHK	Commonwealth Lumber Co.	Maint. Supplies	Yes	\$42.95
4634	03/01/2022	No	CHK	Com-One Sound	JT Intercom Repair	Yes	\$600.00
4635	03/01/2022	No	CHK	Dominion Energy Ohio	Maint Bldg 1/19-2/17/2022 Gas	Yes	\$4,726.83
4636	03/01/2022	No	CHK	Elite Painting and Pressure Washi	564 Sanders Drywall	Yes	\$5,325.00
4637	03/01/2022	No	CHK	G&L Locksmiths	WS Keys	Yes	\$293.62
4638	03/01/2022	No	CHK	HD Supply Facilities Maintenance	Maint. Supplies, Materials	Yes	\$8,565.38
4639	03/01/2022	No	CHK	Home Depot Credit Services	January 2022 Statement	Yes	\$1,685.26
4640	03/01/2022	No	CHK	Huntington National Bank	Office Supplies, Training, Board Foo	Yes	\$1,185.12
4641	03/01/2022	No	CHK	Innovative Real Estate Solutions	J. Safar Security Deposit (784 Orcha	Yes	\$1,000.00
4642	03/01/2022	No	CHK	KONE	JT Elevator Repair	Yes	\$839.78
4643	03/01/2022	No	CHK	Lake County Board of Commissio	February 202 Health Insurance	Yes	\$19,697.84
4644	03/01/2022	No	CHK	Lowe's	January 2022 Statement	Yes	\$128.92
4645	03/01/2022	No	CHK	Mary Ann Racz	February 2022 Resident Incentive	Yes	\$200.00
4646	03/01/2022	No	CHK	Max Screenprinting	Admin Uniforms	Yes	\$440.46
4647	03/01/2022	No	CHK	Mentor Glass Supply & Repair Co	PvP B12 Windows	Yes	\$2,084.98
4648	03/01/2022	No	CHK	NAPA Auto Parts/Painesville	Maint Supplies	Yes	\$11.99
4649	03/01/2022	No	CHK	New Oak Hill Village LLC	A. Graham (38490 Oak Hill #103) S	Yes	\$1.00
4650	03/01/2022	No	CHK	Northeastern Refrigeration	JT HVAC Repairs	Yes	\$768.34
4651	03/01/2022	No	CHK	Patricia L Jones	February 2022 Resident Incentive	Yes	\$49.99
4652	03/01/2022	No	CHK	Pitney Bowes Global Financial Se	Postage Supplies	Yes	\$856.89
4653	03/01/2022	No	CHK	Precision Compaction Services, L	JT Compactor Repair	Yes	\$488.17
4654	03/01/2022	No	CHK	Professional Answering Service L	1/13-2/9/2022 Answering Service	Yes	\$141.85
4655	03/01/2022	No	CHK	Robert L Neal Sr	February 2022 Resident Incentive	Yes	\$200.00
4656	03/01/2022	No	CHK	Sherwin-Williams	565 Shelby Carpet	Yes	\$12,028.72
4657	03/01/2022	No	CHK	Sievers Security, Inc.	Dec. '21 Remote Access	Yes	\$32.00
4658	03/01/2022	No	CHK	The Illuminating Company	PvP B13 2/11-2/17/2022 Electric	Yes	\$52.78
4659	03/01/2022	No	CHK	The Nelrod Company	PH Utility Allowance Study 2022	Yes	\$4,468.00
4660	03/01/2022	No	CHK	The Reserves Network	Week 2/20/2022 Admin Temp Help	Yes	\$465.00
4661	03/01/2022	No	CHK	T-Mobile	1/21-2/20/2022 Cell Phone	Yes	\$409.39
4662	03/01/2022	No	CHK	Tri-S Controls Inc	WS Fire System Repairs	Yes	\$10,106.00
4663	03/01/2022	No	CHK	Vector Security	Alarm Monitoring 3/1-3/31/2022	Yes	\$660.80
4664	03/01/2022	No	CHK	Verify Services, LLC	Telecom Project	Yes	\$1,199.98
4665	03/01/2022	No	CHK	Xpress Printing Services Inc.	HCV Recert Packets	Yes	\$2,271.00
4671	03/09/2022	No	CHK	Blueknight Carpet & Maintenance	JT #410 Carpet Cleaning	Yes	\$2,650.00
4672	03/09/2022	No	CHK	BNK Heating and Cooling LLC	PvP B2 HVAC Maintenance	Yes	\$710.00
4673	03/09/2022	No	CHK	Chardon Oil Co., Inc.	Rental Equipment - Snow Removal	Yes	\$45.01
4674	03/09/2022	No	CHK	Cintas	Maint Uniforms	Yes	\$223.80
4675	03/09/2022	No	CHK	Cleveland Plumbing Supply Ment	592 Sanders Water Heater	Yes	\$767.28

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: March 2022, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

Bank: Huntington - RAD, Bank Account: [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>
4676	03/09/2022	No	CHK	Concord Custom Services LLC	Washington Square Office Remodel	Yes	\$4,000.00
4677	03/09/2022	No	CHK	Elite Painting and Pressure Washi	PvP B7 Paint	Yes	\$4,500.00
4678	03/09/2022	No	CHK	Gene Ptacek & Sons	JT Annual F/E Inspection	Yes	\$1,635.05
4679	03/09/2022	No	CHK	Griffin Technology Group	April 2022 IT Contract	Yes	\$2,619.50
4680	03/09/2022	No	CHK	HD Supply Facilities Maintenance	Maint Supplies Credit	Yes	\$2,495.69
4681	03/09/2022	No	CHK	Joughin & Company Hardware	February 2022 Statement	Yes	\$212.68
4682	03/09/2022	No	CHK	Major Waste Disposal Services In	February 2022 Waste Disposal	No	\$1,390.00
4683	03/09/2022	No	CHK	Market Vision Partners, LLC	Feb '22 Rentellect System	Yes	\$375.00
4684	03/09/2022	No	CHK	NFP Corporate Services (OH) Inc.	March 2022 Health Insurance Consu	Yes	\$225.00
4685	03/09/2022	No	CHK	ONLINE Information Services, Inc	HR Background	Yes	\$597.50
4686	03/09/2022	No	CHK	Staples Business Credit	Office Supplies	Yes	\$776.13
4687	03/09/2022	No	CHK	The Reserves Network	Week 2/27/2022 Admin Temp Help	Yes	\$348.75
4688	03/09/2022	No	CHK	Treasurer, State of Ohio	WS Elevator Inspection	Yes	\$812.50
4689	03/09/2022	No	CHK	WEX BANK	Card Fee	Yes	\$972.68
4690	03/09/2022	No	CHK	Xpress Printing Services Inc.	Office Supplies	Yes	\$246.00
4692	03/16/2022	No	CHK	Active Plumbing Supply	Plumbing Supplies	Yes	\$55.08
4693	03/16/2022	No	CHK	A-Team Property Maintenance	570 Sanders, 515 Home Clean Out	Yes	\$1,000.00
4694	03/16/2022	No	CHK	Blaine Window Hardware, Inc	Maint Supplies	Yes	\$293.15
4695	03/16/2022	No	CHK	Charter Communications	3/5-4/4/2022 Internet	Yes	\$1,186.24
4696	03/16/2022	No	CHK	Cintas	Maint Uniforms	Yes	\$238.43
4697	03/16/2022	No	CHK	City Of Painesville Utilities Office	Admin 1/28-3/2/2022 Electric & Wat	Yes	\$10,721.84
4698	03/16/2022	No	CHK	Cleveland Plumbing Supply Ment	Hot Water Tank	Yes	\$843.61
4699	03/16/2022	No	CHK	Concord Custom Services LLC	549 Shelby Remodel PO#10042024	Yes	\$12,200.00
4700	03/16/2022	No	CHK	DiCaudo, Pitchford & Yoder	February 2022 Legal	Yes	\$4,252.00
4701	03/16/2022	No	CHK	Elite Painting and Pressure Washi	WS #506 Paint	Yes	\$4,060.00
4702	03/16/2022	No	CHK	GPD Group	1/29-2/25/2022 JT Precast Sealants	Yes	\$5,238.51
4703	03/16/2022	No	CHK	Griffin Technology Group	December 2021 IT Contract	Yes	\$5,050.25
4704	03/16/2022	No	CHK	HD Supply Facilities Maintenance	Thermostats	Yes	\$3,179.04
4705	03/16/2022	No	CHK	Home Depot Credit Services	Maint. Supplies	Yes	\$924.77
4706	03/16/2022	No	CHK	Huntington National Bank	February 2022 MasterCard	Yes	\$1,965.35
4707	03/16/2022	No	CHK	KONE	March 2022 Elevator Maint.	Yes	\$848.64
4708	03/16/2022	No	CHK	Lake County Board of Commissio	March 2022 Health Insurance	Yes	\$17,912.66
4709	03/16/2022	No	CHK	Lowe's	February 2022 Statement	Yes	\$330.43
4710	03/16/2022	No	CHK	Mentor Glass Supply & Repair Co	WS Windows	Yes	\$1,032.20
4711	03/16/2022	No	CHK	META Solutions	March 2022 Telephone	Yes	\$377.00
4712	03/16/2022	No	CHK	Pitney Bowes Purchase Power	February 2022 Postage Meter	Yes	\$1,596.00
4713	03/16/2022	No	CHK	Professional Answering Service L	2/10-3/9/2022 Answering Service	Yes	\$140.20
4714	03/16/2022	No	CHK	Sam's Club/Synchrony Bank	February 2022 Statement	Yes	\$104.78
4715	03/16/2022	No	CHK	Seacrist Maintenance, Inc.	March 2022 Cleaning Contract	Yes	\$400.00
4716	03/16/2022	No	CHK	Sherwin-Williams	552 Sanders Carpet	Yes	\$3,648.58
4717	03/16/2022	No	CHK	The Illuminating Company	PvP A Halls 2/11-3/10/2022 Electric	Yes	\$824.57
4718	03/16/2022	No	CHK	The Reserves Network	Week 3/6/2022 Admin Temp Help	Yes	\$465.00
4719	03/16/2022	No	CHK	UH Occupational Health	Admin Background	Yes	\$50.00
4720	03/16/2022	No	CHK	V&V Youngstown	Maint Supplies	Yes	\$90.79
4721	03/16/2022	No	CHK	Xerox Financial Services	3/25-4/24/2022 Copier Lease	Yes	\$1,351.00
4722	03/16/2022	No	CHK	Scenic-FX Landscape Constructio	Woodlawn Home Regrading (50% D	Yes	\$14,750.00
4724	03/22/2022	No	CHK	AT&T	2/14-3/13/2022 Telephone	Yes	\$713.89

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: March 2022, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

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

Posted Payments

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
4725	03/22/2022	No	CHK	A-Team Property Maintenance	W/H Clean Yard Debris	Yes	\$165.00
4726	03/22/2022	No	CHK	Avenue Auto Clinic	Maint Auto	Yes	\$48.09
4727	03/22/2022	No	CHK	Blueknight Carpet & Maintenance	582 Sanders Cleaning	Yes	\$2,112.00
4728	03/22/2022	No	CHK	Charter Communications	3/14-4/13/2022 Admin Cable	Yes	\$75.13
4729	03/22/2022	No	CHK	Cintas	Electrostatic Spray	Yes	\$1,458.71
4730	03/22/2022	No	CHK	Com-One Sound	JT Intercom Repair	Yes	\$140.00
4731	03/22/2022	No	CHK	Dominion Energy Ohio	PvP A4 2/14-3/14/2022 Gas	Yes	\$1,186.04
4732	03/22/2022	No	CHK	Griffin Technology Group	WS Office Extended Workspace	Yes	\$1,242.50
4733	03/22/2022	No	CHK	Guardian	April 2022 Dental, Life, AD&D	No	\$1,897.24
4734	03/22/2022	No	CHK	HD Supply Facilities Maintenance	Maint. Supplies	No	\$5,330.72
4735	03/22/2022	No	CHK	Johnstone Supply	Maint. Supplies	Yes	\$9.00
4736	03/22/2022	No	CHK	Management Computer Services,	1099 Processing	No	\$664.50
4737	03/22/2022	No	CHK	Mentor Glass Supply & Repair Co	JT #410 Windows	Yes	\$228.00
4738	03/22/2022	No	CHK	Sherwin-Williams	Maint Paint	Yes	\$11,555.23
4739	03/22/2022	No	CHK	Stanley Access Tech LLC	WS Door Repair	Yes	\$1,364.31
4740	03/22/2022	No	CHK	The Reserves Network	Week 3/13/2022 Admin Temp Help	Yes	\$348.75
4741	03/23/2022	No	CHK	ComDoc Inc.	Toner	Yes	\$236.07
						Cleared: 107	\$241,134.16
						Uncleared: 4	\$9,282.46
						Total Payments: 111	\$250,416.62

Project Summary

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

Program - Project	Payments	Deposits
RAD - PBRA - RAD - PBRA	\$250,416.62	\$0.00
Total:	\$250,416.62	\$0.00

Type Summary

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

Document Type	Count	Amount
Check (CHK)	111	\$250,416.62
Total:	111	\$250,416.62

End of Report

RESOLUTION NO. 4-2022

A RESOLUTION AUTHORIZING THE BOARD CHAIRPERSON TO EXECUTE THE REQUIRED PAPERWORK TO CHANGE THE BANK SIGNORS ON ALL HUNTINGTON NATIONAL BANK ACCOUNTS

WHEREAS, the Members of the Lake Metropolitan Housing Authority have, upon recommendation of the Executive Director, found and determined that it is necessary for Lake Metropolitan Housing Authority to change the bank signors on all Huntington National Bank accounts to reflect current authorized signors.

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

SECTION 1. The Board Chairperson is hereby authorized to execute the required paperwork to change the bank signors on all Huntington National Bank accounts to reflect current authorized signors as shown on the attached referenced accounts 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: May 11, 2022

Jeffrey Mackey, Chairperson

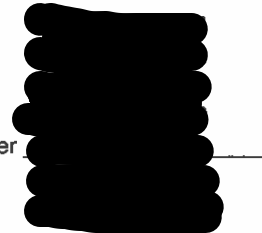
Attest:

I, Eric Martin, Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 4-2020 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 11th day of May, 2022.

Eric Martin, Secretary



Account Number



**Copy of Resolution to
Open and Maintain a Bank Account
(Public Entity)**

The undersigned hereby certifies to The Huntington National Bank that: I am the
Board Chairperson

(insert official title)

and, as such, I am familiar with the records and proceedings of:

LAKE METROPOLITAN HOUSING AUTHORITY

(insert name of governmental entity)

(the "Public Entity"), a governmental entity duly organized and existing under the laws of the
State of OHIO

the following is a true, accurate and compared copy of resolutions duly adopted by the Public Entity, and that the
resolutions have not been rescinded, modified or revoked and are in full force and effect.

RESOLVED, that:

- (i) The Huntington National Bank (the "Bank"), as a national banking association, is qualified under applicable law and regulations to be a depository for the Public Entity and is hereby designated as a depository of the Public Entity;
- (ii) one or more account(s) may be opened and maintained in the name of the Public Entity, in accordance with the rules and regulations or procedures of the Bank pertaining to such accounts as amended by the Bank from time to time, or as otherwise amended by a written agreement between the Public Entity and Bank;
- (iii) any of the individuals whose names are set forth in (iv), below or, whose genuine signatures appear on separate cards dated and filed with the Bank, (collectively the "Authorized Signatories" and individually an "Authorized Signatory") are hereby authorized to act individually on behalf of the Public Entity and in its name to:
 - a. sign checks, drafts, notes, bills of exchange, acceptances, or other orders for payment of funds from any account maintained by the Public Entity;
 - b. indorse checks, drafts, notes, bills, certificates of deposit, or other instruments owned or held by the Public Entity for deposit in any such account, or for collection or discount by the Bank;
 - c. identify, approve and guarantee the indorsements of any and all checks and drafts drawn by the Public Entity;
 - d. waive demand, protest, and notice of protest, or dishonor of any check, draft, note, bill, certificates of deposit or other instruments made, drawn, or indorsed by the Public Entity;
 - e. act for the Public Entity in the transaction of all other business (whether or not it is of the kind, nature or character specified in this certificate) on the Public Entity's behalf with the Bank, including but not limited to executing contracts and delegating person to engage in transaction in connection with such contracts;
 - f. open and maintain an account in the name of the Public Entity (any account so opened shall be bound by the provisions of this certificate);
 - g. certify to the Bank the names of the Authorized Signatories and shall certify such change to the Bank, and the Bank shall be fully protected in relying on such certification, or refusing to honor the signature of any individual not so certified;
 - h. delegate other person(s) to perform any of the foregoing acts;

(iv) Names or Titles of Authorized Signatories:

- Eric P. Martin, Chief Executive Officer
- Meghan Furman, Compliance Officer
- Jeffrey Mackey, Board Chair
- Charles Stennis, Board Co-Chair
- Amy Tressler, Director

(When only titles are used, this resolution must be accompanied by an Incumbency Certificate)

FURTHER RESOLVED, that:

- (i) the Bank is authorized to honor, receive, certify, or pay all instruments signed in accordance with this certificate even though drawn or indorsed to the order of any Authorized Signatory signing the same, tendered for cash, or in payment of a personal obligation or for deposit into a personal account of said Authorized Signatory and the Bank is not required or obligated to inquire into the circumstances of the issuance or use of any instrument signed in accordance with this certificate, or the application, or disposition of such instrument, or the proceeds thereof;
- (ii) overdrafts, if any, shall not be considered to be a loan; and
- (iii) the provisions of this certificate shall remain in full force and effect until written notice of its amendment or rescission shall have been received by the Bank and the Bank has a reasonable amount of time to act upon such notice, and that receipt of such notice shall not affect any action taken by the Bank prior thereto.

FURTHER RESOLVED, that the undersigned be, and hereby is, authorized and directed to certify to the Bank the foregoing resolutions and that the provisions thereof are in conformity with the laws and regulations governing the Public Entity.

I further certify that there is no provision in the law or regulations governing the Public Entity which limits the power of the Public Entity to pass the foregoing resolutions and that the same are in conformity with the law and regulations governing the Public Entity, have not be modified or rescinded and are in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name this _____ day of _____, 20_____.

Public Official:

Witness:

RESOLUTION NO. 4-2022

A RESOLUTION AUTHORIZING THE BOARD CHAIRPERSON TO EXECUTE THE REQUIRED PAPERWORK TO CHANGE THE BANK SIGNORS ON ALL HUNTINGTON NATIONAL BANK ACCOUNTS

WHEREAS, the Members of the Lake Metropolitan Housing Authority have, upon recommendation of the Executive Director, found and determined that it is necessary for Lake Metropolitan Housing Authority to change the bank signors on all Huntington National Bank accounts to reflect current authorized signors.

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

SECTION 1. The Board Chairperson is hereby authorized to execute the required paperwork to change the bank signors on all Huntington National Bank accounts to reflect current authorized signors as shown on the attached referenced accounts 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: May 11, 2022

Jeffrey Mackey, Chairperson

Attest:

I, Eric Martin, Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 4-2020 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 11th day of May, 2022.

Eric Martin, Secretary

RESOLUTION NO. 5-2022

A RESOLUTION APPROVING A REVISED HOLIDAY POLICY, SECTION 5.04 OF THE PERSONNEL POLICY MANUAL OF THE LAKE METROPOLITAN HOUSING AUTHORITY

WHEREAS, in 1863, President Abraham Lincoln issued the Emancipation Proclamation declaring all slaves free; and

WHEREAS, news of this freedom finally reached the last of the enslaved people in Galveston, Texas two years later on June 19, 1865; and

WHEREAS, Juneteenth acknowledges the atrocities of slavery in the United States and celebrates the emancipation of those enslaved; and

WHEREAS, on June 17, 2021, President Joe Biden signed legislation into law establishing June 19 as Juneteenth National Independence Day--a US federal holiday; and

WHEREAS, the Members of the Board of the Lake Metropolitan Housing Authority have, upon recommendation of the Executive Director, found and determined it necessary to amend Section 5.04 Holidays, of the Personnel Policy Manual of the Lake Metropolitan Housing Authority to establish Juneteenth as an observed holiday.

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

SECTION 1. The Personnel Policy Manual, Section 5.04 Holidays, of the Lake Metropolitan Housing Authority be and hereby is amended from its existing form as shown in Exhibit A to incorporate the changes in Section 5.04. The same is hereby amended to read in such a way that existing language to be removed is shown as ~~stricken~~, newly added language is shown as **bold** and language to remain retains the existing font and format.

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.

RESOLUTION NO. 5-2022

**A RESOLUTION APPROVING A REVISED HOLIDAY POLICY, SECTION
5.04 OF THE PERSONNEL POLICY MANUAL OF THE LAKE
METROPOLITAN HOUSING AUTHORITY**

Passed:

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 5-2022 was duly passed by vote of the Board of Commissioners for the Lake Metropolitan Housing Authority, Lake County, Ohio at a duly noticed meeting of the Board on this 11th day of May 2022.

Eric Martin, Secretary

**LAKE METROPOLITAN HOUSING AUTHORITY
PERSONNEL POLICY MANUAL**

Revised May 2022

HOLIDAYS

**SECTION 5.04
PAGE 1 OF 2**

A. Eligibility: All full-time and regular part-time employees are entitled to the holidays listed herein which occur during the period of their employment. To be eligible for holiday pay, an employee must be in active pay status and work the last regular workday immediately preceding the holiday and the next regular workday following the holiday, unless on previously approved PTO. If an employee is absent without previously approved PTO, the employee may make a written request to the Executive Director/designee to use available PTO in lieu of holiday pay. Such requests will be considered on a case-by-case basis.

B. Holidays: Eligible employees are entitled to the following holidays:

New Year's Day (January 1)

Martin Luther King Day (third Monday in January)

President's Day (third Monday in February)

Memorial Day (fourth Monday in May)

Independence Day (July 4)

Juneteenth (June 19)

Labor Day (first Monday in September)

Columbus Day (second Monday in October) [~~*four-day-employees-only~~]

Veteran's Day (November 11)

Thanksgiving Day (fourth Thursday in November)

~~Friday following Thanksgiving Day~~

Christmas Day (December 25)

If a holiday falls on a Sunday, it will be observed on the following Monday; if it falls on Saturday, it will be observed on the preceding ~~Friday~~ **Thursday**.

C. Holiday Pay: Holiday pay shall be an employee's regular hourly rate of pay times the employee's normal daily work hours.