



NOTICE OF MEETING

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

**6:00 p.m. on Wednesday, May 10, 2023, in the Community Room at
Jackson Towers
200 W. Jackson Street
Painesville, OH 44077**

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

REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Minutes – April 12, 2023
4. CEO Report
5. March Finance Reports and Bills (April Financials)
6. Other Updates and Comments
7. 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 12, 2023
Parkview Place
6:00 P.M.**

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

PRESENT

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

ALSO PRESENT

Marshal Pitchford, Attorney
Eric Martin, Chief Executive Officer
Theresa Lee, Director of Housing
Stacy Carlson, Housing Coordinator
James Hyland, Maintenance
Roger Maltry, Supervisor Maintenance

Chairperson's Comments

Chairperson Jeffrey Mackey called the meeting to order at 6:07 P.M.

Meeting Minutes:

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

CEO Report:

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

Housing Choice Voucher:

Despite a slight dip in HCV lease-ups in March, we expect monthly increases to continue. Also, our budget utilization percentages are steadily on the rise, reaching our target of 96% in March. This is the first time in quite a while we have reached our target. This means that our Programs team has successfully reached the annual target of maintaining HAP budget Utilization above 95%.

We have accepted an offer to bring on board our first HCV Intake Specialists. She will provide the necessary support to efficiently work through the HCV waiting list and steadily issue vouchers.



PUBLIC HOUSING/MULTI-FAMILY PROGRAM/MARKET RATE:

We have relocated the remaining Public Housing tenant. We are now in the planning phase to sell the property. HUD has provided us with the required documentation to begin the paperwork and to prepare the legal language that will remove HUD's interest in Parkview at closing.

Multi-Family lease-ups are continuing to rise as well as our revenue. All the credit goes to our Program leadership, and our Maintenance team for establishing our fast-track strategy.

Staffing:

We are pleased to announce that we have hired Rita Lenz to lead LMHA in Human Resources. She comes with an array of experience. Also, we have successfully hired both our HCV Specialists and Multi-Family Specialists positions.

Bingo Night Update:

Board of Commissioners, Julius Williams and Diana Dilisio of LMHA have started a Bingo Night (runs each Monday starting at 6 pm) that has been a huge success. The event has been highly appreciated by our tenants at Jackson Towers and Washington Square. Bingo Night is scheduled for Woodlawn Homes later this month.

Jackson Towers ServPro Remediation Update:

The plumbing in unit 210 has been updated with the installation of new shut-off valves in the shower, bath sink, and kitchen sink area. ServPro has also installed a new faucet assembly in the shower area. The metal framing has been put back together and repaired. The electrician inspected and fixed damaged wires. A new heat lamp has been installed in the bathroom. The ceiling in the main area has been scraped and primed.

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

February Finance Report:

A motion was made by Vice Chairperson Charles Stennis and seconded by Cynthia Brooks to approve the February financials. March financials were approved by roll call with 5 ayes from Charles Stennis, Gregory Schmidt, Cynthia Brooks, Jeffrey Mackey, and Julius Williams.

Other Comments and Updates:

A discussion was held regarding the replacement of the fire alarm systems at Jackson Towers and Washington Square. Board member Gregory Schmidt commented on the need to add lightning rods to both Jackson Towers and Washington Square. Eric Martin agreed and informed the Board members that LMHA would seek a number of quotes on pricing and actively pursue having the rods installed.

Resolution 5-2023:

A motion was made by Charles Stennis and seconded by Cynthia Brooks to approve Resolution 5-2023 to adopt the 2023 Annual Plan and Five Capital Plan and approved by unanimous acclamation.

Adjournment:

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





Meeting of The Board of Commissioners CEO Report May 2023

Housing Choice Voucher:

We have begun planning for what should be our first landlord engagement event. Although we do not have a specific date, we anticipate the event occurring sometime in July. We are hoping to partner the event with the HUD local field office to conduct an in-depth 90-minute to 2-hour event. The event will focus on hearing landlord concerns, answering questions, educating the general community on the benefits of accepting housing choice vouchers, and partnering with us long-term.

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

Public Housing/Multi-Family Program/Market Rate:

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

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



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We will be replacing the outdated signage above the Woodlawn Community Center and conducting a complete refresh of the community bulletin board with current information and plans to make the area look more inviting to attract attention. And lastly, we will refresh a number of the decks to a nice redwood/cape cod color to make each residential building pop with more curb appeal. This will also include a paint spruce-up of the roadside sign at Woodlawn along with mulch and flowers to give it a more inviting appeal.

Staffing:

We are happy to announce that we have filled the final open HCV Specialist position and she has begun working effective May 8th. In addition, we will be relocating Human Resources to the Washington Square office. We believe that this will give our staff better privacy in discussing personnel matters and add more office space at the administrative building for better functional use among our program personnel.

Jackson Towers ServPro Remediation Update:

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

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

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



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Multifamily/Public Housing Programs

Month Ending April 2023

Occupancy Rate	Feb-23	Mar-23	Apr-23		
Percentage leased as of 05/01/2023	79%	81%	82%		
# of vacancies (265 total MF & PH units) as of 03/01/2023	57	50	47	25 PVP	
T.A.R. (Tenant Account Receivables)	Feb-23	Mar-23	Apr-23		
Current Rent Roll	\$53,013	\$55,782	\$57,364		
Rent Collected	\$49,050	\$53,193	\$51,720		
Percentage Collected	93%	95%	90%		
PH Error Analysis Report	Feb-23	Mar-23	Apr-23		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Feb-23	Mar-23	Apr-23		
# of applicants on MF Wait List (end of month)	900	904	949		
Evictions	Jackson	Washington	Woodlawn	ParkView	Total
WRIT/Restitution/Possession of property					
14 Day notices served (non-payment)					0
30 Day notices served (lease violations)					0
3 Day notices (non-pay)			1		1
3 Day notices (lease violation)					0
10 Day notices (lease violation)	1				1
30 Day notices (non-pay)	4	6	9		19
Tenant Relations	Washington	Jackson	Woodlawn	ParkView	
Date of quarterly resident meetings held	4/19/2023	4/18/2023	4/20/2023		
Next Meeting Scheduled for: July 2023					
Police Reports received from 04/04/2023 through 05/01/2023	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault		1			1
Domestic/Civil/Harassment			1		1
Drug arrest/drug related confirmed	1				1
Drug complaint not confirmed					0
Theft/Burglary		2			2
Well Checks	4		1		5
Arrest/Warrant Served					0
Identity Theft					0
LMHA Standby Request/Trespassing					0
Disturbance/Noise/Disorderly Conduct		1	2		3
Not classified/Police Foot Patrols	1	2			3
Total calls for current month					16
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month	1	3	2		6
Move outs for current month	1	2			3
Unit transfers for current month					0
Report Completed by: Theresa Lee					



Housing Choice Voucher Program

Month Ending April 2023

Leased Action	Feb-23	Mar-23	Apr-23						
Monthly Budget Authority	\$756,356	\$756,356	\$785,725						
Units under lease (1st of month) + HO	1173	1168	1168	As of 4/1/23					
VASH vouchers leased up (26)	13	12	12						
FUP vouchers leased up (25)	15	15	14						
Mainstream vouchers leased up (26)	28	31	32						
Utilization (baseline 1552 eff. 1/1/2023)	76%	75%	75%						
Total HAP paid (UA's, ports & HO)	\$715,805	\$726,558	\$747,488						
Total incoming HAP	\$739,926	\$690,609	\$699,603						
Monthly utilization of budget	95%	96%	95%						
HCV Error Analysis Report	Feb-23	Mar-23	Apr-23						
Audit Error rate	45%	55%	38%						
# of files audited	20	20	16						
# of files in audit with errors	9	11	6						
QC Error Rate	45%	55%	38%						
Informal Hearing/Terminations	Feb-23	Mar-23	Apr-23						
Informal Hearings conducted	3	1	1						
Informal Reviews conducted	2	1	2						
End of Participations (EOP's)	13	11	8	Updated 3 months EOP report attached explaining most recent					
Leasing Activity	Feb-23	Mar-23	Apr-23						
# of New Admissions	19	11	6						
# of Moves	6	5	5						
# of Port-Ins	2	0	0						
# of Port-Outs	2	3	0						
# of Vouchers issued	20	33	22	8 of these were moves					
# of Vouchers on the street	69 plus 14 scheduled	58 + 10 voucher appts. Scheduled	55	10 vouchers pending inspections					
	This includes voucher from PVP issued in October 2021			10 vouchers pending executed HAP					
Vouchers Expired	6	20	6 - 2 of these were moves	10 Vouchers pending signed leases					
FSS/Homeownership	Feb-23	Mar-23	Apr-23						
Active FSS participants	22	23	22						
Current Homeowners	3	3	3						
Wait List Activity	Feb-23	Mar-23	Apr-23						
Number of Applicants on WL	717	654	644	2021 HCV as of 5/1/2023					
# of applicants pulled from Wait List	100	0	0	Preparing for next pull					
Initial Briefing Meetings	3/9/2023 55	0	0						
2nd & Final Chance	6 second request sent 3/1/23	0	0						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Feb-23	179	Included in AR	38	4	2	*	8	*	231
Mar-23	279	Included in AR	37	12	0	*	10	*	338
Apr-23	319	Included in AR	29	4	2	*	21	*	388
April had 13 QC inspections									
Report Completed by: Theresa Lee *included in special and port inspections									

FSS Monthly Report

Month:	April 2023
FSS participants as of 04/30/23	22
Number of contract completions (graduates):	0
Escrow disbursed: Interim Disbursements	\$6,092.57
Number of contracts terminated:	0
Escrow forfeited:	0
Number of new contracts (enrollments):	1
Number of participants with escrow accounts	17
Number of new escrow accounts opened:	0

Lake Metropolitan Housing Authority

Finance Report

March 2023

(Prepared for the May 8, 2023 Board Meeting)

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

Fiscal Year 2023

Attached are the preliminary March 2023 financials.

Multi-Family (RAD):

The Multi-Family Program is negative for March and year-to date.

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

Housing Choice Voucher:

The Housing Choice Voucher Program is negative for March and continues to be positive year-to-date and against the budget.

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

Parkview (Public Housing/Market Rate):

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

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

Overall Indicators:

The Fiscal Year 2023 Payroll projections are included through the March 16, 2023 payroll.

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

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

Banking and Investments:

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

Accounts Payable:

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

FY 2024 Preliminary Budget

Included with this report is the fiscal year 2024 budget for review.

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

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

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

Respectfully Submitted by:

A handwritten signature in black ink that reads "Brittany Stone". The signature is written in a cursive, flowing style.

Brittany Stone

CFO

Lake Metropolitan Housing Authority - Major Programs

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

For the Month and Fiscal Year-to-Date ended March 31, 202

(Preliminary - For Internal Use Only)

	Fiscal Year 2023				Fiscal Year 2022			
	This Month	Year-to-Date	YTD Budget	Variance	Year-to-Date	Variance	Year-to-Date	Variance
Multi-Family								
Operating Income	\$ 119,057	\$ 1,111,066	\$ 1,137,093	\$ (26,027)	\$ 1,122,532	\$ (11,466)		
Administrative Expenses	\$ 71,542	\$ 413,461	\$ 418,998	\$ (5,537)	\$ 366,104	\$ 47,357		
Utility Expenses	22,650	203,650	202,500	1,150	194,091	9,559		
Operations Expense	62,394	469,103	336,556	132,547	472,355	(3,252)		
General Expense	10,525	60,714	53,529	7,185	51,249	9,465		
Surplus / (Deficit)	\$ (48,054)	\$ (35,862)	\$ 125,510	\$ (161,372)	\$ 38,733	\$ (74,595)		
Section 8								
Operating Income	\$ 83,047	\$ 762,300	\$ 720,000	\$ 42,300	\$ 942,949	\$ (180,649)		
Administrative Expenses	\$ 90,013	\$ 702,243	\$ 760,889	\$ (58,646)	\$ 638,094	\$ 64,149		
Utility Expenses	368	3,407	3,600	(193)	2,408	999		
Maintenance Expense	368	3,407	3,600	(193)	5,496	(2,089)		
General Expense	710	10,309	13,607	(3,298)	12,894	(2,585)		
Surplus / (Deficit)	\$ (8,412)	\$ 42,934	\$ (61,696)	\$ 104,630	\$ 284,057	\$ (241,123)		
CONSOLIDATED								
Operating Income	\$ 202,104	\$ 1,873,366	\$ 1,857,093	\$ 16,273	\$ 2,065,481	\$ (192,115)		
Administrative Expenses	\$ 161,555	\$ 1,115,704	\$ 1,179,887	\$ (64,183)	\$ 1,004,198	\$ 111,506		
Utility Expenses	23,018	207,057	206,100	957	196,499	10,558		
Operations Expense	62,762	472,510	340,156	132,354	477,851	(5,341)		
General Expense	11,235	71,023	67,136	3,887	64,143	6,880		
Surplus / (Deficit)	\$ (56,466)	\$ 7,072	\$ 63,814	\$ (56,742)	\$ 322,790	\$ (315,718)		

Lake Metropolitan Housing Authority

Balance Sheet

March 2023

Program: RAD - PBRA

Project: Consolidated

	Period Amount	Balance
ASSETS		
1001.000 Petty Cash	14.50	338.60
1111.800 Cash - RAD PBRA	(109,225.85)	400,492.92
1113.000 Cash - Replacement Reserve	13,343.84	1,319,393.17
1114.000 Cash - Tenant Sec. Deposits	(5.36)	57,483.47
1122.000 Accts Rec Tenants (S)	(8,331.21)	53,695.52
1122.009 Tenant Repayment Agreements (S)	(459.00)	5,227.00
1129.000 A/R - Other	42,076.95	60,362.07
1129.300 A/R - Employee	0.00	469.37
1140.001 A/R Parkview Place	9,840.14	(8,910.21)
1140.002 A/R Public Housing	202.88	19,303.21
1140.003 A/R REACH	0.00	155.00
1140.005 A/R S-8 Voucher	(8,597.03)	87,652.35
1140.006 A/R State/Local	(459.86)	(3,447.65)
1211.000 Prepaid Insurance	(5,276.17)	42,209.32
1250.000 Prepaid Expense	(887.58)	7,988.18
1400.600 Land	0.00	692,731.00
1400.601 Land - Development (Lots)	0.00	29,490.74
1400.700 Buildings	0.00	3,910,612.00
1400.710 Bldg. & Land Improvements	0.00	5,852,082.00
1400.750 Bldg, Land & Improvements - Admin	0.00	6,278.44
1400.800 Furn, Equip, Mach - Dwellings	0.00	48,472.36
1400.900 Furn, Equip, Mach - Admin	0.00	343,483.55
1400.901 Equipment - Vehicles	0.00	160,775.43
1400.950 Accumulated Depreciation	0.00	(9,429,611.78)
1400.960 Accumulated Amortization - Leases	0.00	(3,809.25)
1400.990 Construction-In-Progress	0.00	19,087.68
1490.000 Leased Asset	0.00	18,084.13
1500.100 Net OPEB Asset	0.00	73,869.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	79,910.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	4,912.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	84,822.00
TOTAL ASSETS	(67,763.75)	3,848,779.62
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Vendors & Contr. (S)	(30,359.13)	65,846.38
2111.009 A/P - Public Housing (S)	(1,766.00)	267.00
2114.000 Tenants Sec. Dep. (S)	960.00	55,569.50
2114.300 Pet Deposit (S)	0.00	5,750.00
2114.314 Interest - Tenant Security Deposits	14.64	115.00
2117.200 OPERS Payable	10,455.14	10,622.38
2117.800 Deferred Comp W/H	530.00	530.00
2117.902 Misc. Payroll - AFLAC	457.38	428.46
2117.950 A/P - Ohio BWC	0.00	(27.00)
2117.999 A/P Payroll Other - Employee	0.00	(136.51)
2135.100 Acc. Comp Absences	0.00	3,643.13
2135.200 Comp. Absences - Non Current	0.00	14,649.64
2400.000 Lease Liability (Current)	0.00	4,210.00

Lake Metropolitan Housing Authority

Balance Sheet

March 2023

Program: RAD - PBRA

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

2400.100 Lease Liability (Non-Current)	0.00	10,313.63
2500.000 Net Pension Liability	0.00	191,166.00

DEFERRED INFLOWS OF RESOURCES

2900.000 Deferred Inflows of Resources (Pens)	0.00	238,211.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	90,232.00

TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	328,443.00
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TOTAL LIABILITIES	(19,707.97)	691,390.61
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SURPLUS

2801.000 Net Investment In Capital Assets	0.00	1,373,771.74
2805.000 Temporarily Restricted Net Position	0.00	1,335,393.59
2806.000 Unrestricted Net Position	0.00	447,494.17
2806.000 Unrestricted Net Position (Current Year)	(48,055.78)	729.51

TOTAL SURPLUS	(48,055.78)	3,157,389.01
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TOTAL LIABILITIES AND SURPLUS	(67,763.75)	3,848,779.62
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PROOF	0.00	0.00
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Lake Metropolitan Housing Authority

Operating Statement

Nine Months Ending 03/31/2023

Program: RAD - PBRA

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	53,357.00	50,833.33	2,523.67	458,379.78	457,500.00	879.78	610,000.00	(151,620.22)
3121.000 Tenant Assistance Payments - M/F	65,102.00	73,333.33	(8,231.33)	645,534.00	660,000.00	(14,466.00)	880,000.00	(234,466.00)
3300.113 Interest - Rep. Res.	333.84	10.33	323.51	2,389.81	93.00	2,296.81	124.00	2,265.81
3690.000 Other Income - Tenant	265.00	2,166.67	(1,901.67)	4,763.05	19,500.00	(14,736.95)	26,000.00	(21,236.95)
TOTAL OPERATING INCOME	119,057.84	126,343.66	(7,285.82)	1,111,066.64	1,137,093.00	(26,026.36)	1,516,124.00	(405,057.36)
NON-OPERATING INCOME								
3690.900 Other Income - Miscellaneous	0.00	0.00	0.00	36,592.00	0.00	36,592.00	0.00	36,592.00
TOTAL NON-OPERATING INCOME	0.00	0.00	0.00	36,592.00	0.00	36,592.00	0.00	36,592.00
TOTAL INCOME	119,057.84	126,343.66	(7,285.82)	1,147,658.64	1,137,093.00	10,565.64	1,516,124.00	(368,465.36)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	33,647.80	28,081.50	(5,566.30)	211,139.69	252,733.50	41,593.81	336,978.00	125,838.31
4120.000 Auditing Fees	34.44	266.67	232.23	2,454.48	2,400.00	(54.48)	3,200.00	745.52
4140.100 Advertising - Other	126.41	25.00	(101.41)	865.20	225.00	(640.20)	300.00	(565.20)
4150.000 Benefits Expense	20,817.41	10,732.17	(10,085.24)	88,637.62	96,589.50	7,951.88	128,786.00	40,148.38
4170.000 Legal Expenses	77.40	1,250.00	1,172.60	10,236.65	11,250.00	1,013.35	15,000.00	4,763.35
4185.000 Staff Training	2,858.48	0.00	(2,858.48)	4,146.51	0.00	(4,146.51)	0.00	(4,146.51)
4190.000 Office Sundry Expense	63.57	100.00	36.43	355.47	900.00	544.53	1,200.00	844.53
4190.020 Bank Charges	199.60	166.67	(32.93)	2,078.72	1,500.00	(578.72)	2,000.00	(78.72)
4190.050 Payroll Processing Charges & Forms	293.49	183.33	(110.16)	2,143.43	1,650.00	(493.43)	2,200.00	56.57
4190.100 Office Supplies	416.59	333.33	(83.26)	4,107.85	3,000.00	(1,107.85)	4,000.00	(107.85)
4190.110 Temporary Help	329.14	0.00	(329.14)	2,525.56	0.00	(2,525.56)	0.00	(2,525.56)
4190.120 Cleaning Contract	2,177.25	112.50	(2,064.75)	14,247.03	1,012.50	(13,234.53)	1,350.00	(12,897.03)
4190.130 Contract - IT Services	1,063.60	750.00	(313.60)	10,179.86	6,750.00	(3,429.86)	9,000.00	(1,179.86)
4190.140 Contract - MCS	900.18	767.58	(132.60)	7,590.60	6,908.25	(682.35)	9,211.00	1,620.40
4190.145 Forms and Publications	923.00	125.00	(798.00)	3,902.40	1,125.00	(2,777.40)	1,500.00	(2,402.40)
4190.150 Shredding	56.39	16.67	(39.72)	558.60	150.00	(408.60)	200.00	(358.60)
4190.200 Telephone	447.33	250.00	(197.33)	2,721.42	2,250.00	(471.42)	3,000.00	278.58
4190.201 Cell Phones	269.95	116.67	(153.28)	2,228.58	1,050.00	(1,178.58)	1,400.00	(828.58)
4190.205 Answering Service	123.45	150.00	26.55	1,208.93	1,350.00	141.07	1,800.00	591.07
4190.210 Internet Expense	1,451.75	166.67	(1,285.08)	6,793.77	1,500.00	(5,293.77)	2,000.00	(4,793.77)
4190.220 Cable	705.78	708.33	2.55	7,067.36	6,375.00	(692.36)	8,500.00	1,432.64
4190.300 Postage & Meter	365.03	500.00	134.97	3,904.15	4,500.00	595.85	6,000.00	2,095.85
4190.400 Copier - Lease	679.20	350.00	(329.20)	3,358.32	3,150.00	(208.32)	4,200.00	841.68
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	262.50	262.50	350.00	350.00
4190.500 Admin Minor Equipment	2,898.20	0.00	(2,898.20)	9,754.43	0.00	(9,754.43)	0.00	(9,754.43)
4190.600 Dues & Fees	7.89	266.67	258.78	2,792.15	2,400.00	(392.15)	3,200.00	407.85
4190.900 Other Sundry Expense	49.52	0.00	(49.52)	2,348.66	0.00	(2,348.66)	0.00	(2,348.66)
4190.910 Tenant Background Checks	0.00	91.67	91.67	821.93	825.00	3.07	1,100.00	278.07
4190.950 HR Contract	78.75	10.00	(68.75)	959.05	90.00	(869.05)	120.00	(839.05)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.960 Community Outreach	206.03	30.83	(175.20)	789.11	277.50	(511.61)	370.00	(419.11)
4210.000 Resident Activities	25.00	100.00	75.00	378.52	900.00	521.48	1,200.00	821.48
4220.000 Resident Participation	249.99	666.67	416.68	3,010.07	6,000.00	2,989.93	8,000.00	4,989.93
4230.000 Contract - Other	0.00	208.33	208.33	154.97	1,875.00	1,720.03	2,500.00	2,345.03
TOTAL ADMIN EXPENSE	71,542.62	46,555.43	(24,987.19)	413,461.09	418,998.75	5,537.66	558,665.00	145,203.91
UTILITIES EXPENSE								
4310.000 Water	5,361.48	5,416.67	55.19	55,334.76	48,750.00	(6,584.76)	65,000.00	9,665.24
4320.000 Electricity	13,753.83	15,000.00	1,246.17	128,909.40	135,000.00	6,090.60	180,000.00	51,090.60
4330.000 Gas	3,535.57	2,083.33	(1,452.24)	19,406.00	18,750.00	(656.00)	25,000.00	5,594.00
TOTAL UTILITIES EXPENSE	22,650.88	22,500.00	(150.88)	203,650.16	202,500.00	(1,150.16)	270,000.00	66,349.84
OPERATIONS EXPENSE								
4410.000 Maintenance Salaries	22,442.62	15,121.17	(7,321.45)	154,658.91	136,090.50	(18,568.41)	181,454.00	26,795.09
4420.000 Maint. - Supplies (other)	3,860.40	2,500.00	(1,360.40)	38,767.84	22,500.00	(16,267.84)	30,000.00	(8,767.84)
4420.050 Maint. - Materials	358.08	833.33	475.25	23,031.12	7,500.00	(15,531.12)	10,000.00	(13,031.12)
4420.100 Maint. - Electrical	1,037.56	0.00	(1,037.56)	1,037.56	0.00	(1,037.56)	0.00	(1,037.56)
4420.200 Maint. - Plumbing	0.00	100.00	100.00	823.79	900.00	76.21	1,200.00	376.21
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	177.51	150.00	(27.51)	200.00	22.49
4420.400 Maint. - Auto	30.01	125.00	94.99	886.66	1,125.00	238.34	1,500.00	613.34
4420.410 Maint. - Fuel	218.83	291.67	72.84	2,614.43	2,625.00	10.57	3,500.00	885.57
4420.500 Maint. - Hardware	244.31	208.33	(35.98)	3,137.42	1,875.00	(1,262.42)	2,500.00	(637.42)
4420.510 Maint. - Keys & Locks	472.17	125.00	(347.17)	1,400.44	1,125.00	(275.44)	1,500.00	99.56
4420.600 Maint. - Paint	398.70	583.33	184.63	8,442.80	5,250.00	(3,192.80)	7,000.00	(1,442.80)
4420.700 Appliances & Dwelling Equip.	10,980.70	1,250.00	(9,730.70)	35,574.03	11,250.00	(24,324.03)	15,000.00	(20,574.03)
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	717.69	0.00	(717.69)	0.00	(717.69)
4430.010 Cont - Rubbish Removal	1,316.00	1,166.67	(149.33)	11,007.00	10,500.00	(507.00)	14,000.00	2,993.00
4430.020 Cont - HVAC	0.00	458.33	458.33	10,726.21	4,125.00	(6,601.21)	5,500.00	(5,226.21)
4430.040 Cont - Elevators	0.00	1,250.00	1,250.00	8,639.34	11,250.00	2,610.66	15,000.00	6,360.66
4430.050 Cont - Landscaping	1,050.40	1,000.00	(50.40)	5,456.72	9,000.00	3,543.28	12,000.00	6,543.28
4430.060 Cont - Unit Turn Expense	5,200.00	3,000.00	(2,200.00)	27,034.50	27,000.00	(34.50)	36,000.00	8,965.50
4430.070 Cont - Electrical	669.60	458.33	(211.27)	4,437.05	4,125.00	(312.05)	5,500.00	1,062.95
4430.080 Cont - Plumbing	0.00	333.33	333.33	3,400.00	3,000.00	(400.00)	4,000.00	600.00
4430.090 Cont - Exterminator	1,100.00	458.33	(641.67)	7,770.25	4,125.00	(3,645.25)	5,500.00	(2,270.25)
4430.115 Cont - Repairs	0.00	625.00	625.00	8,078.91	5,625.00	(2,453.91)	7,500.00	(578.91)
4430.116 Cont - Uniforms	113.20	125.00	11.80	1,329.05	1,125.00	(204.05)	1,500.00	170.95
4430.120 Cont - Miscellaneous	4,595.66	1,666.67	(2,928.99)	51,127.95	15,000.00	(36,127.95)	20,000.00	(31,127.95)
4450.000 Benefits - Maint.	8,306.22	5,699.00	(2,607.22)	58,826.48	51,291.00	(7,535.48)	68,388.00	9,561.52
TOTAL OPERATIONS EXPENSE	62,394.46	37,395.16	(24,999.30)	469,103.66	336,556.50	(132,547.16)	448,742.00	(20,361.66)
GENERAL EXPENSE								
4480.000 Security	185.49	733.33	547.84	5,455.74	6,600.00	1,144.26	8,800.00	3,344.26
4510.000 Insurance	5,276.17	5,214.33	(61.84)	47,210.97	46,929.00	(281.97)	62,572.00	15,361.03
4515.000 Real Estate Tax - Lots	0.00	0.00	0.00	712.56	0.00	(712.56)	0.00	(712.56)
4516.000 Real Estate Assess.	0.00	0.00	0.00	2,684.85	0.00	(2,684.85)	0.00	(2,684.85)
4570.000 Collection Loss	5,064.00	0.00	(5,064.00)	4,650.10	0.00	(4,650.10)	0.00	(4,650.10)
TOTAL GENERAL EXPENSE	10,525.66	5,947.66	(4,578.00)	60,714.22	53,529.00	(7,185.22)	71,372.00	10,657.78
TOTAL EXPENSES	167,113.62	112,398.25	(54,715.37)	1,146,929.13	1,011,584.25	(135,344.88)	1,348,779.00	201,849.87
SURPLUS	(48,055.78)	13,945.41	(62,001.19)	729.51	125,508.75	(124,779.24)	167,345.00	(166,615.49)

**Lake Metropolitan Housing Authority
Statement of Operations**

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$59,993.73
Rent	\$54,745.00
Security Deposit	\$2,193.00
Pet Deposit	\$250.00
Late Rent	\$147.00
Adj to Rent	\$889.00
Adj to Misc - Bad Debt	(\$5,064.00)
Adj to Misc - Maintenance Charge	\$135.00
Adj to Misc - Move-Out Charges	\$50.00
Adj to Late Rent	(\$67.00)
Payment Received	(\$61,929.21)
Utility	(\$2,277.00)
Payment Made	\$5,141.00
Repayment	\$463.00
Refund Deposit	(\$1,483.00)
Cancelled Repayment	\$1,239.00
AR Void	\$246.00
Create Repayment	(\$1,243.00)
Ending Balance	<u><u>\$53,428.52</u></u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$515.00	\$53,952.00
Charged	\$2,193.00	
Collected	(\$2,139.00)	\$2,139.00
Applied to Account		(\$804.00)
Refunded		(\$429.00)
Ending Balance	<u><u>\$569.00</u></u>	<u><u>\$54,858.00</u></u>

Pet Deposit Balances

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

Key Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$142.50
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00

Ending Balance	<u>\$0.00</u>	<u>\$142.50</u>
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Repayment Agreement Balances: Default Type (11 Agreements)

	Amount
Beginning Balance	\$5,686.00
Monthly Repayment Amount	(\$463.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$1,243.00
Cancel Repayment	<u>(\$1,239.00)</u>
Ending Balance	<u><u>\$5,227.00</u></u>

Lake Metropolitan Housing Authority

Balance Sheet

March 2023

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 Unrestricted Cash	0.00	489,390.17
1111.200 Cash HAP Payments	(47,405.32)	1,289,643.92
1122.000 Tenant Fraud Receivable	0.00	40,569.52
1122.100 Allowance for Doubtful Fraud Rec.	0.00	(40,569.52)
1129.000 Accounts Rec - Other	4,250.00	(8,267.00)
1165.000 FSS Escrow Investmen	3,565.77	103,785.16
1211.000 Prepaid Insurance	(491.92)	3,935.32
1250.000 Prepaid Expense	(2,155.54)	19,399.90
1400.750 Bldg, Land & Improvements - Admin	0.00	1,040.00
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	(71,943.06)
1400.960 Accumulated Amortization - Leases	0.00	(11,541.72)
1490.000 Leased Asset	0.00	54,851.38
1500.100 Net OPEB Asset	0.00	99,723.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	107,879.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	6,632.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	114,511.00
TOTAL ASSETS	(42,237.01)	2,160,527.44
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(8,597.03)	87,652.35
2117.000 Accounts Payable LMHA	0.00	(18,300.00)
2117.001 Accounts Payable HAP (S)	(9,707.84)	5,671.00
2119.000 Other Accts Payable	0.00	915.36
2135.100 Acc. Comp Absences	0.00	5,789.82
2135.200 Comp Absences Non Curren	0.00	23,159.29
2181.100 FSS Escrow Payable	3,565.77	109,088.40
2210.200 Unearned Revenue - FSS	0.00	(0.22)
2400.000 Lease Liability	0.00	12,773.98
2400.100 Lease Liability (Non-Current)	0.00	31,288.89
2500.000 Net Pension Liability	0.00	258,073.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	321,585.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	121,814.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	443,399.00
TOTAL LIABILITIES	(14,739.10)	959,510.87
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	4,056.31
2802.000 Restricted Net Position (HAP)	(27,689.00)	310,722.00
2806.000 Unrestricted Net Position	27,689.00	705,185.87
2806.000 Unrestricted Net Position (Current Year)	(27,497.91)	181,052.39
TOTAL SURPLUS	(27,497.91)	1,201,016.57
TOTAL LIABILITIES AND SURPLUS	(42,237.01)	2,160,527.44
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Balance Sheet

March 2023

Program: Section 8 Voucher

Project: Consolidated

Lake Metropolitan Housing Authority

Operating Statement

Nine Months Ending 03/31/2023

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HAP INCOME								
HAP INCOME								
3000.100 HAP Income	685,282.00	0.00	685,282.00	6,305,815.00	0.00	6,305,815.00	0.00	6,305,815.00
3000.120 Mainstream (HAP) Income	19,650.00	0.00	19,650.00	135,781.00	0.00	135,781.00	0.00	135,781.00
3000.199 HAP Repayments	855.50	0.00	855.50	8,654.09	0.00	8,654.09	0.00	8,654.09
TOTAL HAP INCOME	705,787.50	0.00	705,787.50	6,450,250.09	0.00	6,450,250.09	0.00	6,450,250.09
TOTAL HAP INCOME	705,787.50	0.00	705,787.50	6,450,250.09	0.00	6,450,250.09	0.00	6,450,250.09
OPERATING INCOME								
OPERATING INCOME								
3000.200 Admin Fee Income	83,047.00	80,000.00	3,047.00	762,300.00	720,000.00	42,300.00	960,000.00	(197,700.00)
3000.220 Mainstream (Admin) Income	4,020.00	1,666.67	2,353.33	31,699.00	15,000.00	16,699.00	20,000.00	11,699.00
3000.300 FSS Grant Income	4,250.00	5,208.33	(958.33)	28,870.00	46,875.00	(18,005.00)	62,500.00	(33,630.00)
3690.200 50% Fraud Recovery	855.49	1,250.00	(394.51)	8,653.07	11,250.00	(2,596.93)	15,000.00	(6,346.93)
TOTAL OPERATING INCOME	92,172.49	88,125.00	4,047.49	831,522.07	793,125.00	38,397.07	1,057,500.00	(225,977.93)
TOTAL OPERATING INCOME	92,172.49	88,125.00	4,047.49	831,522.07	793,125.00	38,397.07	1,057,500.00	(225,977.93)
TOTAL INCOME	797,959.99	88,125.00	709,834.99	7,281,772.16	793,125.00	6,488,647.16	1,057,500.00	6,224,272.16
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	64,092.87	51,774.83	(12,318.04)	409,394.22	465,973.50	56,579.28	621,298.00	211,903.78
4120.000 Audit Fees	123.00	683.33	560.33	8,766.00	6,150.00	(2,616.00)	8,200.00	(566.00)
4140.100 Advertising - Other	146.99	62.50	(84.49)	1,143.56	562.50	(581.06)	750.00	(393.56)
4150.000 Benefit Expense	8,558.86	19,631.00	11,072.14	140,499.60	176,679.00	36,179.40	235,572.00	95,072.40
4170.000 Legal Expenses	170.00	333.33	163.33	3,590.00	3,000.00	(590.00)	4,000.00	410.00
4180.000 Travel Expense	0.00	0.00	0.00	2,128.66	0.00	(2,128.66)	0.00	(2,128.66)
4185.000 Staff Training	245.00	0.00	(245.00)	3,181.14	0.00	(3,181.14)	0.00	(3,181.14)
4190.000 Office Sundry Expense	47.19	208.33	161.14	386.50	1,875.00	1,488.50	2,500.00	2,113.50
4190.020 Bank Charges	199.59	187.50	(12.09)	2,113.69	1,687.50	(426.19)	2,250.00	136.31
4190.050 Payroll Processing Charges & Forms	371.41	250.00	(121.41)	2,669.11	2,250.00	(419.11)	3,000.00	330.89
4190.100 Office Supplies	1,267.04	750.00	(517.04)	12,428.39	6,750.00	(5,678.39)	9,000.00	(3,428.39)
4190.110 Temporary Help	382.70	0.00	(382.70)	2,936.54	0.00	(2,936.54)	0.00	(2,936.54)
4190.120 Cleaning Contract	222.54	325.00	102.46	8,449.59	2,925.00	(5,524.59)	3,900.00	(4,549.59)
4190.130 Contract - IT Services	2,582.92	2,166.67	(416.25)	24,721.99	19,500.00	(5,221.99)	26,000.00	1,278.01
4190.140 Contract - MCS	2,788.14	1,941.58	(846.56)	19,036.28	17,474.25	(1,562.03)	23,299.00	4,262.72
4190.145 Forms and Publications	0.00	708.33	708.33	5,098.50	6,375.00	1,276.50	8,500.00	3,401.50
4190.150 Shredding	171.49	62.50	(108.99)	1,698.46	562.50	(1,135.96)	750.00	(948.46)
4190.200 Telephone	1,360.55	800.00	(560.55)	8,277.26	7,200.00	(1,077.26)	9,600.00	1,322.74
4190.201 Cell Phones	123.13	95.83	(27.30)	1,016.52	862.50	(154.02)	1,150.00	133.48
4190.210 Internet Expense	0.00	416.67	416.67	829.56	3,750.00	2,920.44	5,000.00	4,170.44
4190.220 Cable	41.50	37.50	(4.00)	342.38	337.50	(4.88)	450.00	107.62
4190.300 Postage & Meter	1,095.11	1,250.00	154.89	11,756.74	11,250.00	(506.74)	15,000.00	3,243.26
4190.400 Copier - Lease	2,065.90	1,083.33	(982.57)	10,214.89	9,750.00	(464.89)	13,000.00	2,785.11
4190.410 Copier Maintenance	0.00	91.67	91.67	0.00	825.00	825.00	1,100.00	1,100.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4190.500 Admin Minor Equipment	3,369.92	83.33	(3,286.59)	7,156.16	750.00	(6,406.16)	1,000.00	(6,156.16)
4190.600 Dues & Fees	9.18	291.67	282.49	1,202.23	2,625.00	1,422.77	3,500.00	2,297.77
4190.900 Other Sundry Expense	125.09	0.00	(125.09)	1,550.32	0.00	(1,550.32)	0.00	(1,550.32)
4190.901 Sundry - Other	0.00	0.00	0.00	162.70	0.00	(162.70)	0.00	(162.70)
4190.910 Tenant Background Checks	0.00	375.00	375.00	4,046.78	3,375.00	(671.78)	4,500.00	453.22
4190.950 HR Contract	78.75	0.00	(78.75)	959.05	0.00	(959.05)	0.00	(959.05)
4190.960 Community Outreach	0.00	83.33	83.33	0.00	750.00	750.00	1,000.00	1,000.00
4230.000 Contract - Other	0.00	166.67	166.67	180.20	1,500.00	1,319.80	2,000.00	1,819.80
4230.200 Rentellect	375.00	683.33	308.33	6,306.00	6,150.00	(156.00)	8,200.00	1,894.00
TOTAL ADMIN EXPENSE	90,013.87	84,543.23	(5,470.64)	702,243.02	760,889.25	58,646.23	1,014,519.00	312,275.98
UTILITY EXPENSE								
4310.000 Water	51.18	58.33	7.15	506.36	525.00	18.64	700.00	193.64
4320.000 Electric	246.40	291.67	45.27	2,513.15	2,625.00	111.85	3,500.00	986.85
4330.000 Gas	70.93	50.00	(20.93)	388.11	450.00	61.89	600.00	211.89
TOTAL UTILITY EXPENSE	368.51	400.00	31.49	3,407.62	3,600.00	192.38	4,800.00	1,392.38
MAINTENANCE EXPENSE								
4420.400 Maint. - Auto	0.00	166.67	166.67	1,437.46	1,500.00	62.54	2,000.00	562.54
4420.410 Maint. - Fuel	192.69	375.00	182.31	1,655.95	3,375.00	1,719.05	4,500.00	2,844.05
4430.120 Cont - Miscellaneous	1,326.45	0.00	(1,326.45)	3,262.35	0.00	(3,262.35)	0.00	(3,262.35)
TOTAL MAINTENANCE EXPENSE	1,519.14	541.67	(977.47)	6,355.76	4,875.00	(1,480.76)	6,500.00	144.24
GENERAL EXPENSE								
4480.000 Security	15.05	54.17	39.12	442.41	487.50	45.09	650.00	207.59
4510.000 Insurance	491.92	874.42	382.50	7,718.58	7,869.75	151.17	10,493.00	2,774.42
4590.100 Admin Fee Portable	203.41	583.33	379.92	2,148.43	5,250.00	3,101.57	7,000.00	4,851.57
TOTAL GENERAL EXPENSE	710.38	1,511.92	801.54	10,309.42	13,607.25	3,297.83	18,143.00	7,833.58
HAP EXPENSE								
4715.100 HAP Occupied Units	721,549.00	0.00	(721,549.00)	6,270,359.95	0.00	(6,270,359.95)	0.00	(6,270,359.95)
4715.500 Hap Portable Cert.	6,721.00	0.00	(6,721.00)	66,376.00	0.00	(66,376.00)	0.00	(66,376.00)
4715.600 Homeownership	1,033.00	0.00	(1,033.00)	9,924.00	0.00	(9,924.00)	0.00	(9,924.00)
4718.000 HAP FSS Escrow Payments	3,543.00	0.00	(3,543.00)	31,744.00	0.00	(31,744.00)	0.00	(31,744.00)
TOTAL HAP EXPENSE	732,846.00	0.00	(732,846.00)	6,378,403.95	0.00	(6,378,403.95)	0.00	(6,378,403.95)
TOTAL EXPENSES	825,457.90	86,996.82	(738,461.08)	7,100,719.77	782,971.50	(6,317,748.27)	1,043,962.00	(6,056,757.77)
SURPLUS	(27,497.91)	1,128.18	(28,626.09)	181,052.39	10,153.50	170,898.89	13,538.00	167,514.39

Lake Metropolitan Housing Authority

HAP Reserves Worksheet

CY 2022 BA \$ 9,497,091 3

	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-22	791,424	768,326	680,071	731,456	1,723	162,178	842,249
Feb-22	785,725	775,708	690,088	738,679	1,427	200,634	890,722
Mar-22	785,725	760,000	715,813	725,160	6,344	241,818	957,631
Apr-22	785,725	755,825	745,713	712,222	1,135	286,556	1,032,269
May-22	785,725	756,499	774,939	708,052	1,121	336,124	1,111,063
Jun-22	785,725	616,626	944,038	711,330	1,068	242,488	1,186,526
Jul-22	785,725	763,417	966,346	708,212	1,063	298,756	1,265,102
Aug-22	785,725	738,943	1,013,128	703,020	1,752	336,431	1,349,559
Sep-22	785,725	736,878	1,061,975	692,082	601	381,828	1,443,803
Oct-22	785,725	739,121	1,108,579	685,542	660	436,067	1,544,646
Nov-22	785,725	461,364	1,432,940	676,697	549	221,283	1,654,223
Dec-22	785,725	731,699	1,486,966	676,497	504	276,989	1,763,955
TOTALS:	9,434,399	8,604,406		8,468,949	89.77%	2,104,187	

Includes HUD held HAP Reserves
Includes VASH voucher HAP

CY 2023 BA \$ 9,428,700

	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-23	785,725	723,406	1,549,285	687,074	1,902	315,223	1,864,508
Feb-23	785,725	725,705	1,609,305	703,286	769	338,411	1,947,716
Mar-23	785,725	685,282	1,709,748	713,827	856	310,722	2,020,470
Apr-23	785,725	785,725	2,495,473			310,722	2,806,195
May-23	785,725	785,725	3,281,198			310,722	3,591,920
Jun-23	785,725	785,725	4,066,923			310,722	4,377,645
Jul-23	785,725	785,725	4,852,648			310,722	5,163,370
Aug-23	785,725	785,725	5,638,373			310,722	5,949,095
Sep-23	785,725	785,725	6,424,098			310,722	6,734,820
Oct-23	785,725	785,725	7,209,823			310,722	7,520,545
Nov-23	785,725	785,725	7,995,548			310,722	8,306,270
Dec-23	785,725	785,725	8,781,273			310,722	9,091,995
TOTALS:	9,428,700	2,134,393		2,104,187	22.32%	2,104,187	

Includes HUD held HAP Reserves
Includes VASH voucher HAP

8,957,265
(6,853,078) **95%**

Lake Metropolitan Housing Authority

Schedule of Restrictd Net Position (RNP)

Fiscal Year 2022 and 2023

<u>HUD Payment Date</u>	<u>RNP</u>		<u>Change from Prior</u>	<u>Units</u>
	<u>HAP In</u>		<u>HAP Out</u>	
July 31, 2021	\$ 266,768.00		\$ 222,846.00	
August 31, 2021	\$ 286,419.00		\$ 280,015.00	
September 30, 2021	\$ 302,300.00		\$ 282,649.00	
October 31, 2021	\$ 314,395.00		\$ 298,514.00	
November 30, 2021	\$ 87,787.00		\$ 75,692.00	
December 31, 2021	\$ 123,585.00		\$ 350,193.00	
January 31, 2022	\$ 162,178.00		\$ 126,380.00	
February 28, 2022	\$ 200,634.00		\$ 162,041.00	
March 31, 2022	\$ 241,818.00		\$ 203,362.00	
April 30, 2022	\$ 286,556.00		\$ 245,372.00	
May 31, 2022	\$ 336,124.00		\$ 291,386.00	
June 30, 2022	\$ 242,488.00		\$ 192,920.00	
July 31, 2022	\$ 298,756.00		\$ 392,392.00	
August 31, 2022	\$ 336,431.00		\$ 280,163.00	
September 30, 2022	\$ 381,828.00		\$ 344,153.00	
October 31, 2022	\$ 436,067.00		\$ 390,670.00	
November 30, 2022	\$ 221,283.00		\$ 167,044.00	
December 31, 2022	\$ 276,989.00		\$ 491,773.00	
January 31, 2023	\$ 315,223.00		\$ 259,517.00	
February 28, 2023	\$ 338,411.00		\$ 300,177.00	
3/1/2023	\$ 685,282.00			
3/1/2023	\$ -			
			\$ 702,530.00	<i>from HUD held HAP Reserves</i>
			\$ 3,543.00	HAP Payments (less MS5)
			\$ 1,033.00	FSS
				Homeownership
	\$ -			Port In
			\$ 6,721.00	Port Out
	\$ 856.00			50% HAP Repayments
	\$ -			FSS Forfeits
	\$ -			Misc. Repayments (<i>error > \$2500</i>)
Monthly Totals:	\$ 686,138.00		\$ 713,827.00	
	\$ (27,689.00)			<i>(Net monthly increase (decrease) in Restricted Net Position)</i>
March 31, 2023	\$ 310,722.00		\$ 287,534.00	

Lake Metropolitan Housing Authority - Parkview Place

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

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

(Preliminary - For Internal Use Only)

	Fiscal Year 2023			Fiscal Year 2022		
	This Month	Year-to-Date	YTD Budget	Variance	Year-to-Date	Variance
Public Housing						
Operating Income	\$ 3,666	\$ 104,163	\$ 142,144	\$ (37,981)	\$ 146,300	\$ (42,137)
Administrative Expenses	\$ 6,717	\$ 40,724	\$ 43,564	\$ (2,840)	\$ 75,398	\$ (34,674)
Utility Expenses	4,926	28,378	12,000	16,378	9,750	18,628
Operations Expense	7,750	61,941	55,941	6,000	85,714	(23,773)
General Expense	762	5,505	14,697	(9,192)	10,770	(5,265)
Surplus / (Deficit)	\$ (16,489)	\$ (32,385)	\$ 15,942	\$ (48,327)	\$ (35,332)	\$ 2,947
Market Rate						
Operating Income	\$ 12,297	\$ 115,611	\$ 101,587	\$ 14,024	\$ 103,354	\$ 12,257
Administrative Expenses	\$ 2,982	\$ 18,685	\$ 22,203	\$ (3,518)	\$ 16,789	\$ 1,896
Utility Expenses	2,060	6,731	9,750	(3,019)	5,569	1,162
Operations Expense	4,637	30,271	34,686	(4,415)	30,507	(236)
General Expense	457	3,955	7,114	(3,159)	5,744	(1,789)
Surplus / (Deficit)	\$ 2,161	\$ 55,969	\$ 27,834	\$ 28,135	\$ 44,745	\$ 11,224
CONSOLIDATED						
Operating Income	\$ 15,963	\$ 219,774	\$ 243,731	\$ (23,957)	\$ 249,654	\$ (29,880)
Administrative Expenses	\$ 9,699	\$ 59,409	\$ 65,767	\$ (6,358)	\$ 92,187	\$ (32,778)
Utility Expenses	6,986	35,109	21,750	13,359	15,319	19,790
Operations Expense	12,387	92,212	90,627	1,585	116,221	(24,009)
General Expense	1,219	9,460	21,811	(12,351)	16,514	(7,054)
Surplus / (Deficit)	\$ (14,328)	\$ 23,584	\$ 43,776	\$ (20,192)	\$ 9,413	\$ 14,171

Lake Metropolitan Housing Authority

Balance Sheet

March 2023

Program: Public Housing

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.100 General Fund Cash	(14,865.18)	361,122.25
1122.000 Accts Rec Tenants (S)	0.00	7,830.94
1128.000 A/R - Section 8	0.00	(18,300.00)
1128.800 A/R - ParkView Place (Non HUD)	(800.00)	(13,415.00)
1211.000 Prepaid Insurance	(495.08)	3,960.68
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(126.80)	1,141.16
1400.600 Land	0.00	179,025.00
1400.700 Buildings	0.00	2,794,785.64
1400.710 Bldg. & Land Improvements	0.00	20,696.26
1400.900 Furn, Equip, Mach - Admin	0.00	18,175.00
1400.901 Equipment - Vehicles	0.00	3,112.31
1400.950 Accumulated Depreciation	0.00	(591,808.77)
1400.960 Accumulated Amortization - Leases	0.00	(453.38)
1490.000 Leased Asset	0.00	2,182.93
1500.100 Net OPEB Asset	0.00	11,080.00
DEFERRED OUTFLOWS OF RESOURCES		
1900.000 Deferred Outflows of Resources (Pens)	0.00	11,987.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	737.00
TOTAL DEFERRED OUTFLOWS OF RESOURCES	0.00	12,724.00
TOTAL ASSETS	(16,287.06)	2,792,859.02
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	202.88	19,303.21
2114.000 Tenants Sec. Dep. (S)	0.00	2,702.00
2114.300 Pet Deposit (S)	0.00	250.00
2135.100 Acc. Comp Absences	0.00	270.82
2135.200 Comp. Absences - Non Current	0.00	1,108.98
2137.000 Accrued PILOT	0.00	2,833.82
2400.000 Lease Liability (Current)	0.00	510.94
2400.100 Lease Liability (Non-Current)	0.00	1,248.61
2500.000 Net Pension Liability	0.00	28,674.00
DEFERRED INFLOWS OF RESOURCES		
2900.000 Deferred Inflows of Resources (Pens)	0.00	35,732.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	13,535.00
TOTAL DEFERRED INFLOWS OF RESOURCES	0.00	49,267.00
TOTAL LIABILITIES	202.88	106,169.38
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,423,985.44
2806.000 Unrestricted Net Position	0.00	295,090.80
2806.000 Unrestricted Net Position (Current Year)	(16,489.94)	(32,386.60)
TOTAL SURPLUS	(16,489.94)	2,686,689.64
TOTAL LIABILITIES AND SURPLUS	(16,287.06)	2,792,859.02
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Nine Months Ending 03/31/2023

Program: Public Housing

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OPERATING INCOME								
3110.000 Dwelling Rental	4.00	5,833.33	(5,829.33)	4,958.00	52,500.00	(47,542.00)	70,000.00	(65,042.00)
3200.000 HUD Operating Subsidy - PH	3,662.00	7,004.17	(3,342.17)	57,221.00	63,037.50	(5,816.50)	84,050.00	(26,829.00)
3690.000 Other Income - Tenant	0.00	83.33	(83.33)	120.00	750.00	(630.00)	1,000.00	(880.00)
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	41,864.00	25,857.00	16,007.00	34,476.00	7,388.00
TOTAL OPERATING INCOME	3,666.00	15,793.83	(12,127.83)	104,163.00	142,144.50	(37,981.50)	189,526.00	(85,363.00)
TOTAL INCOME	3,666.00	15,793.83	(12,127.83)	104,163.00	142,144.50	(37,981.50)	189,526.00	(85,363.00)
EXPENSES								
ADMIN EXPENSE								
4110.000 Admin. Salaries	3,331.99	2,484.83	(847.16)	17,826.73	22,363.50	4,536.77	29,818.00	11,991.27
4120.000 Auditing Fees	4.90	33.33	28.43	350.62	300.00	(50.62)	400.00	49.38
4140.100 Advertising - Other	13.22	16.67	3.45	62.36	150.00	87.64	200.00	137.64
4150.000 Benefits Expense	579.45	946.00	366.55	6,117.94	8,514.00	2,396.06	11,352.00	5,234.06
4170.000 Legal Expenses	8.10	83.33	75.23	759.30	750.00	(9.30)	1,000.00	240.70
4185.000 Staff Training	13.05	0.00	(13.05)	32.72	0.00	(32.72)	0.00	(32.72)
4190.000 Office Sundry Expense	4.25	41.67	37.42	34.75	375.00	340.25	500.00	465.25
4190.020 Bank Charges	0.00	125.00	125.00	199.22	1,125.00	925.78	1,500.00	1,300.78
4190.050 Payroll Processing Charges & Forms	30.38	20.83	(9.55)	218.36	187.50	(30.86)	250.00	31.64
4190.100 Office Supplies	52.06	45.83	(6.23)	509.34	412.50	(96.84)	550.00	40.66
4190.110 Temporary Help	34.43	0.00	(34.43)	264.24	0.00	(264.24)	0.00	(264.24)
4190.120 Cleaning Contract	384.94	33.33	(351.61)	2,395.59	300.00	(2,095.59)	400.00	(1,995.59)
4190.130 Contract - IT Services	151.92	150.00	(1.92)	1,454.13	1,350.00	(104.13)	1,800.00	345.87
4190.140 Contract - MCS	128.60	109.67	(18.93)	1,084.38	987.00	(97.38)	1,316.00	231.62
4190.145 Forms and Publications	0.00	29.17	29.17	239.00	262.50	23.50	350.00	111.00
4190.150 Shredding	7.04	6.67	(0.37)	69.68	60.00	(9.68)	80.00	10.32
4190.200 Telephone	55.90	33.33	(22.57)	340.10	300.00	(40.10)	400.00	59.90
4190.201 Cell Phones	52.09	41.67	(10.42)	430.02	375.00	(55.02)	500.00	69.98
4190.205 Answering Service	12.80	16.67	3.87	125.37	150.00	24.63	200.00	74.63
4190.210 Internet Expense	0.00	25.00	25.00	48.78	225.00	176.22	300.00	251.22
4190.220 Cable	83.71	83.33	(0.38)	750.60	750.00	(0.60)	1,000.00	249.40
4190.300 Postage & Meter	38.02	54.17	16.15	408.17	487.50	79.33	650.00	241.83
4190.400 Copier - Lease	84.90	50.00	(34.90)	419.79	450.00	30.21	600.00	180.21
4190.410 Copier Maintenance	0.00	6.67	6.67	0.00	60.00	60.00	80.00	80.00
4190.500 Admin Minor Equipment	303.27	200.00	(103.27)	644.01	1,800.00	1,155.99	2,400.00	1,755.99
4190.600 Dues & Fees	0.82	28.33	27.51	108.17	255.00	146.83	340.00	231.83
4190.900 Other Sundry Expense	11.25	0.00	(11.25)	139.49	0.00	(139.49)	0.00	(139.49)
4190.910 Tenant Background Checks	0.00	33.33	33.33	85.99	300.00	214.01	400.00	314.01
4190.950 HR - Contract	8.75	0.00	(8.75)	106.56	0.00	(106.56)	0.00	(106.56)
4190.960 Community Outreach	21.56	33.33	11.77	82.57	300.00	217.43	400.00	317.43
4200.000 Moving Expenses (Section 18 Dispo)	1,300.00	0.00	(1,300.00)	5,400.00	0.00	(5,400.00)	0.00	(5,400.00)
4210.000 Resident Activities	0.00	83.33	83.33	0.00	750.00	750.00	1,000.00	1,000.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMIN EXPENSE								
4230.000 Contract - Other	0.00	25.00	25.00	16.21	225.00	208.79	300.00	283.79
TOTAL ADMIN EXPENSE	6,717.40	4,840.49	(1,876.91)	40,724.19	43,564.50	2,840.31	58,086.00	17,361.81
UTILITIES EXPENSE								
4310.000 Water	2,053.45	500.00	(1,553.45)	5,191.52	4,500.00	(691.52)	6,000.00	808.48
4320.000 Electricity	423.45	416.67	(6.78)	8,488.90	3,750.00	(4,738.90)	5,000.00	(3,488.90)
4330.000 Gas	2,449.15	416.67	(2,032.48)	14,698.09	3,750.00	(10,948.09)	5,000.00	(9,698.09)
TOTAL UTILITIES EXPENSE	4,926.05	1,333.34	(3,592.71)	28,378.51	12,000.00	(16,378.51)	16,000.00	(12,378.51)
OPERATION EXPENSE								
4410.000 Maintenance Salaries	3,591.79	2,316.92	(1,274.87)	21,512.90	20,852.25	(660.65)	27,803.00	6,290.10
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)	403.92	291.67	(112.25)	4,053.90	2,625.00	(1,428.90)	3,500.00	(553.90)
4420.050 Maint. - Materials	37.44	250.00	212.56	2,410.02	2,250.00	(160.02)	3,000.00	589.98
4420.100 Maint. - Electrical	108.58	20.83	(87.75)	108.58	187.50	78.92	250.00	141.42
4420.200 Maint. - Plumbing	0.00	20.83	20.83	86.17	187.50	101.33	250.00	163.83
4420.300 Maint. - Cleaning Supplies	0.00	8.33	8.33	18.57	75.00	56.43	100.00	81.43
4420.400 Maint. - Auto	3.13	66.67	63.54	92.70	600.00	507.30	800.00	707.30
4420.410 Maint. - Fuel	22.89	50.00	27.11	273.55	450.00	176.45	600.00	326.45
4420.500 Maint. - Hardware	25.56	29.17	3.61	319.94	262.50	(57.44)	350.00	30.06
4420.510 Maint. - Keys & Locks	49.41	58.33	8.92	146.52	525.00	378.48	700.00	553.48
4420.600 Maint. - Paint	41.72	125.00	83.28	883.47	1,125.00	241.53	1,500.00	616.53
4420.700 Appliances & Dwelling Equip.	0.00	250.00	250.00	162.43	2,250.00	2,087.57	3,000.00	2,837.57
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	75.09	0.00	(75.09)	0.00	(75.09)
4430.010 Cont - Rubbish Removal	144.37	162.50	18.13	1,471.83	1,462.50	(9.33)	1,950.00	478.17
4430.020 Cont - HVAC	0.00	133.33	133.33	500.62	1,200.00	699.38	1,600.00	1,099.38
4430.050 Cont - Landscaping	1,656.25	250.00	(1,406.25)	2,596.26	2,250.00	(346.26)	3,000.00	403.74
4430.070 Cont - Electrical	0.00	20.83	20.83	0.00	187.50	187.50	250.00	250.00
4430.080 Cont - Plumbing	215.62	416.67	201.05	4,246.87	3,750.00	(496.87)	5,000.00	753.13
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	11.82	41.67	29.85	138.76	375.00	236.24	500.00	361.24
4430.120 Cont - Miscellaneous	902.54	658.33	(244.21)	15,460.61	5,925.00	(9,535.61)	7,900.00	(7,560.61)
4450.000 Benefits - Maint.	535.28	869.67	334.39	7,382.99	7,827.00	444.01	10,436.00	3,053.01
TOTAL OPERATION EXPENSE	7,750.32	6,215.76	(1,534.56)	61,941.78	55,941.75	(6,000.03)	74,589.00	12,647.22
GENERAL EXPENSE								
4480.000 Security	267.09	291.67	24.58	1,237.73	2,625.00	1,387.27	3,500.00	2,262.27
4510.000 Insurance	495.08	507.75	12.67	4,531.17	4,569.75	38.58	6,093.00	1,561.83
4516.000 Real Estate Assess.	0.00	0.00	0.00	846.89	0.00	(846.89)	0.00	(846.89)
4520.000 PILOT Expense	0.00	458.33	458.33	(1,110.67)	4,125.00	5,235.67	5,500.00	6,610.67
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	762.17	1,632.75	870.58	5,505.12	14,694.75	9,189.63	19,593.00	14,087.88
TOTAL EXPENSES	20,155.94	14,022.34	(6,133.60)	136,549.60	126,201.00	(10,348.60)	168,268.00	31,718.40
SURPLUS	(16,489.94)	1,771.49	18,261.43	(32,386.60)	15,943.50	48,330.10	21,258.00	53,644.60

**Lake Metropolitan Housing Authority
Statement of Operations**

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

Description	Amount
Accounts Receivable Balances	
Beginning Balance	\$7,830.94
Rent	\$4.00
Payment Received	(\$4.00)
Ending Balance	<u>\$7,830.94</u>

Security Deposit Balances		
	Due	Collected
Beginning Balance	\$0.00	\$2,702.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$2,702.00</u>

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

Lake Metropolitan Housing Authority

Balance Sheet

March 2023

Program: ParkView Place

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.900 LMHA Cash - Erie Bank	11,247.20	390,926.63
1122.000 Accts Rec Tenants (S)	265.00	4,564.00
1122.009 Tenant Repayment Agreements	(15.00)	175.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(297.00)	2,376.00
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	1,729.06
1400.950 Accumulated Depreciation	0.00	(369,505.09)
1400.960 Accumulated Amortization - Leases	0.00	(69.84)
1490.000 Leased Asset	0.00	232.76
TOTAL ASSETS	11,200.20	2,426,955.69
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	9,840.14	(8,910.21)
2114.000 Tenant Sec. Deposits	0.00	12,990.00
2114.300 Pet Security Deposit	0.00	500.00
2118.800 A/P - Public Housing (Non-HUD)	(800.00)	(13,415.00)
2135.100 Acc. Comp Absences	0.00	110.78
2135.200 Comp. Absences - Non Current	0.00	340.29
2400.000 Lease Liability (Current)	0.00	45.56
2400.100 Lease Liability (Non-Current)	0.00	122.16
TOTAL LIABILITIES	9,040.14	(8,216.42)
SURPLUS		
2801.000 Net Investment In Capital Assets	0.00	2,027,436.04
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	351,768.08
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	2,160.06	55,967.99
TOTAL SURPLUS	2,160.06	2,435,172.11
TOTAL LIABILITIES AND SURPLUS	11,200.20	2,426,955.69
PROOF	0.00	0.00

Lake Metropolitan Housing Authority

Operating Statement

Nine Months Ending 03/31/2023

Program: ParkView Place

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3110.000 Dwelling Rental	12,150.00	11,250.00	900.00	114,850.00	101,250.00	13,600.00	135,000.00	(20,150.00)
3300.900 Interest Income - ParkView Place	82.20	20.83	61.37	611.61	187.50	424.11	250.00	361.61
3690.000 Other Income - Tenant	65.00	16.67	48.33	125.00	150.00	(25.00)	200.00	(75.00)
3690.050 Other Income - Miscellaneous	0.00	0.00	0.00	25.00	0.00	25.00	0.00	25.00
TOTAL INCOME	12,297.20	11,287.50	1,009.70	115,611.61	101,587.50	14,024.11	135,450.00	(19,838.39)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin. Salaries	1,728.54	1,258.00	(470.54)	9,995.99	11,322.00	1,326.01	15,096.00	5,100.01
4120.000 Auditing Fees	1.66	15.00	13.34	116.90	135.00	18.10	180.00	63.10
4140.100 Advertising - Other	7.38	25.00	17.62	34.83	225.00	190.17	300.00	265.17
4150.000 Employee Benefits	271.49	484.00	212.51	3,430.51	4,356.00	925.49	5,808.00	2,377.49
4170.000 Legal Expenses	424.50	208.33	(216.17)	2,076.50	1,875.00	(201.50)	2,500.00	423.50
4185.000 Staff Training	7.25	0.00	(7.25)	18.20	0.00	(18.20)	0.00	(18.20)
4190.000 Office Sundry Expense	2.36	33.33	30.97	19.30	300.00	280.70	400.00	380.70
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	8.33	8.33	0.00	75.00	75.00	100.00	100.00
4190.110 Temporary Help	19.13	41.67	22.54	146.78	375.00	228.22	500.00	353.22
4190.120 Cleaning Contract	222.53	15.00	(207.53)	1,212.97	135.00	(1,077.97)	180.00	(1,032.97)
4190.145 Forms and Publications	0.00	5.00	5.00	0.00	45.00	45.00	60.00	60.00
4190.201 Cell Phones	28.43	25.00	(3.43)	234.72	225.00	(9.72)	300.00	65.28
4190.210 Internet Expense	0.00	4.17	4.17	0.00	37.50	37.50	50.00	50.00
4190.220 Cable	50.08	66.67	16.59	449.12	600.00	150.88	800.00	350.88
4190.300 Postage & Meter	22.83	31.67	8.84	245.09	285.00	39.91	380.00	134.91
4190.400 Copier - Lease	0.00	8.33	8.33	0.00	75.00	75.00	100.00	100.00
4190.500 Admin Minor Equipment	168.47	25.00	(143.47)	357.76	225.00	(132.76)	300.00	(57.76)
4190.600 Dues & Fees	0.47	0.00	(0.47)	60.19	0.00	(60.19)	0.00	(60.19)
4190.900 Other Sundry Expense	6.25	0.00	(6.25)	77.47	0.00	(77.47)	0.00	(77.47)
4190.910 Tenant Background Checks	0.00	41.67	41.67	47.86	375.00	327.14	500.00	452.14
4190.950 HR - Contract	8.75	41.67	32.92	106.58	375.00	268.42	500.00	393.42
4190.960 Community Outreach	11.99	0.00	(11.99)	45.92	0.00	(45.92)	0.00	(45.92)
4230.000 Contract - Other	0.00	125.00	125.00	9.02	1,125.00	1,115.98	1,500.00	1,490.98
TOTAL ADMINISTRATIVE EXPENSE	2,982.11	2,467.01	(515.10)	18,685.71	22,203.00	3,517.29	29,604.00	10,918.29
UTILITIES EXPENSE								
4310.000 Water	1,231.87	416.67	(815.20)	3,083.69	3,750.00	666.31	5,000.00	1,916.31
4320.000 Electricity	249.00	333.33	84.33	2,145.36	3,000.00	854.64	4,000.00	1,854.64
4330.000 Gas	579.13	333.33	(245.80)	1,502.11	3,000.00	1,497.89	4,000.00	2,497.89
TOTAL UTILITIES EXPENSE	2,060.00	1,083.33	(976.67)	6,731.16	9,750.00	3,018.84	13,000.00	6,268.84
OPERATION EXPENSE								
4410.000 Maintenance Salaries	2,167.53	1,302.67	(864.86)	12,728.54	11,724.00	(1,004.54)	15,632.00	2,903.46
4420.000 Maint. - Supplies (other)	224.34	308.33	83.99	2,251.76	2,775.00	523.24	3,700.00	1,448.24

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OPERATION EXPENSE								
4420.050 Maint. - Materials	20.79	208.33	187.54	1,338.87	1,875.00	536.13	2,500.00	1,161.13
4420.100 Maint. - Electrical	60.32	33.33	(26.99)	60.32	300.00	239.68	400.00	339.68
4420.200 Maint. - Plumbing	0.00	33.33	33.33	47.84	300.00	252.16	400.00	352.16
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	10.32	150.00	139.68	200.00	189.68
4420.400 Maint. - Auto	1.73	41.67	39.94	51.46	375.00	323.54	500.00	448.54
4420.410 Maint. - Fuel	12.72	25.00	12.28	151.96	225.00	73.04	300.00	148.04
4420.500 Maint. - Hardware	14.20	20.83	6.63	177.74	187.50	9.76	250.00	72.26
4420.510 Maint. - Keys & Locks	27.45	33.33	5.88	81.38	300.00	218.62	400.00	318.62
4420.600 Maint. - Paint	23.18	75.00	51.82	490.78	675.00	184.22	900.00	409.22
4420.700 Appliances & Dwelling Equip.	0.00	100.00	100.00	97.47	900.00	802.53	1,200.00	1,102.53
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	41.75	0.00	(41.75)	0.00	(41.75)
4430.010 Cont - Rubbish Removal	86.63	100.00	13.37	883.17	900.00	16.83	1,200.00	316.83
4430.020 Cont - HVAC	0.00	41.67	41.67	1,049.38	375.00	(674.38)	500.00	(549.38)
4430.050 Cont - Landscaping	993.75	216.67	(777.08)	1,522.52	1,950.00	427.48	2,600.00	1,077.48
4430.080 Cont - Plumbing	129.38	250.00	120.62	2,548.13	2,250.00	(298.13)	3,000.00	451.87
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	6.55	16.67	10.12	77.02	150.00	72.98	200.00	122.98
4430.120 Cont - Miscellaneous	536.30	291.67	(244.63)	2,292.57	2,625.00	332.43	3,500.00	1,207.43
4450.000 Benefits - Maint.	332.90	488.92	156.02	4,368.30	4,400.25	31.95	5,867.00	1,498.70
TOTAL OPERATION EXPENSE	4,637.77	3,854.09	(783.68)	30,271.28	34,686.75	4,415.47	46,249.00	15,977.72
GENERAL EXPENSE								
4480.000 Security	160.26	208.33	48.07	742.74	1,875.00	1,132.26	2,500.00	1,757.26
4510.000 Insurance	297.00	303.00	6.00	2,704.59	2,727.00	22.41	3,636.00	931.41
4516.000 Real Estate Assess.	0.00	70.83	70.83	508.14	637.50	129.36	850.00	341.86
4570.000 Collection Loss	0.00	208.33	208.33	0.00	1,875.00	1,875.00	2,500.00	2,500.00
TOTAL GENERAL EXPENSE	457.26	790.49	333.23	3,955.47	7,114.50	3,159.03	9,486.00	5,530.53
TOTAL EXPENSES	10,137.14	8,194.92	(1,942.22)	59,643.62	73,754.25	14,110.63	98,339.00	38,695.38
SURPLUS	2,160.06	3,092.58	932.52	55,967.99	27,833.25	(28,134.74)	37,111.00	(18,856.99)

**Lake Metropolitan Housing Authority
Statement of Operations**

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

Description	Amount
Accounts Receivable Balances	
Beginning Balance	\$4,299.00
Rent	\$11,900.00
Late Rent	\$250.00
Adj to Misc - Maintenance Fee	\$65.00
Payment Received	(\$11,965.00)
Repayment	\$15.00
Ending Balance	<u>\$4,564.00</u>

Description	Amount
Security Deposit AR Balances	
Beginning Balance	<u>\$0.00</u>
Ending Balance	<u>\$0.00</u>

Description	Amount
Pet Deposit AR Balances	
Beginning Balance	<u>\$0.00</u>
Ending Balance	<u>\$0.00</u>

Description	Amount
Key Deposit AR Balances	
Beginning Balance	<u>\$0.00</u>
Ending Balance	<u>\$0.00</u>

	Due	Collected
Security Deposit Balances		
Beginning Balance	\$0.00	\$12,990.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$12,990.00</u>

	Due	Collected
Pet Deposit Balances		
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	\$190.00
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>\$175.00</u>

Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated Estimated
2/28/2023 3/31/2023

<u>UNRESTRICTED</u>			
<u>Unrestricted - General</u>			
State / Local Funds:	<i>These funds can be used for any legal business purpose</i>	\$	
ParkView Place - LMHA	<i>These funds can be used for any legal business purpose</i>	\$	
REACH	<i>These funds can be used for any approved non-profit business purpose</i>	\$	
	<u>Unrestricted - Program</u>		
Multi-Family Reserves	<i>These funds can be used for any Multi-Family related expenditure(?)</i>	\$	
Public Housing Admin:	<i>These funds can be used for any Public Housing related expenditure</i>	\$	
HCV Admin:	<i>These funds can be used for any Section 8 related expenditure</i>	\$	
	TOTAL UNRESTRICTED:	\$ 2,705,622	\$ 2,619,826

<u>RESTRICTED</u>			
<u>Restricted - Program</u>			
Restricted Net Position (RNP):	<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>	\$	
Replacement Reserve	<i>Restricted to capital improvement needs for the Multi-Family Program</i>	\$	
	<u>Restricted - Other</u>		
FSS Escrow:	<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>	\$	
Tenant Security Deposits*:	<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>	\$	
	TOTAL RESTRICTED:	\$ 1,828,609	\$ 1,816,965

FY2022 audited UNA + FY2023 YTD operating results
FY2022 audited UNA + FY2023 YTD operating results
REACH bank balance less outstanding Inter-Program payables

FY2022 audited UNA (w/o GASB 68 & 75 liabilities) + FY2023 YTD operating results
FY2022 audited UNA (w/o GASB 68 & 75 liabilities) + FY2023 YTD operating results
FY2022 audited UNA (w/o GASB 68 & 75 liabilities) less FSS liability+ FY2023 YTD operating results

From Worksheet & VMS
Replacement Reserve Bank balance less outstanding requests

FSS Liability from Financials (2181.000 & 2181.100)
From Financial Statements (2114.000 & 2114.300) - * TOTAL for all tenant Programs

Lake Metropolitan Housing Authority

Selected Statistics

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

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	581,119	507,935	87,600	1,176,654
Budget \$	621,298	518,432	88,349	1,228,079
Variance \$	(40,179)	(10,497)	(749)	(51,425)
Variance %	-6.47%	-2.02%	-0.85%	-4.19%
Payroll %	49.39%	43.17%	7.44%	
Budget %	50.59%	42.21%	7.19%	
Variance:	-1.20%	0.95%	0.25%	

Per Unit Leased Statistics - For Management Use Only

	Units Authorized	Units Leased	Percent Lease	Admin Subsidy	FSS Subsidy	Total Subsidy	Subsidy / Unit Leased	Program Expenses	Expenses / Unit Leased	P/L per Unit Leased
FY 2023 AVG:	1,544	1,155	74.80%	\$ 84,700	\$ 1,001	\$ 85,701	\$ 74.19	\$ 74,927	\$ 64.87	\$ 9.33
CV 2023 AVG:	1,552	1,140	73.43%	\$ 83,424	\$ 567	\$ 83,991	\$ 73.697719	\$ 75,968	\$ 66.657736	\$ 7.04

HCV Subsidy & Expense / Unit Leased

Fiscal Year 2023/Calendar Year 2023 - through December 2023

M/F Total Rent & Expense / Unit Leased

Fiscal Year 2023/Calendar Year 2023 - through December 2023

FY 2023 AVG:	240	205	85.51%	\$ 53,066	\$ 71,726	\$ 124,792	\$ 608.08	\$ 132,244	\$ 644.40	\$ (36.31)
CV 2023 AVG:	242	203	84.11%	\$ 53,058	\$ 69,386	\$ 122,444	\$ 602.19	\$ 144,714	\$ 711.71	\$ (109.52)

Lake Metropolitan Housing Authority

Balance Sheet

March 2023

Program: State/Local

Project: Consolidated

	Period Amount	Balance
ASSETS		
1111.500 Cash - Erie Bank	18.10	213,077.52
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(21,153.62)
TOTAL ASSETS	18.10	213,077.52
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 A/P Revolving Fund	(459.86)	(3,447.65)
TOTAL LIABILITIES	(459.86)	(3,447.65)
SURPLUS		
2806.000 Unrestricted Net Position	0.00	212,062.41
2806.000 Unrestricted Net Position (Current Year)	477.96	4,462.76
TOTAL SURPLUS	477.96	216,525.17
TOTAL LIABILITIES AND SURPLUS	18.10	213,077.52
PROOF	0.00	0.00

Lake Metropolitan Housing Authority
Operating Statement
Nine Months Ending 03/31/2023
Program: State/Local Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3300.100 State/Local Funds - Interest	18.10	0.00	18.10	143.57	0.00	143.57	0.00	143.57
3690.010 Other Income - Vending	3,027.00	0.00	3,027.00	13,478.00	0.00	13,478.00	0.00	13,478.00
TOTAL INCOME	3,045.10	0.00	3,045.10	13,621.57	0.00	13,621.57	0.00	13,621.57
EXPENSES								
4220.100 Vending Supplies	1,194.06	0.00	(1,194.06)	4,077.94	0.00	(4,077.94)	0.00	(4,077.94)
4420.700 Appliances & Equipment	0.00	0.00	0.00	1,481.00	0.00	(1,481.00)	0.00	(1,481.00)
4430.000 Contract - Maint	1,342.16	0.00	(1,342.16)	3,279.19	0.00	(3,279.19)	0.00	(3,279.19)
9500.000 Non-Federal Expense	30.92	0.00	(30.92)	320.68	0.00	(320.68)	0.00	(320.68)
TOTAL EXPENSES	2,567.14	0.00	(2,567.14)	9,158.81	0.00	(9,158.81)	0.00	(9,158.81)
SURPLUS	477.96	0.00	477.96	4,462.76	0.00	4,462.76	0.00	4,462.76

LMHA CASH and INVESTMENT REPORT AS OF March 31, 2023

NAME OF BANK	RATE	PURCHASE OR ROLLOVER DATE	MATURITY DATE	BEGINNING		NET INVESTMENT INCOME AND/OR VALUE CHANGE	ENDING		NOTES
				PRINCIPAL BALANCE	2/28/2023		PRINCIPAL BALANCE	3/31/2023	
PUBLIC HOUSING:									
						Sales / Transfers			

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

BANK ACCOUNT BALANCES AS OF 3/31/2023

Account Name	2/28/2023	3/31/2023	Percent Change	Dollar Difference
Multi-Family General	572,675.35	459,088.31	-19.83%	(113,587.04)
Multi-Family Rep Reserve	1,306,049.33	1,319,393.17	1.02%	13,343.84
Multi-Family Security Deposits	57,488.83	57,483.47	-0.01%	(5.36)
Public Housing General	376,502.43	361,637.25	-3.95%	(14,865.18)
Section 8 Lake Rental	1,346,737.15	1,299,540.08	-3.50%	(47,197.07)
Section 8	489,390.17	489,390.17	0.00%	-
FSS Account	100,219.39	103,785.16	3.56%	3,565.77
LMHA - Parkview (Erie)	379,679.43	390,926.63	2.96%	11,247.20
State/Local (Erie)	213,059.42	213,077.52	0.01%	18.10
REACH (Chase)	37,742.83	37,742.83	0.00%	-
	<u>\$ 4,879,544.33</u>	<u>\$ 4,732,064.59</u>	-3.02%	\$ (147,479.74)

TOTAL CASH & INVESTMENTS: \$ 4,879,544.33 \$ 4,732,064.59 \$ (147,479.74) Monthly Change



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

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Huntington Public Funds Analyzed Checking

Account: -----

Statement Activity From:
 03/01/23 to 03/31/23

Days in Statement Period 31

Average Ledger Balance* 526,674.35
 Average Collected Balance* 525,374.61

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

Beginning Balance	\$572,675.35
Credits (+)	247,320.45
Regular Deposits	17,177.24
Lock Box Deposits	11,568.00
Electronic Deposits	218,575.21
Debits (-)	360,907.49
Regular Checks Paid	169,751.43
Electronic Withdrawals	190,756.87
Service Charges	399.19
Ending Balance	\$459,088.31

Deposits (+)

Account:-----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
03/02	1,104.00	75682	Lockbox	03/16	6,238.99	172677850	Brch/ATM
03/03	848.00	75682	Lockbox	03/16	543.00	75682	Lockbox
03/06	4,033.00	75682	Lockbox	03/24	138.00	75682	Lockbox
03/07	866.00	75682	Lockbox	03/27	1,003.00	75682	Lockbox
03/09	6,673.25	178521703	Brch/ATM	03/29	4,265.00	172677882	Brch/ATM
03/10	779.00	75682	Lockbox	03/30	1,077.00	75682	Lockbox
03/13	787.00	75682	Lockbox	03/31	390.00	75682	Lockbox

Other Credits (+)

Account:-----

Date	Amount	Description
03/01	65,102.00	HUD TREAS 310 MISC PAY 030123 XXXXX3875860103RMT*VV*XXXXX0916300*****HUD Section 8 /CA OH12RD00008\
03/03	242.00	Stax SV9T 4079821782 230302
03/06	34,199.00	ACH SETTLEMENT OFFSET 230306 -SETT-HNB HVACH
03/06	361.00	Stax SV9T 4079821782 230303
03/07	300.00	Stax SV9T 4079821782 230306
03/08	501.00	Stax SV9T 4079821782 230307
03/10	852.00	Stax SV9T 4079821782 230309
03/10	620.21	Stax SV9T 4079821782 230309
03/16	699.00	Stax SV9T 4079821782 230315

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 LMHA REPLACEMENT RESERVE ESCROW
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Huntington PublicFund Business Interest Checking

Account: ----- [REDACTED]

Statement Activity From:
 03/01/23 to 03/31/23

Days in Statement Period 31

Average Ledger Balance* 1,310,246.10
 Average Collected Balance* 1,310,246.10

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

Beginning Balance	\$1,306,049.33
Credits (+)	13,343.84
Electronic Deposits	13,010.00
Interest Earned	333.84
Total Service Charges (-)	0.00
Ending Balance	\$1,319,393.17

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

Other Credits (+)

Account:----- [REDACTED]

Date	Amount	Description
03/22	13,010.00	BUS ONL TFR FRM CHECKING 032223 XXXXXXX5324
03/31	333.84	INTEREST PAYMENT

Service Charge Summary

Account:----- [REDACTED]

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

Balance Activity

Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
02/28	1,306,049.33	03/22	1,319,059.33	03/31	1,319,393.17

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

Account: ----- [REDACTED]

Statement Activity From: 03/01/23 to 03/31/23		Beginning Balance	\$57,488.83
Days in Statement Period 31		Credits (+)	14.64
Average Ledger Balance* 57,477.86		Interest Earned	14.64
Average Collected Balance* 57,477.86		Total Service Charges (-)	20.00
* The above balances correspond to the service charge cycle for this account.		Ending Balance	\$57,483.47

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

Other Credits (+)

Account:----- [REDACTED]

Date	Amount	Description
03/31	14.64	INTEREST PAYMENT

Service Charge Detail

Account:----- [REDACTED]

Date	Service Charge (-)	Waives and Discounts (+)	Description
03/15	5.00		STATEMENT CHARGE
03/15	15.00		BUSINESS ONLINE SERVICE FEES

Service Charge Summary

Account:----- [REDACTED]

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

Balance Activity

Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
02/28	57,488.83	03/15	57,468.83	03/31	57,483.47

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LAKE METROPOLITAN HOUSING AUTHORITY
 GENERAL ACCOUNT
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Huntington Public Funds Analyzed Checking

Account: ----- [REDACTED]

Statement Activity From:
 03/01/23 to 03/31/23

Days in Statement Period 31
 Average Ledger Balance* 372,508.20
 Average Collected Balance* 372,508.20

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

Beginning Balance	\$376,502.43
Credits (+)	4,462.00
Electronic Deposits	4,462.00
Debits (-)	19,327.18
Electronic Withdrawals	19,327.18
Ending Balance	\$361,637.25

Other Credits (+)

Account:----- [REDACTED]

Date	Amount	Description
03/03	1,751.00	HUD TREAS 310 MISC PAY 030323 XXXXX3875860103 RMT*VV*XXXXX504050*****HUD Operating Fund OH02500000123D\
03/06	800.00	ACH SETTLEMENT OFFSET 230306 -SETT-HNB HVACH
03/23	1,911.00	HUD TREAS 310 MISC PAY 032323 XXXXX3875860103 RMT*VV*XXXXX507726*****HUD Operating Fund OH02500000123D\

Other Debits (-)

Account:----- [REDACTED]

Date	Amount	Description
03/21	19,327.18	BUS ONL TFR TO CHECKING 032123 XXXXXXX5324

Balance Activity

Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
02/28	376,502.43	03/06	379,053.43	03/23	361,637.25
03/03	378,253.43	03/21	359,726.25		

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LAKE METROPOLITAN HOUSING AUTHORITY
 LAKE RENTAL ACCOUNT
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Huntington Public Funds Analyzed Checking

Account: -----

Statement Activity From:
 03/01/23 to 03/31/23

Days in Statement Period 31

Average Ledger Balance* 1,423,556.92
 Average Collected Balance* 1,423,556.92

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

Beginning Balance	\$1,346,737.15
Credits (+)	791,999.00
Electronic Deposits	791,999.00
Debits (-)	839,196.07
Regular Checks Paid	22,754.84
Electronic Withdrawals	816,441.23
Ending Balance	\$1,299,540.08

Other Credits (+)

Account:-----

Date	Amount	Description
03/01	685,282.00	86 TREAS 310 MISC PAY 030123 XXXXX3875860103
03/01	83,047.00	86 TREAS 310 MISC PAY 030123 XXXXX3875860103
03/01	14,323.00	86 TREAS 310 MISC PAY 030123 XXXXX3875860103
03/01	1,634.00	86 TREAS 310 MISC PAY 030123 XXXXX3875860103
03/03	5,327.00	86 TREAS 310 MISC PAY 030323 XXXXX3875860103
03/30	2,386.00	86 TREAS 310 MISC PAY 033023 XXXXX3875860103

Checks (-)

Account:-----

Date	Amount	Check #	Date	Amount	Check #
03/16	1,150.00	186812	03/08	351.00	186938
03/07	1.00	186823*	03/20	35.00	186939
03/02	13.00	186865*	03/14	1,726.00	186940
03/02	18.00	186871*	03/16	1,225.00	186941
03/28	37.00	186895*	03/20	122.00	186942
03/06	90.00	186902*	03/09	44.00	186943
03/06	2.00	186907*	03/08	101.00	186944
03/21	76.00	186927*	03/20	41.00	186946*
03/27	2,343.91	186933*	03/17	44.00	186947
03/10	1,489.25	186934	03/07	138.00	186948
03/07	1,261.34	186935	03/07	72.00	186950*
03/07	88.00	186936	03/06	14.00	186951
03/08	559.00	186937	03/22	75.00	186953*

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

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Huntington Public Funds Analyzed Checking

Account: -----

Statement Activity From: 03/01/23 to 03/31/23	Beginning Balance	\$489,390.17
	Ending Balance	\$489,390.17
Days in Statement Period	31	
Average Ledger Balance*	489,390.17	
Average Collected Balance*	489,390.17	

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

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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 SECTION 8 FFS ESCROW ACCOUNT
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Huntington Public Funds Hybrid Checking

Account: ----- [REDACTED]

Statement Activity From:		Beginning Balance	\$100,219.39
03/01/23 to 03/31/23		Credits (+)	3,565.77
		Electronic Deposits	3,543.00
Days in Statement Period	31	Interest Earned	22.77
Average Ledger Balance*	100,345.43	Ending Balance	\$103,785.16
Average Collected Balance*	100,345.43		

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

Interest paid last year \$97.39

Other Credits (+)

Account:----- [REDACTED]

Date	Amount	Description
03/15	22.77	INTEREST PAYMENT
03/31	3,543.00	BUS ONL TFR FRM CHECKING 033123 XXXXXX8479

Balance Activity

Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
02/28	100,219.39	03/15	100,242.16	03/31	103,785.16

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

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

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

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
5635	04/03/2023	No	VD	ONLINE Information Services, Inc	Double Paid Invoice	No	(\$70.63)
5730	03/22/2023	No	VD	AT&T	Check lost - void & reissue	Yes	(\$737.87)
5730	04/10/2023	No	CHK	AT&T	To Reverse Check #5730 Void - Ch	Yes	\$737.87
5789	03/08/2023	No	CHK	Classic Painesville	2021 RAM Purchase	Yes	\$39,185.00
5790	03/08/2023	No	CHK	21st Century Media-Ohio	2/1/23-2/28/23	Yes	\$100.40
5791	03/08/2023	No	CHK	Active Plumbing Supply	Woodlawn	Yes	\$22.49
5792	03/08/2023	No	CHK	Avenue Auto Clinic	2014 Truck #3	Yes	\$92.63
5793	03/08/2023	No	CHK	Campbell Plumbing	501 Homeworth	Yes	\$7,680.00
5794	03/08/2023	No	CHK	Cintas	Maint Uniforms	Yes	\$37.00
5795	03/08/2023	No	CHK	Commonwealth Lumber Co.	Maint supplies	Yes	\$23.15
5796	03/08/2023	No	CHK	Dominion Energy Ohio	2/17-2/23/23 Final Bill	Yes	\$46.27
5797	03/08/2023	No	CHK	General Pest Control Co.	577 Sanders/roaches	No	\$120.00
5798	03/08/2023	No	CHK	Griffin Technology Group	IT contract	Yes	\$2,932.68
5799	03/08/2023	No	CHK	HD Supply Facilities Maintenance	Credit Memo 9210525333	Yes	\$6,438.38
5800	03/08/2023	No	CHK	Joughin & Company Hardware	Feb 2023	Yes	\$302.44
5801	03/08/2023	No	CHK	Major Waste Disposal Services In	Feb 2023	No	\$1,408.75
5802	03/08/2023	No	CHK	Market Vision Partners, LLC	Feb 2023	Yes	\$375.00
5803	03/08/2023	No	CHK	META Solutions	Jan 2023 - Additional Phones/Servic	Yes	\$1,316.34
5804	03/08/2023	No	CHK	NAPA Auto Parts/Painesville	2005 Truck #4/Lamp	Yes	\$8.99
5805	03/08/2023	No	CHK	NFP Corporate Services (OH) Inc.	March 2023	Yes	\$240.00
5806	03/08/2023	No	CHK	ONLINE Information Services, Inc	Admin Background	Yes	\$1,170.37
5807	03/08/2023	No	CHK	Pitney Bowes Global Financial Se	12/30/22-3/29/23	Yes	\$856.89
5808	03/08/2023	No	CHK	The Reserves Network	Admin Temp	Yes	\$257.84
5809	03/08/2023	No	CHK	Treasurer, State of Ohio	WS 22290	Yes	\$788.50
5810	03/08/2023	No	CHK	V&V Youngstown	JT	Yes	\$133.58
5811	03/08/2023	No	CHK	Verify Services, LLC	IT Contract	Yes	\$328.80
5812	03/08/2023	No	CHK	Xpress Printing Services Inc.	Brown Envelopes	Yes	\$3,241.00
5813	03/15/2023	No	CHK	Active Plumbing Supply	PvP	Yes	\$75.07
5814	03/15/2023	No	CHK	A-Team Property Maintenance	Woodlawn/Homeworth	Yes	\$790.00
5815	03/15/2023	No	CHK	Charter Communications	Internet	Yes	\$1,314.07
5816	03/15/2023	No	CHK	Cintas	Maint Uniforms	Yes	\$18.50
5817	03/15/2023	No	CHK	City Of Painesville	Feb 23 Homeworth	Yes	\$12,093.51
5818	03/15/2023	No	CHK	CSC Service Works	Extra fees	Yes	\$11.61
5819	03/15/2023	No	CHK	DiCaudo, Pitchford & Yoder	Feb 23 Legal	Yes	\$1,968.00
5820	03/15/2023	No	CHK	Home Depot Credit Services	Maint Supplies	Yes	\$654.61
5821	03/15/2023	No	CHK	ImperialDade	Maint Supplies	Yes	\$206.40
5822	03/15/2023	No	CHK	James G. Zupka, CPA, Inc	FINAL 12/16/22-1/2/2023	No	\$2,305.00
5823	03/15/2023	No	CHK	KONE	March 23 JT/WS Elevators	No	\$896.32
5824	03/15/2023	No	CHK	Lake County Board of Commissio	March 2023 Health Insurance	No	\$20,215.70
5825	03/15/2023	No	CHK	Lowe's	Feb 23	No	\$257.22
5826	03/15/2023	No	CHK	Mentor Glass Supply & Repair Co	JT	No	\$845.00
5827	03/15/2023	No	CHK	NAPA Auto Parts/Painesville	Wipers - B Car	Yes	\$43.98
5828	03/15/2023	No	CHK	Pitney Bowes Purchase Power	Feb 23 Postage & Meter	Yes	\$1,520.99
5829	03/15/2023	No	CHK	Professional Answering Service L	March 23	Yes	\$145.05
5830	03/15/2023	No	CHK	Staples Business Credit	Feb 23	Yes	\$495.91
5831	03/15/2023	No	CHK	The Illuminating Company	Feb 23 PvP B	Yes	\$696.49
5832	03/15/2023	No	CHK	The Reserves Network	Admin Temp	Yes	\$387.81

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 2023, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

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

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
5833	03/15/2023	No	CHK	V&V Youngstown	PvP	Yes	\$77.99
5834	03/16/2023	No	CHK	Clemans, Nelson & Associates, In	Feb 23 Retainer	Yes	\$175.00
5835	03/16/2023	No	CHK	Custom Cleaning and Maintenena	March 23	Yes	\$1,125.00
5836	03/16/2023	No	CHK	Joseph L. Myers Architect Inc.	JT Admin Office Addition	Yes	\$2,600.00
5837	03/16/2023	No	CHK	V&V Youngstown	JT Supplies	Yes	\$263.96
5845	03/22/2023	No	CHK	AT&T	Feb 2023	Yes	\$1,486.78
5846	03/22/2023	No	CHK	CDC - Mars Electric Co	JT wire	Yes	\$841.17
5847	03/22/2023	No	CHK	Charter Communications	Admin Cable	Yes	\$83.01
5848	03/22/2023	No	CHK	Cintas	Maint Uniforms	Yes	\$641.30
5849	03/22/2023	No	CHK	Dominion Energy Ohio	PvP A	Yes	\$1,721.17
5850	03/22/2023	No	CHK	Du & Associates, Inc.	Mock MOR expenses (JT)	No	\$2,733.78
5851	03/22/2023	No	CHK	General Pest Control Co.	579 Sanders/Roaches	No	\$240.00
5852	03/22/2023	No	CHK	Griffin Technology Group	IT Contract	Yes	\$3,246.55
5853	03/22/2023	No	CHK	Guardian	04/01-04/30/23	Yes	\$2,309.68
5854	03/22/2023	No	CHK	HD Supply Facilities Maintenance	5716 Credit Memo	Yes	\$442.18
5855	03/22/2023	No	CHK	Huntington National Bank	Feb 2023 Statement	Yes	\$2,382.72
5856	03/22/2023	No	CHK	Management Computer Services,	1099 Processing/Website Link Hosti	No	\$647.00
5857	03/22/2023	No	CHK	The Reserves Network	Week Worked 3/12	Yes	\$263.66
5858	03/22/2023	No	CHK	Tri-S Controls Inc	JT - Fire damage	Yes	\$1,235.78
5859	03/22/2023	No	CHK	WEX BANK	March 2023	Yes	\$465.49
5860	03/22/2023	No	CHK	Xpress Printing Services Inc.	Pet Forms/House Rules	No	\$903.00
5861	03/23/2023	No	CHK	Ashley Craig	March 23 Moving Expenses	Yes	\$1,300.00
5864	03/29/2023	No	CHK	Buckeye Power Sales Co	WS Fix/Repair Generator	No	\$669.60
5865	03/29/2023	No	CHK	Charter Communications	PvP Cable	No	\$222.95
5866	03/29/2023	No	CHK	Cintas	Maint Uniforms	No	\$1,520.59
5867	03/29/2023	No	CHK	City Of Painesville Utilities Office	2/6-3/8/23 WS	No	\$8,748.94
5868	03/29/2023	No	CHK	Dominion Energy Ohio	2/17-3/20/23 WS	No	\$3,564.86
5869	03/29/2023	No	CHK	Elite Painting and Pressure Washi	205,417,407,402 JT	No	\$3,950.00
5870	03/29/2023	No	CHK	General Pest Control Co.	JT 316 Bed Bugs	No	\$430.00
5871	03/29/2023	No	CHK	Griffin Technology Group	IT contract	No	\$645.09
5872	03/29/2023	No	CHK	Guardian Alarm	PvP - April 2023	No	\$8.00
5873	03/29/2023	No	CHK	Howard Upholstering & Canvas In	WS curtain vinyl replacement	No	\$470.00
5874	03/29/2023	No	CHK	Lakenetwork.net	One year license/Prevent Direct Acc	No	\$193.80
5875	03/29/2023	No	CHK	Lakeside Laundry Equipment	JT	No	\$1,170.76
5876	03/29/2023	No	CHK	Nan McKay	Housing Help Session	No	\$100.00
5877	03/29/2023	No	CHK	NAPA Auto Parts/Painesville	Truck #5 - Wipers	No	\$30.58
5878	03/29/2023	No	CHK	Patricia L Jones	March 2023	No	\$49.99
5879	03/29/2023	No	CHK	Robert L Neal Sr	March 2023	Yes	\$200.00
5880	03/29/2023	No	CHK	Sherwin-Williams	Maint Paint	No	\$463.60
5881	03/29/2023	No	CHK	The Reserves Network	Admin Temp week ending 3/19/23	No	\$238.08
5882	03/29/2023	No	CHK	V&V Youngstown	JT Maint. Supplies	No	\$209.18
5883	03/29/2023	No	CHK	Vector Security	Alarm Monitoring	No	\$627.89

Lake Metropolitan Housing Authority

Vendor Accounting Cash Payment/Receipt Register

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

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

Cleared: 58	\$106,861.19
Uncleared: 31	\$53,815.05
Total Payments: 89	\$160,676.24

Project Summary

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

<i>Program - Project</i>	<i>Payments</i>	<i>Deposits</i>
RAD - PBRA - RAD - PBRA	\$160,676.24	\$0.00
Total:	\$160,676.24	\$0.00

Type Summary

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

<i>Document Type</i>	<i>Count</i>	<i>Amount</i>
Void Payment (VD)	2	(\$808.50)
Check (CHK)	87	\$161,484.74
Total:	89	\$160,676.24

PHASoft.com

Consolidated Budget Worksheet FY 2024

(Preliminary - for Internal Purposes Only)

REVENUE					Consolidated FY 2024
	FY 2024 HCV	FY 2024 Multi-Family	FY 2024 PH	FY 2024 Parkview	Budget
Tenant Rents		747,259	-	135,000	882,259
Other Income - Tenant		10,000	-	200	10,200
HUD Operating Subsidy			43,944		43,944
Admin Fee Vouchers/FSS/HO	1,127,500				1,127,500
HUD Capital Funds for Operations			42,326		42,326
Tenant Assistance		1,075,324			1,075,324
50% Fraud Recovery	16,000				16,000
Other Income - HCV	-				-
Interest*	-	3,000		250	3,250
Gain/Loss - Disposal of Assets	-				-
Total	\$ 1,143,500	\$ 1,835,583	\$ 86,270	\$ 135,450	\$ 3,200,803
EXPENSES	FY 2024 HCV	FY 2024 Multi-Family	FY 2024 PH	FY 2024 Parkview	Consolidated FY 2024 Budget
Admin Salaries	665,419	341,671	28,920	14,507	1,050,518
Audit Costs	8,643	2,500	400	180	11,723
Employee Benefits	260,349	133,681	11,315	5,676	411,021
Legal	4,000	15,000	200	2,000	21,200
Employee Travel & Training	7,000	4,500	-	500	12,000
Board Travel & Training	2,000	2,000	-	250	4,250
Admin Other	150,541	82,138	13,860	5,840	252,379
Resident Activities		3,600	-	-	3,600
Resident Participation		5,400	-	-	5,400
Landlord Lease Incentives	20,000				20,000
Total Admin Expense	\$ 1,117,952	\$ 590,490	\$ 54,695	\$ 28,953	\$ 1,792,090
Water	690	65,000	6,000	5,000	76,690
Electricity	3,400	170,000	5,000	4,000	182,400
Gas	470	25,000	5,000	4,000	34,470
Total Utilities Expense	\$ 4,560	\$ 260,000	\$ 16,000	\$ 13,000	\$ 293,560
Maint Salaries		188,377	29,824	16,922	235,124
Maint Benefits		73,704	11,669	6,621	91,993
Maint Materials	5,600	107,850	-	10,750	124,200
Maint Contracts		133,700	-	14,000	147,700
Total Ord Maint & Operations	\$ 5,600	\$ 503,631	\$ 41,493	\$ 48,293	\$ 599,017
Security	650	8,000	3,500	2,500	14,650
SHARP	11,383	57,738	5,577	3,325	78,022
PILOT/other Real Estate Taxes		4,500	3,300	850	8,650
Other General Expense	3,000				3,000
Bad Debt	-	20,000	-	2,500	22,500
Replacement Reserve Deposit		156,120			156,120
Vacancy Loss Expense		230,000			230,000
Total General Expenses	\$ 15,033	\$ 476,358	\$ 12,377	\$ 9,175	\$ 512,942
Total Operating Expenses	\$ 1,143,144	\$ 1,830,479	\$ 124,565	\$ 99,422	\$ 3,197,610
Net Operating Income/ (Loss)	\$ 356	\$ 5,104	\$ (38,295)	\$ 36,028	\$ 3,193

**Lake Metropolitan Housing Authority
Multi-Family FY 2024 Budget Worksheet**

REVENUE	FY 2023 Budget	FY 2023 to Date (through February)	Fiscal Year 2023 (Projected)	FY 2024 Budget	Comments
Tenant Rents	610,000	405,730	608,595	747,259	FY2023 OCAF Report \$1,822,584 (Gross Potential Rent) Rates increase
Tenant Assistance	880,000	580,432	870,648	1,075,324	
Interest - Rep. Res.	124	2,056	3,084	3,000	
Other Tenant Income	26,000	4,498	6,747	10,000	
Total	\$ 1,516,124	\$ 992,716	\$ 1,489,074	\$ 1,835,583	
EXPENSES	FY 2023 Budget	FY 2023 to Date (through February)	Fiscal Year 2023 (Projected)	FY 2024 Budget	
Admin Salaries	336,978	177,492	266,238	341,671	Based on FY 2024 Payroll Budget 2
Audit Costs	3,200	2,420	3,630	2,500	
Advertising	300	739	1,109	1,000	
Employee Benefits	128,786	67,820	101,730	133,681	Calculated at .386 of wages (from worksheet)
Legal	15,000	10,159	15,239	15,000	
Employee Travel & Training	7,000	1,288	1,932	4,500	New employees requiring training 50/50 Split with HCV
Board Training & Travel	2,000	-	-	2,000	
Admin Sundry	1,200	2,591	3,887	3,800	
Bank Charges	2,000	1,636	2,454	2,400	
Payroll Processing	2,200	1,640	2,460	2,200	
Office Supplies	4,000	3,341	5,012	5,000	
Temp Help	-	1,384	2,076	-	None anticipated
Cleaning Contract	1,350	10,442	15,663	5,000	No Planned Extra Cleaning
IT Contract	9,000	7,867	11,801	11,000	Non-recurring expenses Current + 5%
MCS Software Support*	11,842	5,802	8,703	9,138	
Forms / Publications	1,500	681	1,022	1,000	
Shredding	200	457	686	500	
Telephone	3,000	1,781	2,672	2,600	
Cell Phones	1,400	1,697	2,546	2,600	
Answering Service	1,800	954	1,431	1,450	
Internet	2,000	4,698	7,047	6,000	
Cable	8,500	5,564	8,346	8,400	
Postage & Meter	6,000	2,983	4,475	6,000	
Copier Lease	4,200	2,340	3,510	4,200	
Copier Maintenance	350	-	-	350	
Minor Equipment	-	6,856	10,284	3,000	
Dues & Fees	3,200	1,990	2,985	3,000	
HR Contract	120	723	1,085	-	None anticipated
Tenant Background Checks	1,100	467	701	1,000	
Community Outreach	370	583	875	500	
Resident Activities	1,200	354	531	3,600	\$100/month per site
Resident Participation	8,000	2,510	3,765	5,400	RIP 2@200/month, 1@50/month
Contracts - Other	2,500	155	233	2,000	
Total Admin Expense	\$ 570,296	\$ 329,414	\$ 494,121	\$ 590,490	
Water	65,000	44,069	66,104	65,000	
Electricity	180,000	98,651	147,977	170,000	
Gas	25,000	12,409	18,614	25,000	
Total Utilities Expense	\$ 270,000	\$ 155,129	\$ 232,694	\$ 260,000	
Maint Salaries	181,454	116,118	174,177	188,377	Based on FY 2024 Payroll Budget 2
Temp Help	-	-	-	-	None Anticipated
Maint Supplies (other)	30,000	31,691	47,537	45,000	
Maint Materials	10,000	18,243	27,365	22,000	Unit Turn Carpet Replacements
Plumbing	1,200	799	1,199	1,200	
Cleaning Supplies	200	178	267	250	
Auto - Maintenance	1,500	769	1,154	1,200	
Auto - Fuel	3,500	2,100	3,150	3,200	
Hardware	2,500	2,633	3,950	3,500	
Keys & locks	1,500	928	1,392	1,500	
Paint	7,000	7,198	10,797	10,000	
Appliances	15,000	21,443	32,165	20,000	
Contract Rubbish	14,000	8,513	12,770	13,000	
Contract HVAC	5,500	10,726	16,089	10,000	
Contract Elevators	15,000	7,743	11,615	12,000	
Contract Landscaping	12,000	4,406	6,609	12,000	
Contract Unit Turn Expense	36,000	21,835	32,753	20,000	Reduction of Contract Work
Contract Electric	5,500	3,767	5,651	5,500	
Contract Plumbing	4,000	1,575	2,363	3,000	
Contract Exterminating	5,500	6,120	9,180	6,500	Bed-Bug Maintenance
Contract Repairs	7,500	8,079	12,119	10,000	
Contract Uniforms	1,500	1,152	1,728	1,700	
Maint Contracts - other	20,000	43,228	64,842	40,000	Planned Projects
Employee Benefits	68,388	44,771	67,157	73,704	Calculated at .386 of wages (from worksheet)
Total Ord Maint & Operations	\$ 448,742	\$ 364,015	\$ 546,023	\$ 503,631	
Security	8,800	4,875	7,313	8,000	
Insurance (SHARP)	80,449	36,659	54,989	57,738	Most recent SHARP renewal +5%
Real Estate Tax & Assessments	4,500	713	1,070	4,500	Assessments only
Bad Debt	-	15,000	22,500	20,000	
Replacement Reserve Deposits	156,120	91,070	136,605	156,120	
Vacancy Loss Expense	-	-	-	230,000	Leasing levels increasing @ 87% Occupancy
Total General Expenses	\$ 249,869	\$ 148,317	\$ 85,871	\$ 476,358	
Total Operating Expenses	\$ 1,538,907	\$ 996,875	\$ 1,358,708	\$ 1,830,479	
Net Operating Income/ (Loss)	\$ (22,783)	\$ (4,159)	\$ 130,366	\$ 5,104	

**Lake Metropolitan Housing Authority
HCV FY 2024 Budget Worksheet**

REVENUE	FY 2023 to Date		Fiscal Year 2023	FY 2024 Budget	Comments
	FY 2023 Budget	(through February)	(Projected)		
Admin Fee Income	960,000	679,253	\$ 1,018,880	1,020,000	Based on current estimate - leasing increases
Mainstream Admin Fee Income	20,000	27,679	\$ 41,519	42,000	
FSS Grant Income	62,500	34,942	\$ 52,413	65,500	Additional vouchers awarded CY2023 Renewal
Homeownership Income	-	-	\$ -	-	
Interest Income *	-	-	\$ -	-	
Admin Fee Portable Cert.	-	-	\$ -	-	
50% Fraud Recovery	15,000	7,798	\$ 11,697	16,000	Increased collection efforts
Other Income*	-	-	\$ -	-	
Total	\$ 1,057,500	\$ 749,672	\$ 1,124,508	\$ 1,143,500	

EXPENSES	FY 2023 to Date		Fiscal Year 2023	FY 2024 Budget	Comments
	FY 2023 Budget	(through February)	(Projected)		
Admin Salaries	621,298	345,301	\$ 517,952	665,419	Based on FY 2024 Payroll Budget 2
Audit Costs	8,200	8,643	\$ 8,643	8,643	
Advertising	750	997	\$ 1,496	1,000	
Employee Benefits	235,572	131,940	\$ 197,910	260,349	Based on FY 2024 Payroll Budget 2
Legal	4,000	3,420	\$ 5,130	4,000	
Employee Travel/Training	8,000	5,064	\$ 7,596	7,000	New employee training
Board Travel/Training	2,000	-	\$ -	2,000	
Admin Sundry	2,500	1,695	\$ 2,543	2,500	
Bank Charges	2,250	1,914	\$ 2,871	2,500	
Payroll Processing	3,000	2,298	\$ 3,447	3,000	
Office Supplies	9,000	11,161	\$ 16,742	12,000	
Temp Help	-	2,554	\$ 3,831	-	
Cleaning Contract	3,900	8,227	\$ 12,341	8,000	None Anticipated
IT Contract*	26,000	22,139	\$ 33,209	28,000	No planned extra cleaning
MCS Software Support*	29,955	-	\$ 24,372	25,591	
Forms / Publications	16,248	5,099	\$ 7,649	7,700	Current + 5%
Shredding	750	1,527	\$ 2,291	1,500	
Telephone	9,600	6,917	\$ 10,376	10,000	
Cell Phones	1,150	893	\$ 1,340	1,300	
Internet	5,000	830	\$ 1,245	1,300	
Cable	450	301	\$ 452	450	
Postage & Meter	15,000	10,662	\$ 15,993	14,000	
Copier Lease	13,000	8,149	\$ 12,224	12,000	
Copier Maint	1,100	-	\$ -	-	
Minor Equipment	1,000	3,786	\$ 5,679	3,000	
Dues and Fees	3,500	1,193	\$ 1,790	1,500	
Tenant Background Checks	4,500	4,047	\$ 6,071	5,000	Increase Voucher Utilization Anticipated No Future Need
HR Contract	-	880	\$ 1,320	-	
Community Outreach	1,000	-	\$ -	1,000	
Contracts - Other	2,000	180	\$ 270	1,000	
Rentellect	8,200	5,931	\$ 8,897	8,200	
Landlord Lease Incentives	-	-	\$ -	20,000	landlord lease incentives
Total Admin Expense	\$ 1,038,923	\$ 595,748	\$ 913,673	\$ 1,117,952	
Water	700	455	\$ 683	690	
Electric	3,500	2,267	\$ 3,401	3,400	
Gas	600	317	\$ 476	470	
Total Utilities Expense	\$ 4,800	\$ 3,039	\$ 4,559	\$ 4,560	
Inspector Materials	-	1,438	\$ 2,157	500	
Auto - Maintenance	2,000	1,463	\$ 2,195	2,200	
Auto - Fuel	4,500	1,935	\$ 2,903	2,900	
Total Ord Maint & Operations	\$ 6,500	\$ 4,836	\$ 7,254	\$ 5,600	
Security	650	427	\$ 641	650	
Insurance (SHARP)	13,491	7,227	\$ 10,841	11,383	Current + 5% Ports have decreased
Other (Admin Port Fees)	7,000	1,945	\$ 2,918	3,000	
Bad Debt (Landlord)	-	-	\$ -	-	
Total General Expenses	\$ 21,141	\$ 9,599	\$ 14,399	\$ 15,033	
Total Operating Expenses	\$ 1,071,365	\$ 613,222	\$ 939,884	\$ 1,143,144	
Net Operating Income/ (Loss)	\$ (13,865)	\$ 136,450	\$ 184,625	\$ 356	

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

	Fiscal Year 2024			Fiscal Year 2023	FY 2024 Budget	Comments
REVENUE	FY 2023 Budget	(Through February)	(Projected)	(Projected)	(Preliminary)	
Tenant Rents	135,000	89,850	134,775	135,000		
Other Tenant Income	200	60	90	200		
Interest*	250	457	686	250		
Total	\$ 135,450	\$ 90,367	\$ 135,551	\$ 135,450		
EXPENSES	FY 2023 Budget	(Through February)	(Projected)	(Projected)	(Preliminary)	
Admin Salaries	15,096	7,181	10,772	14,507		Based on FY 2024 Payroll Budget 2
Audit Costs	180	92	138	180		
Advertising	300	23	35	300		
Employee Benefits	5,808	2,769	4,154	5,676		Calculated at .386 of wages (from worksheet)
Legal	2,500	937	1,406	2,000		
Employee Travel & Training	500	11	17	500		
Board Training & Travel	250	79	119	250		
Admin Sundry	400	58	87	400		
Bank Charges	50	-	-	50		
Payroll Processing	100	-	-	100		
Office Supplies	-	-	-	-		
Temp Help	500	81	122	-		No anticipated need
Cleaning Contract	180	879	1,319	500		No extra cleaning anticipated
IT Contract	-	-	-	-		
Forms / Publications	60	-	-	60		
Shredding	-	-	-	-		
Telephone	-	-	-	-		
Cell Phones	300	179	269	300		
Answering Service	-	-	-	-		
Internet	50	-	-	50		
Cable	800	349	524	800		
Postage & Meter	380	187	281	380		
Copier Lease	100	-	-	100		
Copier Maintenance	-	-	-	-		
Minor Equipment	-	189	284	-		
Dues & Fees	300	59	89	300		
HR Contract	-	27	41	-		
Tenant Background Checks	500	80	120	500		
Community Outreach	500	34	51	500		
Resident Activities	-	-	-	-		
Resident Participation	-	-	-	-		
Contracts - Other	1,500	9	14	1,500		
MCS Software Support*	-	-	-	-		
Total Admin Expense	\$ 30,354	\$ 13,223	\$ 19,835	\$ 28,953		
Water	5,000	1,849	2,774	5,000		
Electricity	4,000	1,670	2,505	4,000		
Gas	4,000	757	1,136	4,000		
Total Utilities Expense	\$ 13,000	\$ 4,276	\$ 6,414	\$ 13,000		
Maint Salaries	15,632	9,243	13,865	16,922		Based on FY 2024 Payroll Budget 2
Temp Help	-	-	-	-		No anticipated need
Maint Supplies (other)	3,700	1,841	2,762	3,700		
Maint Materials	2,500	1,061	1,592	2,500		
Electrical	400	-	-	400		
Plumbing	400	46	69	400		
Cleaning Supplies	200	10	15	200		
Auto - Maintenance	500	45	68	500		
Auto - Fuel	300	122	183	300		
Hardware	250	148	222	250		
Keys & locks	400	54	81	400		
Paint	900	418	627	900		
Appliances	1,200	97	146	1,200		
Rubbish	1,200	710	1,065	1,200		
Heating & Cooling	500	881	1,322	500		
Landscaping	2,600	529	794	2,600		
Unit Turn Exxpense	-	-	-	-		
Electrical	-	-	-	-		
Plumbing Contract	3,000	-	-	3,000		
Exterminating	1,000	-	-	1,000		
Repairs	2,000	-	-	2,000		
Uniforms	200	67	101	200		
Maint Contracts - other	3,500	1,753	2,630	3,500		
Employee Benefits	5,867	3,564	5,346	6,621		Calculated at .386 of wages (from worksheet)
Total Ord Maint & Operations	\$ 46,249	\$ 20,589	\$ 30,884	\$ 48,293		
Security	2,500	507	761	2,500		
Insurance (SHARP)	4,675	2,111	3,167	3,325		Allocated at current +5% (December renewal)
Real Estate Assessments	850	508	762	850		Real Estate Assessments only
Bad Debt	2,500	-	-	2,500		
Total General Expenses	\$ 10,525	\$ 3,126	\$ 4,689	\$ 9,175		
Total Operating Expenses	\$ 100,128	\$ 41,214	\$ 61,821	\$ 99,422		
Net Operating Income/ (Loss)	\$ 35,322	\$ 49,153	\$ 73,730	\$ 36,028		

Lake Metropolitan Housing Authority
Formerly

REVENUE	FY 2023 Budget	FY 2023 to Date (through February)	Fiscal Year 2023 (Projected)	FY 2024 Budget
Tenant Rents	70,000	4,950	7,425	-
HUD Subsidy	84,050	50,059	75,089	43,944
HUD Capital Funds for Operations	34,476	41,864	62,796	42,326
HUD Capital Funds for Admin*	-	-	-	-
Other Tenant Income	1,000	120	180	-
Interest*	-	-	-	-
Total	\$ 189,526	\$ 96,993	\$ 145,490	\$ 86,270
EXPENSES	FY 2023 Budget	FY 2023 to Date (through February)	Fiscal Year 2023 (Projected)	FY 2024 Budget
Admin Salaries	29,818	12,541	18,812	28,920
Audit Costs	400	278	417	400
Advertising	200	42	63	-
Employee Benefits	11,352	4,835	7,253	11,315
Legal	1,000	702	1,053	200
Employee Travel & Training	1,000	20	30	-
Board Training & Travel	500	-	-	-
Admin Sundry	500	142	213	50
Bank Charges	1,500	199	299	1,500
Payroll Processing	250	167	251	250
Office Supplies	550	414	621	200
Temp Help	-	145	218	-
Cleaning Contract	400	1,751	2,627	2,354
IT Contract	1,800	1,124	1,686	1,800
MCS Software Support*	1,692	829	1,244	1,306
Forms / Publications	350	239	359	-
Shredding	80	57	86	80
Telephone	400	223	335	300
Cell Phones	500	327	491	300
Answering Service	200	99	149	150
Internet	300	49	74	300
Cable	1,000	584	876	1,000
Postage & Meter	650	311	467	650
Copier Lease	600	292	438	600
Copier Maintenance	80	-	-	80
Minor Equipment	2,400	341	512	1,500
Dues & Fees	340	117	176	340
HR Contract	-	49	74	-
Tenant Background Checks	400	80	120	400
Community Outreach	400	61	92	400
Resident Activities	1,000	-	-	-
Resident Participation	-	-	-	-
Contracts - Other	300	16	24	300
Total Admin Expense	\$ 59,962	\$ 26,034	\$ 39,051	\$ 54,695
Water	6,000	3,133	4,700	6,000
Electricity	5,000	7,552	11,328	5,000
Gas	5,000	9,939	14,909	5,000
Total Utilities Expense	\$ 16,000	\$ 20,624	\$ 30,936	\$ 16,000
Maint Salaries	27,803	15,732	23,598	29,824
Temp Help	1,100	-	-	-
Maint Supplies (other)	3,500	3,314	4,971	-
Maint Materials	3,000	1,909	2,864	-
Electrical	250	-	-	-
Plumbing	250	84	126	-
Cleaning Supplies	100	19	29	-
Auto - Maintenance	800	80	120	-
Auto - Fuel	600	220	330	-
Hardware	350	267	401	-
Keys & Locks	700	97	146	-
Paint	1,500	753	1,130	-
Appliances	3,000	162	243	-
Contract Rubbish	1,950	1,183	1,775	-
Contract HVAC	1,600	501	752	-
Contract Landscaping	3,000	940	1,410	-
Contract Unit Turn Expense	-	-	-	-
Contract Electric	250	-	-	-
Contract Plumbing	5,000	625	938	-
Contract Exterminating	500	-	-	-
Contract Repairs	500	-	-	-
Contract Uniforms	500	120	180	-
Maint Contracts - other	7,900	14,553	21,830	-
Employee Benefits	10,436	6,066	9,099	11,669
Total Ord Maint & Operations	\$ 74,589	\$ 46,625	\$ 69,938	\$ 41,493
Security	3,500	845	1,268	3,500
Insurance (SHARP)	7,834	3,541	5,312	5,577
Real Estate Tax & Assessments	1,300	847	1,271	1,300
PILOT	5,500	-	-	2,000
Bad Debt	4,500	-	-	-
Total General Expenses	\$ 22,634	\$ 5,233	\$ 7,850	\$ 12,377
Total Operating Expenses	\$ 173,185	\$ 98,516	\$ 147,774	\$ 124,565
Net Operating Income/ (Loss)	\$ 16,341	\$ (1,523)	\$ (2,285)	\$ (38,295)