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## NOTICE OF MEETING

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

**6:00 p.m. on Wednesday, October 11, 2023, at Woodlawn Community Center  
553 Sanders Avenue Painesville, OH 44077**

If you have any questions, please contact Diana Dilisio at [ddilisio@lakemetrohousing.org](mailto:ddilisio@lakemetrohousing.org)  
or 440-354-3347 x33.

### REGULAR MEETING AGENDA

1. Roll Call
2. Chairperson's Comments
3. Tenant(s) Comment and Appeal
4. Minutes – September Meeting minutes, 2023
5. CEO Report
6. August Finance Reports and Bills
7. Discussion Other Updates and Comments
8. Executive Session
9. Adjournment

Jeffrey Mackey, Chairperson

### Mission

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



189 First Street • Painesville, Ohio 44077  
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[www.lakehousing.org](http://www.lakehousing.org)



## Meeting of The Board of Commissioners CEO Report October 2023

### Housing Choice Voucher:

I am happy to announce that our Landlord Appreciation and Education event was well attended, and feedback has been extremely positive. I would like to pass along a word of thanks to George Phillips for offering the venue at Lake Erie College. I would also like to thank both Cynthia Brooks and Julius Williams for being there in support.

The HCV intake team has exhausted the 2021 waiting list as of 10/10 and 10/11. Going forward, LMHA will be reopening the new waiting with plans to add 2,500 individuals and draw 200 individuals every month from the list. We fully anticipate, based on our estimates, that our UML will see significant growth over the next 6 to 9 months.

### Public Housing/Multifamily Program/Market Rate:

As we look to improve our unit turn efficiency, we have determined a need to add additional experience to our maintenance staff. We have had several interviews with candidates possessing strong experience, particularly in unit turns, all of whom have expressed a strong desire to work for LMHA.

As of this writing, we have an accepted offer from one of the candidates who will be starting with us next week. Currently, we are looking to make an offer to one other candidate possessing again year of experience in maintenance and unit turn management.

By adding experience to the current team, we are very confident that we will have the support needed to ensure that unit turns average within the 7 to 10-day range. This in turn will allow us to hit our occupancy targets consistently while adding additional revenue to support the expansion of our Multifamily program while also vastly improving the bottom line.



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## **Major Projects**

We have completed soliciting bids for boiler replacement contractors. We have made our official requests to our Multifamily field office to use replacement reserve dollars to fund the project. As it stands currently, we are working with the HUD office on a few logistics related to our requests. We fully expect to secure approval to move forward with the replacement project. However, the pressing question remains whether we have the time to have the boilers replaced well before colder weather sets in.

If HUD approval should be delayed any longer, we are prepared to consider renting a boiler to heat the building while the legacy boilers are being replaced. We have also considered the possibility of work beginning sometime in the Spring of 2024. However, our goal is to have the work completed this year ahead of extreme conditions.

Finally, we have made the decision to have Jackson Towers weatherproofed to ensure that we have completely sealed the facing of each concrete panel for water retention and leakage behind the drywall in all the units. This project will also result in pressure washing to remove environmental staining and surface dirt to restore the building's exterior luster. After we complete the final phase of the Jackson Towers exterior restoration, the building exterior (notwithstanding the roof) will be completely restored and protected for at least the next 10 to 15 years.

## **Staffing**

We continue to interview candidates to fill the Human Resource Specialist role. As mentioned, we have an accepted offer to restore the loss of one maintenance personnel with plans to add another maintenance employee over the next few weeks.

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



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## Housing Choice Voucher Program

Month Ending September 2023

Leased Action	Jul-23	Aug-23	Sep-23						
Monthly Budget Authority	\$782,699	\$722,341	\$722,341						
Units under lease (1st of month) + HO	1187	1175	1167	As of 9/1/23					
VASH vouchers leased up (26)	12	12	12						
FUP vouchers leased up (25)	13	12	11						
Mainstream vouchers leased up (26)	33	31	32						
Utilization (baseline 1552 eff. 1/1/2023)	76%	76%	75%						
Total HAP paid (UA's, ports & HO)	\$778,726	\$786,778	\$745,531						
Total incoming HAP	\$892,355	\$715,356	\$758,223						
Monthly utilization of budget	99%	109%	103%						
HCV Error Analysis Report	Jul-23	Aug-23	Sep-23						
Audit Error rate	29%	35%							
# of files audited	14	20							
# of files in audit with errors	4	7							
QC Error Rate									
Informal Hearing/Terminations	Jul-23	Aug-23	Sep-23						
Informal Hearings conducted	2	4	1						
Informal Reviews conducted	0	0	0						
End of Participations (EOP's)	12	11	8	Updated 3 months EOP report attached explaining most recent					
Leasing Activity	Jul-23	Aug-23	Sep-23						
# of New Admissions	2	1	3						
# of Moves	6	3	3						
# of Port-Ins	4	3	3						
# of Port-Outs	4	0	0						
# of Vouchers issued	22	41	40	28 of these were moves					
# of Vouchers on the street	28 + 8 scheduled	31	25	6 vouchers pending inspections					
Vouchers Expired	3	4	10	2 vouchers pending executed HAP 3 Vouchers pending signed leases					
FSS/Homeownership	Jul-23	Aug-23	Sep-23						
Active FSS participants	29	25	27	As of 10/1/23					
Current Homeowners	3	3	3						
Wait List Activity	Jul-23	Aug-23	Sep-23						
Number of Applicants on WL	606	243	237	2021 HCV as of 10/1/2023					
# of applicants pulled from Wait List	0	0	119						
Initial Briefing Meetings	Zero	Zero	10/10 & 10/11						
2nd & Final Chance	5	0	0						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Jul-23	252	Included in AR	13	10	3	*	20	*	301
Aug-23	232	Included in AR	9	6	2	*	125	*	375
Sep-23	186	Included in AR	13	6	3	*	20	*	228
May had 16 QC Inspections	June had 2 QC inspections		July had 3 QC inspections						
Report Completed by: Theresa Lee	*included in special and port inspections		Aug had 1 QC						





## Multifamily/Public Housing Programs

Month Ending September 2023

Occupancy Rate	Jul-23	Aug-23	Sep-23			
Percentage leased as of 10/01/2023	88%	89%	88%			
# of vacancies (240 total MF units only) as of 10/01/2023	30	26	28			
T.A.R. (Tenant Account Receivables)	Jul-23	Aug-23	Sep-23			
Current Rent Roll	\$55,800	\$54,713	\$57,748			
Rent Collected	\$49,585	\$48,087	\$45,688			
Percentage Collected	89%	88%	79%			
PH Error Analysis Report	Jul-23	Aug-23	Sep-23			
Number of files completed						
Number of files with errors (5 files reviewed monthly)						
Error rate						
Wait List Activity	Jul-23	Aug-23	Sep-23			
# of applicants on MF Wait List (end of month)	949	912	762	CLOSED	As of 9/30/23	
Evictions	Jackson	Woodlawn	Washington	ParkView	Total	
WRIT/Restitution/Possession of property						
14 Day notices served (non-payment)					0	
30 Day notices served (lease violations)		1			1	
3 Day notices (non-pay)					0	
3 Day notices (lease violation)					0	
10 Day notices (lease violation)					0	
3 Day notices (non-pay)	8	8	2	2	20	
Tenant Relations	Washington	Jackson	Woodlawn	ParkView		
Date of quarterly resident meetings held	7/25/2023	7/24/2023	7/26/2023			
Next Meeting Scheduled for: October 2023	Resident Advisory Board is in place at JT, information was given to WH and WS					
Police Reports received from 09/07/2023 through 10/02/2023	Washington	Jackson	Woodlawn	ParkView	Total	
Criminal/Assault		1			1	
Domestic/Civil/Harassment		1	2		3	
Drug arrest/drug related confirmed					0	
Drug complaint not confirmed					0	
Theft/Burglary		1	1		2	
Well Checks		1		3	4	
Arrest/Warrant Served					0	
Identity Theft					0	
LMHA Standby Request/Trespassing					0	
Disturbance/Noise/Disorderly Conduct		1	1		2	
Not classified/Police Foot Patrols	2			1	3	
<b>Total calls for current month</b>					<b>15</b>	
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total	
Move ins for current month		2			2	
Move outs for current month	1	1	2		4	
Unit transfers for current month		3			3	
<b>Report Completed by: Theresa Lee</b>						

Name	EOP Date	Reason	Explanation
MG	8/31/2023	Self-Termination	
JG	8/31/2023	Tenant Deceased	
RS	08/31/2023	Program Violations	Not supplying information
CT	8/31/2023	Self-Termination	
JN	08/31/2023	Self-Termination	
YM	08/31/2023	Self-Termination	
DW	09/30/2023	Program Violations	Not supplying information
DM	09/30/2023	Program Violations	Vacated Unit
AR	09/30/2023	Program Violations	HQS
JG	09/30/2023	Program Violations	Vacated Unit
DC	09/30/2023	Program Violations	Not supplying information
KC	09/30/2023	Program Violations	HQS
HA	09/30/2023	Self-Termination	Debt 1868.00
LC	09/30/2023	Self-Termination	
			<b>Self Term/Deceased/Expired vouchers/Zero Hap</b>
			<b>Program Violations</b>
PUT IN DEBTS OWED			
AND VACATED TENANTS			

<b>Month:</b>	<b>Sept. 2023</b>
<b>FSS participants as of 09/30/23</b>	<b>26</b>
<b>Number of contract completions (graduates):</b>	<b>0</b>
<b>Escrow disbursed: Interim Disbursements</b>	<b>0</b>
<b>Number of contracts terminated:</b>	<b>0</b>
<b>Escrow forfeited:</b>	<b>0</b>
<b>Number of new contracts (enrollments):</b>	<b>1</b>
<b>Number of participants with escrow accounts</b>	<b>17</b>
<b>Number of new escrow accounts opened:</b>	<b>1</b>

**FSS Monthly Board Report**



# Lake Metropolitan Housing Authority

## Finance Report

### August 2023

(Prepared for the October 11, 2023 Board Meeting)

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

#### **Fiscal Year 2024**

Attached are the preliminary August 2023 financials.

#### **Multi-Family (RAD):**

The Multi-Family program result is negative for the month of August 2023. Three payrolls and two health insurance payments are the main contributing factors to the negative month. The year-to date remains positive.

#### **Housing Choice Voucher:**

The Housing Choice Voucher Program is negative for the month of August 2023 and year-to-date. Three payrolls, two health insurance payments and staff training for new employees make up the majority of the deficit for the month. I anticipate we will rebound to the positive for our year-to-date operating results with September 2023.

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

#### **Parkview (Public Housing/Market Rate):**

The Market Rate Program is positive for August 2023 and year-to-date. The Public Housing Program is negative for August 2023 and year-to-date. This is an expected result as this program is coming to an end.

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

#### **Overall Indicators:**

The Fiscal Year 2024 Payroll projections are included through August 31, 2023 payrolls.

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

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

#### **Banking and Investments:**

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

#### **Accounts Payable:**

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





Respectfully Submitted by:

*Brittany Stone*

Brittany Stone

CFO

# Lake Metropolitan Housing Authority - Major Programs

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

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

(Preliminary - For Internal Use Only)

Fiscal Year 2023

Fiscal Year 2024

	This Month	Year-to-Date	YTD Budget	Variance	Year-to-Date	Variance
<b>Multi-Family</b>						
Operating Income	\$ 132,944	\$ 271,172	\$ 305,931	\$ (34,759)	\$ 250,426	\$ 20,746
Administrative Expenses	\$ 43,387	\$ 107,436	\$ 98,870	\$ 8,566	\$ 76,789	\$ 30,647
Utility Expenses	23,337	24,382	43,333	(18,951)	27,205	(2,823)
Operations Expense	88,890	115,681	84,271	31,410	81,777	33,904
General Expense	5,631	11,864	15,040	(3,176)	10,471	1,393
<b>Surplus / (Deficit)</b>	<b>\$ (28,301)</b>	<b>\$ 11,809</b>	<b>\$ 64,417</b>	<b>\$ (52,608)</b>	<b>\$ 54,184</b>	<b>\$ (42,375)</b>

## Section 8

Operating Income	\$ 92,150	\$ 176,651	\$ 190,583	\$ (13,932)	\$ 177,791	\$ (1,140)
Administrative Expenses	\$ 161,588	\$ 207,785	\$ 186,321	21,464	\$ 113,677	94,108
Utility Expenses	346	376	760	(384)	473	(97)
Maintenance Expense	249	378	933	(555)	1,468	(1,090)
General Expense	728	1,502	2,506	(1,004)	1,808	(306)
<b>Surplus / (Deficit)</b>	<b>\$ (70,761)</b>	<b>\$ (33,390)</b>	<b>\$ 63</b>	<b>\$ (33,453)</b>	<b>\$ 60,365</b>	<b>\$ (93,755)</b>

## CONSOLIDATED

Operating Income	\$ 225,094	\$ 447,823	\$ 496,514	\$ (48,691)	\$ 428,217	\$ 19,606
Administrative Expenses	\$ 204,975	\$ 315,221	\$ 285,191	\$ 30,030	\$ 190,466	\$ 124,755
Utility Expenses	23,683	24,758	44,093	(19,335)	27,678	(2,920)
Operations Expense	89,139	116,059	85,204	30,855	83,245	32,814
General Expense	6,359	13,366	17,546	(4,180)	12,279	1,087
<b>Surplus / (Deficit)</b>	<b>\$ (99,062)</b>	<b>\$ (21,581)</b>	<b>\$ 64,480</b>	<b>\$ (86,061)</b>	<b>\$ 114,549</b>	<b>\$ (136,130)</b>

Lake Metropolitan Housing Authority

Balance Sheet

August 2023

Program: RAD - PBRA

Project: Consolidated

ASSETS

Period Amount

Balance

1001.000 Petty Cash	(100.99)	36.00
1111.800 Cash - RAD PBRA	(104,389.90)	395,117.08
1113.000 Cash - Replacement Reserve	13,749.26	1,388,013.96
1114.000 Cash - Tenant Sec. Deposits	(2.91)	67,056.73
1122.000 Accts Rec Tenants (S)	7,729.40	51,904.79
1122.009 Tenant Repayment Agreements (S)	(266.00)	8,195.75
1140.001 A/R Parkview Place	11,224.85	26,448.82
1140.002 A/R Public Housing	13,933.51	19,589.08
1140.003 A/R REACH	322.93	7,862.93
1140.005 A/R S-8 Voucher	107,843.20	148,457.87
1140.006 A/R State/Local	(2,105.31)	(9,562.41)
1211.000 Prepaid Insurance	(5,276.17)	15,828.47
1250.000 Prepaid Expense	(613.46)	3,824.40
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	5,909,230.24
1400.750 Bldg, Land & Improvements - Admin	0.00	4,718.44
1400.800 Furn, Equip, Mach - Dwellings	0.00	48,472.36
1400.900 Furn, Equip, Mach - Admin	0.00	347,320.43
1400.901 Equipment - Vehicles	0.00	160,775.43
1400.950 Accumulated Depreciation	0.00	(9,567,052.48)
1400.960 Accumulated Amortization - Leases	0.00	(8,144.65)
1400.990 Construction-In-Progress	0.00	18,580.00
1490.000 Leased Asset	0.00	18,084.29

DEFERRED OUTFLOWS OF RESOURCES

1900.000 Deferred Outflows of Resources (Pens)	0.00	271,816.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	54,152.00

TOTAL DEFERRED OUTFLOWS OF RESOURCES

	0.00	325,968.00
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TOTAL ASSETS

	42,048.41	4,013,559.27
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LIABILITIES AND SURPLUS

LIABILITIES

2111.000 Vendors & Contr. (S)	32,354.65	114,838.00
2111.009 A/P - Public Housing (S)	532.00	989.50
2114.000 Tenants Sec. Dep. (S)	823.00	57,189.50
2114.300 Pet Deposit (S)	500.00	7,250.00
2114.314 Interest - Tenant Security Deposits	17.09	195.27
2117.200 OPERS Payable	34,489.85	34,656.85
2117.800 Deferred Comp W/H	1,500.00	2,000.00
2117.902 Misc. Payroll - AFLAC	133.44	104.52
2117.950 A/P - Ohio BWC	0.00	1,236.00
2117.999 A/P Payroll Other - Employee	0.00	(136.51)
2135.100 Acc. Comp Absences	0.00	4,574.56
2135.200 Comp. Absences - Non Current	0.00	18,672.88
2400.000 Lease Liability (Current)	0.00	4,381.06
2400.100 Lease Liability (Non-Current)	0.00	5,932.30
2500.000 Net Pension Liability	0.00	728,457.00
500.100 Net OPEB Liability	0.00	16,979.00

Lake Metropolitan Housing Authority

Balance Sheet

August 2023

Program: RAD - PBRA

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

DEFERRED INFLOWS OF RESOURCES

2900.000 Deferred Inflows of Resources (Pens)	0.00	37,999.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	5,600.00
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>43,599.00</b>

TOTAL LIABILITIES

**70,350.03**      **1,040,918.93**

SURPLUS

2801.000 Net Investment In Capital Assets	0.00	1,545,620.33
2805.000 Temporarily Restricted Net Position	0.00	1,360,597.17
2806.000 Unrestricted Net Position	0.00	54,614.47
2806.000 Unrestricted Net Position (Current Year)	(28,301.62)	11,808.37
<b>TOTAL SURPLUS</b>	<b>(28,301.62)</b>	<b>2,972,640.34</b>

TOTAL LIABILITIES AND SURPLUS

**42,048.41**      **4,013,559.27**

PROOF

**0.00**      **0.00**

# Lake Metropolitan Housing Authority

## Operating Statement

Two Months Ending 08/31/2023

Program: RAD - PBRA      Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>OPERATING INCOME</b>								
3110.000 Dwelling Rental	53,898.00	62,271.58	(8,373.58)	106,571.00	124,543.17	(17,972.17)	747,259.00	(640,688.00)
3121.000 Tenant Assistance Payments - M/F	78,430.00	89,610.33	(11,180.33)	162,970.00	179,220.67	(16,250.67)	1,075,324.00	(912,354.00)
3300.113 Interest - Rep. Res.	350.26	250.00	100.26	693.55	500.00	193.55	3,000.00	(2,306.45)
3690.000 Other Income - Tenant	265.50	833.33	(567.83)	937.50	1,666.67	(729.17)	10,000.00	(9,062.50)
<b>TOTAL OPERATING INCOME</b>	<b>132,943.76</b>	<b>152,965.24</b>	<b>(20,021.48)</b>	<b>271,172.05</b>	<b>305,930.51</b>	<b>(34,758.46)</b>	<b>1,835,583.00</b>	<b>(1,564,410.95)</b>
<b>TOTAL INCOME</b>	<b>132,943.76</b>	<b>152,965.24</b>	<b>(20,021.48)</b>	<b>271,172.05</b>	<b>305,930.51</b>	<b>(34,758.46)</b>	<b>1,835,583.00</b>	<b>(1,564,410.95)</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	36,163.10	28,472.58	(7,690.52)	47,821.54	56,945.17	9,123.63	341,671.00	293,849.46
4120.000 Auditing Fees	0.00	208.33	208.33	0.00	416.67	416.67	2,500.00	2,500.00
4140.100 Advertising - Other	0.00	260.75	260.75	644.54	521.50	(123.04)	3,129.00	2,484.46
4150.000 Benefits Expense	(5,993.32)	11,140.08	17,133.40	30,403.37	22,280.17	(8,123.20)	133,681.00	103,277.63
4170.000 Legal Expenses	4,310.60	1,250.00	(3,060.60)	10,753.40	2,500.00	(8,253.40)	15,000.00	4,246.60
4185.000 Staff Training	1,860.00	375.00	(1,485.00)	1,860.00	750.00	(1,110.00)	4,500.00	2,640.00
4185.100 Board Training	0.00	166.67	166.67	0.00	333.33	333.33	2,000.00	2,000.00
4190.000 Office Sundry Expense	47.99	316.67	268.68	103.47	633.33	529.86	3,800.00	3,696.53
4190.020 Bank Charges	229.02	200.00	(29.02)	413.96	400.00	(13.96)	2,400.00	1,986.04
4190.050 Payroll Processing Charges & Forms	304.53	183.33	(121.20)	404.55	366.67	(37.88)	2,200.00	1,795.45
4190.100 Office Supplies	195.27	416.67	221.40	376.76	833.33	456.57	5,000.00	4,623.24
4190.120 Cleaning Contract	0.00	416.67	416.67	540.00	833.33	293.33	5,000.00	4,460.00
4190.130 Contract - IT Services	1,139.10	916.67	(222.43)	3,234.56	1,833.33	(1,401.23)	11,000.00	7,765.44
4190.140 Contract - MCS	900.18	761.50	(138.68)	1,787.76	1,523.00	(264.76)	9,138.00	7,350.24
4190.145 Forms and Publications	498.00	83.33	(414.67)	498.00	166.67	(331.33)	1,000.00	502.00
4190.150 Shredding	23.34	41.67	18.33	46.68	83.33	36.65	500.00	453.32
4190.200 Telephone	267.05	216.67	(50.38)	448.01	433.33	(14.68)	2,600.00	2,151.99
4190.201 Cell Phones	345.64	216.67	(128.97)	615.52	433.33	(182.19)	2,600.00	1,984.48
4190.205 Answering Service	0.00	120.83	120.83	242.90	241.67	(1.23)	1,450.00	1,207.10
4190.210 Internet Expense	948.94	500.00	(448.94)	2,066.81	1,000.00	(1,066.81)	6,000.00	3,933.19
4190.220 Cable	705.79	700.00	(5.79)	2,081.68	1,400.00	(681.68)	8,400.00	6,318.32
4190.300 Postage & Meter	772.28	500.00	(272.28)	1,526.78	1,000.00	(526.78)	6,000.00	4,473.22
4190.400 Copier - Lease	339.60	350.00	10.40	1,018.80	700.00	(318.80)	4,200.00	3,181.20
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	58.33	58.33	350.00	350.00
4190.500 Admin Minor Equipment	67.08	250.00	182.92	67.08	500.00	432.92	3,000.00	2,932.92
4190.600 Dues & Fees	110.54	250.00	139.46	117.42	500.00	382.58	3,000.00	2,882.58
4190.900 Other Sundry Expense	102.39	0.00	(102.39)	171.77	0.00	(171.77)	0.00	(171.77)
4190.910 Tenant Background Checks	0.00	83.33	83.33	12.24	166.67	154.43	1,000.00	987.76
4190.950 HR Contract	0.00	0.00	0.00	78.75	0.00	(78.75)	0.00	(78.75)
4190.960 Community Outreach	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4210.000 Resident Activities	0.00	300.00	300.00	0.00	600.00	600.00	3,600.00	3,600.00
4220.000 Resident Participation	49.99	500.00	450.01	99.98	1,000.00	900.02	6,000.00	5,900.02
4230.000 Contract - Other	0.00	166.67	166.67	0.00	333.33	333.33	2,000.00	2,000.00



	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>TOTAL ADMIN EXPENSE</b>	<b>43,387.11</b>	<b>49,434.93</b>	<b>6,047.82</b>	<b>107,436.33</b>	<b>98,869.82</b>	<b>(8,566.51)</b>	<b>593,219.00</b>	<b>485,782.67</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	5,545.32	5,416.67	(128.65)	5,545.32	10,833.33	5,288.01	65,000.00	59,454.68
4320.000 Electricity	16,372.53	14,166.67	(2,205.86)	16,372.53	28,333.33	11,960.80	170,000.00	153,627.47
4330.000 Gas	1,418.77	2,083.33	664.56	2,463.95	4,166.67	1,702.72	25,000.00	22,536.05
<b>TOTAL UTILITIES EXPENSE</b>	<b>23,336.62</b>	<b>21,666.67</b>	<b>(1,669.95)</b>	<b>24,381.80</b>	<b>43,333.33</b>	<b>18,951.53</b>	<b>260,000.00</b>	<b>235,618.20</b>
<b>OPERATIONS EXPENSE</b>								
4410.000 Maintenance Salaries	21,816.23	15,698.08	(6,118.15)	29,134.94	31,396.17	2,261.23	188,377.00	159,242.06
4420.000 Maint. - Supplies (other)	3,232.73	3,750.00	517.27	6,897.82	7,500.00	602.18	45,000.00	38,102.18
4420.050 Maint. - Materials	3,806.34	1,833.33	(1,973.01)	6,040.49	3,666.67	(2,373.82)	22,000.00	15,959.51
4420.200 Maint. - Plumbing	108.44	100.00	(8.44)	108.44	200.00	91.56	1,200.00	1,091.56
4420.300 Maint. - Cleaning Supplies	0.00	20.83	20.83	0.00	41.67	41.67	250.00	250.00
4420.400 Maint. - Auto	0.00	100.00	100.00	40.86	200.00	159.14	1,200.00	1,159.14
4420.410 Maint. - Fuel	259.19	266.67	7.48	471.14	533.33	62.19	3,200.00	2,728.86
4420.500 Maint. - Hardware	320.50	291.67	(28.83)	702.14	583.33	(118.81)	3,500.00	2,797.86
4420.510 Maint. - Keys & Locks	672.70	125.00	(547.70)	672.70	250.00	(422.70)	1,500.00	827.30
4420.600 Maint. - Paint	2,377.41	833.33	(1,544.08)	2,512.97	1,666.67	(846.30)	10,000.00	7,487.03
4420.700 Appliances & Dwelling Equip.	4,395.79	1,666.67	(2,729.12)	4,395.79	3,333.33	(1,062.46)	20,000.00	15,604.21
4420.900 Non-Dwelling Equipment	317.47	0.00	(317.47)	317.47	0.00	(317.47)	0.00	(317.47)
4430.010 Cont - Rubbish Removal	1,377.48	1,083.33	(294.15)	2,693.71	2,166.67	(527.04)	13,000.00	10,306.29
4430.020 Cont - HVAC	0.00	833.33	833.33	0.00	1,666.67	1,666.67	10,000.00	10,000.00
4430.040 Cont - Elevators	1,339.93	1,000.00	(339.93)	3,184.21	2,000.00	(1,184.21)	12,000.00	8,815.79
4430.050 Cont - Landscaping	1,650.00	1,000.00	(650.00)	4,278.00	2,000.00	(2,278.00)	12,000.00	7,722.00
4430.060 Cont - Unit Turn Expense	5,100.00	1,666.67	(3,433.33)	5,100.00	3,333.33	(1,766.67)	20,000.00	14,900.00
4430.070 Cont - Electrical	0.00	458.33	458.33	0.00	916.67	916.67	5,500.00	5,500.00
4430.080 Cont - Plumbing	3,450.00	250.00	(3,200.00)	3,800.00	500.00	(3,300.00)	3,000.00	(800.00)
4430.090 Cont - Exterminator	1,980.00	708.33	(1,271.67)	4,076.00	1,416.67	(2,659.33)	8,500.00	4,424.00
4430.115 Cont - Repairs	1,074.00	833.33	(240.67)	1,074.00	1,666.67	592.67	10,000.00	8,926.00
4430.116 Cont - Uniforms	85.72	141.67	55.95	208.33	283.33	75.00	1,700.00	1,491.67
4430.120 Cont - Miscellaneous	17,763.84	3,333.33	(14,430.51)	22,209.73	6,666.67	(15,543.06)	40,000.00	17,790.27
4450.000 Benefits - Maint.	17,762.42	6,142.00	(11,620.42)	17,762.42	12,284.00	(5,478.42)	73,704.00	55,941.58
<b>TOTAL OPERATIONS EXPENSE</b>	<b>88,890.19</b>	<b>42,135.90</b>	<b>(46,754.29)</b>	<b>115,681.16</b>	<b>84,271.85</b>	<b>(31,409.31)</b>	<b>505,831.00</b>	<b>389,949.84</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	395.29	666.67	271.38	1,352.05	1,333.33	(18.72)	8,000.00	6,647.95
4510.000 Insurance	5,276.17	4,811.50	(464.67)	10,552.34	9,623.00	(929.34)	57,738.00	47,185.66
4515.000 Real Estate Tax - Lots	0.00	375.00	375.00	0.00	750.00	750.00	4,500.00	4,500.00
4570.000 Collection Loss	(40.00)	1,666.67	1,706.67	(40.00)	3,333.33	3,373.33	20,000.00	20,040.00
<b>TOTAL GENERAL EXPENSE</b>	<b>5,631.46</b>	<b>7,519.84</b>	<b>1,888.38</b>	<b>11,864.39</b>	<b>15,039.66</b>	<b>3,175.27</b>	<b>90,238.00</b>	<b>78,373.61</b>
<b>TOTAL EXPENSES</b>	<b>161,245.38</b>	<b>120,757.34</b>	<b>(40,488.04)</b>	<b>259,383.68</b>	<b>241,514.66</b>	<b>(17,849.02)</b>	<b>1,449,088.00</b>	<b>1,189,724.32</b>
<b>SURPLUS</b>	<b>(28,301.62)</b>	<b>32,207.90</b>	<b>(60,509.52)</b>	<b>11,808.37</b>	<b>64,415.85</b>	<b>(52,607.48)</b>	<b>386,495.00</b>	<b>(374,686.63)</b>

**Lake Metropolitan Housing Authority  
Statement of Operations**

**RAD - PBRA - All Projects Period From August 2023 Period To August 2023 - All Tenants**

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$43,717.89
Rent	\$56,530.00
Security Deposit	\$1,722.00
Pet Deposit	\$500.00
Adj to Rent	\$210.00
Adj to Misc - Maintenance Charge	\$265.50
Adj to Misc - Miscellaneous Bank Charge	\$25.00
Payment Received	(\$52,404.10)
Utility	(\$2,842.00)
Payment Made	\$2,887.00
Repayment	\$665.00
Refund Deposit	(\$899.00)
AR Void	\$937.00
Create Repayment	(\$399.00)
Ending Balance	<u>\$50,915.29</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$1,168.00	\$55,066.00
Charged	\$1,722.00	
Collected	(\$2,223.00)	\$2,223.00
Applied to Account		(\$367.00)
Refunded		(\$532.00)
Ending Balance	<u>\$667.00</u>	<u>\$56,390.00</u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$6,750.00
Charged	\$500.00	
Collected	(\$500.00)	\$500.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$7,250.00</u>

Key Deposit Balances

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

Repayment Agreement Balances: Default Type (14 Agreements)

	Amount
Beginning Balance	\$8,461.75
Monthly Repayment Amount	(\$665.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$399.00
Cancel Repayment	\$0.00
Ending Balance	<u>\$8,195.75</u>



Lake Metropolitan Housing Authority

Balance Sheet

August 2023

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
<b>ASSETS</b>		
1111.100 Unrestricted Cash	2,239.87	495,422.06
1111.200 Cash HAP Payments	(65,481.12)	837,453.85
1122.199 Tenant Fraud Receivable	(6,520.04)	341.90
1122.200 Tenant Fraud Repayment Agreement (S)	6,583.82	35,894.32
1122.201 Allowance for Doubtful Fraud Rec.	42.87	(36,129.57)
1129.000 Accounts Rec - Other	0.00	169,449.52
1165.000 FSS Escrow Investmen	(27,622.12)	80,623.27
1211.000 Prepaid Insurance	(491.92)	1,475.72
1250.000 Prepaid Expense	(1,489.82)	9,287.92
1400.900 Furn, Equip, Mach - Admin	0.00	42,980.51
1400.901 Equipment - Vehicles	41,559.00	74,577.86
1400.950 Accumulated Depreciation	0.00	(72,957.13)
1400.960 Accumulated Amortization - Leases	0.00	(24,695.67)
1400.990 Construction-in-Progress	0.00	4,210.00
1490.000 Leased Asset	0.00	54,851.20
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	366,952.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	73,107.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>440,059.00</b>
<b>TOTAL ASSETS</b>	<b>(51,179.46)</b>	<b>2,112,844.76</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	107,843.20	148,457.87
2117.000 Accounts Payable LMHA	0.00	(18,300.00)
2117.001 Accounts Payable HAP (S)	(9,389.35)	1,139.65
2119.000 Other Accts Payable	0.00	14,544.36
2135.100 Acc. Comp Absences	0.00	6,404.63
2135.200 Comp Absences Non Curren	0.00	25,243.88
2181.100 FSS Escrow Payable	(27,622.12)	84,014.91
2210.200 Unearned Revenue - FSS	0.00	(0.22)
2400.000 Lease Liability	0.00	13,294.11
2400.100 Lease Liability (Non-Current)	0.00	17,994.23
2500.000 Net Pension Liability	0.00	983,416.00
2500.100 Net OPEB Liability	0.00	22,921.00
<b>DEFERRED INFLOWS OF RESOURCES</b>		
2900.000 Deferred Inflows of Resources (Pens)	0.00	51,299.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	7,560.00
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>58,859.00</b>
<b>TOTAL LIABILITIES</b>	<b>70,831.73</b>	<b>1,357,989.42</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	44,739.27
2802.000 Restricted Net Position (HAP)	(50,817.00)	(60,795.00)
2802.200 Restricted Net Position (MS5)	(432.00)	(356.00)
2806.000 Unrestricted Net Position	51,249.00	723,550.11

Lake Metropolitan Housing Authority

Balance Sheet

August 2023

Program: Section 8 Voucher

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.000 Unrestricted Net Position (Current Year)

TOTAL SURPLUS

TOTAL LIABILITIES AND SURPLUS

PROOF

(122,011.19)	47,716.96
<u>(122,011.19)</u>	<u>754,855.34</u>
<u>(51,179.46)</u>	<u>2,112,844.76</u>
<u>0.00</u>	<u>0.00</u>

Lake Metropolitan Housing Authority

Operating Statement

Two Months Ending 08/31/2023

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>HAP INCOME</b>								
<b>HAP INCOME</b>								
3000.100 HAP Income	715,355.00	0.00	715,355.00	1,607,710.00	0.00	1,607,710.00	0.00	1,607,710.00
3000.120 Mainstream (HAP) Income	18,791.00	0.00	18,791.00	39,182.00	0.00	39,182.00	0.00	39,182.00
3000.199 HAP Repayments	1,432.94	0.00	1,432.94	1,745.71	0.00	1,745.71	0.00	1,745.71
<b>TOTAL HAP INCOME</b>	<b>735,578.94</b>	<b>0.00</b>	<b>735,578.94</b>	<b>1,648,637.71</b>	<b>0.00</b>	<b>1,648,637.71</b>	<b>0.00</b>	<b>1,648,637.71</b>
<b>TOTAL HAP INCOME</b>	<b>735,578.94</b>	<b>0.00</b>	<b>735,578.94</b>	<b>1,648,637.71</b>	<b>0.00</b>	<b>1,648,637.71</b>	<b>0.00</b>	<b>1,648,637.71</b>
<b>OPERATING INCOME</b>								
<b>OPERATING INCOME</b>								
3000.200 Admin Fee Income	86,878.00	85,000.00	1,878.00	169,396.00	170,000.00	(604.00)	1,020,000.00	(850,604.00)
3000.220 Mainstream (Admin) Income	3,839.00	3,500.00	339.00	5,509.00	7,000.00	(1,491.00)	42,000.00	(36,491.00)
3000.300 FSS Grant Income	0.00	5,458.33	(5,458.33)	0.00	10,916.67	(10,916.67)	65,500.00	(65,500.00)
3690.200 50% Fraud Recovery	1,432.93	0.00	1,432.93	1,745.70	0.00	1,745.70	0.00	1,745.70
3690.900 Other Income	0.00	1,333.33	(1,333.33)	0.00	2,666.67	(2,666.67)	16,000.00	(16,000.00)
<b>TOTAL OPERATING INCOME</b>	<b>92,149.93</b>	<b>95,291.66</b>	<b>(3,141.73)</b>	<b>176,650.70</b>	<b>190,583.34</b>	<b>(13,932.64)</b>	<b>1,143,500.00</b>	<b>(966,849.30)</b>
<b>TOTAL OPERATING INCOME</b>	<b>92,149.93</b>	<b>95,291.66</b>	<b>(3,141.73)</b>	<b>176,650.70</b>	<b>190,583.34</b>	<b>(13,932.64)</b>	<b>1,143,500.00</b>	<b>(966,849.30)</b>
<b>TOTAL INCOME</b>	<b>827,728.87</b>	<b>95,291.66</b>	<b>732,437.21</b>	<b>1,825,288.41</b>	<b>190,583.34</b>	<b>1,634,705.07</b>	<b>1,143,500.00</b>	<b>681,788.41</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	75,215.74	55,451.58	(19,764.16)	99,690.88	110,903.17	11,212.29	665,419.00	565,728.12
4120.000 Audit Fees	0.00	720.25	720.25	0.00	1,440.50	1,440.50	8,643.00	8,643.00
4140.100 Advertising - Other	0.00	206.25	206.25	749.47	412.50	(336.97)	2,475.00	1,725.53
4150.000 Benefit Expense	63,276.98	21,695.75	(41,581.23)	63,276.98	43,391.50	(19,885.48)	260,349.00	197,072.02
4170.000 Legal Expenses	1,240.00	333.33	(906.67)	1,340.00	666.67	(673.33)	4,000.00	2,660.00
4180.000 Travel Expense	291.79	0.00	(291.79)	291.79	0.00	(291.79)	0.00	(291.79)
4185.000 Staff Training	6,555.00	583.33	(5,971.67)	6,555.00	1,166.67	(5,388.33)	7,000.00	445.00
4185.100 Board Training	0.00	166.67	166.67	0.00	333.33	333.33	2,000.00	2,000.00
4190.000 Office Sundry Expense	0.00	208.33	208.33	27.50	416.67	389.17	2,500.00	2,472.50
4190.020 Bank Charges	237.52	208.33	(29.19)	497.45	416.67	(80.78)	2,500.00	2,002.55
4190.050 Payroll Processing Charges & Forms	386.41	250.00	(136.41)	495.09	500.00	4.91	3,000.00	2,504.91
4190.100 Office Supplies	593.85	1,000.00	406.15	1,145.81	2,000.00	854.19	12,000.00	10,854.19
4190.120 Cleaning Contract	0.00	666.67	666.67	1,642.50	1,333.33	(309.17)	8,000.00	6,357.50
4190.130 Contract - IT Services	2,766.33	2,333.33	(433.00)	7,855.22	4,666.67	(3,188.55)	28,000.00	20,144.78
4190.140 Contract - MCS	2,186.14	2,132.58	(53.56)	4,341.68	4,265.17	(76.51)	25,591.00	21,249.32
4190.145 Forms and Publications	1,200.00	641.67	(558.33)	1,939.00	1,283.33	(655.67)	7,700.00	5,761.00
4190.150 Shredding	70.97	125.00	54.03	141.94	250.00	108.06	1,500.00	1,358.06
4190.200 Telephone	812.27	833.33	21.06	1,362.69	1,666.67	303.98	10,000.00	8,637.31
4190.201 Cell Phones	157.66	108.33	(49.33)	280.76	216.67	(64.09)	1,300.00	1,019.24
4190.210 Internet Expense	0.00	108.33	108.33	0.00	216.67	216.67	1,300.00	1,300.00
4190.220 Cable	41.51	37.50	(4.01)	83.02	75.00	(8.02)	450.00	366.98
4190.300 Postage & Meter	2,316.88	1,166.67	(1,150.21)	4,580.38	2,333.33	(2,247.05)	14,000.00	9,419.62
4190.400 Copier - Lease	1,032.95	1,000.00	(32.95)	3,098.85	2,000.00	(1,098.85)	12,000.00	8,901.15



	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>ADMIN EXPENSE</b>								
4190.500 Admin Minor Equipment	77.98	0.00	(77.98)	77.98	0.00	(77.98)	0.00	(77.98)
4190.600 Dues & Fees	58.77	250.00	191.23	66.78	500.00	433.22	3,000.00	2,933.22
4190.900 Other Sundry Expense	119.05	0.00	(119.05)	199.71	0.00	(199.71)	0.00	(199.71)
4190.910 Tenant Background Checks	75.58	416.67	341.09	359.83	833.33	473.50	5,000.00	4,640.17
4190.950 HR Contract	0.00	0.00	0.00	78.75	0.00	(78.75)	0.00	(78.75)
4190.960 Community Outreach	0.00	83.33	83.33	0.00	166.67	166.67	1,000.00	1,000.00
4230.000 Contract - Other	0.00	83.33	83.33	0.00	166.67	166.67	1,000.00	1,000.00
4230.200 Rent/lect	375.00	683.33	308.33	4,106.00	1,366.67	(2,739.33)	8,200.00	4,094.00
4250.000 Landlord Lease Incentive	1,000.00	833.33	(166.67)	2,000.00	1,666.67	(333.33)	10,000.00	8,000.00
4251.000 Landlord Damage Reimbursement	1,500.00	833.33	(666.67)	1,500.00	1,666.67	166.67	10,000.00	8,500.00
<b>TOTAL ADMIN EXPENSE</b>	<b>161,588.38</b>	<b>93,160.55</b>	<b>(68,427.83)</b>	<b>207,785.06</b>	<b>186,321.20</b>	<b>(21,463.86)</b>	<b>1,117,927.00</b>	<b>910,141.94</b>
<b>UTILITY EXPENSE</b>								
4310.000 Water	51.18	57.50	6.32	51.18	115.00	63.82	690.00	638.82
4320.000 Electric	266.14	283.33	17.19	266.14	566.67	300.53	3,400.00	3,133.86
4330.000 Gas	29.32	39.17	9.85	58.90	78.33	19.43	470.00	411.10
<b>TOTAL UTILITY EXPENSE</b>	<b>346.64</b>	<b>380.00</b>	<b>33.36</b>	<b>376.22</b>	<b>760.00</b>	<b>383.78</b>	<b>4,560.00</b>	<b>4,183.78</b>
<b>MAINTENANCE EXPENSE</b>								
4420.000 Maint. - Materials	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4420.400 Maint. - Auto	0.00	183.33	183.33	0.00	366.67	366.67	2,200.00	2,200.00
4420.410 Maint. - Fuel	219.84	241.67	21.83	345.18	483.33	138.15	2,900.00	2,554.82
4430.120 Cont - Miscellaneous	29.20	0.00	(29.20)	33.47	0.00	(33.47)	0.00	(33.47)
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>249.04</b>	<b>466.67</b>	<b>217.63</b>	<b>378.65</b>	<b>933.33</b>	<b>554.68</b>	<b>5,600.00</b>	<b>5,221.35</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	32.06	54.17	22.11	109.64	108.33	(1.31)	650.00	540.36
4510.000 Insurance	491.92	948.58	456.66	983.84	1,897.17	913.33	11,383.00	10,399.16
4590.100 Admin Fee Portable	204.02	250.00	45.98	408.04	500.00	91.96	3,000.00	2,591.96
<b>TOTAL GENERAL EXPENSE</b>	<b>728.00</b>	<b>1,252.75</b>	<b>524.75</b>	<b>1,501.52</b>	<b>2,505.50</b>	<b>1,003.98</b>	<b>15,033.00</b>	<b>13,531.48</b>
<b>HAP EXPENSE</b>								
4715.100 HAP Occupied Units	774,218.00	0.00	(774,218.00)	1,542,001.00	0.00	(1,542,001.00)	0.00	(1,542,001.00)
4715.500 Hap Portable Cert.	7,383.00	0.00	(7,383.00)	14,766.00	0.00	(14,766.00)	0.00	(14,766.00)
4715.600 Homeownership	1,117.00	0.00	(1,117.00)	2,147.00	0.00	(2,147.00)	0.00	(2,147.00)
4718.000 HAP FSS Escrow Payments	4,110.00	0.00	(4,110.00)	8,616.00	0.00	(8,616.00)	0.00	(8,616.00)
<b>TOTAL HAP EXPENSE</b>	<b>786,828.00</b>	<b>0.00</b>	<b>(786,828.00)</b>	<b>1,567,530.00</b>	<b>0.00</b>	<b>(1,567,530.00)</b>	<b>0.00</b>	<b>(1,567,530.00)</b>
<b>TOTAL EXPENSES</b>	<b>949,740.06</b>	<b>95,259.97</b>	<b>(854,480.09)</b>	<b>1,777,571.45</b>	<b>190,520.03</b>	<b>(1,587,051.42)</b>	<b>1,143,120.00</b>	<b>(634,451.45)</b>
<b>SURPLUS</b>	<b>(122,011.19)</b>	<b>31.69</b>	<b>(122,042.88)</b>	<b>47,716.86</b>	<b>63.31</b>	<b>47,653.65</b>	<b>380.00</b>	<b>47,336.96</b>

# Lake Metropolitan Housing Authority

## HAP Reserves Worksheet

CY 2022 BA	\$	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (NMS)	TOTAL Reserves	UML	UMA
Jan-22		781,266	768,326	669,912	731,456	1,723	162,178	832,090		1508
Feb-22		784,292	775,708	678,496	738,679	1,427	200,634	879,130		1513
Mar-22		784,292	760,000	702,788	725,160	6,344	241,818	944,606		1513
Apr-22		795,871	755,825	742,834	712,222	1,135	286,556	1,029,390		1513
May-22		775,661	756,499	761,996	708,052	1,121	336,124	1,098,120		1513
Jun-22		690,713	616,626	836,083	711,330	1,068	<b>242,488</b>	1,078,571		1513
Jul-22		690,713	763,417	763,379	708,212	1,063	298,756	1,062,135		1513
Aug-22		690,713	738,943	715,149	703,020	1,989	336,668	1,051,817		1513
Sep-22		690,713	736,878	668,984	692,082	601	382,065	1,051,049		1513
Oct-22		748,297	739,121	678,160	685,542	660	436,304	1,114,464		1521
Nov-22		756,153	461,364	972,949	676,468	549	221,749	1,194,698		1521
Dec-22		753,127	731,699	994,377	676,504	504	277,448	1,271,825	14207	18175
<b>TOTALS:</b>		<b>8,941,811</b>	<b>8,604,406</b>		<b>8,468,727</b>	<b>94.71%</b>	<b>of Budget Authority</b>			<b>78.17%</b>
					<b>8,494,720</b>	<b>95%</b>				<b>of UMA</b>
					(25,993)					

CY 2023 BA	\$	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (NMS)	TOTAL Reserves	UML	UMA
Jan-23		793,369	723,406	1,064,340	685,592	1,902	317,164	1,381,504		
Feb-23		790,342	720,378	1,134,304	702,611	769	335,700	1,470,004		
Mar-23		782,699	685,282	1,231,722	714,721	1,227	307,488	1,539,210		
Apr-23		782,699	685,282	1,329,139	732,996	2,003	261,777	1,590,916		
May-23		782,699	408,773	1,703,066	742,608	568	(71,490)	1,631,576		
Jun-23		782,699	685,213	1,800,552	755,653	766	<b>(141,164)</b>	1,659,388		
Jul-23		782,699	892,355	1,690,896	761,482	313	(9,978)	1,680,918		
Aug-23		782,699	715,355	1,758,241	767,605	1,433	(60,795)	1,697,446		
Sep-23		782,699		2,540,940			(60,795)	2,480,145		
Oct-23		782,699		3,323,640			(60,795)	3,262,845		
Nov-23		782,699		4,106,339			(60,795)	4,045,544		
Dec-23		782,699		4,889,039			(60,795)	4,828,244		
<b>TOTALS:</b>		<b>9,410,705</b>	<b>5,516,044</b>		<b>5,863,268</b>	<b>62.30%</b>	<b>of Budget Authority</b>			<b>of UMA</b>
					<b>8,940,170</b>	<b>95%</b>				
					(3,076,902)					
					2,835,920					

# Lake Metropolitan Housing Authority

## Schedule of Restrictd Net Position (RNP)

Fiscal Year 2023 and 2024

<u>HUD Payment Date</u>	<u>RNP</u>		<u>Change from Prior</u>	<u>Units</u>
	<u>HAP In</u>		<u>HAP Out</u>	
July 31, 2022	\$ 298,756.00		\$ 392,392.00	
August 31, 2022	\$ 336,668.00		\$ 280,400.00	
September 30, 2022	\$ 382,065.00		\$ 344,153.00	
October 31, 2022	\$ 436,304.00		\$ 390,907.00	
November 30, 2022	\$ 221,749.00		\$ 167,510.00	
December 31, 2022	\$ 277,448.00		\$ 492,003.00	
January 31, 2023	\$ 317,164.00		\$ 261,465.00	
February 28, 2023	\$ 335,700.00		\$ 295,984.00	
March 31, 2023	\$ 307,488.00		\$ 288,952.00	
April 30, 2023	\$ 261,777.00		\$ 289,989.00	
May 31, 2023	\$ (71,490.00)		\$ (25,779.00)	
June 30, 2023	\$ (141,164.00)		\$ 192,103.00	
July 31, 2023	\$ (9,978.00)		\$ 59,696.00	
8/1/2023	\$ 715,355.00			
8/1/2023	\$ -			
			\$ 754,995.00	from HUD held HAP Reserves
			\$ 7,383.00	HAP Payments (less MS5)
			\$ 1,117.00	FSS
				Homeownership
				Port In
			\$ 4,110.00	Port Out
	\$ 1,433.00			50% HAP Repayments
	\$ -			FSS Forfeits
	\$ -			Misc. Repayments (error > \$2500)
<b>Monthly Totals:</b>	<b>\$ 716,788.00</b>		<b>\$ 767,605.00</b>	
	\$ (50,817.00)			(Net monthly increase (decrease) in Restrictd Net Position)
<b>August 31, 2023</b>	<b>\$ (60,795.00)</b>		<b>\$ (191,981.00)</b>	

# Lake Metropolitan Housing Authority

## Mainstream (MS5)

### Schedule of Restricted Net Position (RNP)

Fiscal Year 2023 and 2024

	<u>RNP</u>	<u>Change from Prior</u>	
July 31, 2022	\$ (11,142.00)	\$ (12,109.00)	
August 31, 2022	\$ (13,097.00)	\$ (12,361.00)	
September 30, 2022	\$ (15,067.00)	\$ (13,112.00)	
October 31, 2022	\$ (3,900.00)	\$ (1,930.00)	
November 30, 2022	\$ (5,178.00)	\$ (16,345.00)	
December 31, 2022	\$ (347.00)	\$ 931.00	
January 31, 2023	\$ 3,954.00	\$ (877.00)	
February 28, 2023	\$ 8,032.00		
March 31, 2023	\$ 10,254.00		
April 30, 2023	\$ 6,152.00		
May 31, 2023	\$ 2,446.00		
June 30, 2023	\$ (1,092.00)		
July 31, 2023	\$ 76.00		
8/1/2023	\$ 18,791.00		
		\$ 19,223.00	
	\$ -		
		\$ -	
	\$ -		
	\$ -		
<b>Monthly Totals:</b>	<b>\$ 18,791.00</b>	<b>\$ 19,223.00</b>	
	\$ (432.00)		<i>(Net monthly increase (decrease) in Restricted Net Position)</i>
<b>August 31, 2023</b>	<b>\$ (356.00)</b>		

**MS 5 (Mainstream)**

HAP Payments

Port In

Port Out

50% HAP Repayments

FSS Forfeits

Misc. Repayments (*error > \$2500*)

# Lake Metropolitan Housing Authority - Parkview Place

Fiscal Year 2024 Summary Operating Report, and Fiscal Year 2023 Comparison  
For the month, and Fiscal Year-to-Date ended August 31, 2023

(Preliminary - For Internal Use Only)

	Fiscal Year 2024			Fiscal Year 2023	
	This Month	Year-to-Date	YTD Budget	Year-to-Date	Variance
<b>Public Housing</b>					
Operating Income	\$ 7,491	\$ 14,688	\$ 14,545	\$ 17,200	\$ (2,512)
Administrative Expenses	\$ 7,418	\$ 9,455	\$ 9,153	\$ 5,542	\$ 3,913
Utility Expenses	2,783	4,014	2,667	3,809	205
Operations Expense	11,217	13,479	6,916	9,292	4,187
General Expense	631	1,252	2,063	870	382
<b>Surplus / (Deficit)</b>	<b>\$ (14,558)</b>	<b>\$ (13,512)</b>	<b>\$ (6,254)</b>	<b>\$ (2,313)</b>	<b>\$ (11,199)</b>

<b>Market Rate</b>					
Operating Income	\$ 11,861	\$ 23,002	\$ 22,575	\$ 25,734	\$ (2,732)
Administrative Expenses	\$ 3,816	\$ 5,009	\$ 4,846	\$ 2,337	\$ 2,672
Utility Expenses	626	808	2,167	392	416
Operations Expense	6,702	8,031	7,882	4,171	3,860
General Expense	379	751	1,529	674	77
<b>Surplus / (Deficit)</b>	<b>\$ 338</b>	<b>\$ 8,403</b>	<b>\$ 6,151</b>	<b>\$ 18,160</b>	<b>\$ (9,757)</b>

<b>CONSOLIDATED</b>					
Operating Income	\$ 19,352	\$ 37,690	\$ 37,120	\$ 42,934	\$ (5,244)
Administrative Expenses	\$ 11,234	\$ 14,464	\$ 13,999	\$ 7,879	\$ 6,585
Utility Expenses	3,409	4,822	4,834	4,201	621
Operations Expense	17,919	21,510	14,798	13,463	8,047
General Expense	1,010	2,003	3,592	1,544	459
<b>Surplus / (Deficit)</b>	<b>\$ (14,220)</b>	<b>\$ (5,109)</b>	<b>\$ (103)</b>	<b>\$ 15,847</b>	<b>\$ (20,956)</b>



Lake Metropolitan Housing Authority

Balance Sheet

August 2023

Program: Public Housing

Project: Consolidated



	Period Amount	Balance
<b>ASSETS</b>		
1111.100 General Fund Cash	757.96	347,464.72
1128.000 A/R - Section 8	0.00	(18,300.00)
1128.800 A/R - ParkView Place (Non HUD)	(800.00)	(17,415.00)
1211.000 Prepaid Insurance	(495.08)	1,485.28
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(87.64)	546.32
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	(666,099.21)
1400.960 Accumulated Amortization - Leases	0.00	(979.29)
1490.000 Leased Asset	0.00	2,182.95
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	40,773.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	8,123.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>48,896.00</b>
<b>TOTAL ASSETS</b>	<b>(624.76)</b>	<b>2,714,575.98</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	13,933.51	19,588.47
2114.000 Tenants Sec. Dep. (S)	0.00	2,277.00
2135.100 Acc. Comp Absences	0.00	333.36
2135.200 Comp. Absences - Non Current	0.00	1,333.42
2137.000 Accrued PILOT	0.00	3,944.49
2400.000 Lease Liability (Current)	0.00	531.83
2400.100 Lease Liability (Non-Current)	0.00	716.62
2500.000 Net Pension Liability	0.00	109,268.00
2500.100 Net OPEB Liability	0.00	2,547.00
<b>DEFERRED INFLOWS OF RESOURCES</b>		
2900.000 Deferred Inflows of Resources (Pens)	0.00	5,699.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	840.00
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>6,539.00</b>
<b>TOTAL LIABILITIES</b>	<b>13,933.51</b>	<b>147,079.19</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	2,351,351.62
2806.000 Unrestricted Net Position	0.00	229,655.70
2806.000 Unrestricted Net Position (Current Year)	(14,558.27)	(13,510.53)
<b>TOTAL SURPLUS</b>	<b>(14,558.27)</b>	<b>2,567,496.79</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>(624.76)</b>	<b>2,714,575.98</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>



Lake Metropolitan Housing Authority

Operating Statement

Two Months Ending 08/31/2023

Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>OPERATING INCOME</b>								
3200.000 HUD Operating Subsidy - PH	7,491.00	3,662.00	3,829.00	14,688.00	7,324.00	7,364.00	43,944.00	(29,256.00)
3690.100 CFP For Operations	0.00	3,610.42	(3,610.42)	0.00	7,220.83	(7,220.83)	43,325.00	(43,325.00)
<b>TOTAL OPERATING INCOME</b>	<b>7,491.00</b>	<b>7,272.42</b>	<b>218.58</b>	<b>14,688.00</b>	<b>14,544.83</b>	<b>143.17</b>	<b>87,269.00</b>	<b>(72,581.00)</b>
<b>TOTAL INCOME</b>	<b>7,491.00</b>	<b>7,272.42</b>	<b>218.58</b>	<b>14,688.00</b>	<b>14,544.83</b>	<b>143.17</b>	<b>87,269.00</b>	<b>(72,581.00)</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	3,571.34	2,410.00	(1,161.34)	4,715.99	4,820.00	104.01	28,920.00	24,204.01
4120.000 Auditing Fees	0.00	33.33	33.33	0.00	66.67	66.67	400.00	400.00
4140.100 Advertising - Other	0.00	18.58	18.58	67.44	37.17	(30.27)	223.00	155.56
4150.000 Benefits Expense	2,999.70	942.92	(2,056.78)	2,999.70	1,885.83	(1,113.87)	11,315.00	8,315.30
4170.000 Legal Expenses	166.80	16.67	(150.13)	175.80	33.33	(142.47)	200.00	24.20
4190.000 Office Sundry Expense	0.00	4.17	4.17	2.47	8.33	5.86	50.00	47.53
4190.020 Bank Charges	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00	1,500.00
4190.050 Payroll Processing Charges & Forms	31.61	20.83	(10.78)	40.50	41.67	1.17	250.00	209.50
4190.100 Office Supplies	24.39	16.67	(7.72)	47.06	33.33	(13.73)	200.00	152.94
4190.120 Cleaning Contract	0.00	196.17	196.17	67.50	392.33	324.83	2,354.00	2,286.50
4190.130 Contract - IT Services	162.72	150.00	(12.72)	462.06	300.00	(162.06)	1,800.00	1,337.94
4190.140 Contract - MCS	128.60	108.83	(19.77)	255.40	217.67	(37.73)	1,306.00	1,050.60
4190.150 Shredding	2.91	6.67	3.76	5.82	13.33	7.51	80.00	74.18
4190.200 Telephone	33.38	25.00	(8.38)	56.00	50.00	(6.00)	300.00	244.00
4190.201 Cell Phones	66.70	25.00	(41.70)	118.78	50.00	(68.78)	300.00	181.22
4190.205 Answering Service	0.00	12.50	12.50	25.20	25.00	(0.20)	150.00	124.80
4190.210 Internet Expense	0.00	25.00	25.00	0.00	50.00	50.00	300.00	300.00
4190.220 Cable	83.71	83.33	(0.38)	87.44	166.67	79.23	1,000.00	912.56
4190.300 Postage & Meter	80.44	54.17	(26.27)	159.03	108.33	(50.70)	650.00	490.97
4190.400 Copier - Lease	42.45	50.00	7.55	127.35	100.00	(27.35)	600.00	472.65
4190.410 Copier Maintenance	0.00	6.67	6.67	0.00	13.33	13.33	80.00	80.00
4190.500 Admin Minor Equipment	7.01	125.00	117.99	7.01	250.00	242.99	1,500.00	1,492.99
4190.600 Dues & Fees	5.28	28.33	23.05	6.00	56.67	50.67	340.00	334.00
4190.900 Other Sundry Expense	10.71	0.00	(10.71)	17.96	0.00	(17.96)	0.00	(17.96)
4190.910 Tenant Background Checks	0.00	33.33	33.33	1.28	66.67	65.39	400.00	398.72
4190.950 HR - Contract	0.00	0.00	0.00	8.75	0.00	(8.75)	0.00	(8.75)
4190.960 Community Outreach	0.00	33.33	33.33	0.00	66.67	66.67	400.00	400.00
4230.000 Contract - Other	0.00	25.00	25.00	0.00	50.00	50.00	300.00	300.00
<b>TOTAL ADMIN EXPENSE</b>	<b>7,417.75</b>	<b>4,576.50</b>	<b>(2,841.25)</b>	<b>9,454.54</b>	<b>9,153.00</b>	<b>(301.54)</b>	<b>54,918.00</b>	<b>45,463.46</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	4.60	500.00	495.40	4.60	1,000.00	995.40	6,000.00	5,995.40
4320.000 Electricity	567.01	416.67	(150.34)	1,097.75	833.33	(264.42)	5,000.00	3,902.25
4330.000 Gas	2,211.23	416.67	(1,794.56)	2,911.47	833.33	(2,078.14)	5,000.00	2,088.53
<b>TOTAL UTILITIES EXPENSE</b>	<b>2,782.84</b>	<b>1,333.34</b>	<b>(1,449.50)</b>	<b>4,013.82</b>	<b>2,666.66</b>	<b>(1,347.16)</b>	<b>16,000.00</b>	<b>11,986.18</b>



	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>OPERATION EXPENSE</b>								
4410.000 Maintenance Salaries	3,488.51	2,485.33	(1,003.18)	4,614.32	4,970.67	356.35	29,824.00	25,209.68
4420.000 Maint. - Supplies (other)	338.25	0.00	(338.25)	720.14	0.00	(720.14)	0.00	(720.14)
4420.050 Maint. - Materials	398.31	0.00	(398.31)	632.10	0.00	(632.10)	0.00	(632.10)
4420.200 Maint. - Plumbing	11.34	0.00	(11.34)	11.34	0.00	(11.34)	0.00	(11.34)
4420.400 Maint. - Auto	0.00	0.00	0.00	4.27	0.00	(4.27)	0.00	(4.27)
4420.410 Maint. - Fuel	27.12	0.00	(27.12)	49.30	0.00	(49.30)	0.00	(49.30)
4420.500 Maint. - Hardware	33.53	0.00	(33.53)	73.46	0.00	(73.46)	0.00	(73.46)
4420.510 Maint. - Keys & Locks	70.39	0.00	(70.39)	70.39	0.00	(70.39)	0.00	(70.39)
4420.600 Maint. - Paint	248.78	0.00	(248.78)	262.96	0.00	(262.96)	0.00	(262.96)
4420.900 Non-Dwelling Equipment	35.18	0.00	(35.18)	35.18	0.00	(35.18)	0.00	(35.18)
4430.010 Cont - Rubbish Removal	151.59	0.00	(151.59)	303.18	0.00	(303.18)	0.00	(303.18)
4430.050 Cont - Landscaping	262.50	0.00	(262.50)	459.38	0.00	(459.38)	0.00	(459.38)
4430.080 Cont - Plumbing	2,187.50	0.00	(2,187.50)	2,265.62	0.00	(2,265.62)	0.00	(2,265.62)
4430.116 Cont - Uniforms	8.95	0.00	(8.95)	21.75	0.00	(21.75)	0.00	(21.75)
4430.120 Cont - Miscellaneous	1,039.86	0.00	(1,039.86)	1,039.50	0.00	(1,039.50)	0.00	(1,039.50)
4450.000 Benefits - Maint.	2,915.66	972.42	(1,943.24)	2,915.66	1,944.83	(970.83)	11,669.00	8,753.34
<b>TOTAL OPERATION EXPENSE</b>	<b>11,217.47</b>	<b>3,457.75</b>	<b>(7,759.72)</b>	<b>13,478.55</b>	<b>6,915.50</b>	<b>(6,563.05)</b>	<b>41,493.00</b>	<b>28,014.45</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	136.13	291.67	155.54	261.46	583.33	321.87	3,500.00	3,238.54
4510.000 Insurance	495.08	464.75	(30.33)	990.16	929.50	(60.66)	5,577.00	4,586.84
4515.000 Real Estate Tax - Lots	0.00	108.33	108.33	0.00	216.67	216.67	1,300.00	1,300.00
4520.000 PILOT Expense	0.00	166.67	166.67	0.00	333.33	333.33	2,000.00	2,000.00
<b>TOTAL GENERAL EXPENSE</b>	<b>631.21</b>	<b>1,031.42</b>	<b>400.21</b>	<b>1,251.62</b>	<b>2,062.83</b>	<b>811.21</b>	<b>12,377.00</b>	<b>11,125.38</b>
<b>TOTAL EXPENSES</b>	<b>22,049.27</b>	<b>10,399.01</b>	<b>(11,650.26)</b>	<b>28,198.53</b>	<b>20,797.99</b>	<b>(7,400.54)</b>	<b>124,788.00</b>	<b>96,589.47</b>
<b>SURPLUS</b>	<b>(14,558.27)</b>	<b>(3,126.59)</b>	<b>11,431.68</b>	<b>(13,510.53)</b>	<b>(6,253.16)</b>	<b>7,257.37</b>	<b>(37,519.00)</b>	<b>(24,008.47)</b>



Lake Metropolitan Housing Authority

Statement of Operations

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

Accounts Receivable Balances

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

Security Deposit Balances

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

Lake Metropolitan Housing Authority

Balance Sheet

August 2023

Program: ParkView Place

Project: Consolidated

**ASSETS**

	Period Amount	Balance
1111.100 General Fund Cash	1,750.00	1,750.00
1111.900 LMHA Cash - Erie Bank	7,592.06	435,900.11
1122.000 Accts Rec Tenants (S)	1,719.30	9,516.21
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(297.00)	891.00
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	1,729.06
1400.950 Accumulated Depreciation	0.00	(415,353.99)
1400.960 Accumulated Amortization - Leases	0.00	(116.39)
1490.000 Leased Asset	0.00	232.76

**TOTAL ASSETS**

**10,764.36**      **2,431,075.93**

**LIABILITIES AND SURPLUS**

**LIABILITIES**

2111.100 A/P Revolving Fund	11,224.85	26,449.43
2114.000 Tenant Sec. Deposits	0.00	12,290.00
2114.300 Pet Security Deposit	0.00	750.00
2118.800 A/P - Public Housing (Non-HUD)	(800.00)	(17,415.00)
2135.100 Acc. Comp Absences	0.00	166.45
2135.200 Comp. Absences - Non Current	0.00	665.81
2400.000 Lease Liability (Current)	0.00	47.41
2400.100 Lease Liability (Non-Current)	0.00	74.75

**TOTAL LIABILITIES**

**10,424.85**      **23,028.85**

**SURPLUS**

2801.000 Net Investment In Capital Assets	0.00	1,981,773.35
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	417,870.37
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	339.51	8,403.36

**TOTAL SURPLUS**

**339.51**      **2,408,047.08**

**TOTAL LIABILITIES AND SURPLUS**

**10,764.36**      **2,431,075.93**

**PROOF**

**0.00**      **0.00**

Lake Metropolitan Housing Authority

Operating Statement

Two Months Ending 08/31/2023

Program: ParkView Place

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
3110.000 Dwelling Rental	11,100.00	11,250.00	(150.00)	22,150.00	22,500.00	(350.00)	135,000.00	(112,850.00)
3300.900 Interest Income - ParkView Place	92.06	20.83	71.23	182.41	41.67	140.74	250.00	(67.59)
3690.000 Other Income - Tenant	669.30	16.67	652.63	669.30	33.33	635.97	200.00	469.30
<b>TOTAL INCOME</b>	<b>11,861.36</b>	<b>11,287.50</b>	<b>573.86</b>	<b>23,001.71</b>	<b>22,575.00</b>	<b>426.71</b>	<b>135,450.00</b>	<b>(112,448.29)</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
4110.000 Admin. Salaries	1,847.22	1,208.92	(638.30)	2,444.79	2,417.83	(26.96)	14,507.00	12,062.21
4120.000 Auditing Fees	0.00	15.00	15.00	0.00	30.00	30.00	180.00	180.00
4140.100 Advertising - Other	0.00	35.33	35.33	37.50	70.67	33.17	424.00	386.50
4150.000 Employee Benefits	1,554.71	473.00	(1,081.71)	1,554.71	946.00	(608.71)	5,676.00	4,121.29
4170.000 Legal Expenses	266.00	166.67	(99.33)	731.00	333.33	(397.67)	2,000.00	1,269.00
4185.000 Staff Training	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4185.100 Board Training	0.00	20.83	20.83	0.00	41.67	41.67	250.00	250.00
4190.000 Office Sundry Expense	0.00	33.33	33.33	1.37	66.67	65.30	400.00	398.63
4190.020 Bank Charges	0.00	4.17	4.17	0.00	8.33	8.33	50.00	50.00
4190.100 Office Supplies	0.00	8.33	8.33	0.00	16.67	16.67	100.00	100.00
4190.120 Cleaning Contract	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4190.145 Forms and Publications	0.00	5.00	5.00	0.00	10.00	10.00	60.00	60.00
4190.201 Cell Phones	36.40	25.00	(11.40)	64.82	50.00	(14.82)	300.00	235.18
4190.210 Internet Expense	0.00	4.17	4.17	0.00	8.33	8.33	50.00	50.00
4190.220 Cable	50.08	66.67	16.59	52.17	133.33	81.16	800.00	747.83
4190.300 Postage & Meter	48.30	31.67	(16.63)	95.47	63.33	(32.14)	380.00	284.53
4190.400 Copier - Lease	0.00	8.33	8.33	0.00	16.67	16.67	100.00	100.00
4190.500 Admin Minor Equipment	3.89	0.00	(3.89)	3.89	0.00	(3.89)	0.00	(3.89)
4190.600 Dues & Fees	2.95	25.00	22.05	3.36	50.00	46.64	300.00	296.64
4190.900 Other Sundry Expense	5.95	0.00	(5.95)	9.98	0.00	(9.98)	0.00	(9.98)
4190.910 Tenant Background Checks	0.00	41.67	41.67	0.72	83.33	82.61	500.00	499.28
4190.950 HR - Contract	0.00	0.00	0.00	8.75	0.00	(8.75)	0.00	(8.75)
4190.960 Community Outreach	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4230.000 Contract - Other	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00	1,500.00
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>3,815.50</b>	<b>2,423.10</b>	<b>(1,392.40)</b>	<b>5,008.53</b>	<b>4,846.15</b>	<b>(162.38)</b>	<b>29,077.00</b>	<b>24,068.47</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	2.55	416.67	414.12	2.55	833.33	830.78	5,000.00	4,997.45
4320.000 Electricity	205.94	333.33	127.39	386.53	666.67	280.14	4,000.00	3,613.47
4330.000 Gas	417.24	333.33	(83.91)	418.71	666.67	247.96	4,000.00	3,581.29
<b>TOTAL UTILITIES EXPENSE</b>	<b>625.73</b>	<b>1,083.33</b>	<b>457.60</b>	<b>807.79</b>	<b>2,166.67</b>	<b>1,358.88</b>	<b>13,000.00</b>	<b>12,192.21</b>
<b>OPERATION EXPENSE</b>								
4410.000 Maintenance Salaries	2,105.92	1,326.83	(779.09)	2,785.54	2,653.67	(131.87)	15,922.00	13,136.46
4420.000 Maint. - Supplies (other)	187.91	308.33	120.42	400.03	616.67	216.64	3,700.00	3,299.97
4420.050 Maint. - Materials	221.28	208.33	(12.95)	351.16	416.67	65.51	2,500.00	2,148.84
4420.100 Maint. - Electrical	0.00	33.33	33.33	0.00	66.67	66.67	400.00	400.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>OPERATION EXPENSE</b>								
4420.200 Maint. - Plumbing	6.30	33.33	27.03	6.30	66.67	60.37	400.00	393.70
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	0.00	33.33	33.33	200.00	200.00
4420.400 Maint. - Auto	0.00	41.67	41.67	2.37	83.33	80.96	500.00	497.63
4420.410 Maint. - Fuel	15.06	25.00	9.94	27.38	50.00	22.62	300.00	272.62
4420.500 Maint. - Hardware	18.63	20.83	2.20	40.81	41.67	0.86	250.00	209.19
4420.510 Maint. - Keys & Locks	39.11	33.33	(5.78)	39.11	66.67	27.56	400.00	360.89
4420.600 Maint. - Paint	138.21	75.00	(63.21)	146.09	150.00	3.91	900.00	753.91
4420.700 Appliances & Dwelling Equip.	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00	1,200.00
4420.900 Non-Dwelling Equipment	19.56	0.00	(19.56)	19.56	0.00	(19.56)	0.00	(19.56)
4430.010 Cont - Rubbish Removal	90.96	100.00	9.04	181.92	200.00	18.08	1,200.00	1,018.08
4430.020 Cont - HVAC	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4430.050 Cont - Landscaping	157.50	216.67	59.17	275.62	433.33	157.71	2,600.00	2,324.38
4430.080 Cont - Plumbing	1,312.50	250.00	(1,062.50)	1,359.38	500.00	(859.38)	3,000.00	1,640.62
4430.090 Cont - Exterminator	0.00	83.33	83.33	0.00	166.67	166.67	1,000.00	1,000.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	333.33	333.33	2,000.00	2,000.00
4430.116 Cont - Uniforms	4.95	16.67	11.72	12.03	33.33	21.30	200.00	187.97
4430.120 Cont - Miscellaneous	623.87	291.67	(332.20)	623.66	583.33	(40.33)	3,500.00	2,876.34
4450.000 Benefits - Maint.	1,760.17	551.75	(1,208.42)	1,760.17	1,103.50	(656.67)	6,621.00	4,860.83
<b>TOTAL OPERATION EXPENSE</b>	<b>6,701.93</b>	<b>3,941.08</b>	<b>(2,760.85)</b>	<b>8,031.13</b>	<b>7,882.17</b>	<b>(148.96)</b>	<b>47,293.00</b>	<b>39,261.87</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	81.69	208.33	126.64	156.90	416.67	259.77	2,500.00	2,343.10
4510.000 Insurance	297.00	277.08	(19.92)	594.00	554.17	(39.83)	3,325.00	2,731.00
4516.000 Real Estate Assess.	0.00	70.83	70.83	0.00	141.67	141.67	850.00	850.00
4570.000 Collection Loss	0.00	208.33	208.33	0.00	416.67	416.67	2,500.00	2,500.00
<b>TOTAL GENERAL EXPENSE</b>	<b>378.69</b>	<b>764.57</b>	<b>385.88</b>	<b>750.90</b>	<b>1,529.18</b>	<b>778.28</b>	<b>9,175.00</b>	<b>8,424.10</b>
<b>TOTAL EXPENSES</b>	<b>11,521.85</b>	<b>8,212.08</b>	<b>(3,309.77)</b>	<b>14,598.35</b>	<b>16,424.17</b>	<b>1,825.82</b>	<b>98,545.00</b>	<b>83,946.65</b>
<b>SURPLUS</b>	<b>339.51</b>	<b>3,075.42</b>	<b>2,735.91</b>	<b>8,403.36</b>	<b>6,150.83</b>	<b>(2,252.53)</b>	<b>36,905.00</b>	<b>28,501.64</b>

Lake Metropolitan Housing Authority

Statement of Operations

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

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$7,796.91
Rent	\$10,950.00
Late Rent	\$200.00
Adj to Misc - Maintenance Fee	\$669.30
Adj to Late Rent	(\$50.00)
Payment Received	(\$10,050.00)
Ending Balance	<u>\$9,516.21</u>

Security Deposit AR Balances

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

Pet Deposit AR Balances

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

Key Deposit AR Balances

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

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$12,290.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$12,290.00</u>

Pet Deposit Balances

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



# Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 7/31/2023      Estimated 8/31/2023

## UNRESTRICTED

### Unrestricted - General

State / Local Funds:		\$ 222,729	\$ 222,729
ParkView Place - LMHA	<i>These funds can be used for any legal business purpose</i>	\$ 426,274	\$ 426,274
REACH	<i>These funds can be used for any approved non-profit business purpose</i>	\$ 30,203	\$ 29,880

### Unrestricted - Program

Multi-Family Reserves	<i>These funds can be used for any Multi-Family related expenditure(?)</i>	\$ 722,731	\$ 811,859
Public Housing Admin:	<i>These funds can be used for any Public Housing related expenditure</i>	\$ 285,296	\$ 327,960
HCV Admin:	<i>These funds can be used for any Section 8 related expenditure</i>	\$ 571,319	\$ 1,693,589

**TOTAL UNRESTRICTED: \$ 2,258,551 \$ 3,512,291**

## RESTRICTED

### Restricted - Program

Restricted Net Position (RNP):	<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>	\$ (51,249)	\$ (61,151)
Replacement Reserve	<i>Restricted to capital improvement needs for the Multi-Family Program</i>	\$ 1,374,265	\$ 1,388,014

### Restricted - Other

FSS Escrow:	<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>	\$ 111,637	\$ 84,015
Tenant Security Deposits*:	<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>	\$ 76,157	\$ 79,757

**TOTAL RESTRICTED: \$ 1,510,809 \$ 1,490,634**

# Lake Metropolitan Housing Authority

## Selected Statistics

### Fiscal Year 2024 Payroll (through 8/31/2023 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	648,521	493,647	94,599	1,236,767
Budget \$	665,419	530,048	90,173	1,285,640
Variance \$	(16,898)	(36,401)	4,426	(48,873)
Variance %	-2.54%	-6.87%	4.91%	-3.80%
Payroll %	52.44%	39.91%	7.65%	
Budget %	51.76%	41.23%	7.01%	
Variance:	0.68%	-1.31%	0.64%	

### Per Unit Leased Statistics - For Management Use Only

<b>HCV Subsidy &amp; Expense / Unit Leased</b>										
<i>Fiscal Year 2024/Calendar Year 2023 - through December 2023</i>										
	Units		Lease Percent	Admin Subsidy	FSS Subsidy	Total Subsidy	Subsidy /		Program Expenses	P/L per Unit Leased
	Authorized	Units Leased					Unit Leased	Unit Leased		
FY 2024 Avg:	1,544	1,149	74.40%	\$ 84,698	\$ 1,401	\$ 86,099	\$ 74.93	\$ 104,044	\$ 90.55	\$ (15.62)
CY 2023 Avg:	1,552	1,146	73.82%	\$ 83,535	\$ 2,486	\$ 86,021	75.086197	\$ 78,407	68.440647	\$ 6.65

<b>M/F Total Rent &amp; Expense / Unit Leased</b>										
<i>Fiscal Year 2024/Calendar Year 2023 - through December 2023</i>										
	Units		Occupancy	Rent Charged	Subsidy Received	Total Rent	Rent / Unit		Program Expenses	P/L per Unit Leased
	Authorized	Units Leased					Leased	Leased		
FY 2024 Avg:	240	211	87.71%	\$ 55,595	\$ 81,387	\$ 136,982	\$ 650.75	\$ 129,682	\$ 616.06	\$ 34.68
CY 2023 Avg:	242	209	86.45%	\$ 54,035	\$ 75,247	\$ 129,283	\$ 618.58	\$ 134,106	\$ 641.65	\$ (23.08)

Lake Metropolitan Housing Authority

Balance Sheet

August 2023

Program: State/Local

Project: Consolidated

	Period Amount	Balance
<b>ASSETS</b>		
1111.500 Cash - Erie Bank	18.10	213,166.86
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(21,153.62)
<b>TOTAL ASSETS</b>	<b>18.10</b>	<b>213,166.86</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	(2,105.31)	(9,562.41)
<b>TOTAL LIABILITIES</b>	<b>(2,105.31)</b>	<b>(9,562.41)</b>
<b>SURPLUS</b>		
2806.000 Unrestricted Net Position	0.00	220,919.30
2806.000 Unrestricted Net Position (Current Year)	2,123.41	1,809.97
<b>TOTAL SURPLUS</b>	<b>2,123.41</b>	<b>222,729.27</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>18.10</b>	<b>213,166.86</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**  
**Operating Statement**  
**Two Months Ending 08/31/2023**  
**Program: State/Local      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
3300.100 State/Local Funds - Interest	18.10	0.00	18.10	36.20	0.00	36.20	0.00	36.20
3690.010 Other Income - Vending	3,902.00	0.00	3,902.00	3,902.00	0.00	3,902.00	0.00	3,902.00
<b>TOTAL INCOME</b>	<b>3,920.10</b>	<b>0.00</b>	<b>3,920.10</b>	<b>3,938.20</b>	<b>0.00</b>	<b>3,938.20</b>	<b>0.00</b>	<b>3,938.20</b>
<b>EXPENSES</b>								
4220.100 Vending Supplies	1,007.71	0.00	(1,007.71)	1,007.71	0.00	(1,007.71)	0.00	(1,007.71)
4430.000 Contract - Maint	294.00	0.00	(294.00)	468.00	0.00	(468.00)	0.00	(468.00)
9500.000 Non-Federal Expense	494.98	0.00	(494.98)	652.52	0.00	(652.52)	0.00	(652.52)
<b>TOTAL EXPENSES</b>	<b>1,796.69</b>	<b>0.00</b>	<b>(1,796.69)</b>	<b>2,128.23</b>	<b>0.00</b>	<b>(2,128.23)</b>	<b>0.00</b>	<b>(2,128.23)</b>
<b>SURPLUS</b>	<b>2,123.41</b>	<b>0.00</b>	<b>2,123.41</b>	<b>1,809.97</b>	<b>0.00</b>	<b>1,809.97</b>	<b>0.00</b>	<b>1,809.97</b>





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**Huntington Public Funds Analyzed Checking**

Account: [REDACTED]

Statement Activity From:  
 08/01/23 to 08/31/23

Days in Statement Period 31

Average Ledger Balance\* 504,597.98  
 Average Collected Balance\* 503,799.85

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

<b>Beginning Balance</b>	<b>\$579,752.30</b>
<b>Credits (+)</b>	<b>238,097.91</b>
Regular Deposits	14,104.10
Lock Box Deposits	8,430.00
Electronic Deposits	215,563.81
<b>Debits (-)</b>	<b>389,258.58</b>
Regular Checks Paid	232,668.39
Electronic Withdrawals	156,115.15
Service Charges	475.04
<b>Ending Balance</b>	<b>\$428,591.63</b>

**Deposits (+)**

Account: [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
08/03	90.00	75682	Lockbox	08/15	554.00	75682	Lockbox
08/04	1,779.00	75682	Lockbox	08/17	3,440.00	180001076	Brch/ATM
08/07	2,360.00	75682	Lockbox	08/17	2,493.50	180001006	Brch/ATM
08/08	4,834.60	180001004	Brch/ATM	08/18	354.00	75682	Lockbox
08/08	1,377.00	75682	Lockbox	08/28	327.00	75682	Lockbox
08/09	64.00	75682	Lockbox	08/29	25.00	75682	Lockbox
08/10	1,054.00	75682	Lockbox	08/31	2,834.00	180001007	Brch/ATM
08/11	25.00	75682	Lockbox	08/31	502.00	178941087	Brch/ATM
08/14	421.00	75682	Lockbox				

**Other Credits (+)**

Account: [REDACTED]

Date	Amount	Description
08/01	78,430.00	HUD TREAS 310 MISC PAY 080123 XXXXX3875860103RMT*VV*XXXXX0254300*****HUD Section 8 /CA OH12RD00008\
08/03	340.00	Stax SV9T 4079821782 230802
08/03	186.00	StaxPmtsMerchant Svc 6001751
08/04	330.00	Stax SV9T 4079821782 230803
08/04	297.67	StaxPmtsMerchant Svc 6006455
08/07	32,966.00	ACH SETTLEMENT OFFSET 230807 -SETT-HNB HVACH
08/07	264.00	ACH SETTLEMENT OFFSET 230807 -SETT-HNB HVACH

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**Huntington PublicFund Business Interest Checking**

Account: ----- [REDACTED]

Statement Activity From:  
 08/01/23 to 08/31/23

Days in Statement Period 31

Average Ledger Balance\* 1,374,696.92  
 Average Collected Balance\* 1,374,696.92

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

<b>Beginning Balance</b>	<b>\$1,374,264.70</b>
<b>Credits (+)</b>	<b>13,749.26</b>
Electronic Deposits	13,399.00
Interest Earned	350.26
<b>Total Service Charges (-)</b>	<b>0.00</b>
<b>Ending Balance</b>	<b>\$1,388,013.96</b>

Average Percentage Yield Earned this period 0.300%

**Other Credits (+)**

Account:----- [REDACTED]

Date	Amount	Description
08/31	13,399.00	BUS ONL TFR FRM CHECKING 083123 XXXXXX5324
08/31	350.26	INTEREST PAYMENT

**Service Charge Summary**

Account:----- [REDACTED]

Previous Month Service Charges (-)	<b>\$0.00</b>
Total Service Charges (-)	<b>\$0.00</b>

**Balance Activity**

Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
07/31	1,374,264.70	08/31	1,388,013.96		

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

<b>Statement Activity From:</b> 08/01/23 to 08/31/23		<b>Beginning Balance</b>	<b>\$67,059.64</b>
		<b>Credits (+)</b>	<b>17.09</b>
		Interest Earned	17.09
<b>Days in Statement Period</b>	<b>31</b>	<b>Total Service Charges (-)</b>	<b>20.00</b>
		<b>Ending Balance</b>	<b>\$67,056.73</b>
<b>Average Ledger Balance*</b>	<b>67,048.67</b>		
<b>Average Collected Balance*</b>	<b>67,048.67</b>		

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

Average Percentage Yield Earned this period 0.300%

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

Date	Amount	Description
08/31	17.09	INTEREST PAYMENT

**Service Charge Detail** Account: -----

Date	Service Charge (-)	Waives and Discounts (+)	Description
08/15	5.00		STATEMENT CHARGE
08/15	15.00		BUSINESS ONLINE SERVICE FEES

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

<b>Previous Month Service Charges (-)</b>	<b>\$20.00</b>
<b>Total Service Charges (-)</b>	<b>\$20.00</b>

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

Date	Balance	Date	Balance	Date	Balance
07/31	67,059.64	08/15	67,039.64	08/31	67,056.73

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**Huntington Public Funds Analyzed Checking**

Account: [REDACTED]

<b>Statement Activity From:</b> 08/01/23 to 08/31/23		<b>Beginning Balance</b>	<b>\$347,221.76</b>
Days in Statement Period 31		<b>Credits (+)</b>	<b>8,291.00</b>
Average Ledger Balance* 351,006.95		Electronic Deposits	8,291.00
Average Collected Balance* 351,006.95		<b>Debits (-)</b>	<b>7,533.04</b>
* The above balances correspond to the service charge cycle for this account.		Electronic Withdrawals	7,533.04
		<b>Ending Balance</b>	<b>\$347,979.72</b>

**Other Credits (+)**

Account: [REDACTED]

Date	Amount	Description
08/07	800.00	ACH SETTLEMENT OFFSET 230807 -SETT-HNB HVACH
08/18	7,491.00	HUD TREAS 310 MISC PAY 081823 XXXXX3875860103RMT*VV*XXXXX539379*****HUD Operating Fund OH02500000123D\

**Other Debits (-)**

Account: [REDACTED]

Date	Amount	Description
08/31	7,533.04	BUS ONL TFR TO CHECKING 083123 XXXXXX5324

**Balance Activity**

Account: [REDACTED]

Date	Balance	Date	Balance	Date	Balance
07/31	347,221.76	08/18	355,512.76		
08/07	348,021.76	08/31	347,979.72		

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**Huntington Public Funds Analyzed Checking**

Account: -----

<b>Statement Activity From:</b> 08/01/23 to 08/31/23		<b>Beginning Balance</b>	<b>\$910,992.97</b>
Days in Statement Period 31		<b>Credits (+)</b>	<b>825,853.00</b>
Average Ledger Balance* 999,416.37		Regular Deposits	24.00
Average Collected Balance* 999,415.60		Electronic Deposits	825,614.00
* The above balances correspond to the service charge cycle for this account.		Other Credits	215.00
		<b>Debits (-)</b>	<b>887,589.60</b>
		Regular Checks Paid	18,811.25
		Electronic Withdrawals	868,778.35
		<b>Ending Balance</b>	<b>\$849,256.37</b>

**Deposits (+)**

Account:-----

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
08/08	24.00	172677883	Brch/ATM				

**Other Credits (+)**

Account:-----

Date	Amount	Description
08/01	715,355.00	86 TREAS 310 MISC PAY 080123 XXXXX3875860103
08/01	82,518.00	86 TREAS 310 MISC PAY 080123 XXXXX3875860103
08/01	18,791.00	86 TREAS 310 MISC PAY 080123 XXXXX3875860103
08/01	1,670.00	86 TREAS 310 MISC PAY 080123 XXXXX3875860103
08/03	751.00	ACH SETTLEMENT OFFSET 230803 -SETT-HNB HVACH
08/08	4,360.00	86 TREAS 310 MISC PAY 080823 XXXXX3875860103
08/17	215.00	SUBSTITUTE CHECK REVERSAL
08/29	2,169.00	86 TREAS 310 MISC PAY 082923 XXXXX3875860103

**Checks (-)**

Account:-----

Date	Amount	Check #	Date	Amount	Check #
08/07	19.00	187247	08/02	81.00	187593*
08/24	5.00	187334*	08/09	3.00	187607*
08/07	41.00	187491*	08/07	18.00	187643*
08/24	5.00	187494*	08/01	40.00	187645*
08/16	45.00	187578*	08/07	41.00	187653*

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**Huntington Public Funds Analyzed Checking**

Account: [REDACTED]

<b>Statement Activity From:</b> 08/01/23 to 08/31/23		<b>Beginning Balance</b>	<b>\$493,182.19</b>
		<b>Credits (+)</b>	<b>2,239.87</b>
		Regular Deposits	2,239.87
<b>Days in Statement Period</b> 31		<b>Ending Balance</b>	<b>\$495,422.06</b>
<b>Average Ledger Balance*</b>	494,375.63		
<b>Average Collected Balance*</b>	494,222.21		

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

**Deposits (+)**

Account: [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
08/08	977.35	180001073	Brch/ATM	08/31	385.52	180001010	Brch/ATM
08/17	877.00	180001005	Brch/ATM				

**Balance Activity**

Account: [REDACTED]

Date	Balance	Date	Balance
07/31	493,182.19	08/17	495,036.54
08/08	494,159.54	08/31	495,422.06

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**Huntington Public Funds Hybrid Checking**

Account: [REDACTED]

<b>Statement Activity From:</b> 08/01/23 to 08/31/23		<b>Beginning Balance</b>	<b>\$108,245.39</b>
Days in Statement Period 31		<b>Credits (+)</b>	<b>4,134.72</b>
Average Ledger Balance* 89,983.76		Electronic Deposits	4,110.00
Average Collected Balance* 89,983.76		Interest Eamed	24.72
* The above balances correspond to the service charge cycle for this account.		<b>Debits (-)</b>	<b>31,756.84</b>
		Regular Checks Paid	31,756.84
		<b>Ending Balance</b>	<b>\$80,623.27</b>

**Other Credits (+)**

Account: [REDACTED]

Date	Amount	Description
08/15	24.72	INTEREST PAYMENT
08/31	4,110.00	BUS ONL TFR FRM CHECKING 083123 XXXXXXXX8479

**Checks (-)**

Account: [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
08/07	1,202.30	1182	08/15	24,339.30	1184
08/16	2,308.62	1183	08/09	3,906.62	1186*

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

**Balance Activity**

Account: [REDACTED]

Date	Balance	Date	Balance	Date	Balance
07/31	108,245.39	08/09	103,136.47	08/16	76,513.27
08/07	107,043.09	08/15	78,821.89	08/31	80,623.27

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P.O. Box 42, Clearfield, PA 16830

Account Number:

Statement Date: Aug 01, 2023 thru Aug 31, 2023

004902



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

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings		\$437,650.11

Tiered Interest Savings

Date	Transaction Description	Withdrawal	Deposit	Balance
	<b>BEGINNING BALANCE</b>			<b>\$428,308.05</b>
Aug 08	Deposit		5,550.00	433,858.05
Aug 17	Deposit		1,900.00	435,758.05
Aug 31	Deposit ITM ID EBMENTTWDU1029 - ITM Session 1519391 ✓		1,800.00	437,558.05
Aug 31	Credit Interest		92.06	437,650.11
	<b>ENDING BALANCE</b>			<b>\$437,650.11</b>

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
433,582.24	428,308.05	Aug 01, 2023 - Aug 31, 2023	31	92.06	0.25%	669.55

Interest Rate Summary

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

Overdraft/Returned Item Fees

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

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Member FDIC

Account Number:

Statement Date: Aug 01, 2023 thru Aug 31, 2023

P.O. Box 42, Clearfield, PA 16830

012713



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

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking		\$213,166.86

Interest Checking

Date	Transaction Description	Withdrawal	Deposit	Balance
	<b>BEGINNING BALANCE</b>			<b>\$213,148.76</b>
Aug 31	Total Interest Paid		18.10	
	<b>ENDING BALANCE</b>			<b>\$213,166.86</b>

LAKE METROPOLITAN HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Aug 31	Credit Interest	18.10

Balance Summary

Date	Balance	Date	Balance
Aug 01	213,148.76	Aug 31	213,166.86

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
213,148.76	213,148.76	Aug 01, 2023 - Aug 31, 2023	31	18.10	0.10%	142.46

Interest Rate Summary

Date	Rate%	Date	Rate%
Aug 10	0.10%		

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

August 01, 2023 through August 31, 2023  
 Account Number: **000001**

00023605 1 AV 00.498



00023605 DRE 001 142 24423 NNNNNNNNNN T 1 00000000 67 0207285 P10932

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 We accept operator relay calls



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**We're discontinuing Text Banking**

Starting on October 15, 2023, we'll no longer offer our Text Banking service. This change doesn't affect any Account Alerts you receive by text. There are other ways you can manage your account from your mobile phone or computer.

Access your accounts with the Chase Mobile® app<sup>1</sup> and on [chase.com](https://www.chase.com), where you can:

- View your transactions, transfer money and make payments.
- Sign up for Account Alerts — get alerts about your balance, spending and more. Choose the alerts you want in **Profile and Settings**.

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

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

**CHECKING SUMMARY**

Chase Business Complete Checking

	INSTANCES	AMOUNT
Beginning Balance		<b>\$37,742.83</b>
Ending Balance	<b>0</b>	<b>\$37,742.83</b>

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

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

**How to Avoid the Monthly Service Fee (MSF)**

If you meet any of the following qualifying activities for this Chase Business Complete Checking<sup>SM</sup> account in a statement period, we will waive the \$15 MSF.

Here's the business activity we used to determine if you qualified for the MSF waiver:

- \$2,000 Minimum Daily Ending Balance: Your lowest daily ending balance was \$37,742.83.
- \$2,000 Chase Payment Solutions<sup>SM</sup> Activity: \$0.00 was deposited into this account.
- \$2,000 Chase Ink<sup>®</sup> Business Card Activity: \$0.00 was your total Ink activity.

You can also avoid the MSF if you:

- Maintain a linked Chase Private Client Checking<sup>SM</sup> account OR
- Meet Chase Military Banking requirements

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

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

Criteria Includes: 1) Project: All Projects 2) Payment Date: 8/1/2023 to 8/31/2023 3) Financial Period: All 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>
6172	08/02/2023	No	CHK	City Of Painesville Utilities Office	WS	Yes	\$8,394.01
6173	08/02/2023	No	CHK	Patricia L Jones	July 23	Yes	\$49.99
6174	08/02/2023	No	CHK	Professional Answering Service L	June 2023	Yes	\$403.25
6175	08/02/2023	No	CHK	UH Occupational Health	6.21.23 drug screen	Yes	\$55.00
6178	08/03/2023	No	CHK	CFL Vending Machine Repair Ser	Service JT	Yes	\$87.00
6179	08/03/2023	No	CHK	Cintas	Uniforms	Yes	\$19.93
6180	08/03/2023	No	CHK	General Pest Control Co.	569 Sanders/Roaches	Yes	\$120.00
6181	08/03/2023	No	CHK	Great Lakes Record Center	Shredding	Yes	\$97.22
6182	08/03/2023	No	CHK	Griffin Technology Group	IT Contract	Yes	\$655.80
6183	08/03/2023	No	CHK	HD Supply Facilities Maintenance	Maint Supplies	Yes	\$311.85
6184	08/03/2023	No	CHK	Joughin & Company Hardware	April 2023	Yes	\$1,278.77
6185	08/03/2023	No	CHK	META Solutions	Telephone	Yes	\$377.00
6186	08/03/2023	No	CHK	Sherwin-Williams	PvP #A10	Yes	\$1,630.92
6187	08/03/2023	No	CHK	Staples Business Credit	July 2023	Yes	\$652.32
6188	08/03/2023	No	CHK	T-Mobile	July 23	Yes	\$473.48
6189	08/03/2023	No	CHK	Vector Security	Alarm Monitoring	Yes	\$1,234.88
6190	08/03/2023	No	CHK	Verify Services, LLC	IT Contract	Yes	\$400.00
6191	08/03/2023	No	CHK	Xerox Financial Services	Copier Lease	Yes	\$1,415.00
6192	08/03/2023	No	CHK	Xpress Printing Services Inc.	HCV Forms/Publications	Yes	\$739.00
6193	08/09/2023	No	CHK	21st Century Media-Ohio	July 23	Yes	\$83.95
6194	08/09/2023	No	CHK	Advance Door Co.	JT - Maintenance Inspection Semi-A	Yes	\$500.00
6195	08/09/2023	No	CHK	Affordable Language Services	English/Spanish	Yes	\$8.55
6196	08/09/2023	No	CHK	A-Team Property Maintenance	Woodlawn Apts/Mowing	Yes	\$2,482.00
6197	08/09/2023	No	CHK	Avenue Auto Clinic	2021 Ram - Brakes	Yes	\$47.50
6198	08/09/2023	No	CHK	DiCaudo, Pitchford & Yoder	July 23	Yes	\$9,766.80
6199	08/09/2023	No	CHK	Griffin Technology Group	Cameras/JT/Admin	Yes	\$4,894.45
6200	08/09/2023	No	CHK	HD Supply Facilities Maintenance	Maint. Supplies	Yes	\$18.30
6201	08/09/2023	No	CHK	Lowe's	July 23	Yes	\$1,114.41
6202	08/09/2023	No	CHK	Major Waste Disposal Services In	July 23	Yes	\$1,539.78
6203	08/09/2023	No	CHK	Market Vision Partners, LLC	July 23	Yes	\$750.00
6204	08/09/2023	No	CHK	Mentor Glass Supply & Repair Co	WS	Yes	\$668.00
6205	08/09/2023	No	CHK	NFP Corporate Services (OH) Inc.	Health Insurance	Yes	\$285.00
6206	08/09/2023	No	CHK	ONLINE Information Services, Inc	Housing Tenant Background	Yes	\$298.49
6207	08/14/2023	No	CHK	Classic East	VIN 3C4NJDBB6KT818251	Yes	\$19,284.00
6208	08/14/2023	No	CHK	Classic East	VIN 3C4NJDCB7MT516209	Yes	\$22,275.00
6209	08/16/2023	No	CHK	A-Team Property Maintenance	July 23 PvP	Yes	\$2,943.00
6210	08/16/2023	No	CHK	Charter Communications	MF Internet	Yes	\$1,499.06
6211	08/16/2023	No	CHK	Cintas	Maint Uniforms	Yes	\$41.58
6212	08/16/2023	No	CHK	Clemans, Nelson & Associates, In	HR Consulting	Yes	\$175.00
6213	08/16/2023	No	CHK	Custom Cleaning and Maintenena	August 23	Yes	\$1,125.00
6214	08/16/2023	No	CHK	Derek's Office Products	Office Supplies	Yes	\$103.80
6215	08/16/2023	No	CHK	Dominion Energy Ohio	PvP A14	No	\$697.58
6216	08/16/2023	No	CHK	Flanigan's Plumbing & Heating, L	PvP Backflow tests	Yes	\$125.00
6217	08/16/2023	No	CHK	General Pest Control Co.	501 Homeworth - General Treatmen	No	\$1,546.00
6218	08/16/2023	No	CHK	HD Supply Facilities Maintenance	Maint Supplies	Yes	\$2,653.40
6219	08/16/2023	No	CHK	Henry Fence	WS - Fence - Down payment	Yes	\$1,950.00
6220	08/16/2023	No	CHK	Home Depot Credit Services	July 23	Yes	\$266.42



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

Criteria Includes: 1) Project: All Projects 2) Payment Date: 8/1/2023 to 8/31/2023 3) Financial Period: All 4) Payments Over: All 5) Check Numbers: All 6) Cleared Period: All 7) Check Status: All 8) Payment Status: All 9) Show Payments: Yes 10) Show Deposits: Yes 11) Order By: Payment/Receipt Number

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

*Posted Payments*

<i>Doc Num</i>	<i>Payment Date</i>	<i>Voided</i>	<i>Type</i>	<i>Document Recipient</i>	<i>Document Description</i>	<i>Cleared</i>	<i>Amount</i>
6221	08/16/2023	No	CHK	Joseph L. Myers Architect Inc.	JT APTS/Offices	Yes	\$20,190.00
6222	08/16/2023	No	CHK	KONE	8.1-8.31.23	Yes	\$947.96
6223	08/16/2023	No	CHK	Mentor Glass Supply & Repair Co	Jackson	Yes	\$501.00
6224	08/16/2023	No	CHK	Pitney Bowes Purchase Power	Postage & Meter	Yes	\$3,143.76
6225	08/16/2023	No	CHK	Stanley Access Tech LLC	Service	Yes	\$180.84
6226	08/16/2023	No	CHK	The Illuminating Company	PvP A	Yes	\$711.33
6227	08/16/2023	Yes	CHK	Tim Cline	Landlord Lease Incentive	Yes	\$1,000.00
6227	08/16/2023	No	VD	Tim Cline	Wrong Address	Yes	(\$1,000.00)
6228	08/16/2023	No	CHK	UH Occupational Health	Drug Screen/Admin/DJ	Yes	\$55.00
6229	08/16/2023	No	CHK	V&V Youngstown	Woodlawn - Maint Supplies	Yes	\$194.36
6230	08/16/2023	No	CHK	Xerox Financial Services	Copier Lease	Yes	\$1,415.00
6231	08/16/2023	No	CHK	Tim Cline	Landlord Lease Incentive	Yes	\$1,000.00
6232	08/23/2023	No	CHK	Advance Door Co.	JT service	Yes	\$228.00
6233	08/23/2023	No	CHK	AT&T	July 23	Yes	\$735.70
6234	08/23/2023	No	CHK	Charter Communications	Admin Cable	No	\$83.02
6235	08/23/2023	No	CHK	Cintas	Uniforms	Yes	\$19.93
6236	08/23/2023	No	CHK	City Of Painesville	First/Jackson	Yes	\$14,291.63
6237	08/23/2023	No	CHK	Commonwealth Lumber Co.	Maint Supplies	Yes	\$1.10
6238	08/23/2023	No	CHK	Dominion Energy Ohio	PvP A	No	\$2,703.75
6239	08/23/2023	No	CHK	Home Depot Credit Services	July 23 Taxes	Yes	\$19.46
6240	08/23/2023	No	CHK	Huntington National Bank	July 23	Yes	\$10,441.20
6241	08/23/2023	No	CHK	Lake County Safety Council	FY2024 LCSC Membership Renewa	Yes	\$100.00
6242	08/23/2023	No	CHK	Lakeside Laundry Equipment	JT - Service	Yes	\$294.00
6243	08/23/2023	No	CHK	Mentor Glass Supply & Repair Co	Woodlawn	No	\$322.88
6244	08/23/2023	No	CHK	Sherwin-Williams	JT Paint	Yes	\$1,947.84
6245	08/23/2023	No	CHK	Treasurer, State of Ohio	WS 299775	No	\$136.50
6246	08/23/2023	No	CHK	WEX BANK	Fuel	Yes	\$538.75
6249	08/30/2023	No	CHK	Charter Communications	PvP Cable	No	\$247.95
6250	08/30/2023	No	CHK	Cintas	Uniforms	No	\$685.20
6251	08/30/2023	No	CHK	City Of Painesville Utilities Office	Washington	No	\$7,917.06
6252	08/30/2023	No	CHK	Elite Painting and Pressure Washi	585 Sanders	No	\$3,400.00
6253	08/30/2023	No	CHK	General Pest Control Co.	501 Homeworth - Wasps	No	\$260.00
6254	08/30/2023	No	CHK	Griffin Technology Group	IT Contract	No	\$655.80
6255	08/30/2023	No	CHK	Guardian Alarm	PvP	No	\$17.28
6256	08/30/2023	No	CHK	HD Supply Facilities Maintenance	Maint. Materials	No	\$288.44
6257	08/30/2023	No	CHK	Henry Fence	582 Sanders	No	\$2,037.10
6258	08/30/2023	No	CHK	James Willoughby	Aug 23 Landlord Damage Reimburs	No	\$1,500.00
6259	08/30/2023	No	CHK	Kehinde A Olasunkanmi	August 23 Landlord Lease Incentive	No	\$1,000.00
6260	08/30/2023	No	CHK	Kost Electric, Inc.	Washington #411	No	\$177.50
6261	08/30/2023	No	CHK	Patricia L Jones	August 2023	No	\$49.99
6262	08/30/2023	No	CHK	SERVPRO - Professional Restora	Deductible owed	Yes	\$1,500.00
6263	08/30/2023	No	CHK	Sherwin-Williams	Maint Paint	No	\$584.76
6264	08/30/2023	No	CHK	The Nelrod Company	RAD Baseline Utility 2023	No	\$2,486.00
6265	08/30/2023	No	CHK	Theresa Lee	Mileage 1.31-8.28.23	No	\$291.79
6266	08/30/2023	No	CHK	T-Mobile	August 23	No	\$997.36
6267	08/30/2023	No	CHK	Vector Security	Alarm Monitoring	No	\$627.89
6268	08/30/2023	No	CHK	Xpress Printing Services Inc.	Letterhead/Forms	No	\$787.00

## Lake Metropolitan Housing Authority Vendor Accounting Cash Payment/Receipt Register

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Cleared: 69	\$151,750.77
Uncleared: 25	\$29,500.85
Total Payments: 94	\$181,251.62

### 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	\$181,251.62	\$0.00
Total:	\$181,251.62	\$0.00

### Type Summary

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

<i>Document Type</i>	<i>Count</i>	<i>Amount</i>
Check (CHK)	93	\$182,251.62
Void Payment (VD)	1	(\$1,000.00)
Total:	94	\$181,251.62

End of Report