MIAMI METROPOLITAN HOUSING AUTHORITY

Financial Statements

For the Year Ended December 31, 2022

OHIO AUDITOR OF STATE
KEITH FABER

88 East Broad Street
Columbus, Ohio 43215
IPAReport@ohioauditor.gov
(800) 282-0370

Board of Commissioners
Miami Metropolitan Housing Authority
1695 Troy-Sidney Road
Troy, Ohio 45373

We have reviewed the *Independent Auditor's Report* of Miami Metropolitan Housing Authority, Miami County, prepared by Salvatore Consiglio, CPA, Inc., for the audit period January 1, 2022 through December 31, 2022. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. Miami Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Keith Faber
Auditor of State
Columbus, Ohio

September 28, 2023

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MIAMI METROPOLITAN HOUSING AUTHORITY
FOR THE YEAR ENDED DECEMBER 31, 2022

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SALVATORE CONSIGLIO, CPA, INC.

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Independent Auditor's Report

Board of Commissioners
Miami Metropolitan Housing Authority

I have audited the accompanying financial statements of the business-type activities of Miami Metropolitan Housing Authority, Ohio, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Miami Metropolitan Housing Authority, as of December 31, 2022, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

I have conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of the Miami Metropolitan Housing Authority, and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Miami Metropolitan Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, I:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Miami Metropolitan Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Miami Metropolitan Housing Authority's ability to continue as a going concern for a reasonable period of time.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that I identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and Schedules of Net Pension and Postemployment Benefit Liabilities and Pension and Postemployment Benefit Contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

My audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Financial Data Schedule and Certificate of Actual Modernization Costs are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the Financial Data Schedules, Certificate of Actual Modernization Costs and Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated July 24, 2023, on my consideration of the Authority's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of my internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on internal control over financial reporting or on compliance.
That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Entity's internal control over financial reporting and compliance.

Salvatore Consiglio

Salvatore Consiglio, CPA, Inc.
North Royalton, Ohio
July 24, 2023

Miami Metropolitan Housing Authority
Management's Discussion and Analysis
Year Ended December 31, 2022

Unaudited

It is a privilege to present for you the financial picture of Miami Metropolitan Housing Authority for the fiscal year that ended December 31, 2022. The Miami Metropolitan Housing Authority's (the "Authority") management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify the single enterprise fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's basic financial statements.

FINANCIAL HIGHLIGHTS

The Authority's programs for the single enterprise fund are: Conventional Public-Housing, Capital Fund Program (CFP), and the Housing Choice Voucher Program (HCV).

- Total revenues increased by $530,034 during 2022, and were $6,556,947 and $6,026,913 for 2022 and 2021, respectively.

- Total expenses increased by $525,562 Total expenses were $6,039,540 and $5,513,978 for 2022 and 2021, respectively.

USING THIS ANNUAL REPORT

The following graphic outlines the format of these financial statements:

MD&A ~ Management's Discussion and Analysis ~
Basic Financial Statements ~ Statement of Net Position ~ ~ Statement of Revenues, Expenses and Change in Net Position ~ ~ Statement of Cash Flows ~ ~ Notes to Financial Statements ~
Other Required Supplementary Information ~ Required Supplementary Information ~

The clearly preferable focus is on the Authority as a single enterprise fund. This format allows the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority) and enhance the Authority's accountability.

BASIC FINANCIAL STATEMENTS

The basic financial statements are designed to be corporate-like in that all business-type programs are consolidated into one single enterprise fund for the Authority.

These statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals "Net Position", formerly known as Net Assets. Assets and liabilities are presented in order of liquidity and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position (formerly Net Assets) is reported in three broad categories (as applicable):

> Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
>
> Restricted: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.
>
> Unrestricted: This component of Net Position consists of assets that do not meet the definition of "Net Investment in Capital Assets", or "Restricted". This account resembles the old operating reserves account.

The basic financial statements also include a Statement of Revenues, Expenses and Changes in Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Net Position is the "Change in Net Position", which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

The Authority's programs that are consolidated into a single enterprise fund are as follows:

Project (Conventional Public Housing and Capital Fund Program) – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidies to enable the PHA to provide the housing at a rent that is based upon 30% of adjusted gross household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for the Authority's physical and management improvements. Funds are allocated by a formula allocation, subject to Federal budgets and legislative changes, and based on size and age of the Authority's units.

Unaudited

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority subsidizes rents to independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides funding to enable the Authority to structure a lease that requires the participant to pay a rent based on a percentage of their adjusted gross household income, typically 30%, and the Housing Authority subsidizes the balance.

Business Activities – This reflects internal reimbursement of organizational expenses according to proportionate use of the building space and services between programs, as well as a Payroll Cost Pool. There is also a separate General Fund account of unrestricted non-HUD funds from independent development sources.

FINANCIAL ANALYSIS OF THE AUTHORITY

The following table compares the condensed Statement of Net Position for the current and previous fiscal year.

Table 1 - Condensed Statement of Net Position Compared to Prior Year

	2022	2021
Assets and Deferred Outflows		
Current and Other Assets	$ 1,263,463	$ 1,011,505
Current and Other Assets - Restricted	54,222	64,656
Capital Assets	2,279,091	2,299,892
Other Noncurrent Assets	168,061	91,833
Deferred Outflow of Resources	336,285	168,215
Total Assets and Deferred Outflows of Resources	$ 4,101,122	$ 3,636,101
Liabilities and Deferred Inflows		
Current Liabilities	$ 170,271	$ 179,882
Non-Current Liabilities	474,433	686,491
Deferred Inflows of Resources	764,285	595,002
Total Liabilities and Deferred Inflows of Resources	$ 1,408,989	$ 1,461,375
Net Position		
Investment in Capital Assets	$ 2,279,091	$ 2,299,892
Restricted Net Position	2,289	11,820
Unrestricted Net Position	410,753	(136,986)
Total Net Position	$ 2,692,133	$ 2,174,726

For more detailed information see the Statement of Net Position presented elsewhere in this report.

Unaudited

MAJOR FACTORS AFFECTING THE STATEMENT OF NET POSITION

Restricted equity decreased by $9,531. Net investment in capital assets declined primarily due to the removal of obsolete CFP building improvements from the Agency's inventory. The increase of $547,739 in unrestricted net position was primarily due to *GASB Statement No. 68* and *GASB Statement No. 75 pension* reporting.

The following table compares the revenues and expenses for the current and previous fiscal year.

able 2 - Statement of Revenue, Expenses & Changes in Net Positi

	2022	2021
Revenues		
Tenant Revenue - Rents and Other	$ 568,671	$ 552,036
Operating Subsidies and Grants	5,619,369	5,161,376
Capital Grants	208,752	277,647
Investment Income/Other Revenues	160,155	35,854
Total Revenues	6,556,947	6,026,913
Expenses		
Administration	477,094	130,457
Tenant services	3,505	2,495
Utilities	286,678	282,702
Maintenance	306,465	203,636
Insurance	39,589	36,768
General	114,855	165,789
Housing Assistance Payments	4,581,801	4,354,968
Depreciation	229,553	337,163
Total Expenses	6,039,540	5,513,978
Change in Net Position	517,407	512,935
Beginning Net Position	2,174,726	1,661,791
Ending Net Position	$ 2,692,133	$ 2,174,726

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION

Overall revenue increased by $530,034. Overall operating funding increased by $457,993 which mainly due to receipt of Public Housing shortfall fall funds in addition to increased HAP funding for the Housing Choice Voucher Program. Capital grants decreased by $68.895. Tenants and other revenues increased by $16,635.

Overall operating expenses increased from prior year by $525,562 which was mainly due to the reduction of the elimination of the OPEB liability related to and *GASB Statement No. 75* reporting in FY2021 compared to FY2022. Housing assistance payments increased by $226,833 due to increases in PUC and units leased in the Housing Choice Voucher program.

Unaudited

CAPITAL ASSETS

As of December 31, 2022, the Authority had $2,279,091 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (addition, deductions, and depreciation) of $20,801 from the end of last fiscal year.

TABLE 3 - CAPITAL ASSETS AT YEAR-END (NET OF DEPRECIATION)

	2022	2021
Land and Land Rights	$ 357,350	$ 357,350
Buildings	10,828,714	10,934,258
Equipment - Administrative	104,273	104,273
Equipment - Dwellings	12,053	13,127
Construction in progress	74,426	-
Accumulated Depreciation	(9,097,725)	(9,109,116)
TOTAL	$ 2,279,091	$ 2,299,892

The following reconciliation summarizes the change in Capital Assets.

TABLE 4 - CHANGE IN CAPITAL ASSETS

Beginning Balance - Net	$ 2,299,892
Additions - Capital fund	208,752
Depreciation Expense	(229,553)
Ending Balance - Net	$ 2,279,091

DEBT

As of December 31, 2022, the Authority had no debt.

ECONOMIC FACTORS

- Federal funding of the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary, and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies, and other costs

IN CONCLUSION

Miami Metropolitan Housing Authority takes great pride in its financial management and is pleased to report on its consistent and sound financial condition of the Authority.

Unaudited

FINANCIAL CONTACT

If you have any questions regarding this report, you may contact Keith GunderKline, Executive Director of the Miami Metropolitan Housing Authority at (937) 339-2111.

Miami Metropolitan Housing Authority
Statement of Net Position
December 31, 2022

ASSETS		
Current assets		
Cash and Cash Equivalents		1,146,162
Restricted Cash and Cash Equivalents		54,222
Receivables, Net		46,221
Inventories, Net		29,051
Prepaid Expenses and Other Assets		42,029
	Total Current Assets	**1,317,685**
Noncurrent Assets		
Capital Assets:		
Non-Depreciable Capital Assets		431,776
Depreciable Capital Assets		1,847,315
	Total Capital Assets	***2,279,091***
Other Noncurrent Assets:		
Pension Asset		1,149
OPEB Asset		166,912
	Total Other Noncurrent Assets	***168,061***
	Total Noncurrent Assets	***2,447,152***
	Total Assets	***$3,764,837***
Deferred Outflows of Resources		
Pension		$323,049
OPEB		13,236
	Total Deferred Outflows of Resources	**$336,285**
	Total Assets and Deferred Outflows of Resources	**$4,101,122**
LIABILITIES		
Current Liabilities		
Accounts Payable		$16,833
Accrued Wages/Payroll Taxes		23,529
Accrued Compensated Leave Current		46,948
Intergovernmental Payables		31,028
Tenant Security Deposits		51,933
	Total Current Liabilities	***$170,271***

See accompanying notes to the basic financial statements.

Miami Metropolitan Housing Authority
Statement of Net Position – Cont'd
December 31, 2022

Noncurrent liabilities	
Accrued Pension Liabilty	$474,433
Total Noncurrent Liabilities	***474,433***
Total Liabilities	**$644,704**
Deferred Inflows of Resources	
Pension	$582,889
OPEB	181,396
Total Deferred Inflows of Resources	**$764,285**
NET POSITION	
Investment in Capital Assets	$2,279,091
Restricted	2,289
Unrestricted	410,753
Total Net Position	**2,692,133**
Total Liabilities, Deferred Inflows and Net Position	**$4,101,122**

See accompanying notes to the basic financial statements.

Miami Metropolitan Housing Authority
Statement of Revenue, Expenses, and Changes in Fund Net Position
For the Year Ended December 31, 2022

OPERATING REVENUES	
Tenant Revenue	$568,671
Government Operating Grants	5,619,369
Other Revenues	158,484
Total Operating Revenues	**6,346,524**
OPERATING EXPENSES	
Administrative	477,094
Tenant Services	3,505
Utilities	286,678
Maintenance	306,465
Insurance	39,589
General	114,855
Housing Assistance Payments	4,581,801
Depreciation	229,553
Total Operating Expenses	***6,039,540***
Operating Income (Loss)	**306,984**
NON-OPERATING REVENUES	
Interest Income	1,671
Capital Grants	208,752
Total Non-Operating Revenues	***210,423***
Change in Net Position	517,407
Total Net Position, Beginning of Year	2,174,726
Total Net Position - End of Year	**$2,692,133**

See accompanying notes to the basic financial statements.

Miami Metropolitan Housing Authority
Statement of Cash Flows
For the Year Ended December 31, 2022

CASH FLOWS FROM OPERATING ACTIVITIES	
Cash Received from Federal Operating Grants	$5,659,294
Cash Received from Tenants	560,550
Cash Received from Other Revenue	219,524
Cash Payments for General and Administrative expenses	(1,612,648)
Cash Payments for Housing Assistance	(4,581,801)
Net Cash Provided (Used) by Operating Activities	**244,919**
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest earned	1,671
Net Cash Provided (Used) by Investing Activities	**1,671**
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES	
Capital Grants	174,270
Property and Equipment Purchased	(208,752)
Net Cash Provided (Used) by Capital and Related Activities	**(34,482)**
Net Increase (Decrease) in Cash	212,108
Cash and cash equivalents - Beginning of year	988,276
Cash and cash equivalents - End of year	**$1,200,384**

See accompanying notes to the basic financial statements.

Miami Metropolitan Housing Authority
Statement of Cash Flows – Cont'd
For the Year Ended December 31, 2022

RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Net Operating Income (Loss)	$306,984
Adjustment to Reconcile Operating Loss to Net Cash Used by Operating Activities	
- Depreciation	229,553
- (Increases) Decreases in Accounts Receivable	(7,812)
- (Increases) Decreases in Prepaid Assets	16,579
- Increases (Decreases) in Inventory	(3,701)
- Increases (Decreases) in Pension Asset	7,841
- Increases (Decreases) in OPEB Asset	(84,069)
- (Increases) Decreases in Deferred Outflows	(168,070)
- Increases (Decreases) in Accounts Payable	(9,269)
- Increases (Decreases) in Accounts Payable - Intergovernmental	1,562
- Increases (Decreases) in Accrued Wages/Payroll Taxes	1,491
- Increases (Decreases) in Compensated Absence Payable	(2,492)
- Increases (Decreases) in Tenant Security Deposits	(903)
- Increases (Decreases) in Pension Liability	(212,058)
- Increases (Decreases) in Deferred Inflows	169,283
Net Cash Provided by Operating Activities	**$244,919**

See accompanying notes to the basic financial statements.

Miami Metropolitan Housing Authority
Notes to the Basic Financial Statements
Year Ended December 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

The financial statements of the Miami Metropolitan Housing Authority (the "Authority") have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

Reporting Entity

The Authority was created under the Ohio Revised Code, Section 3735.27. The Authority contracts with the United States Department of Housing and Urban Development (HUD) to provide low- and moderate-income persons with safe and sanitary housing through subsidies provided by HUD. The Authority depends on the subsidies from HUD to operate.

Oversight of the Miami Metropolitan Housing Authority is provided by a five (5) member board called the Board of Commissioners representing one (1) appointee of the Common Pleas Court, one (1) appointee of the County commissioners, one (1) appointee of the Probate Court and two (2) appointees of the largest municipality of the county, including one (1) appointee resident member nominated by the Resident Advisory Council.

The accompanying Basic Financial Statements comply with the provisions of Governmental Accounting Standards Board (GASB) Statement No. 61, *the Financial Reporting Entity: Omnibus an amendment of GASB Statements No. 14 and No. 34;* in that the financial statements include all organizations, activities and functions for which the Authority is financially accountable. This report includes all activities considered by management to be part of the Authority by virtue of Section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards.

Section 2100 indicates that the reporting entity consists of a) the primary government, b) organizations for which the primary government is financially accountable, and c) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's government body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government a) is entitled to the organization's resources; b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or c) is obligated in some manner for the debt of the organization.

Management believes the financial statements included in this report represent all the funds for the Authority over which the Authority is financially accountable.

Basis of Presentation
The Authority's basic financial statements consist of a statement of net position, a statement of revenues, expenses and change in net position, and a statement of cash flows.

Fund Accounting
The Authority uses the enterprise fund to report on its financial position and results of its operations for the HUD programs. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. The enterprise fund is defined as a fiscal and accounting entity with a self-balancing set of accounts.

Measurement Focus
The enterprise fund is accounted for on a flow of economic resources measurement focus. All assets and all liabilities associated with the operation of the Authority are included on the statement of net position. The statement of changes in net assets presents increases (i.e., revenues) and decreases (i.e., expenses) in net total assets. The statement of cash flows provides information about how the Authority finances and meets the cash flow needs of its enterprise activity.

In 2017, GASB issued No. 87 "Leases.". The objective of this Statement is to improve accounting and financial reporting for leases by governments. The effective date is for periods beginning after June 15, 2021. The Authority evaluated the requirements for adherence to this Statement and had no lease agreements that required modifications for compliance.

Enterprise Fund
The Authority uses the proprietary fund to report on its financial position and the results of its operations for the Section 8 and Public Housing programs. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions to certain government functions.

Funds are classified into three categories: governmental, proprietary and fiduciary. The Authority uses the proprietary category for its programs. The following are the various programs which are included in the single enterprise fund:

Project (Conventional Public Housing and Capital Fund Program) – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidies to enable the PHA to provide the housing at a rent that is based upon 30% of adjusted gross household income. Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical improvements.

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority subsidizes rents to independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides funding to enable the Authority to structure a lease that requires the participant to pay a rent based on a percentage of their adjusted gross household income, typically 30%, and the Housing Authority subsidizes the balance.

Business Activities – This reflects internal reimbursement of organizational expenses according to proportionate use of the building space and services between programs, as well as a Payroll Cost Pool.

There is also a separate General Fund account of unrestricted non-HUD funds from independent development sources.

<u>Accounting and Reporting for Nonexchange Transactions</u>
Nonexchange transactions occur when the Public Housing Authority (PHA) receives (or gives) value without directly giving equal value in return. GASB 33 identifies four classes of nonexchange transactions as follows:

- Derived tax revenues: result from assessments imposed on exchange transactions (i.e., income taxes, sales taxes and other assessments on earnings or consumption).
- Imposed nonexchange revenues: result from assessments imposed on nongovernmental entities, including individuals, other than assessments on exchange transactions (i.e. property taxes and fines).
- Government-mandated nonexchange transactions: occur when a government at one level provides resources to a government at another level and requires the recipient to use the resources for a specific purpose (i.e., federal programs that state or local governments are mandated to perform).
- Voluntary nonexchange transactions: result from legislative or contractual agreements, other than exchanges, entered into willingly by the parties to the agreement (i.e., certain grants and private donations).

PHA grants and subsidies will be defined as a government-mandated or voluntary nonexchange transactions.

GASB 33 establishes two distinct standards depending upon the kind of stipulation imposed by the provider.

- Time requirements specify (a) the period when resources are required to be used or when use may begin (for example, operating or capital grants for a specific period) or (b) that the resources are required to be maintained intact in perpetuity or until a specified date or event has occurred (for example, permanent endowments, term endowments, and similar agreements). Time requirements affect the timing of recognition of nonexchange transactions.

- Purpose restrictions specify the purpose for which resources are required to be used. (i.e., capital grants used for the purchase of capital assets). Purpose restrictions do not affect when a nonexchange transaction is recognized. However, PHAs that receive resources with purpose restrictions should report resulting net position, equity, or fund balance as restricted.

The PHA will recognize assets (liabilities) when all applicable eligibility requirements are met or resources received, whichever is first. Eligibility requirements established by the provider may stipulate the qualifying characteristics of recipients, time requirements, allowable costs, and other contingencies.

The PHA will recognize revenues (expenses) when all applicable eligibility requirements are met. For transactions that have a time requirement for the beginning of the following period, PHAs should record resources received prior to that period as deferred revenue and the provider of those resources would record an advance.

The PHA receives government-mandated or voluntary nonexchange transactions, which do not specify time requirements. Upon award, the entire subsidy should be recognized as a receivable and revenue in the period when applicable eligibility requirements have been met.
<u>Cash and Cash Equivalents</u>
For the purpose of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less.

Prepaid expenses

Payments made to vendors for services that will benefit periods beyond the year end, are recorded as prepaid expenses using the consumption method. A current asset for the amount is recorded at the time of the purchase and expense is reported in the year in which the services are consumed.

Capital Assets

Capital assets are stated at cost and depreciation is computed using the straight-line method over an estimated useful life of the assets. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset life, are not capitalized. The Authority's capitalization policy is $1,000. The following are the useful lives used for depreciation purposes:

Buildings	40
Building improvements	15
Furniture – dwelling	5
Furniture – non-dwelling	5
Equipment – dwelling	5
Equipment – non-dwelling	7
Autos and trucks	7
Computer hardware	5
Computer software	5
Leasehold improvements	15

Accrued Liabilities

All payables and accrued liabilities are reported in the basic financial statements.

Net Position

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is recorded as restricted when there are limitations imposed on their use either by internal or external restrictions.

Compensated Absences

The liability for Compensated Absences balances is accounted for by The Authority in accordance with GASB Statement No. 16.

Sick Leave – Regular employees accrue sick leave at the rate of one and one-fourth days per month. Payment of accrued but unused sick leave will be made to each employee upon disability or service retirement under PERS from active service with The Authority or with ten (10) or more years of active service with The Authority and separates in good standing. Such payment shall be made only once to any employee. The amount of such payment shall be equal to 25% of the value of the employee's accrued but unused sick leave up to a 30-day maximum liability.

Annual Leave – Regular employees accrue annual leave at the rate of one through five years of service equals ten days of earned vacation a year; six through ten years of service equals fifteen days of earned vacation a year; eleven years to nineteen years of service equals twenty-one days of earned vacation a year. After twenty (20) full years of employment, at the rate of 7.69 hours per 80 hours in active pay status (excluding overtime hours)—maximum accrual per year is 200 hours. Annual leave may be carried over for up to one year.

The following is a summary of changes in compensated absences for the year ended December 31, 2022:

	Balance 12/31/21	Increases	Decreases	Balance 12/31/22	Due Within One Year
Compensated Absences Payable	$ 49,440	$ 96,790	$ (99,282)	$ 46,948	$ 46,948

Operating/Non-Operating Revenues and Expenses
Operating revenues are those revenues that are generated directly from the primary activity of the proprietary fund. For the Authority, these revenues are tenant revenues, operating grants from HUD and other miscellaneous revenue. Nonoperating revenues are HUD capital grants and interest income. HUD capital grants are the amounts received by the Authority for capital improvements and administration of the Public Housing program.

Operating expenses are those expenses that are generated from the primary activity of the proprietary fund. For the Authority, these expenses are administrative, utilities, maintenance, PILOT, insurance, depreciation, bad debt, and housing assistance payments.

Capital Contributions
This represents contributions made available by HUD with respect to all federally aided projects under an annual contribution contract.

Budgetary Accounting
The Authority annually prepares its budget as prescribed by the Department of Housing and Urban Development. This budget is submitted to the Department of Housing and Urban Development and once approved is adopted by the Board of the Housing Authority.

Estimates
The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Tenant Receivables – net of allowance
Bad debts are provided on the allowance method based on management's evaluation of the collectability of outstanding tenant receivable balances at the end of the year. The allowance for doubtful accounts was $362 on December 31, 2022.

Inventories
Inventories are comprised of maintenance materials and supplies and are stated at cost. The allowance for obsolete inventory was $3,228 on December 31, 2022.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense) until then. For the Authority, deferred outflows of resources are reported on the statement of net position for pension and OPEB. The deferred outflows of resources related to pension and OPEB plans are explained in Notes 5 and 6.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized until that time. For the Authority, deferred inflows of resources are reported on the statement of net position for pension and OPEB. The deferred inflows of resources related to pension and OPEB plans are explained in Notes 5 and 6.

Pensions/Other Post-employment Benefits (OPEB)
For purposes of measuring the net pension/OPEB liability, deferred outflows of resources and deferred inflows of resources related to pensions/OPEB, and pension/OPEB expense, information about the fiduciary net position of the pension/OPEB plans and additions to/deductions from their fiduciary net position have been determined on the same basis as they are reported by the pension/OPEB plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. The pension/OPEB plans report investments at fair value.

2. DEPOSITS AND INVESTMENTS

Deposits

State statutes classify monies held by the Authority into three categories.

1. Active deposits are public deposits necessary to meet demands on the treasury. Such monies must be maintained either as cash in the Authority's Treasury, in commercial accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

2. Inactive deposits are public deposits that the Authority has identified as not required for use within the current two-year period of designation of depositories. Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to passbook accounts.

3. Interim deposits are deposits of interim monies. Interim monies are those monies which are not needed for immediate use, but which will be needed before the end of the current period of designation of depositories. Interim deposits must be evidenced by time certificates of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

Protection of Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC), by eligible securities pledged by the financial institution as security for repayment, by surety company bonds deposited with the treasurer by the financial institution or by a single collateral pool established by the financial institution to secure the repayment of all public monies deposited with the institution.

The carrying amount of the Authority's deposits was $1,200,384 on December 31, 2022. The corresponding bank balances were $1,347,526. Based on the criteria described in GASB Statement No. 40, *"Deposits and Investment Risk Disclosure,"* on December 31, 2022, $250,000 was covered by federal depository insurance, while $1,097,526 was exposed to custodial risk.

Custodial credit risk is the risk that, in the event of a bank failure, the Authority will not be able to recover deposits or collateral securities that are in the possession of an outside party. The Authority has no deposit policy for custodial credit risk beyond the requirements of State statute. Ohio law requires that deposits either be insured or protected by (1) eligible securities pledged to the Authority and deposited with a qualified trustee by the financial institution as security for repayment whose market value at all times shall be at least 105 percent of deposits being secured, or (2) participation in the OPCS, a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution. OPCS requires the total market value of the securities pledged to be 102 percent of the deposits being secured or a rate set by the Treasurer of State. Although all statutory requirements for the deposit of money had been followed, noncompliance with Federal requirements could potentially subject the Authority to a successful claim by the FDIC.

Investments

In accordance with the Ohio Revised Code and HUD investment policy, the Authority is permitted to invest in certificates of deposit, savings accounts, money market accounts, certain highly rated commercial paper, obligations of certain political subdivisions of Ohio and the United States government and its agencies and repurchase agreements with any eligible depository or any eligible dealers. Public depositories must give security for all public funds on deposit. Repurchase agreements must be secured by the specific qualifying securities upon which the repurchase agreements are based.

The Authority is prohibited from investing in any financial instruments, contracts, or obligations whose value or return is based upon or linked to another asset or index, or both, separate from the financial instrument, contract or obligation itself (commonly known as a derivative). The Authority is also prohibited from investing in reverse purchase agreements.

Interest Rate Risk – The Authority does not have a formal investment policy that limits investments as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk – HUD requires specific collateral on individual accounts in excess of amounts insured by the Federal Deposit Insurance Corporation. The Authority's depository agreement specifically requires compliance with HUD requirements.

Concentration of Credit Risk – The Authority places no limit on the amount that may be invested with any one issuer.

On December 31, 2022, the Authority did not have any investments.

3. RESTRICTED CASH

Restricted cash balance on December 31, 2022, of $54,222 represents cash on hand for the following:

Tenant Security Deposits	$	51,933
Cash on hand for Housing assistance payments		2,289
Total Restricted Cash	$	54,222

4. CAPITAL ASSETS

The following is a summary of capital assets:

	Balance 12/31/2021	Additions	Deletions/ Adjustment	Balance 12/31/2022
CAPITAL ASSETS, NOT BEING DEPRECIATED				
Land	$ 357,350	$ -	$ -	$ 357,350
Construction in Progress	-	74,426	-	74,426
TOTAL CAPITAL ASSETS NOT BEING DEPRECIATED	$ 357,350	$ 74,426	$ -	$ 431,776
CAPITAL ASSETS BEING DEPRECIATED				
Building and Improvements	$ 10,934,258	$ 134,326	$ (239,870)	$ 10,828,714
Furniture and equipment	117,400	-	(1,074)	116,326
Totals at Historical Costs	11,051,658	134,326	(240,944)	10,945,040
Less: Accumulated Depreciation	(9,109,116)	(229,553)	240,944	(9,097,725)
TOTAL CAPITAL ASSETS, BEING DEPRECIATED, NET	$ 1,942,542	$ (95,227)	$ -	$ 1,847,315
TOTAL CAPITAL ASSETS, NET	$ 2,299,892	$ (20,801)	$ -	$ 2,279,091
Accumulated Depreciation by Class:				
Buildings				$ (8,990,704)
Furniture and Equipment				(107,021)
TOTAL ACCUMULATED DEPRECIATION				$ (9,097,725)

5. DEFINED BENEFIT PENSION PLAN

Net Pension Liability/Asset

The net pension liability/asset reported on the statement of net position represents a liability/asset to employees for pensions. Pensions are a component of exchange transactions ‑ between an employer and its employees ‑ of salaries and benefits for employee services. Pensions are provided to an employee ‑ on a deferred-payment basis ‑ as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for pensions is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net pension liability/asset represents the Authority's proportionate share of each pension plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of each pension plan's fiduciary net position. The net pension liability/asset calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting this estimate annually.

Ohio Revised Code limits the Authority's obligation for this liability to annually required payments. The

Authority cannot control benefit terms or the manner in which pensions are financed; however, the Authority does receive the benefit of employees' services in exchange for compensation including pension.

GASB 68 assumes the liability is solely the obligation of the employer, because (1) they benefit from employee services; and (2) State statute requires all funding to come from these employers. All contributions to date have come solely from these employers (which also includes costs paid in the form of withholdings from employees). State statute requires the pension plans to amortize unfunded liabilities within 30 years. If the amortization period exceeds 30 years, each pension plan's board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net pension liability. Resulting adjustments to the net pension liability would be effective when the changes are legally enforceable.

The proportionate share of each plan's unfunded benefits is presented as a long-term *net pension liability*. Any liability for the contractually required pension contribution outstanding at the end of the year is included as a current liability.

Plan Description – Ohio Public Employees Retirement System (OPERS)

Authority employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan, and the combined plan is a cost-sharing, multiple-employer defined pension plan with defined contribution features. While members (e.g., Authority employees) may elect the member-directed plan and the combined plan, substantially all employee members are in OPERS' traditional plan; therefore, the following disclosure focuses on the traditional pension plan.

OPERS provides retirement, disability, survivor and death benefits, and annual cost of living adjustments to members of the traditional plan. Authority to establish and amend benefits is provided by Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report that includes financial statements, required supplementary information and detailed information about OPERS' fiduciary net position that may be obtained by visiting https://www.opers.org/financial/reports.shtml, by writing to the Ohio Public Employees Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling 800-222-7377.

During 2019, the OPERS Board of Trustees approved changes to the Combined Plan and the Member-Directed Plan. Beginning in 2022, the Combined Plan will be consolidated under the Traditional Plan. Effective January 1, 2022, the Combined Plan option will no longer be available for new hires. The Member-Directed Plan will be modified with changes to the vesting schedule, annuitization, mitigating rate, cost-of-living adjustment and retiree medical account funding. These changes would impact future new members and are in the process of being implemented and the final implementation date will be determined in conjunction with Group D, discussed below.

Senate Bill (SB) 343 was enacted into law with an effective date of January 7, 2013. In the legislation, members were categorized into three groups with varying provisions of the law applicable to each group. The following table provides age and service requirements for retirement and the retirement formula applied to final average salary (FAS) for the three member groups under the traditional plan as per the reduced benefits adopted by SB 343 (see OPERS' CAFR referenced above for additional information):

Group A Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	Group B 20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	Group C Members not in other Groups and members hired on or after January 7, 2013
State and Local	**State and Local**	**State and Local**
Age and Service Requirements: Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	**Age and Service Requirements:** Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	**Age and Service Requirements:** Age 57 with 25 years of service credit or Age 62 with 5 years of service credit
Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	**Formula:** 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	**Formula:** 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35

Final average Salary (FAS) represents the average of the three highest years of earnings over a member's career for Groups A and B. Group C is based on the average of the five highest years of earnings over a member's career.

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount. The base amount of a member's pension benefit is locked in upon receipt of the initial benefit payment for calculation of the annual cost-of-living adjustment.

When a traditional plan benefit recipient has received benefits for 12 months, an annual cost of living adjustment (COLA) is provided. This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. For those retiring prior to January 7, 2013, the COLA will continue to be a 3 percent simple annual COLA. For those retiring subsequent to January 7, 2013, beginning in 2019, the COLA is based on the average percentage increase in the Consumer Price Index, capped at 3 percent.

A death benefit of $500 - $2,500, determined by the number of years of service credit of the retiree, is paid to the beneficiary of a deceased retiree or disability benefit recipient under the Tradition pension plan and the Combined Plan.

The OPERS Board of Trustees approved a proposal at its October 2019 meeting to create a new tier of membership in the OPERS traditional pension plan. OPERS currently splits its non-retired membership into Group A, B or C depending on age and service criteria. Retirement Group D would consist of future new OPERS contributing members. Group D will have its own eligibility standards, benefit structure and unique member features designed to meet the changing needs of Ohio public workers. It also will help OPERS address expected investment market volatility and adjust to the lack of available funding for health care. The date of implementation will be determined when finalized changes are approved.

Defined contribution plan benefits are established in the plan documents, which may be amended by the Board. Member-directed plan and combined plan members who have met the retirement eligibility requirements may apply for retirement benefits. The amount available for defined contribution benefits in the combined plan consists of the members' contributions plus or minus the investment gains or losses resulting from the members' investment selections. Combined plan members wishing to receive benefits must meet the requirements for both the defined benefit and defined contribution plans. Member-directed participants must have attained the age of 55, have money on deposit in the defined contribution plan and have terminated public service to apply for retirement benefits. The amount available for defined contribution benefits in the member-directed plan consists of the members' contributions, vested employer contributions and investment gains or losses resulting from the members' investment selections. Employer contributions and associated investment earnings vest over a five-year period, at a rate of 20 percent each year. At retirement, members may select one of several distribution options for payment of the vested balance in their individual OPERS accounts. Options include the purchase of a monthly defined benefit annuity from OPERS (which includes joint and survivor options), partial lump-sum payments (subject to limitations), a rollover of the vested account balance to another financial institution, receipt of entire account balance, net of taxes withheld, or a combination of these options.

Funding Policy - The Ohio Revised Code (ORC) provides statutory authority for member and employer contributions as follows:

	State and Local
2022 Statutory Maximum Contributions Rates	
Employer	14%
Employee*	10%
2022 Actual Contributions Rates	
Employer	
Pension **	14%
Post-employment Health Care Benefits**	0%
Total Employer	14%
Employee:	10%

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The portion of employer contributions used to fund pension benefits is net of postemployment health care benefits. The portion of the employer's contribution allocated to health care was 0% for calendar year 2022 for the Traditional and Combined plans. The portion of the employer's contribution allocated to health care was 4% for the Member-Directed plan for calendar year 2022. The Authority's contractually required contributions used to fund pension benefits was $124,395 for fiscal year ending December 31, 2022.

Net Pension Liability/Asset, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

The net pension liability/asset was measured as of December 31, 2021, and the total pension liability used to calculate the net pension liability/asset was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability/asset was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

Net Pension Liability (Assets)	Traditional	Combined	Member-Directed	Total
Proportionate Share of the Net Pension Liability (Assets)	$ 474,433	$ -	$ (1,149)	$ 473,284
Proportion of the Net Pension Liability/(Asset)				
Prior Measurement Date	0.004636%	0.0027120%	0.0063710%	
Current Measurement Date	0.005453%	0.0000000%	0.0063290%	
Change in Proportion from Prior Measurement Date	0.000817%	-0.002712%	-0.000042%	

On December 31, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Deferred Outflows of Resources	Traditional	Combined	Member-Directed	Total
Differences between expected and actual experience	$ 24,186	$ -	$ 1,136	$ 25,322
Changes in assumptions	59,327	-	38	59,365
Changes in proportion and differences between Authority contributions and proportionate share of contributions	100,965	12,678	324	113,967
Authority contributions subsequent to the measurement date	120,202	-	4,193	124,395
Total Deferred Outflows of Resources	$ 304,680	$ 12,678	$ 5,691	$ 323,049

Deferred Inflows of Resources	Traditional	Combined	Member-Directed	Total
Net difference between projected and actual earnings on pension plan investments	$ 564,321	$ -	$ 262	564,583
Differences between expected and actual experience	10,405	-	-	10,405
Changes in proportion and differences between Authority contributions and proportionate share of contributions	4,537	1,749	1,615	7,901
Total Deferred Inflows of Resources	$ 579,263	$ 1,749	$ 1,877	$ 582,889

$124,395 reported as deferred outflows of resources related to pension resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	OPERS Traditional Pension Plan	OPERS Combined Pension Plan	OPERS Member-Directed Pension Plan	Total
Year Ending December 31:				
2023	$ (7,169)	$ 1,262	$ (141)	$ (6,048)
2024	(165,148)	1,262	(168)	(164,054)
2025	(132,696)	1,576	(153)	(131,273)
2026	(89,772)	1,752	(138)	(88,158)
2027	-	1,760	(109)	1,651

Actuarial Assumptions - OPERS

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability in the December 31, 2021, actuarial valuation was determined using the following actuarial assumptions, applied to all prior periods included in the measurement in accordance with the requirements of GASB 67. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below:

Actuarial Information	Traditional	Combined	Member-Directed Plan
Valuation Date	December 31, 2021	December 31, 2021	December 31, 2021
Experience Study	5 Year Period Ended December 31, 2020	5 Year Period Ended December 31, 2020	5 Year Period Ended December 31, 2020
Actuarial Cost Method	Individual entry age	Individual entry age	Individual entry age
Actuarial Assumptions:			
Investment Rate of Return	6.90%	6.90%	6.90%
Wage Inflation	2.75%	2.75%	2.75%
Projected Salary Increases	2.75% - 10.75% (includes wage inflation at 2.75%)	2.75% - 8.25% (includes wage inflation at 2.75%)	2.75% - 8.25% (includes wage inflation at 2.75%)
Cost-of-living Adjustments	Pre 1/7/2013 Retirees: 3.00% Simple Post 1/7/2013 Retirees: 3.00% Simple through 2022, then 2.05% Simple	Pre 1/7/2013 Retirees: 3.00% Simple Post 1/7/2013 Retirees: 3.00% Simple through 2022, then 2.05% Simple	Pre 1/7/2013 Retirees: 3.00% Simple Post 1/7/2013 Retirees: 3.00% Simple through 2022, then 2.05% Simple

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170% of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all of the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

The discount rate used to measure the total pension liability was 6.9% for the Traditional Pension Plan, Combined Plan and Member-Directed Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Traditional Pension Plan, Combined Plan and Member-Directed Plan was applied to all periods of projected benefit payments to determine the total pension liability.

The allocation of investment assets within the Defined Benefit portfolio is approved by the Board as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The long-term expected rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of geometric real rates of return were provided by the Board's investment consultant. For each major asset class that is included in the Defined Benefit portfolio's target asset allocation as of December 31, 2021, these best estimates are summarized in the following table:

Asset Class	Target Allocation for 2022	Weighted Average Long-Term Expected Real Rate of Return
Fixed Income	24.00%	1.03%
Domestic Equities	21.00%	3.78%
Real Estate	11.00%	3.66%
Private Equity	12.00%	7.43%
International Equities	23.00%	4.88%
Risk Parity	5.00%	2.92%
Other Investments	4.00%	2.85%
	100.00%	**4.21%**

During 2021, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Defined Benefit portfolio contains the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan and the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was a gain of 15.3% for 2021.

The following table presents the net pension liability or asset calculated using the discount rate of 6.9%, and the expected net pension liability or asset if it were calculated using a discount rate that is 1.0% lower or 1.0% higher than the current rate.

Authority's Proportionate Share of the Net Pension Liability/(Asset)	1% Decrease (5.9%)	Current Discount Rate (6.9%)	1% Increase (7.9%)
Traditional Plan	$ 1,250,864	$ 474,433	$ (171,660)
Combined Plan	-	-	-
Member-Directed Plan	(1,013)	(1,149)	(1,266)
Total	**$ 1,249,851**	**$ 473,284**	**$ (172,926)**

Changes Between Measurement Date and Report Date

Subsequent to December 31, 2020, the global economy was impacted by the COVID-19 pandemic and market volatility increased significantly. It is likely that 2021 investment market conditions and other economic factors will be negatively impacted; however, the overall impact on the OPERS investment portfolio and funding position is unknown at this time.

6. DEFINED BENEFIT OPEB PLANS

Net OPEB Asset

The net OPEB asset reported on the statement of net position represents an asset to employees for OPEB. OPEB is a component of exchange transactions ‑ between an employer and its employees ‑ of salaries and benefits for employee services. OPEB are provided to an employee ‑ on a deferred-payment basis ‑ as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for OPEB is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net OPEB asset represents the Authority's proportionate share of each OPEB plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of each OPEB plan's fiduciary net position. The net OPEB asset calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting these estimates annually.

Ohio Revised Code limits the Authority's obligation for this asset to annually required payments. The Authority cannot control benefit terms or the manner in which OPEB are financed; however, the Authority does receive the benefit of employees' services in exchange for compensation including OPEB.

GASB 75 assumes any liability is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB asset. Resulting adjustments to the net OPEB asset would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The proportionate share of each plan's unfunded benefits is presented as a long-term *net OPEB asset*. Any liability for the contractually required OPEB contribution outstanding at the end of the year is included as a current liability.

Plan Description – Ohio Public Employees Retirement System (OPERS)

The Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: the traditional pension plan, a cost-sharing, multiple-employer defined benefit pension plan; the member-directed plan, a defined contribution plan; and the combined plan, a cost-sharing, multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust, which funds multiple health care plans including medical coverage, prescription drug coverage and deposits to a Health Reimbursement Arrangement to qualifying benefit recipients of both the traditional pension and the combined plans. This trust is also used to fund health care for member-directed plan participants, in the form of a Retiree Medical Account (RMA). At retirement or refund, member directed plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

In order to qualify for postemployment health care coverage, age and service retirees under the traditional pension and combined plans must have twenty or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post Employment Benefit (OPEB) as described in GASB Statement 75. See OPERS' CAFR referenced below for additional information.

The Ohio Revised Code permits but does not require OPERS to provide health care to its eligible benefit recipients. Authority to establish and amend health care coverage is provided to the Board in Chapter 145 of the Ohio Revised Code.

Disclosures for the health care plan are presented separately in the OPERS financial report. Interested parties may obtain a copy by visiting https://www.opers.org/financial/reports.shtml, by writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 222-5601 or 800-222-7377.

Funding Policy - The Ohio Revised Code provides the statutory authority requiring public employers to fund postemployment health care through their contributions to OPERS. When funding is approved by OPERS Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans. Beginning in 2018, health care was no longer being funded.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In calendar year 2020, state and local employers contributed at a rate of 14.0 percent of earnable salary and public safety and law enforcement employers contributed at 18.1 percent. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

As recommended by OPERS' actuary, beginning January 1, 2018, OPERS no longer allocated a portion of its employer contributions to health care for the traditional plan and the combined plan. The OPERS Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited into the RMA for participants in the Member-Directed Plan for 2021-2022 was 4.0 percent.

Total Employer Contribution:	
Traditional and Combined Plans	
Basic Benefits	14%
Post-Employment Health Care Benefits	-
	14%
Member Directed Plan	
Basic Benefits	10%
Post-Employment Health Care Benefits	4%
Employee Contribution	10%

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution allocated to health care was $1,677 for fiscal year ending December 31, 2022.

OPEB Asset, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

The net OPEB liability and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2019, rolled forward to the measurement date of December 31, 2020, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB liability was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities. Following is information related to the proportionate share and OPEB expense:

		OPERS
Proportion of the Net OPEB Liability		
Prior Measurement Date		0.004650%
Proportion of the Net OPEB Liability		
Current Measurement Date		0.005329%
Change in Proportionate Share		0.000679%
Proportionate Share of the Net OPEB Asset	$	(166,912)
OPEB Expense	$	(151,860)

On December 31, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	OPERS
Deferred Outflows of Resources	
Changes in proportion and differences between Authority contributions and proportionate share of contributions	$ 11,559
City contributions subsequent to the measurement date	1,677
Total Deferred Outflows of Resources	$ 13,236
Deferred Inflows of Resources	
Net difference between projected and actual earnings on pension plan investments	$ 79,572
Differences between expected and actual experience	25,318
Changes of assumptions	67,564
Changes in proportion and differences between Authority contributions and proportionate share of contributions	8,942
Total Deferred Inflows of Resources	$ 181,396

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending December 31:		OPERS
	2023	$ (108,016)
	2024	(33,010)
	2025	(17,384)
	2026	(11,427)
Total		(169,837)

Actuarial Assumptions - OPERS

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2019, rolled forward to the measurement date of December 31, 2020. The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Actual Valuation Date	December 31, 2020
Ropuld-Forward Measur4ement Dat	December 31, 2021
Experience Study	5-Year Period ended December 31, 2020
Acutal Cost Methor	Individual entry age
Actualrial Assumptions	
Single Discount Rate	6.00%
Investment Rate of Return	6.00%
Municipal Bond Rate	1.84%
Wage Inflation	2.75%
Projected Salary Increases	2.75% - 10.75%
	(Includes wage Inflation at 2.75%)
Health Care Cost Trend Rate	5.5% initial, 3.5% ultimate in 2034

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170% of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

A single discount rate of 6.00% was used to measure the total OPEB liability on the measurement date of December 31, 2021. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) a tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on the actuarial assumed rate of return on the health care investment portfolio of 6.00% and a municipal bond rate of 1.84%. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through the year 2121. As a result, the actuarial assumed long-term expected rate of return on health care investments was applied to projected costs through the year 2121, the duration of the projection period through which projected health care payments are fully funded.

The allocation of investment assets within the Health Care portfolio is approved by the Board as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. The System's primary goal is to achieve and maintain a fully funded status for benefits provided through the defined benefit pension plans. Health care is a discretionary benefit. The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of geometric real rates of return were provided by the Board's investment consultant. For each major asset class that is included in the Health Care portfolio's target asset allocation as of December 31, 2021, these best estimates are summarized in the following table:

Asset Class	Target Allocation for December 31, 2021	Weighted Average Long-Term Expected Real Rate of Return
Fixed Income	34.00%	0.91%
Domestic Equities	25.00%	3.78%
Real Estate Investment Trust	7.00%	3.71%
International Equities	25.00%	4.88%
Risk Parity	2.00%	2.92%
Other Investments	7.00%	1.93%
Total	100.00%	3.45%

During 2021, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was a gain of 14.3% for 2021.

The following table presents the net OPEB liability or asset calculated using the single discount rate of 6.00%, and the expected net OPEB liability or asset if it were calculated using a discount rate that is 1.0% lower or 1.0% higher than the current rate.

Sensitivity of Net OPEB Liability/(Asset) to Changes in the Discount Rate:

	1% Decrease 5.00%	**Single Discount Rate 6.00%**	**1% Increase 7.00%**
Authoritys' Net OPEB Liability/(Asset)	$98,160	$166,912	$223,978

Changes in the health care cost trend rate may also have a significant impact on the net OPEB asset. The following table presents the net OPEB asset calculated using the assumed trend rates, and the expected net OPEB asset if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent higher than the current rate.

Sensitivity of Net OPEB Liability/(Asset) to Changes in the Health Care Cost Trent Rate:

	1% Decrease	Current Health Care Cost Trend Rate Assumption	1% Increase
Authoritys' Net OPEB Liability/(Asset)	$168,716	$166,912	$164,773

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2022 is 5.50 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

7. CONTINGENCIES

The Authority received financial assistance from federal and state agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the Authority. However, in the opinion of management, any such disallowed claims will not have a material adverse effect on the overall financial position of the Authority on December 31, 2022.

8. COMMITMENTS

The authority has, under its normal operations, entered commitments for the purchase of maintenance, cleaning, and other services. Such commitments are monthly and annually.

9. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft to, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During 2020, the Authority was insured through the State Housing Authority Risk Pool Association, Inc. (SHARP), a public entity risk pool operating a common risk management and insurance program for its housing authority members. The State Housing Authority Risk Pool Association, Inc. is self-sustaining through member premiums and reinsures through commercial insurance companies.

The Authority carried commercial insurance for risk of loss for employee health and accident insurance. There has been no significant reduction in coverage from last year. Settled claims have not exceeded this coverage in any of the last three years.

10. PAYMENT IN LIEU OF TAXES

The Authority has cooperation agreements with certain municipalities under which it makes payment in lieu of real estate taxes for various public services. Expenses recognized for payment in lieu of taxes for the year ended December 31, 2022, totaled $31,028.

11. FDS SCHEDULE SUBMITTED TO HUD

For the fiscal year ended December 31, 2022, the Authority electronically submitted an unaudited version of the balance sheet, statement of revenues, expenses and change in net asset and other data to HUD as required on the accrual basis of accounting. The audited version of the entity wide balance sheet summary and entity wide revenue and expense summary are included as supplemental data. The schedules are presented in the manner prescribed by U. S. Department of Housing and Urban Development.

12. RELATED PARTY TRANSACTION

The Miami Metropolitan Housing Authority has an "Employer of Record" contract with Miami County Community Action Council. This contract provides staffing services in which a contract is signed to provide services as determined by the Housing Authority. The Community Action Council has a separate audit of its financial records under the same guidelines as Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

13. ECONOMIC DEPENDENCY

Both the Low Rent Public Housing Program and the Housing Choice Voucher Program are economically dependent on annual contributions and grants from HUD.

14. SUBSEQUENT EVENTS

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the ensuring emergency measures will impact subsequent periods of the Authority. The investments of the pension and other employee benefit plan in which the Authority participates have incurred a significant decline in fair value, consistent with the general decline in financial markets. However, because the values of individual investments fluctuate with market conditions, and due to market volatility, the amount of losses that will be recognized in subsequent periods, if any, cannot be determined. In addition, the impact on the Authority's future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

15. CHANGE IN ACCOUNTING PRINCIPLES

For fiscal year 2022, the Authority has implemented Government Accounting Standards Board (GASB) Statement No. 87 "*Leases*", and the related guidance from GASB Implementation Guide 2019-3, "*Leases*". GASB Statement No. 87, *Leases*, is a comprehensive change by the governmental accounting standards board for lease arrangements. Previous GASB lease guidance, including GASB 13 and GASB 62, did not require all leases to be recognized on the statement of financial position. Instead, only those classified as capital leases were recognized and disclosed as assets and liabilities in the financial statements. To improve the consistency and transparency of accounting and financial reporting for leases by governments, GASB 87 requires lessees to recognize an intangible right-to-use asset and liability for leases that were previously classified as operating leases and establishes a single classification model for leases going forward.

GASB 87 requires lessees to recognize a lease asset associated with their lease agreements. Therefore, one of the newly required quantitative disclosures is to disclose the total amount of lease assets and the related accumulated amortization, summarized by the major classifications of the underlying assets. The Authority did not have any leases that needed to be disclosed.

Miami Metropolitan Housing Authority
Schedule of Expenditure of Federal Awards
For the Year Ended December 31, 2022

FEDERAL GRANTOR/ PASS-THROUGH GRANTOR/ PROGRAM TITLE	CFDA NUMBER		EXPENDITURES
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
DIRECT PROGRAMS			
PHA Owned Housing:			
Public and Indian Housing	14.850	$	311,296
Public Housing Capital Fund	14.872		208,752
			520,048
Section 8 Housing Choice Voucher	14.871		5,308,073
Total Expenditure of Federal Awards		**$**	**5,828,121**

Miami Metropolitan Housing Authority
Notes to the Schedule of Expenditure of Federal Awards
For the Year Ended December 31, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Authority and is presented on the full accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

The Authority has elected not to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

NOTE B – SUBRECIPIENTS

The Authority provided no federal awards to subrecipients during the year ended December 31, 2022.

NOTE C – DISCLOSURE OF OTHER FORMS OF ASSISTANCE

The Authority received no federal awards of non-monetary assistance that are required to be disclosed for the year ended December 31, 2022.

The Authority had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the year ended December 31, 2022.

Miami Metropolitan Housing Authority
Certificate of Actual Modernization Costs
December 31, 2022

	CFP 501-19	CFP 501-20
Funds approved	$219,936	$235,214
Funds expended	219,936	235,214
Excess of (deficiency) of funds approved	$ -	$ -
Funds advanced	$219,936	$235,214
Funds expended	219,936	235,214
Excess of (deficiency) of funds advanced	$ -	$ -

1. All modernization work in connection with the Capital Fund Program has been completed.

2. The entire Actual Modernization cost or liabilities incurred by the Authority have been fully paid.

3. There are no discharged mechanics, laborers, contractors, or material-mens liens against such modernization work on file in any public office where the same should be filed in order to be valid aginst such modernization work.

Miami Metropolitan Housing Authority
Schedule of the Authority's Proportionate Share of the Net Pension Liability/(Assets)
Ohio Public Employees Retirement System
Available Years

Traditional Plan	2022	2021	2020	2019	2020	2017	2016	2015	2014
Authority's Proportion of the Net Pension Liability/(Asset)	0.005453%	0.004636%	0.004733%	0.004720%	0.004688%	0.004937%	0.005678%	0.004994%	0.004994%
Authority's Proportionate Share of the Net Pension Liability/(Asset)	$ 474,433	$ 686,491	$ 935,510	$ 1,292,712	$ 735,456	$ 1,121,109	$ 983,501	$ 602,310	$ 588,705
Authority's Covered-Employee Payroll	$ 791,343	$ 652,964	$ 665,950	$ 637,487	$ 619,539	$ 638,223	$ 706,685	$ 612,243	$ 594,411
Authority's Proportionate Share of the Net Pension Liability as a percentage of its Covered Employee Payroll	59.95%	105.13%	140.48%	202.78%	118.71%	175.66%	139.17%	98.38%	99.04%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability - Traditional	92.62%	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%	86.36%

Combined Plan	2022	2021	2020	2019	2020	2017	2016	2015	2014
Authority's Proportion of the Net Pension Liability/(Asset)	0.000000%	0.002712%	0.009142%	0.009330%	0.009551%	0.009851%	0.009164%	0.026125%	0.026125%
Authority's Proportionate Share of the Net Pension Liability/(Asset)	$ -	$ (7,829)	$ (19,063)	$ (10,433)	$ (13,002)	$ (5,483)	$ (4,459)	$ (10,059)	$ (2,741)
Authority's Covered-Employee Payroll	$ -	$ 11,950	$ 40,693	$ 39,907	$ 39,114	$ 38,343	$ 33,343	$ 91,986	$ 89,307
Authority's Proportionate Share of the Net Pension Liability as a percentage of its Covered Employee Payroll	0.00%	65.51%	46.85%	26.14%	33.24%	14.30%	13.37%	10.94%	3.07%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability - Combined	169.88%	157.67%	145.28%	126.64%	137.28%	116.55%	116.90%	114.83%	104.56%

Member-Directed Plan	2022	2021	2020	2019	2020	2017	2016	2015	2014
Authority's Proportion of the Net Pension Liability/(Asset)	0.006329%	0.006371%	0.006311%	0.082900%	0.012033%	0.011206%	0.011947%	0.000000%	0.000000%
Authority's Proportionate Share of the Net Pension Liability/(Asset)	$ (1,149)	$ (1,161)	$ (239)	$ (189)	$ (420)	$ (47)	$ (46)	$ -	$ -
Authority's Covered-Employee Payroll	$ 39,223	$ 38,718	$ 37,516	$ 47,393	$ 65,950	$ 58,172	$ 57,036	$ 56,629	$ 54,980
Authority's Proportionate Share of the Net Pension Liability as a percentage of its Covered Employee Payroll	2.93%	3.00%	0.64%	0.40%	0.64%	0.08%	0.08%	0.00%	0.00%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability - Member-Directed	171.84%	188.21%	118.84%	113.42%	124.46%	103.40%	103.91%	0.00%	0.00%

(1) Information prior to 2014 is not available.
(2) The amounts presented for each fiscal year were determined as of the calendar year-ended that occurred within the fiscal year.

Miami Metropolitan Housing Authority
Schedule of the Authority's Contributions - Pension
Ohio Public Employees Retirement System
Available Years

	2022	2021	2020	2019	2018	2017	2016	2015	2014
Contractually Required Contributions									
Traditional Plan	$ 120,202	$ 110,788	$ 91,415	$ 93,233	$ 89,248	$ 80,540	$ 76,586	$ 84,802	$ 73,469
Combined Plan	-	-	1,673	5,697	5,587	5,085	4,602	4,002	11,460
Member-Direct Plan	4,193	3,968	3,827	3,751	4,739	6,595	5,817	7,984	6,058
Total Required Contributions	$ 124,395	$ 114,756	$ 96,915	$ 102,681	$ 99,574	$ 92,220	$ 87,005	$ 96,788	$ 90,987
Contributions In Relation to the Contractually Required Contributions	(124,395)	(114,756)	(96,915)	(102,681)	(99,574)	(92,220)	(87,005)	(96,788)	(90,987)
Contribution Deficiency / (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Authority's Covered Payroll									
Traditional Plan	$ 858,586	$ 791,343	$ 652,964	$ 665,950	$ 637,487	$ 619,538	$ 638,223	$ 706,685	$ 612,243
Combined Plan	$ -	$ -	$ 11,950	$ 40,693	$ 39,907	$ 39,114	$ 38,343	$ 33,343	$ 91,986
Member-Direct Plan	$ 41,924	$ 39,223	$ 38,718	$ 37,516	$ 47,393	$ 65,950	$ 58,172	$ 57,036	$ 56,629
Pension Contributions as a Percentage of Covered Payroll									
Traditional Plan	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%	12.00%
Combined Plan	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%	12.00%
Member-Direct Plan	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%	12.00%

(1) Information prior to 2014 is not available. Schedule is intended to show ten years of information, and additional years will be displayed as the information becomes available.

Miami Metropolitan Housing Authority
Schedule of the Authority Proportionate Share of Net OPEB Liabilities
Ohio Public Employees Retirement System
Available Years

	2022	2021	2020	2019	2018	2017
Authority's Proportion of the Net OPEB Liability	0.005329%	0.004650%	0.492600%	0.004997%	0.005120%	0.005317%
Authority's Proportionate Share of the Net OPEB Liability (Asset)	($166,912)	($82,843)	$680,409	$651,491	$555,994	$537,035
Authority's Covered Payroll	$830,566	$703,632	$744,159	$724,787	$724,602	$734,738
Authority's Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of its Covered Payroll	20.10%	11.77%	91.43%	89.89%	76.73%	73.09%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	128.23%	115.57%	47.80%	46.33%	54.14%	68.52%

(1) The amounts presented is as of the Authority plan measurement date, which is the prior calendar year.
(2) Information prior to 2017 is not available.

Miami Metropolitan Housing Authority
Schedule of the Authority's Contributions - OPEB
Ohio Public Employees Retirement System
Available Years

	2022	2021	2020	2019	2018	2017	2016	2015	2014
Contractually Required Contribution	$ 1,677	$ 1,587	$ 1,530	$ 1,501	$ 1,896	$ 9,224	$ 15,858	$ 14,801	$ 15,533
Contributions in Relation to the Contractually Required Contribution	($1,677)	($1,587)	($1,530)	($1,501)	($1,896)	($9,224)	($15,858)	($14,801)	($15,533)
Contributions Deficiency / (Excess)	$0	$0	$0	$0	$0	$0	$0	$0	$0
Authority's Covered-Employee Payroll	$900,510	$830,566	$703,632	$744,159	$724,787	$724,602	$734,738	$797,064	$760,858
Contributions as a Percentage of Covered-Employee Payroll	0.19%	0.19%	0.22%	0.20%	0.26%	1.27%	2.16%	1.86%	2.04%

(1) Information prior to 2014 is not available. Schedule is intended to show ten years of information, and additional years will be displayed as the information becomes available.

OHIO PUBLIC EMPLOYEES' RETIREMENT SYSTEM (OPERS)

Net Pension Liability

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for 2014-2022.

Changes in assumptions: There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2014-2016 and 2018. For 2017, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the expected investment return was reduced from 8.00% to 7.50%, (b) the expected long-term average wage inflation rate was reduced from 3.75% to 3.25%, (c) the expected long-term average price inflation rate was reduced from 3.00% to 2.50%, (d) Rates of withdrawal, retirement and disability were updated to reflect recent experience, (e) mortality rates were updated to the RP-2014 Health Annuitant Mortality Table, adjusted for mortality improvement back to the observant period base year of 2006 and then established the base year as 2015 (f) mortality rates used in evaluating disability allowances were updated to the RP-2014 Disabled Mortality tables, adjusted for mortality improvement back to the observation base year of 2006 and a base year of 2015 for males and 2010 for females (g) Mortality rates for a particular calendar year for both healthy and disabled retiree mortality tables are determined by applying the MP-2015 mortality improvement scale to the above described tables. For 2019, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the expected investment return was reduced from 7.50% to 7.20%. For 2020, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the cost-of-living adjustments for post-1/7/2013 retirees were reduced from 3.00% simple through 2018 to 1.40% simple through 2020, then 2.15% simple. For 2021, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the cost-of-living adjustments for post 1/7/2013 retirees were reduced from 1.40% simple through 2022 to 0.50% simple through 2021, then 2.15% simple. For 2022, the following changes of assumptions affected the total pension since the prior measurement date: (a) the expected long-term average wage inflation rate was reduced from 3.25% to 2.75% (b) the cost of living adjustments for post 1/7/2013 retirees were increased from 0.50% simple through 2021 to 3.00% simple through 2022, then 2.05% simple (c) the expected investment return was reduced from 7.20% to 6.90%.

Net OPEB Liability

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for 2018-2022.

Changes in assumptions: For 2018, the single discount rate changed from 4.23% to 3.85%. For 2019, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the expected investment return was reduced from 6.50% to 6.00% (b) In January 2020, the Board adopted changes to health care coverage for Medicare and pre-Medicare retirees. It will include discontinuing the PPO plan for pre-Medicare retirees and replacing it with a monthly allowance to help participants pay for a health care plan of their choosing. The base allowance for Medicare eligible retirees will be reduced. The specific effect of these changes on the net OPEB liability and OPEB expense are unknown at this time (c) the single discount rate changed from 3.85% to 3.96%. For 2020, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 3.96% to 3.16%. For 2021, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 3.16% to 6.00% (b) the municipal bond rate changed from 2.75% to 2.00% (c) the health care cost trend rate changed from 10.50% initial and 3.50% ultimate in 2030 to 8.50% initial and 3.50% ultimate in 2035.

Miami Metropolitan Housing Authority (OH062)
Financial Data Schedule
For the Fiscal Year Ending December 31, 2022

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	$181,522	$155,873	$808,767	$1,146,162	$0	$1,146,162
113 Cash - Other Restricted	$0	$0	$2,289	$2,289	$0	$2,289
114 Cash - Tenant Security Deposits	$51,933	$0	$0	$51,933	$0	$51,933
100 Total Cash	$233,455	$155,873	$811,056	$1,200,384	$0	$1,200,384
122 Accounts Receivable - HUD Other Projects	$34,482	$0	$0	$34,482	$0	$34,482
125 Accounts Receivable - Miscellaneous	$206	$8,199	$0	$8,405	$0	$8,405
126 Accounts Receivable - Tenants	$3,696	$0	$0	$3,696	$0	$3,696
126.1 Allowance for Doubtful Accounts -Tenants	-$362	$0	$0	-$362	$0	-$362
120 Total Receivables, Net of Allowances for Doubtful Accounts	$38,022	$8,199	$0	$46,221	$0	$46,221
142 Prepaid Expenses and Other Assets	$25,248	$12,330	$4,451	$42,029	$0	$42,029
143 Inventories	$32,278	$0	$0	$32,278	$0	$32,278
143.1 Allowance for Obsolete Inventories	-$3,227	$0	$0	-$3,227	$0	-$3,227
150 Total Current Assets	$325,776	$176,402	$815,507	$1,317,685	$0	$1,317,685
161 Land	$357,350	$0	$0	$357,350	$0	$357,350
162 Buildings	$10,828,714	$0	$0	$10,828,714	$0	$10,828,714
163 Furniture, Equipment & Machinery - Dwellings	$12,053	$0	$0	$12,053	$0	$12,053
164 Furniture, Equipment & Machinery - Administration	$90,341	$0	$13,932	$104,273	$0	$104,273
165 Leasehold Improvements	$0	$0	$0	$0	$0	$0
166 Accumulated Depreciation	-$9,093,247	$0	-$4,478	-$9,097,725	$0	-$9,097,725
167 Construction in Progress	$74,426	$0	$0	$74,426	$0	$74,426
160 Total Capital Assets, Net of Accumulated Depreciation	$2,269,637	$0	$9,454	$2,279,091	$0	$2,279,091

Miami Metropolitan Housing Authority
Financial Data Schedule – Cont'd
December 31, 2022

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
174 Other Assets	$73,946	$0	$94,115	$168,061	$0	$168,061
180 Total Non-Current Assets	$2,343,583	$0	$103,569	$2,447,152	$0	$2,447,152
200 Deferred Outflow of Resources	$147,967	$0	$188,318	$336,285	$0	$336,285
290 Total Assets and Deferred Outflow of Resources	$2,817,326	$176,402	$1,107,394	$4,101,122	$0	$4,101,122
312 Accounts Payable <= 90 Days	$9,788	$1,043	$6,002	$16,833	$0	$16,833
321 Accrued Wage/Payroll Taxes Payable	$9,660	$0	$13,869	$23,529	$0	$23,529
322 Accrued Compensated Absences - Current Portion	$11,530	$0	$35,418	$46,948	$0	$46,948
333 Accounts Payable - Other Government	$31,028	$0	$0	$31,028	$0	$31,028
341 Tenant Security Deposits	$51,933	$0	$0	$51,933	$0	$51,933
310 Total Current Liabilities	$113,939	$1,043	$55,289	$170,271	$0	$170,271
357 Accrued Pension and OPEB Liabilities	$208,750	$0	$265,683	$474,433	$0	$474,433
350 Total Non-Current Liabilities	$208,750	$0	$265,683	$474,433	$0	$474,433
300 Total Liabilities	$322,689	$1,043	$320,972	$644,704	$0	$644,704
400 Deferred Inflow of Resources	$336,286	$0	$427,999	$764,285	$0	$764,285
508.4 Net Investment in Capital Assets	$2,269,637	$0	$9,454	$2,279,091	$0	$2,279,091
511.4 Restricted Net Position	$0	$0	$2,289	$2,289	$0	$2,289
512.4 Unrestricted Net Position	-$111,286	$175,359	$346,680	$410,753	$0	$410,753
513 Total Equity - Net Assets / Position	$2,158,351	$175,359	$358,423	$2,692,133	$0	$2,692,133
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$2,817,326	$176,402	$1,107,394	$4,101,122	$0	$4,101,122

Miami Metropolitan Housing Authority
Financial Data Schedule – Cont'd
December 31, 2022

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	$555,258	$0	$0	$555,258	$0	$555,258
70400 Tenant Revenue - Other	$13,413	$0	$0	$13,413	$0	$13,413
70500 Total Tenant Revenue	$568,671	$0	$0	$568,671	$0	$568,671
70600 HUD PHA Operating Grants	$311,296	$0	$5,308,073	$5,619,369	$0	$5,619,369
70610 Capital Grants	$208,752	$0	$0	$208,752	$0	$208,752
71100 Investment Income - Unrestricted	$359	$32	$1,280	$1,671	$0	$1,671
71400 Fraud Recovery	$0	$0	$2,811	$2,811	$0	$2,811
71500 Other Revenue	$11,689	$197,874	$511	$210,074	-$54,401	$155,673
70000 Total Revenue	$1,100,767	$197,906	$5,312,675	$6,611,348	-$54,401	$6,556,947
91100 Administrative Salaries	$94,187	$0	$280,122	$374,309	$0	$374,309
91200 Auditing Fees	$815	$0	$6,598	$7,413	$0	$7,413
91500 Employee Benefit contributions - Administrative	-$24,843	$0	-$25,473	-$50,316	$0	-$50,316
91600 Office Expenses	$32,728	$761	$86,640	$120,129	-$54,401	$65,728
91700 Legal Expense	$545	$0	$2,600	$3,145	$0	$3,145
91800 Travel	$677	$0	$1,751	$2,428	$0	$2,428
91900 Other	$28,301	$15	$46,071	$74,387	$0	$74,387
91000 Total Operating - Administrative	$132,410	$776	$398,309	$531,495	-$54,401	$477,094
92400 Tenant Services - Other	$3,505	$0	$0	$3,505	$0	$3,505
92500 Total Tenant Services	$3,505	$0	$0	$3,505	$0	$3,505
93100 Water	$43,804	$2,009	$0	$45,813	$0	$45,813
93200 Electricity	$144,364	$13,429	$0	$157,793	$0	$157,793
93300 Gas	$36,020	$10,310	$0	$46,330	$0	$46,330
93600 Sewer	$34,823	$1,919	$0	$36,742	$0	$36,742

Miami Metropolitan Housing Authority
Financial Data Schedule – Cont'd
December 31, 2022

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
93000 Total Utilities	$259,011	$27,667	$0	$286,678	$0	$286,678
94100 Ordinary Maintenance and Operations - Labor	$86,880	$6,159	$0	$93,039	$0	$93,039
94200 Ordinary Maintenance and Operations - Materials and Other	$48,484	$5,145	$0	$53,629	$0	$53,629
94300 Ordinary Maintenance and Operations Contracts	$116,783	$46,543	$0	$163,326	$0	$163,326
94500 Employee Benefit Contributions - Ordinary Maintenance	-$10,169	$2,753	$0	-$7,416	$0	-$7,416
94000 Total Maintenance	$241,978	$60,600	$0	$302,578	$0	$302,578
96110 Property Insurance	$16,113	$6,869	$0	$22,982	$0	$22,982
96120 Liability Insurance	$6,903	$2,943	$1,217	$11,063	$0	$11,063
96130 Workmen's Compensation	$0	$0	$0	$0	$0	$0
96140 All Other Insurance	$1,687	$719	$3,138	$5,544	$0	$5,544
96100 Total insurance Premiums	$24,703	$10,531	$4,355	$39,589	$0	$39,589
96200 Other General Expenses	$0	$1,172	$17,489	$18,661	$0	$18,661
96210 Compensated Absences	$17,860	$0	$43,422	$61,282	$0	$61,282
96300 Payments in Lieu of Taxes	$31,028	$0	$0	$31,028	$0	$31,028
96400 Bad debt - Tenant Rents	$3,884	$0	$0	$3,884	$0	$3,884
96000 Total Other General Expenses	$52,772	$1,172	$60,911	$114,855	$0	$114,855
96900 Total Operating Expenses	$714,379	$100,746	$463,575	$1,278,700	-$54,401	$1,224,299
97000 Excess of Operating Revenue over Operating Expenses	$386,388	$97,160	$4,849,100	$5,332,648	$0	$5,332,648
97100 Extraordinary Maintenance	$3,000	$887	$0	$3,887	$0	$3,887
97300 Housing Assistance Payments	$0	$0	$4,581,801	$4,581,801	$0	$4,581,801
97350 HAP Portability-In	$0	$0	$0	$0	$0	$0

Miami Metropolitan Housing Authority
Financial Data Schedule – Cont'd
December 31, 2022

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
97400 Depreciation Expense	$227,563	$0	$1,990	$229,553	$0	$229,553
90000 Total Expenses	$944,942	$101,633	$5,047,366	$6,093,941	-$54,401	$6,039,540
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	$155,825	$96,273	$265,309	$517,407	$0	$517,407
11030 Beginning Equity	$2,002,526	$79,086	$93,114	$2,174,726	$0	$2,174,726
11170 Administrative Fee Equity	$0	$0	$356,134	$356,134	$0	$356,134
11180 Housing Assistance Payments Equity	$0	$0	$2,289	$2,289	$0	$2,289
11190 Unit Months Available	1,524	0	11,838	13,362	0	13,362
11210 Number of Unit Months Leased	1,517	0	11,196	12,713	0	12,713

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Independent Auditor's Report on Internal Controls Over Financial Reporting and on Compliance and Other Matters Required by Government Auditing Standards

Board of Commissioners
Miami Metropolitan Housing Authority

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Miami Metropolitan Housing Authority, Ohio, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise Miami Metropolitan Housing Authority, Ohio's basic financial statements, and have issued my report thereon dated July 24, 2023.

Internal Control over Financial Reporting

In planning and performing my audit of the financial statements, I considered Miami Metropolitan Housing Authority, Ohio's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Miami Metropolitan Housing Authority, Ohio's, internal control. Accordingly, I do not express an opinion on the effectiveness of Miami Metropolitan Housing Authority, Ohio's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters
As part of obtaining reasonable assurance about whether Miami Metropolitan Housing Authority, Ohio's financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report
The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Salvatore Consiglio

Salvatore Consiglio, CPA, Inc.
North Royalton, Ohio
July 24, 2023

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Independent Auditor's Report on Compliance with Requirements Applicable to the Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance

Board of Commissioners
Miami Metropolitan Housing Authority

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

I have audited Miami Metropolitan Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Miami Metropolitan Housing Authority's major federal program for the year ended December 31, 2022. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In my opinion, Miami Metropolitan Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

Basis for Opinion on Each Major Federal Program

I conducted an audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States (Government Auditing Standards); and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements for Federal Awards (Uniform Guidance). My responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of my report.

I am required to be independent of the Miami Metropolitan Housing Authority, and to meet my other ethical responsibilities, in accordance with relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion on compliance for each major federal program. My audit does not provide a legal determination of the Miami Metropolitan Housing Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements to the Miami Metropolitan Housing Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

My objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Miami Metropolitan Housing Authority's compliance based on my audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Miami Metropolitan Housing Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Uniform Guidance, I:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Miami Metropolitan Housing Authority's compliance with the compliance requirements referred to above and performing such other procedures as I considered necessary in the circumstances.
- obtain an understanding of the Miami Metropolitan Housing Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Miami Metropolitan Housing Authority's internal control over compliance. Accordingly, no such opinion is expressed.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that I identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

My consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during my audit I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

My audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of my testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Salvatore Consiglio

Salvatore Consiglio, CPA, Inc.
North Royalton, Ohio
July 24, 2023

Miami Metropolitan Housing Authority
Schedule of Findings
2 CFR § 200.515
December 31, 2022

1. SUMMARY OF AUDITOR'S RESULTS

Type of Financial Statement Opinion	Unmodified
Were there any material weakness reported at the financial statement level (GAGAS)?	No
Were there any other significant control deficiencies reported at the financial statement level (GAGAS)?	No
Was there any reported non-compliance at the financial statement level (GAGAS)?	No
Were there any material internal control weakness reported for any major federal programs?	No
Were there any other significant internal control deficiency reported for the major federal programs?	No
Type of Major Programs' Compliance Opinion	Unmodified
Are there any reportable findings under 2 CFR § 200.516(a)?	No
Major Programs (list):	CFDA # 14.871 Housing Choice Voucher Program
Dollar Threshold: Type A/B Programs	Type A: > $750,000 Type B: All Others
Low Risk Auditee under 2 CFR § 200.520?	Yes

2. FINDINGS RELATED TO THE FINANCIAL STATEMENTS REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS

There are no findings or questioned costs for the year ended December 31, 2022.

3. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

There are no findings or questioned costs for the year ended December 31, 2022.

Miami Metropolitan Housing Authority
Schedule of Prior Audit Findings
December 31, 2022

The audit report for the fiscal year ending December 31, 2021, contained no audit findings.

OHIO AUDITOR OF STATE
KEITH FABER

MIAMI COUNTY METROPOLITAN HOUSING AUTHORITY

MIAMI COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

This is a true and correct copy of the report, which is required to be filed pursuant to Section 117.26, Revised Code, and which is filed in the Office of the Ohio Auditor of State in Columbus, Ohio.

Certified for Release 10/10/2023

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