TRUMBULL METROPOLITAN HOUSING AUTHORITY
TRUMBULL COUNTY, OHIO

SINGLE AUDIT REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Zupka & Associates
Certified Public Accounts

OHIO AUDITOR OF STATE
KEITH FABER

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Columbus, Ohio 43215
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Board Members
Trumbull Metropolitan Housing Authority
4076 Youngstown Road SE
Warren, Ohio 44484

We have reviewed the *Independent Auditor's Report* of the Trumbull Metropolitan Housing Authority, Trumbull County, prepared by Zupka & Associates, for the audit period July 1, 2021 through June 30, 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. The Trumbull Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Keith Faber
Auditor of State
Columbus, Ohio

March 06, 2023

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TRUMBULL METROPOLITAN HOUSING AUTHORITY
BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

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INDEPENDENT AUDITOR'S REPORT

Trumbull Metropolitan Housing Authority
Trumbull County
4076 Youngstown Road SE
Warren, Ohio 44484

To the Members of the Board:

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Trumbull Metropolitan Housing Authority, Ohio, (the Authority) as of and for the year ended June 30, 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 our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Trumbull Metropolitan Housing Authority as of June 30, 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

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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 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

Our 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 our 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 GAAS and *Government 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 GAAS and *Government Auditing Standards*, we

- 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 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 Authority's ability to continue as a going concern for a reasonable period of time.

We are 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 we identified during the audit.

Emphasis of Matter

As discussed in Note 1 to the basic financial statements, the Authority adopted new accounting guidance in Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases.* Our opinion is not modified with respect to this matter.

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. We 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 our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The Schedule of Modernization Costs - Completed and the Financial Data Schedules 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 our opinion, the Schedule of Modernization Costs - Completed, the Financial Data Schedules, and the 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*, we have also issued our report dated December 2, 2022, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's 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 Authority's internal control over financial reporting and compliance.

Zupka & Associates

Zupka & Associates
Certified Public Accountants

December 2, 2022

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The Trumbull Metropolitan Housing Authority ("the Authority" or Primary Government) Management's Discussion and Analysis (MD&A) is designed to (a) assist the reader on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position, and (d) identify individual account issues or concerns.

The Management's Discussion and Analysis (MD&A) is designed to focus on the fiscal year ended June 30, 2022 activities, resulting changes, and currently known facts. Please read it in conjunction with the Authority's financial statements. In accordance with GASB Statement No. 34, paragraph 10, the financial information and discussion presented below focuses on the primary government. Due to the significance of the component units when compared to the primary government, the financial information is provided for the component units in some instances to provide for a more complete and meaningful discussion of financial results. Regardless, discussion in the MD&A attempts to distinguish between information pertaining to the primary government and that of the component units.

FINANCIAL HIGHLIGHTS

The primary government's net position increased by $2.37 million (or 14.8 percent) in 2022. The net positions were $18.33 million and $15.96 million for 2022 and 2021, respectively. The increase in net position resulted primarily from a net increase in intangible right-to-use lease assets newly reported according to GASB No. 87.

Total revenues increased by $.41 million (or 2.4 percent), and were $17.45 million and $17.04 million for 2022 and 2021, respectively. Operating subsidies, tenant revenues, and investment income increased while capital grants and other revenues decreased.

Total expenses for the primary government increased by $1.54 million (or percent 10.4), and were $16.35 million and $14.82 million for 2022 and 2021, respectively. This does not consider the change in Pension/OPEB. Operating and nonoperating expenses increased by $2.61 million (or 20.9 percent) while housing assistance payments decreased by $.07 million (or 1.3 percent).

Since the Authority engages only in business-type activities, the changes are all in the category of business-type net position.

The Authority's component units consist of two non-profit organizations: the Warren Housing Development Corporation and the Western Reserve Housing Development Corporation. The notes to the financial statements provide further explanation of the component units.

The component units' net position increased by $4.94 million (or 19.0 percent) in 2022. The net positions were $30.91 million and $25.97 million for 2022 and 2021, respectively. Net position for both component units amount to approximately 62.8 percent of the combined net position for the primary government and component units.

USING THIS ANNUAL REPORT

The report includes three major sections, the Management's Discussion and Analysis (MD&A), Basic Financial Statements, and Other Required Supplementary Information.

MD & A
Management Discussion and Analysis

Basic Financial Statements
Authority-Wide Financial Statements
Notes to Financial Statements

Other Required Supplementary Information
Schedule of The Authority's Proportionate Share of the Net Pension Liability Last Eight Years
Schedule of The Authority's Contributions - Pension Last Ten Years
Schedule of The Authority's Proportionate Share of the Net OPEB Liability Last Five Years
Schedule of The Authority's Contributions - OPEB Last Seven Years
Notes to Pension and OPEB Liability

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements presented are those of the Authority as a whole (Authority-wide) and the component units, discretely reported. The financial statements are further detailed by major account. This perspective (Authority-wide, major account, and component units) allows the user to address relevant questions, broadens a basis for comparison year to year (or Authority to Authority) and enhances the Authority's accountability.

These statements include a **Statement of Net Position.** The Statement of Net Position reports all financial and capital resources for the Authority. The Statement is presented in the format where assets and deferred outflows equal liabilities and deferred inflows plus "Net Position." 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") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net position is reported in three broad categories:

Net Investment in Capital Assets: This component of net positions 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: Consists of net position that do not meet the definition of "Net Investment in Capital Assets", or "Restricted Net Position".

The financial statements also include a **Statement of Revenues, Expenses, and Change in Net Position.** 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 capital grant revenue, investment income, and interest expense.

The focus of the Statement of Revenues, Expenses, and Change 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.

Financial Statements by Major Programs

In general, the Authority's financial statements consist exclusively of enterprise funds. An enterprise fund utilizes the full accrual basis of accounting. The enterprise method of accounting is similar to accounting utilized by private sector accounting. Many of the funds maintained by the Authority are required by the U.S. Department of Housing and Urban Development (HUD). Others are segregated to enhance accountability and control.

THE AUTHORITY'S PROGRAMS

Business Type Programs

Conventional Public Housing - Under the Conventional Public Housing Program, the Authority rents units 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 subsidy and capital grant funding to enable the Public Housing Authority (PHA) to provide the housing at a rent that is based upon 30 percent of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program - Under the Housing Choice Voucher Program, the Authority administers contracts with 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 Annual Contribution funding to enable the Authority to structure a lease that sets the participants' rent at 30 percent of household income. The Authority receives administrative fees from HUD to administer the Program.

Other Authority Programs - In addition to the programs above, the Authority also maintains the following programs:

Family Self Sufficiency Program - a grant program funded by HUD that enables participating Public Housing and Housing Choice Voucher families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

ROSS Service Coordinator Grant - a grant funded by HUD to provide elderly residents with a support system and connect them with available community resources.

Youth Build Program Grants - grants funded by the U.S. Department of Labor (DOL) and other state and local grants to provide unemployed at-risk youth with construction skills, a high school education, and basic leadership training, while rehabilitating or constructing new housing for people in their communities.

COMPONENT UNIT

Business Type Programs

***Housing Assisting Payments Contracts* -** The contracts provide rental subsidies from HUD for eligible tenant families residing in existing rental projects.

***Affordable Housing Development Agreement* –** Fees are earned under an agreement to develop affordable housing on behalf of a project owner.

FINANCIAL STATEMENTS

The 2021 balances in the Management Discussion & Analysis (MD&A) are as of June 30, 2021 and may differ from the beginning balances in the footnote disclosures. This difference is due to the GASB 87 requirement that leases be recognized and measured using the facts and circumstances that exist at the beginning of the period of implementation or July 1, 2021. The financial statements and footnote disclosures reflect a restated balance for capital assets accordingly whereas the MD&A does not to provide for a more meaningful discussion of financial results between the current and prior years.

The following table reflects the condensed Statement of Net Position for the primary government compared to prior year. The Authority is engaged only in business-type activities:

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

	2022 (in millions)	2021 (in millions)
Assets and Deferred Outflows of Resources		
Assets		
Current Assets	$ 6.49	$ 6.19
Capital Assets	18.81	16.14
Other Assets	7.11	6.89
Total Assets	32.41	29.22
Deferred Outflows of Resources	0.52	0.45
Total Assets and Deferred Outflows of Resources	$ 32.93	$ 29.67
Liabilities, Deferred Inflows of Resources, and Net Position		
Liabilities		
Current Liabilities	$ 1.24	$ 1.26
Long-Term Liabilities	10.69	10.09
Total Liabilities	11.93	11.35
Deferred Inflows of Resources	2.67	2.36
Net Position		
Net Investment in Capital Assets	16.74	16.09
Restricted	0.07	0.04
Unrestricted	1.52	(0.17)
Total Net Position	18.33	15.96
Total Liabilities, Deferred Inflows of Resources, and Net Position	$ 32.93	$ 29.67

For more detail information, see Statement of Net Position presented elsewhere in this report.

Major Factors Affecting the Statement of Net Position

During 2022, total assets and deferred outflows increased by $3.26 million (or 11.0 percent). This increase resulted primarily from an increase in capital assets of $2.67 million. Of this increase, $2.09 million was due to an increase in intangible right-to-use lease assets newly reported according to GASB No. 87. Total liabilities and deferred inflows increased by $.89 million (or 6.5 percent), resulting primarily from the $2.04 million increase to the lease liability and the $1.07 million decrease to the change in the Pension/OPEB liability.

The net position of component units increased by $4.94 million (or 19.0 percent). The increase resulted primarily from developer fees earned from the Elms rehabilitation project.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in unrestricted net position provide a clearer picture of the Authority's financial well-being.

Table 2 - Statement of Unrestricted Net Position - Primary Government

	2022 (in millions)
Beginning Balance - June 30, 2021	$ (0.17)
Results of Operations	2.38
Adjustments:	
Current Year Depreciation & Amortization Expense (1)	2.02
Capital Expenditures	(2.66)
Debt Forgiven	(0.01)
Change in Restricted Net Position	(0.04)
Ending Balance - June 30, 2022	$ 1.52

(1) Depreciation & Amortization is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Position.
(2) Operating and Non-Operating Results are reported in Results of Operations.

Statement of Revenues, Expenses, and Change in Net Position

The following table compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in business-type activities.

Table 3 - Statement of Revenues, Expenses, and Changes in Net Position - Primary Government

	2022 (in millions)	2021 (in millions)
Revenues		
Operating Subsidies	$ 11.68	$ 11.39
Total Tenant Revenues	2.51	2.19
Capital Grants	2.43	2.56
Investment Income	0.01	0
Other Revenues	0.82	0.90
Total Revenues	17.45	17.04
Expenses		
Administrative	3.31	3.19
Utilities	0.96	0.90
Maintenance	2.96	2.29
Tenant Services	0.49	0.29
General and Protective Services	1.27	0.99
Housing Assistance Payments	5.24	5.31
Other Operating	0.01	0
Amortization	0.10	0
Depreciation	1.92	1.85
Interest Expenses	0.10	0
Pension/OPEB Expense	(1.29)	(2.36)
Total Expenses	15.07	12.46
Net Increase (Decrease)	$ 2.38	$ 4.58

Major Factors Affecting the Statement of Revenue, Expenses, and Change in Net Position

Total revenue increased from 2021 to 2022 by $.41 million. Operating subsidies, tenant revenues, and investment income increased by $.62 million (or 4.6 percent) while capital grants and other revenues decreased by .21 million (or 6.1 percent). Total expenses for the primary government increased by $1.54 million (or 10.4 percent), and were $16.36 million and $14.82 million for 2022 and 2021, respectively. This does not consider the change in Pension/OPEB. Operating and nonoperating expenses increased by $2.61 million (or 20.9 percent) while housing assistance payments decreased by $.07 million (or 1.3 percent). The increase in general and administrative operating expenses resulted primarily from an increase in contract costs and collection losses. Recognized revenue for Pension/OPEB was $1.29 million and $2.36 million for 2022 and 2021, respectively.

The component units had a net income of $4.93 million, an increase of $4.10 million (or 494.0 percent) compared to 2021, due primarily to developer fees earned from the Elms rehabilitation project. Total expenses for the component units increased by $0.48 million (or 46.6 percent) and were $1.51 million and $1.03 million for 2021 and 2020, respectively. The increase resulted primarily from an increase in operating expenses of $.27 million (or 21.1 percent) and the change in Pension/OPEB liability of $.21 million (or 84.0 percent).

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year-end, the Authority had $18.81 million invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (additions, deductions, and depreciation) of $2.67 million (or 16.5 percent) from the end of last year. The increase is due primarily to a net increase in intangible right-to-use leased assets newly reported according to GASB No. 87 in the amount of $2.09 million.

Table 4 - Condensed Statement of Changes in Capital Assets - Primary Government

	2022 (in millions)	2021 (in millions)
Land	$ 1.15	$ 1.15
Buildings	79.42	76.98
Leases	2.09	0
Equipment	2.10	2.01
Construction-in-Progress	3.85	3.85
Accumulated Depreciation & Amortization	(69.80)	(67.85)
Total	$ 18.81	$ 16.14

The following reconciliation summarizes the change in capital assets, presented in detail in Note 5.

Table 5 - Changes in Capital Assets - Primary Government

	2022 (in millions)	2021 (in millions)
Beginning Balances - June 30, 2021	$ 16.14	$ 15.33
Current Year Additions	4.69	2.66
Current Year Depreciation & Amortization	(2.02)	(1.85)
Ending Balances - June 30, 2022	$ 18.81	$ 16.14

As of year-end, the component units had a net book value of $6.17 million invested in capital assets. The net book value of capital assets increased from 2021 to 2022 by $0.51 million, primarily from capital building improvements.

Debt Outstanding

The Authority acquired debt (i.e., deferred loan) in 2010 equal to $.16 million related to five properties purchased with Neighborhood Stabilization Program grant funds. The deferred debt for these properties remaining as of June 30, 2022 is $0.04 million. The properties were added to the Authority's public housing portfolio on December 31, 2014.

On June 24, 2020, the Authority acquired debt of $6.5 million related to the sale and financing of The Elms multifamily development. This debt is offset by a note receivable of $6.5 million due from the project owner.

Table 6 - Condensed Statement of Changes in Debt Outstanding - Primary Government

	2022 (in millions)	2021 (in millions)
Beginning Balances - June 30, 2021	$ 6.55	$ 6.57
Current Year Additions	0.00	0.00
Current Year Principal Payments	(0.01)	(0.01)
Rounding Adjustment	0.00	(0.01)
Ending Balances - June 30, 2022	$ 6.54	$ 6.55

A summary of outstanding debt is presented in detail on Note 11. The detail includes debt related to the net pension liability not included with Table 6.

The component units had debt equal to $3.28 million at the end of 2022, compared to $3.16 million at the end of 2021. This increase reflects acquired debt for new capital building improvements.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to 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
- COVID-1

FINANCIAL CONTACT

Questions concerning any information provided in this report or requests for additional information should be addressed to Donald W. Emerson, Jr., Executive Director, Trumbull Metropolitan Housing Authority, 4076 Youngstown Road SE, Warren, Ohio 44484, or by calling 330-369-1533.

TRUMBULL METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET POSITION
PROPRIETARY FUND TYPE AND DISCRETELY PRESENTED COMPONENT UNITS
JUNE 30, 2022

	Primary Government	Component Units
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES		
Assets		
Current Assets		
Cash - Unrestricted	$ 5,103,514	$ 10,885,217
Cash - Restricted	362,480	43,168
Accrued Interest Receivable - Current Portion	0	296,340
Accounts Receivable - Net of Allowance	635,826	160,912
Prepaid Expenses	124,282	26,204
Inventories - Net of Allowance	154,534	21,572
Notes Receivable - Current Portion	24,326	43,004
Tenant Notes Receivable - Current Portion	80,983	26,930
Total Current Assets	6,485,945	11,503,347
Non-Current Assets		
Capital Assets, Not Depreciated	5,001,950	1,735,286
Capital Assets - Net of Accumulated Depreciation	11,813,691	4,433,592
Intangible Right-to-Use Leases – Net of Accumulated Amortization	1,997,189	0
Notes Receivable - Net of Current Portion	6,500,000	16,496,373
Interest Receivable - Net of Current Portion	0	225,323
Other Assets	0	1,055,351
Net Pension Asset	40,628	3,804
Net OPEB Asset	571,291	53,480
Total Non-Current Assets	25,924,749	24,003,209
Total Assets	32,410,694	35,506,556
Deferred Outflow of Resources		
Deferred Outflow of Resources - Pension	498,157	46,633
Deferfed Inflow of Resources - OPEB	18,206	1,705
Total Deferred Outflows of Resources	516,363	48,338
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 32,927,057	$ 35,554,894

The accompanying notes to the basic financial statements are an integral part of these statements.

TRUMBULL METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET POSITION
PROPRIETARY FUND TYPE AND DISCRETELY PRESENTED COMPONENT UNITS
JUNE 30, 2022
(CONTINUED)

	Primary Government	Component Units
LIABILITIES, DEFERRED OUTFLOWS OF RESOURCES, AND NET POSITION		
Liabilities		
Current Liabilities		
Accounts Payable	$ 528,386	$ 254,654
Accrued Wages and Payroll Taxes	125,617	4,843
Compensated Absences - Current Portion	103,770	13,106
Intergovernmental Payables	158,285	15,238
Current Portion of Long-Term Debt	13,567	130,642
Current Other Liabilities	57,962	0
Tenant Security Deposits	193,432	43,168
Unearned Revenue	57,932	65,965
Total Current Liabilities	1,238,951	527,616
Non-Current Liabilities		
Long-Term Debt, Net of Current Portion - Mortgage	26,058	1,268,429
Long-Term Debt, Net of Current Portion - Other	6,500,000	1,885,410
Non-Current Liabilities - Other	2,136,752	533,026
Compensated Absences, Non-Current	400,350	32,235
Net Pension Liability	1,622,159	151,854
Total Non-Current Liabilities	10,685,319	3,870,954
Total Liabilities	11,924,270	4,398,570
Deferred Inflow of Resources		
Deferred Inflow of Resources - Pension	2,066,100	193,415
Deferred Inflow of Resources - OPEB	601,245	56,284
Total Deferred Inflows of Resources	2,667,345	249,699
Total Liabilities and Deferred Inflows of Resources	14,591,615	4,648,269
Net Position		
Net Investment in Capital Assets	16,736,190	4,769,807
Restricted	77,025	0
Unrestricted	1,522,227	26,136,818
Total Net Position	18,335,442	30,906,625
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	$ 32,927,057	$ 35,554,894

The accompanying notes to the basic financial statements are an integral part of these statements.

TRUMBULL METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
PROPRIETARY FUND TYPE AND DISCRETELY PRESENTED COMPONENT UNITS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	Primary Government	Component Units
Operating Revenues		
Operating Grant Revenue	$ 11,675,018	$ 0
Tenant Revenues	2,510,268	511,948
Other Income	823,293	5,729,032
Total Operating Revenues	15,008,579	6,240,980
Operating Expenses		
Administration	3,304,435	340,354
Utilities	959,962	255,668
Ordinary Maintenance and Operations	2,962,948	382,832
Tenant Services	493,175	11,268
General and Protective Services	1,273,091	228,765
Housing Assistance Payments	5,238,148	0
Other Operating	14,850	8,138
Amortization	95,104	0
Depreciation	1,915,964	224,524
Total Operating Expenses	16,257,677	1,451,549
Operating Income (Loss)	(1,249,098)	4,789,431
Non-Operating Revenue (Expenses)		
Capital Grants	2,433,169	0
Interest Income	9,076	200,472
Interest Expenses	(97,586)	(96,794)
Gain (Loss) on Sale of Assets	(2,540)	(21)
Change in Pension/OPEB	1,287,371	37,369
Total Non-Operating Revenues (Expenses)	3,629,490	141,026
Excess (Deficiency) of Revenues over (Under) Expenses	2,380,392	4,930,457
Beginning Net Position	15,955,050	25,976,168
Ending Net Position	$ 18,335,442	$ 30,906,625

The accompanying notes to the basic financial statements are an integral part of these statements.

TRUMBULL METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	Primary Government
Cash Flows from Operating Activities	
Operating Grants Received	$ 11,471,388
Tenant Revenue Received	2,393,578
Other Revenue Received	823,293
General and Administrative Expenses Paid	(8,932,044)
Housing Assistance Payments	(5,238,148)
Net Cash Provided (Used) by Operating Activities	518,067
Cash Flows from Investing Activities	
Interest and Investment Revenue	9,076
Capital and Other Assets Purchased	(2,595,335)
Net Cash Provided (Used) by Investing Activities	(2,586,259)
Cash Flows from Capital and Related Financing Activities	
Capital Grant Funds Received	2,433,169
Issuance of Notes Receivable	(5,140)
Principal Debt Retired	(126,807)
Interest Paid	(97,586)
Proceeds from Asset Sale	584
Net Cash Provided (Used) by Capital and Related Financing Activities	2,204,220
Net Increase in Cash	136,028
Cash and Cash Equivalents - Beginning of Year	5,329,966
Cash and Cash Equivalents - End of Year	$ 5,465,994
Reconciliation of Operating Income to Net Cash Provided by Operating Activities	
Net Operating Income (Loss)	$ (1,249,098)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:	
Depreciation	2,011,068
Increase (Decrease) in:	
Accounts Receivable	(127,480)
Inventory	(24,363)
Prepaid Assets	14,677
Increases (Decreases) in:	
Accounts Payable	150,419
Intergovernmental Liability	29,381
Current Other Liabilities	57,962
Noncurrent Liabilities Other	(85,429)
Accrued Wages/Payroll Taxes	(63,703)
Unearned Revenue	(203,630)
Tenant Security Deposits	10,790
Compensated Absences	(2,527)
Net Cash Provided by Operating Activities	$ 518,067

The accompanying notes to the basic financial statements are an integral part of these statements.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Description of the Entity and Programs

The Trumbull Metropolitan Housing Authority (the Authority) is a political subdivision created under Ohio Revised Code Section 3735.27 to engage in the acquisition, development, leasing, and administration of a low-rent housing program. 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 rent subsidies provided by HUD. The Authority depends on the subsidies from HUD to operate. The Authority participates in the Section 8 Housing Choice Voucher Program provided by HUD. This Program helps assist families in the payment of rent. Under this Program, the Authority determines the amount of subsidy a family will receive using HUD guidelines; however, there is a limit to the amount charged to the family. The Authority also participates in the Public Housing Program. Under this Program, the Authority manages constructed or financed public housing units using grant funds from HUD. Tenants of these facilities pay a percentage of his/her adjusted gross income towards rent and utilities.

Summary of Significant Accounting Policies

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (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

For financial reporting purposes, the reporting entity is defined to include the primary government, component units, and other organizations that are included to ensure that the financial statements are not misleading and are consistent with Governmental Accounting Standards Board Statement No. 14, *The Financial Reporting Entity* (as amended by GASB Statement No. 61). Based on application of the criteria set forth in GASB Statements No. 14 and No. 39, the Authority annually evaluates potential component units (PCU) for inclusion based on financial accountability, the nature and significance of their relationship to the Authority, and whether exclusion would cause the basic financial statements to be misleading or incomplete.

The primary government consists of all funds, agencies, departments, and offices that are not legally separate from the Authority. The preceding financial statements include all funds and account groups of the Authority (the primary government) and the Authority's component units. The following organizations are described due to their relationship to the Authority.

Discretely Presented Component Units

The component units' column in the combined financial statements identifies the financial data of the Authority's two component units: the Warren Housing Development Corporation, and the Western Reserve Housing Development Corporation. They are reported separately to emphasize that they are legally separate entities and provide services to clients of the Authority and others. The Authority serves as the management agent for each of the Housing Development Corporations.

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Discretely Presented Component Units (Continued)
The Warren Housing Development Corporation (Warren HDC) is a legally separate, non-profit organization, served by a Board comprised of local officials and community representatives. Warren HDC was formed in 1977 to carry out charitable purposes including promoting and advancing decent, safe, and sanitary housing for persons of low income, particularly the elderly and infirm, and to promote the common good and general welfare of the City of Warren, Ohio, the State of Ohio, its inhabitants and surrounding territories and their inhabitant by providing housings. Separately issued audited financial statements for Warren HDC can be obtained from the Authority.

The Western Reserve Housing Development Corporation (Western Reserve HDC) is a legally separate, non-profit organization served by a Board comprised of local officials and community representatives. Western Reserve HDC was formed in 2001 for the promotion and construction of facilities for public housing or other charitable purposes. Separately issued audited financial statements for Western Reserve HDC can be obtained from the Authority.

Fund Accounting
The Authority uses enterprise funds 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 related to certain government functions or activities.

Funds are classified into three categories: governmental, proprietary, and fiduciary. The Authority uses the proprietary category for its programs.

Proprietary Fund Types
Proprietary funds are used to account for the Authority's ongoing activities which are similar to those found in the private sector. The following is the proprietary fund type:

Enterprise Fund - This fund is used to account for the operations that are financed and operated in a manner similar to private business enterprises where the intent is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges or where it has been decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Measurement Focus/Basis of Accounting
Pursuant to GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance, Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements,* the Authority follows GASB guidance as applicable to enterprise funds.

Investments
Investments of the primary government are restricted by the provisions of HUD Regulations (See Note 2). Investments are valued at market value. Interest income earned in fiscal year 2022 totaled $9,076 for the primary government and $200,472 for the component units.

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

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.

Cash and Cash Equivalents

For the purpose of the Statement of Cash Flows, cash and cash equivalents include all highly liquid debt instruments, including certificates of deposits with a maturity date of twelve months or less.

Compensated Absences

The Authority accounts for compensated absences in accordance with GASB Statement No. 16. Compensated absences are accrued as a liability as the benefits are earned by the employees if both of the following conditions are met: (1) the employees' rights to receive compensation are attributable to services already rendered and are not contingent on a specific event that is outside the control of the employer and employee; and (2) it is probable that the employer will compensate the employees for the benefits through paid time off or some other means, such as cash payments at termination or retirement.

Accordingly, vacation leave and other compensated absences with similar characteristics are accrued as a liability based on the leave accumulated at the balance sheet date. Sick leave and other compensated absences with similar characteristics are accrued as a liability based on the leave accumulated at the balance sheet date but adjusted based on trended histories of forfeited hours versus hours for which previously departed employees received payments. In the proprietary fund, the compensated absences are expensed when earned with the amount reported as a fund liability.

Budgetary Accounting

The Authority annually prepares its budget as prescribed by HUD. This budget is then adopted by the Board of the Authority.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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.

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 (See Notes 7 and 8).

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Deferred Outflows/Inflows of Resources (Continued)
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 7 and 8.

Pensions/Other Postemployment 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/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.

Change in Accounting Principles
During the fiscal year, the Authority implemented the following Governmental Accounting Standards Board (GASB) Statements and Implementation Guides:

GASB Statement No. 87, Leases and GASB Implementation Guide 2019-3, Leases. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. These changes were incorporated in the Authority's financial statements. The Authority recognized a lease payable at July 1, 2021, in the amount of $2,092,293; this amount was fully offset by an intangible right-to-use lease asset.

NOTE 2: **DEPOSITS AND INVESTMENTS**

Primary Government

Deposits
At June 30, 2022, the carrying amount of the primary government's deposits was $5,465,994 and the bank balance was $5,876,828. Based on criteria described in GASB Statement No. 40, *Deposits and Investments Risk Disclosures*, as of June 30, 2022, $500,000 of the primary government's bank balance was covered by Federal Depository Insurance. The remainder was collateralized by securities pledged in the name of the Authority or secured by UCC filings. Included in the carrying value of the Authority's deposits is $575 in petty cash.

NOTE 2: **DEPOSITS AND INVESTMENTS** (Continued)

Custodial credit risk is the risk that, in the event of bank failure, the primary government's deposits may not be returned. The Authority's policy is to place deposits with major local banks approved by the Authority's Board. All deposits are collateralized with eligible securities in amounts equal to at least 105 percent of the carrying value of deposits.

Primary Government

Such collateral, as permitted by Chapter 2 of the Ohio Revised Code, is held in financial institution pools at Federal Reserve banks, or at member banks of the Federal Reserve System, in the name of the respective depository bank, and pledged as a pool of collateral against the public deposits it holds, or as specific collateral held at the Federal Reserve bank in the name of the Authority.

Deposits consist of cash and cash equivalents. Cash and cash equivalents include all highly liquid debt instruments, including certificates of deposit with a maturity date of twelve months or less.

	Cash and Cash Equivalents
Cash - Unrestricted	$ 5,103,514
Cash - Restricted	362,480
Total GASB Statements No. 3 and No. 40	$ 5,465,994

Investments
The Authority has a formal investment policy; however, the Authority did not have investments at June 30, 2022.

Component Units

Deposits
At June 30, 2022, the carrying amount of the component units' deposits was $10,928,385 and the bank balance was $10,928,385. Based on criteria described in GASB Statement No. 40, *Deposits and Investments Risk Disclosures*, as of June 30, 2022, $750,000 of the component units' bank balance was covered by Federal Depository Insurance. The remainder was covered through the FDIC by Insured Cash Sweeps or covered by security holdings of the bank.

Deposits consist of cash and cash equivalents. Cash and cash equivalents include all highly liquid debt instruments, including certificates of deposit with a maturity date of twelve months or less.

	Cash and Cash Equivalents
Cash - Unrestricted	$ 10,885,217
Cash - Restricted	43,168
Total GASB Statements No. 3 and No. 40	$ 10,928,385

Investments
The component units did not have investments at June 30, 2022.

NOTE 3: RESTRICTED CASH

Primary Government

The restricted cash balance of $362,480 on the financial statements for the primary government represents the following:

Public Housing Tenant Security Deposits	$	193,432
HCVP HAP Restricted Funds		77,025
Family Self-Sufficiency Escrow Deposits		92,023
Total Restricted Cash	$	362,480

Component Units

The restricted cash balance of $43,168 on the financial statements for the primary government represents the following:

Tenant Security Deposits	$	43,168
Total Restricted Cash	$	43,168

NOTE 4: INSURANCE COVERAGE

The Authority is covered for property damage, general liability, auto damage and liability, and public officials' liability through various insurers.

Additionally, workers' compensation is maintained through the State of Ohio, in which rates are calculated retrospectively. The Authority is also fully insured through a premium payment plan for employee health care benefits.

There was no significant reduction in coverages and no claims exceeded insurance coverage during the past three years.

NOTE 5: **CAPITAL ASSETS**

PRIMARY GOVERNMENT

	Balance June 30, 2021	Additions	Deletions	Balance June 30, 2022
Capital Assets Not being Depreciated				
Land	$ 1,156,914	$ 0	$ 0	$ 1,156,914
Construction in Progress	3,846,540	2,433,171	(2,434,675)	3,845,036
Total Capital Assets Not being Depreciated	5,003,454	2,433,171	(2,434,675)	5,001,950
Capital Assets Being Depreciated				
Buildings and Building Improvements	76,981,523	2,434,672	0	79,416,195
Furniture and Equipment	2,005,146	162,167	(68,878)	2,098,435
Intangible Right-to-use Lease - Building	2,092,293	0	0	2,092,293
Total Capital Assets Being Depreciated	81,078,962	2,596,839	(68,878)	83,606,923
Less Accumulated Depreciation	(67,850,728)	(1,915,965)	65,754	(69,700,939)
Less Accumulated Amortization	0	(95,104)	0	(95,104)
Depreciable Assets, Net	13,228,234	585,770	(3,124)	13,810,880
Total Capital Assets, Net, Primary Government	$ 18,231,688	$ 3,018,941	$ (2,437,799)	$ 18,812,830

COMPONENT UNITS

	Balance June 30, 2021	Additions	Deletions	Balance June 30, 2022
Capital Assets Not being Depreciated				
Land	$ 968,554	$ 0	$ 0	$ 968,554
Construction in Progress	51,467	715,265	0	766,732
Total Capital Assets Not being Depreciated	1,020,021	715,265	0	1,735,286
Capital Assets Being Depreciated				
Buildings and Building Improvements	11,864,135	0	0	11,864,135
Furniture and Equipment	565,762	16,240	(13,258)	568,744
Total Capital Assets Being Depreciated	12,429,897	16,240	(13,258)	12,432,879
Less Accumulated Depreciation	(7,787,999)	(224,525)	13,237	(7,999,287)
Depreciable Assets, Net	4,641,898	(208,285)	(21)	4,433,592
Total Capital Assets, Net, Component Units	$ 5,661,919	$ 506,980	$ (21)	$ 6,168,878

NOTE 6: **NOTES RECEIVABLE**

Primary Government

Agreement with The Elms of Warren Associates, Ltd.
The Authority entered into a lease agreement with The Elms of Warren Associates, Ltd. (the Elms Partnership) on June 24, 2019, for a base rent amount of $6,500,000 attributable to the fair market value of The Elms, a 200-unit multifamily development in the City of Warren. This agreement is further memorialized by a promissory note that bears interest at a rate of 3 percent per annum. Payment of principal and interest are subject to The Elms Partnership's surplus cash and the distributions of cash flow. The entire unpaid principal balance and all accrued interest are due and payable to the Authority on June 24, 2069.

Component Units

Warren Housing Development Corporation (the Corporation) Agreements with Parkman Landing Associates, Ltd. (Parkman Partnership)

The Corporation entered into a note receivable with Parkman Partnership on October 29, 2015, in the amount of $600,000. The note bears interest at the rate of 4 percent per annum. Payment of principal and interest are subject to Parkman Partnership's surplus cash and the distribution of cash flow. The entire unpaid principal balance and all accrued interest are due and payable to the Corporation on December 20, 2050.

The Corporation entered into a note receivable with Parkman Partnership on July 27, 2017, in the amount of $458,657 for funds for the new development of the Parkman Landing community. The note bears interest at the rate of 0 percent per annum. Payment of principal is subject to Parkman Partnership's surplus cash and the distributions of cash flow. The entire unpaid principal balance is due and payable to the Corporation on December 20, 2026. Payments of $57,906 and $0 were received from Parkman Partnership in 2021 and 2022 respectively.

The Corporation entered into a note receivable with Parkman Partnership on January 22, 2018, in the amount of $135,000. The note bears interest at the rate of 0 percent per annum. Payment of principal is subject to Parkman Partnership's surplus cash and the distributions of cash flow until paid.

Warren Housing Development Corporation (the Corporation) Agreements with The Elms of Warren Associates, Ltd. (The Elms Partnership)

The Corporation entered into a note receivable with The Elms Partnership on June 24, 2019, in the amount of $3,400.000. The note bears interest at the rate of 6.5 percent per annum. Payment of principal and interest will be due monthly in installments of $23,500 beginning on the first day of the month following construction completion. The entire unpaid principal balance and all accrued interest are due and payable to the Corporation seventeen years after the first payment.

NOTE 6: **NOTES RECEIVABLE** (Continued)

Component Units (Continued)

The Corporation entered into a note receivable with The Elms Partnership on June 24, 2019, in the amount of $1,368,542 for funds for the redevelopment of The Elms community. The note bears interest at the rate of 3 percent per annum. Payment of principal and interest are subject to The Elms Partnership's surplus cash and the distributions of cash flow. The entire unpaid principal balance and all accrued interest are due and payable to the Corporation on June 24, 2069.

The Corporation entered into a note receivable with The Elms Partnership on June 24, 2019, in the amount of $6,500,000 in consideration for the Corporation's sale of The Elms property. The note bears interest at the rate of 3 percent per annum. Payment of principal and interest are subject to The Elms Partnership's surplus cash and the distributions of cash flow. The entire unpaid principal balance and all accrued interest are due and payable to the Corporation on June 24, 2069.

The Corporation entered into a note receivable with the Partnership on June 24, 2020, in the amount of $1,000,000 for funds received by the Corporation from The Ohio Housing Finance Agency's (OHFA) Housing Development Assistance Program (HDAP), funded by the National Housing Trust Fund (NHTF) and simultaneously assigned to the Partnership for the development of The Elms. The note bears interest at the rate of 0 percent per annum, compounded annually. Payment of principal is subject to the Partnership's surplus cash and the distribution of cash flow. The entire unpaid principal balance is due and payable to the Corporation on June 24, 2049.

The Corporation entered into a note receivable with the Partnership on June 24, 2020, in the amount of $1,000,000 for funds received by the Corporation from OHFA's HDAP, funded by the Ohio Housing Trust Fund (OHTF) for the development of The Elms. The note bears interest at the rate of 2 percent per annum, compounded annually. A payment of $114,590 was made from cost savings during construction. Payment of the remaining principal and interest are subject to the Partnership's surplus cash and the distributions of cash flow. The entire unpaid principal balance and all accrued interest are due and payable to the Corporation on June 24, 2049.

The Corporation entered into a note receivable with the Partnership on May 20, 2022, in the amount of $2,446,399 for the development of The Elms. The note bears interest at the rate of 0 percent per annum. Payment of principal is subject to the Partnership's surplus cash and the distributions of cash flow. The entire unpaid principal balance is due and payable when paid.

A summary of the component units' notes receivable activity in the period is as follows:

Corporation with Parkman Landing Associates, Ltd.	$ 939,026
Corporation with The Elms of Warren Associates, Ltd.	15,600,351
Less Note Receivable - Current Portion	(43,004)
Total Notes Receivable - Net of Current Portion	$ 16,496,373

NOTE 7: 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 in *intergovernmental payable*.

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 benefit 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.

NOTE 7: **DEFINED BENEFIT PENSION PLAN** (Continued)

Plan Description – Ohio Public Employees Retirement System (OPERS) (Continued)

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.

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' ACFR referenced above for additional information, including requirements for reduced and unreduced benefits):

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 62 with 60 months of service credit or Age 57 with 25 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.

NOTE 7: **DEFINED BENEFIT PENSION PLAN** (Continued)

Plan Description – Ohio Public Employees Retirement System (OPERS) (Continued)

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 who retired 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. Cost-of living adjustments for OPERS members in 2022 will be 3 percent for all those eligible to receive the annual benefit increase.

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.

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. When members choose to annuitize their defined contribution benefit, the annuitized portion of the benefit is reclassified to a defined benefit.

Beginning in 2022, the combined plan will be consolidated under the Traditional pension plan (defined benefit plan) and the Combined plan will no longer be available for new hires beginning in 2022.

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

NOTE 7: **DEFINED BENEFIT PENSION PLAN** (Continued)

Plan Description – Ohio Public Employees Retirement System (OPERS) (Continued)

	State and Local
2021-2022 Statutory Maximum Contribution Rates	
Employer	14.0 %
Employee *	10.0 %
2021-2022 Actual Contribution Rates	
Employer:	
Pension **	14.0 %
Post-Employment Health Care Benefits **	0.0 %
Total Employer	14.0 %
Employee	10.0 %

* Member contributions within combined plan are not used to fund the defined benefit retirement allowance

** These pension and employer health care rates are for the traditional and combined plans. The employer contributions rate for the member-directed plan is allocated 4 percent for health care with remainder going to pension.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll.

The Authority's contractually required contributions used to fund pension benefits was $430,662 for fiscal year ending June 30, 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 for OPERS 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:

NOTE 7: **DEFINED BENEFIT PENSION PLAN** (Continued)

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

	OPERS Traditional Pension Plan	OPERS Combined Plan	Total
Proportion of the Net Pension Liability/Asset Prior Measurement Date	0.021139%	0.012254%	
Proportion of the Net Pension Liability/Asset Current Measurement Date	0.020390%	0.011277%	
Change in Proportionate Share	-0.000749%	-0.000977%	
Proportionate Share of the Net Pension Liability/(Asset)	$ 1,774,013	$ (44,432)	$ 1,729,581
Pension Expense	$ (365,251)	$ (1,580)	$ (366,831)

At June 30, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	OPERS Traditional Pension Plan	OPERS Combined Plan	Total
Deferred Outflows of Resources			
Differences between expected and actual experience	$ 90,437	$ 276	$ 90,713
Changes of assumptions	221,839	2,233	224,072
Changes in proportion and differences between Authority contributions and proportionate share of contributions	13,632	3,024	16,656
Authority contributions subsequent to the measurement date	211,239	2,110	213,349
Total Deferred Outflows of Resources	$ 537,147	$ 7,643	$ 544,790
Deferred Inflows of Resources			
Net difference between projected and actual earnings on pension plan investments	$ 2,110,120	$ 9,526	$ 2,119,646
Differences between expected and actual experience	38,908	4,967	43,875
Changes in proportion and differences between Authority contributions and proportionate share of contributions	93,159	2,835	95,994
Total Deferred Inflows of Resources	$ 2,242,187	$ 17,328	$ 2,259,515

$213,349 reported as deferred outflows of resources related to pension resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 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:

NOTE 7: **DEFINED BENEFIT PENSION PLAN** (Continued)

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

	OPERS Traditional Pension Plan	OPERS Combined Plan	Total
Year Ending June 30:			
2023	$ (331,894)	$ (2,895)	$ (334,789)
2024	(752,540)	(4,009)	(756,549)
2025	(496,175)	(2,640)	(498,815)
2026	(335,670)	(1,931)	(337,601)
2027	0	(255)	(255)
Thereafter	0	(65)	(65)
Total	$ (1,916,279)	$ (11,795)	$ (1,928,074)

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. In 2021, the Board's actuarial consultants conducted an experience study for the period 2016 through 2020, comparing assumptions to actual results. The experience study incorporates both a historical review and forward-looking projections to determine the appropriate set of assumptions to keep the plan on a path toward full funding. Information from this study led to changes in both demographic and economic assumptions, with the most notable being a reduction in the actuarially assumed rate of return from 7.2% down to 6.9%, for the defined benefit investments. Key actuarial assumptions and methods used in the latest actuarial valuation, reflecting experience study results, are presented below:

NOTE 7: **DEFINED BENEFIT PENSION PLAN** (Continued)

Actuarial Assumptions – OPERS (Continued)

	Traditional Pension Plan	Combined Plan
Wage Inflation		
Current Measurement Date:	2.75 percent	2.75 percent
Prior Measurement Date:	3.25 percent	3.25 percent
Future Salary Increases, including inflation		
Current Measurement Date:	2.75 to 10.75 percent including wage inflation	2.75 to 8.25 percent including wage inflation
Prior Measurement Date:	3.25 to 10.75 percent including wage inflation	3.25 to 8.25 percent including wage inflation
COLA or Ad Hoc COLA		
Pre 1/7/2013 retirees:	3 percent, simple	3 percent, simple
Post 1/7/2013 retirees:		
Current Measurement Date:	3 percent, simple through 2022, then 2.05 percent simple	3 percent, simple through 2022, then 2.05 percent simple
Prior Measurement Date:	0.50 percent, simple through 2021, then 2.15 percent simple	0.50 percent, simple through 2021, then 2.15 percent simple
Investment Rate of Return		
Current Measurement Date:	6.9 percent	6.9 percent
Prior Measurement Date:	7.2 percent	7.2 percent
Actuarial Cost Method	Individual Entry Age	Individual Entry Age

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.

OPERS manages investments in three investment portfolios: the Defined Benefits portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio includes the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan, 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 investments expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was a gain of 15.3 percent for 2021.

NOTE 7: **DEFINED BENEFIT PENSION PLAN** (Continued)

Actuarial Assumptions – OPERS (Continued)

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees 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 real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. The table below displays the Board-approved asset allocation policy for 2021 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
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
Total	100.00 %	4.21 %

Discount Rate The discount rate used to measure the total pension liability was 6.9 percent. 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 benefits payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability/Asset to Changes in the Discount Rate The following table presents the Authority's proportionate share of the net pension liability/asset calculated using the current period discount rate assumption of 6.9 percent, as well as what the Authority's proportionate share of the net pension liability/asset would be if it were calculated using a discount rate that is one percent lower or one percent higher than the current rate:

NOTE 7: **DEFINED BENEFIT PENSION PLAN** (Continued)

Actuarial Assumptions – OPERS (Continued)

Authority's proportionate share of the net pension liability/(asset)	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
Traditional Pension Plan	$ 4,677,262	$ 1,774,013	$ 641,877
Combined Plan	$ (33,154)	$ (44,432)	$ (53,227)

NOTE 8: **DEFINED BENEFIT OPEB PLAN**

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 the OPEB plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of the 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 related to 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 funded 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 in *intergovernmental payable*.

NOTE 8: **DEFINED BENEFIT OPEB PLAN** (Continued)

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.

Effective January 1, 2022, OPERS will discontinue the group plans currently offered to non-Medicare retirees and re-employed retirees. Instead, eligible non-Medicare retirees will select an individual medical plan. OPERS will provide a subsidy or allowance via an HRA allowance to those retirees who meet health care eligibility requirements. Retirees will be able to seek reimbursement for plan premiums and other qualified medical expenses. These changes are reflected in the December 31, 2021, measurement date health care valuation.

In order to qualify for postemployment health care coverage, generally, age and service retirees under the traditional pension and combined plans must be at least age sixty with twenty or more years of qualifying Ohio service credit, or thirty years of qualifying service at any age. 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' Annual Comprehensive Financial Report 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.

NOTE 8: **DEFINED BENEFIT OPEB PLAN** (Continued)

Plan Description – Ohio Public Employees Retirement System (OPERS) (Continued)

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, OPERS no longer allocated a portion of its employer contributions to health care for the Traditional Pension Plan and Combined Plan.

Employer contribution rates are expressed as a percentage of covered payroll. In 2021-2022, 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.

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. For 2021-2022, OPERS did not allocate any employer contributions to health care for members in the Traditional Pension Plan and 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.

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 $3,907 for the fiscal year ending June 30, 2022.

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

The net OPEB asset and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2020, rolled forward to the measurement date of December 31, 2021, 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 asset 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:

NOTE 8: **DEFINED BENEFIT OPEB PLAN** (Continued)

Net OPEB Asset, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (Continued)

	OPERS
Proportion of the Net OPEB Asset:	
Prior Measurement Date	0.020621%
Proportion of the Net OPEB Asset:	
Current Measurement Date	0.019947%
Change in Proportionate Share	-0.000674%
Proportionate Share of the Net OPEB Asset	$ 624,771
OPEB Expense	$ (524,589)

At June 30, 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	$ 17,957
Authority contributions subsequent to the measurement date	1,954
Total Deferred Outflows of Resources	$ 19,911
Deferred Inflows of Resources	
Net difference between projected and actual earnings on OPEB plan investments	$ 297,847
Differences between expected and actual experience	94,769
Changes of assumptions	252,900
Changes in proportion and differences between Authority contributions and proportionate share of contributions	12,013
Total Deferred Inflows of Resources	$ 657,529

$1,954 reported as deferred outflows of resources related to OPEB resulting from Authority contributions subsequent to the measurement date will be recognized as an increase of the net OPEB asset in the year ending June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

NOTE 8: **DEFINED BENEFIT OPEB PLAN** (Continued)

Net OPEB Asset, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (Continued)

	OPERS
Year Ending June 30:	
2023	$ (389,140)
2024	(142,579)
2025	(65,076)
2026	(42,777)
Total	$ (639,572)

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 health care costs 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, 2020, rolled forward to the measurement date of December 31, 2021. In 2021, the Board's actuarial consultants conducted an experience study for the period 2016 through 2020, comparing historical assumptions to actual results. The experience study incorporates both a historical review and forward-looking projections to determine the appropriate set of assumptions to keep the plan on a path toward full funding. Information from this study led to changes in both demographic and economic assumptions. The actuarial valuation used the following actuarial assumptions and methods, reflecting experience study results, applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

NOTE 8: **<u>DEFINED BENEFIT OPEB PLAN</u>** (Continued)

<u>Actuarial Assumptions – OPERS</u> (Continued)

Wage Inflation	
Current Measurement Date:	2.75 percent
Prior Measurement Date:	3.25 percent
Projected Salary Increases, including inflation	
Current Measurement Date:	2.75 to 10.75 percent, including wage inflation
Prior Measurement Date:	3.25 to 10.75 percent, including wage inflation
Single Discount Rate:	6.00 percent
Investment Rate of Return	6.00 percent
Municipal Bond Rate	
Current Measurement Date:	1.84 percent
Prior Measurement Date:	2.00 percent
Health Care Cost Trend Rate	
Current Measurement Date:	5.50 percent initial, 3.50 percent ultimate in 2034
Prior Measurement Date:	8.50 percent initial, 3.50 percent ultimate in 2035
Actuarial Cost Method	Individual Entry Age

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 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 real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

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 percent for 2021.

NOTE 8: **DEFINED BENEFIT OPEB PLAN** (Continued)

Actuarial Assumptions – OPERS (Continued)

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees 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. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit. The table below displays the Board-approved asset allocation policy for 2021 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
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 %

Discount Rate A single discount rate of 6.00 percent was used to measure the 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) 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 an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of 1.84 percent. 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 2121. As a result, the actuarial 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.

Sensitivity of the Authority's Proportionate Share of the Net OPEB Asset to Changes in the Discount Rate The following table presents the Authority's proportionate share of the net OPEB asset calculated using the single discount rate of 6.00 percent, as well as what the Authority's proportionate share of the net OPEB asset would be if it were calculated using a discount rate that is 1.0 percent lower or 1.0 percent higher than the current rate:

NOTE 8: **DEFINED BENEFIT OPEB PLAN** (Continued)

Actuarial Assumptions – OPERS (Continued)

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (7.00%)
Authority's proportionate share of the net OPEB asset	$ 367,424	$ 624,771	$ 838,372

Sensitivity of the Authority's Proportionate Share of the Net OPEB Asset to Changes in the Health Care Cost Trend Rate 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.

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.

	1% Decrease	Current Health Care Cost Trend Rate Assumption	1% Increase
Authority's proportionate share of the net OPEB asset	$ 631,522	$ 624,771	$ 616,761

NOTE 9: **NON-CURRENT LIABILITIES – OTHER**

Primary Government
The Non-Current Liabilities – Other balance of $2,136,752 on the financial statements for the primary government represents the following:

Lease Liability	$ 1,979,053
Administration Vehicle Rent Payable	113,251
Public Housing Tenant Escrow Accounts	26,783
Family Self-Sufficiency Escrow Accounts	17,660
HCVP Escrow Accounts	5
Total Non-Current Liabilities - Other	$ 2,136,752

NOTE 10: **COMPENSATED ABSENCES**

Vacation and sick leave policies are established by the Board of Commissioners subject to collective bargaining, when applicable.

Permanent employees who work full time earn annual leave (i.e., vacation hours) based on the employee's years of service. Annual leave may be accumulated up to 3 times the employee's annual accumulation amount as of July 1 of each year. Eligible employees earn 10 hours sick leave per month of service.

Unused sick leave may be accumulated without limit. Employees who leave the Authority or are terminated are not paid for unused sick leave. However, any employee who retires, dies, or becomes disabled will be paid for unused sick leave based on the employee's years of service and unused sick leave subject to maximum limits based on the employee's years of service.

Primary Government
At June 30, 2022, based on the vesting method, $504,120 was accrued by the primary government for unused vacation and sick time. The current portion is $103,770 and the non-current portion is $400,350. The additions reflect the dollar value of leave earned and the deletions reflect the dollar value of leave used, forfeited, or otherwise removed as a liability.

July 1, 2021	Additions	Deletions	June 30, 2022
$ 506,646	$ 262,833	$ (265,359)	$ 504,120

Component Units
At June 30, 2022, based on the vesting method, $45,341 was accrued by the component units for unused vacation and sick time. The current portion is $13,106 and the non- current portion is $32,235.

Balance July 1, 2021	Additions	Deletions	Balance June 30, 2022
$ 31,060	$ 38,148	$ (23,867)	$ 45,341

NOTE 11: **LONG-TERM DEBT**

Primary Government

Promissory Note with Warren Housing Development Corporation (Warren HDC)
The Authority entered into a promissory note with Warren HDC on June 24, 2019, in the amount of $6,500,000 for the purchase of The Elms. The note bears interest at the rate of 3 percent per annum. The entire unpaid principal balance and all accrued interest are due and payable to the Corporation on June 24, 2069.

Promissory Notes with Trumbull County, Ohio
The Authority had debt in 2022 equal to $39,625 related to five properties purchased with Neighborhood Stabilization Program grant funds.

NOTE 11: **LONG-TERM DEBT** (Continued)

Primary Government (Continued)

Promissory Note with Trumbull County, Ohio (Continued)
Maturities of debt over the life of the debt are as follows:

Maturities of Debt ended June 30	Principal Payments
2023	$ 13,567
2024	13,567
2025	12,491
Total	$ 39,625

The Authority entered into a contractual agreement with Trumbull County, Ohio in March 2010, wherein the Authority initially received a grant for $36,313 to be used for the purchase of property located at 506 Washington Avenue, Girard, Ohio. The grant has a restriction that the property shall be rehabilitated and rented to low-income tenants for a period of 15 years. In the event of violation of this restriction, the Authority shall pay back the amount equal to the grant amount less the prorated amount of time measured from March 2010. As of June 30, 2022, outstanding principle was $6,625.

The Authority entered into a contractual agreement with Trumbull County, Ohio, in May 2010, wherein the Authority initially received a grant for $12,574 to be used for the purchase of property located at 674 Grover Avenue, Masury, Ohio. The grant has a restriction that the property shall be rehabilitated and rented to low-income tenants for a period of 15 years. In the event of violation of this restriction, the Authority shall pay back the amount equal to the grant amount less the prorated amount of time measured from May 2010. As of June 30, 2022, outstanding principle was $2,422.

The Authority entered into a contractual agreement with Trumbull County, Ohio, in June 2010, wherein the Authority initially received a grant for $54,481 to be used for the purchase of property located at 409 Ventura Drive, Youngstown, Ohio. The grant has a restriction that the property shall be rehabilitated and rented to low-income tenants for a period of 15 years. In the event of violation of this restriction, the Authority shall pay back the amount equal to the grant amount less the prorated amount of time measured from June 2010. As of June 30, 2022, outstanding principle was $10,707.

The Authority entered into a contractual agreement with Trumbull County, Ohio, in June 2010, wherein the Authority initially received a grant for $49,258 to be used for the purchase of property located at 501 Murray Hill Drive, Youngstown, Ohio. The grant has a restriction that the property shall be rehabilitated and rented to low-income tenants for a period of 15 years. In the event of violation of this restriction, the Authority shall pay back the amount equal to the grant amount less the prorated amount of time measured from June 2010. As of June 30, 2022, outstanding principle was $9,681.

The Authority entered into a contractual agreement with Trumbull County, Ohio, on July 2, 2010, wherein the Authority initially received a grant for $50,875 to be used for the purchase of property at 3702-3704 Crestview Street, Warren, Ohio. The grant has a restriction that the property shall be rehabilitated and rented to low-income tenants for a period of 15 years.

NOTE 11: **LONG-TERM DEBT** (Continued)

Primary Government (Continued)

Promissory Note with Trumbull County, Ohio (Continued)
In the event of a violation of this restriction, the Authority shall back amount equal to the grant amount less prorated amount of time measured from July 2010. As of June 30, 2022, outstanding principle was $10,190.

A summary of the primary government's debt activity in the period is as follows:

Promissory Note With	Balance July 1, 2021	Additions	Deletions	Balance June 30, 2022	Current Portion
Warren HDC	$ 6,500,000	$ 0	$ 0	$ 6,500,000	$ 0
Trumbull County, Ohio	53,192	0	(13,567)	39,625	13,567
Total	$ 6,553,192	$ 0	$ (13,567)	$ 6,539,625	$ 13,567

Component Units

The Authority's component units were obligated on the following notes as of June 30, 2022:

Western Reserve Housing Development Corporation (Western Reserve HDC) Promissory Note with Trumbull Housing Development Corporation (Trumbull HDC)

Required payments, including interest, are as follows:

Year Ended June 30	Principal	Interest	Total Payments
2023	$ 114,241	$ 63,211	$ 177,452
2024	119,787	57,665	177,452
2025	125,602	51,850	177,452
2026	131,700	45,752	177,452
2027	138,094	39,358	177,452
2028-2032	753,246	89,652	842,898
Total	$ 1,382,670	$ 347,488	$ 1,730,158

On March 31, 2013, a promissory note in the amount of $2,144,359 was written with Trumbull HDC for Western Reserve HDC's balance due on its Cortland Savings & Bank Company loan. The promissory note bears interest at the rate of 4.75 percent per annum and the note expires when paid in full on March 15, 2032. The outstanding principal balance as of June 30, 2022 is $1,382,670.

NOTE 11: **LONG-TERM DEBT** (Continued)

Component Units (Continued)

Warren Housing Development Corporation (Warren HDC) Promissory Note with Trumbull Housing Development Corporation (Trumbull HDC)

Required payments, including interest, are as follows:

Year Ended June 30	Principal	Interest	Total Payments
2023	$ 16,401	$ 151	$ 16,552
Total	$ 16,401	$ 151	$ 16,552

On March 1, 2002, a promissory note in the amount of $712,517 was written between Warren HDC and Trumbull HDC for the balance due on a retired first mortgage associated with the Ridge property. The note bears a 4.00 percent interest rate and the scheduled monthly payments of $3,401.67 are to be paid through November 1, 2022. The outstanding principal balance as of June 30, 2022 is $16,401.

Warren Housing Development Corporation (Warren HDC) Notes with Ohio Housing Finance Agency (OHFA)

On June 24, 2019, a note was written between the Warren HDC and OHFA's HDAP funded by the National Housing Trust Fund in the amount of $1,000,000 for redevelopment of The Elms community. The note bears interest at the rate of 0 percent per annum. The entire unpaid balance is due and payable to OHFA on June 24, 2049. There is a note receivable with the same terms with The Elms of Warren Associates, Ltd. (the "Elms Partnership").

On June 24, 2019, a note was written between Warren HDC and OHFA's HDAP funded by the Ohio Housing Trust Fund in the amount of $1,000,000 for redevelopment of The Elms community. The note bears interest at the rate of 2 percent per annum. A payment of $114,590 was made from cost savings during construction. Payment of the remaining principal and interest are subject to the Partnership's surplus cash and the distributions of cash flow. The entire unpaid principal balance and all accrued interest are due and payable to the Corporation on June 24, 2049. There is a note receivable with the same terms with The Elms Partnership.

A summary of the component units' debt activity in the period is as follows:

Promissory Note With	Balance July 1, 2021	Additions	Deletions	Balance June 30, 2022	Current Portion
Western Reserve HDC	$ 1,491,620	$ 0	$ (108,950)	$ 1,382,670	$ 114,241
Trumbull HDC	55,699	0	(39,298)	16,401	16,401
Notes with OHFA	1,609,158	390,842	(114,590)	1,885,410	0
Total	$ 3,156,477	$ 390,842	$ (262,838)	$ 3,284,481	$ 130,642

NOTE 12: **CONDUIT DEBT**

Conduit (no commitment) debt obligations are certain limited obligation revenue bonds, certificates of participation, or similar debt instruments issued by a state or local governmental entity for the express purpose of providing capital financing for a specific third party that is not a part of the issuer's financial reporting entity. Although conduit debt obligations bear the name of the governmental issuer, the issuer has no obligation for such debt beyond the resources provided by a lease or loan with the third party on whose behalf they are issued and is, therefore, not reported on the balance sheet.

On May 21, 2019, a resolution by the Board of Commissioners authorized the issuance and sale of the Authority's housing revenue bonds in an amount not to exceed $15,000,000, the proceeds of which will be used to finance the acquisition and rehabilitation of an affordable multi-family housing complex that, when completed, will contain 200 units in Warren, Ohio (The Elms Apartments). Also authorized was the execution and delivery of a trust indenture, a loan agreement, a loan and financing agreement, a regulatory agreement, a purchase agreement, and certain other documents in connection with the issuance of the bonds.

On June 1, 2019, the Authority issued $9,250,000 in Multi-Family Housing Revenue Bonds (Series 2019A) for The Elms Apartments, pursuant to a Trust Indenture with Huntington National Bank (the Trustee). The Authority then entered into a Loan Agreement with The Elms of Warren Associates, Ltd. for $9,250,000, with a maturity date of December 31, 2021. Repayment of the loan was made to Huntington National Bank by The Elms of Warren Associates, Ltd. The Authority has no repayment or guarantee obligations related to the loan.

On June 24, 2019, the Authority issued a Multi-Family Housing Revenue Note for $2,500,000 (Series 2019B) to provide funds for Chemical Bank to loan to The Elms of Warren Associates, Ltd., with a maturity date of December 31, 2021. Repayment of the loan will be made to Chemical Bank by The Elms of Warren Associates, Ltd. The Authority has no repayment or guarantee obligations related to the loan.

The Authority acts as a conduit with regards to the bond proceeds and is, in substance, lending the bond proceeds to The Elms of Warren Associates, Ltd., and the Authority's obligation is payable solely from payments on the borrower note, making it a limited obligation and therefore, not reported on the Authority's balance sheet.

NOTE 13: **NET PENSION AND OPEB LIABILITIES**

The Authority's proportion of the net pension liability and net OPEB liability was based on the Authority's share of the plans relative to all of the participating entities. See Notes 7 and 8 regarding pension plans and OPEB benefits reported in net pension/OPEB liability. The change in the net pension/OPEB liability is as follows:

NOTE 13: **NET PENSION AND OPEB LIABILITIES** (Continued)

	Balance 06/30/2021	Additions	Deletions	Balance 06/30/2022
Net Pension Liability				
Primary Government	$ 2,912,052	$ 0	$ (1,289,893)	$ 1,622,159
Component Units	218,178	0	(66,324)	151,854
Total Pension Liability	$ 3,130,230	$ 0	$ (1,356,217)	$ 1,774,013
Net OPEB Liability				
Primary Government	$ 0	$ 0	$ 0	$ 0.00
Component Units	0	0	0	0.00
Total OPEB Liability	$ 0	$ 0	$ 0	$ 0.00

NOTE 14: **CONTINGENCIES**

The Authority is party to various routine legal proceedings that arise in the ordinary course of business. No provision has been made to the financial statements for the effect, if any, of such contingencies.

NOTE 15: **CONDENSED FINANCIAL STATEMENT INFORMATION – COMPONENT UNITS**

	Warren Housing Development Corporation	Western Reserve Housing Development Corporation	Totals
Balance Sheet			
Current Assets	$ 10,964,976	$ 538,371	$ 11,503,347
Capital and Other Assets	19,981,614	4,069,933	24,051,547
Current Liabilities	(233,069)	(294,547)	(527,616)
Non-Current Liabilities	(2,318,361)	(1,802,292)	(4,120,653)
Net Position	$ 28,395,160	$ 2,511,465	$ 30,906,625
Revenues, Expenses, and Change in Equity			
Operating Revenue	$ 5,778,336	$ 462,644	$ 6,240,980
Operating Expense	(1,227,275)	(224,274)	(1,451,549)
Net Operating Revenue	4,551,061	238,370	4,789,431
Total Non-Operating Revenue	209,626	(68,600)	141,026
Excess Revenue over Expenses	$ 4,760,687	$ 169,770	$ 4,930,457

NOTE 16: **RISK AND UNCERNTAINTIES**

During March 2020, a global pandemic was declared by the World Health Organization related to the rapidly growing outbreak of a novel strain of coronavirus (COVID-19). The pandemic has significantly impacted the economic conditions in the U.S., as federal, state, and local governments reacted to the public health crisis, creating significant uncertainties in the U.S. economy. While the disruption is currently expected to be temporary, there is uncertainty around the duration. The ultimate impact of the pandemic's affect from the date of this report moving forward on the Partnership's results of operations and financial position cannot be reasonably estimated at this time.

NOTE 17: **SUBSEQUENT EVENTS**

The investments of the pension and other postemployment benefit plans fluctuate with market conditions and due to market volatility, the gains or losses that will be recognized in subsequent periods, if any, cannot be determined.

TRUMBULL METROPOLITAN HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST NINE FISCAL YEARS (1)

Traditional Plan	**2022**	**2021**	**2020**	**2019**	**2018**
Authority's Proportion of the Net Pension Liability	0.020390%	0.021139%	0.020841%	0.021455%	0.021435%
Authority's Proportionate Share of the Net Pension Liability	$ 1,774,013	$ 3,130,226	$ 4,119,365	$ 5,876,090	$ 3,362,736
Authority's Covered Payroll	$ 2,959,225	$ 2,977,328	$ 2,932,316	$ 2,897,848	$ 2,832,601
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	59.95%	105.14%	140.48%	202.77%	118.72%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	92.62%	86.88%	82.17%	74.70%	84.66%

Combined Plan	**2022**	**2021**	**2020**	**2019**	**2018**
Authority's Proportion of the Net Pension Asset	0.011277%	0.011395%	0.011395%	0.009219%	0.011384%
Authority's Proportionate Share of the Net Pension (Asset)	$ (44,432)	$ (35,373)	$ (23,761)	$ (10,309)	$ (15,497)
Authority's Covered Payroll	$ 51,409	$ 54,004	$ 50,726	$ 39,430	$ 46,621
Authority's Proportionate Share of the Net Pension Asset as a Percentage of its Covered Payroll	86.43%	65.50%	46.84%	26.15%	33.24%
Plan Fiduciary Net Position as a Percentage of the Total Pension Asset	169.88%	157.67%	145.28%	126.64%	137.28%

Traditional Plan	**2017**	**2016**	**2015**	**2014**
Authority's Proportion of the Net Pension Liability	0.021977%	0.021621%	0.021793%	0.021793%
Authority's Proportionate Share of the Net Pension Liability	$ 4,990,603	$ 3,745,029	$ 2,628,480	$ 2,569,111
Authority's Covered Payroll	$ 2,841,027	$ 2,690,989	$ 2,672,507	$ 2,690,578
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	175.66%	139.17%	98.35%	95.49%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	77.25%	81.08%	86.45%	86.36%

Combined Plan	**2017**	**2016**	**2015**	**2014**
Authority's Proportion of the Net Pension Asset	0.011987%	0.011350%	0.012387%	0.012387%
Authority's Proportionate Share of the Net Pension (Asset)	$ (6,672)	$ (5,523)	$ (4,770)	$ (1,300)
Authority's Covered Payroll	$ 46,659	$ 41,311	$ 45,278	$ 37,171
Authority's Proportionate Share of the Net Pension Asset as a Percentage of its Covered Payroll	14.30%	13.37%	10.53%	3.50%
Plan Fiduciary Net Position as a Percentage of the Total Pension Asset	116.55%	116.90%	114.83%	104.33%

(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.

Amounts presented as of the Authority's measurement date, which is the prior calendar year end.

See accompanying notes to the required supplementary information

TRUMBULL METROPOLITAN HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S CONTRIBUTION - PENSION
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018
Contractually Required Contributions					
Traditional Plan	$ 425,204	$ 411,788	$ 415,144	$ 408,761	$ 399,973
Combined Plan	5,458	7,534	7,608	6,390	6,583
Total Required Contributions	430,662	419,322	422,752	415,151	406,556
Contributions in Relation to the Contractually Required Contribution	(430,662)	(419,322)	(422,752)	(415,151)	(406,556)
Contribution Deficiency / (Excess)	$ 0	$ 0	$ 0	$ 0	$ 0
Authority's Covered Payroll					
Traditional Plan	$ 3,037,171	$ 2,941,343	$ 2,965,314	$ 2,919,721	$ 2,967,443
Combined Plan	$ 38,986	$ 53,814	$ 54,343	$ 45,643	$ 48,841
Pension Contributions as a Percentage of Covered Payroll					
Traditional Plan	14.00%	14.00%	14.00%	14.00%	13.48%
Combined Plan	14.00%	14.00%	14.00%	14.00%	13.48%

	2017	2016	2015	2014	2013
Contractually Required Contributions					
Traditional Plan	$ 346,763	$ 326,830	$ 320,157	$ 317,704	$ 352,924
Combined Plan	5,695	5,017	4,995	5,706	4,876
Total Required Contributions	352,458	331,847	325,152	323,410	357,800
Contributions in Relation to the Contractually Required Contribution	(352,458)	(331,847)	(325,152)	(323,410)	(357,800)
Contribution Deficiency / (Excess)	$ 0	$ 0	$ 0	$ 0	$ 0
Authority's Covered Payroll					
Traditional Plan	$ 2,782,278	$ 2,723,583	$ 2,667,975	$ 2,647,533	$ 2,714,800
Combined Plan	$ 45,694	$ 41,808	$ 41,625	$ 47,550	$ 37,508
Pension Contributions as a Percentage of Covered Payroll					
Traditional Plan	12.46%	12.00%	12.00%	12.00%	13.00%
Combined Plan	12.46%	12.00%	12.00%	12.00%	13.00%

See accompanying notes to the required supplementary information

TRUMBULL METROPOLITAN HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST SIX FISCAL YEARS (1)

	2022	2021	2020	2019	2018	2017
Authority's Proportion of the Net OPEB Liability/Asset	0.019947%	0.020621%	0.020061%	0.020524%	0.020580%	0.021150%
Authority's Proportionate Share of the Net OPEB Liability/(Asset)	$ (624,771)	$ (367,380)	$ 2,770,945	$ 2,675,845	$ 2,234,836	$ 2,136,222
Authority's Covered Payroll	$ 3,110,575	$ 3,118,654	$ 3,030,783	$ 2,976,877	$ 2,915,577	$ 2,922,556
Authority's Proportionate Share of the Net OPEB Liability/Asset as a Percentage of its Covered Payroll	20.09%	11.78%	91.43%	89.89%	76.65%	73.09%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	128.23%	115.57%	47.80%	46.33%	54.14%	54.05%

(1) Information prior to 2017 is not available. Schedule is intended to show ten years of information, and additional years will be displayed as the information becomes available.

Amounts presented as of the Authority's measurement date, which is the prior calendar year end.

See accompanying notes to the required supplementary information

TRUMBULL METROPOLITAN HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S CONTRIBUTIONS - OPEB
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST EIGHT FISCAL YEARS (1)

	2022	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution	$ 3,907	$ 3,338	$ 2,771	$ 1,632	$ 17,257	$ 44,746	$ 55,978	$ 54,592
Contributions in Relation to the Contractually Required Contribution	(3,907)	(3,338)	(2,771)	(1,632)	(17,257)	(44,746)	(55,978)	(54,592)
Contribution Deficiency (Excess)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Authority Covered Payroll	$ 3,173,837	$ 3,078,603	$ 3,088,932	$ 3,006,175	$ 3,054,371	$ 2,856,434	$ 2,795,304 0	$ 2,741,941
Contributions as a Percentage of Covered Payroll	0.12%	0.11%	0.09%	0.05%	0.56%	1.57%	2.00%	1.99%

(1) Information prior to 2015 is not available. Schedule is intended to show ten years of information, and additional years will be displayed as the information becomes available.

See accompanying notes to the required supplementary information

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 2020 to 0.50% simple through 2021, then 2.15% simple. For 2022, the following changes of assumptions affected the total pension liability 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%.

OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS) (Continued)

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 2019, 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. For 2022, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the expected long-term average wage inflation rate was reduced from 3.25% to 2.75%. (b) the municipal bond rate changed from 2.00% to 1.84% (c) the health care cost trend rate changed from 8.50% initial and 3.50% ultimate in 2035 to 5.50% initial and 3.50% ultimate in 2034.

TRUMBULL METROPOLITAN HOUSING AUTHORITY
TRUMBULL COUNTY, OHIO
SCHEDULE OF MODERNIZATION COSTS - COMPLETED
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Annual Contributions Contract C-5031

1. The total amount of modernization costs of the Capital Fund Program grants are shown below:

OH12P00850118	
Funds Approved	$ 2,859,859
Funds Expended	2,859,859
Excess (Deficiency) of Funds Approved	$ 0
Funds Advanced	$ 2,859,859
Funds Expended	2,859,859
Excess (Deficiency) of Funds Approved	$ 0

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

3. The entire actual modernization cost or liabilities incurred by the Authority have been fully paid.

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

TRUMBULL METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE BALANCE SHEET SUMMARY
JUNE 30, 2022

	Project Total	17.259 WIA Youth Activities	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	14.870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discretely Presented	14.HCC HCV CARES Act Funding	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	3,998,747	-	-	-	-	10,885,217	-	535,471	569,296	15,988,731	-	15,988,731
113 Cash - Other Restricted	1,015	-	-	-	-	-	-	93,670	-	94,685	-	94,685
114 Cash - Tenant Security Deposits	193,432	-	-	-	-	43,168	-	-	-	236,600	-	236,600
115 Cash - Restricted for Payment of Current Liabilities	6,884	-	-	-	-	-	-	67,479	-	74,363	-	74,363
100 Total Cash	4,200,078	-	-	-	-	10,928,385	-	696,620	569,296	16,394,379	-	16,394,379
122 Accounts Receivable - HUD Other Projects	69,807	-	98,235	-	-	-	-	-	-	168,042	-	168,042
124 Accounts Receivable - Other Government	90	118,685	-	-	-	-	-	-	-	118,775	-	118,775
125 Accounts Receivable - Miscellaneous	5,230	11,459	-	-	-	130,644	-	-	276,186	423,519	-	423,519
126 Accounts Receivable - Tenants	97,352	-	-	-	-	32,765	-	-	-	130,117	-	130,117
126.1 Allowance for Doubtful Accounts -Tenants	-41,218	-	-	-	-	-2,497	-	-	-	-43,715	-	-43,715
127 Notes, Loans, & Mortgages Receivable - Current	24,326	-	-	-	-	57,012	-	-	-	81,338	-	81,338
128 Fraud Recovery	67,637	-	-	-	-	12,922	-	21,903	-	102,462	-	102,462
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-	-8,557	-	-8,557	-	-8,557
129 Accrued Interest Receivable	-	-	-	-	-	296,340	-	-	-	296,340	-	296,340
120 Total Receivables, Net of Allowances for Doubtful Accounts	223,224	130,144	98,235	-	-	527,186	-	13,346	276,186	1,268,321	-	1,268,321
142 Prepaid Expenses and Other Assets	97,869	-	-	-	-	26,204	-	2,622	23,791	150,486	-	150,486
143 Inventories	155,163	-	-	-	-	22,707	-	-	7,504	185,374	-	185,374
143.1 Allowance for Obsolete Inventories	-7,758	-	-	-	-	-1,135	-	-	-375	-9,268	-	-9,268
144 Inter Program Due From	-	-	-	-	-	-	-	-	98,235	98,235	-98,235	-
150 Total Current Assets	4,668,576	130,144	98,235	-	-	11,503,347	-	712,588	974,637	18,087,527	-98,235	17,989,292
161 Land	916,762	-	-	-	-	968,554	-	-	240,152	2,125,468	-	2,125,468
162 Buildings	79,416,195	-	-	-	-	11,864,136	-	-	-	91,280,331	-	91,280,331
163 Furniture, Equipment & Machinery - Dwellings	1,019,549	-	-	-	-	179,792	-	-	2,064	1,201,405	-	1,201,405
164 Furniture, Equipment & Machinery - Administration	483,988	-	-	-	-	388,949	-	47,012	545,822	1,465,771	-	1,465,771
165 Leasehold Improvements	-	-	-	-	-	-	-	-	2,092,293	2,092,293	-	2,092,293
166 Accumulated Depreciation	-69,345,592	-	-	-	-	-7,999,285	-	-20,521	-429,930	-77,795,328	-	-77,795,328
167 Construction in Progress	3,845,036	-	-	-	-	766,732	-	-	-	4,611,768	-	4,611,768
160 Total Capital Assets, Net of Accumulated Depreciation	16,335,938	-	-	-	-	6,168,878	-	26,491	2,450,401	24,981,708	-	24,981,708
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	16,721,696	-	-	6,500,000	23,221,696	-	23,221,696
174 Other Assets	333,797	-	-	-	-	1,112,635	-	61,633	216,489	1,724,554	-	1,724,554
180 Total Non-Current Assets	16,669,735	-	-	-	-	24,003,209	-	88,124	9,166,890	49,927,958	-	49,927,958
200 Deferred Outflow of Resources	281,670	-	-	-	-	48,338	-	52,009	182,684	564,701	-	564,701
290 Total Assets and Deferred Outflow of Resources	21,619,981	130,144	98,235	-	-	35,554,894	-	852,721	10,324,211	68,580,186	-98,235	68,481,951
312 Accounts Payable <= 90 Days	208,401	130,144	-	-	-	254,654	-	6,230	104,386	703,815	-	703,815
321 Accrued Wage/Payroll Taxes Payable	20,446	-	-	-	-	4,843	-	4,396	100,775	130,460	-	130,460
322 Accrued Compensated Absences - Current Portion	44,310	-	-	-	-	13,106	-	9,750	49,710	116,876	-	116,876
333 Accounts Payable - Other Government	158,285	-	-	-	-	15,238	-	-	-	173,523	-	173,523
341 Tenant Security Deposits	193,432	-	-	-	-	43,168	-	-	-	236,600	-	236,600
342 Unearned Revenue	56,721	-	-	-	-	65,965	-	1,211	-	123,897	-	123,897
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds	13,567	-	-	-	-	130,642	-	-	-	144,209	-	144,209
345 Other Current Liabilities	6,884	-	-	-	-	-	-	67,479	57,962	132,325	-	132,325
346 Accrued Liabilities - Other	-	-	-	-	-	-	-	-	4,862	4,862	-	4,862
347 Inter Program - Due To	-	-	98,235	-	-	-	-	-	-	98,235	-98,235	-
310 Total Current Liabilities	702,046	130,144	98,235	-	-	527,616	-	89,066	317,695	1,864,802	-98,235	1,766,567

TRUMBULL METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE BALANCE SHEET SUMMARY
JUNE 30, 2022

	Project Total	17.259 WIA Youth Activities	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	14.870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discretely Presented	14.HCC HCV CARES Act Funding	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	26,058	-	-	-	-	1,268,429	-	-	-	1,294,487	-	1,294,487
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	6,500,000	6,500,000	-	6,500,000
353 Non-current Liabilities - Other	27,625	-	-	-	-	2,418,436	-	16,650	2,092,477	4,555,188	-	4,555,188
354 Accrued Compensated Absences - Non Current	126,940	-	-	-	-	32,235	-	18,123	255,287	432,585	-	432,585
357 Accrued Pension and OPEB Liabilities	884,878	-	-	-	-	151,854	-	163,387	573,894	1,774,013	-	1,774,013
350 Total Non-Current Liabilities	1,065,501	-	-	-	-	3,870,954	-	198,160	9,421,658	14,556,273	-	14,556,273
300 Total Liabilities	1,767,547	130,144	98,235	-	-	4,398,570	-	287,226	9,739,353	16,421,075	-98,235	16,322,840
400 Deferred Inflow of Resources	1,455,023	-	-	-	-	249,699	-	268,659	943,663	2,917,044	-	2,917,044
508.4 Net Investment in Capital Assets	16,296,313	-	-	-	-	4,769,807	-	26,491	413,386	21,505,997	-	21,505,997
511.4 Restricted Net Position	-	-	-	-	-	-	-	77,025	-	77,025	-	77,025
512.4 Unrestricted Net Position	2,101,098	-	-	-	-	26,136,818	-	193,320	-772,191	27,659,045	-	27,659,045
513 Total Equity - Net Assets / Position	18,397,411	-	-	-	-	30,906,625	-	296,836	-358,805	49,242,067	-	49,242,067
600 Total Liabilities, Deferred Inflow of Resources, and Equity - Net	21,619,981	130,144	98,235	-	-	35,554,894	-	852,721	10,324,211	68,580,186	-98,235	68,481,951

TRUMBULL METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	Project Total	17.259 WIA Youth Activities	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	14.870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discretely Presented	14.HCC HCV CARES Act Funding	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	2,395,402	-	-	-	-	490,188	-	-	-	2,885,590	-	2,885,590
70400 Tenant Revenue - Other	114,866	-	-	-	-	21,760	-	-	-	136,626	-	136,626
70500 Total Tenant Revenue	2,510,268	-	-	-	-	511,948	-	-	-	3,022,216	-	3,022,216
70600 HUD PHA Operating Grants	5,383,482	-	145,583	-	21,424	-	202,226	5,922,303	-	11,675,018	-	11,675,018
70610 Capital Grants	2,433,169	-	-	-	-	-	-	-	-	2,433,169	-	2,433,169
70710 Management Fee	-	-	-	-	-	-	-	-	1,304,315	1,304,315	-1,304,315	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	147,360	147,360	-147,360	-
70730 Book Keeping Fee	-	-	-	-	-	-	-	-	195,323	195,323	-195,323	-
70750 Other Fees	-	-	-	-	-	-	-	-	379,622	379,622	-	379,622
70700 Total Fee Revenue	-	-	-	-	-	-	-	-	2,026,620	2,026,620	-1,646,998	379,622
70800 Other Government Grants	-	221,714	-	-	-	-	-	-	-	221,714	-	221,714
71100 Investment Income - Unrestricted	8,112	-	-	-	-	200,472	-	-	964	209,548	-	209,548
71400 Fraud Recovery	-	-	-	-	-	-	-	49,380	-	49,380	-	49,380
71500 Other Revenue	34,184	-	-	273,135	-	5,729,032	-	6,053	132,340	6,174,744	-273,135	5,901,609
71600 Gain or Loss on Sale of Capital Assets	-2,207	-	-	-	-	-21	-	-	-333	-2,561	-	-2,561
70000 Total Revenue	10,367,008	221,714	145,583	273,135	21,424	6,441,431	202,226	5,977,736	2,159,591	25,809,848	-1,920,133	23,889,715
91100 Administrative Salaries	523,542	43,427	-	-	-	147,505	92,765	145,074	1,057,824	2,010,137	-	2,010,137
91200 Auditing Fees	16,953	-	-	-	-	14,811	-	2,908	2,673	37,345	-	37,345
91300 Management Fee	1,375,981	-	-	-	-	-	58,489	142,980	-	1,577,450	-1,577,450	-
91310 Book-keeping Fee	105,961	-	-	-	-	-	-	89,362	-	195,323	-195,323	-
91400 Advertising and Marketing	4,023	9	-	-	-	925	-	547	1,546	7,050	-	7,050
91500 Employee Benefit contributions - Administrative	292,974	17,717	-	-	-	63,864	27,385	79,463	412,498	893,901	-	893,901
91600 Office Expenses	109,721	26,256	-	-	-	50,877	-	32,598	300,686	520,138	-	520,138
91700 Legal Expense	90,808	-	-	-	-	4,551	-	7,980	15,058	118,397	-	118,397
91900 Other	-	-	-	-	-	57,821	-	-	-	57,821	-	57,821
91000 Total Operating - Administrative	2,519,963	87,409	-	-	-	340,354	178,639	500,912	1,790,285	5,417,562	-1,772,773	3,644,789
92000 Asset Management Fee	147,360	-	-	-	-	-	-	-	-	147,360	-147,360	-
92100 Tenant Services - Salaries	-	-	107,439	-	-	-	-	-	-	107,439	-	107,439
92300 Employee Benefit Contributions - Tenant Services	-	-	38,144	-	-	-	-	-	-	38,144	-	38,144
92400 Tenant Services - Other	41,246	-	-	261,335	21,424	11,268	23,587	-	-	358,860	-	358,860
92500 Total Tenant Services	41,246	-	145,583	261,335	21,424	11,268	23,587	-	-	504,443	-	504,443
93100 Water	144,248	67	-	-	-	77,743	-	-	1,993	224,051	-	224,051
93200 Electricity	344,286	148	-	-	-	119,628	-	-	46,256	510,318	-	510,318
93300 Gas	239,254	1,045	-	-	-	7,337	-	-	14,212	261,848	-	261,848
93600 Sewer	166,137	88	-	-	-	50,960	-	-	2,228	219,413	-	219,413
93000 Total Utilities	893,925	1,348	-	-	-	255,668	-	-	64,689	1,215,630	-	1,215,630
94100 Ordinary Maintenance and Operations - Labor	764,345	-	-	-	-	132,482	-	-	41,121	937,948	-	937,948
94200 Ordinary Maintenance and Operations - Materials and Other	194,495	3,079	-	-	-	12,668	-	1,276	13,400	224,918	-	224,918
94300 Ordinary Maintenance and Operations Contracts	1,471,290	1,738	-	-	-	170,696	-	4,710	30,525	1,678,959	-	1,678,959
94500 Employee Benefit Contributions - Ordinary Maintenance	418,099	-	-	-	-	66,986	-	-	18,870	503,955	-	503,955
94000 Total Maintenance	2,848,229	4,817	-	-	-	382,832	-	5,986	103,916	3,345,780	-	3,345,780
95200 Protective Services - Other Contract Costs	47,494	-	-	-	-	11,365	-	-	-	58,859	-	58,859
95300 Protective Services - Other	23,589	-	-	-	-	6,635	-	-	3,197	33,421	-	33,421
95000 Total Protective Services	71,083	-	-	-	-	18,000	-	-	3,197	92,280	-	92,280

TRUMBULL METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	Project Total	17.259 WIA Youth Activities	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	14.870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discretely Presented	14.HCC HCV CARES Act Funding	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
96110 Property Insurance	209,402	-	-	-	-	55,775	-	-	8,385	273,562	-	273,562
96120 Liability Insurance	139,356	-	-	-	-	22,321	-	3,492	29,060	194,229	-	194,229
96130 Workmen's Compensation	24,186	163	-	-	-	3,297	-	3,275	5,942	36,863	-	36,863
96100 Total insurance Premiums	372,944	163	-	-	-	81,393	-	6,767	43,387	504,654	-	504,654
96200 Other General Expenses	121,075	127,977	-	-	-	71,462	-	2,205	101,339	424,058	-	424,058
96210 Compensated Absences	24,757	-	-	-	-	17,207	-	-	9,794	51,758	-	51,758
96300 Payments in Lieu of Taxes	158,339	-	-	-	-	15,950	-	-	-	174,289	-	174,289
96400 Bad debt - Tenant Rents	166,062	-	-	-	-	24,320	-	20,254	-	210,636	-	210,636
96800 Severance Expense	43,748	-	-	-	-	433	-	-	-	44,181	-	44,181
96000 Total Other General Expenses	513,981	127,977	-	-	-	129,372	-	22,459	111,133	904,922	-	904,922
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	96,794	-	-	97,586	194,380	-	194,380
96700 Total Interest Expense and Amortization Cost	-	-	-	-	-	96,794	-	-	97,586	194,380	-	194,380
96900 Total Operating Expenses	7,408,731	221,714	145,583	261,335	21,424	1,315,681	202,226	536,124	2,214,193	12,327,011	-1,920,133	10,406,878
97000 Excess of Operating Revenue over Operating Expenses	2,958,277	-	-	11,800	-	5,125,750	-	5,441,612	-54,602	13,482,837	-	13,482,837
97200 Casualty Losses - Non-capitalized	14,850	-	-	-	-	8,138	-	-	-	22,988	-	22,988
97300 Housing Assistance Payments	-	-	-	-	-	-	-	5,238,148	-	5,238,148	-	5,238,148
97400 Depreciation Expense	1,856,197	-	-	-	-	224,524	-	5,034	149,837	2,235,592	-	2,235,592
90000 Total Expenses	9,279,778	221,714	145,583	261,335	21,424	1,548,343	202,226	5,779,306	2,364,030	19,823,739	-1,920,133	17,903,606
10010 Operating Transfer In	2,433,169	-	-	-	-	-	-	-	-	2,433,169	-2,433,169	-
10020 Operating transfer Out	-2,433,169	-	-	-	-	-	-	-	-	-2,433,169	2,433,169	-
10091 Inter Project Excess Cash Transfer In	608,049	-	-	-	-	-	-	-	-	608,049	-608,049	-
10092 Inter Project Excess Cash Transfer Out	-608,049	-	-	-	-	-	-	-	-	-608,049	608,049	-
10100 Total Other financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	1,087,230	-	-	11,800	-	4,893,088	-	198,430	-204,439	5,986,109	-	5,986,109
11020 Required Annual Debt Principal Payments	-	-	-	-	-	-148,260	-	-	-	-148,260	-	-148,260
11030 Beginning Equity	16,610,193	-	-	-	-	25,976,168	-	74,426	-729,569	41,931,218	-	41,931,218
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	699,988	-	-	-11,800	-	37,369	-	23,980	575,203	1,324,740	-	1,324,740
11170 Administrative Fee Equity	-	-	-	-	-	-	-	219,811	-	219,811	-	219,811
11180 Housing Assistance Payments Equity	-	-	-	-	-	-	-	77,025	-	77,025	-	77,025

TRUMBULL METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Federal Grantor/ Program Title	Assistance Listing Number	Total Federal Expenditures
U.S. Department of Housing and Urban Development		
Direct Programs		
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	$ 5,922,303
Section 8 Housing Choice Vouchers - COVID-19	14.871	202,226
Total Housing Voucher Cluster		6,124,529
Public and Indian Housing	14.850	4,807,277
Public Housing Capital Fund	14.872	3,009,374
Family Self-Sufficiency Program	14.896	145,583
Resident Opportunity and Supportive Services - Service Coordinators	14.870	21,424
Total U.S. Department of Housing and Urban Development		14,108,187
U.S. Department of Labor		
Pass-Through Programs		
Passed Through Trumbull County Department of Jobs		
WIOA Cluster:		
WIOA Youth Activities	17.259	221,714
Total U.S. Department of Labor		221,714
TOTAL EXPENDITURES OF FEDERAL AWARDS		$ 14,329,901

See accompanying notes to the Schedule of Expenditures of Federal Awards.

TRUMBULL METROPOLITAN HOUSING AUTHORITY
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

NOTE 1: **BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of Trumbull Metropolitan Housing Authority (the Authority) under programs of the federal government for the year ended June 30, 2022. The information on this Schedule is prepared 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, change in net position, or cash flows of the Authority.

NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3. **INDIRECT COST RATE**

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

NOTE 4: **SUBRECIPIENT**

The Authority provided no federal awards to subrecipients during the year ended June 30, 2022.

NOTE 5: **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 June 30, 2022.

The Authority had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the year ended June 30, 2022.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Trumbull Metropolitan Housing Authority
Trumbull County
4076 Youngstown Road SE
Warren, Ohio 44484

To the Members of the Board:

We 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 and the aggregate discretely presented component units of the Trumbull Metropolitan Housing Authority, Ohio, (the Authority) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 2, 2022, wherein we noted the Authority adopted new accounting guidance in Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*.

Report on Internal Control Over Financial Reporting

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

Our 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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we 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 our audit, and accordingly, we do not express such an opinion. The results of our 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 our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Zupka & Associates

Zupka & Associates
Certified Public Accountants

December 2, 2022

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Trumbull Metropolitan Housing Authority
Trumbull County
4076 Youngstown Road SE
Warren, Ohio 44484

To the Members of the Board:

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Trumbull Metropolitan Housing Authority, Ohio's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended June 30, 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 our opinion, the Trumbull 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 its major federal program for the year ended June 30, 2022.

Basis for Opinion on Each Major Federal Program

We 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). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Trumbull Metropolitan Housing Authority, and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Trumbull 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 Trumbull Metropolitan Housing Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our 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 Trumbull Metropolitan Housing Authority's compliance based on our 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 Trumbull 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, we

- 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 Trumbull Metropolitan Housing Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- obtain an understanding of the Trumbull 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 Trumbull Metropolitan Housing Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are 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 we 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.

Our 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 our audit we did not identify any deficiencies in internal control over compliance that we 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.

Our 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 our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Zupka & Associates

Zupka & Associates
Certified Public Accountants

December 2, 2022

TRUMBULL METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
UNIFORM GUIDANCE
JUNE 30, 2022

SUMMARY OF AUDITOR'S RESULTS

2022(i)	Type of Financial Statement Opinion	Unmodified
2022(ii)	Were there any material control weaknesses reported at the financial statement level (GAGAS)?	No
2022(ii)	Were there any significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
2022(iii)	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
2022(iv)	Were there any material internal control weaknesses reported for major federal programs?	No
2022(iv)	Were there any significant deficiencies in internal control reported for major federal programs?	No
2022(v)	Type of Major Programs' Compliance Opinions	Unmodified
2022(vi)	Are there any reportable findings under 2 CFR 200.516(a)?	No
2022(vii)	Major Programs (list): Public Housing Capital Fund - ALN #14.872	
2022(viii)	Dollar Threshold: A/B Program	Type A: $750,000 Type B: All Others
2022(ix)	Low Risk Auditee?	Yes

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

None.

FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

None.

TRUMBULL METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF PRIOR AUDIT FINDINGS AND RECOMMENDATIONS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

The prior audit report, as of June 30, 2021, included no citations or instances of noncompliance.

OHIO AUDITOR OF STATE
KEITH FABER

TRUMBULL METROPOLITAN HOUSING AUTHORITY

TRUMBULL 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 3/16/2023

88 East Broad Street, Columbus, Ohio 43215
Phone: 614-466-4514 or 800-282-0370