COLUMBIANA METROPOLITAN HOUSING AUTHORITY

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED JUNE 30, 2023

WITH REPORT OF INDEPENDENT AUDITORS

OHIO AUDITOR OF STATE
KEITH FABER

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Columbus, Ohio 43215
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800-282-0370

Board of Commissioners
Columbiana Metropolitan Housing Authority
325 Moore St.
East Liverpool, OH 43920

We have reviewed the *Independent Auditor's Report* of the Columbiana Metropolitan Housing Authority, Columbiana County, prepared by Novogradac & Company LLP, for the audit period July 1, 2022 through June 30, 2023. 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 Columbiana Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Keith Faber
Auditor of State
Columbus, Ohio

May 17, 2024

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NOVOGRADAC & COMPANY LLP®

CERTIFIED PUBLIC ACCOUNTANTS

REPORT OF INDEPENDENT AUDITORS

To the Board of Commissioners
Columbiana Metropolitan Housing Authority:

Opinion

We have audited the accompanying financial statements of Columbiana Metropolitan Housing Authority (the "Authority") as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the accompanying table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of June 30, 2023, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' 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 opinion.

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 within one year after the date that the financial statements are available to be issued.

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Auditors' 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 auditors' report that includes our opinion. 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.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, required pension information and required other post employment benefit information be presented to supplement the basic financial statements. Such information, 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.

Other Matters (continued)

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards is presented for the purpose of additional analysis as required by Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is not a required part of the basic financial statements. The accompanying financial data schedule is also not a required part of the basic financial statements and is presented for the purposes of additional analysis as required by the U.S. Department of Housing and Urban Development.

The schedule of expenditures of federal awards and financial data schedule are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 expenditures of federal awards and financial data schedule 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 March 28, 2024 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 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.

Novogradac & Company LLP

March 28, 2024
Toms River, New Jersey

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Columbiana Metropolitan Housing Authority's (the Authority) Management's Discussion and Analysis is designed to a) assist the reader in focusing on significant financial issues, b) provide an overview of the Authority's financial activity, c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and d) identify individual issues or concerns.

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

FINANCIAL HIGHLIGHTS

- The Authority's net position increased by $294,043. Since the Authority engages in only business-type activities, the increase is all in the category of business-type net position.

- The Authority's total revenues increased by $763,478, about 10%, making revenues $8,069,605 compared to that of $7,306,127 in 2022.

- The total expenses of all Authority-wide programs increased by $1,065,126. Total expenses were $7,775,562 in 2023 compared to $6,710,436 in 2022.

USING THIS ANNUAL REPORT

The following outlines the format of this report:

MD&A
- Management Discussion and Analysis
-Basic Financial Statements
- Authority-wide Financial Statements
- Notes to the Financial Statements

Other Required Supplementary Information
- Required Supplementary Information (other than MD&A)

The focus is on both the Authority as a whole (authority-wide) and the major individual programs. Both perspectives allow the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority), and enhance the Authority's accountability.

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business-type activities are consolidated, which add to a total for the entire Authority.

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

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

Net Investment in Capital Assets: This component of Net Position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: 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 Net Position: Consists of Net Position that does not meet the definition of "Net Investment in Capital Assets", or "Restricted Net Position". This account resembles the old operating reserves account.

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

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

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

Financial Statements

Traditional users of governmental financial statements will find the financial statements presentation more familiar. The focus is now on major funds, rather than fund types. The Authority consists exclusively of an enterprise fund. The enterprise fund utilizes the full accrual basis of accounting. The enterprise fund method of accounting is similar to accounting utilized by private sector accounting.

THE AUTHORITY'S PROGRAMS

The Authority maintains its accounting records by program. A summary of the significant programs operated by the Authority is as follows:

Public and Indian Housing Program
The Public and Indian Housing Program is designed to affordable housing. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

Public Housing Capital Fund Program
The purpose of the Public Housing Capital Fund Program is to provide another source of funding to cover the cost of physical and management improvements and rehabilitation on existing low-income housing. Funding for this program is provided by annual awards from HUD.

Section 8 Housing Choice Vouchers
The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income households under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rental on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating household.

Mainstream Vouchers
The purpose of the Mainstream Vouchers Program is to aid non-elderly persons with disabilities in obtaining decent, safe, and sanitary housing.

Continuum of Care Program
This program provides rental assistance for homeless people with disabilities, primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency-syndrome (AIDS), and related diseases. Rental assistance requires a match in assistance made in cash or in-kind services provided by the grantee from federal or private sources to be used for supportive services.

Central Office Cost Center
The Central Office Cost Center ("COCC") is mandated by HUD to account for "centralized" services and functions necessary to the Authority's operations. Funding for the COCC is in the form of fees charged to other Authority programs and activities as well as to affiliate entities. The fees charged include those specified by HUD as management fees, bookkeeping fees, asset management fees and other fees for service. HUD regulates which and how fees may be charged to HUD programs.

Statement of Net Position

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

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

	2023	2022
Assets and Deferred Outflows		
Current and Other Assets	$2,645,701	$2,641,545
Capital Assets	8,523,992	8,564,691
Deferred Outflows of Resources	820,332	281,612
Total Assets and Deferred Outflows of Resources	$11,990,025	$11,487,848
Liabilities and Deferred Inflows		
Current Liabilities	$617,983	$578,821
Noncurrent Liabilities	2,157,461	935,934
Deferred Inflows Of Resources	12,631	1,065,186
Total Liabilities and Deferred Inflows of Resources	2,788,075	2,579,941
Net Position		
Net Investment in Capital Assets	8,280,796	8,094,116
Restricted	6,631	22,225
Unrestricted	914,523	791,566
Total Net Position	9,201,950	8,907,907
Total Liabilities, Deferred Inflows of Resources, and Net Position	$ 11,990,025	$11,487,848

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

Major Factors Affecting the Statement of Net Position

Results from operations led to current and other assets increasing by $4,156 over last year, while total liabilities increased by $1,260,689. The change to net investment in capital assets was $186,680, an increase of about 2.3%. Following a trend of recent years since the implementation of these relatively new accounting standards, the other balances reflecting significant changes were to balances impacted by financial reporting pursuant to GASB 68 and GASB 75, deferred inflow of resources and non-current liabilities. The changes in deferred inflow of resources were fully due to reporting pursuant to those standards. Routine debt retirement was $227,379 in the period.

GASB 68 is the accounting standard implemented in recent years that requires Columbiana MHA to report what is estimated to be its share of the unfunded pension liability of the Ohio Public Employees Retirement System (OPERS). GASB 75, like GASB 68, requires Columbiana MHA to report what is estimated to be its share of the unfunded other post-employment benefits (OPEB), or healthcare, liability of OPERS. State law requires employees of Columbiana MHA to participate in the retirement system and requires Columbiana MHA to make retirement contributions on behalf of its employees to OPERS. It is important to note unlike other liabilities of the agency, the net pension liability of $1,926,306 (increased from $624,602 last year) and OPEB liability of $38,298 ($0 from last year) do not represent invoices to be paid by the Authority. The concept behind the standards is to highlight the extent to which participants and their employers would have to increase contributions to the retirement system in order for OPERS to fully fund its future retirement and healthcare obligations. State law determines contribution rates for employers and participants. Changes to state law would be required for contribution rates to OPERS to be changed.

Statement of Revenues, Expenses, and Changes in Net Position

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

Table 2 - Condensed Statement of Revenue, Expenses, and Changes in Net Position

	2023	2022
Revenues		
Total Tenant Revenues	$ 1,088,009	$ 1,126,172
Operating Subsidies	6,196,920	5,477,290
Capital Grants	570,659	443,061
Investment Income	1,319	1,171
Other Revenues	212,698	258,433
Total Revenues	8,069,605	7,306,127
Expenses		
Administrative	1,262,716	1,311,137
Tenant Services	66,964	-
Utilities	597,910	548,663
Maintenance	1,555,280	1,087,439
Protective Services	43,590	43,886
Insurance and General Expenses	764,223	498,918
Housing Assistance Payments	2,789,883	2,511,491
Depreciation	694,996	708,902
Total Expenses	7,775,562	6,710,436
Change in Net Position	294,043	595,691
Beginning Net Position	8,907,907	8,312,216
Ending Net Position	$ 9,201,950	$ 8,907,907

Major Factors Affecting the Statement of Revenues, Expenses, and Changes in Net Position

Overall revenues and expenses increased, income by about 10% and expenses by about 16%. There are two notable changes to revenues reported on the statement. Operating Subsidies and Capital Grants revenues both increased. Administrative Expenses decreased by $48,421, while Maintenance Expenses increased by $467,841, driven mostly by GASB 68 & 75 adjustments to Employee Benefits. Housing Assistance Payments (HAP) increased by $278,392, due to an increase in leasing in the Housing Choice Voucher Program. Insurance and General Expense increased by $265,305, driven by Safety and Security Grant Expenses.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of fiscal year-end, the Authority had $8,523,992 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (addition, deductions, and depreciation) of $40,699 from the end of last fiscal year.

Table 3 - Condensed Statement of Changes in Capital Assets

	2023	2022
Land	$ 1,048,589	$ 1,048,589
Buildings and Leasehold Improvements	31,818,732	31,762,624
Equipment	1,289,812	1,262,283
Construction in Progress	1,405,420	834,761
Accumulated Depreciation	(27,038,561)	(26,343,566)
Total	$ 8,523,992	$ 8,564,691

The following reconciliation summarizes the change in capital assets, which is presented in detail in Note 6 of the financial statements.

Table 4 - Changes in Capital Assets

	2023
Beginning Balance - June 30, 2022	$ 8,564,691
Current year additions	666,192
Current year dispositions	(11,895)
Current year depreciation expense	(694,996)
Ending Balance - June 30, 2023	8,523,992

The current year additions were primarily improvements to the structures using Capital Fund Program grant funding.

Debt Outstanding

Below is a summary of changes in debt of the Authority in the period:

Table 5 - Condensed Statement of Changes in Debt Outstanding

	2023
Beginning Balance - June 30, 2022	$ 470,575
Current year principal payments	(227,379)
Ending Balance	243,196

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- The Department of Housing and Urban Development (HUD) has historically been underfunded to meet the subsidy needs of Public Housing Authorities (PHAs). We do not expect this trend to change Local labor supply and demand, which can affect salary and wage rates.
- Even if HUD were fully funded for both the Operating and Capital Funds, it is unlikely that Congress would appropriate adequate funding. Pressure on the federal budget will remain in the form of both record deficits and competing funding needs. Further, increased funding for the Departments of Defense and Homeland Security may result in reduced appropriations for all other domestic program spending.
- Local inflationary, recessionary, and employment trends, which can affect resident incomes and therefore the amount of rental income.
- Rising cost of utility rates, supplies, and other costs may impact our budgets in future years.

IN CONCLUSION

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

FINANCIAL CONTACT

The individual to be contacted regarding this report is Richard Wymer, Executive Director of the Columbiana Metropolitan Housing Authority. Specific requests may be submitted to Richard Wymer, Executive Director, Columbiana Metropolitan Housing Authority, 325 Moore Street, East Liverpool, Ohio 43920

FINANCIAL STATEMENTS

COLUMBIANA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET POSITION
JUNE 30, 2023

ASSETS

Current assets:		
Cash and cash equivalents	$	2,180,392
Tenant security deposits		60,669
Accounts receivable, net		96,690
Accrued interest receivable		324
Inventories		47,925
Prepaid expenses		82,150
Total current assets		2,468,150
Non-current assets:		
Restricted cash		6,631
Right-of-use asset - leases, net		140,437
Right-of-use asset - SBITA, net		30,483
Capital assets, net		8,523,992
Total non-current assets		8,701,543
Total assets		11,169,693

DEFERRED OUTFLOWS OF RESOURCES

Pension		706,865
OPEB		113,467
Total deferred outflows of resources		820,332
Total assets and deferred outflows of resources	$	11,990,025

See accompanying notes to financial statements.

COLUMBIANA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET POSITION (continued)
JUNE 30, 2023

LIABILITIES

Current liabilities:		
Accounts payable	$	200,455
Accrued expenses		39,768
Accrued compensated absences, current		10,306
Tenant security deposits		60,669
Unearned revenue		20,897
Loan payable		243,196
Lease liability, current		27,510
SBITA liability, current		15,182
Total current liabilities		617,983
Non-current liabilities:		
Accrued compensated absences, non-current		58,411
Accrued pension liability		1,926,306
Accrued OPEB liability		38,298
Lease liability, non-current		116,898
SBITA liability, non-current		17,548
Total non-current liabilities		2,157,461
Total liabilities		2,775,444

DEFERRED INFLOWS OF RESOURCES

OPEB		12,631
Total deferred inflows of resources		12,631

NET POSITION

Net position:		
Net investment in capital assets		8,280,796
Restricted		6,631
Unrestricted		914,523
Total net position		9,201,950
Total liabilities, deferred inflows of resources and net position	$	11,990,025

See accompanying notes to financial statements.

COLUMBIANA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2023

Operating revenues:	
Tenant revenue	$ 1,088,009
HUD operating grants	6,196,920
Other government grants	15,020
Other revenues	197,678
Total operating revenues	7,497,627
Operating expenses:	
Administrative	1,262,716
Tenant services	66,964
Utilities	597,910
Ordinary repairs and maintenance	1,555,280
Protective services	43,590
Insurance	191,711
General	554,933
Housing assistance payments	2,789,883
Depreciation	694,996
Total operating expenses	7,757,983
Operating loss	(260,356)
Non-operating revenues (expenses):	
Interest expense	(17,579)
Investment income	1,319
Total non-operating expenses, net	(16,260)
Loss before capital grants	(276,616)
Capital grants	570,659
Change in net position	294,043
Net position, beginning of year	8,907,907
Net position, end of year	$ 9,201,950

See accompanying notes to financial statements.

COLUMBIANA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2023

Cash Flows from Operating Activities:	
Cash received from tenants and others	$ 1,342,602
Cash received from grantors	6,451,185
Cash paid to employees	(1,094,663)
Cash paid to vendors and suppliers	(6,005,229)
Net cash provided by operating activities	693,895
Cash Flows from Capital and Related Financing Activities:	
Purchase of capital assets	(666,192)
Principal payments on loans	(227,379)
Interest paid on long term-debt	(17,579)
Proceeds from capital grants	570,659
Principal payments on lease	(8,795)
Principal payments on SBITA	(14,264)
Net cash used in capital and related financing activities	(363,550)
Cash Flows from Investing Activities:	
Investment income	1,308
Net cash provided by investing activities	1,308
Net increase in cash and cash equivalents and restricted cash	331,653
Cash and cash equivalents and restricted cash, beginning of year	1,916,039
Cash and cash equivalents and restricted cash, end of year	$ 2,247,692

Reconciliation of cash and cash equivalents and restricted cash to the Statement of Net Position is as follows:

Cash and cash equivalents	$ 2,180,392
Tenant security deposits	60,669
Restricted cash	6,631
Cash and cash equivalents and restricted cash	$ 2,247,692

See accompanying notes to financial statements.

Reconciliation of operating loss to net cash provided by operating activities:		
Operating loss	$	(260,356)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation		694,996
Amortization of right-of-use asset - leases, net		12,767
Amortization of right-of-use asset - SBITA, net		16,511
Development costs expensed		11,895
Changes in operating assets, deferred outflows of resources, liabilities, and deferred inflows of resources:		
Accounts receivable, net		285,955
Prepaid expenses		(3,677)
Other assets		216,150
Deferred outflows of resources		(538,721)
Accounts payable		14,179
Accrued expenses		7,851
Tenant security deposits		(4,241)
Accrued compensated absences		(11,444)
Prepaid rent		(35,417)
Accrued pension liability		1,301,704
Accrued OPEB liability		38,298
Deferred inflows of resources		(1,052,555)
Net cash provided by operating activities	$	693,895

See accompanying notes to financial statements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

Columbiana Metropolitan Housing Authority (the "Authority") is a governmental, public corporation created under federal and state housing laws, as defined by the Ohio Revised Code Section 3735.27, for the purpose of engaging in the development, acquisition, and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in the County of Columbiana (the "County"). The Authority is responsible for operating certain low-rent housing programs in the County under programs administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

The Authority is governed by a board of commissioners, which is essentially autonomous, but is responsible to HUD. An executive director is appointed by the Authority's board of commissioners to manage the day-to-day operations of the Authority.

B. Basis of Accounting / Financial Statement Presentation

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP"). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The programs of the Authority are organized as separate accounting entities. Each program is accounted for by a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position (program equity), revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. The programs of the Authority are combined and considered an enterprise fund. An enterprise fund is used to account for activities that are operated in a manner similar to those found in the private sector.

The Authority's enterprise fund is accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The Authority's financial statements are prepared in accordance with GASB 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, as amended ("GASB 34"). GASB 34 requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows. GASB 34 also requires the Authority to include Management's Discussion and Analysis as part of the Required Supplementary Information.

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB 33, *Accounting and Financial Reporting for Non-exchange Transactions* ("GASB 33"), grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Basis of Accounting / Financial Statement Presentation (continued)

On January 30, 2008, HUD issued PIH Notice 2008-9 which requires that unused housing assistance payments ("HAP") under proprietary fund reporting should be reported as restricted net position, with the associated cash and investments also being reported as restricted. Any unused administrative fees should be reported as unrestricted net position, with the associated assets being reported on the financial data schedule as unrestricted.

Both administrative fee and HAP revenue continue to be recognized under the guidelines set forth in GASB 33. Accordingly, both the time and purpose restrictions as defined by GASB 33 are met when these funds are available and measurable, not when these funds are expended. The Section 8 Housing Choice Vouchers program is no longer a cost reimbursement grant; therefore, the Authority recognizes unspent administrative fee and HAP revenue in the reporting period as revenue for financial statement reporting.

In accordance with 2 CFR 200.305(b)(9), any investment income earned up to $500 on these funds may be retained by the Authority. Amounts in excess of $500 must be remitted annually to the Department of Health and Human Services, Payment Management System.

On July 1, 2022, the Authority adopted GASB 96, *Subscription-Based Information Technology Arrangements* ("GASB 96"). GASB 96 increases the transparency and comparability among governmental organizations by requiring the recognition of subscription assets and subscription liabilities on the statement of net position by subscribers and the disclosure of key information about subscription arrangements. For the year ended June 30, 2023, the adoption of GASB 96 did not have a material effect on the financial statements of the Authority.

C. Reporting Entity

In accordance with GASB 61, *The Financial Reporting Entity Omnibus - An Amendment of GASB Statement No. 14 and No. 34*, the Authority's basic financial statements include those of the Authority and any component units. Component units are legally separate organizations whose majority of officials are appointed by the primary government or the organization is fiscally dependent on the primary government and there is a potential for those organizations either to provide specific financial benefits to, or impose specific financial burdens on, the primary government. An organization has a financial benefit or burden relationship with the primary government if any one of the following conditions exist:

1. The primary government (Authority) is legally entitled to or can otherwise access the organization's resources.

2. The primary government is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization.

3. The primary government is obligated in some manner for the debt of the organization.

Based on the application of the above criteria, this report includes all programs and activities operated by the Authority, including the following blended component unit:

<u>Twenty-Six 3 Properties, Inc. (the "Corporation)</u>
The Corporation is a non-profit 501(c)(3) corporation. The Corporation was created by the Authority to provide increased opportunities for transitional and permanent housing for income eligible families in the County.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Reporting Entity (continued)

In accordance with GASB 61, the Authority's financial statements are presented utilizing the blended method because the Authority's governing body and Corporation's governing body are substantively the same and as such, a blended presentation of their financial statements is warranted. Additionally, based on the application of the above criteria, the Authority's financial statements are not included in any other reporting entity's financial statements.

D. Description of Programs

The Authority maintains its accounting records by program. A summary of the significant programs operated by the Authority is as follows:

Public and Indian Housing Program
The Public and Indian Housing Program is designed to affordable housing. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

Public Housing Capital Fund Program
The purpose of the Public Housing Capital Fund Program is to provide another source of funding to cover the cost of physical and management improvements and rehabilitation on existing low-income housing. Funding for this program is provided by annual awards from HUD.

Section 8 Housing Choice Vouchers
The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income households under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rental on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating household.

Mainstream Vouchers
The purpose of the Mainstream Vouchers Program is to aid non-elderly persons with disabilities in obtaining decent, safe, and sanitary housing.

Continuum of Care Program
This program provides rental assistance for homeless people with disabilities, primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency-syndrome (AIDS), and related diseases. Rental assistance requires a match in assistance made in cash or in-kind services provided by the grantee from federal or private sources to be used for supportive services.

Central Office Cost Center
The Central Office Cost Center ("COCC") is mandated by HUD to account for "centralized" services and functions necessary to the Authority's operations. Funding for the COCC is in the form of fees charged to other Authority programs and activities as well as to affiliate entities. The fees charged include those specified by HUD as management fees, bookkeeping fees, asset management fees and other fees for service. HUD regulates which and how fees may be charged to HUD programs.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Use of Management Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include the allowance for doubtful accounts, accrued expenses and net pension liability, depreciable lives of properties and equipment, deferred inflows and outflows of resources, and contingencies. Actual results could differ significantly from these estimates.

F. Cash and Cash Equivalents

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit or any other federally insured investment.

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

For the statement of cash flows, cash and cash equivalents include all cash balances and treasury investments with a maturity of three months or less at time of purchase. It is the Authority's policy to maintain collateralization in accordance with HUD requirements.

G. Accounts Receivable, Net

Rents are due from tenants on the first day of each month. As a result, tenants accounts receivable balances primarily consist of rents past due and vacated tenants. An allowance for doubtful accounts is established to provide for all accounts, which may not be collected in the future for any reason. Collection losses on accounts receivable are charged against the allowance for doubtful accounts. Also included in accounts receivable are those amounts that tenants owe the Authority as payment for committing fraud or misrepresentation.

The Authority recognizes a receivable from HUD and other governmental agencies for amounts earned and billed but not received and for amounts unbilled, but earned as of year end.

H. Allowance for Doubtful Accounts

The Authority periodically reviews all accounts receivable to determine the amount, if any, that may be uncollectable. If it is determined that an account or accounts may be uncollectable, the Authority prepares an analysis of such accounts and records an appropriate allowance against such amounts.

I. Prepaid Expenses

Prepaid expenses represent amounts paid as of year-end that will benefit future operations.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

J. Inventories

The Authority's inventory is comprised of maintenance material and supplies. Inventory is carried at net realizable value and the Authority uses the first-in, first-out flow assumption in determining cost. The consumption method is used to record inventory. Under this method, the acquisition of material and supplies is recorded initially in inventory accounts and charges as expenditures when used. Inventory falls below the cost due to damage, deterioration or obsolescence, the Authority establishes an allowance for obsolete inventory. As of June 30, 2023, no allowance has been established.

K. Capital Assets, Net

Capital assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Expenditures determined to represent additions or betterments are capitalized. Upon the sale or retirement of capital assets, the cost and related accumulated depreciation are eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses and Changes in Net Position. Depreciation is calculated using the straight-line method based on the estimated useful lives of the following asset groups:

♦	Buildings	27.5 Years
♦	Site Improvements	15-20 Years
♦	Furniture, Fixtures and Equipment	5 Years

The Authority has established a capitalization threshold of $5,000.

L. Impairment of Long Lived Assets

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that the impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. During the year ended June 30, 2023, there were no impairments losses incurred.

M. Inter-program Receivables and Payables

Inter-program receivables and payables are current, and are the result of the use of the Business Activities fund as the common paymaster for shared costs of the Authority. Cash settlements are made periodically, and all inter-program balances net to zero. In accordance with GASB 34, inter-program receivables and payables are eliminated for financial statement purposes.

N. Accounts Payable and Accrued Liabilities

The Authority recognizes a liability for goods and services received but not paid for as of year-end. It also recognizes a liability for wages and fringe benefits related to services performed at year-end but not yet paid to employees or taxing authorities.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

O. Prepaid Rent

The Authority's prepaid rent primarily consists of the prepayment of rent by residents applicable to future periods.

P. Compensated Absences

Compensated absences are those absences for which employees will be paid in accordance with the Authority's Personnel Policy. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such event take place.

Q. Right-of-Use Asset and Lease Liabilities

Lessees are required to recognize a lease liability and an intangible right-of-use lease asset. The lease liability is the present value of future payments expected to be made over the course of the lease, and the right-of-use lease assets are measured as the initial amount of lease liability, plus any payments made to the lessor at or before the time of commencement of the lease and minus and any lease incentives received from the lessor.

In determining the present value of lease payments, the Organization uses the interest rate charged by the lessor which may be implicit in the lease or if not readily determinable, its incremental borrowing rate at the commencement date. Amortization of the right-of-use lease asset is recognized on a straight-line basis over the lease term.

R. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Ohio Public Employees Retirement System ("OPERS") and additions to/deductions from OPERS's fiduciary net position have been determined on the same basis as they are reported by OPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

S. Other Post Employment Benefits

For purposes of measuring the net Other Post Employment Benefits ("OPEB") liability, deferred outflows of resources and deferred inflows of resources related to the net OPEB, and OPEB expense, and information about the fiduciary net position of the OPERS and additions to/deductions from OPERS's fiduciary net position have been determined on the same basis as they are reported by OPER. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

T. Deferred Outflows of Resources and Deferred Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources until that time.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources until that time.

U. Net Position Classifications

Net position is classified in three components:

Net investment in capital assets — Consists of capital assets including restricted capital assets, net of accumulated depreciation and 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 net position — Consists of resources with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position — All other resources that do not meet the definition of “restricted” or “net investment in capital assets.”

V. Use of Restricted Assets

When both restricted and unrestricted resources are available for a particular restricted use, it is the Authority’s policy to use restricted resources first, and then unrestricted resources as needed.

W. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided as well as government subsidies and grants used for operating purposes. The Authority receives annual operating subsidies from HUD, subject to limitations prescribed by HUD. Operating subsidies from HUD are recorded when received and are accounted for as revenue.

Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classifies all other revenues and expenses as non-operating.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

X. Regulated Leases

The Authority is a lessor of residential dwelling units under regulated leases as defined by GASB 87 and as such recognizes rental revenue in accordance with the terms of the lease contract. The leases which are twelve months in length are regulated by HUD as to rent, unit size, household composition and tenant income. For the year ended June 30, 2023, rental revenue earned by the Authority under the aforementioned leases totaled $1,080,159.

Y. Taxes

The Authority is a unit of local government under the State of Ohio law and is exempt from real estate, sales and income taxes by both the federal and state governments. However, the Authority will pay a payment in lieu of taxes to cover municipal services provided by the local government for certain properties owned throughout the Township.

Z. Economic Dependency

The Public and Indian Housing program and Section 8 Housing Choice Vouchers program of the Authority are economically dependent on operating grants and subsidies from HUD. The programs operate at a loss prior to receiving the grants.

AA. Budgets and Budgetary Accounting

The Authority is required by contractual agreements to adopt annual, appropriated operating budgets for all its programs receiving federal expenditure awards. All budgets are prepared on a HUD basis, which is materially consistent with GAAP. All appropriations lapse at HUD's program year end or at the end of grant periods.

BB. Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance for all major programs and there have been no significant reductions in insurance coverage. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and said amount exceeds insurance coverage. Settlement amounts have not exceeded insurance coverage for the last three years.

NOTE 2. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH

As of June 30, 2023, the Authority had funds on deposit in checking, savings and money market accounts. The carrying amount of the Authority's cash and cash equivalents (including restricted cash) was $2,247,692, and the bank balances approximated $2,280,745.

Cash Category	Amount
Unrestricted	$ 2,180,392
Tenant security deposits	60,669
Restricted	6,631
Total cash and cash equivalents	$ 2,247,692

NOTE 2. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH (continued)

Of the bank balances, $250,000 was covered by federal depository insurance and the remaining $2,030,745 was collateralized with the pledging financial institutions as of June 30, 2023.

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The Authority does not have a formal policy for custodial credit risk. As of June 30, 2023, the Authority's bank balances were not exposed to custodial credit risk.

NOTE 3. ACCOUNTS RECEIVABLE, NET

As of June 30, 2023, accounts receivable consisted of the following:

Description	Amount
Accounts receivable - tenants, net	$ 32,236
Accounts receivable - HUD	64,454
Accounts receivable -fraud recovery, net	-
Total accounts receivable, net	$ 96,690

Accounts Receivable -Tenants, Net
Accounts receivable - tenant represents amounts owed to the Authority by tenants for outstanding rent. The balance is shown net of an allowance for doubtful accounts of $55,086.

Accounts Receivable - HUD
Accounts receivable - HUD represents amounts due to the Authority for amounts expended under the Section 8 Housing Choice Vouchers Program that have not been reimbursed as of June 30, 2023. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

Accounts Receivable - Fraud Recovery, Net
Accounts receivable - fraud recovery, net represents amounts owed from tenants or other program participants who committed fraud or misrepresentation and now owe additional rent or retroactive rent. The balance is shown net of a full allowance for doubtful accounts of $61,304.

NOTE 4. RESTRICTED DEPOSITS

As of June 30, 2023, restricted deposits consisted of the following:

Cash Category	Amount
Housing assistance payment reserves	$ 6,631
Tenant security deposits	60,669
Total restricted deposits	$ 67,300

Housing assistance payment reserves are restricted for use only in the Mainstream Vouchers program for future housing assistance payments.

Tenant security deposits represent amounts held by the Authority on behalf of tenants. Upon termination, the tenant is due amounts deposited plus interest earned less any amounts charged for damage to the unit.

NOTE 5. RIGHT-OF-USE ASSETS AND LEASE LIABILITY

Leases

On February 28, 2023, the Authority entered into a lease agreement as a lessee for copier machines. The term of the lease is for five years. Lease payments in the amount of $2,980 are due monthly. The lease has an implicit interest rate of 6.25%. As of June 30, 2023, the right-of-use lease asset totaled $153,204 and amortization expense totaled $12,767 for the year then ended. Principal and interest payments made on the lease for the year ended June 30, 2023 amounted to $8,796 and $3,124, respectively.

The following is a summary of the Authority's changes in right-of-use asset - leases for the year ended June 30, 2023:

Description	June 30, 2022	Additions	Dispositions	June 30, 2023
Right-of-use asset - leases	$ -	$ 153,204	$ -	$ 153,204
Less: accumulated amortization	-	12,767	-	12,767
Right-of-use asset - leases, net	$ -	$ 140,437	$ -	$ 140,437

The lease liability as of June 30, 2023 was $144,408, with $27,510 classified as a current liability.

Annual lease payments for principal and interest over the next five years are as follows:

Year	Principal	Interest	Total
2024	$ 27,510	$ 8,250	$ 35,760
2025	29,280	6,480	35,760
2026	31,163	4,597	35,760
2026	33,167	2,593	35,760
2027	23,288	549	23,837
	$ 144,408	$ 22,469	$ 166,877

Subscription-Based Information Technology Arrangements

On August 12, 2020, the Authority entered into subscription-based information technology agreement with Yardi. The term of the lease is six years. Lease payments in the amount of $1,400 are due monthly. The lease has an implicit interest rate of 6.25%. As of June 30, 2023, the right-of-use lease asset totaled $72,342 and amortization expense totaled $16,511 for the year then ended. Principal and interest payments made on the lease for the year ended June 30, 2023 amounted to $14,264 and $2,536, respectively.

The following is a summary of the Authority's changes in right-of-use assets - SBITA for the year ended June 30, 2023:

Description	June 30, 2022	Additions	Dispositions	June 30, 2023
Right-of-use asset - SBITA	$ 72,342	$ -	$ -	$ 72,342
Less: accumulated amortization	25,348	16,511	-	41,859
Right-of-use asset - SBITA, net	$ 46,994	$ (16,511)	$ -	$ 30,483

The SBITA liability as of June 30, 2023 was $32,730, with $15,182 classified as a current liability.

NOTE 5. RIGHT-OF-USE ASSETS AND LEASE LIABILITY (continued)

Annual lease payments for principal and interest over the next three years are as follows:

Year	Principal	Interest	Total
2024	$ 15,182	$ 1,618	$ 16,800
2025	16,159	641	16,800
2026	1,389	11	1,400
	$ 32,730	$ 2,270	$ 35,000

NOTE 6. CAPITAL ASSETS, NET

The following is a summary of the changes in capital assets during the year ended June 30, 2023:

Description	June 30, 2022	Additions	Dispositions	Transfers	June 30, 2023
Non-depreciable:					
Land	$ 1,048,589	$ -	$ -	$ -	$ 1,048,589
Construction in progress	834,761	582,554	(11,895)	-	1,405,420
Subtotal	1,883,350	582,554	(11,895)	-	2,454,009
Depreciable:					
Buildings and improvements	31,762,624	56,108	-	-	31,818,732
Furniture and equipment	1,262,282	27,530	-	-	1,289,812
Subtotal	33,024,906	83,638	-	-	33,108,544
Less: accumulated depreciation	26,343,565	694,996	-	-	27,038,561
Net capital assets	$ 8,564,691	$ (28,804)	$ (11,895)	$ -	$ 8,523,992

Depreciation expense for the fiscal year ended June 30, 2023 amounted to $694,996.

NOTE 7. ACCOUNTS PAYABLE

As of June 30, 2023, accounts payable consisted of the following:

Description	Amount
Accounts payable - vendors	$ 41,395
Accounts payable - other government	159,060
Total accounts payable	$ 200,455

Accounts Payable - Vendors
Accounts payable - vendors represents the amounts payable to contractors and vendors for materials received or services rendered.

Accounts Payable - Other Governments
Accounts payable - other governments represents amounts due and payable to the County for payments in lieu of taxes.

NOTE 8. PAYMENTS IN LIEU OF TAXES

Under Federal, State and Local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes ("PILOT") for Authority owned properties in accordance with the provisions of its Cooperation Agreement with the County. Under the Cooperation Agreement, the Authority must pay the County the lesser of 10% of its net shelter rent or the approximate full real property taxes. During the year ended June 30, 2023, the Authority incurred PILOT expense in the amount of $49,860.

NOTE 9. LOANS PAYABLE

The Authority has entered into a Master Equipment loan with PNC Equipment Finance and Honeywell International Inc. on April 21, 2015 for a total amount of $1,667,198. Interest accrues at 3.24%. The loan matures on June 21, 2024 and is secured by the underlying equipment. As of June 30, 2023, the outstanding principal balance was $243,196. Interest expense for the year ended June 30, 2023 totaled $11,923.

Annual debt service for principal and interest over the next year is as follows:

Year	Principal	Interest	Total
2024	$ 243,196	$ 4,322	$ 247,518

NOTE 10. NON-CURRENT LIABILITIES

Non-current liabilities activity during the year ended June 30, 2023 consisted of the following:

Description	June 30, 2022	Additions	Payments/ Retirements	June 30, 2023	Amounts due within one year
Accrued Compensated absences	$ 80,161	$ -	$ (11,444)	$ 68,717	$ 10,306
Accrued pension liability	624,602	1,443,229	(141,525)	1,926,306	-
Accrued OPEB liability	-	40,114	(1,816)	38,298	-
Loans payable	470,575	-	(227,379)	243,196	243,196
Lease liability	-	153,204	(8,796)	144,408	27,510
SBITA liability	46,994	-	(14,264)	32,730	15,182
Total non-current liabilities	$ 1,222,332	$ 1,636,547	$ (405,224)	$ 2,453,655	$ 296,194

NOTE 11. PENSION PLAN

A. Net Pension Liability

The net pension liability reported on the statement of net position represents a liability 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.

NOTE 11. PENSION PLAN (continued)

A. Net Pension Liability (continued)

The net pension liability 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 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.

The 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* on the accrual basis of accounting. Any liability for the contractually required pension contribution outstanding at the end of the year is included in accrued wages/payroll taxes on the accrual basis of accounting.

B. Plan Description - Ohio Public Employees Retirement System (OPERS)

Plan Description - 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.

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.

NOTE 11. PENSION PLAN (continued)

B. Plan Description - Ohio Public Employees Retirement System (OPERS) (continued)

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):

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 member hired on or after January 7, 2013
State and Local **Age and Service Requirements:** Age 60 with 60 months of service credit or Age 55 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	**State and Local** **Age and Service Requirements:** Age 60 with 60 months of service credit or Age 55 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	**State and Local** **Age and Service Requirements:** Age 62 with 5 years 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 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.

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

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

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

	State and Local
2022-2023 Statutory Maximum Contribution Rates:	
Employer	14.0 %
Employee	10.0%

Service retirement benefits of 1/55th of final average salary for each year of service credit is available to tiers 1 and 2 members upon reaching age 60 and to tier 3 members upon reaching age 62. Service retirement benefits of 1/60th of final average salary for each year of service credit is available to tier 4 members upon reaching age 62 and tier 5 members upon reaching age 65.

NOTE 11. PENSION PLAN (continued)

B. Plan Description - Ohio Public Employees Retirement System (OPERS) (continued)

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 $141,525 for fiscal year ending June 30, 2023.

C. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

The net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability 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:

	Traditional Plan	Combined Plan
Proportion of Net Pension Liability: Prior Measurement Date	0.007179%	0.007827%
Proportion of Net Pension Liability: Current Measurement Date	0.006521%	0.000000%
Change in Proportionate Share	0.000658%	-0.007827%
Proportionate Share of Net Pension Liability	$ 1,926,306	$ -
Pension Expense	$ 279,917	$ -

At June 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	Traditional Plan	Combined Plan	Total
Deferred Outflows of Resources			
Changes of assumptions	$ 20,350	$ -	$ 20,350
Differences between expected and actual experience	63,984	-	63,984
Authority contributions paid subsequent to the measurement date	73,473	-	73,473
Total	$ 706,865	$ -	$ 706,865

NOTE 11. PENSION PLAN (continued)

C. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

$73,473 reported as deferred outflows of resources related to pension resulting from 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, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	Traditional Plan	Combined Plan	Total
Year ending June 30:			
2024	$ 74,545	$ -	$ 74,545
2025	128,265	-	128,265
2026	161,614	-	161,614
2027	268,968	-	268,968
	$ 633,392	$ -	$ 633,392

D. 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.

NOTE 11. PENSION PLAN (continued)

D. Actuarial Assumptions - OPERS (continued)

Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below:

Actuarial Information	Traditional Pension Plan
Measurement and Valuation Date	December 31, 2022
Experience Study	5-Year Period Ended December 31, 2020
Actuarial Cost Method	Individual entry age
Actuarial Assumptions:	
Investment Rate of Return	6.90%
Wage Inflation	2.75%
Projected Salary Increases	2.75%-10.75% (includes wage inflation at 2.75%)
Cost-of-living Adjustments	Pre-1/7/2013 Retirees: 3.00% Simple Post-1/7/2013 Retirees: 3.00% Simple through 2023, then 2.05% Simple

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

The most recent experience study was completed for the five-year period ended December 31, 2020.

The long-term 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.

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 investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was a loss of 12.1% for 2022.

NOTE 11. PENSION PLAN (continued)

E. Long-Term Expected Rate of Return

The allocation of investment assets with the Defined Benefit 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 sustainable health care program for current and future retirees. achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. 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	22.00%	2.62%
Domestic Equities	22.00%	4.60%
Real Estate	13.00%	3.27%
Private Equity	15.00%	7.53%
International Equities	21.00%	5.51%
Risk Parity	2.00%	4.37%
Other Investments	5.00%	3.27%
Total	100.00%	

F. Discount Rate

The discount rate used to measure the total pension liability was 6.9 percent post-experience study results. 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.

G. Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net pension liability 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 would be if it were calculated using a discount rate that is 1 percentage point lower (5.9 percent) or 1 percentage point higher (7.9 percent) than the current rate.

Authority's proportionate share of the net pension liability	1% Decrease (5.9%)	Discount Rate (6.9%)	1% Increase (7.9%)
Traditional Pension Plan	$ 2,885,543	$ 1,926,306	$ 1,128,394
Combined Pension Plan	$ -	$ -	$ -

NOTE 12. DEFINED BENEFIT OPEB PLAN

A. Net OPEB Liability

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

Ohio Revised Code limits the Authority's obligation for this liability 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.

The proportionate share of each plan's unfunded benefits is presented as a long-term net OPEB liability on the accrual basis of accounting.

B. Plan Description - OPERS

OPERS administers three separate pension plans: the traditional pension plan, a cost-sharing, multiple-employer defined benefit pension plan; the member-directed plan, a defined contribution plan; and the combined plan, a cost sharing, multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

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

At retirement or refund, member directed plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance. In order to qualify for postemployment health care coverage, age and service retirees under the traditional pension and combined plans must have twenty or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an OPEB as described in GASB Statement 75. See OPERS' ACFR 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 12. DEFINED BENEFIT OPEB PLAN (continued)

B. Plan Description - OPERS

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

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2022-2023, state and local employers contributed at a rate of 14.0 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. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 0 percent during calendar years 2022-2023. 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 was $1,816 for fiscal year ending June 30, 2023.

C. OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

The net OPEB liability was determined by an actuarial valuation as of December 31, 2021, rolled forward to the measurement date of December 31, 2022, 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:

	OPERS
Proportion of Net OPEB Liability Prior Measurement Date	0.006901%
Proportion of Net OPEB Liability Current Measurement Date	0.006074%
Change in Proportionate Share	0.000827%
Proportionate Share of Net OPEB Liability	$ 38,298
OPEB Expense (Income)	$ (67,039)

NOTE 12. DEFINED BENEFIT OPEB PLAN (continued)

C. OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (continued)

At June 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	OPERS
Deferred Outflows of Resources	
Changes of assumptions	$ 37,406
Net differences between projected and actual earnings on OPEB plan investments	76,061
Total	$ 113,467
Deferred Inflows of Resources	
Changes of assumptions	$ 3,078
Differences between expected and actual experience	9,553
Total	$ 12,631

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

Year ending June 30:	Amount
2024	$ 12,558
2025	27,816
2026	23,718
2027	36,744
	$ 100,836

D. Actuarial Assumptions - OPERS

Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2021, rolled forward to the measurement date of December 31, 2022.

NOTE 12. DEFINED BENEFIT OPEB PLAN (continued)

D. Actuarial Assumptions - OPERS (continued)

The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 75:

Actuarial Information	
Actuarial Valuation Date	December 31, 2021
Rolled-Forward Measurement Date	December 31, 2022
Experience Study	5-Year Period Ended December 31, 2020
Actuarial Cost Method	Individual entry age
Actuarial Assumptions	
Single Discount Rate	5.22%
Investment Rate of Return	6.00%
Municipal Bond Rate	4.05%
Wage Inflation	2.75%
Projected Salary Increases	2.75%-10.75% (includes wage inflation at 2.75%)
Health Care Cost Trend Rate	5.50% initial, 3.50% ultimate in 2036

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 most recent experience study was completed for the five-year period ended December 31, 2020.

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.

OPERS manages 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 15.6% for 2022.

NOTE 12. DEFINED BENEFIT OPEB PLAN (continued)

D. Actuarial Assumptions - OPERS (continued)

The allocation of investment assets within the Health Care portfolio is approved by the Board as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. The system's primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined benefit pension plans. Health care is a discretionary benefit. The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of geometric real rates of return were provided by the Board's investment consultant. For each major asset class that is included in the Health Care portfolio's target asset allocation as of December 31, 2022, these best estimates are summarized in the following table:

Asset Class	Target Allocation of as December 31, 2022	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
Fixed Income	34.00%	2.56%
Domestic Equities	26.00%	4.60%
REITs	7.00%	4.70%
International Equities	25.00%	5.51%
Risk Parity	2.00%	4.37%
Other Investments	6.00%	1.84%
Total	100.00%	

E. Discount Rate

A single discount rate of 5.22% was used to measure the OPEB liability on the measurement date of December 31, 2022. 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% and a municipal bond rate of 4.05%. 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 2054. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2054, and the municipal bond rate was applied to all health care costs after that date.

NOTE 12. DEFINED BENEFIT OPEB PLAN (continued)

F. Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net OPEB liability calculated using the discount rate of 5.22%, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (4.22%) or 1 percentage point higher (6.22%) than the current rate.

	1% Decrease (4.22%)	Discount Rate (5.22%)	1% Increase (6.22%)
Authority's proportionate share of the net OPEB liability	$ 130,348	$ 38,298	$ (37,659)

G. Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Healthcare 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 liability 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 2023 is 5.50%. 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% in the most recent valuation.

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
Authority's proportionate share of the net OPEB liability	$ 35,897	$ 38,298	$ 41,000

NOTE 13. RESTRICTED NET POSITION

As of June 30, 2023, restricted net position totaled $6,631 and consisted of housing assistance payment reserves. Housing assistance payment reserves are restricted for use only in the Mainstream Vouchers program for future housing assistance payments.

NOTE 14. CONDENSED FINANCIAL INFORMATION FOR THE BLENDED COMPONENT UNIT

	Twenty-Six 3 Properties, Inc.
Assets:	
Current assets	$ 803
Capital assets, net	39,250
Total assets	40,053
Liabilities:	
Current liabilities	21,681
Net Position:	
Net investment in capital assets	39,250
Unrestricted	(20,878)
Net position	$ 18,372
Operating revenues:	
Other revenues	$ 202
Operating expenses:	
Maintenance, utilities and general	10,668
Depreciation	929
Total operating expenses	11,597
Net income	$ (11,395)

NOTE 15. CONTINGENCIES

The Authority receives financial assistance from HUD in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by HUD. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD. As of June 30, 2023, the Authority estimates that no material liabilities will result from such audits.

NOTE 16. SUBSEQUENT EVENTS

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Subsequent events have been evaluated through March 28, 2024, which is the date the financial statements were available to be issued, and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosures in the notes to the financial statements.

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CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' 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*

To the Board of Commissioners
Columbiana Metropolitan Housing Authority:

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 Columbiana Metropolitan Housing Authority (the "Authority") as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 28, 2024.

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 opinion 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 were not identified.

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 instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as items 2023-001, 2023-002, and 2023-003.

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Authority's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

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.

Novogradac & Company LLP

March 28, 2024
Toms River, New Jersey

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

To the Board of Commissioners
Columbiana Metropolitan Housing Authority:

Report on Compliance for Each Major Federal Program

We have audited the Columbiana Metropolitan Housing Authority's (the "Authority") compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2023. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Qualified Opinion on Each Major Federal Program

In our opinion, except for the noncompliance described in the Basis for Qualified Opinion section of our report, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023.

Basis for Qualified Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit 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). 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 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 Authority's compliance with the compliance requirements referred to above.

As described in the accompanying schedule of findings and questioned costs as items 2023-001, 2023-002, and 2023-003, the Authority did not comply with the special tests and provisions compliance requirements of the Uniform Guidance regarding housing quality standards, HQS enforcement, and selections from the waiting list, as required by the Section 8 Housing Choice Vouchers and Mainstream Vouchers Programs. Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements of this program.

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 applicable to the Authority's federal programs.

Auditors' 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 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 generally accepted auditing standards, *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 Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, *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 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 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 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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance, that we consider to be material weaknesses.

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 a 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. We consider the deficiencies in internal control over compliance described in the accompanying schedule of finding and questioned costs as items 2023-001, 2023-002, and 2023-003 to be material weaknesses.

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.

Authority's Response to the Compliance Findings and Internal Control over Compliance Findings

Government Auditing Standards require the auditor to perform limited procedures on the Authority's response to the internal control over compliance findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Purpose of this Report

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.

Novogradac & Company LLP

March 28, 2024
Toms River, New Jersey

SUPPLEMENTARY INFORMATION

COLUMBIANA METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2023

Federal Grantor / Pass-Through Grantor/Program or Cluster Title	Federal AL Number	Total Grant Expenditures
U.S. Department of Housing and Urban Development:		
Housing Voucher Cluster		
Section 8 Housing Choice Vouchers	14.871	$ 2,615,261
Mainstream Vouchers	14.879	319,652
Total Housing Voucher Cluster		2,934,913
Public and Indian Housing	14.850	2,190,450
Public Housing Capital Fund Program	14.872	1,449,042
Continuum of Care Program	14.267	311,696
Subtotal Department of Housing and Urban Development Programs		6,886,101
Total Expenditures of Federal Awards		$ 6,886,101

NOTE 1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal grant activity of the Authority under programs of the federal government for the year ended June 30, 2023. The information in the Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the net position, changes in net position or cash flows of the Authority. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

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 principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

NOTE 3. INDIRECT COST RATE

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

NOTE 4. SCHEDULE OF CAPITAL FUND PROGRAM COSTS AND ADVANCES

The total amounts of Capital Fund Program Costs and Advances incurred and earned by the Authority as of and for the year ended June 30, 2023 are provided herein.

	P501-19	P501-20	P501-21	P501-22	P501-23	E501-20	Totals
Budget	$ 1,076,436	$ 1,073,960	$ 1,117,191	$ 1,363,599	$ 1,358,331	$ 250,000	$ 6,239,517
Advances:							
Cumulative through 6/30/22	$ 1,051,394	$ 849,754	$ 115,014	$ -	$ -	$ 32,514	$ 2,048,676
Current Year	23,760	224,206	572,953	412,586	135,833	217,486	1,586,824
Cumulative through 6/30/23	1,075,154	1,073,960	687,967	412,586	135,833	250,000	3,635,500
Costs:							
Cumulative through 6/30/22	1,063,289	849,754	134,100	106,801	-	32,514	2,186,458
Current Year	11,865	224,206	553,867	305,785	135,833	217,486	1,449,042
Cumulative through 6/30/23	1,075,154	1,073,960	687,967	412,586	135,833	250,000	3,635,500
Excess / (Deficiency)	$ -	$ -	$ -	$ -	$ -	$ -	$ -

1) Capital Fund Grants OH12P026501-20 and OH12E026501-20 with approved funding of $1,073,960 and $250,000 have been fully drawn down and expended as per Capital Fund Grant Regulations.

COLUMBIANA METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2023

I. Summary of Auditors' Results

Financial Statement Section

1.	Type of auditors' report issued:		Unmodified
2.	Internal control over financial reporting		
	a.	Material weakness(es) identified?	No
	b.	Significant deficiency(ies) identified?	None Reported
3.	Noncompliance material to the financial statements?		Yes

Federal Awards Section

1.	Internal control over compliance:		
	a.	Material weakness(es) identified?	Yes
	b.	Significant deficiency(ies) identified?	None Reported
2.	Type of auditors' report on compliance for major programs:		Qualified
3.	Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?		Yes
4.	Identification of major programs:		

ALN	Name of Federal Program
Housing Voucher Cluster:	
14.871	Section 8 Housing Choice Vouchers
14.879	Mainstream Vouchers

5.	Dollar threshold used to distinguish between Type A and Type B Programs:	$750,000
6.	Auditee qualified as low-risk Auditee?	No

II. Financial Statement Findings

Findings 2023-001, 2023-002, and 2023-003 listed below are also financial statement findings.

III. Federal Award Findings and Questioned Costs

Finding 2023-001

Federal Agency: U.S. Department of Housing and Urban Development
Federal Program Titles: Section 8 Housing Choice Vouchers and Mainstream Vouchers
Federal Assistance Listing Numbers: 14.871 and 14.879
Noncompliance – N. Special Tests and Provisions – Housing Quality Standards (HQS) Inspections
Non Compliance Material to the Financial Statements: Yes
Material Weakness in Internal Control over Compliance for Special Tests and Provisions

Criteria: HQS Inspections. Per the Authority's HCV Admin Plan, the PHA must inspect the unit leased to a family at least annually to determine if the unit meets the HQS and the PHA must conduct quality control re-inspections. The PHA must prepare a unit inspection report (24 CFR sections 982.158(d) and 982.405(b)). These inspection reports are required to be maintained and available for examination at the time of audit.

Condition: Based upon inspection of the Authority's files and on discussion with management there were inspection reports that were unavailable for examination at the time of audit.

Context: Of a sample size of twenty-four (24) units, nine (9) units did not have an annual HQS inspection performed.

Our sample size is statistically valid.

Known Questioned Costs: $12,890

Cause: There is a material weakness in internal controls over the compliance for the special tests and provisions type of compliance related to HQS inspections. The Authority has not properly considered, designed, implemented, maintained and monitored a system of internal controls that assures the program is in compliance.

Effect: The Section 8 Housing Choice Vouchers and Mainstream Vouchers programs are in material non-compliance with the special tests and provisions type of compliance related to HQS inspections.

Recommendation: We recommend the Authority design and implement internal control procedures that will reasonably assure compliance with the Uniform Guidance and the compliance supplement.

Views of responsible officials and planned corrective action: The Authority has recognized the material weakness in the Section 8 Housing Choice Vouchers and Mainstream Vouchers programs and will implement internal control procedures that will ensure compliance with federal regulations.

III. Federal Award Findings and Questioned Costs (continued)

Finding 2023-002

Federal Agency: U.S. Department of Housing and Urban Development
Federal Program Titles: Section 8 Housing Choice Vouchers and Mainstream Vouchers
Federal Assistance Listing Numbers: 14.871 and 14.879
Noncompliance – N. Special Tests and Provisions – HQS Enforcement
Non Compliance Material to the Financial Statements: Yes
Material Weakness in Internal Control over Compliance for Special Tests and Provisions

Criteria: HQS Enforcement. For units under HAP contract that fail to meet HQS, the PHA must require the owner to correct all life threatening HQS deficiencies within 24 hours after the inspections and all other deficiencies within 30 days or within a specified PHA-approved extension.

Condition: Based upon inspection of the Authority's files and on discussion with management there were inspection reports that were unavailable for examination at the time of audit.

Context: The Authority was not able to provide eight (8) out of eight (8) failed and passed inspections selected for testing. As a result, we were unable to determine if the units meet the HQS as required by 24 CFR sections 982.158(d) and 982.405(b).

Known Questioned Costs: $39,511

Cause: There is a material weakness in internal controls over the compliance for the special tests and provisions type of compliance related to HQS inspections. The Authority has not properly considered, designed, implemented, maintained and monitored a system of internal controls that assures the program is in compliance.

Effect: The Section 8 Housing Choice Vouchers and Mainstream Vouchers programs are in material non-compliance with the special tests and provisions type of compliance related to HQS enforcement.

Recommendation: We recommend the Authority design and implement internal control procedures that will reasonably assure compliance with the Uniform Guidance and the compliance supplement.

Views of responsible officials and planned corrective action: The Authority has recognized the material weakness in the Section 8 Housing Choice Vouchers and Mainstream Vouchers programs and will implement internal control procedures that will ensure compliance with federal regulations.

Finding 2023-003

Federal Agency: U.S. Department of Housing and Urban Development
Federal Program Titles: Section 8 Housing Choice Vouchers and Mainstream Vouchers
Federal Assistance Listing Numbers: 14.871 and 14.879
Noncompliance – N. Special Tests and Provisions – Selections from the Waiting List
Non Compliance Material to the Financial Statements: Yes
Material Weakness in Internal Control over Compliance for Special Tests and Provisions

III. Federal Award Findings and Questioned Costs (continued)

Finding 2023-003 (continued)

Criteria: Selections from the Waiting List. The PHA must have written policies in its HCVP administrative plan for selecting applicants from the waiting list and PHA documentation must show that the PHA follows these policies when selecting applicants from the waiting list. Except for as provided in 24 CFR section 982.203(Special admission (non-waiting list)), all families admitted to the program must be selected from the waiting list. "Selection" from the waiting list generally occurs when the PHA notifies a family whose name reaches the top of the waiting list to come in to verify eligibility for admission (24CFR sections 5.410, 982.54(d), and 982.201 through 982.207).

Condition: Based upon inspection of the waiting list provided to us during the time of audit, the new move-in list and discussions with management, it could not be determined with any certainty that new move-ins were selected from the wait list in an order that is in accordance with the Authority's policy.

Context: Fifteen (15) names were selected from the new move-in list and those names were to be traced to the waiting list to verify new move-ins were chosen in an order that was in accordance with the Authority's policy. It was determined that fifteen (15) out of fifteen (15) new move-ins selected could not be traced with any certainty back to the Authority's waiting list.

Known Questioned Costs: $71,909

Cause: There is a material weakness in internal controls over the compliance for the special tests and provisions type of compliance related to selections from the waiting list. The Authority has not properly considered, designed, implemented, maintained and monitored a system of internal controls that assures the program is in compliance.

Effect: The Section 8 Housing Choice Vouchers and Mainstream Vouchers programs are in material non-compliance with the special tests and provisions type of compliance related to selections from the waiting list.

Recommendation: We recommend the Authority design and implement internal control procedures that will reasonably assure compliance with the Uniform Guidance and the compliance supplement.

Views of responsible officials and planned corrective action: The Authority has recognized the material weakness in the Section 8 Housing Choice Vouchers and Mainstream Vouchers programs and will implement internal control procedures that will ensure compliance with federal regulations.

IV. Summary of Prior Audit Findings

There were no findings or questioned costs in the prior year.

COLUMBIANA METROPOLITAN HOUSING AUTHORITY
REQUIRED PENSION INFORMATION
JUNE 30, 2023

SCHEDULE OF AUTHORITY CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS

	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023
Contractually required contribution:										
Traditional Plan	$ 100,871	$ 96,479	$ 95,544	$ 105,905	$ 113,972	$ 127,693	$ 136,981	$ 135,140	$ 138,559	$ 141,525
Combined Plan	4,779	5,793	7,205	8,529	9,055	10,543	11,314	9,426	-	-
Total	$ 105,650	$ 102,272	$ 102,749	$ 114,434	$ 123,027	$ 138,236	$ 148,295	$ 144,566	$ 138,559	$ 141,525
Contributions in relation to the contractually required contribution	105,650	102,272	102,749	114,434	123,027	138,236	148,295	144,566	138,559	141,525
(Over) / under funded	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Authority's covered-employee payroll:										
Traditional Plan	$ 840,592	$ 803,992	$ 796,200	$ 847,240	$ 844,037	$ 911,707	$ 978,436	$ 965,286	$ 989,564	$1,037,043
Combined Plan	$ 39,825	$ 48,275	$ 60,042	$ 68,232	$ 67,055	$ 75,307	$ 80,814	$ 67,329	$ -	$ -
Contributions as a percentage of covered-employee payroll:										
Traditional Plan	12.00 %	12.00 %	12.00 %	12.50 %	13.50 %	14.01 %	14.00 %	14.00 %	14.00 %	13.65 %
Combined Plan	12.00 %	12.00 %	12.00 %	12.50 %	13.50 %	14.00 %	14.00 %	14.00 %	- %	- %

See Report of Independent Auditors.

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY FOR THE LAST TEN FISCAL YEARS

Traditional Plan	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023
Authority's proportion of the net pension liability	0.0067 %	0.0067 %	0.0062 %	0.0062 %	0.0064 %	0.0059 %	0.0072 %	0.0063 %	0.0072 %	0.0065 %
Authority's proportionate share of the net pension liability	$ 789,115	$ 807,371	$1,076,344	$1,416,988	$ 997,133	$1,611,782	$1,419,176	$ 937,927	$ 604,602	$1,926,306
Authority's covered-employee payroll	$ 870,272	$ 820,742	$ 773,442	$ 806,682	$ 839,886	$ 868,683	$ 936,337	$ 965,286	$ 989,564	$1,037,043
Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	90.67 %	98.37 %	139.16 %	175.66 %	118.72 %	185.54 %	151.57 %	97.17 %	61.10 %	185.75 %
Plan fiduciary net position as a percentage of the total pension liability	86.36 %	86.45 %	81.08 %	77.25 %	84.66 %	74.70 %	82.17 %	86.88 %	92.62 %	75.74 %

See Report of Independent Auditors.

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY FOR THE LAST TEN FISCAL YEARS (continued)

Combined Plan	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023
Authority's proportion of the net pension liability	0.0114 %	0.0134 %	0.0160 %	0.0167 %	0.0163 %	0.0155 %	0.0190 %	0.0078 %	- %	- %
Authority's proportionate share of the net pension liability (asset)	$ (1,193)	$ (4,378)	$ (7,801)	$ (9,294)	$ (22,179)	$ 17,367	$ (39,632)	$ (22,594)	$ -	$ -
Authority's covered-employee payroll	$ 39,825	$ 48,275	$ 60,042	$ 68,232	$ 67,055	$ 75,307	$ 80,814	$ 67,329	$ -	$ -
Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	3.00 %	9.07 %	12.99 %	13.62 %	33.08 %	23.06 %	49.04 %	33.56 %	- %	- %
Plan fiduciary net position as a percentage of the total pension liability	104.33 %	114.83 %	116.90 %	116.55 %	137.28 %	126.64 %	145.28 %	157.67 %	169.88 %	137.14 %

See Report of Independent Auditors.

SCHEDULE OF AUTHORITY CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS***

	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023
Statutorily required contribution	$ 17,045	$ 17,418	$ 14,205	$ 5,610	$ 1,428	$ 1,533	$ 1,839	$ 1,368	$ 1,816
Contributions in relation to the statutorily required contribution	17,045	17,418	14,205	5,610	1,428	1,533	1,839	1,368	1,816
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Authority's covered-employee payroll	$ 852,266	$ 857,775	$ 915,479	$ 936,923	$1,022,715	$1,097,567	$1,045,747	$ 999,336	$1,037,043
Contributions as a percentage of covered-employee payroll	2.00 %	2.03 %	1.55 %	0.60 %	0.14 %	0.14 %	0.18 %	0.14 %	0.18 %

*** = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

See Report of Independent Auditors.

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF NET OPEB LIABILITY FOR THE LAST TEN FISCAL YEARS***

	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023
Authority's proportion of the net OPEB liability	0.0065 %	0.0066 %	0.0061 %	0.0075 %	0.0064 %	0.0069 %	0.0061 %
Authority's proportionate share of the net OPEB liability (asset)	$ 654,502	$ 714,540	$ 799,468	$ 1,040,089	$ (114,146)	$ (216,150)	$ 38,298
Authority's covered-employee payroll	$ 895,642	$ 932,316	$ 972,023	$ 1,054,959	$ 1,045,747	$ 999,336	$ 1,037,043
Authority's proportionate share of the net OPEB liability asset as a percentage of its covered-employee payroll	73.08 %	76.64 %	82.25 %	98.59 %	10.92 %	21.63 %	3.69 %
Plan fiduciary net position as a percentage of the total OPEB liability	54.05 %	54.14 %	46.33 %	47.80 %	115.57 %	128.23 %	94.79 %

*** = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

See Report of Independent Auditors.

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 06/30/2023

	Project Total	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers
111 Cash - Unrestricted	$1,618,173	$120,586	$94	$39,124
112 Cash - Restricted - Modernization and Development	$0	$0	$0	$0
113 Cash - Other Restricted	$0	$6,631	$0	$0
114 Cash - Tenant Security Deposits	$60,669	$0	$0	$0
115 Cash - Restricted for Payment of Current Liabilities	$0	$0	$0	$0
100 Total Cash	$1,678,842	$127,217	$94	$39,124
121 Accounts Receivable - PHA Projects	$0	$0	$0	$0
122 Accounts Receivable - HUD Other Projects	$0	$0	$0	$19,375
124 Accounts Receivable - Other Government	$0	$0	$0	$0
125 Accounts Receivable - Miscellaneous	$0	$0	$0	$0
126 Accounts Receivable - Tenants	$87,322	$0	$0	$0
126.1 Allowance for Doubtful Accounts -Tenants	-$55,086	$0	$0	$0
126.2 Allowance for Doubtful Accounts - Other	$0	$0	$0	$0
127 Notes, Loans, & Mortgages Receivable - Current	$0	$0	$0	$0
128 Fraud Recovery	$61,304	$0	$0	$0
128.1 Allowance for Doubtful Accounts - Fraud	-$61,304	$0	$0	$0
129 Accrued Interest Receivable	$0	$0	$0	$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	$32,236	$0	$0	$19,375
131 Investments - Unrestricted	$0	$0	$0	$0
132 Investments - Restricted	$0	$0	$0	$0
135 Investments - Restricted for Payment of Current Liability	$0	$0	$0	$0
142 Prepaid Expenses and Other Assets	$76,600	$775	$709	$1,753
143 Inventories	$47,925	$0	$0	$0
143.1 Allowance for Obsolete Inventories	$0	$0	$0	$0
144 Inter Program Due From	$0	$0	$0	$0
145 Assets Held for Sale	$0	$0	$0	$0
150 Total Current Assets	$1,835,603	$127,992	$803	$60,252
161 Land	$1,031,629	$0	$16,960	$0
162 Buildings	$28,520,019	$0	$25,540	$0
163 Furniture, Equipment & Machinery - Dwellings	$325,460	$0	$0	$0
164 Furniture, Equipment & Machinery - Administration	$646,207	$3,008	$0	$101,685
165 Leasehold Improvements	$3,273,173	$0	$0	$0
166 Accumulated Depreciation	-$26,796,106	-$3,008	-$3,250	-$95,340
167 Construction in Progress	$1,405,420	$0	$0	$0
168 Infrastructure	$0	$0	$0	$0
160 Total Capital Assets, Net of Accumulated Depreciation	$8,405,802	$0	$39,250	$6,345
171 Notes, Loans and Mortgages Receivable - Non-Current	$0	$0	$0	$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	$0	$0	$0	$0
173 Grants Receivable - Non Current	$0	$0	$0	$0
174 Other Assets	$0	$0	$0	$0
176 Investments in Joint Ventures	$0	$0	$0	$0
180 Total Non-Current Assets	$8,405,802	$0	$39,250	$6,345
200 Deferred Outflow of Resources	$306,722	$22,149	$0	$120,999
290 Total Assets and Deferred Outflow of Resources	$10,548,127	$150,141	$40,053	$187,596

Columbiana Metropolitan Housing Authority (OH026)

EAST LIVERPOOL, OH

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers
311 Bank Overdraft	$0	$0	$0	$0
312 Accounts Payable <= 90 Days	$37,106	$16	$0	$861
313 Accounts Payable >90 Days Past Due	$0	$0	$0	$0
321 Accrued Wage/Payroll Taxes Payable	$25,240	$413	$0	$4,638
322 Accrued Compensated Absences - Current Portion	$4,705	$153	$0	$2,106
324 Accrued Contingency Liability	$0	$0	$0	$0
325 Accrued Interest Payable	$0	$0	$0	$0
331 Accounts Payable - HUD PHA Programs	$0	$0	$0	$0
332 Account Payable - PHA Projects	$0	$0	$0	$0
333 Accounts Payable - Other Government	$159,060	$0	$0	$0
341 Tenant Security Deposits	$60,669	$0	$0	$0
342 Unearned Revenue	$20,897	$0	$0	$0
344 Current Portion of Long-term Debt - Operating Borrowings	$243,196	$0	$0	$0
344 Current Portion of Long-term Debt - Operating Borrowings	$0	$0	$0	$0
345 Other Current Liabilities	$0	$0	$0	$0
346 Accrued Liabilities - Other	$0	$0	$0	$0
347 Inter Program - Due To	$0	$0	$21,681	$26,386
348 Loan Liability - Current	$0	$0	$0	$0
310 Total Current Liabilities	$550,873	$582	$21,681	$33,991
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	$0	$0	$0	$0
352 Long-term Debt, Net of Current - Operating Borrowings	$0	$0	$0	$0
353 Non-current Liabilities - Other	$0	$0	$0	$0
354 Accrued Compensated Absences - Non Current	$26,664	$868	$0	$11,935
355 Loan Liability - Non Current	$0	$0	$0	$0
356 FASB 5 Liabilities	$0	$0	$0	$0
357 Accrued Pension and OPEB Liabilities	$734,565	$53,044	$0	$289,779
350 Total Non-Current Liabilities	$761,229	$53,912	$0	$301,714
300 Total Liabilities	$1,312,102	$54,494	$21,681	$335,705
400 Deferred Inflow of Resources	$4,722	$341	$0	$1,863
508.4 Net Investment in Capital Assets	$8,162,606	$0	$39,250	$6,345
511.4 Restricted Net Position	$0	$6,631	$0	$0
512.4 Unrestricted Net Position	$1,068,697	$88,675	-$20,878	-$156,317
513 Total Equity - Net Assets / Position	$9,231,303	$95,306	$18,372	-$149,972
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$10,548,127	$150,141	$40,053	$187,596

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 06/30/2023

	14.267 Continuum of Care Program	COCC	ELIM	Total
111 Cash - Unrestricted		$402,415		$2,180,392
112 Cash - Restricted - Modernization and Development		$0		$0
113 Cash - Other Restricted		$0		$6,631
114 Cash - Tenant Security Deposits		$0		$60,669
115 Cash - Restricted for Payment of Current Liabilities		$0		$0
100 Total Cash	$0	$402,415	$0	$2,247,692
121 Accounts Receivable - PHA Projects		$0		$0
122 Accounts Receivable - HUD Other Projects	$45,079	$0		$64,454
124 Accounts Receivable - Other Government		$0		$0
125 Accounts Receivable - Miscellaneous		$0		$0
126 Accounts Receivable - Tenants		$0		$87,322
126.1 Allowance for Doubtful Accounts -Tenants		$0		-$55,086
126.2 Allowance for Doubtful Accounts - Other	$0	$0		$0
127 Notes, Loans, & Mortgages Receivable - Current		$0		$0
128 Fraud Recovery		$0		$61,304
128.1 Allowance for Doubtful Accounts - Fraud		$0		-$61,304
129 Accrued Interest Receivable		$324		$324
120 Total Receivables, Net of Allowances for Doubtful Accounts	$45,079	$324	$0	$97,014
131 Investments - Unrestricted		$0		$0
132 Investments - Restricted		$0		$0
135 Investments - Restricted for Payment of Current Liability		$0		$0
142 Prepaid Expenses and Other Assets		$2,313		$82,150
143 Inventories		$0		$47,925
143.1 Allowance for Obsolete Inventories		$0		$0
144 Inter Program Due From	$43,221	$92,283	-$135,504	$0
145 Assets Held for Sale		$0		$0
150 Total Current Assets	$88,300	$497,335	-$135,504	$2,474,781
161 Land		$0		$1,048,589
162 Buildings		$0		$28,545,559
163 Furniture, Equipment & Machinery - Dwellings		$0		$325,460
164 Furniture, Equipment & Machinery - Administration		$213,452		$964,352
165 Leasehold Improvements		$0		$3,273,173
166 Accumulated Depreciation		-$140,857		-$27,038,561
167 Construction in Progress		$0		$1,405,420
168 Infrastructure		$0		$0
160 Total Capital Assets, Net of Accumulated Depreciation	$0	$72,595	$0	$8,523,992
171 Notes, Loans and Mortgages Receivable - Non-Current		$0		$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due		$0		$0
173 Grants Receivable - Non Current		$0		$0
174 Other Assets		$170,920		$170,920
176 Investments in Joint Ventures		$0		$0
180 Total Non-Current Assets	$0	$243,515	$0	$8,694,912
200 Deferred Outflow of Resources		$370,462	$0	$820,332
290 Total Assets and Deferred Outflow of Resources	$88,300	$1,111,312	-$135,504	$11,990,025

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit | Fiscal Year End: 06/30/2023

	14.267 Continuum of Care Program	COCC	ELIM	Total
311 Bank Overdraft		$0		$0
312 Accounts Payable <= 90 Days	$3	$3,409		$41,395
313 Accounts Payable >90 Days Past Due		$0		$0
321 Accrued Wage/Payroll Taxes Payable	$290	$9,187		$39,768
322 Accrued Compensated Absences - Current Portion	$85	$3,257		$10,306
324 Accrued Contingency Liability		$0		$0
325 Accrued Interest Payable		$0		$0
331 Accounts Payable - HUD PHA Programs		$0		$0
332 Account Payable - PHA Projects		$0		$0
333 Accounts Payable - Other Government		$0		$159,060
341 Tenant Security Deposits		$0		$60,669
342 Unearned Revenue		$0		$20,897
344 Current Portion of Long-term Debt - Operating Borrowings		$0		$243,196
344 Current Portion of Long-term Debt - Operating Borrowings		$0		$0
345 Other Current Liabilities		$42,692		$42,692
346 Accrued Liabilities - Other		$0		$0
347 Inter Program - Due To	$87,437	$0	-$135,504	$0
348 Loan Liability - Current		$0		$0
310 Total Current Liabilities	$87,815	$58,545	-$135,504	$617,983
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		$0		$0
352 Long-term Debt, Net of Current - Operating Borrowings		$0		$0
353 Non-current Liabilities - Other		$134,446		$134,446
354 Accrued Compensated Absences - Non Current	$485	$18,459		$58,411
355 Loan Liability - Non Current		$0		$0
356 FASB 5 Liabilities		$0		$0
357 Accrued Pension and OPEB Liabilities		$887,216		$1,964,604
350 Total Non-Current Liabilities	$485	$1,040,121	$0	$2,157,461
300 Total Liabilities	$88,300	$1,098,666	-$135,504	$2,775,444
400 Deferred Inflow of Resources		$5,705	$0	$12,631
508.4 Net Investment in Capital Assets	$0	$72,595		$8,280,796
511.4 Restricted Net Position		$0		$6,631
512.4 Unrestricted Net Position	$0	-$65,654		$914,523
513 Total Equity - Net Assets / Position	$0	$6,941	$0	$9,201,950
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$88,300	$1,111,312	-$135,504	$11,990,025

Entity Wide Revenue and Expense Summary

	Project Total	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers
70300 Net Tenant Rental Revenue	$1,080,159	$0	$0	$0
70400 Tenant Revenue - Other	$7,850	$0	$0	$0
70500 Total Tenant Revenue	$1,088,009	$0	$0	$0
70600 HUD PHA Operating Grants	$3,068,833	$336,997	$0	$2,479,394
70610 Capital Grants	$570,659			$0
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue				
70800 Other Government Grants	$0	$0	$0	$0
71100 Investment Income - Unrestricted	$368	$9	$0	$48
71200 Mortgage Interest Income	$0	$0	$0	$0
71300 Proceeds from Disposition of Assets Held for Sale	$0	$0	$0	$0
71310 Cost of Sale of Assets	$0	$0	$0	$0
71400 Fraud Recovery	$0	$0	$0	$25,818
71500 Other Revenue	$84,034	$3,178	$202	$14,511
71600 Gain or Loss on Sale of Capital Assets	$0	$0	$0	$0
72000 Investment Income - Restricted	$0	$0	$0	$0
70000 Total Revenue	$4,811,903	$340,184	$202	$2,519,771
91100 Administrative Salaries	$182,163	$8,757	$0	$102,070
91200 Auditing Fees	$16,363	$50	$0	$513
91300 Management Fee	$486,596	$10,500	$0	$62,604
91310 Book-keeping Fee	$42,413	$6,563	$0	$39,128
91400 Advertising and Marketing	$9,523	$0	$0	$974
91500 Employee Benefit contributions - Administrative	$106,568	$5,666	$0	$55,829
91600 Office Expenses	$123,082	$6,309	$0	$20,106
91700 Legal Expense	$10,837	$0	$0	$0
91800 Travel	$13,920	$0	$0	$2,750
91810 Allocated Overhead	$0	$0	$0	$0
91900 Other	$643	$16	$0	$71,612
91000 Total Operating - Administrative	$992,108	$37,861	$0	$355,586
92000 Asset Management Fee	$42,000	$0	$0	$0
92100 Tenant Services - Salaries	$46,015	$0	$0	$0
92200 Relocation Costs	$0	$0	$0	$0
92300 Employee Benefit Contributions - Tenant Services	$20,949	$0	$0	$0
92400 Tenant Services - Other	$0	$0	$0	$0
92500 Total Tenant Services	$66,964	$0	$0	$0

Columbiana Metropolitan Housing Authority (OH026)

EAST LIVERPOOL, OH

Submission Type: Audited/Single Audit | **Entity Wide Revenue and Expense Summary** | Fiscal Year End: 06/30/2023

	Project Total	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers
93100 Water	$189,361	$0	$653	$0
93200 Electricity	$250,288	$0	$776	$0
93300 Gas	$97,755	$0	$1,649	$0
93400 Fuel	$0	$0	$0	$0
93500 Labor	$0	$0	$0	$0
93600 Sewer	$57,428	$0	$0	$0
93700 Employee Benefit Contributions - Utilities	$0	$0	$0	$0
93800 Other Utilities Expense	$0	$0	$0	$0
93000 Total Utilities	$594,832	$0	$3,078	$0
94100 Ordinary Maintenance and Operations - Labor	$488,540	$721	$0	$12,432
94200 Ordinary Maintenance and Operations - Materials and Other	$275,660	$0	$0	$7,631
94300 Ordinary Maintenance and Operations Contracts	$537,587	$78	$0	$3,741
94500 Employee Benefit Contributions - Ordinary Maintenance	$173,841	$328	$0	$5,661
94000 Total Maintenance	$1,475,628	$1,127	$0	$29,465
95100 Protective Services - Labor	$0	$0	$0	$0
95200 Protective Services - Other Contract Costs	$43,590	$0	$0	$0
95300 Protective Services - Other	$0	$0	$0	$0
95500 Employee Benefit Contributions - Protective Services	$0	$0	$0	$0
95000 Total Protective Services	$43,590	$0	$0	$0
96110 Property Insurance	$180,138	$0	$0	$0
96120 Liability Insurance	$0	$1,068	$0	$3,986
96130 Workmen's Compensation	$0	$0	$0	$0
96140 All Other Insurance	$0	$0	$977	$0
96100 Total insurance Premiums	$180,138	$1,068	$977	$3,986
96200 Other General Expenses	$277,678	$948	$6,613	$0
96210 Compensated Absences	$555	$0	$0	$5,581
96300 Payments in Lieu of Taxes	$49,860	$0	$0	$0
96400 Bad debt - Tenant Rents	$183,483	$0	$0	$0
96500 Bad debt - Mortgages	$0	$0	$0	$0
96600 Bad debt - Other	$0	$0	$0	$0
96800 Severance Expense	$0	$0	$0	$0
96000 Total Other General Expenses	$511,576	$948	$6,613	$5,581
96710 Interest of Mortgage (or Bonds) Payable	$11,923	$0	$0	$0
96720 Interest on Notes Payable (Short and Long Term)	$0	$0	$0	$0
96730 Amortization of Bond Issue Costs	$0	$0	$0	$0
96700 Total Interest Expense and Amortization Cost	$11,923	$0	$0	$0
96900 Total Operating Expenses	$3,918,759	$41,004	$10,668	$394,618

Columbiana Metropolitan Housing Authority (OH026)

EAST LIVERPOOL, OH

Submission Type: Audited/Single Audit **Entity Wide Revenue and Expense Summary** Fiscal Year End: 06/30/2023

	Project Total	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers
97000 Excess of Operating Revenue over Operating Expenses	$893,144	$299,180	-$10,466	$2,125,153
97100 Extraordinary Maintenance	$0	$0	$0	$0
97200 Casualty Losses - Non-capitalized	$0	$0	$0	$0
97300 Housing Assistance Payments	$0	$278,648	$0	$2,216,600
97350 HAP Portability-In	$0	$0	$0	$0
97400 Depreciation Expense	$666,391	$0	$929	$1,486
97500 Fraud Losses	$0	$0	$0	$0
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense	$0	$0	$0	$0
90000 Total Expenses	$4,585,150	$319,652	$11,597	$2,612,704
10010 Operating Transfer In	$495,506	$0	$0	$0
10020 Operating transfer Out	-$495,506	$0	$0	$0
10030 Operating Transfers from/to Primary Government	$0	$0	$0	$0
10040 Operating Transfers from/to Component Unit	$0	$0	$0	$0
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss	$0	$0	$0	$0
10080 Special Items (Net Gain/Loss)	$0	$0	$0	$0
10091 Inter Project Excess Cash Transfer In	$0			
10092 Inter Project Excess Cash Transfer Out	$0			
10093 Transfers between Program and Project - In	$0	$0	$0	$0
10094 Transfers between Project and Program - Out	$0	$0	$0	$0
10100 Total Other financing Sources (Uses)	$0	$0	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	$226,753	$20,532	-$11,395	-$92,933
11020 Required Annual Debt Principal Payments	$212,189	$0	$0	$0
11030 Beginning Equity	$9,004,550	$74,774	$29,767	-$57,039
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	$0	$0	$0	$0
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				-$149,972
11180 Housing Assistance Payments Equity				$0
11190 Unit Months Available	5724	890	0	5844
11210 Number of Unit Months Leased	5655	875	0	5217

Columbiana Metropolitan Housing Authority (OH026)

EAST LIVERPOOL, OH

Submission Type: Audited/Single Audit **Entity Wide Revenue and Expense Summary** Fiscal Year End: 06/30/2023

	14.267 Continuum of Care Program	COCC	ELIM	Total
70300 Net Tenant Rental Revenue		$0		$1,080,159
70400 Tenant Revenue - Other		$0		$7,850
70500 Total Tenant Revenue	$0	$0	$0	$1,088,009
70600 HUD PHA Operating Grants	$311,696	$0		$6,196,920
70610 Capital Grants		$0		$570,659
70710 Management Fee		$576,761	-$576,761	$0
70720 Asset Management Fee		$42,000	-$42,000	$0
70730 Book Keeping Fee		$88,103	-$88,103	$0
70740 Front Line Service Fee		$24,493	-$24,493	$0
70750 Other Fees		$0		$0
70700 Total Fee Revenue		$731,357	-$731,357	$0
70800 Other Government Grants		$15,020		$15,020
71100 Investment Income - Unrestricted		$894		$1,319
71200 Mortgage Interest Income		$0		$0
71300 Proceeds from Disposition of Assets Held for Sale		$0		$0
71310 Cost of Sale of Assets		$0		$0
71400 Fraud Recovery		$0		$25,818
71500 Other Revenue		$69,935		$171,860
71600 Gain or Loss on Sale of Capital Assets		$0		$0
72000 Investment Income - Restricted		$0		$0
70000 Total Revenue	$311,696	$817,206	-$731,357	$8,069,605
91100 Administrative Salaries		$240,568		$533,558
91200 Auditing Fees		$496		$17,422
91300 Management Fee	$17,061		-$576,761	$0
91310 Book-keeping Fee			-$88,103	$1
91400 Advertising and Marketing		$2,115		$12,612
91500 Employee Benefit contributions - Administrative		$138,352		$306,415
91600 Office Expenses		$70,250	-$24,493	$195,254
91700 Legal Expense		$9,815		$20,652
91800 Travel		$6,010		$22,680
91810 Allocated Overhead				$0
91900 Other		$81,851		$154,122
91000 Total Operating - Administrative	$17,061	$549,457	-$689,357	$1,262,716
92000 Asset Management Fee			-$42,000	$0
92100 Tenant Services - Salaries		$0		$46,015
92200 Relocation Costs		$0		$0
92300 Employee Benefit Contributions - Tenant Services		$0		$20,949
92400 Tenant Services - Other		$0		$0
92500 Total Tenant Services	$0	$0	$0	$66,964

	14.267 Continuum of Care Program	COCC	ELIM	Total
93100 Water		$0		$190,014
93200 Electricity		$0		$251,064
93300 Gas		$0		$99,404
93400 Fuel		$0		$0
93500 Labor		$0		$0
93600 Sewer		$0		$57,428
93700 Employee Benefit Contributions - Utilities		$0		$0
93800 Other Utilities Expense		$0		$0
93000 Total Utilities	$0	$0	$0	$597,910
94100 Ordinary Maintenance and Operations - Labor		$13,397		$515,090
94200 Ordinary Maintenance and Operations - Materials and Other		$12,586		$295,877
94300 Ordinary Maintenance and Operations Contracts		$17,221	$0	$558,627
94500 Employee Benefit Contributions - Ordinary Maintenance		$5,856		$185,686
94000 Total Maintenance	$0	$49,060	$0	$1,555,280
95100 Protective Services - Labor		$0		$0
95200 Protective Services - Other Contract Costs		$0		$43,590
95300 Protective Services - Other		$0		$0
95500 Employee Benefit Contributions - Protective Services		$0		$0
95000 Total Protective Services	$0	$0	$0	$43,590
96110 Property Insurance		$5,542		$185,680
96120 Liability Insurance		$0		$5,054
96130 Workmen's Compensation		$0		$0
96140 All Other Insurance		$0		$977
96100 Total insurance Premiums	$0	$5,542	$0	$191,711
96200 Other General Expenses		$30,215		$315,454
96210 Compensated Absences		$0		$6,136
96300 Payments in Lieu of Taxes		$0		$49,860
96400 Bad debt - Tenant Rents		$0		$183,483
96500 Bad debt - Mortgages		$0		$0
96600 Bad debt - Other		$0		$0
96800 Severance Expense		$0		$0
96000 Total Other General Expenses	$0	$30,215	$0	$554,933
96710 Interest of Mortgage (or Bonds) Payable		$0		$11,923
96720 Interest on Notes Payable (Short and Long Term)		$5,656		$5,656
96730 Amortization of Bond Issue Costs		$0		$0
96700 Total Interest Expense and Amortization Cost	$0	$5,656	$0	$17,579
96900 Total Operating Expenses	$17,061	$639,930	-$731,357	$4,290,683

	14.267 Continuum of Care Program	COCC	ELIM	Total
97000 Excess of Operating Revenue over Operating Expenses	$294,635	$177,276	$0	$3,778,922
97100 Extraordinary Maintenance		$0		$0
97200 Casualty Losses - Non-capitalized		$0		$0
97300 Housing Assistance Payments	$294,635	$0		$2,789,883
97350 HAP Portability-In		$0		$0
97400 Depreciation Expense		$26,190		$694,996
97500 Fraud Losses		$0		$0
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense		$0		$0
90000 Total Expenses	$311,696	$666,120	-$731,357	$7,775,562
10010 Operating Transfer In		$0	-$495,506	$0
10020 Operating transfer Out		$0	$495,506	$0
10030 Operating Transfers from/to Primary Government		$0		$0
10040 Operating Transfers from/to Component Unit		$0		$0
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss		$0		$0
10080 Special Items (Net Gain/Loss)		$0		$0
10091 Inter Project Excess Cash Transfer In				$0
10092 Inter Project Excess Cash Transfer Out				$0
10093 Transfers between Program and Project - In		$0		$0
10094 Transfers between Project and Program - Out		$0		$0
10100 Total Other financing Sources (Uses)	$0	$0	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	$0	$151,086	$0	$294,043
11020 Required Annual Debt Principal Payments	$0	$0		$212,189
11030 Beginning Equity	$0	-$144,145		$8,907,907
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors		$0		$0
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				-$149,972
11180 Housing Assistance Payments Equity				$0
11190 Unit Months Available		0		12458
11210 Number of Unit Months Leased		0		11747

OHIO AUDITOR OF STATE
KEITH FABER

COLUMBIANA COUNTY METROPOLITAN HOUSING AUTHORITY

COLUMBIANA 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 5/30/2024

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