WARREN METROPOLITAN HOUSING AUTHORITY
WARREN COUNTY, OHIO

SINGLE AUDIT REPORT

FOR THE YEAR ENDED DECEMBER 31, 2021

James G. Zupka, CPA, Inc.
Certified Public Accountants

OHIO AUDITOR OF STATE
KEITH FABER

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Columbus, Ohio 43215
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(800) 282-0370

Board of Directors
Warren Metropolitan Housing Authority
990 East Ridge Drive
Lebanon, Ohio 45036

We have reviewed the *Independent Auditor's Report* of the Warren Metropolitan Housing Authority, Warren County, prepared by James G. Zupka, CPA, Inc., for the audit period January 1, 2021 through December 31, 2021. 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 Warren Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Keith Faber
Auditor of State
Columbus, Ohio

June 23, 2022

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WARREN COUNTY, OHIO
SINGLE AUDIT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

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INDEPENDENT AUDITOR'S REPORT

To the Members of the Board
Warren Metropolitan Housing Authority
Lebanon, Ohio

Regional Inspector General of Audit
Department of Housing and Urban Development

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of the business-type activities of the Warren Metropolitan Housing Authority, Ohio, (the Authority) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Warren Metropolitan Housing Authority as of December 31, 2021, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for 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 (Government Auditing Standards)*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit 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 for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our 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.

Emphasis of Matter

As discussed in Note 12 to the basic financial statements, the financial impact of COVID-19 and the continuing emergency measures may impact subsequent periods of the Authority. Our opinion is not modified with respect to this matter.

Required Supplementary Information

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

Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 31, 2022, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

James G. Zupka, CPA, Inc.

James G. Zupka, CPA, Inc.
Certified Public Accountants

May 31, 2022

As management of the Warren Metropolitan Housing Authority ("the Authority'), we offer this narrative and analysis of the financial activities of the authority for the year ended December 31, 2021. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The Authority's assets exceeded its liabilities as of December 31, 2021 by $8,520,746 (net position).
- The Authority's cash balance as of December 31, 2021 was $2,342,852 representing an increase of $135,337 from the prior year.
- The Authority had revenues of $7,826,953 in HUD Operating grants for the year ended December 31, 2021.
- The Authority's total revenues were $9,319,556 as of December 31, 2021, representing a decrease of $407,846. Total expenses were $8,891,064 representing a decrease of $702,241.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements included in this annual report are those of a special-purpose government engaged only in a business-type activity. The following statements are included within this report:

- Statement of Net Position - reports the Authority's current financial resources (short term expendable resources) with capital assets and long-term debt obligations.
- Statement of Revenue, Expenses, and Change in Net Position - reports the Authority's operating and non-operating revenue, by major sources, along with operating and non-operating expenses and capital contributions.
- Statement of Cash Flows - reports net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

THE AUTHORITY'S PROGRAMS

Low Rent Public Housing Program – Under the Low Rent Public Housing Program, the Authority rents units that it owns to low-income households. The Low Rent Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy to enable the PHA to provide the housing at a rent that is based upon 30 percent of household income. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions funding to enable the Authority to structure a lease that sets the participants' rent at 30 percent of household income. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

Mainstream Voucher Program – The Mainstream Voucher Program assists non-elderly persons with disabilities. Aside from serving a special population, mainstream vouchers are administered using the same rules as the Housing Choice Voucher Program. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

Capital Fund Program (CFP) – This is the current primary funding source for the Authority's physical and management improvements. While the formula funding methodology used for the CGP was revised for the CFP, funds are still provided by formula allocation and based on size and age of the Authority's units.

Continuum of Care Program (CoC) – "The Hearth Act" amended the McKinney Vento Homeless Act and consolidated the Authority's Supportive Housing and Shelter Plus Care programs under the Continuum of Care Program. The CoC is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

State Program – Region 14 - The State Program is a pass-through program administered by the Authority for the State of Ohio. The annual funding represents the Ohio's Homeless Crisis Response program that provides homelessness prevention and rapid re-housing assistance to individuals, families, and individuals who are below 30% median income and imminently at risk of homelessness in Butler, Warren, and Clermont Counties (Region 14). The key partners in providing this pass-through assistance are Butler-WMHA, Clermont Community Services, Greater Cincinnati Behavioral Health, and Family Promise of Warren County. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

Emergency Solutions Grant (ESG) Program

The Emergency Solutions Grant provided supplemental CARES Act Funds from HUD as a pass-through to the Authority from the Ohio Development Services Agency (OCD).

a. The Ohio’s Homeless Crisis Response program will use the funds to provide support to the operation of two emergency shelters for homeless households with children in Warren County to address the need for additional shelter capacity due to the COVID-19 pandemic including shelter in motels. The program expects to serve 150 persons during the two-year period and projects that 40 percent of those persons will exit to a permanent destination. The Authority has partnered with Family Promise of Warren County and Family Promise of Butler County.

b. The Ohio’s Homeless Crisis Response program will provide additional rapid re-housing and homelessness prevention assistance to families and individuals due to the COVID-19 pandemic in Butler, Clermont and Warren Counties. The Authority has partnered with Family Promise of Warren County, Greater Cincinnati Behavioral Health Services, and Clermont County Community Services.

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AUTHORITY-WIDE STATEMENTS

Statement of Net Position

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

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

	2021	2020
Assets and Deferred Outflows of Resources		
Current and Other Assets	$ 2,691,465	$ 2,377,298
Current and Other Assets - Restricted	138,620	370,509
Capital Assets - Net	7,076,256	7,570,289
Other Non-Current Assets	185,432	58,898
Deferred Outflows of Resources	235,815	307,186
Total Assets and Deferred Outflows	$ 10,327,588	$ 10,684,180
Liabilities and Deferred Inflows of Resources		
Current Liabilities	$ 299,201	$ 450,498
Non-Current Liabilities	838,105	1,786,869
Deferred Inflows of Resources	669,536	354,559
Total Liabilities and Deferred Inflows	1,806,842	2,591,926
Net Position		
Net Investment in Capital Assets	7,076,256	7,570,289
Restricted	52,745	66,954
Unrestricted	1,391,745	455,011
Total Net Position	8,520,746	8,092,254
Total Liabilities, Deferred Inflows of Resources, and Net Position	$ 10,327,588	$ 10,684,180

MAJOR FACTORS AFFECTING THE STATEMENT OF NET POSITION

Overall cash of the Authority increased by $135,337. Current Assets (not including cash) of the Authority showed a decrease of $53,059 from 2020 to 2021. The main reason for the decrease in current assets is the reduction in accounts receivables for the State Program.

Current Liabilities decreased by $151,297 due to the Agency's use of advance payments from HUD for Cares Act Funding and the Ohio Housing Finance Agency for Emergency Housing Assistance and COVID-19 Criminal Justice Housing that were previously received in FY2020.

Statement of Revenues, Expenses, and Changes in Net Position

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

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

	2021	2020	Net Change
Revenues			
Total Tenant Revenues	$ 550,684	$ 444,093	$ 106,591
Operating Subsidies and Grants - HUD	7,826,953	7,460,143	366,810
Capital Grants - HUD	14,153	350,948	(336,795)
Other Government Grants - State	832,950	1,378,471	(545,521)
Interest on Investments	3,334	4,207	(873)
Other Revenues	91,482	89,540	1,942
Total Revenues	9,319,556	9,727,402	(407,846)
Expenses			
Administrative	681,467	1,030,332	(348,865)
Tenant Services	1,181,086	1,589,649	(408,563)
Utilities	91,587	90,244	1,343
Maintenance	393,693	459,254	(65,561)
General Expenses	285,011	253,375	31,636
Housing Assistance Payments	5,665,783	5,568,832	96,951
Depreciation	592,437	601,619	(9,182)
Total Expenses	8,891,064	9,593,305	(702,241)
Net Increase (Decrease)	$ 428,492	$ 134,097	$ 294,395

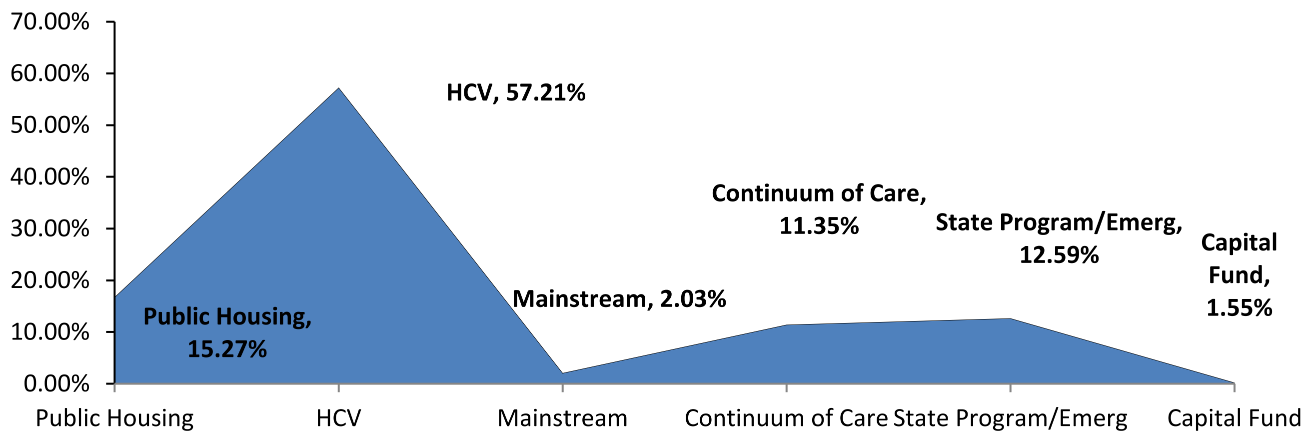
MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION

Overall revenue decreased by $407,846. The major factors decreasing the overall revenue was the reduction in other governmental grants from the State and HUD Capital Grants. The agency received $14,153 in Capital Funding for the Public Housing, a $336,795 decrease from prior year.

Overall expenses decreased by $702,241 from prior year. The reduction of tenant service expenses is due to the reduction in State Program funding sources in FY2021. HAP expenses decreased due to depletion of leasing in the HCV and Mainstream Programs. Administrative and maintenance expenses decreased mainly due to changes in pension and OPEB balances reported in accordance with GASB 68 and 75.

The table below shows % of total revenue by funding sources.

Revenue by Funding Source



FINANCIAL OVERVIEW BY PROGRAM

Low Rent Public Housing

The table on the next page shows how the revenue and expenses have changed between the fiscal year ended 2020 and 2021 for the Low Rent Public Housing Program which includes Public Housing CARES Act Funding. Total revenue for fiscal year ended 2021 increased from fiscal year ended 2020 revenue by $36,679 or 2.6% which is due to the increase in proration of Operating Subsidy in 2021. In fiscal year ended 2021, total operating expenses decreased 15.7% from fiscal year ended 2020 which is attributed to the reduction in expenses from the pension and OPEB adjustments required for GASB 68 and 75 reporting.

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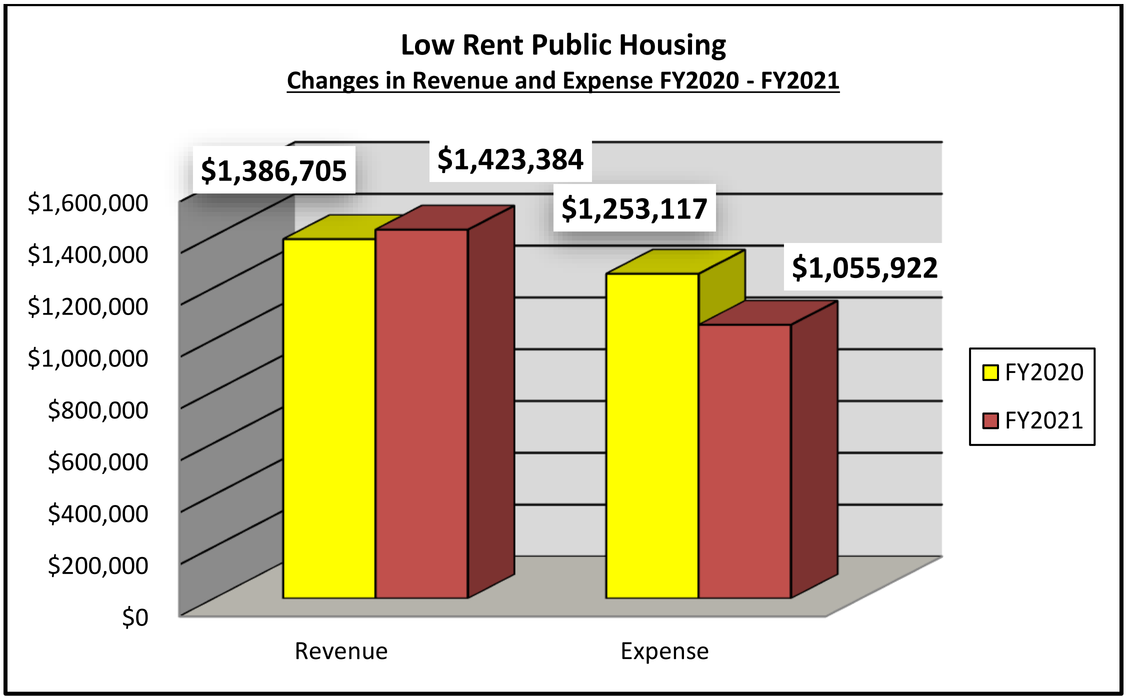
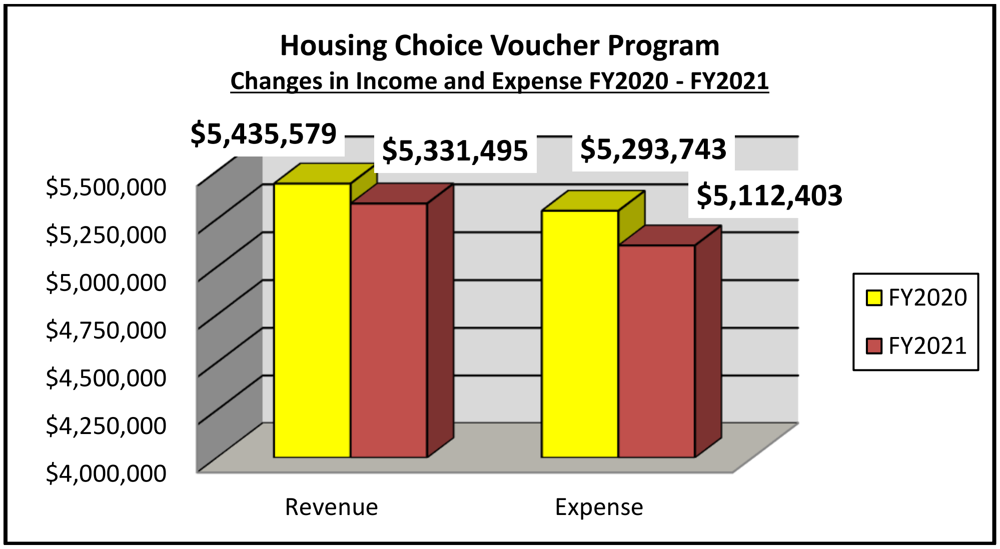


Note: The above table does not include depreciation.

Housing Choice Voucher Program

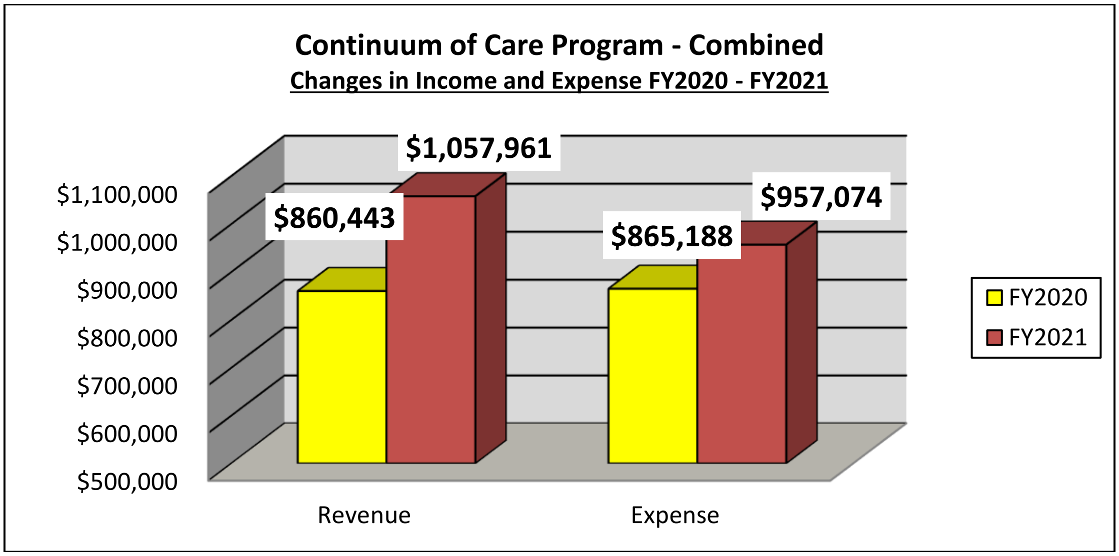
The following chart illustrates the Housing Choice Voucher Program changes in revenue and expenses for the years 2020 to 2021. Revenue and expenses decreased in fiscal year ended 2021 for the HCV program due to a reduction in housing assistance payments due to lower occupied units.



Note: The above table does not include depreciation.

Continuum of Care Program

The following chart illustrates the Continuum of Care Program (previously reported separately as the Supportive Housing and Shelter Plus Care Programs) changes in income and expenses for the fiscal year ended 2020 and 2021. There is an increase in both revenues and expenses in fiscal year ended 2021 compared to fiscal year ended 2020 due to increased leasing and per unit costs for the Supportive Housing Program.



Note: The above table does not include depreciation.

Capital Asset

The following table summarizes the changes in capital assets between December 31, 2020 and 2021:

Table 3 - Condensed Statement of Changes in Capital Assets

	2021	2020	Net Change
Land	$ 1,633,715	$ 1,638,445	$ (4,730)
Building	19,662,525	19,663,163	(638)
Equipment	1,821,476	1,772,533	48,943
Leasehold Improvements	20,720	10,731	9,989
Construction in Progress	-	5,526	(5,526)
Accumulated Depreciation	(16,062,180)	(15,520,109)	(542,071)
Net Capital Assets	$ 7,076,256	$ 7,570,289	$ (494,033)

Debt

The Authority had no debt as of December 31, 2021.

Economic Factors

Significant economic factors affecting the Authority are as follows:

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

Financial Contact

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest. The individual to be contacted regarding this report is Jacqueline Adkins, Executive Director of the Warren Metropolitan Housing Authority. Specific requests may be submitted to Warren Metropolitan Housing Authority at 990 East Ridge Drive, Lebanon, Ohio 45036-1678.

WARREN METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET POSITION
DECEMBER 31, 2021

ASSETS		
Current Assets		
Cash and Cash Equivalents	$	2,204,232
Restricted Cash and Cash Equivalents		138,620
Receivables, Net		446,709
Prepaid Expenses		40,524
Total Current Assets		2,830,085
Noncurrent Assets		
Capital Assets:		
Capital Assets, Not Depreciated		1,633,715
Capital Assets, Being Depreciated, Net of Accumulated Depreciation		5,442,541
Total Capital Assets		7,076,256
Net Pension Asset		85,343
Net OPEB Asset		100,089
Total Noncurrent Assets		7,261,688
Deferred Outflows of Resources		
Pension		167,106
OPEB		68,709
Total Deferred Outflows of Resources		235,815
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$	10,327,588
LIABILITIES		
Current Liabilities		
Accounts Payable	$	79,206
Accrued Liabilities		91,324
Intergovernmental Payables		47,158
Tenant Security Deposits		23,916
Unearned Revenue		57,597
Total Current Liabilities		299,201
Noncurrent Liabilities		
Compensated Absences, Net of Current Portion		55,314
Other Noncurrent Liabilities		26,407
Net Pension Liability		756,384
Total Noncurrent Liabilities		838,105
Total Liabilities		1,137,306
Deferred Inflows of Resources		
Pension		363,545
OPEB		305,991
Total Deferred Inflows of Resources		669,536
NET POSITION		
Net Investment in Capital Assets		7,076,256
Restricted		52,745
Unrestricted		1,391,745
Total Net Position		8,520,746
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	$	10,327,588

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

WARREN METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2021

Operating Revenues		
Tenant Revenues	$	550,684
Government Operating Grants and Subsidies		8,659,903
Other Revenues		45,242
Total Operating Revenues		9,255,829
Operating Expenses		
Administrative		681,467
Tenant Services		1,181,086
Utilities		91,587
Maintenance		393,693
General		285,011
Housing Assistance Payments		5,665,783
Depreciation		592,437
Total Operating Expenses		8,891,064
Operating Income (Loss)		364,765
Non-Operating Revenues (Expenses)		
Interest and Investment Revenue		3,334
Gain on Sale of Capital Assets		46,240
Capital Grants		14,153
Total Non-Operating Revenues (Expenses)		63,727
Change in Net Position		428,492
Total Net Position at Beginning of Year		8,092,254
Total Net Position at End of Year	**$**	**8,520,746**

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

WARREN METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2021

Cash Flows from Operating Activities		
Operating Grants Received	$	8,709,398
Tenant Revenue Received		544,649
Other Revenue Received		48,381
Operating Expenses		(3,466,631)
Housing Assistance Payments		(5,665,783)
Net Cash Provided (Used) by Operating Activities		**170,014**
Cash Flows from Investing Activities		
Interest Income		3,334
Net Cash Provided (Used) by Investing Activities		**3,334**
Cash Flows from Capital and Related Activities		
Capital Asset Sales		50,970
Capital Grants Received		14,153
Property and Equipment Acquitisions		(103,134)
Net Cash Provided (Used) by Capital and Related Activities		**(38,011)**
Net Increase (Decrease) in Cash		135,337
Cash and Cash Equivalents at Beginning of Year		2,207,515
Cash and Cash Equivalents at End of Year	**$**	**2,342,852**
Reconciliation of Operating Income to Net Cash Provided by Operating Activities		
Net Operating Income (Loss)	$	364,765
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities		
Depreciation		592,437
(Increase) Decrease in:		
Accounts Receivable		46,599
Prepaid Expenses		6,460
Deferred Outflows of Resources and Pension Assets		(55,163)
Increase (Decrease) in:		
Accounts Payable		44,927
Intergovernmental Payable		15,153
Accrued Compensated Absences		6,425
Accrued Expenses Payable		10,866
Unearned Revenue		(220,129)
Tenant Security Deposits		(2,755)
Other Non-Current Liabilities		1,571
Net Pension Liability		(211,344)
Net OPEB Liability		(744,775)
Deferred Inflows of Resources		314,977
Net Cash Provided by Operating Activities	**$**	**170,014**

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

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

Reporting Entity

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

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

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

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Reporting Entity (Continued)

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

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

Basis of Presentation

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

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

The Authority uses a single enterprise fund to maintain its financial records on an accrual basis. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts.

Enterprise fund reporting focuses on the determination of the changes in net position, financial position, and cash flows. An enterprise fund may be used to account for any activity for which a fee is charged to external users for goods and services.

Fund Accounting

The Authority uses the proprietary fund to report on its financial position and the results of its operations for the HUD programs. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities.

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Proprietary Fund Types

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

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

Description of Programs

The following are the various programs which are included in the Authority's single enterprise fund:

A. Public Housing Program

The Public Housing Program is designed to provide low-cost housing within the Warren County. Under this program, HUD provides funding via an annual contribution contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

B. Capital Fund Program

The Capital Fund Program provides funds annually, via a formula, to public housing agencies for capital and management activities, including modernization and development housing.

C. Housing Choice Voucher Program

The Housing Choice Voucher Program was authorized by Section 8 of the National Housing Act and provides housing assistance payments to private, not-for-profit or public landlords to subsidize rentals for low-income persons. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Description of Programs (Continued)

D. Mainstream Voucher Program

The Mainstream Voucher program assists non-elderly persons with disabilities. Aside from serving a special population, mainstream vouchers are administered using the same rules as the Housing Choice Voucher program. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

E. Continuum of Care Program

"The Hearth Act" amended the McKinney Vento Homeless Act and consolidated the Authority's Supportive Housing and Shelter Plus Care programs under the Continuum of Care (CoC) program. The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

F. State Program – Region 14

The State Program is a pass-through program administered by the Authority for the State of Ohio. The annual funding represents the Ohio's Homeless Crisis Response program that provides homelessness prevention and rapid re-housing assistance to individuals, families, and individuals who are below 30% median income and imminently at risk of homelessness in Butler, Warren, and Clermont Counties (Region 14). The key partners in providing this pass-through assistance are Butler-WMHA, Clermont Community Services, Greater Cincinnati Behavioral Health, and Family Promise of Warren County. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

G. Emergency Solutions Grant (ESG) Program

The Emergency Solutions Grant were supplemental CARES Act Funds from HUD and provided as a pass-through to the Authority from the Ohio Development Services Agency (OCD).

a. The Ohio's Homeless Crisis Response program will use the funds to provide support to the operation of two emergency shelters for homeless households with children in Warren County to address the need for additional shelter capacity due to the COVID-19 pandemic including shelter in motels. The program expects to serve 150 persons during the two-year period and projects that 40 percent of those persons will exit to a permanent destination. The Authority has partnered with Family Promise of Warren County and Family Promise of Butler County.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Description of Programs (Continued)

b. The Ohio's Homeless Crisis Response program will provide additional rapid re-housing and homelessness prevention assistance to families and individuals due to the COVID-19 pandemic in Butler, Clermont and Warren Counties. The Authority has partnered with Family Promise of Warren County, Greater Cincinnati Behavioral Health Services, and Clermont County Community Services.

Cash and Cash Equivalents

For the purpose of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less, and certificates of deposit regardless of original maturity.

Investments

The provisions of the HUD regulations restrict investments. Investments are valued at market value. Interest income earned in the year ending December 31, 2021 totaled $3,334.

Prepaid expenses

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

Capital Assets

Capital assets are stated at cost. The capitalization policy of the Authority is to depreciate all non-expendable personal property having a useful life of more than one year and purchase price of $1,000 or more per unit. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Depreciation is computed using the straight-line method over the following estimated useful lives:

Buildings	40 year
Buildings Improvements	15 years
Furniture, equipment and machinery	3-7 years

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Compensated Absences

The Authority accounts for compensated absences in accordance with GASB Statement No. 16. Sick leave and other compensated absences with similar characteristics are accrued as a liability based on the sick leave accumulated at the balance sheet date by those employees who currently are eligible to receive termination payments. To calculate the liability, these accumulations are reduced to the maximum amount allowed as a termination payment. All employees who meet the termination policy of the Authority for years of service are included in the calculation of the compensated absence accrual amount.

Vacation leave and other compensated absences with similar characteristics are accrued as a liability as the benefits are earned by the employees if both of the following conditions are met: (1) the employees' rights to receive compensation are attributable to services already rendered and are not contingent on a specific event that is outside the control of the employer and employee. (2) It is probable that the employer will compensate the employees for the benefits through paid time off or some other means, such as cash payments at termination or retirement.

In the proprietary fund, the compensated absences are expensed when earned with the amount reported as a fund liability.

Unearned Revenue

Unearned revenue arises when revenues are received before revenue recognition criteria have been satisfied.

Net Position

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

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary fund. For the Authority, these revenues are tenant revenues, operating grants from HUD and other miscellaneous revenue.

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Grant

This represents grants provided by HUD that the Authority spends on capital assets.

Budgetary Accounting

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

Estimates

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

Deferred Outflows/Inflows of Resources

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

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

Pensions/Other Postemployment Benefits (OPEB)

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

NOTE 2: DEPOSITS AND INVESTMENTS

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

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

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

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

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

At December 31, 2021, the carrying amount of the Authority's deposits totaled $2,342,852, and its bank balance was $2,413,715. Based on the criteria described in GASB Statement No. 40, "Deposit and Investment Risk Disclosure," as of December 31, 2021 $2,163,715 was exposed to custodial risk as discussed below, while $250,000 was covered by the Federal Depository Insurance Corporation.

Custodial credit risk is the risk that in the event of bank failure, the Authority will not be able to recover the deposits. All deposits are collateralized with eligible securities in amounts equal to at least 105% of the carrying value of the deposits.

NOTE 3: RESTRICTED CASH

The restricted cash balance of $138,620 on the financial statements represents the following:

Cash on hand for Housing Assistance Payments	$	52,745
Cash on hand for Deferred Revenues		35,552
FSS Escrow Cash Accounts		26,407
Tenant Security Deposits		23,916
Total Restricted Cash	$	138,620

NOTE 4: CAPITAL ASSETS

The following is a summary of changes:

	Balance 12/31/2020	Transfers	Additions	Deletions	Balance 12/31/2021
Capital Assets Not Being Depreciated:					
Land	$ 1,638,445	$ -	$ -	$ (4,730)	$ 1,633,715
Construction in Progress	5,526	(5,526)	-	-	-
Total Capital Assets Not Being Depreciated	1,643,971	(5,526)	-	(4,730)	1,633,715
Capital Assets Being Depreciated:					
Buildings	19,663,163	-	15,722	(16,360)	19,662,525
Furniture, Machinery, and Equipment		-	-	-	
Dwelling	1,193,369	-	13,230	-	1,206,599
Adminstrative	579,164	-	69,719	(34,006)	614,877
Leashold Improvements	10,731	5,526	4,463	-	20,720
Total Capital Assets Being Depreciated	21,446,427	5,526	103,134	(50,366)	21,504,721
Accumulated Depreciation:					
Buildings	(14,521,902)	-	(484,101)	16,360	(14,989,643)
Furniture, Machinery, and Equipment	(991,493)	-	(107,287)	34,006	(1,064,774)
Leasehold Improvements	(6,714)	-	(1,049)	-	(7,763)
Total Accumulated Depreciation	(15,520,109)	-	(592,437)	50,366	(16,062,180)
Total Capital Assets Being Depreciated, Net	5,926,318	5,526	(489,303)	-	5,442,541
Total Capital Assets, Net	$ 7,570,289	$ -	$ (489,303)	$ (4,730)	$ 7,076,256

NOTE 5: DEFINED BENEFIT PENSION PLANS

Net Pension Liability/Asset

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

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

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

NOTE 5: DEFINED BENEFIT PENSION PLANS (Continued)

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

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

Plan Description – Ohio Public Employees Retirement System (OPERS)

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

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

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

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

NOTE 5: DEFINED BENEFIT PENSION PLANS (Continued)

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

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

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

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

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

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

Defined contribution plan benefits are established in the plan documents, which may be amended by the Board. Member-directed plan and combined plan members who have met the retirement eligibility requirements may apply for retirement benefits. The amount available for defined contribution benefits in the combined plan consists of the members' contributions plus or minus the investment gains or losses resulting from the members' investment selections. Combined plan members wishing to receive benefits must meet the requirements for both the defined benefit and defined contribution plans.

NOTE 5: DEFINED BENEFIT PENSION PLANS (Continued)

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

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

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

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

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

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The portion of employer contributions used to fund pension benefits is net of postemployment health care benefits. The portion of the employer's contribution allocated to health care was 0% for 2021 for the Traditional and Combined plans. The portion of the employer's contribution allocated to health care was 4% for the Member-Directed plan for 2021. The Authority's contractually required contributions used to fund pension benefits was $128,973 for fiscal year ending December 31, 2021.

NOTE 5: DEFINED BENEFIT PENSION PLANS (Continued)

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

The net pension liability/asset for OPERS was measured as of December 31, 2020, and the total pension liability used to calculate the net pension liability/asset was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability/asset was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

	OPERS Traditional Pension Plan	OPERS Combined Plan	Total
Proportion of the Net Pension Liability/Asset Prior Measurement Date	0.004896%	0.028245%	
Proportion of the Net Pension Liability/Asset Current Measurement Date	0.005108%	0.029565%	
Change in Proportionate Share	0.000212%	0.001320%	
Proportionate Share of the Net Pension Liability/(Asset)	$ 756,384	$ (85,343)	$ 671,041
Pension Expense	$ 31,057	$ 524	$ 31,581

At December 31, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	OPERS Traditional Pension Plan	OPERS Combined Plan	Total
Deferred Outflows of Resources			
Changes of assumptions	$ 0	$ 5,331	$ 5,331
Changes in proportion and differences between Authority contributions and proportionate share of contributions	32,117	685	32,802
Authority contributions subsequent to the measurement date	110,288	18,685	128,973
Total Deferred Outflows of Resources	$ 142,405	$ 24,701	$ 167,106
Deferred Inflows of Resources			
Net difference between projected and actual earnings on pension plan investments	$ 294,815	$ 12,690	$ 307,505
Differences between expected and actual experience	31,640	16,097	47,737
Changes in proportion and differences between Authority contributions and proportionate share of contributions	0	8,303	8,303
Total Deferred Inflows of Resources	$ 326,455	$ 37,090	$ 363,545

NOTE 5: DEFINED BENEFIT PENSION PLANS (Continued)

$128,973 reported as deferred outflows of resources related to pension resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	OPERS Traditional Pension Plan	OPERS Combined Plan	Total
Year Ending December 31:			
2022	$ (102,123)	$ (7,598)	$ (109,721)
2023	(31,832)	(5,370)	(37,202)
2024	(120,176)	(8,298)	(128,474)
2025	(40,207)	(4,664)	(44,871)
2026	0	(2,276)	(2,276)
Thereafter	0	(2,868)	(2,868)
Total	$ (294,338)	$ (31,074)	$ (325,412)

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, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all prior periods included in the measurement in accordance with the requirements of GASB 67. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below:

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

NOTE 5: DEFINED BENEFIT PENSION PLANS (Continued)

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates for disabled retirees are based on the RP-2014 Disabled mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to all of the previously described tables.

The most recent experience study was completed for the five-year period ended December 31, 2015.

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 investments expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was 11.7 percent for 2020.

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The table below displays the Board-approved asset allocation policy for 2020 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	25.00 %	1.32 %
Domestic Equities	21.00	5.64
Real Estate	10.00	5.39
Private Equity	12.00	10.42
International Equities	23.00	7.36
Other investments	9.00	4.75
Total	100.00 %	5.43 %

NOTE 5: DEFINED BENEFIT PENSION PLANS (Continued)

Discount Rate The discount rate used to measure the total pension liability was 7.2 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.

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate The following table presents the Authority's proportionate share of the net pension liability calculated using the current period discount rate assumption of 7.2 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 one-percentage-point lower (6.2 percent) or one-percentage-point higher (8.2 percent) than the current rate:

Authority's proportionate share of the net pension liability/(asset)	1% Decrease (6.20%)	Current Discount Rate (7.20%)	1% Increase (8.20%)
Traditional Pension Plan	$ 1,442,806	$ 756,384	$ 185,625
Combined Plan	$ (59,426)	$ (85,343)	$ (104,660)

NOTE 6: DEFINED BENEFIT OPEB PLANS

Net OPEB Asset

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

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

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

GASB 75 assumes any liability is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio revised Code permits,

NOTE 6: DEFINED BENEFIT OPEB PLANS (Continued)

but does not require the retirement systems to provide healthcare to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB asset. Resulting adjustments to the net OPEB asset would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

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

Plan Description – Ohio Public Employees Retirement System (OPERS)

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

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

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

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

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

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.

NOTE 6: DEFINED BENEFIT OPEB PLANS (Continued)

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2020-2021, state and local employers contributed at a rate of 14.0 percent of earnable salary and public safety and law enforcement employers contributed at 18.1 percent. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

As recommended by OPERS' actuary, beginning January 1, 2018, OPERS no longer allocated a portion of its employer contributions to health care for the traditional plan and the combined plan. The OPERS Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited into the RMA for participants in the Member-Directed Plan for 2020-2021 was 4.0 percent.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution allocated to health care was $0 for fiscal year 2021.

OPEB Liabilities/(Assets), OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

The net OPEB asset and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2019, rolled forward to the measurement date of December 31, 2020, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB 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 the Net OPEB Liability:	
Prior Measurement Date	0.005392%
Proportion of the Net OPEB Asset:	
Current Measurement Date	0.005618%
Change in Proportionate Share	0.000226%
Proportionate Share of the Net OPEB Asset	$ 100,089
OPEB Expense	$ (598,913)

NOTE 6: DEFINED BENEFIT OPEB PLANS (Continued)

At December 31, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	OPERS
Deferred Outflows of Resources	
Changes of assumptions	$ 49,205
Changes in proportion and differences between Authority contributions and proportionate share of contributions	19,504
Total Deferred Outflows of Resources	$ 68,709
Deferred Inflows of Resources	
Net difference between projected and actual earnings on OPEB plan investments	$ 53,309
Differences between expected and actual experience	90,330
Changes of assumptions	162,174
Changes in proportion and differences between Authority contributions and proportionate share of contributions	178
Total Deferred Inflows of Resources	$ 305,991

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

Year Ending December 31:	OPERS
2022	$ (121,714)
2023	(86,118)
2024	(23,167)
2025	(6,283)
Total	$ (237,282)

Actuarial Assumptions - OPERS

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

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

NOTE 6: DEFINED BENEFIT OPEB PLANS (Continued)

Wage Inflation	3.25 percent
Projected Salary Increases, including inflation	3.25 to 10.75 percent including wage inflation
Single Discount Rate:	
Current measurement date	6.00 percent
Prior Measurement date	3.16 percent
Investment Rate of Return	6.00 percent
Municipal Bond Rate	2.00 percent
Health Care Cost Trend Rate	8.50 percent initial, 3.50 percent ultimate in 2035
Actuarial Cost Method	Individual Entry Age

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates for disabled retirees are based on the RP-2014 Disabled mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to all of the above-described tables.

The most recent experience study was completed for the five-year period ended December 31, 2015.

The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

During 2020, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested for the Health Care portfolio was 10.5 percent for 2020.

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit. The table below displays the Board-approved asset allocation policy for 2020 and the long-term expected real rates of return:

NOTE 6: DEFINED BENEFIT OPEB PLANS (Continued)

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	34.00 %	1.07 %
Domestic Equities	25.00	5.64
Real Estate Investment Trust	7.00	6.48
International Equities	25.00	7.36
Other investments	9.00	4.02
Total	100.00 %	4.43 %

Discount Rate A single discount rate of 6.00 percent was used to measure the OPEB liability on the measurement date of December 31, 2020. A single discount rate of 3.16 percent was used to measure the OPEB liability on the measurement date of December 31, 2019. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of 2.00 percent. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2120. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2120, and the municipal bond rate was applied to all health care costs after that date.

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

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (7.00%)
Authority's proportionate share of the net OPEB asset	$ 24,888	$ 100,089	$ 161,911

Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate Changes in the health care cost trend rate may also have a significant impact on the net OPEB asset. The following table presents the net OPEB asset calculated using the assumed trend rates, and the expected net OPEB asset if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent higher than the current rate.

NOTE 6: DEFINED BENEFIT OPEB PLANS (Continued)

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 2021 is 8.50 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

	1% Decrease	Current Health Care Cost Trend Rate Assumption	1% Increase
Authority's proportionate share of the net OPEB asset	$ 102,529	$ 100,089	$ 97,360

NOTE 7: 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. During fiscal year ending December 31, 2021 the Authority maintains comprehensive insurance coverage with private carriers for health, real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage.

Settled claims have not exceeded this coverage in any of the last three years. There has been no significant reduction in coverage from last year.

NOTE 8: CONTINGENCIES

Grants

Amounts grantor agencies pay to the Authority are subject to audit and adjustments by the grantor, principally the federal government. Grantors may require refunding any disallowed costs or excess reserve balances. Management cannot presently determine amounts grants may disallow or recapture. However, based on prior experience, management believes any such disallowed claims or recaptured amounts would not have a material adverse effect on the overall financial position of the Authority at December 31, 2021.

Litigations and Claims

In the normal course of operations, the Authority may be subject to litigation and claims. At December 31, 20201 the Authority was not aware of any such matters.

NOTE 9: PAYMENT IN LIEU OF TAXES

The Authority has cooperation agreements with certain municipalities under which it makes payment in lieu of real estate taxes for various public services. Expense recognized for payment in lieu of taxes for the year ended December 31, 2021 totaled $42,034.

NOTE 10: SUMMARY OF CHANGES IN LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities:

	Balance 12/31/20	Additions	Deletions	Balance 12/31/21	Due Within One Year
FSS Escrows	$ 24,836	$ 19,226	$ (17,655)	$ 26,407	$ -
Compensated Absences	55,034	53,031	(46,606)	61,459	6,145
Net Pension Liability	967,728	-	(211,344)	756,384	-
Net OPEB Liability	744,775	-	(744,775)	-	-
Total	$ 1,792,373	$ 72,257	$ (1,020,380)	$ 844,250	$ 6,145

NOTE 11: SCHEDULE OF EXPENDITURE OF FEDERAL AWARD

The accompanying schedule of expenditure of federal award is a summary of the activity of the Authority's federal programs. This schedule has been prepared on the accrual basis of accounting.

NOTE 12: COVID-19

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of Warren MHA. The investments of the pension and other employee benefit plan in which Warren MHA participates fluctuate with market conditions, and due to market volatility, the amounts of gains or losses that will be recognized in subsequent periods, if any, cannot be determined. In addition, the impact on Warren MHA's future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

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

Traditional Plan	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Authority's Proportion of the Net Pension Liability	0.005108%	0.004896%	0.004830%	0.004970%	0.005265%	0.005662%	0.005366%	0.005366%
Authority's Proportionate Share of the Net Pension Liability	$ 756,384	$ 967,728	$ 1,322,839	$ 779,697	$ 1,195,592	$ 980,730	$ 647,200	$ 632,581
Authority's Covered Payroll	$ 719,421	$ 688,886	$ 652,379	$ 628,277	$ 598,917	$ 707,233	$ 653,675	$ 603,985
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	105.14%	140.48%	202.77%	124.10%	199.63%	138.67%	99.01%	104.73%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%	86.36%

Combined Plan	**2020**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Authority's Proportion of the Net Pension Asset	0.029565%	0.028245%	0.028527%	0.029409%	0.024144%	0.011220%	0.011910%	0.011910%
Authority's Proportionate Share of the Net Pension (Asset)	$ (85,343)	$ (58,898)	$ (31,900)	$ (40,035)	$ (13,438)	$ (5,459)	$ (4,586)	$ (1,249)
Authority's Covered Payroll	$ 130,293	$ 125,736	$ 122,007	$ 86,754	$ 82,700	$ 40,842	$ 41,625	$ 38,777
Authority's Proportionate Share of the Net Pension Asset as a Percentage of its Covered Payroll	65.50%	46.84%	26.15%	46.15%	16.25%	13.37%	11.02%	3.22%
Plan Fiduciary Net Position as a Percentage of the Total Pension Asset	157.67%	145.28%	126.64%	137.28%	116.55%	116.90%	114.83%	104.33%

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

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

See accompanying notes to the required supplementary information.

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

	2021	2020	2019	2018	2017	2016	2015	2014	2013
Contractually Required Contributions									
Traditional Plan	$ 110,288	$ 100,719	$ 96,444	$ 91,333	$ 81,676	$ 71,870	$ 84,868	$ 78,441	$ 78,518
Combined Plan	18,685	18,241	17,603	17,081	11,278	9,924	4,901	4,995	5,041
Total Required Contributions	$ 128,973	$ 118,960	$ 114,047	$ 108,414	$ 92,954	$ 81,794	$ 89,769	$ 83,436	$ 83,559
Contributions in Relation to the Contractually Required Contribution	(128,973)	(118,960)	(114,047)	(108,414)	(92,954)	(81,794)	(89,769)	(83,436)	(83,559)
Contribution Deficiency / (Excess)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Authority's Covered Payroll									
Traditional Plan	$ 787,771	$ 719,421	$ 688,886	$ 652,379	$ 628,277	$ 598,917	$ 707,233	$ 653,675	$ 603,985
Combined Plan	$ 133,464	$ 130,293	$ 125,736	$ 122,007	$ 86,754	$ 82,700	$ 40,842	$ 41,625	$ 38,777
Pension Contributions as a Percentage of Covered Payroll									
Traditional Plan	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%	12.00%	13.00%
Combined Plan	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%	12.00%	13.00%

(1) - Information prior to 2013 is not available. Schedule is intended to show ten years of information, and additional years will be displayed as the information becomes available.

See accompanying notes to the required supplementary information.

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

	2021	2020	2019	2018	2017
Authority's Proportion of the Net OPEB Liability/Asset	0.005618%	0.005392%	0.005339%	0.005490%	0.005610%
Authority's Proportionate Share of the Net OPEB Liability/(Asset)	$ (100,089)	$ 744,775	$ 696,080	$ 596,174	$ 566,629
Authority's Covered Payroll	$ 849,714	$ 814,622	$ 774,386	$ 715,031	$ 681,617
Authority's Proportionate Share of the Net OPEB Liability/Asset as a Percentage of its Covered Payroll	11.78%	91.43%	89.89%	83.38%	83.13%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	115.57%	47.80%	46.33%	54.14%	54.05%

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

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

See accompanying notes to the required supplementary information.

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

	2021	2020	2019	2018	2017	2016	2015	2014	2013
Contractually Required Contribution	$ 0	$ 0	$ 0	$ 0	$ 7,150	$ 13,632	$ 14,962	$ 13,906	$ 6,428
Contributions in Relation to the Contractually Required Contribution	0	0	0	0	(7,150)	(13,632)	(14,962)	(13,906)	(6,428)
Contribution Deficiency (Excess)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Authority Covered Payroll	$ 921,235	$ 849,714	$ 814,622	$ 774,386	$ 715,031	$ 681,617 0	$ 748,075	$ 695,300	$ 642,762
Contributions as a Percentage of Covered Payroll	0.00%	0.00%	0.00%	0.00%	1.00%	2.00%	2.00%	2.00%	1.00%

(1) Information prior to 2013 is not available. Schedule is intended to show ten years of information, and additional years will be displayed as the information becomes available.

See accompanying notes to the required supplementary information.

OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

Net Pension Liability

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for 2014-2021.

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

Net OPEB Liability

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for 2018-2021.

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

WARREN METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL SCHEDULE
ENTITY WIDE BALANCE SHEET SUMMARY
DECEMBER 31, 2021

	Project Total	14.879 Mainstream Vouchers	14.PHC Public Housing CARES Act Funding	2 State/Local	14.MSC Mainstream CARES Act Funding	14.267 Continuum of Care Program	14.231 Emergency Shelter Grants Program	14.HCC HCV CARES Act Funding	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	1,042,475	11,342	-	-	-	75,791	-	-	165,059	909,565	2,204,232	-	2,204,232
113 Cash - Other Restricted	-	19,462	-	27,448	-	-	-	-	59,690	-	106,600	-	106,600
114 Cash - Tenant Security Deposits	23,916	-	-	-	-	-	-	-	-	-	23,916	-	23,916
115 Cash - Restricted for Payment of Current Liabilities	-	8,104	-	-	-	-	-	-	-	-	8,104	-	8,104
100 Total Cash	1,066,391	38,908	-	27,448	-	75,791	-	-	224,749	909,565	2,342,852	-	2,342,852
122 Accounts Receivable - HUD Other Projects	39,614	-	-	-	-	21,088	344,269	-	10,367	-	415,338	-	415,338
126 Accounts Receivable - Tenants	22,194	-	-	-	-	-	-	-	-	-	22,194	-	22,194
126.1 Allowance for Doubtful Accounts -Tenants	-5,549	-	-	-	-	-	-	-	-	-	-5,549	-	-5,549
127 Notes, Loans, & Mortgages Receivable - Current	14,726	-	-	-	-	-	-	-	-	-	14,726	-	14,726
120 Total Receivables, Net of Allowances for Doubtful Accounts	70,985	-	-	-	-	21,088	344,269	-	10,367	-	446,709	-	446,709
142 Prepaid Expenses and Other Assets	20,411	-	-	-	-	1,852	-	-	5,131	13,130	40,524	-	40,524
144 Inter Program Due From	-	-	-	-	-	-	-	-	-	315,520	315,520	-315,520	-
150 Total Current Assets	1,157,787	38,908	-	27,448	-	98,731	344,269	-	240,247	1,238,215	3,145,605	-315,520	2,830,085
161 Land	1,633,715	-	-	-	-	-	-	-	-	-	1,633,715	-	1,633,715
162 Buildings	19,269,757	-	-	-	-	-	-	-	-	392,768	19,662,525	-	19,662,525
163 Furniture, Equipment & Machinery - Dwellings	1,206,599	-	-	-	-	-	-	-	-	-	1,206,599	-	1,206,599
164 Furniture, Equipment & Machinery - Administration	260,834	-	-	1,076	-	68,297	-	-	203,022	81,648	614,877	-	614,877
165 Leasehold Improvements	-	-	-	-	-	2,352	-	-	18,368	-	20,720	-	20,720
166 Accumulated Depreciation	-15,661,917	-	-	-538	-	-56,757	-	-	-86,849	-256,119	-16,062,180	-	-16,062,180
160 Total Capital Assets, Net of Accumulated Depreciation	6,708,988	-	-	538	-	13,892	-	-	134,541	218,297	7,076,256	-	7,076,256
174 Other Assets	70,465	-	-	-	-	29,669	-	-	44,503	40,795	185,432	-	185,432
180 Total Non-Current Assets	6,779,453	-	-	538	-	43,561	-	-	179,044	259,092	7,261,688	-	7,261,688
200 Deferred Outflow of Resources	89,610	-	-	-	-	37,730	-	-	56,596	51,879	235,815	-	235,815
290 Total Assets and Deferred Outflow of Resources	8,026,850	38,908	-	27,986	-	180,022	344,269	-	475,887	1,549,186	10,643,108	-315,520	10,327,588
312 Accounts Payable <= 90 Days	6,228	-	-	-	-	47	41,752	-	29,501	1,678	79,206	-	79,206
321 Accrued Wage/Payroll Taxes Payable	16,397	-	-	-	-	3,209	4,658	-	8,947	45,125	78,336	-	78,336
322 Accrued Compensated Absences - Current Portion	2,174	-	-	-	-	130	342	-	1,389	2,110	6,145	-	6,145
333 Accounts Payable - Other Government	47,158	-	-	-	-	-	-	-	-	-	47,158	-	47,158
341 Tenant Security Deposits	23,916	-	-	-	-	-	-	-	-	-	23,916	-	23,916
342 Unearned Revenue	21,295	8,104	-	27,448	-	-	-	-	-	750	57,597	-	57,597
345 Other Current Liabilities	-	-	-	-	-	-	-	-	2,382	-	2,382	-	2,382
346 Accrued Liabilities - Other	3,755	-	-	-	-	216	-	-	283	207	4,461	-	4,461
347 Inter Program - Due To	-	-	-	-	-	21,088	294,432	-	-	-	315,520	-315,520	-
310 Total Current Liabilities	120,923	8,104	-	27,448	-	24,690	341,184	-	42,502	49,870	614,721	-315,520	299,201
353 Non-current Liabilities - Other	-	-	-	-	-	-	-	-	26,407	-	26,407	-	26,407
354 Accrued Compensated Absences - Non Current	19,564	-	-	-	-	1,171	3,085	-	12,503	18,991	55,314	-	55,314
357 Accrued Pension and OPEB Liabilities	287,426	-	-	-	-	121,021	-	-	181,533	166,404	756,384	-	756,384
350 Total Non-Current Liabilities	306,990	-	-	-	-	122,192	3,085	-	220,443	185,395	838,105	-	838,105
300 Total Liabilities	427,913	8,104	-	27,448	-	146,882	344,269	-	262,945	235,265	1,452,826	-315,520	1,137,306
400 Deferred Inflow of Resources	254,423	-	-	-	-	107,126	-	-	160,689	147,298	669,536	-	669,536
508.4 Net Investment in Capital Assets	6,708,988	-	-	538	-	13,892	-	-	134,541	218,297	7,076,256	-	7,076,256
511.4 Restricted Net Position	-	19,462	-	-	-	-	-	-	33,283	-	52,745	-	52,745
512.4 Unrestricted Net Position	635,526	11,342	-	-	-	-87,878	-	-	-115,571	948,326	1,391,745	-	1,391,745
513 Total Equity - Net Assets / Position	7,344,514	30,804	-	538	-	-73,986	-	-	52,253	1,166,623	8,520,746	-	8,520,746
600 Total Liabilities, Deferred Inflow of Resources, and Equity - Net	8,026,850	38,908	-	27,986	-	180,022	344,269	-	475,887	1,549,186	10,643,108	-315,520	10,327,588

WARREN METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

	Project Total	14.879 Mainstream Vouchers	14.PHC Public Housing CARES Act Funding	2 State/Local	14.MSC Mainstream CARES Act Funding	14.267 Continuum of Care Program	14.231 Emergency Shelter Grants Program	14.HCC HCV CARES Act Funding	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	500,206	-	-	-	-	43,095	-	-	-	-	543,301	-	543,301
70400 Tenant Revenue - Other	7,383	-	-	-	-	-	-	-	-	-	7,383	-	7,383
70500 Total Tenant Revenue	507,589	-	-	-	-	43,095	-	-	-	-	550,684	-	550,684
70600 HUD PHA Operating Grants	968,640	185,661	20,034	-	3,295	1,014,804	340,352	109,040	5,185,127	-	7,826,953	-	7,826,953
70610 Capital Grants	14,153	-	-	-	-	-	-	-	-	-	14,153	-	14,153
70710 Management Fee	-	-	-	-	-	-	-	-	-	385,369	385,369	-385,369	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	24,960	24,960	-24,960	-
70730 Book Keeping Fee	-	-	-	-	-	-	-	-	-	87,870	87,870	-87,870	-
70700 Total Fee Revenue	-	-	-	-	-	-	-	-	-	498,199	498,199	-498,199	-
70800 Other Government Grants	-	-	-	221,948	-	-	611,002	-	-	-	832,950	-	832,950
71100 Investment Income - Unrestricted	2,256	17	-	-	-	62	-	-	569	430	3,334	-	3,334
71400 Fraud Recovery	-	-	-	-	-	-	-	-	17,780	-	17,780	-	17,780
71500 Other Revenue	8,483	-	-	-	-	-	-	-	18,979	-	27,462	-	27,462
71600 Gain or Loss on Sale of Capital Assets	46,240	-	-	-	-	-	-	-	-	-	46,240	-	46,240
70000 Total Revenue	1,547,361	185,678	20,034	221,948	3,295	1,057,961	951,354	109,040	5,222,455	498,629	9,817,755	-498,199	9,319,556
91100 Administrative Salaries	122,849	2,844	-	-	2,145	51,278	2,285	17,489	151,317	211,500	561,707	-	561,707
91200 Auditing Fees	2,980	-	-	-	-	1,986	283	-	8,088	851	14,188	-	14,188
91300 Management Fee	175,496	2,928	-	15,911	-	64,573	18,017	-	108,444	-	385,369	-385,369	-
91310 Book-keeping Fee	18,263	1,830	-	-	-	-	-	-	67,777	-	87,870	-87,870	-
91400 Advertising and Marketing	408	-	-	-	-	175	-	-	-	175	758	-	758
91500 Employee Benefit contributions - Administrative	-4,976	1,806	-	-	1,150	-24,004	10,148	12,372	-38,491	-23,942	-65,937	-	-65,937
91600 Office Expenses	28,044	-	-	-	-	14,086	5,486	-	34,634	29,496	111,746	-	111,746
91700 Legal Expense	7,938	-	-	-	-	-	-	-	-	2,208	10,146	-	10,146
91800 Travel	-	-	-	-	-	-	-	-	-	99	99	-	99
91900 Other	6,028	342	-	-	-	-	4,818	-	1,131	36,441	48,760	-	48,760
91000 Total Operating - Administrative	357,030	9,750	-	15,911	3,295	108,094	41,037	29,861	332,900	256,828	1,154,706	-473,239	681,467
92000 Asset Management Fee	24,960	-	-	-	-	-	-	-	-	-	24,960	-24,960	-
92100 Tenant Services - Salaries	5,063	-	17,946	15,106	-	53,381	33,072	7,603	-	-	132,171	-	132,171
92300 Employee Benefit Contributions - Tenant Services	783	-	724	10,664	-	-35,527	26,139	256	-	-	3,039	-	3,039
92400 Tenant Services - Other	-	-	4,479	180,267	-	800	845,660	14,670	-	-	1,045,876	-	1,045,876
92500 Total Tenant Services	5,846	-	23,149	206,037	-	18,654	904,871	22,529	-	-	1,181,086	-	1,181,086
93100 Water	39,182	-	-	-	-	1,585	-	-	3,042	1,228	45,037	-	45,037
93200 Electricity	33,002	-	-	-	-	1,550	-	-	1,809	1,550	37,911	-	37,911
93300 Gas	7,685	-	-	-	-	254	-	-	509	191	8,639	-	8,639
93000 Total Utilities	79,869	-	-	-	-	3,389	-	-	5,360	2,969	91,587	-	91,587
94100 Ordinary Maintenance and Operations - Labor	223,653	-	-	-	-	-	-	-	-	-	223,653	-	223,653
94200 Ordinary Maintenance and Operations - Materials and Other	85,400	-	-	-	-	1,002	-	-	2,781	-	89,183	-	89,183
94300 Ordinary Maintenance and Operations Contracts	71,829	-	-	-	-	148	-	-	943	120	73,040	-	73,040
94500 Employee Benefit Contributions - Ordinary Maintenance	7,817	-	-	-	-	-	-	-	-	-	7,817	-	7,817
94000 Total Maintenance	388,699	-	-	-	-	1,150	-	-	3,724	120	393,693	-	393,693
95200 Protective Services - Other Contract Costs	6,662	-	-	-	-	-	-	-	-	-	6,662	-	6,662
95000 Total Protective Services	6,662	-	-	-	-	-	-	-	-	-	6,662	-	6,662
96110 Property Insurance	96,699	-	-	-	-	-	-	-	5,688	11,376	113,763	-	113,763
96120 Liability Insurance	3,523	-	-	-	-	681	-	-	1,702	7,072	12,978	-	12,978
96130 Workmen's Compensation	2,026	-	-	-	-	-	944	-	2,028	2,176	7,174	-	7,174
96140 All Other Insurance	5,534	-	-	-	-	1,616	-	-	558	1,283	8,991	-	8,991
96100 Total insurance Premiums	107,782	-	-	-	-	2,297	944	-	9,976	21,907	142,906	-	142,906

WARREN METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

	Project Total	14.879 Mainstream Vouchers	14.PHC Public Housing CARES Act Funding	2 State/Local	14.MSC Mainstream CARES Act Funding	14.267 Continuum of Care Program	14.231 Emergency Shelter Grants Program	14.HCC HCV CARES Act Funding	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
96200 Other General Expenses	-	-	-	-	-	-	-	-	2,027	-	2,027	-	2,027
96210 Compensated Absences	19,656	-	-	-	-	3,286	4,502	-	13,965	11,623	53,032	-	53,032
96300 Payments in Lieu of Taxes	42,034	-	-	-	-	-	-	-	-	-	42,034	-	42,034
96400 Bad debt - Tenant Rents	38,350	-	-	-	-	-	-	-	-	-	38,350	-	38,350
96000 Total Other General Expenses	100,040	-	-	-	-	3,286	4,502	-	15,992	11,623	135,443	-	135,443
96900 Total Operating Expenses	1,070,888	9,750	23,149	221,948	3,295	136,870	951,354	52,390	367,952	293,447	3,131,043	-498,199	2,632,844
97000 Excess of Operating Revenue over Operating Expenses	476,473	175,928	-3,115	-	-	921,091	-	56,650	4,854,503	205,182	6,686,712	-	6,686,712
97300 Housing Assistance Payments	-	153,518	-	-	-	820,204	-	-	4,684,071	-	5,657,793	-	5,657,793
97350 HAP Portability-In	-	-	-	-	-	-	-	-	7,990	-	7,990	-	7,990
97400 Depreciation Expense	552,577	-	-	180	-	8,033	-	-	14,430	17,217	592,437	-	592,437
90000 Total Expenses	1,623,465	163,268	23,149	222,128	3,295	965,107	951,354	52,390	5,074,443	310,664	9,389,263	-498,199	8,891,064
10010 Operating Transfer In	92,174	-	-	-	-	-	-	-	-	-	92,174	-92,174	-
10020 Operating transfer Out	-92,174	-	-	-	-	-	-	-	-	-	-92,174	92,174	-
10093 Transfers between Program and Project - In	-	-	3,115	-	-	-	-	-	-	-	3,115	-3,115	-
10094 Transfers between Project and Program - Out	-3,115	-	-	-	-	-	-	-	-	-	-3,115	3,115	-
10100 Total Other financing Sources (Uses)	-3,115	-	3,115	-	-	-	-	-	-	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-79,219	22,410	-	-180	-	92,854	-	56,650	148,012	187,965	428,492	-	428,492
11030 Beginning Equity	7,423,733	8,394	-	718	-	-166,840	-	-	-152,409	978,658	8,092,254	-	8,092,254
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-	-	-56,650	56,650	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	18,970	-	18,970	-	18,970
11180 Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	33,283	-	33,283	-	33,283
11190 Unit Months Available	2,460	300	-	-	-	1,034	-	-	9,372	-	13,166	-	13,166
11210 Number of Unit Months Leased	2,399	244	-	-	-	1,011	-	-	9,037	-	12,691	-	12,691

WARREN METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2021

FEDERAL GRANTOR/ *Pass-Through Grantor/* Program/Title	**Assistance Listing Number**	**Federal Expenditures**
U.S. Department of Housing and Urban Development		
Direct Programs:		
Continuum of Care Program	14.267	$ 1,014,804
Public Housing Capital Fund	14.872	144,441
Public Housing Programs		
Public and Indian Housing	14.850	838,352
Public and Indian Housing - CARES Act Funding	14.850	20,034
Total ALN #14.850		858,386
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	5,185,127
Section 8 Housing Choice Vouchers - CARES Act Funding	14.871	109,040
Mainstream Vouchers	14.879	185,661
Mainstream Vouchers - CARES Act Funding	14.879	3,295
Total Housing Voucher Cluster		5,483,123
Total Direct Programs		7,500,754
Pass Through Programs		
Passed Through State of Ohio		
Emergency Solutions Grant Program	14.231	340,352
Total Pass Through Programs		340,352
Total U.S. Department of Housing and Urban Development		7,841,106
Total Expenditures of Federal Awards		$ 7,841,106

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

WARREN METROPOLITAN HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2021

NOTE 1: **BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of the Warren Metropolitan Housing Authority under programs of the Federal government for the year ended December 31, 2021. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of Warren Metropolitan Housing Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of Warren Metropolitan Housing Authority.

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

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

NOTE 3: **INDIRECT COST RATE**

Warren Metropolitan Housing Authority has elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.

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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 Members of the Board
Warren Metropolitan Housing Authority
Lebanon, Ohio

Regional Inspector General of Audit
Department of Housing and Urban Development

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Warren Metropolitan Housing Authority, Ohio, (the Authority) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated May 31, 2022, wherein we noted the financial impact of COVID-19 and the continuing emergency measures may impact subsequent periods of the Authority.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our 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 have not been identified.

Report on Compliance and Other Matters

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

Purpose of This Report

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

James G. Zupka, CPA, Inc.

James G. Zupka, CPA, Inc.
Certified Public Accountants

May 31, 2022

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

To the Members of the Board
Warren Metropolitan Housing Authority
Lebanon, Ohio

Regional Inspector General of Audit
Department of Housing and Urban Development

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Warren Metropolitan Housing Authority, Ohio's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2021. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the Warren Metropolitan Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2021.

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

- exercise professional judgment and maintain professional skepticism throughout the audit.

- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Warren Metropolitan Housing Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- obtain an understanding of the Warren Metropolitan Housing Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Warren Metropolitan Housing Authority's internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on Internal Control over Compliance

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

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

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

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

James G. Zupka, CPA, Inc.

James G. Zupka, CPA, Inc.
Certified Public Accountants

May 31, 2022

WARREN METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
DECEMBER 31, 2021

1. SUMMARY OF AUDITOR'S RESULTS

2019(i)	Type of Financial Statement Opinion	Unmodified
2019(ii)	Were there any material control weaknesses reported at the financial statement level (GAGAS)?	No
2019(ii)	Were there any significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
2019(iii)	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
2019(iv)	Were there any material internal control weaknesses reported for major Federal programs?	No
2019(iv)	Were there any significant deficiencies in internal control reported to major Federal programs?	No
2019(v)	Type of Major Programs' Compliance Opinion	Unmodified
2019(vi)	Are there any reportable findings under 2 CFR 200.516(a)?	No
2019(vii)	Major Programs (list): Housing Voucher Cluster: Section 8 Housing Choice Vouchers - ALN #14.871 Section 8 Housing Choice Vouchers - CARES Act - ALN #14.871 Mainstream Vouchers - ALN #14.879 Mainstream Vouchers - CARES Act - ALN #14.879	
2019(viii)	Dollar Threshold: Type A\B Programs	Type A: $750,000 Type B: All Others
2019(ix)	Low Risk Auditee?	Yes

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

None.

3. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

None.

WARREN METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF PRIOR AUDIT FINDINGS AND RECOMMENDATIONS
FOR THE YEAR ENDED DECEMBER 31, 2021

The audit report for the fiscal year ending December 31, 2020, contained no audit findings or management letter recommendations.

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OHIO AUDITOR OF STATE
KEITH FABER

WARREN METROPOLITAN HOUSING AUTHORITY

WARREN 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 7/5/2022