CUYAHOGA METROPOLITAN HOUSING AUTHORITY

CUYAHOGA COUNTY

REGULAR AND SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2022

CPAs | CONSULTANTS | WEALTH ADVISORS

CLAconnect.com

OHIO AUDITOR OF STATE
KEITH FABER

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Management
Cuyahoga Metropolitan Housing Authority
8120 Kinsman Road
Cleveland, OH 44104

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

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

Keith Faber
Auditor of State
Columbus, Ohio

September 25, 2023

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INDEPENDENT AUDITORS' REPORT

Members of the Board
Cuyahoga Metropolitan Housing Authority
Cleveland, Ohio

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Cuyahoga Metropolitan Housing Authority(the Authority), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Cuyahoga Metropolitan Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Authority, as of December 31, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the blended component units of Quarrytown Redevelopment, LLC, Severance Redevelopment, LLC, Ambleside Redevelopment, LLC, Riverside Park Homes, L.P. and 2045 Transformation, LLC. These blended component units represent 40.6% of assets, 42.3% of net position, and 17.3% of revenues of the business-type activities of the Authority. We also did not audit the financial statements of Garden Valley Housing Partnership I, L.P., Garden Valley Housing Partnership II, L.P., Garden Valley Housing Partnership III, L.P., Garden Valley Housing Partnership IV, L.P., Euclid-Lee Senior, L.P., Miles Pointe Elderly, L.P., Fairfax Intergenerational Housing, L.P., Bohn Tower Redevelopment, L.P., Carver Park Phase I, L.P., Carver Park Phase II, L.P., Riverside Park Phase II, L.P., Riverside Park Phase III, L.P., and East Side Neighborhood Homes, L.P., which represent 100% of assets, net position and of revenues of the discretely presented component units. Those statements were audited by other auditors whose reports have been furnished to us.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of Garden Valley Housing Partnership I, L.P., Garden Valley Housing Partnership II, L.P., Garden Valley Housing Partnership III, L.P., Euclid-Lee Senior, L.P., Miles Pointe Elderly Limited Partnership, Fairfax Intergenerational Housing, L.P., Riverside Park Phase II, L.P., Riverside Park Phase III, L.P., and East Side Neighborhood Homes, L.P. were not performed in accordance with *Government Auditing Standards*.

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 Cuyahoga Metropolitan Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Cuyahoga'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 Cuyahoga Metropolitan Housing 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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 11, the schedule of the Authority's proportionate share of the net pension liability, the schedule of the Authority's pension contributions, the schedule of the Authority's proportionate share of the net OPEB liability, and the schedule of the Authority's OPEB contributions on pages 71 through 74 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 GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Cuyahoga Metropolitan Housing Authority's basic financial statements. The financial data schedules on pages 77 through 86 and the schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* on page 96 are presented for purposes of additional analysis and are 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 GAAS. In our opinion, the financial data schedules and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the schedule of restricted and nonrestricted net revenues and the schedule of unrestricted net income but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 26, 2023 on our consideration of the Cuyahoga Metropolitan Housing 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 Cuyahoga Metropolitan Housing 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 Cuyahoga Metropolitan Housing Authority's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Toledo, Ohio
July 26, 2023

The Cuyahoga Metropolitan Housing Authority (CMHA or the Authority) owns and manages property and administers rent subsidy programs to provide eligible low-income persons good, safe and affordable housing. CMHA is a political subdivision of the State of Ohio, created under sections 3735.27 to 3735.50 of the Ohio Revised Code and serves the County of Cuyahoga primarily through two federally assisted programs administered by the U.S. Department of Housing and Urban Development (HUD): Conventional Low-Rent Public Housing and Housing Choice Voucher programs.

The following discussion and analysis provides an overview of the Authority's financial activities for the fiscal year ended December 31, 2022, and should be read in conjunction with the Authority's financial statements. If you have any questions, please contact the Director of Finance, 8120 Kinsman Road, Cleveland, Ohio 44104 or telephone 216-271-2811.

Overview of the Financial Statements

The financial statements are presented in accordance with accounting principles generally accepted in the United States of America, including Governmental Accounting Standards Board (GASB) Statement No. 34 (as amended by GASB Statement No. 37). The Authority follows the "business-type activities" reporting requirements of GASB Statement No. 34 that provide a comprehensive authority-wide look at the Authority's financial activities. The statements are:

- Statement of Net Position
- Statement of Revenues, Expenses, and Changes in Net Position
- Statement of Cash Flows

The financial statements are prepared on the accrual basis of accounting and present all assets and deferred outflows plus liabilities and deferred inflows of the Authority, both financial and capital, and short and long term. They also present all revenues and expenses of the Authority during the year, regardless of when cash was received or paid. Collectively, the statements provide information regarding the Authority's financial condition as of December 31, 2022, and the results of its operations and cash flows for the year then ended.

Management of the Authority continued its efforts to strengthen internal controls and compliance of policies through its Departments of Compliance, Internal Audit and Risk Management. The Authority also has both a Finance Committee and Operations Committee that consist of a member of the Board of Commissioners, the Chief Executive Officer, Chief of Staff, Director of Finance and various other staff members with financial and operational expertise across the Authority's departments. These committees meet monthly and report its activities to the board of commissioners.

In addition, the Board of Commissioners has an audit committee to assist in fulfilling its oversight responsibilities for the financial reporting process, system of internal control, audit process, and the Authority's process for monitoring compliance with laws and regulations. The Audit Committee consists of up to five outside, independent members with collective knowledge of accounting and reporting principles applied by the Authority in preparing its financial statements. Working directly with the Director of Internal Audit, the Audit Committee meets regularly and reports its activities to the full Board.

2022 Financial Highlights

For the year ended 2022, these audited financial statements are presented with Business-Type Activities and Discretely Presented Component units. The financial highlights and related analysis presented in the Management's Discussion and Analysis represents the Business-Type Activities only.

- The Authority's net position increased by $31.7 million (14.7%) during 2022. Net position was $247.8 million and $216.1 million at December 31, 2022 and 2021, respectively.
- Total operating and nonoperating revenues increased by $5.5 million (2.0%) during 2022, and were $280.0 million and $274.5 million for 2022 and 2021, respectively.
- Total operating and nonoperating expenses of all Authority programs increased by $15.0 million (6.4%). Total expenses were $248.3 million and $233.3 million for 2022 and 2021, respectively.
- The Authority's unrestricted net position increased by $45.4 million (66.0%) during 2022, and was $114.2 million and $68.8 million for 2022 and 2021, respectively.

The Authority's Programs

The Authority's financial statements include all programs that are considered to be within its administrative control. The Authority maintains separate accounting records for each grant program or annual contributions contract, as required by HUD. A list of the more significant programs is as follows:

Conventional 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 with HUD, and HUD provides operating subsidy and capital grant funding to enable CMHA to provide housing at a rent that is based upon 30% of household income. The Low-Rent Public Housing Program also includes the Capital Fund Program (CFP), which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program and Moderate Rehabilitation Programs: Under the Housing Choice Voucher Program, the Authority administers contracts with private 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 with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Housing Choice Voucher Program Project Based Voucher Program and Mainstream Voucher Program: Project Based vouchers are a component of the Authority's Housing Choice Voucher Program and Mainstream Voucher Program. Project Based assistance requires a resident to live in a housing unit at the property being subsidized.

Section 8 New Construction Housing Assistance Payment Programs: These programs account for the operation of low-income housing developments where the Authority, or its subsidiary, contract directly with HUD under a Housing Assistance Payment contract. The Authority, through its subsidiary, owns and manages all developments and handles all HUD funding and reporting.

Rental Assistance Demonstration Program: This initiative allows the Authority to convert public housing properties to project based rental assistance in order to attract debt and equity to make capital improvements.

AUTHORITY-WIDE FINANCIAL STATEMENT

Statement of Net Position

The Statement of Net Position includes all assets and liabilities of the Authority using the accrual basis of accounting, which is similar to the accounting used by most private-sector institutions. The following table reflects the condensed information from the Authority's Statement of Net Position compared to the prior year.

Table 1 – Condensed Statements of Net Position
(in millions)

	December 31, 2022	December 31, 2021
Assets		
Current and Other Assets	$ 297.6	$ 267.5
Net Capital Assets	167.3	159.1
Total Assets	464.9	426.6
Deferred Outflows of Resources	7.6	6.7
Liabilities		
Accounts Payable and Other Current Liabilities	37.7	31.4
Long-Term Liabilities:		
Net Pension and OPEB Liability	18.7	35.6
Other Long-Term Liabilities	134.4	119.2
Total Liabilities	190.8	186.2
Deferred Inflows of Resources	33.9	31.0
Net Position		
Net Investment in Capital Assets	70.7	88.1
Restricted	72.1	59.2
Unrestricted	105.1	68.8
Total Net Position	$ 247.9	$ 216.1

For more detailed information, see the statement of net position.

Major Factors Affecting the Statement of Net Position

Current and Other Assets increased by $30.1 million and current liabilities increased by $6.3 million. The Authority's current ratio decreased to 7.9 in 2022, compared to 8.5 in 2021. There are sufficient current assets (primarily cash, investments, and receivables from HUD) to extinguish current liabilities. Net Capital assets increased to $167.3 million in 2022 from $159.1 million in 2021. The $8.2 million increase is attributed to net capital asset additions of $27.6 million offset by depreciation expense of $12.7 million and deletions of $6.7 million. For additional detail, see "Capital Assets."

Long-term liabilities decrease $1.7 million, to $153.1 million in 2022, from $154.8 million in 2021.

The net pension liability (NPL) is one of the largest liabilities reported by the Authority at December 31, 2022. GASB notes that pension and OPEB obligations, whether funded or unfunded, are part of the "employment exchange" – that is, the employee is trading his or her labor in exchange for wages, benefits, and the promise of a future pension and other postemployment benefits. GASB noted that the unfunded portion of this promise is a present obligation of the government, part of a bargained-for benefit to the employee, and should accordingly be reported by the government as a liability since they received the benefit of the exchange. However, the Authority is not responsible for certain key factors affecting the balance of these liabilities. In Ohio, the employee shares the obligation of funding pension benefits with the employer. Both employer and employee contribution rates are capped by State statute. A change in these caps requires action of both Houses of the General Assembly and approval of the Governor. Benefit provisions are also determined by State statute. The Ohio Revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. The retirement system may allocate a portion of the employer contributions to provide for these OPEB benefits. Most long-term liabilities have set repayment schedules, or in the case of compensated absences (i.e., sick and vacation leave), are satisfied through paid time-off or termination payments. There is no repayment schedule for the net pension liability or the net OPEB liability. As explained above, changes in benefits, contribution rates, and return on investments affect the balance of these liabilities, but are outside the control of the local government. In the event that contributions, investment returns, and other changes are insufficient to keep up with required payments, State statute does not assign/identify the responsible party for the unfunded portion. Due to the unique nature of how the net pension liability and the net OPEB liability are satisfied, these liabilities are separately identified within the long-term liability section of the statement of net position.

Statement of Revenues, Expenses and Changes in Net Position

The Statement of Revenues, Expenses, and Changes in Net Position present the operating results of the Authority, as well as the nonoperating revenues and expenses. Condensed information from the Authority's statements of revenue, expenses and changes in net position is as follows for the years ended December 31, 2022 and 2021:

Table 2 – Condensed Statements of Revenues, Expenses, and Changes in Net Position
(in millions)

	December 31, 2022	December 31, 2021
Operating Revenues		
Dwelling Rent from Tenants	$ 16.6	$ 15.6
HUD Operating Subsidies and Grants	194.3	187.3
Grants - Other	10.2	1.7
Other Revenues	19.4	17.6
Total Operating Revenues	240.5	222.2
Operating Expenses		
Housing Assistance Payments	109.8	108.2
Depreciation and Amortization	12.7	13.4
Administrative	33.0	29.7
Building Maintenance	32.4	35.9
Utilities	24.7	20.4
Tenant Services	3.1	2.6
General	22.7	14.1
Protective Services	5.8	6.1
Total Operating Expenses	244.2	230.4
Operating Income (Loss)	(3.7)	(8.2)
Nonoperating Revenues (Expenses)		
Capital Grants from HUD	27.8	18.3
Interest Income	0.6	0.2
Interest Expense	(4.1)	(2.9)
Pension and OPEB Benefit Change	17.4	33.0
Special Items - Gain/(Loss)	(6.3)	0.8
Miscellaneous	-	-
Extraordinary Items - Gain/(Loss)	-	-
Total Nonoperating Revenues - Net	35.4	49.4
Change in Net Position	31.7	41.2
Net Position - Beginning of Year	216.1	174.9
Net Position - End of Year	$ 247.8	$ 216.1

For more detailed information, see the Statement of Net Position.

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

December 31, 2022 compared to December 31, 2021

Operating revenues increased $18.3 million or 8.2% in 2022. Dwelling Rent increased by $1.0 million, HUD Operating Subsidies and Grants increased $7.0 million, and Other Grants increased by $8.5 million. The overall increase is attributed to an increase in operating subsidy from Rental Assistance Demonstration Program.

Operating expenses increased $13.8 million or 5.9% with significant increases general expenses ($8.6 million) and utilities ($4.3 million). These increases were offset by decreased maintenance expenses ($3.5 million). The overall increase is attributed to rising utility costs and inflation due to supply chain.

Capital Grants from HUD increased $9.5 million or 51.9%. Interest income increased $0.4 million while interest expense increased $1.2 million.

The 2021 Actuarial report for the pension and other postemployment benefits resulted in a credit of $14.5 million due to the reduction of benefits provided to the employees.

Capital Assets

At December 31, 2022, the Authority had $167.3 million invested in a variety of net capital assets (as reflected in the following schedule), which represents a net increase of $8.3 million from December 31, 2021.

Table 3 – Capital Assets
(in millions)

	December 31,	
	2022	2021
Land	$ 32.9	$ 32.4
Buildings	553.1	620.3
Equipment - Administrative	8.5	9.2
Equipment - Dwelling	16.4	18.3
Leasehold Improvements	0.4	0.4
Construction in Progress	29.0	20.1
Total	640.3	700.7
Accumulated Deprecation	(473.0)	(541.7)
Capital Assets - Net	$ 167.3	$ 159.0

Capital additions in 2022 were primarily for housing stock improvements. Some of the major projects were at the following Asset Managed Properties (AMP):

- Hough AMP fire alarm
- King Kennedy AMP elevator
- King Kennedy AMP generators
- Cedar AMP Masonry
- Outhwaite AMP Masonry
- Downtown AMP Masonry

Debt Outstanding

As of December 31, 2022, the Authority had $136.5 million in long-term debt obligations compared to $120.1 million at December 31, 2021, for a $16.4 million increase. The following summarizes these obligations:

Table 4 – Outstanding Debt at Year-End
(in millions)

	December 31, 2022	December 31, 2021
Ambleside - Mortgage Note	$ 5.9	$ 6.0
Severance - Mortgage Note	5.3	5.4
Quarrytown - Mortgage Note	3.7	3.8
Riverview Tower	16.1	16.4
West Boulevard	4.6	4.7
Cedar Extension High Rise	6.5	6.6
Euclid Beach Gardens	4.5	4.5
Mount Auburn Manor	3.4	3.5
Ohio Bond Financing 2017	4.9	5.8
CFFP 2009 Modernization Loan A	6.5	7.3
CFFP 2009 Modernization Loan B	3.9	4.3
2020 CMHA Campus Bonds	16.9	17.5
2045 Bond Series - 2021	32.0	32.0
Riverside Park Homes, L.P.	2.3	2.3
Beachcrest	7.5	-
Apthorp Tower	4.2	-
Miles Elmarge	3.7	-
Union Square	4.6	-
Total	$ 136.5	$ 120.1

Economic Factors

Significant economic factors affecting the Authority are as follows:

- Federal funding is at the discretion of HUD.
- Operating subsidy for the Conventional Low-Rent Housing Program was funded at 104.93%. Future years' funding levels were expected to be approximately 92.15%.
- 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, which affects the costs of the programs.
- Employee health insurance costs continue to rise.
- The Authority continues to see increasing prices for goods and services mainly due to the impact COVID is having on the supply chain.

Contacting the Authority

Questions concerning this report or requests for additional information should be directed to:

Director of Finance
8120 Kinsman Road
Cleveland, Ohio 44104

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET POSITION
DECEMBER 31, 2022

	Business-Type Activities	Discretely Presented Component Units
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES		
CURRENT ASSETS		
Cash and Cash Equivalents	$ 73,517,492	$ 6,214,669
Restricted Cash and Cash Equivalents	67,194,255	16,984,160
Cash - Restricted For Tenant Security Deposits	1,583,503	349,661
Investments	-	71,266,499
Accounts Receivable Tenants, Net	1,684,427	420,610
Accounts Receivable - HUD	6,447,504	80,979
Accounts Receivable - Other, Net	7,602,501	227,883
Inventories	600,437	19,446
Prepaid Expenses	2,560,890	596,660
Total Current Assets	161,191,009	96,160,567
NONCURRENT ASSETS		
Notes Receivable	103,948,287	-
Capital Assets - Depreciable and Amortizable	105,459,636	225,461,438
Capital Assets - Non-Depreciable or Amortizable	61,861,795	11,994,511
Capital Assets - Right-to-Use Asset, Net	-	87,176,786
Investment in Real Estate Partnerships	2,983,882	-
Developer Fees Receivable	20,921,739	-
Net OPEB Asset	6,599,603	-
Net Pension Asset	884,288	-
Other Noncurrent Assets	1,031,586	4,432,575
Total Noncurrent Assets	303,690,816	329,065,310
Total Assets	464,881,825	425,225,877
DEFERRED OUTFLOWS OF RESOURCES		
Pension Related	7,572,049	-
Total Deferred Outflows of Resources	7,572,049	-
Total Assets and Deferred Outflows of Resources	$ 472,453,874	$ 425,225,877

See accompanying Notes to Financial Statements.

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET POSITION (CONTINUED)
DECEMBER 31, 2022

LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	Business-Type Activities	Discretely Presented Component Units
CURRENT LIABILITIES		
Accounts Payable - Vendors	$ 7,259,254	$ 1,815,079
Accounts Payable - HUD	50,419	-
Accounts Payable - PHA Projects	58,510	-
Accrued Wages/Taxes Payable	2,818,974	-
Accrued Compensated Absences, Current	2,481,726	-
Accrued Interest Payable	327,897	7,680
Unearned Revenues	2,368,040	32,773
Accrued Expenses	16,780,946	951,757
Security and Other Deposits	1,241,387	323,570
Current Portion of Long-Term Debt	4,281,845	1,055,370
Total Current Liabilities	37,668,998	4,186,229
NONCURRENT LIABILITIES		
Long-Term Debt - Net of Current Portion	132,066,143	237,882,145
Accrued Compensated Absences	351,065	-
Workers' Compensation Liability	340,678	-
Net Pension Liability	18,678,986	-
Developer Fees Payable	-	21,345,665
Right to Use Liability, Net	-	85,835,221
Other Noncurrent Liabilities	1,631,821	1,288,935
Total Noncurrent Liabilities	153,068,693	346,351,966
Total Liabilities	190,737,691	350,538,195
DEFERRED INFLOWS OF RESOURCES		
Pension Related	26,414,038	-
Other Postemployment Benefits Related	7,506,673	-
Total Deferred Inflows of Resources	33,920,711	-
NET POSITION		
Net Investment in Capital Assets	70,662,628	249,185,513
Restricted	72,079,419	88,276,750
Unrestricted	105,053,425	(262,774,581)
Total Net Position	247,795,472	74,687,682
Total Liabilities, Deferred Inflows of Resources, and Net Position	$ 472,453,874	$ 425,225,877

See accompanying Notes to Financial Statements.

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2022

	Business-Type Activities	Discretely Presented Component Units
OPERATING REVENUES		
Tenant Revenues	$ 16,569,782	$ 4,426,656
HUD Grants	194,274,502	-
Other Government Grants	10,164,665	12,511,261
Other Revenues	19,360,017	26,776,312
Total Operating Revenues	240,368,966	43,714,229
OPERATING EXPENSES		
Administrative	33,043,856	5,320,652
Tenant Services	3,127,161	-
Utilities	24,671,965	3,934,626
Ordinary Maintenance and Operations	32,371,288	3,430,725
Protective Services	5,830,477	201,102
Insurance	4,652,989	1,582,458
General	17,876,627	56,646
Housing Assistance Payments	109,805,662	-
Depreciation and Amortization	12,721,123	8,878,305
Total Operating Expenses	244,101,148	23,404,514
OPERATING LOSS	(3,732,182)	20,309,715
NONOPERATING REVENUES (EXPENSES)		
Interest Income	611,959	294,806
Interest Expense	(4,062,463)	(3,204,037)
Pension and OPEB Benefit	17,422,978	-
Gain from Sale of Capital Assets	(6,322,892)	-
Extraordinary Items (Net Gains/Losses)	-	-
Net Nonoperating Revenues (Expenses)	7,649,582	(2,909,231)
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	3,917,400	17,400,484
Capital Contributions	27,780,193	
CHANGE IN NET POSITION	31,697,593	17,400,484
Total Net Position - Beginning of Year	216,097,879	57,287,198
TOTAL NET POSITION - END OF YEAR	$ 247,795,472	$ 74,687,682

See accompanying Notes to Financial Statements.

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS – BUSINESS-TYPE ACTIVITIES
YEAR ENDED DECEMBER 31, 2022

CASH FLOWS FROM OPERATING ACTIVITIES	
Cash Received from HUD	$ 191,585,530
Cash Received from Other Governments	11,459,479
Cash Received from Tenants	14,068,485
Cash Received from Others	17,013,991
Cash Paid to Employees	(38,808,567)
Cash Paid to Vendors	(26,499,150)
Cash Paid for Housing, Operating and Tenant Services	(46,627,237)
Cash Paid for Housing Assistance Payments	(109,805,662)
Net Cash Flows Provided by Operating Activities	12,386,869
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchases of Capital Assets	(22,192,737)
Proceeds on Sale of Capital Assets	(6,322,892)
Interest on Notes and Mortgage Payable	(4,074,248)
Payment on Notes and Mortgage Payable	(5,383,127)
Proceeds from Notes Payable	21,645,963
Capital Contributions	27,780,193
Net Cash Flows Provided by Capital and Related Financing Activities	11,453,152
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest Received on Investments	611,959
Issuance of Notes Receivable	(13,643,867)
Payments on Notes Receivable	11,375,211
Investment in Joint Venture	1,091
Net Cash Flows Used by Investing Activities	(1,655,606)
NET INCREASE IN CASH AND CASH EQUIVALENTS	22,184,415
Cash and Cash Equivalents - Beginning of Year	120,110,835
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 142,295,250

See accompanying Notes to Financial Statements.

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS – BUSINESS-TYPE ACTIVITIES (CONTINUED)
YEAR ENDED DECEMBER 31, 2022

RECONCILIATION OF CASH AND CASH EQUIVALENTS, END OF YEAR TO AMOUNTS IN THE STATEMENT OF NET POSITION	
Cash and Cash Equivalents	$ 73,517,492
Restricted Cash and Cash Equivalents	67,194,255
Cash - Restricted For Tenant Security Deposits	1,583,503
Total Cash and Cash Equivalents	$ 142,295,250
CASH FLOWS FROM OPERATING ACTIVITIES	
Reconciliation of Operating Loss to Net Cash Provided by Operating Activities:	
Operating Loss	$ (3,732,182)
Adjustments to Reconcile Cash and Cash Equivalents Provided by Operating Activities:	
Depreciation and Amortization	12,721,123
Loss on Disposal of Capital Assets	1,294,814
Bad Debt	1,435,903
Effects of Changes in Operating Assets, Liabilities, and Deferred Inflows and Outflows of Resources:	
Accounts Receivable - Tenants	(2,492,315)
Accounts Receivable - HUD	(2,732,310)
Accounts Receivable - Other	(1,945,307)
Prepaid Expenses	(994,312)
Inventory	(177,816)
Other Assets	3,813,786
Accounts Payable - Vendors	3,270,215
Accounts Payable - HUD	43,338
Accrued Wages	1,001,925
Accrued Liabilities	1,786,690
Unearned Revenue	(400,719)
Security and Other Deposits	(8,982)
Workers' Compensation Liability	(208,191)
Net Pension Liability	(10,681,438)
Net OPEB Liability	10,680,963
Other Liabilities	(288,316)
Net Cash Used by Operating Activities	$ 12,386,869

See accompanying Notes to Financial Statements.

NOTE 1 DEFINITION OF THE ENTITY

The Cuyahoga Metropolitan Housing Authority (CMHA or the Authority) is a political subdivision organized under the laws of the state of Ohio. The Authority is responsible for operating certain low-rent housing programs in the County of Cuyahoga under programs administered by the U.S. Department of Housing and Urban Development (HUD). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

The Authority's financial statements include all programs that are considered to be within its administrative control. The Authority maintains separate accounting records for each grant program or Annual Contributions Contract, as required by HUD. A list of the various programs is as follows:

<u>Conventional Low-Rent Public Housing Program</u>: 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 with HUD, and HUD provides operating subsidy and capital grant funding to enable CMHA to provide the housing at a rent that is based upon 30% of household income. The Low-Rent Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

<u>Housing Choice Voucher Program and Moderate Rehabilitation Programs</u>: Under the Housing Choice Voucher Program, the Authority administers contracts with private 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 with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

<u>Housing Choice Voucher Program Project Based Voucher Program and Mainstream Voucher Program</u>: Project Based vouchers are a component of the Authority's Housing Choice Voucher Program and Mainstream Voucher Program. Project Based assistance requires a resident to live in a housing unit at the property being subsidized.

<u>Section 8 New Construction Housing Assistance Payment Programs</u>: These programs account for the operation of low-income housing developments where the Authority, or its subsidiary, contracts directly with HUD under a Housing Assistance Payment contract. The Authority, through its subsidiary, owns and manages all developments and handles all HUD funding and reporting.

<u>Rental Assistance Demonstration Program</u>: This initiative allows the Authority to convert public housing properties to project based rental assistance in order to attract debt and equity to make capital improvements.

<u>Local Fund</u>: In 1998, a $100,000 contribution of capital was made by Title V to a new Local Fund. This fund is to be used for expenditures necessary for the accomplishment of the Authority's mission but which do not fall under HUD oversight. All expenditures from the Local Fund must be approved by the Chief Executive Officer and Chief Financial Officer.

NOTE 1 DEFINITION OF THE ENTITY (CONTINUED)

Other Grants: The Authority received state and local funding under the Community Based Services grant and private donations. Expenditures for these programs and grants must be made in accordance with the rules and regulations established by the grantors.

Component Units: Component units are reported as part of the reporting entity under either the blended or discrete method of presentation. The blended method includes the financial statements of the blended unit as part of the business-type activities. The discrete method presents the financial statements of the component unit outside of the basic financial statement totals of the business-type activities.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include component units in the reporting entity was made by applying the criteria set forth in the Governmental Accounting Standards Board (GASB) Statement No. 90, *Majority Equity Interests* — an amendment of GASB Statements No. 14 and No. 61. These include financial accountability, imposition of will, financial burden or benefit on the primary organization, and financial accountability as a result of fiscal dependency.

Through the application of these GASB criteria, management of the Authority determined that the following entities should be blended or discretely presented.

Blended Component Units

The Authority has four blended component units consisting of Western Reserve Revitalization and Management Company, Inc. (WRRMC), Riverside Park Homes, L.P., 2045 Transformation, LLC, and Cuyahoga Housing and Development, Inc. The Authority has an additional nonprofit, Cuyahoga Metropolitan Housing Charity Fund, Inc., which is a wholly owned nonprofit. The activity of Cuyahoga Metropolitan Housing Charity Fund, Inc. is not material to the overall financial statements and is not reported as a separate blended component unit.

Western Reserve Revitalization and Management Company, Inc. (WRRMC) – The Authority established Western Reserve Revitalization and Management Company, Inc., a 501(c)(3) corporation, as a wholly owned subsidiary. Accordingly, WRRMC is reported as a blended component unit of the Authority. WRRMC was established for public, charitable, and educational purposes to revitalize neighborhoods in Cuyahoga County; to assist the Authority in the planning, undertaking, developing, construction, and operation of housing for families who are low income; to develop, construct, renovate, acquire, own, lease, manage, and sell interest in real and personal property; and to promote and participate in other housing related or educational activities that assist residents of the Authority.

The statements of WRRMC include the financial activity of Ambleside Redevelopment, LLC, Severance Redevelopment, LLC, Quarrytown Redevelopment, LLC, and 1701 Holdings, LLC, which are all wholly owned subsidiaries of WRRMC. WRRMC has separate audited financial statements, which may be obtained from the Director of Finance, 8120 Kinsman Road, Cleveland, Ohio 44104 or telephone 216-271-2811.

NOTE 1 DEFINITION OF THE ENTITY (CONTINUED)

Blended Component Units (Continued)

Riverside Park Homes, L.P. – The Partnership controls a property consisting of 90 housing units, developed and operated under the low-income housing tax credit program as provided for in Section 42 of the Internal Revenue Code (IRC)(Section 42). The Partnership is 99.9% owned by 2045 Transformation, LLC, the limited partner (wholly owned by CMHA), and 0.1% owned by Riverside Park Homes, Inc., the General Partner. Riverside Park Homes, Inc. is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

Cuyahoga Housing and Development, Inc. (CHDI) – The Authority established CHDI, a 501(c)(3) corporation, as a wholly owned subsidiary. Accordingly, CHDI is reported as a blended component unit of the Authority. CHDI was established in 2006 to promote the welfare of the people of the state of Ohio by constructing, acquiring, equipping, furnishing, owning, operating, and maintaining reasonably priced rental housing to promote the educational, social, psychological, and physical well-being of the community.

2045 Transformation LLC – the Authority established 2045 Transformation LLC, a limited liability corporation, as a wholly owned subsidiary. Accordingly, 2045 Transformation LLC is reported as a blended component unit of the Authority. 2045 Transformation LLC was established on January 21, 2020. 2045 Transformation LLC was created to effectuate the Authority's 2045 Initiative. The 2045 Initiative has specific goals of: (i) implementing a comprehensive strategy that will provide safe, quality, affordable housing for qualified residents of Cuyahoga County; (ii) fostering neighborhood improvements in the communities that the Authority serves; (iii) attaining financial feasibility and sustainability across all of the Authority's programs; and (iv) converting the entire public housing portfolio to the Section 8 platform.

The statements of 2045 Transformation LLC include the financial activity of 2320 East 30th LLC, 16001 Euclid Beach LLC, Legacy Park LLC, Mount Auburn LLC, 1795 West 25th LLC, 1651 Ansel Rd LLC, 9520 Detroit LLC, Apthorp LLC, Beachcrest LLC, Fairway-Lorain LLC, Miles Elmarge LLC, Oakwood Villas LLC, Park Denison LLC, 1675 Ansel LLC and 3495 East 98th LLC, which are all wholly owned subsidiaries of WRRMC. WRRMC has separate audited financial statements, which may be obtained from the Director of Finance, 8120 Kinsman Road, Cleveland, Ohio 44104 or telephone 216-271-2811.

Discretely Presented Component Units

The Authority has 15 discretely presented component units consisting of: Garden Valley Housing Partnership I, L.P., Garden Valley Housing Partnership II, L.P., Garden Valley Housing Partnership III, L.P., Garden Valley Housing Partnership IV, L.P., Euclid-Lee Senior, L.P., Miles Pointe Elderly, L.P., Fairfax Intergenerational Housing L.P., Bohn Tower Redevelopment, L.P., Carver Park Phase I, L.P., Carver Park Phase II, L.P., Carver Park Phase III, L.P., Riverside Park Phase II, L.P., Riverside Park Phase III, L.P., and East Side Neighborhood Homes, L.P.

The Authority has a controlling minority interest in these real estate limited partnerships as of December 31, 2022. The majority interests are held by third parties unrelated to the Authority. CMHA, or a CMHA affiliate, operates as either General Partner, Special General Partner, Class B Limited Partner or Limited Partner in the limited partnerships. As such, the Authority has certain rights and responsibilities, which enable it to impose its will on the limited partnerships.

NOTE 1 DEFINITION OF THE ENTITY (CONTINUED)

Discretely Presented Component Units (Continued)

The subsidiary of the Authority, Western Reserve Revitalization and Management Company, Inc. (WRRMC) is financially accountable for the limited partnerships as they are fiscally dependent on the Authority according to the terms of the partnership agreements. Additionally, in some cases, WRRMC is legally obligated to fund operating deficits. The Authority also has outstanding loans and net advances to the limited partnerships at December 31, 2022. The limited partnerships do not serve the business-type activities exclusively, or almost exclusively, and therefore, are shown as discretely presented component units.

Garden Valley Housing Partnership I, L.P. – The Partnership controls a property consisting of 81 housing units, developed and operated under the low-income housing tax credit program as provided for in Section 42 of the IRC (Section 42). The Partnership is 99.9% owned by investor limited partners, 0.037% owned by the Administrative General Partner, 0.038% owned by the Managing General Partner, and 0.025% owned by Garden Valley Redevelopment LLC, the Special General Partner. Garden Valley Redevelopment LLC is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

Garden Valley Housing Partnership II, L.P. – The Partnership controls a property consisting of 57 housing units, developed and operated under the low-income housing tax credit program as provided for in Section 42 of the IRC (Section 42).The Partnership is 0.0095% owned by the Managing General Partner, 0.0095% owned by the Administrative General Partner, 99.98% owned by the Limited Partner, and 0.001% by Garden Valley Redevelopment, LLC, the Class B Limited Partner. Garden Valley Redevelopment LLC is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements. The Partnership has a fiscal year-end of November 30. Management believes there are no material transactions that would affect the financial position or results of the discretely presented component unit.

Garden Valley Housing Partnership III, L.P. – The Partnership controls a property consisting of 69 housing units, developed and operated under the low-income housing tax credit program as provided for in Section 42 of the IRC (Section 42). The Partnership is 99.9% owned by the investor limited partners, 0.04845% by the Managing General Partner, 0.04655% by the Administrative General Partner, and 0.005% owned by Garden Valley Redevelopment LLC, the Special Limited Partner. Garden Valley Redevelopment LLC is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

Garden Valley Housing Partnership IV, L.P. – The Partnership controls a property consisting of 60 units of affordable housing financed with an FHA insured loan and operated with the assistance of a Section 8 project-based HAP Contract under the Rental Assistance Demonstration Program. The units will be operated as qualified Low-Income Housing Tax Credit units under Section 42 of the IRC (Section 42). The Partnership is 0.003825% owned by the Managing General Partner, 0.003675% owned by the Co-General Partner, 99.99% owned by the Limited Partner, and 0.0025% by Garden Valley Redevelopment, LLC, the Special Limited Partner. Garden Valley Redevelopment LLC is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

NOTE 1 DEFINITION OF THE ENTITY (CONTINUED)

Discretely Presented Component Units (Continued)

Euclid-Lee Senior, L.P. – The Partnership controls a property consisting of 79 housing units, developed and operated under the low-income housing tax credit program as provided for in Section 42 of the IRC (Section 42). The Partnership is 99.9% owned by the investor limited partners and 0.10% owned by Cleveland East LLC, the General Partner. Cleveland East LLC is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

Miles Pointe Elderly, L.P. – The Partnership controls a property consisting of 43 housing units, developed and operated under the low-income housing tax credit program as provided for in Section 42 of the IRC (Section 42). The Partnership is 99.9% owned by the investor-limited partners and 0.10% owned by Miles Pointe GP, LLC, the General Partner. Miles Pointe GP, LLC is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

Fairfax Intergenerational Housing, L.P. – The Partnership controls a property consisting of 40 housing units, developed and operated under the low-income housing tax credit program as provided for in Section 42 of the IRC (Section 42). The Partnership is 99.9% owned by the limited partner and 0.1% owned by WRRMC Intergenerational Housing, Inc., the General Partner. WRRMC Intergenerational Housing, Inc. is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

Bohn Tower Redevelopment, L.P. – The Partnership controls a property consisting of 267 housing units, developed and operated under the low-income housing tax credit program as provided for in Section 42 of the IRC (Section 42). The Partnership is 99.99% owned by the limited partners and 0.01% owned by Bohn Tower GP, Inc., the General Partner. Bohn Tower GP, Inc. is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

Carver Park Phase I, L.P. – The Partnership controls a property consisting of 279 units. The Partnership became a RAD property on October 1, 2017 that received 4% Low-Income Housing Tax Credits (LIHTC) and received 221(d)4 FHA financing. The Partnership is 99.90% owned by the limited partners and 0.10% owned by Carver Park Phase I GP, the General Partner. Carver Park Phase I GP, Inc. is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

Carver Park Phase II, L.P. – The Partnership controls a property consisting of 74 units. The Partnership became a RAD property on October 1, 2017 that received 4% Low-Income Housing Tax Credits (LIHTC) and is projected to receive 221(d)4 FHA financing. The Partnership is 99.99% owned by the limited partners and 0.01% owned by Carver Park Phase II GP, the General Partner. Carver Park Phase II GP, Inc. is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

NOTE 1 DEFINITION OF THE ENTITY (CONTINUED)

Discretely Presented Component Units (Continued)

Carver Park Phase III, L.P. – The Partnership controls a property consisting of 143 housing units, developed and operated under the low-income housing tax credit program as provided in Section 42 of the IRC. The Partnership is 99.9% owned by investor limited partners and 0.1% owned by Carver Park Phase III GP, LLC. Carver Park Phase III GP, LLC is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

Riverside Park Phase II, L.P. – The Partnership is 99.9% owned by the limited partners and 0.1% owned by Riverside Park Phase II GP, LLC, the General Partner. Riverside Park Phase II GP, LLC is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

Riverside Park Phase III, L.P. – The Partnership controls a property consisting of 203 units. The Partnership became a RAD property on September 2019 that received 4% Low-Income Housing Tax Credits (LIHTC) and received 221(d)4 FHA financing. The Partnership is 99.9% owned by the limited partners and 0.1% owned by Riverside Park Phase III GP, LLC, the General Partner. Riverside Park Phase III GP, LLC is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

East Side Neighborhood Homes, L.P. – The Partnership was organized to develop, construct, own, maintain and operate 96 residential units for rental to low-income tenants. The General Partner is East Side Neighborhood Homes Corp., and the Limited Partners are Enterprise Housing Partners III L.P. and Enterprise Housing Partners XI L.P. The General Partner is owned by the CHN Housing Partners, the Authority, Burten, Bell, Carr Development, Inc. and Mount Pleasant Now Development Corporation. Each has a 25% ownership interest in East Side Neighborhood Homes Corp. Effective June 1, 2021, Enterprise Housing Partners XI L.P. and Enterprise Housing Partners III L.P. assigned 100% of their interest in the Partnership to Western Reserve Revitalization and Management Company, Inc.

Wade Park, L.P. – The Partnership controls a property consisting of 229 housing units, developed and operated under the low-income housing tax credit program as provided in Section 42 of the IRC. The Partnership is 99.9% owned by investor limited partners and 0.1% owned by Wade Park GP LLC. Wade Park GP LLC is a wholly owned subsidiary of WRRMC and is reported as a minority interest in those financial statements.

All of the discretely presented component units listed above have separate audited financial statements, which may be obtained from the Director of Finance, 8120 Kinsman Road, Cleveland, Ohio 44104 or telephone 216-271-2811.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES

The Authority has prepared its financial statements in conformity with accounting principles generally accepted in the United States of America, as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority's component units report under Financial Accounting Standards Board (FASB) guidance. As such, conversion adjustments to conform the presentation of the financial statements of the blended component unit and discretely presented components units have been made to conform those financial statements to accounting standards issued by the Government Accounting Standards Board. Other than the reclassification as noted, no modifications have been made to the component units' financial information in the Authority's financial reporting entity for any differences.

The Authority maintains its accounts in accordance with the chart of accounts prescribed by HUD and is organized utilizing the fund accounting model. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Each of the Authority's programs is accounted for by a separate set of self-balancing accounts that comprise its assets, deferred outflows, liabilities, deferred inflows, net position (program equity), revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. All of the Authority's programs are accounted for as a single enterprise fund. An enterprise fund accounts for those operations financed and operated in a manner similar to a private business or where the Authority has decided that determination of revenue earned, costs incurred and net revenue over expense is necessary for management accountability.

Enterprise funds are proprietary funds used to account for business activities of special purpose governments for which a housing authority qualifies under GASB Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*. Proprietary funds are accounted for using the "economic resources measurement focus" and the accrual basis of accounting. Accordingly, all assets, deferred outflows, liabilities and deferred inflows (whether current or noncurrent) are included in the statement of net position. the statement of revenues, expenses, and changes in net position presents increases (revenue) and decreases (expense) in total net position. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Grants and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements. The unexpended portions of grants held by HUD for the Authority remain available for the Authority's use, subject to the terms of the grant agreements and other agreements with HUD. The unexpended portions of the grants held by HUD are not reflected in the Authority's financial statements.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES (CONTINUED)

Cash and Cash Equivalents

Cash and cash equivalents include all cash balances on deposit with financial institutions and highly liquid investments with a maturity of three months or less at the date of acquisition. Cash and cash equivalents are stated at fair value.

Restricted Cash

Restricted cash is considered cash and cash equivalents, and includes cash held with financial institutions for refunds of tenant security deposits, insurance escrows, and repairs or improvements to the building, which extend their useful lives.

Investments

Investments of the Authority consist of those permitted by the investment policy and include certificates of deposit and money market funds. Investments are reported at fair value. Fair value is based upon quoted market prices.

Restricted Assets

Certain assets may be classified as restricted assets on the statement of net position because their use is restricted by contracts or agreements with outside third parties and lending institutions.

Inter-Program Receivables and Payables

Inter-program receivables and payables are current and are the result of the use of a central fund as the common paymaster for centralized costs of the Authority. Cash settlements are made periodically. All inter-program balances net to zero and, therefore, are eliminated for financial statement presentation purposes.

Capital Assets

Capital assets (items with an individual cost greater than $5,000, and a useful life exceeding two years), including land, property and equipment, are recorded at historical cost. Property and equipment are depreciated using the straight-line method over the estimated useful lives of the assets, which are as follows:

Property	15 to 40 Years
Equipment	3 to 7 Years
Leasehold Improvements	5 to 15 Years

Accounts Receivable

Accounts receivable are stated at the amount management expects to collect from outstanding balances. Management closely monitors outstanding balances and provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances that remain outstanding after management used reasonable collection efforts are generally written off through a charge to the valuation allowance and a credit to trade accounts receivable.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES (CONTINUED)

Mortgage Notes Receivable

The Authority has advanced loans to third-party developers in conjunction with various mixed finance projects. All principal and interest are due at maturity or based upon cash flow, and due to the uncertainty created by the extended period of time to repayment, interest income is recognized when cash payments are received. The Authority reviews Mortgage Notes Receivable for collectability whenever events or circumstances indicate that the carrying value of the receivable may not be recoverable. See Note 8 for further information on Mortgage Notes Receivable.

Developer Fees Receivable

Developer fees receivable are stated at the amount management expects to collect on balances outstanding at year end. Developer fees are due based upon terms of the related agreements. Management evaluates collectability based upon several factors, including historical collection experience and review and assessment of the financial condition of the debtor. At December 31, 2022, all amounts were deemed collectible.

Inventory

Inventory is valued using a weighted average costing method.

Compensated Absences

Vacation time may be accrued and carried over from year to year up to a maximum of 240 hours. Earned vacation time is due and payable to employees upon termination of employment. Sick time is accrued up to 120 hours per year and carried over from year to year. Upon retirement, employees can convert accumulated but unused sick time into a cash payment at the rate of one day for every two days accumulated.

Debt Amortization Funds

Debt amortization funds consist of restricted cash and investments held by fiscal agents. These funds are used to retire current installments of debt and to pay interest accrued thereon. Investments of debt amortization funds are carried at fair value.

Revenue Recognition

Subsidies and grants received from HUD and other grantors are generally recognized during the periods to which the grants relate. Tenant rental revenues are recognized during the period of occupancy. Receipts from CFP, Urban Revitalization Program and other reimbursement-based grants are recognized when the related expenses are incurred.

Indirect Costs

Certain indirect costs are charged to programs under a cost allocation plan.

Use of Estimates

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES (CONTINUED)

Leases

The Authority is the lessor of dwelling units to low-income and market rate residents. The low-income rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year. The Authority may cancel the leases only for cause. A significant majority of the capital assets are used in these leasing activities. Revenues associated with these leases are recorded in the accompanying financial statements and related schedules within tenant revenue.

The Authority is the lessee for noncancelable leases of office equipment and vehicles. The Authority recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the Statement of Net Position. The Authority recognizes lease liabilities with an initial, individual value of $5,000 or more.

Pensions

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

Other Postemployment Benefits (OPEB)

For purposes of measuring net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Retiree Health Benefit plan and additions to/deductions from its fiduciary net position have been determined on the same basis as they are reported by the 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 systems report investments at fair value.

Budgetary Accounting and Control

The Authority's annual budget is prepared on the accrual basis of accounting and approved by the Board of Commissioners. The budget includes anticipated amounts for current year revenues and expenses, as well as new capital projects.

The Board of Commissioners adopts the annual budget for the Authority following a review and approval process by the Finance Committee and Chief Executive Officer. Once adopted by the board the annual budget is implemented and monitored by the finance department on a monthly basis to address any variances against budget.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES (CONTINUED)

Deferred Outflows and Inflows 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 for pensions and postemployment benefits.

Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized as an inflow until that time. For the Authority, deferred inflows of resources are reported for pensions and postemployment benefits.

Net Position

Net position is the residual of assets and deferred outflows less liabilities and deferred inflows and is displayed in three components as follows:

Net Investment in Capital Assets – this component of net position consists of all capital assets, reduced by the outstanding balance of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position – this component of net position consists of restricted assets when constraints are placed on the asset by creditors (such as debt covenants), grantors, laws, regulations, etc.

Unrestricted Net Position – this component of net position consists of resources that do not meet the definition of net investment in capital assets or restricted net position.

It is the Authority's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted resources are available.

New Accounting Pronouncement

During the year ended December 31, 2022, the Authority adopted GASB Statement No. 87, *Leases*, which was effective for the Authority beginning in fiscal year 2022. This statement requires recognition of certain lease assets and lease liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

The Authority adopted the requirements of the guidance effective for fiscal year ending December 31, 2022 and has applied the provisions of this standard to the beginning of the period of adoption.

NOTE 3 DEPOSITS AND INVESTMENTS – BUSINESS-TYPE ACTIVITIES

Deposits – Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority has a deposit policy that addresses custodial credit risk. At December 31, 2022, the carrying amount of the Authority's deposits was $142,295,250 and the total balance of bank accounts held by the Authority was $142,666,553. Of the bank balances held in various financial institutions, certain amounts were covered by federal depository insurance and the remainder was covered under the Ohio pooled collateral system.

Under Ohio law, public depositories must give security for all public funds on deposit. These institutions may either specifically collateralize individual accounts in excess of amounts insured by the Federal Deposit Insurance Corporation (FDIC), or may pledge a pool of government securities valued at least 105% of the total value of public monies on deposit at the institution. Repurchase agreements must be secured by the specific qualifying securities upon which the repurchase agreements are based. These securities must mature or be redeemable within five years of the date of the related repurchase agreement. The market value of the securities subject to a repurchase agreement must exceed the value of the principal by 2% and be marked to market daily. State law does not require the security for public deposits and investments to be maintained in the Authority's name.

All deposits were fully collateralized as of December 31, 2022 with the exception of $1,911,417 related to the Authority and $77,044,982 related to the consolidated entities of WRRMC and 2045 Transformation LLC which were not insured or collateralized above the FDIC threshold.

Investments

The investment policy of the Authority's monies is governed by the provisions of the Ohio Revised Code and regulations established by the U.S. Department of HUD. The Authority is permitted to invest its monies in certificates of deposit, savings accounts, money market accounts, state and local government investment pools, direct obligations of the federal government, obligations of federal government agencies, and securities of federal government agencies.

These investments must mature within three years of their purchase. The Authority may also enter into repurchase agreements with any eligible depository or any eligible dealer for a period not exceeding 30 days.

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

The Authority is also prohibited from investing in reverse purchase agreements. Investments held by the Authority at December 31, 2022 are presented below, categorized by investment type and credit quality rating. Credit ratings provide information about the investments' credit risk, which is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. All investments mature within one year.

NOTE 3 DEPOSITS AND INVESTMENTS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority staggers maturity dates of investments to avoid losses from rising interest rates and the investment policy generally limits the maturities of investments to not more than three years to reduce the risk of impact on the fair value of investments.

As of December 31, 2022, the value and maturities for these assets were as follows:

Assets	Value	Maturities (in Years) Less Than 1
Cash and Cash Equivalents:		
Cash and Cash Equivalents	$ 116,334,681	$ 116,334,681
Investment Type:		
Money Market Funds	25,960,569	25,960,569
Total	$ 142,295,250	$ 142,295,250

Credit Risk

The Authority's investment policy limits investments to those backed by the full faith and credit of, or a guarantee of principal and interest by, the U.S. government, a government authority or issued by a government-sponsored authority, coupled with an appropriate maturity date.

Concentration of Credit Risk

The Authority does not allow more than 50% of its investment portfolio to be invested in a single security type or with a single financial institution or broker/dealer. There were no concentrations in any one investment greater than 5%.

Description	Total Fair Value/ Carrying Value	Credit Quality Rating
Money Market Funds	$ 25,960,569	AAA
Total Business-Type Activities Investments	$ 25,960,569	

- Rating offered by Standard & Poor's

NOTE 3 DEPOSITS AND INVESTMENTS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

Concentration of Credit Risk (Continued)

A reconciliation of cash and investments as shown on the statement of net position at December 31, 2022 to the deposits and investments included in this note is as follows:

Cash and Cash Equivalents	$ 73,517,492
Cash - Restricted	68,777,758
Total	$ 142,295,250
Carrying Amount of Deposits	$ 116,334,681
Carrying Amount of Investments	25,960,569
Total	$ 142,295,250

Fair Value Measurements

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted market prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. As of December 31, 2022, the Authority had investments in money market funds. Market funds are recorded at amortized cost and are therefore not included within the fair value hierarchy established by generally accepted accounting principles.

NOTE 4 RESTRICTED CASH AND INVESTMENTS – BUSINESS-TYPE ACTIVITIES

At December 31, 2022, the Authority had cash and investments, which was restricted under the terms of various grant programs, debt obligations, and other requirements as follows:

LRPH FSS Escrow Deposits	$ 111,427
HCVP FSS Escrow Deposits	697,411
FSS Forfeiture	2,772
Industrial Commission of Ohio Escrow Fund	1,079,328
Restricted Housing Assistance Payments	3,339,171
Debt Service Reserve	2,464,665
Local Advisory Council	673,430
Pledged Reserves	1,583,503
Replacement Reserves Escrow	18,698,367
Mortgage Reserves	17,487,876
Other Reserves	189,920
Bond Proceeds	20,866,385
Total	$ 67,194,255

NOTE 5 RESTRICTED CASH AND INVESTMENTS – DISCRETE COMPONENT UNITS

At December 31, 2022, the Discretely Presented Component Units had cash and investments, which was restricted under the terms of various regulatory and loan requirements, and other requirements as follows:

Partnership Name	Tenant Security Deposits	Funded Reserves	Investments	Total
Garden Valley Housing Partnership I, LP	$ 21,867	$ 1,355,560	$ -	$ 1,377,427
Garden Valley Housing Partnership II, LP	10,499	776,783	-	787,282
Garden Valley Housing Partnership III, LP	16,752	877,863	-	894,615
Garden Valley Housing Partnership IV, LP	13,342	959,515	-	972,857
Euclid-Lee Senior, LP	19,353	124,927	-	144,280
Miles Pointe Elderly, LP	10,240	114,455	-	124,695
Fairfax Intergenerational Housing, LP	3,820	325,098	-	328,918
Bohn Towers Redevelopment LP	50,981	2,200,351	-	2,251,332
Carver Park Phase I, LP	51,808	2,953,898	-	3,005,706
Carver Park Phase II, LP	11,912	314,324	-	326,236
Carver Park Phase III, LP	-	280,200	34,396,225	34,676,425
Wade Park, LP	23,390	4,036,621	36,870,274	40,930,285
Riverside Park Phase II, LP	44,280	901,717	-	945,997
Riverside Park Phase III, LP	45,451	636,388	-	681,839
East Side Neighborhood Homes, LP	25,966	1,126,460	-	1,152,426
Total	$ 349,661	$ 16,984,160	$ 71,266,499	$ 88,600,320

The investments held by Carver Park Phase III, LP and Wade Park, LP are money market funds and fixed income bond funds that are considered Level I for fair value measurement at December 31, 2022.

NOTE 6 CAPITAL ASSETS – BUSINESS-TYPE ACTIVITIES

The following is a summary of the changes in capital assets for the fiscal year ended December 31:

	January 1, 2022	Additions	Transfers/ Adjustments	Deletions	December 31, 2022
Capital Assets Not Being Depreciated:					
Land	$ 32,374,796	$ 69,580	$ 438,629	$ -	$ 32,883,005
Construction in Progress	20,122,951	21,369,433	(12,513,594)	-	28,978,790
Total Capital Assets Not Being Depreciated	52,497,747	21,439,013	(12,074,965)	-	61,861,795
Capital Assets Being Depreciated and Amortized:					
Buildings and Improvements	620,338,244	345,606	11,966,844	(79,538,104)	553,112,590
Equipment - Dwelling	18,332,981	208,071	(134,199)	(1,988,740)	16,418,113
Equipment - Administrative	9,239,936	200,047	(4,536,548)	(1,162,236)	3,741,199
Right-of-Use Asset - Equipment	-	-	4,778,868	-	4,778,868
Leasehold Improvements	392,296	-	-	-	392,296
Total Capital Assets Being Depreciated	648,303,457	753,724	12,074,965	(82,689,080)	578,443,066
Accumulated Depreciation and Amortization:					
Buildings and Improvements	(523,864,677)	(11,537,985)	-	77,394,757	(458,007,905)
Equipment - Dwelling	(13,975,411)	(988,879)	-	2,468,602	(12,495,688)
Equipment - Administrative	(3,424,189)	(194,259)	734,072	1,530,907	(1,353,469)
Right-of-Use Asset - Equipment	-	-	(734,072)	-	(734,072)
Leasehold Improvements	(392,296)	-	-	-	(392,296)
Total Accumulated Depreciation and Amortization	(541,656,573)	(12,721,123)	-	81,394,266	(472,983,430)
Depreciable and Amortizable Assets - Net	106,646,884	(11,967,399)	12,074,965	(1,294,814)	105,459,636
Total Capital Assets - Net	$ 159,144,631	$ 9,471,614	$ -	$ (1,294,814)	$ 167,321,431

NOTE 7 CAPITAL ASSETS – DISCRETE COMPONENT UNITS

The following is a summary of the changes in capital assets for the fiscal year ended December 31:

	January 1, 2022	Additions	Transfers	Deletions	December 31, 2022
Capital Assets Not Being Depreciated:					
Land	$ 276,397	$ -	$ -	$ -	$ 276,397
Construction in Progress	-	11,718,114		-	11,718,114
Total Capital Assets Not Being Depreciated	276,397	11,718,114	-	-	11,994,511
Capital Assets Being Depreciated:					
Buildings and Improvements	264,728,444	375,706	-	(131,402)	264,972,748
Equipment - Dwelling	3,004,347	188,213	-	-	3,192,560
Leasehold Improvements	18,014,854	37,275	-	-	18,052,129
Total Capital Assets Being Depreciated	285,747,645	601,194	-	(131,402)	286,217,437
Accumulated Depreciation					
Buildings and Improvements	(49,747,626)	(9,068,794)	-	-	(58,816,420)
Equipment - Dwelling	(1,640,519)	(299,060)	-	-	(1,939,579)
Total Accumulated Depreciation	(51,388,145)	(9,367,854)	-	-	(60,755,999)
Depreciable Assets - Net	234,359,500	(8,766,660)	-	(131,402)	225,461,438
Total Capital Assets - Net	$ 234,635,897	$ 2,951,454	$ -	$ (131,402)	$ 237,455,949

The following is a summary of the right-to-use assets for the year ended December 31:

Partnership Name	Ground Lease	Vehicle Lease	Accumulated Amortization	Right-of-Use Lease Asset, Net	Right-of-Use Lease Liability, Net	Lease Expense
Riverside Park Homes, L.P.	$ -	$ 7,940	$ (2,888)	$ 5,052	$ 4,473	$ 3,897
Garden Valley Housing Partnership I, L.P.	468,350	37,003	(70,471)	434,882	31,238	8,527
Garden Valley Housing Partnership II, L.P.	300,300	25,919	(43,995)	282,224	22,095	5,613
Garden Valley Housing Partnership III, L.P.	426,000	31,979	(59,964)	398,015	26,808	7,012
Garden Valley Housing Partnership IV, L.P.	171,000	26,962	(14,650)	183,312	22,512	3,851
Euclid-Lee Senior, L.P.	-	4,050	(1,191)	2,859	2,832	1,008
Miles Pointe Elderly, L.P.	-	2,203	(647)	1,556	1,540	549
Faifax Intergenerational Housing, L.P.	161,587	2,049	(17,784)	145,852	1,433	2,160
Bohn Tower Redevelopment, L.P.	1,800,000	15,696	(3,063)	1,812,633	1,812,633	3,316
Carver Park Phase I, L.P.	21,010,000	104,644	(15,630)	21,099,014	21,098,269	13,372
Carver Park Phase II, L.P.	5,390,000	90,690	(17,008)	5,463,682	5,463,682	7,719
Riverside Park Phase II, L.P.	12,950,000	97,433	(7,592)	13,039,841	13,039,842	10,460
Riverside Park Phase III, L.P.	14,960,000	76,393	(8,529)	15,027,864	15,027,864	9,250
Carver Park Phase III, L.P.	14,100,000	-	-	14,100,000	14,100,000	-
Wade Park LP	15,180,000	-	-	15,180,000	15,180,000	-
Total	$ 86,917,237	$ 522,961	$ (263,412)	$ 87,176,786	$ 85,835,221	$ 76,734

NOTE 7 CAPITAL ASSETS – DISCRETE COMPONENT UNITS (CONTINUED)

Future minimum lease payments are as follows for the years ending December 31:

Year Ending December 31,	Amount
2023	$ 68,752
2024	214,549
2025	52,810
2026	52,597
2027	3,055
Thereafter	85,443,458
Total	$ 85,835,221

NOTE 8 NOTES RECEIVABLE AND GROUND LEASES – BUSINESS-TYPE ACTIVITIES

Notes and mortgages receivable are comprised of the following types of loans: Mixed Finance Construction Loans - the Authority advances loans to third-party developers in conjunction with multi-lender Mixed Finance arrangements for new construction. A lump-sum payment of principal and interest, if applicable, is due at maturity, which is 40 to 50 years. These loans are secured by the notes and mortgages on the respective properties. There are other loans where principal and interest are paid based on the cash flow of the respective properties.

Allowances – At December 31, 2022, Notes and Mortgages Receivable totaled $114.7 million (before eliminations) and related accrued interest totals $3.3 million. The balance includes amounts for construction loans. All notes and mortgages are collateralized by the respective properties. These loans are due at maturity ranging from 40 to 50 years. Allowances have been established for funds loaned from WRRMC to Cleveland Housing Network, Inc. and for some funds loaned from the Authority to other Partnerships, as these loans may be satisfied by transfer of property to the Authority.

Interest Income – Interest is due at the maturity date of these loans. Due to the length of time preceding the required payment of interest, interest earned on the notes and mortgage receivables has been deferred and not recognized in the statements of revenues, expenses, and changes in net position.

NOTE 8 NOTES RECEIVABLE AND GROUND LEASES – BUSINESS-TYPE ACTIVITIES (CONTINUED)

Notes and mortgages receivable at December 31, 2022 consisted of the following:

Loaned To	Loaned From	Origination Date	Maturity Date	Original Balance	Interest Rate	12/31/2022 Balance
Bohn Tower Redevelopment, LP	BUSA	2/1/15	2/1/57	2,543,000	7.00%	$ 2,543,000
Cedar I (RAD)	BUSA	11/24/15	11/24/65	8,512,041	1.00%	7,494,877
Cedar I (RAD)	BUSA	11/24/15	11/24/33	-	0.00%	15,313
Cedar II (RAD)	BUSA	2/4/16	2/4/56	4,633,943	2.25%	4,633,943
Cedar III (RAD)	BUSA	11/1/20	11/1/62	1,700,000	5.00%	1,700,000
Garden Valley Housing Prtshp IV, LP	BUSA	12/21/15	12/21/55	3,870,234	2.75%	3,870,234
Carver Park II, LP (RAD)	BUSA	5/1/18	5/1/63	1,157,551	1.00%	1,157,551
Cedar I (RAD)	Public Housing	11/24/15	11/24/65	8,512,041	1.00%	478,885
Cedar I (RAD)	Public Housing	11/24/15	11/24/65	8,512,041	1.00%	538,279
Valleyview I (Tremont Point)	Public Housing	12/22/06	12/31/52	7,273,213	0.25%	7,273,213
Valleyview I (Tremont Point)	Public Housing	12/22/06	12/21/46	500,000	4.90%	500,000
Valleyview II (Tremont Point II)	Public Housing	9/17/08	12/31/60	3,350,273	1.75%	3,350,276
Valleyview II (Tremont Point II)	Public Housing	9/7/08	12/31/16	1,500,000	1.75%	1,500,000
Garden Valley Housing Prtshp I, LP	Public Housing	11/18/09	4/1/62	11,700,000	0.20%	11,700,000
Garden Valley Housing Prtshp I, LP	Public Housing	11/18/09	4/1/62	1,750,593	0.20%	1,750,592
Garden Valley Housing Prtshp II, LP	Public Housing	3/17/10	12/31/60	10,209,408	0.00%	10,209,408
Garden Valley Housing Prtshp III, LP	Public Housing	9/16/10	1/16/62	14,953,185	0.50%	14,953,185
Euclid Lee Senior, LP	Public Housing	11/4/11	11/5/56	6,059,163	0.10%	5,962,955
Euclid Lee Senior, LP	Public Housing	11/4/11	11/5/56	6,338,023	0.10%	6,338,023
Miles Pointe Elderly, LP	Public Housing	8/16/12	8/16/57	300,000	0.25%	3,000,000
Fairfax International Housing, LP	MF Property Disposition	10/22/12	10/22/62	1,400,000	0.25%	1,400,000
Carver Park II, LP (RAD)	BCU	5/1/18	5/1/63	2,485,263	1.00%	2,008,034
Riverside Park Phase III, LP	BCU	4/1/20	4/1/65	7,405,851	4.03%	6,665,266
Riverside Park Phase II, LP	BCU	3/26/19	2/26/64	1,592,482	3.22%	1,180,826
Cedar Redevelopment Phase III, LLC	BCU	12/23/21	11/1/62	1,988,522	5.00%	1,988,521
WRRMC	BCU	11/17/22		1,731,550		1,731,550
2045 Initiative Bonds (Springbrook High-Rise)	BUSA	1/20/22	4/1/32	3,850,737	3.25%	3,603,263
2045 Initiative Bonds (Oakwood Villa)	BUSA	5/25/22	7/1/32	1,806,562	6.00%	1,739,587
2045 Initiative Bonds (Park Denison)	BUSA	3/31/22	6/1/47	645,199	1.75%	633,135
2045 Initiative Bonds (Fairway-Lorain)	BUSA	11/28/22	1/1/33	2,805,628	3.00%	2,805,628
Wade Park	BUSA	11/21/22	11/21/77	1,500,000	5.00%	1,484,693
2045 Initiative Bonds (Legacy Park)	BUSA	11/15/21	1/1/34	501,040	2.50%	469,136
					Total Notes Receivables	114,679,373
					Elimination of Related Party Notes	(10,731,086)
					Net Loans Receivable - Noncurrent	$ 103,948,287

WRRMC loaned funds to various Partnerships. As of December 31, 2022, the notes receivable terms are summarized as follows:

Partnership Name	Original Date of Loan	*Maturity Date	Original Balance of Loan	Balance at 12/31/2022	Interest Rate
Cleveland New Construction, LP III	12/31/2003	12/31/2024	$ 1,343,000	$ 81,000	0.25%
Cleveland New Construction, LP IV	9/4/2007	12/31/2038	1,400,000	1,709,127	2.50%
East Cleveland Homes, LP	3/11/2004	3/11/2024	1,480,000	370,000	4.68%
Hough Homes, LP	12/1/2005	12/31/2037	2,327,273	640,000	5.25%
Hough Homes II, LP	12/9/2004	12/31/2036	1,492,475	570,000	4.68%
Stockyard Homes, LP	12/20/2006	12/31/2038	1,497,636	1,629,834	1.00%
			Total Notes Receivable, Including Deferred Interest	4,999,961	
			Allowance for Notes Receivable, Including Deferred Interest	(4,999,961)	
			Notes Receivable, Net	$ -	

No principal and interest payments are received on the notes receivable until each note's maturity date. The notes are secured by a mortgage on each respective Partnership.

NOTE 8 NOTES RECEIVABLE AND GROUND LEASES – BUSINESS-TYPE ACTIVITIES (CONTINUED)

CMHA loaned funds to various Partnerships. As of December 31, 2022, the notes receivable terms are summarized as follows:

Partnership Name	Original Date of Loan	*Maturity Date	Original Balance of Loan	Balance at 12/31/2022	Interest Rate
East Side Neighborhood Homes LP	11/15/2004	11/15/2050	$ 8,450,000	$ 8,826,678	0.25%
OCDS LP	9/16/2004	9/16/2049	2,040,000	5,007,580	5.03%
OCDS LP	9/16/2004	9/16/2049	261,480	273,700	0.25%
Gordon Square LP	12/22/2005	3/31/2047	1,670,000	3,704,446	4.79%
Gordon Square LP	12/22/2005	3/31/2047	800,000	834,746	0.25%
Total Notes Receivable, Including Deferred Interest				18,647,150	
Allowance for Notes Receivable, Including Deferred Interest				(18,647,150)	
Notes Receivable, Net				$ -	

* The maturity date, as defined in each Loan Agreement, is the earliest of 20 or 30 years from the date the last unit in the Partnership is leased to a tenant meeting all LIHTC and HUD requirements, but in no event later than the maturity date in the above schedule.

CMHA loaned funds to various partnerships related to ground leases of CMHA land. As of December 31, 2022, the following ground lease notes receivable have been offset against the corresponding unearned deferred ground lease revenue as summarized as follows:

Partnership Name	Original Date of Loan	Maturity Date	Ground Lease Notes Receivable 12/31/2022
Carver Park Phase I, LP	9/8/2016	9/7/2061	$ 21,010,000
Carver Park Phase II, LP	5/1/2018	5/1/2063	5,390,000
Carver Park Phase III, LP	12/14/2022	12/14/2072	14,100,000
Bohn Towers GP	2/1/2015	1/31/2047	1,800,000
Riverside Park Phase II, LP	3/26/2019	3/26/2064	12,950,000
Riverside Park Phase III LP	3/31/2020	3/31/2065	14,960,000
Wade Park, LP	11/21/2022	11/21/2077	15,180,000
Total Notes Receivable			85,390,000
Unearned Ground Lease Revenue			(85,390,000)
Amount Reported on Financial Statements			$ -

NOTE 9 DEVELOPER FEES RECEIVABLE – BUSINESS-TYPE ACTIVITIES

In connection with the development of various mixed finance projects, the Authority has development fees receivable from the discretely presented component units totaling $19.7 million. These receivables are payable based upon the respective partnership agreements and are due to WRRMC.

NOTE 10 INVESTMENT IN REAL ESTATE PARTNERSHIPS – BUSINESS-TYPE ACTIVITIES

The Authority's blended component unit, WRRMC, includes investments in real estate partnerships. Riverside Park Homes, LP is also included as a blended component unit of the Authority, so WRRMC's investment has been eliminated. Investments in real estate partnerships are as follows:

Riverside Park Homes, LP	$ 10,749,733
Fairfax Intergenerational, LP	917,809
Garden Valley Housing Partnership II, LP	404,023
Bohn Tower Redevelopment, L.P.	225,418
Euclid-Lee Senior, L.P.	523,892
Miles Pointe Elderly, L.P.	107,179
Garden Valley Housing Partnership I, LP	805,561
Total Investment in Real Estate Partnerships	13,733,615
Less: Elimination of WRRMC Investment in Riverside Park Homes, LP	(10,749,733)
Net Investment in Real Estate Partnerships	$ 2,983,882

NOTE 11 ACCRUED EXPENSES – BUSINESS-TYPE ACTIVITIES

Current accrued expenses at December 31 consist of the following items:

Workers' Compensation - Current Portion	$ 400,000
Litigation Reserves	825,100
Contract Retentions	3,088,793
Lease Liability	757,636
Accrued Utilities	1,768,012
Insurance Premium	5,133,323
Accrued Construction Liability	5,896
Other	4,802,186
Total	$ 16,780,946

NOTE 12 DEBT AND LEASE OBLIGATIONS – BUSINESS-TYPE ACTIVITIES

A summary of the Authority's long-term debt consisted of the following as of December 31:

	January 1, 2022	Increase	Decrease	December 31, 2022	Due Within One Year
Direct Borrowings					
Ambleside - Mortgage Note	$ 6,035,460	$ 3,868	$ (150,049)	$ 5,889,279	$ 154,197
Severance - Mortgage Note	5,405,027	3,570	(132,987)	5,275,610	136,691
Quarrytown - Mortgage Note	3,815,522	2,347	(77,867)	3,740,002	80,012
Riverside Park Homes, L.P.	2,297,158	9,917	(46,416)	2,260,659	47,818
Riverview Tower	16,393,035	22,003	(336,466)	16,078,572	343,977
West Boulevard	4,674,400	7,124	(96,482)	4,585,042	98,636
Cedar Extension High Rise	6,569,667	8,802	(127,269)	6,451,200	130,410
Euclid Beach Gardens	4,549,274	6,415	(87,622)	4,468,067	89,838
Mount Auburn Manor	3,468,745	5,517	(62,203)	3,412,059	69,435
Beachcrest	-	7,970,500	(516,135)	7,454,365	148,727
Apthorp Tower	-	4,718,600	(501,275)	4,217,325	86,198
Miles Elmarge	-	3,915,300	(245,381)	3,669,919	66,355
Union Square	-	4,972,000	(389,335)	4,582,665	91,211
Bonds Payable					
Ohio Bond Financing 2017	5,770,000	-	(870,000)	4,900,000	905,000
CFFP 2009 Modernization Loan A	7,253,820	-	(719,750)	6,534,070	766,560
CFFP 2009 Modernization Loan B	4,322,460	-	(428,890)	3,893,570	456,780
2020 CMHA Campus Bonds	15,185,000	-	(595,000)	14,590,000	610,000
Unamortized Premium - 2020 Bonds	2,345,584	-	-	2,345,584	-
2045 Bond Series - 2021	32,000,000	-	-	32,000,000	-
Total	$ 120,085,152	$ 21,645,963	$ (5,383,127)	$ 136,347,988	$ 4,281,845

First Mortgage Note – Ambleside

On January 1, 2021, the Partnership entered into a first mortgage note payable with ORIX Real Estate Capital LLC, in the amount of $6,262,300. Commencing March 1, 2021, monthly principal and interest payments totaling $26,318 are due. The first mortgage bears an interest at 2.73% per annum and is due August 1, 2049, its maturity date. At December 31, 2022, $5,889,279 in debt remained outstanding. Obligations under the agreement are as follows:

Year Ending December 31,	Principal	Interest	Total
2023	$ 154,197	$ 161,615	$ 315,812
2024	158,460	157,353	315,813
2025	162,840	152,972	315,812
2026	167,342	148,471	315,813
2027	171,968	143,844	315,812
2028-2032	933,832	645,230	1,579,062
2033-2037	1,070,243	508,819	1,579,062
2038-2042	1,226,582	352,480	1,579,062
2043-2047	1,405,757	173,305	1,579,062
2048-2049	438,058	13,593	451,651
Total	$ 5,889,279	$ 2,457,682	$ 8,346,961

NOTE 12 DEBT AND LEASE OBLIGATIONS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

First Mortgage Note – Severance

On January 1, 2021, the Partnership entered into a first mortgage note payable with ORIX Real Estate Capital LLC, in the amount of $5,613,600. Commencing on March 1, 2021, monthly principal and interest payments totaling $23,560 are due. The first mortgage bears an interest of 2.75% per annum and is due November 1, 2049, its maturity date. At December 31, 2022, $5,275,610 in debt remained outstanding. Obligations under the agreement are as follows:

Year Ending December 31,	Principal	Interest	Total
2023	$ 136,691	$ 146,031	$ 282,722
2024	140,498	142,224	282,722
2025	144,410	138,311	282,721
2026	148,432	134,289	282,721
2027	152,566	130,156	282,722
2028-2032	828,978	584,629	1,413,607
2033-2037	951,021	462,586	1,413,607
2038-2042	1,091,032	322,576	1,413,608
2043-2047	1,251,655	161,953	1,413,608
2048-2049	430,327	14,621	444,948
Total	$ 5,275,610	$ 2,237,376	$ 7,512,986

First Mortgage Note – Quarrytown

On September 1, 2021, the Partnership entered into a first mortgage note payable with ORIX Real Estate Capital LLC, in the amount of $3,930,000. Commencing on November 1, 2021, monthly principal and interest payments totaling $15,288 are due. The first mortgage bears an interest of 2.72% per annum and is due December 1, 2053, its maturity date. At December 31, 2022, $3,740,002 in debt remained outstanding. Obligations under the agreement are as follows:

Year Ending December 31,	Principal	Interest	Total
2023	$ 80,012	$ 103,438	$ 183,450
2024	82,216	101,234	183,450
2025	84,480	98,970	183,450
2026	86,807	96,643	183,450
2027	89,198	94,252	183,450
2028-2032	484,221	433,030	917,251
2033-2037	554,678	362,574	917,252
2038-2042	635,387	281,865	917,252
2043-2047	727,839	189,412	917,251
2048-2052	833,744	83,508	917,252
2053	81,420	2,674	84,094
Total	$ 3,740,002	$ 1,847,601	$ 5,587,603

NOTE 12 DEBT AND LEASE OBLIGATIONS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

Riverside Park Homes, L.P.

On May 1, 2020, the Partnership entered into a loan agreement with ORIX Real Estate Capital LLC in the amount of $2,694,800. The mortgage is insured by the Federal Housing Administration and bears interest at a rate of 2.98% per annum. The mortgage is secured by the Property and all rents and leases of the Property. Interest only payments are due and payable on the first day of each month. Beginning on July 1, 2020, consecutive monthly principal and interest payments of $10,341 are due, with the unpaid principal balance due on the maturity date of June 1, 2055. As of December 31, 2022, the outstanding balance of the mortgage payable was $2,260,659.

Year Ending December 31,	Principal	Interest	Total
2023	$ 47,818	$ 76,273	$ 124,091
2024	49,262	74,829	124,091
2025	50,750	73,340	124,090
2026	52,284	71,807	124,091
2027	53,863	70,228	124,091
2028-2032	294,729	325,724	620,453
2033-2037	342,021	278,432	620,453
2038-2042	396,900	223,552	620,452
2043-2047	460,587	159,866	620,453
2048-2052	334,493	85,961	420,454
2053-2055	177,952	11,631	189,583
	$ 2,260,659	$ 1,451,643	$ 3,712,302

Riverview Tower

On April 1, 2021, the Company entered into a mortgage loan agreement with Orix Real Estate Capital, LLC in the amount of $17,345,000. The mortgage is insured by the Federal Housing Administration (FHA) and bears interest at a rate of 2.21% per annum. The mortgage is secured by the Property and all rents and leases of the Property. Interest only payments are due and payable on the first day of each month. Beginning on June 1, 2021, consecutive monthly principal and interest payments of $59,344 are due, with the final payment on May 31, 2056, its maturity date. As of December 31, 2022, the outstanding balance of the mortgage payable was $16,078,572.

Year Ending December 31,	Principal	Interest	Total
2023	$ 343,977	$ 368,156	$ 712,133
2024	351,657	360,477	712,134
2025	359,508	352,626	712,134
2026	367,534	344,600	712,134
2027	375,739	336,394	712,133
2028-2032	2,008,331	1,552,336	3,560,667
2033-2037	2,242,749	1,317,918	3,560,667
2038-2042	2,504,529	1,056,138	3,560,667
2043-2047	2,796,865	763,802	3,560,667
2048-2052	3,123,323	437,344	3,560,667
2053-2056	1,604,360	91,666	1,696,026
Total	$ 16,078,572	$ 6,981,457	$ 23,060,029

NOTE 12 DEBT AND LEASE OBLIGATIONS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

West Boulevard

On April 1, 2021, the Company entered into a mortgage loan agreement with Orix Real Estate Capital, LLC in the amount of $4,973,700. The mortgage is insured by the Federal Housing Administration (FHA) and bears interest at a rate of 2.21% per annum. The mortgage is secured by the Property and all rents and leases of the Property. Interest only payments are due and payable on the first day of each month. Beginning on June 1, 2021, consecutive monthly principal and interest payments of $17,017 are due, with the final payment on May 1, 2056, its maturity date. As of December 31, 2022, the outstanding balance of the mortgage payable was $4,585,042.

Year Ending December 31,	Principal	Interest	Total
2023	$ 98,636	$ 105,569	$ 204,205
2024	100,838	103,367	204,205
2025	103,089	101,116	204,205
2026	105,391	98,814	204,205
2027	107,744	96,461	204,205
2028-2032	575,891	445,134	1,021,025
2033-2037	643,111	377,915	1,021,026
2038-2042	718,176	302,849	1,021,025
2043-2047	802,004	219,021	1,021,025
2048-2052	895,616	125,409	1,021,025
2053-2056	434,546	26,286	460,832
Total	$ 4,585,042	$ 2,001,941	$ 6,586,983

Cedar Extension High Rise

On August 1, 2021, the Company entered into a mortgage loan agreement with ORIX Real Estate Capital, LLC in the amount of $6,905,400. The mortgage is insured by the Federal Housing Administration (FHA) and bears interest at a rate of 2.44% per annum. The mortgage is secured by the Property and all rents and leases of the Property. Monthly interest only payments are due and payable on the first day of each month. Commencing October 1, 2021, consecutive monthly principal and interest payments of $24,465 are due, with the final payment due on September 1, 2056, its maturity date. As of December 31, 2022, the outstanding balance of the mortgage payable was $6,451,200.

Year Ending December 31,	Principal	Interest	Total
2023	$ 130,410	$ 163,170	$ 293,580
2024	133,628	159,952	293,580
2025	136,925	156,655	293,580
2026	140,303	153,276	293,579
2027	143,765	149,814	293,579
2028-2032	773,820	694,077	1,467,897
2033-2037	874,118	593,779	1,467,897
2038-2042	987,417	480,481	1,467,898
2043-2047	1,115,400	352,498	1,467,898
2048-2052	1,259,971	207,926	1,467,897
2053-2056	755,443	49,886	805,329
Total	$ 6,451,200	$ 3,161,514	$ 9,612,714

NOTE 12 DEBT AND LEASE OBLIGATIONS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

Euclid Beach Gardens

On July 1, 2021, the Company entered into a mortgage loan agreement with ORIX Real Estate Capital, LLC in the amount of $4,799,300. The mortgage is insured by the Federal Housing Administration (FHA) and bears interest at a rate of 2.50% per annum. The mortgage is secured by the Property and all rents and leases of the Property. Commencing July 1, 2021, interest only payments are due and payable on the first day of each month. Beginning September 1, 2021, consecutive monthly principal and interest payments of $17,157 are due, with the final payment on August 1, 2056, its maturity date. The mortgage payable did not close until July 27, 2021. As of December 31, 2022, the outstanding balance of the mortgage payable was $4,468,067.

Year Ending December 31,	Principal	Interest	Total
2023	$ 89,838	$ 116,049	$ 205,887
2024	92,110	113,777	205,887
2025	94,439	111,448	205,887
2026	96,828	109,060	205,888
2027	99,276	106,611	205,887
2028-2032	535,333.00	494,103.00	1,029,436
2033-2037	606,533.00	422,903.00	1,029,436
2038-2042	687,203.00	342,233.00	1,029,436
2043-2047	778,601.00	250,835.00	1,029,436
2048-2052	882,156.00	147,280.00	1,029,436
2053-2056	505,750.00	34,283.00	540,033
Total	$ 4,468,067	$ 2,248,582	$ 6,716,649

Mount Auburn

On December 15, 2021, the Company entered into a mortgage loan agreement with ORIX Real Estate Capital, LLC in the amount of $3,679,400. The mortgage is insured by the Federal Housing Administration (FHA) and bears interest at a rate of 2.40% per annum. The mortgage is secured by the Property and all rents and leases of the Property. Commencing January 1, 2022, interest only payments are due on the first day of each month. Beginning February 1, 2022, consecutive monthly principal and interest payments of $12,597 are due, with the final payment on January 1, 2057, its maturity date. As of December 31, 2022, the outstanding balance of the mortgage payable was $3,412,059.

Year Ending December 31,	Principal	Interest	Total
2023	$ 69,435	$ 86,052	$ 155,487
2024	71,120	84,367	155,487
2025	72,846	82,642	155,488
2026	74,614	80,874	155,488
2027	76,424	79,063	155,487
2028-2032	410,855	366,583	777,438
2033-2037	463,183	314,255	777,438
2038-2042	522,174	255,264	777,438
2043-2047	588,679	188,759	777,438
2048-2052	663,655	113,783	777,438
2053-2057	399,074	30,693	429,767
Total	$ 3,412,059	$ 1,682,335	$ 5,094,394

NOTE 12 DEBT AND LEASE OBLIGATIONS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

Ohio Bond Financing – CFFP

On July 17, 2007, the Authority issued a Capital Fund backed bond with three other housing authorities. The Authority's debt from the bond issuance is $15,315,000 and after providing for a debt service reserve and upfront costs, the Authority will have $14,003,165 to spend on improvements to facilities. The bonds have a 20-year term with interest rates from 3.90% to 4.67%. A bond premium was also received and will be amortized over the life of the bonds on a straight-line basis. Payments will be made in April and October starting in October of 2007 and will be made directly from HUD. On March 13, 2018, the debt was re-financed when the Authority issued a Capital Fund backed bond with three other housing authorities. The Authority's debt from the bond issuance is $9,045,000. The bond has a 10-year term with interest rates from 3.00% to 4.00%. Payments will be made in April and October starting in April 2018 and will be made directly from HUD. At December 31, 2022, $4,900,000 in debt remained outstanding. Obligations under the agreement are as follows:

Year Ending December 31,	Principal	Interest	Total
2023	$ 905,000	$ 157,150	$ 1,062,150
2024	940,000	120,250	1,060,250
2025	980,000	81,850	1,061,850
2026	1,020,000	46,950	1,066,950
2027	1,055,000	15,825	1,070,825
Total	$ 4,900,000	$ 422,025	$ 5,322,025

Capital Fund Financing – CFFP 2009

On November 18, 2009, the Authority issued Capital Fund backed debt in the form of two loans (Loans A and B). The Authority's debt for both loans is $20,878,960. Loan A in the amount of $13,082,970 provided $11,700,426 net proceeds after debt service reserves and up-front costs. These proceeds were used for Phase III of the Garden Valley Mixed Finance redevelopment after being loaned to the Garden Valley Housing Partnership I, LP. The maturity date for the loan is October 1, 2029, and it has an interest rate of 6.40%. Loan B in the amount of $7,795,990 provided $7,000,256 net proceeds after debt service reserves and up-front costs. These proceeds were used at various Authority properties to fund the implementation of Uniform Federal Accessibility Standards (UFAS) improvements. The maturity date for the loan is October 1, 2029, and it has an interest rate of 6.40%. Payments are made in April and October each year and began in April 2010. The payments are made directly from HUD. At December 31, 2022, $10,427,640 in debt remained outstanding for these two loans. Combined obligations for both loans under the agreements are as follows:

Year Ending December 31,	Principal	Interest	Total
2023	$ 1,223,340	$ 647,796	$ 1,871,136
2024	1,302,900	568,229	1,871,129
2025	1,387,640	483,488	1,871,128
2026	1,477,900	393,234	1,871,134
2027	1,574,030	297,110	1,871,140
2028-2029	3,461,830	280,436	3,742,266
Total	$ 10,427,640	$ 2,670,293	$ 13,097,933

NOTE 12 DEBT AND LEASE OBLIGATIONS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

2020 General Revenue Refunding Bonds

On February 20, 2020, the Authority issued General Revenue Refunding Bonds, Series 2020 in the amount of $16,320,000. The bonds will bear interest from February 20, 2020, payable on June 1 and December 1 of each year, beginning June 1, 2020. The interest rate is 3.00-5.00%, with a maturity at December 1, 2039. At December 31, 2022, $14,590,000 in debt remained outstanding. Obligations under the agreement are as follows:

Year Ending December 31,	Principal	Interest	Total
2023	$ 610,000	$ 591,650	$ 1,201,650
2024	635,000	567,250	1,202,250
2025	660,000	541,850	1,201,850
2026	690,000	515,450	1,205,450
2027	715,000	268,317	983,317
2028-2032	4,050,000	1,969,750	6,019,750
2033-2037	4,955,000	1,065,200	6,020,200
2038-2039	2,275,000	137,400	2,412,400
Total Payments	14,590,000	5,656,867	20,246,867
Unamortized Bond Premium	2,345,584	-	2,345,584
Total	$ 16,935,584	$ 5,656,867	$ 22,592,451

2045 Bond Series – 2021

On April 29, 2021, the Authority issued General Revenue Refunding Bonds, Series 2021 in the amount of $32,000,000. The bonds will bear interest from April 29, 2021, payable on June 1 and December 1 of each year beginning December 1, 2021. The interest rate is 2.0%, with a maturity at December 1, 2031. At December 31, 2022, $32,000,000 in debt remained outstanding. Obligations under the agreement are as follows:

Year Ending December 31,	Principal	Interest	Total
2023	$ -	$ 640,000	$ 640,000
2024	-	640,000	640,000
2025	-	640,000	640,000
2026	-	640,000	640,000
2027	-	640,000	640,000
2028-2031	32,000,000	3,200,000	35,200,000
Total	$ 32,000,000	$ 6,400,000	$ 38,400,000

NOTE 12 DEBT AND LEASE OBLIGATIONS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

Beachcrest

On January 1, 2022, the Company entered into a mortgage loan agreement with Orix Real Estate Capital, LLC in the amount of $7,970,500. The mortgage is insured by the Federal Housing Administration ("FHA") and bears interest at a rate of 2.45% per annum. The mortgage is secured by the property and all rents and leases of the property. Interest payments are due and payable on the first day of each month, up until February 28, 2022. Commencing March 1, 2022, consecutive monthly principal and interest payments of $28,281 are due, with the final payment on February 1, 2057, its maturity date. As of December 31, 2022, the outstanding balance of the mortgage payable was $7,454,365.

Year Ending December 31,	Principal	Interest	Total
2023	$ 148,727	$ 190,645	$ 339,372
2024	152,412	186,960	339,372
2025	156,188	183,184	339,372
2026	160,058	179,314	339,372
2027	164,023	175,349	339,372
2028-2032	883,129	813,731	1,696,860
2033-2037	998,093	698,767	1,696,860
2038-2042	1,128,023	568,837	1,696,860
2043-2047	1,274,867	421,993	1,696,860
2048-2052	1,440,826	256,034	1,696,860
2053-2057	948,019	71,083	1,019,102
Total	$ 7,454,365	$ 3,745,898	$ 11,200,263

Apthorp Tower

On April 1, 2022, the Company entered into a mortgage loan agreement with Orix Real Estate Capital, LLC in the amount of $4,718,600. The mortgage is insured by the Federal Housing Administration ("FHA") and bears interest at a rate of 2.53% per annum. The mortgage is secured by the property and all rents and leases of the property. Interest payments are due and payable on the first day of each month, up until May 31, 2022. Beginning June 1, 2022, consecutive monthly principal and interest payments of $16,945 are due, with the final payment on May 1, 2057, its maturity date. As of December 31, 2022, the outstanding balance of the mortgage payable was $4,217,325.

Year Ending December 31,	Principal	Interest	Total
2023	$ 86,198	$ 117,139	$ 203,337
2024	88,405	114,932	203,337
2025	90,667	112,670	203,337
2026	92,988	110,349	203,337
2027	95,368	107,969	203,337
2028-2032	514,728	501,956	1,016,684
2033-2037	584,061	432,623	1,016,684
2038-2042	662,734	353,951	1,016,685
2043-2047	752,003	264,682	1,016,685
2048-2052	853,296	163,388	1,016,684
2053-2057	396,877	49,203	446,080
Total	$ 4,217,325	$ 2,328,862	$ 6,546,187

NOTE 12 DEBT AND LEASE OBLIGATIONS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

Miles Elmarge

On May 1, 2022, the Company entered into a mortgage loan agreement with Orix Real Estate Capital, LLC in the amount of $3,915,300. The mortgage is insured by the Federal Housing Administration ("FHA") and bears interest at a rate of 2.91% per annum. The mortgage is secured by the property and all rents and leases of the property. Interest payments are due and payable on the first day of each month, up until June 30, 2022. Beginning July 1, 2022, consecutive monthly principal and interest payments of $14,872 are due, with the final payment on June 1, 2057, its maturity date. The loan closed on May 24, 2022. As of December 31, 2022, the outstanding balance of the mortgage payable was $3,669,919.

Year Ending December 31,	Principal	Interest	Total
2023	$ 66,355	$ 112,110	$ 178,465
2024	68,311	110,153	178,464
2025	70,326	108,139	178,465
2026	72,400	106,065	178,465
2027	74,535	103,930	178,465
2028-2032	406,974	485,350	892,324
2033-2037	470,630	421,694	892,324
2038-2042	544,243	348,081	892,324
2043-2047	629,371	262,953	892,324
2048-2052	727,813	164,511	892,324
2053-2057	538,961	51,214	590,175
Total	$ 3,669,919	$ 2,274,200	$ 5,944,119

Union Square

On February 1, 2022, the Company entered into a mortgage loan agreement with Orix Real Estate Capital, LLC in the amount of $4,972,000. The mortgage is insured by the Federal Housing Administration ("FHA") and bears interest at a rate of 2.53% per annum. The mortgage is secured by the property and all rents and leases of the property. Interest payments are due and payable on the first day of each month, up until March 30, 2022. Beginning April 1, 2022, consecutive monthly principal and interest payments of $17,855 are due, with the final payment on March 1, 2057, its maturity date. As of December 31, 2022, the outstanding balance of the mortgage payable was $4,582,665.

Year Ending December 31,	Principal	Interest	Total
2023	$ 91,211	$ 123,046	$ 214,257
2024	93,545	120,711	214,256
2025	95,939	118,317	214,256
2026	98,395	115,861	214,256
2027	100,914	113,343	214,257
2028-2032	544,660	526,623	1,071,283
2033-2037	618,025	453,258	1,071,283
2038-2042	701,271	370,011	1,071,282
2043-2047	795,732	275,551	1,071,283
2048-2052	902,915	168,367	1,071,282
2053-2057	540,058	48,108	588,166
Total	$ 4,582,665	$ 2,433,196	$ 7,015,861

NOTE 13 DEBT OBLIGATIONS – DISCRETELY PRESENTED COMPONENT UNITS

Debt Summary

A summary of the discrete component unit long-term debt in 2022 follows:

	January 1, 2022	Increase	Decrease	December 31, 2022	Due Within One Year	Debt Issuance Costs
Bohn Tower Mortgage/Bonds	$ 12,969,010	$ -	$ (128,797)	$ 12,840,213	$ 134,580	$ (289,151)
Carver Park I Mortgage/Bonds	13,123,990	-	(195,744)	12,928,246	201,920	(545,033)
Carver Park II Mortgage/Bonds	8,518,230	-	(63,924)	8,454,306	66,429	(188,410)
Carver Park III Mortgage/Bonds	-	37,281,971	-	37,281,971	-	-
Euclid-Lee Mortgages	12,300,978	-	-	12,300,978	-	-
Fairfax Mortgage/Construction	6,420,859	-	(31,048)	6,389,811	32,338	(16,858)
Garden Valley I Mortgages	15,700,593	-	-	15,700,593	-	(60,849)
Garden Valley II Mortgages	10,209,408	-	-	10,209,408	-	(63,257)
Garden Valley III Mortgages	15,553,185	-	-	15,553,185	-	(150,109)
Garden Valley IV Mortgages	8,597,089	-	(31,374)	8,565,715	32,654	(145,217)
Miles Pointe Mortgage	3,000,000	-	-	3,000,000	-	(9,400)
Riverside Park Phase II	18,126,840	-	(420,619)	17,706,221	389,118	(405,060)
Riverside Park Phase III	75,446,015	-	(49,880,585)	25,565,430	198,331	(560,143)
Wade Park	-	43,456,029	-	43,456,029	-	-
East Side Neighborhood	8,955,013	30,396	-	8,985,409	-	-
Total	$ 208,921,210	$ 80,768,396	$ (50,752,091)	$ 238,937,515	$ 1,055,370	$ (2,433,487)

Obligations under the debt agreements are as follows:

Year Ending December 31,	Principal
2023	$ 1,055,370
2024	1,143,251
2025	7,195,079
2026	35,288,519
2027	37,549,075
Thereafter	156,706,221
Total	$ 238,937,515

The following notes payable are between the Authority and related entities of 2045 Transformation, LLC, and are fully eliminated:

Project Name	2022	Maturity Date	Interest Rate per Annum
Legacy Park	$ 464,780	1/1/2034	2.50%
Fairway Manor/Lorain Square	2,805,628	1/1/2033	3.00%
Oakwood Villas	1,739,587	7/1/2032	6.00%
Park Denison	633,135	6/1/2047	1.75%
Springbrook high Rise	3,603,269	4/1/2032	3.25%
Total	9,246,399		
Less: Unamortized Debt Issuance Costs	(698,308)		
Mortgage Payable - CMHA, Net	$ 8,548,091		

NOTE 13 DEBT OBLIGATIONS – DISCRETELY PRESENTED COMPONENT UNITS (CONTINUED)

Bohn Tower Redevelopment, L.P.

On February 1, 2015, the Partnership entered into a mortgage loan agreement with Bellwether Enterprise Real Estate Capital, LLC in an amount not to exceed $11,000,000. The maturity date is November 1, 2056. Principal and interest, at 4.40%, are to be paid monthly. At December 31, 2022, $10,297,213 in debt remained outstanding and unamortized debt issuance costs totaled $289,151.

On February 1, 2015, the Partnership entered into an Authority Funds Loan Agreement with the Authority in the amount of $2,543,000. Interest accrues at 7.00%. Principal and interest payments are subject to surplus cash, and are deferred until its maturity date, February 1, 2057. Due to the uncertainty of future principal and interest payments on the loan, interest expense will be recorded consistent with principal payments on the note. At December 31, 2022, $2,543,000 and $868,460 in debt and deferred interest, respectively, remained outstanding.

Carver Park Phase I, L.P.

On September 1, 2016, the Partnership entered into a Leasehold Multifamily Mortgage with Red Mortgage Capital, LLC, in the amount of $13,700,000. Interest will accrue at 3.56% annually. The maturity date for this debt is July 1, 2058. At December 31, 2022, the outstanding debt is $12,928,246 and the unamortized debt issuance costs totaled $545,033.

Carver Park Phase II, L.P.

On May 1, 2018, the Partnership signed an Authority Funds Note for $1,157,551 with the Authority. The maturity date will be no later than April 30, 2063. Interest will accrue at 1.00% annually. Interest and principal will be due and payable on the maturity date. At December 31, 2022, $1,157,551 and $23,151 in debt and deferred interest, respectively, remained outstanding.

On May 1, 2018, the Partnership signed an FHA Loan in the amount not to exceed $5,483,000 from Red Mortgage Capital LLC. The maturity date is October 1, 2059. The loan bears interest at 3.85% per annum. At December 31, 2022, $5,288,721 and $-0- in debt and deferred interest, respectively, remained outstanding.

On May 1, 2018, the Partnership entered into a pledged fee note in the amount not to exceed $2,485,263 from WRRMC. The maturity date is May 1, 2063. The loan bears interest at 1.00% per annum. At December 31, 2022, $2,008,034 and $40,161 in debt and deferred interest, respectively, remained outstanding.

Euclid-Lee Senior, L.P.

On November 4, 2011, the Partnership entered into a loan Agreement with the Authority in the amount not to exceed $6,059,163. The loan is secured by a mortgage on the rental property and is due on its maturity date of November 5, 2056. Interest accrues at a rate of 0.10% per annum. No principal or interest payments are required until its maturity date. At December 31, 2022, $5,962,955 and $40,345 in debt and accrued interest payable, respectively, remained outstanding.

NOTE 13 DEBT OBLIGATIONS – DISCRETELY PRESENTED COMPONENT UNITS (CONTINUED)

Euclid-Lee Senior, L.P. (Continued)

On November 4, 2011, the Partnership entered into a promissory note with the Authority in the amount not to exceed $6,338,348. The loan is secured by a mortgage on the rental property and is due on its maturity date of November 5, 2056. Interest accrues at a rate of 0.10% per annum. No principal or interest payments are required until its maturity date. At December 31, 2022, $6,338,023 and $40,680 in debt and accrued interest payable, respectively, remained outstanding.

Fairfax Intergenerational Housing, L.P.

On October 22, 2012, the Partnership entered into a loan agreement with the Authority in the amount of $1,400,000. The loan is secured by a mortgage on the rental property and is due 50 years after construction of the Project has been completed and a final occupancy certificate has been issued. Interest accrues at a rate of 0.25% per annum. No principal or interest payments are required until its maturity date on October 24, 2062. At December 31, 2022, $1,400,000 and $21,681 in debt and accrued interest payable, respectively, remained outstanding.

On October 12, 2012, the Partnership entered into a promissory note with Fairfax Renaissance Development Corporation (FRDC), an affiliate of the General Partner, in the amount of $998,000. The loan is secured by the rental property and bears interest at the rate of 0.25% per annum. No principal or interest payments are required until its maturity date of June 30, 2059. At December 31, 2022, $998,000 and $25,623 in debt and accrued interest payable, respectively, remained outstanding.

On October 12, 2012, the Partnership entered into a loan agreement with FRDC in the amount of $3,202,000. The loan is secured by the rental property and interest accrues at a rate of 0.25. No principal or interest payments are required until its maturity date of June 30, 2059. At December 31, 2022, $3,202,000 and $74,033, in debt and accrued interest payable, respectively, remained outstanding.

On October 22, 2012, the Partnership entered into a Construction Loan Agreement with PNC Bank in an amount not to exceed $1,000,000, with the option to convert the loan into a permanent loan not to exceed $1,000,000. Commencing May 1, 2015 the loan bears interest at 3.95% per annum. At December 31, 2022, $789,811 was outstanding. Interest incurred and expensed during 2022 was $32,325.

Garden Valley Housing Partnership I, L.P.

On November 18, 2009, the Partnership entered into a loan agreement with the Authority in the amount of $11,700,000. The loan is secured by a mortgage on the rental property and is due on its maturity date of April 1, 2062. Interest accrues at a rate of 0.20% per annum. No principal or interest payments are required until its maturity date. At December 31, 2022, $11,700,000 and $187,200 in debt and accrued interest payable, respectively, remained outstanding. Unamortized debt issuance costs totaled $60,849 at December 31, 2022.

NOTE 13 DEBT OBLIGATIONS – DISCRETELY PRESENTED COMPONENT UNITS (CONTINUED)

Garden Valley Housing Partnership I, L.P. (Continued)

On November 18, 2009, the Partnership entered into a promissory note with the Authority in the amount of $1,750,593. The loan is secured by a mortgage on the rental property and is due on its maturity date of April 1, 2062. Interest accrues at a rate of 0.20% per annum. No principal or interest payments are required until its maturity date. At December 31, 2022, $1,750,593 and $28,008 in debt and accrued interest payable, respectively, remained outstanding.

On September 23, 2009, the Partnership entered into a Housing Trust Fund Home Investment Partnership loan agreement with the City of Cleveland in the amount of $2,250,000. The loan is secured and interest accrues at a rate of 0.25% per annum. No principal or interest payments are required until its maturity date of December 31, 2060. At December 31, 2022, $2,250,000 and $66,514 in debt and accrued interest payable, respectively, remained outstanding.

Garden Valley Housing Partnership II, L.P.

On March 17, 2010, the Partnership entered into a loan agreement with the Authority in the amount of $10,209,408. The loan is secured by a second mortgage on the rental property and is due on its maturity date of December 31, 2060. The loan is noninterest bearing and no principal payments are required until its maturity date. At November 30, 2022, $10,209,408 in debt remained outstanding. Unamortized debt issuance costs totaled $63,257 at November 30, 2022.

Garden Valley Housing Partnership II, L.P. has a fiscal year-end of November 30. Management believes there are no material transactions that would affect the financial position of operations of the LIHTC Partnership.

Garden Valley Housing Partnership III, L.P.

On September 16, 2010, the Partnership entered into a Capital Competitive Recovery Act Fund Loan Agreement with the Authority in the amount of $14,953,185. The loan is secured by a mortgage on the rental property and is due 50 years after the first day of the month following construction completion, or January 2062. Interest accrues at a rate of 0.50% per annum. No principal or interest payments are required until its maturity date. At December 31, 2022, $14,953,185 and $525,042 in debt and accrued interest payable, respectively, remained outstanding. Unamortized Debt issuance costs totaled $150,109 at December 31, 2022.

On September 16, 2010, the Partnership entered into a Housing Trust Fund Home Investment Partnership loan agreement with the City of Cleveland in the amount of $600,000. The loan is secured by the rental property and is noninterest bearing unless the Partnership fails to comply with the requirements set forth in the loan agreement, in which case the loan will bear interest at a rate of 10% per annum. No principal or interest payments are required until its maturity date of December 31, 2061. At December 31, 2022, $600,000 in debt remained outstanding.

NOTE 13 DEBT OBLIGATIONS – DISCRETELY PRESENTED COMPONENT UNITS (CONTINUED)

Garden Valley Housing Partnership IV, L.P.

On December 21, 2015, the Partnership entered into an Authority Funds Loan Agreement with the Authority, in the amount not to exceed $3,870,234. The funds will be used for the development of Heritage View Homes IV, which includes 60 units of housing, all of which will be Rental Assistance Demonstration Project-Based units (RAD). Interest will accrue at 2.75% per annum. Principal and interest will be payable December 21, 2057, the maturity date. At December 31, 2022, $3,870,234 and $382,210 in debt and accrued interest, respectively, remained outstanding.

On December 21, 2015, the Partnership entered into a Housing Trust Fund Home Investment Partnership loan agreement with the City of Cleveland in the amount of $600,000. The loan is secured by the rental property and is noninterest bearing unless the Partnership fails to comply with the requirements set forth in the loan agreement, in which case the loan will bear interest at a rate of 2% per annum. No principal or interest payments are required until its maturity date of May 1, 2057. At December 31, 2022, $600,000 and $48,000 in debt and accrued interest, respectively, remained outstanding.

On December 21, 2015, the Partnership entered into a loan agreement with the Ohio Housing Finance Authority in the amount of $1,500,000. The interest rate is 0.0% and payments of $375,000 are due in four installments as outlined in the loan agreement. At December 31, 2022, $750,000 in debt remained outstanding.

On December 21, 2015, the Partnership entered into a loan agreement with the Ohio Housing Finance Authority in the amount of $1,000,000. This loan is secured by the Project. The loan bears interest at 2.0%. Principal and interest payments are subject to surplus cash and are deferred until its maturity date, December 21, 2055. As of December 31, 2022, the outstanding principal balance was $1,000,000 and deferred interest as of December 31, 2022 was $99,877.

On December 23, 2015, the Partnership entered into a loan agreement with Bellwether Enterprise Real Estate Capital, LLC in an amount not to exceed $2,509,900. The maturity date is March 1, 2057. Principal and interest, at 4.0%, are to be paid monthly; however, only interest is paid through March 1, 2017 with principal payments beginning April 1, 2017. At December 31, 2022, $2,345,481 and $7,007 in debt and accrued interest, respectively, remained outstanding, and unamortized debt issuance costs totaled $145,217.

Miles Pointe Elderly, L.P.

On August 16, 2012, the Partnership entered into an Authority Funds Loan Agreement with the Authority in the amount of $3,000,000. The loan is secured by a mortgage on the rental property and is due in 45 years. Interest accrues at a rate of 0.25% per annum. No principal or interest payments are required until its maturity date of August 16, 2057. At December 31, 2022, $3,000,000 and $37,126 in debt and accrued interest payable, respectively, remained outstanding. Unamortized debt issuance costs totaled $9,400 at December 31, 2022.

NOTE 13 DEBT OBLIGATIONS – DISCRETELY PRESENTED COMPONENT UNITS (CONTINUED)

Riverside Park Homes II, L.P.

On March 1, 2019, the Partnership entered into a loan agreement with ORIX Real Estate Capital, LLC in the amount of $13,750,000. This loan is secured by the Project. The loan bears interest at 4.90%. Principal and interest payments are subject to surplus cash and are deferred until its maturity date, April 1, 2061. On February 1, 2022, the Partnership entered into a modification of the original mortgage loan agreement to reduce the interest rate to 3.90% per annum commencing March 1, 2022. Beginning April 1, 2022, consecutive monthly principal and interest payments of $56,737 are due. The Partnership included a prepayment penalty of $1,356,580 related to the interest rate reduction which was reimbursed by the lender resulting in no additional interest expense. As of December 31, 2022, the outstanding principal balance was $13,528,972. Unamortized debt issuance costs totaled $405,060 at December 31, 2022.

On March 26, 2019, the Partnership entered into a loan agreement with WRRMC, an affiliate of the General Partner, in the amount of $1,592,482. The loan is secured by the Property, including improvements and tenant leases. The loan bears interest at a fixed rate of 3.22% per annum. The entire unpaid principal balance and any accrued interest is due on March 26, 2064, the maturity date. As of December 31, 2022, $1,180,826 has been drawn on the loan. For the year ended December 31, 2022, interest incurred and expensed was $-0-. As of December 31, 2022, accrued interest totaled $-0-.

On March 26, 2019, the Partnership entered into a loan agreement with the Ohio Housing Finance Authority in the amount of $500,000. This loan is secured by the Project. The loan bears interest at 0.0%. Principal payments are subject to surplus cash and are deferred until its maturity date, March 26, 2059. As of December 31, 2022, the outstanding principal balance was $500,000.

On March 26, 2019, the Partnership entered into a loan agreement with the Ohio Housing Finance Authority in the amount of $1,000,000. This loan is secured by the Project. The loan bears interest at 2.00%. Principal and interest payments are subject to surplus cash and are deferred until its maturity date, March 26, 2059. As of December 31, 2022, the outstanding principal balance was $1,000,000.

On March 25, 2019, the Partnership entered into a loan agreement with the Ohio Housing Finance Authority in the amount of $2,000,000. This loan is secured by the Project. The loan bears interest at 0.00%. Principal and interest payments are subject to surplus cash and are deferred until its maturity date, April 15, 2028. As of December 31, 2022, the outstanding principal balance was $1,496,423.

Riverside Park Homes III, L.P.

On March 1, 2020, the Partnership entered into a note agreement with The Huntington National Bank in the amount of $35,000,000. This loan is secured by the Project. The loan bears interest at 1.48%. Principal and interest payments are subject to surplus cash and are deferred until its maturity date, April 1, 2023. As of December 31, 2022, the outstanding principal balance was $-0- and accrued interest as of December 31, 2022 was $-0-.

NOTE 13 DEBT OBLIGATIONS – DISCRETELY PRESENTED COMPONENT UNITS (CONTINUED)

Riverside Park Homes III, L.P. (Continued)

On April 1, 2020, the Partnership entered into a note agreement with ORIX Real Estate Capital, LLC in the amount of $19,000,000. This loan is secured by the Project. The loan bears interest at 4.03%. Principal and interest payments are not subject to surplus cash and will be due in monthly payments upon construction completion, until its maturity date, July 1, 2062. As of December 31, 2022, the outstanding principal balance was $18,900,000 and deferred interest was $-0-. Unamortized debt issuance costs totaled $560,153 at December 31, 2022.

On April 1, 2020, the Partnership entered into a note agreement with WRRMC in the amount of $7,405,851. This loan is secured by the Project. The loan bears interest at 4.03%. Principal and interest payments are subject to surplus cash and are deferred until its maturity date, April 1, 2065. As of December 31, 2022, the outstanding principal balance was $6,665,266.

On December 21, 2019, the Partnership entered into a note agreement with OCFC in the amount of $4,040,000. This loan is secured by the Project. The loan bears interest at 3.00%. Principal and interest payments are subject to surplus cash and are deferred until its maturity date, September 11, 2022. As of December 31, 2022, the outstanding principal balance was $0- and accrued interest of $-0-.

On December 31, 2019, the Partnership entered into a loan agreement with Ohio Preservation Loan Fund, LLC, an affiliate of the Limited Partner, in the amount of $5,050,000. The loan is guaranteed by WRRMC, the sole owner of the General Partner, and is secured by the Limited Partner capital contributions and the partnership interest pledged by the General Partner. The loan bears interest at a variable rate equal to one-half of the greater of (1) Prime Rate minus one half of one percent and (2) four percent plus eighty three hundredth percent (0.83% as of December 31, 2021). Commencing on June 15, 2020, payments of accrued interest will be due and payable semi-annually, in arrears, payable on the 15th day of each December and June. The entire unpaid principal balance and any accrued interest is due at the earlier of (a) payment of the second capital contribution from the Limited Partner or (b) 26 months from the note, which is April 2, 2023. As of December 31, 2022, the outstanding balance of the loan was $-0- and accrued interest was $-0-.

On December 31, 2019, the Partnership entered into a loan agreement with Ohio Affordable Housing Loan Fund I, LLB, an affiliate of the Limited Partner, in the amount of $5,050,000. The loan is secured by the Property as well as the future capital contributions from the Limited Partner. The loan bears interest at a variable rate greater of (1) Prime Rate (3.25% at December 31, 2022) minus one half of one percent, and (2) four percent. Payment of accrued interest and principal shall be due and payable upon the earlier (a) of the payment of the third capital contribution by the Limited Partner pursuant to the terms of the Partnership Agreement; or (b) 26 months from the date of the first disbursement of the loan proceeds, which is September 1, 2023. For the year ended December 31, 2022, the outstanding balance of the loan was $-0- and accrued interest $-0-.

NOTE 13 DEBT OBLIGATIONS – DISCRETELY PRESENTED COMPONENT UNITS (CONTINUED)

East Side Neighborhood Homes, LP

The mortgage note payable to the Authority, which is secured by mortgages on property and improvements, is due in 2050 with principal payments deferred until that time. The agreement allows the Partnership to borrow up to $8,450,000. Interest is accrued at the rate of 0.25 percent per annum, compounded annually. As of December 31, 2022, the principal balance was $8,450,000. Interest incurred during 2022 was $22,012. Deferred interest as of December 31, 2022 was $376,678.

The note payable to Mount Pleasant Now Development Corporation bears interest at 1 percent per annum, compounded annually, and is secured by a mortgage on property and improvements. The note will mature in March 2049 when the entire outstanding principal and interest will be due and payable. As of December 31, 2022, the principal balance was $300,000. Interest incurred during 2022 was $3,533. Deferred interest as of December 31, 2022 was $56,838.

The note payable to CHN bears interest at 2 percent per annum, compounded annually, and is secured by mortgages on property and improvements. This note is due in 2049 and the agreement allows the Partnership to borrow up to $250,000. On April 30 of each year during the term of the note, the Partnership is to make payments equal to 50% of the Project's cash flow, as defined in the note agreement, to the extent that cash flow exceeds $10,000. In any year that payment is made on the deferred developer fee, the Project must make a minimum payment of $500 on the note. As of December 31, 2022 and 2021, the principal balance was $235,409 for both years. Interest incurred during 2022 and 2021 was $5,015 and $4,916, respectively. During 2022 and 2021, there were no payments made on deferred interest. As of December 31, 2022 and 2021, deferred interest was $20,160 and $15,145, respectively.

Carver Park Phase III, LP

On November 16, 2022, Carver Park Phase III, L.P. entered in a loan agreement with Huntington National Bank in the amount of $34,062,000. The note is secured by the property, including improvements and tenant leases. The note bears interest at 4.00% per annum. The entire unpaid principal and interest are due on June 1, 2026, its maturity date. As of December 31, 2022, the outstanding balance of the note was $34,062,000, and unamortized debt costs totaling $437,697.

On December 14, 2022, Carver Park Phase III, L.P. entered in a loan agreement with Orix Real Estate Capital, LLC in the amounts of $14,010,000. The note is secured by the property, including improvements and tenant leases. The notes bear interest at 6.40% per annum. The entire unpaid principal and interest are due on April 1, 2065, its maturity date. As of December 31, 2022, the outstanding balance of the note was $70,050.

On December 14, 2022, Carver Park Phase III, L.P. entered in loan agreements with Ohio Capital Finance Corporation in the amounts of $13,000,000. The note is secured by the property, including improvements and tenant leases. The notes bear a variable interest rate per annum. The entire unpaid principal and interest are due on October 14, 2025, its maturity date. As of December 31, 2022, the outstanding balance of the note was $2,712,224.

NOTE 13 DEBT OBLIGATIONS – DISCRETELY PRESENTED COMPONENT UNITS (CONTINUED)

Wade Park, LP

On November 21, 2021, Wade Park, L.P. entered in a loan agreement with Orix Real Estate Capital, LLC in the amounts of $9,550,000. The note is secured by the property, including improvements and tenant leases. The notes bear interest at 5.00% per annum. The entire unpaid principal and interest are due on September 1, 2065, its maturity date. As of December 31, 2022, the outstanding balances of the notes were $47,750.

On November 21, 2021, Wade Park, L.P. entered in a loan agreement with Ohio Capital Finance Corporation in the amounts of $19,000,000. The note is secured by the property, including improvements and tenant leases. The notes bear a variable interest rate per annum. The entire unpaid principal and interest are due on September 1, 2025, its maturity date. As of December 31, 2022, the outstanding balances of the notes were $3,180,925.

On November 1, 2022, Wade Park, L.P. entered in a loan agreement with Huntington National Bank in the amount of $36,280,000. The note is secured by the property, including improvements and tenant leases. The note bears interest at 4.75% per annum. The entire unpaid principal and interest are due on June 1, 2026, its maturity date. As of December 31, 2022, the outstanding balance of the note was $36,280,000 and unamortized debt costs totaling $715,804.

On November 21, 2022, Wade Park, L.P. entered in a loan agreement with The Authority in the amount of $1,500,000. The note is secured by the property, including improvements and tenant leases. The note bears interest at 5.00% per annum. The entire unpaid principal and interest are due on November 21, 2077, its maturity date. As of December 31, 2022, the outstanding balance of the note was $1,500,000.

On November 21, 2022, Wade Park, L.P. entered in a loan agreement with Western Reserve Revitalization and Management Company, Inc. in the amount of $6,926,198. The note is secured by the property, including improvements and tenant leases. The note bears interest at 3.50% per annum. The entire unpaid principal and interest are due on November 21, 2077, its maturity date. As of December 31, 2022, the outstanding balance of the note was $1,731,550.

NOTE 14 LONG-TERM OBLIGATIONS

Changes in the Authority's long-term obligations for the year ended December 31, 2022 was as follows:

	Business-Type Activities				
	January 1, 2022	Increase	Decrease	December 31, 2022	Due Within One Year
Long-Term Debt Obligations	$ 120,085,152	$ 21,645,963	$ (5,383,127)	$ 136,347,988	$ 4,281,845
Workers' Compensation Liability	848,869	-	(108,191)	740,678	400,000
Compensated Absences	2,308,062	2,536,988	(2,012,259)	2,832,791	2,481,726
Other Noncurrent Liabilities	1,920,137	845,780	(1,134,096)	1,631,821	757,636
Total	$ 125,162,220	$ 25,028,731	$ (8,637,673)	$ 141,553,278	$ 7,921,207

	Discretely Presented Component Units				
	January 1, 2022	Increase	Decrease	December 31, 2022	Due Within One Year
Long-Term Debt Obligations	$ 208,921,210	$ 80,768,396	$ (50,752,091)	$ 238,937,515	$ 1,055,370
Developer Fee Payable	21,345,665	3,886,569	(3,886,569)	21,345,665	-
Other Noncurrent Liabilities	2,926,233	3,131,164	(4,768,462)	1,288,935	-
Total	$ 233,193,108	$ 87,786,129	$ (59,407,122)	$ 261,572,115	$ 1,055,370

NOTE 15 CONDUIT DEBT OBLIGATIONS

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

As of December 31, 2022, CMHA has authorized the issuance of the following Multifamily Housing Revenue Bonds (MHRB) for the Partnerships listed below:

Partnership Name	Original Date of Loan	Bond Name	Balance Outstanding at 12/31/2022
Wade Park Apartments	11/1/2022	MFHRB, Series 2022	$ 36,870,274
Carver Park Phase III	12/1/2022	MFHRB, Series 2022	34,200,449
			$ 71,070,723

NOTE 16 RETIREMENT AND OTHER BENEFIT PLANS

Plan Description

The Authority contributes to the Ohio Public Employees Retirement System (OPERS). OPERS is a cost-sharing, multiemployer public employee retirement system, which administers three separate pension plans: the Traditional Pension Plan, the Combined Plan, and the Member-Directed Plan. All public employees in Ohio, except those covered by one of the other state or local retirement systems in Ohio, are members of OPERS. Authority to establish and amend benefits is provided in Chapter 145 of the Ohio Revised Code.

OPERS issues a publicly available, stand-alone financial report that includes financial statements, required supplemental information, and detailed information about OPERS' fiduciary net position. That report can be obtained on the OPERS website 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.

Benefits Provided

Traditional Pension Plan – The Traditional Pension Plan is a defined benefit plan in which a member's retirement benefits are calculated on a formula that considers years of service and final average salary. Pension benefits are funded by both member and employer contributions and investment earnings on those contributions.

The Combined Plan – The Combined Plan is a defined benefit plan with elements of a defined contribution plan. Under the Combined Plan, members earn a formula benefit similar to, but at a smaller factor than, the Traditional Pension Plan benefit. This plan is funded by employer contributions and associated investment earnings. Additionally, member contributions are deposited into a defined contribution account in which the member self-directs the investment. Upon retirement or termination, the member may choose a defined contribution retirement distribution that is equal in amount to the member's contributions to the plan and investment earnings (or losses) on those contributions. Members may also elect to use their defined contribution account balances to purchase a defined benefit annuity administered by OPERS.

The Member-Directed Plan – The Member-Directed Plan is a defined contribution plan in which members self-direct the investment of both member and employer contributions. The retirement distribution under this plan is equal to the sum of member and vested employer contributions, plus investment earnings (or losses) on those contributions. Employer contributions and associated investment earnings vest over a five-year period at a rate of 20% per year. Upon retirement or termination, the member may choose a defined contribution retirement distribution or may elect to use his or her defined contribution account balances to purchase a defined benefit annuity administered by OPERS.

Plan benefits, and any benefit increases, are established by legislature pursuant to Chapter 145 of the Ohio Revised Code. The board of trustees, pursuant to Chapter 145, has elected to maintain funds to provide healthcare coverage to eligible Traditional Pension and Combined Plan retirees and survivors of members. Healthcare coverage does not vest and is not required under Chapter 145. As a result, coverage may be reduced or eliminated at the discretion of the board.

NOTE 16 RETIREMENT AND OTHER BENEFIT PLANS (CONTINUED)

Benefits Provided (Continued)

Senate Bill (SB) 343 enacted into law new legislation 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. Members who were eligible to retire under law in effect prior to SB 343 or will be eligible to retire no later than five years after January 7, 2013 comprise transition Group A. Members who have 20 years of service credit prior to January 7, 2013, or will be eligible to retire no later than 10 years after January 7, 2013, are included in transition Group B. Group C includes those members who are not in either of the other groups and members who were hired on or after January 7, 2013.

Age and Service Defined Benefits – Benefits in the Traditional Pension Plan for members are calculated on the basis of age, final average salary, and service credit. 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:

Group A	**Group B**	**Group C**
Age and Service Requirements: Age 60 with 60 months of service credit of age 55 with 25 years for service credit	Age and Service Requirements: Age 60 with 60 months of service credit of age 55 with 25 years for service credit	Age and Service Requirements: Age 57 with 25 years of service credit of age 62 with 5 years for service credit
Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	Formula: 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35

The 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 an 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 benefit 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 annual cost-of-living adjustment.

Benefits in the Combined Plan consist of both an age and service formula benefit (defined benefit) and a defined contribution element. The defined benefit element is calculated on the basis of age, final average salary, and years of service. Eligibility regarding age and years of service in the Combined Plan is the same as the Traditional Pension Plan.

The benefit formula for the defined benefit component of the plan for members in transition Groups A and B applies a factor of 1.0% to the member's final average salary for the first 30 years of service. A factor of 1.25% is applied to years of service in excess of 30. The benefit formula for transition Group C applies a factor of 1.0% to the member's final average salary for the first 35 years of service and a factor of 1.25% is applied to years in excess of 35.

NOTE 16 RETIREMENT AND OTHER BENEFIT PLANS (CONTINUED)

Benefits Provided (Continued)

Persons retiring before age 65 with less than 30 years of service credit receive a percentage reduction in benefit. The defined contribution portion of the benefit is based on accumulated member contributions, plus or minus any investment gains or losses on those contributions.

Defined Contribution Benefits – Defined contribution plan benefits are established in the plan documents, which may be amended by the board. The Member-Directed Plan and Combined Plan members who have met the eligibility requirements may apply for retirement benefits. The amount available for defined contribution benefits in the Combined Plan was discussed above. 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 member's contributions, vested employer contributions, and investment gains and losses resulting from the member's investment selections. Employer contributions and associated investment earnings vest over a five-year period at a rate of 20% each year.

At retirement, members may select one of several distribution options for payment of the vested balance of their individual OPERS accounts. Options include the purchase of a monthly 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 the entire account balance, net of taxes withheld, or a combination of these options. Additional information on other benefits available can be found in the OPERS ACFR.

Funding Policy

The OPERS funding policy provides for periodic employee and employer contributions to all three plans at rates established by the board, subject to limits set in statute. The rates established for member and employer contributions were approved based upon the recommendations of OPERS' external actuary. All contribution rates were within the limits authorized by the Ohio Revised Code. Member and employer contribution rates, as a percent of covered payroll, were the same for each covered group across all three plans for the year ended December 31, 2021. Plan members were required to contribute 10% of covered payroll while the Authority's contribution rate was 14% of covered payroll. The Authority's contractually required contributions to OPERS were $4,096,586 for the year ended December 31, 2022.

Net Pension Liability

The net pension liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. For reporting purposes, the Authority combined the amounts for both the Traditional and Combined plans, due to insignificance of the amounts that related to the Combined Plan.

NOTE 16 RETIREMENT AND OTHER BENEFIT PLANS (CONTINUED)

Net Pension Liability (Continued)

The Authority reported a net pension liability of $18,678,986 as its proportionate share of the Traditional Plan and a net pension asset of $884,288 as its proportionate share for the Combined Plan. The Authority's proportion was 0.214691% for the Traditional Plan and 0.223981% for the Combined Plan for FY 2022. The Authority's proportion was 0.240571% for the Traditional Plan and 0.23989% for the Combined Plan for FY 2021.

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

For the year ended December 31, 2022, the Authority recognized pension revenue of $15,717,175. At December 31, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred (Inflows) of Resources
Difference Between Expected and Actual Experience	$ 957,702	$ 508,380
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	22,407,172
Change in Assumptions	2,380,136	-
Contributions Subsequent to Measurements Date	4,096,586	-
Change in Proportionate Share	137,625	3,498,490
Total	$ 7,572,049	$ 26,414,042

(1) - Information provided by OPERS

The $4,096,586 reported 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, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense
2023	$ (5,549,762)
2024	(8,619,895)
2025	(5,253,916)
2026	(3,550,651)
2027	15,615
Thereafter	20,030
Total	$ (22,938,579)

NOTE 16 RETIREMENT AND OTHER BENEFIT PLANS (CONTINUED)

Actuarial Assumptions

Total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Valuation date:	December 31, 2021
Actuarial cost method:	Individual entry age
Cost-of-living adjustments:	3.00% through 2018, then 2.15%
Wage Inflation:	2.75%
Investment rate of return:	6.9%
Experience study date:	Period of 5 years ended December 31, 2020
Mortality basis:	PubNS-2010 Disabled Retiree Mortality Tables

Discount Rate

The discount rate used to measure the total pension liability was 6.90%. 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 statutorily required rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for both the Traditional Pension Plan and the Combined Plan was applied to all periods of projected benefit payments to determine the total pension liability.

Investment Rate of Return

The allocation of investment assets within the defined benefit portfolio is approved by the board as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans.

The long-term expected rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major class.

NOTE 16 RETIREMENT AND OTHER BENEFIT PLANS (CONTINUED)

Investment Rate of Return (Continued)

These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of arithmetic real rates of return as of the December 31, 2021 measurement date for each major asset class included in the pension plan's target asset allocation, as disclosed in the investment footnote, are summarized in the table below:

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

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

The following table represents the Authority's proportionate share of net pension liability at the 6.90% discount rate as well as the sensitivity to a 1.00% increase and a 1.00% decrease in the current discount rate:

		1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
Traditional Plan	Authority's Proportionate Share of the Net Pension Liability	$ 49,247,968	$ 18,678,986	$ (6,758,473)
Combined Plan	Authority's Proportionate Share of the Net Pension Asset	(658,504)	884,288	(1,057,190)

Source: OPERS 2020 ACFR multiplied by Authority's proportionate share

NOTE 17 OTHER POSTEMPLOYMENT BENEFITS

Plan Description

OPERS maintains one health care trust, the 115 Health Care Trust (115 Trust), which was established in 2014 to initially provide a funding mechanism for a health reimbursement arrangement (HRA). In March 2016, OPERS received two favorable rulings from the IRS allowing OPERS to consolidate health care assets into the 115 Trust. The 401(h) Health Care Trust (401(h) Trust), was a pre-funded trust that provided health care funding for eligible members of the Traditional Pension Plan and the Combined Plan through December 31, 2015, when plans funded through the 401(h) Trust were terminated. The Voluntary Employees' Beneficiary Association Trust (VEBA Trust) accumulated funding for retiree medical accounts (RMA) for participants of the Member-Directed Plan through June 30, 2016. The 401(h) Trust and the VEBA Trust were closed as of June 30, 2016 and the net positions transferred to the 115 Trust on July 1, 2016. The 115 Trust is now the funding vehicle for all health care plans.

The health care plans funded through the 115 Trust are reported as other postemployment benefit plans (OPEB) based on the criteria established by the Governmental Accounting Standards Board (GASB). The plans are cost-sharing, multiple employer plans. Periodically, OPERS modifies the health care program design to improve the ongoing solvency of the plans. Eligibility requirements for access to the OPERS health care options has changed over the history of the program for Traditional Pension Plan and Combined Plan members. Prior to January 1, 2015, 10 or more years of service were required to qualify for health care coverage. Beginning January 1, 2015, generally, members must be at least age 60 with 20 years of qualifying service credit to qualify for health care coverage or 30 years of qualifying service at any age. Upon termination or retirement, Member-Directed Plan participants can use vested RMA funds for reimbursement of qualified medical expenses. Members who elect the Member-Directed Plan after July 1, 2015 will vest over 15 years at a rate of 10% each year starting with the sixth year of participation. Members who elected the Member-Directed Plan prior to July 1, 2015, vest over a five-year period at a rate of 20% per year. 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. Health care coverage is neither guaranteed nor statutorily required.

Participants in the Member-Directed Plan are not eligible for the health care coverage offered to benefit recipients in the Traditional Pension Plan and Combined Plan. A portion of employer contributions for these participants is allocated to a RMA, previously funded through the VEBA Trust established under IRC 501(c)(9). As previously noted, the VEBA Trust was closed as of June 30, 2016 and the net position transferred to the 115 Trust on July 1, 2016. Upon separation or retirement, participants may be reimbursed for qualified medical expenses from their RMA funds, now funded through the 115 Trust.

OPERS issues a stand-alone financial report. Interested parties may obtain a copy by visiting https://www.opers.org/financial/reports.shtml#ACFR, by writing to OPERS, 277 East Town Street, Columbus, OH 43215-4642, or by calling 614-222-5601 or 800-222-7377.

NOTE 17 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Funding Policy

With the assistance of the System's actuary and Board approval, a portion of each employer's contribution to OPERS may be set aside for the funding of postemployment health care coverage. The portion of Traditional Pension Plan and Combined Plan employer contributions allocated to health care was 0.0% for 2020. The employer contribution as a percent of covered payroll deposited for RMA participants in the Member-Directed Plan for 2020 was 4.0%.

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

As of December 31, 2022, the Authority reported an asset of $6,599,603 for its proportionate share of the net OPEB asset. The net OPEB asset was measured as of December 31, 2021, and the total OPEB asset used to calculate the net OPEB asset was determined by an actuarial valuation as of December 31, 2020, rolled forward to the measurement date of December 31, 2021. The Authority's proportion of the net OPEB asset was based on a projection of the Authority's share of contributions to the retirement system relative to the contributions of all participating entities. At December 31, 2021, the Authority's proportion was 0.210747% of the total net OPEB asset.

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

	Deferred Outflows of Resources	Deferred (Inflows) of Resources
Difference Between Expected and Actual Experience	$ -	$ (1,001,258)
Net Difference Between Projected and Actual Earnings on OPEB Plan Investments	-	(3,146,851)
Change in Assumptions	-	(2,671,978)
Change in Proportionate Share	-	(686,586)
Total	$ -	$ (7,506,673)

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,	Amount
2023	$ (4,749,957)
2024	(1,617,210)
2025	(687,571)
2026	(451,935)
Total	$ (7,506,673)

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.

NOTE 17 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Actuarial Assumptions – OPERS (Continued)

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

Projections of health care costs for financial reporting purposes are based on the substantive plan and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of costs between the System and plan members. The total OPEB asset was determined by an actuarial valuation as of December 31, 2020, rolled forward to the measurement date of December 31, 2021. The actuarial valuation used the following actuarial assumptions applied to all periods included in the measurement:

Valuation date:	December 31, 2020 (rolled forward to December 31, 2021)
Actuarial cost method:	Individual entry age normal
Wage Inflation:	2.75%
Projected Salary Increases	2.75%-10.75% (includes wage inflation at 2.75%)
Health Care Cost Trend Rate	5.50% initial, 3.50% ultimate in 2034
Investment rate of return:	6.00%
Experience study date:	Period of five years ended December 31, 2020
Mortality basis:	PubG-2010 Retiree Mortality Tables

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

NOTE 17 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Actuarial Assumptions – OPERS (Continued)

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

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

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

NOTE 17 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Discount Rate

The single discount rate used to measure the total OPEB asset was 6%. 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 discount rate was based on an expected rate of return on the health care investment portfolio of 6.00% and a municipal bond rate of 2.00%. The projection of cash flows used to determine the 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 2121, 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 Asset to Changes in the Discount Rate

The following table presents the Authority's proportionate share of the net OPEB asset calculated using the current period discount rate assumption of 6%, 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 (5%) or one-percentage-point higher (7%) than the current rate:

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (7.00%)
Net OPEB Liability	$ (3,881,960)	$ (6,599,603)	$ (8,857,696)

Changes in the health care cost trend rate may also have a significant impact on the net OPEB asset. 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 2010 is 8.50%. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries' project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50% in the most recent valuation. 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% lower or 1.0% higher than the current rate.

	1% Decrease (7.50%)	Current Health Care Cost Trend Rate (8.50%)	1% Increase (9.50%)
Net OPEB Liability	$ (6,672,250)	$ (6,599,603)	$ (6,516,297)

NOTE 17 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

OPEB Plan Fiduciary Net Position

Detailed information about the OPEB plan's fiduciary net position is available in the separately issued OPERS ACFR.

NOTE 18 INSURANCE COVERAGE AND RISK RETENTION

The Authority adheres to a Risk Management Policy adopted by the board of commissioners that seeks to incorporate risk management principles into the management and operation of business activities and through purposefully making risk management a valued aspect of the organization. The Executive Team oversees the Authority's implementation of an effective system of risk management, compliance and control through purposefully integrating risk principles with business decisions. These principles include value creation, continuous improvement, transparency, inclusiveness, responsiveness to change, and explicit consideration of uncertainty. The Office of Legal Affairs/Risk Management is responsible for serving as the lead resource for the Authority's risk program and acting as a consultant to all constituent groups. This is accomplished by developing consensus with leadership to reduce exposures and losses, reviewing the effectiveness of existing risk management practices, controls, and compliance systems, and through crafting innovative approaches to manage the Authority's risks.

The Authority is exposed to various risks of loss during the normal course of its operations including, but not limited to, loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and injuries to employees.

The Authority is a member of HARRG, which is a risk retention group operated as a joint venture by its more than 1,000 public housing authority members. Through HARRG, the Authority carries $5,000,000 of general liability coverage, with a $25,000 deductible, and $2,000,000 of public officials' liability coverage, with a $25,000 deductible.

The Authority is also a member of HAPI, which is a property insurance group operated as a joint venture by its more than 1,000 public housing authority members. Through HAPI, the Authority carries coverage with a per occurrence loss limit of $100,000,000 and with a $10,000 deductible.

The Authority's commercial automobile coverage includes liability insurance with a combined single limit of $2,000,000 per accident with a $1,000 deductible. The Authority is self-insured for the following risks:

Workers' Compensation Benefits – The Authority is self-insured for workers' compensation benefits provided to its employees. An excess liability policy provides coverage for individual claims that are greater than $500,000 per individual occurrence with a $10,000,000 limit in the aggregate. The Authority has recorded a $740,678 liability for self-insured workers' compensation claims in its Central Office Cost Center and is fully funded at December 31, 2022. $400,000 of this amount is recorded as a current liability in accrued expenses on the Statement of Net Position, while the remaining $340,678 is reported as a noncurrent liability.

NOTE 18 INSURANCE COVERAGE AND RISK RETENTION (CONTINUED)

The changes in the Authority's self-insured funds' unpaid claims liability in fiscal years 2022, 2021, and 2020 are presented below:

	Beginning of Year	Current Year Claims and Changes in Estimates	Claims Payouts	End of Year	Expected Amount Due Within One Year
2022	$ 848,869	$ 144,075	$ (252,266)	$ 740,678	$ 400,000
2021	1,116,511	(13,163)	(254,479)	848,869	300,000
2020	1,378,604	(115,352)	(146,741)	1,116,511	400,000

The liabilities above represent the Authority's best estimates based upon available information and include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic factors. The Authority strictly adheres to a Risk Control Work Plan policy that incorporates nine standards for risk management. The policy, passed by resolution of the Board of Commissioners and supported by HARRG, seeks to implement risk management activities that include the assignment of a full time risk control administrator, establishment of an active risk control committee, together with a formal self-inspection and preventive maintenance program. Other standards include conducting on-site risk control training and education, the development of emergency action plans and property conservation programs, and the establishment of an accident and incident investigation program. During 2022, there were no significant reductions in the Authority's insurance coverage.

Settled claims have not exceeded the Authority's insurance coverage in any of the past three years.

NOTE 19 CONTINGENCIES

The Authority is a defendant in several lawsuits, including construction claims. Where possible, estimates have been made and reflected in the financial statements for the effect, if any, of such contingencies. The ultimate outcome of these matters is not presently determinable.

NOTE 20 COMMITMENTS – BUSINESS-TYPE ACTIVITIES

In 2018, the Authority entered into a three-year agreement to purchase retail electric services in an amount not to exceed $15,000,000.

In 2019, the Authority entered into a five-year put contract to purchase retail electric service from 2022 through 2026 in an amount not to exceed $25,000,000.

NOTE 20 COMMITMENTS – BUSINESS-TYPE ACTIVITIES (CONTINUED)

Construction Commitments

Project Type:	
Elevators	$ 2,000,000
Fire Alarm	1,000,000
Masonry Repairs	1,500,000
Roofs	1,000,000
RAD Conversion	4,700,000
Total Construction Commitments	$ 10,200,000

NOTE 21 RESTRICTED NET POSITION – BUSINESS-TYPE ACTIVITIES AND DISCRETELY PRESENTED COMPONENT UNITS

Below is a summary of restricted net position at December 31, 2022:

	Business-Type Activities	Discretely Presented Component Units
Nonroutine Maintenance and Debt Service Reserves	$ 38,097,225	$ -
Restricted Reserves and Deposits	1,080,169	88,276,750
Restricted Funds Held by Third Party	2,464,157	-
Housing Choice Voucher Restricted Reserves	2,931,252	-
Mainstream Voucher Restricted Reserves	309,348	-
Section 8 Moderate Rehabilitation Reserves	353,821	-
Emergency Housing Voucher Restricted Reserves	2,588	-
Restricted Cash for Development Activities	26,840,859	-
Total Restricted Net Position at December 31, 2022	$ 72,079,419	$ 88,276,750

NOTE 22 SUBSEQUENT EVENTS

CMHA continues to convert units to Rental Assistance Demonstration from Conventional Low-Rent Public Housing as follows:

- Laronde Apartments converted 60 ACC units in January 2023

NOTE 23 BLENDED COMBINING SCHEDULE

	Western Reserve Revitalization and Management Company, Inc.											
	Western Reserve Revitalization and Management Company, Inc.	1701 Holdings, LLC	Severance Redevelopment LLC	Ambleside Redevelopment LLC	Quarrytown Redevelopment LLC	Riverside Park Homes LP	Cuyahoga Housing and Development Inc.	2045 Transformation, LLC and Subsidiaries	Eliminations	Total Blended	Primary Government	Total
ASSETS AND DEFERRED OUTFLOWS												
Current Assets	$ 13,865,806	$ 74,594	$ 1,970,962	$ 2,112,005	$ 1,255,385	$ 940,342	$ -	$ 66,770,481	$ -	$ 86,989,575	$ 74,201,434	$ 161,191,009
Capital Assets	16,732	804,513	4,350,750	3,168,674	3,667,426	11,541,961	-	37,421,563	-	60,971,619	106,349,812	167,321,431
Other Assets	46,379,461	-	79,799	8,729	6,087	5,052	7,773,213	533,694	(10,749,733)	44,036,302	92,333,083	136,369,385
Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	7,572,049	7,572,049
Total Assets and Deferred Outflows	$ 60,261,999	$ 879,107	$ 6,401,511	$ 5,289,408	$ 4,928,898	$ 12,487,355	$ 7,773,213	$ 104,725,738	$ (10,749,733)	$ 191,997,496	$ 280,456,378	$ 472,453,874
LIABILITIES, DEFERRED INFLOWS, AND NET POSITION												
Current Liabilities	$ 773,685	$ 459,831	$ 396,212	$ 465,677	$ 512,898	$ 132,779	$ -	$ 5,102,118	$ -	$ 7,843,200	$ 29,825,798	$ 37,668,998
Noncurrent Liabilities	-	-	5,217,838	5,743,740	3,666,936	2,217,315	-	62,615,900	-	79,461,729	73,606,964	153,068,693
Deferred Inflows of Resources	-	-	-	-	-	-	-	-	-	-	33,920,711	33,920,711
Net Position	59,488,314	419,276	787,461	(920,009)	749,064	10,137,261	7,773,213	37,007,720	(10,749,733)	104,692,567	143,102,905	247,795,472
Total Liabilities, Deferred Inflows and Net Position	$ 60,261,999	$ 879,107	$ 6,401,511	$ 5,289,408	$ 4,928,898	$ 12,487,355	$ 7,773,213	$ 104,725,738	$ (10,749,733)	$ 191,997,496	$ 280,456,378	$ 472,453,874
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION												
Operating Revenues	$ 14,442,856	$ 261,506	$ 2,505,189	$ 2,594,026	$ 1,639,703	$ 1,292,916	$ -	$ 22,344,333	$ -	$ 45,080,529	$ 195,288,437	$ 240,368,966
Operating Expenses	(1,550,417)	(162,709)	(1,778,966)	(1,794,524)	(1,661,453)	(1,513,828)	-	(17,482,117)	-	(25,944,014)	(218,157,134)	(244,101,148)
Operating Income (Loss)	12,892,439	98,797	726,223	799,502	(21,750)	(220,912)	-	4,862,216	-	19,136,515	(22,868,697)	(3,732,182)
Nonoperating Revenues	105,212	-	2,803	2,724	1,554	-	-	124,151	-	236,444	39,255,794	39,492,238
Nonoperating Expenses	-	-	(153,304)	(169,631)	(108,788)	(291,696)	-	(1,520,390)	-	(2,243,809)	(1,818,654)	(4,062,463)
Change in Net Position	12,997,651	98,797	575,722	632,595	(128,984)	(512,608)	-	3,465,977	-	17,129,150	14,568,443	31,697,593
Beginning Net Position	56,506,208	320,479	451,739	(1,272,604)	878,048	10,649,869	7,773,213	14,475,068	-	89,782,020	126,315,859	216,097,879
Capital Contributions (Distributions)	(10,015,545)	-	(240,000)	(280,000)	-	-	-	19,066,675	-	8,531,130	(8,531,130)	-
Prior Period Adjustment/Equity Transfer	-	-	-	-	-	-	-	-	(10,749,733)	(10,749,733)	10,749,733	-
Ending Net Position	$ 59,488,314	$ 419,276	$ 787,461	$ (920,009)	$ 749,064	$ 10,137,261	$ 7,773,213	$ 37,007,720	$ (10,749,733)	$ 104,692,567	$ 143,102,905	$ 247,795,472
CASH FLOWS												
Net Cash Provided (Used) By												
Operating Activities	$ 382,453	$ 17,735	$ 840,750	$ 840,935	$ 206,282	$ (569,504)	$ -	$ 6,917,955	$ -	$ 8,636,606	$ 3,750,263	$ 12,386,869
Investing Activities	(1,628,437)	-	-	(18,670)	(69,831)	(212,283)	-	(6,560,451)	-	(8,489,672)	6,834,066	(1,655,606)
Financing Activities	7,516,338	-	(372,987)	(430,049)	(77,867)	(46,416)	-	27,253,732	-	33,842,751	(22,389,599)	11,453,152
Net Increase (Decrease) in Cash	6,270,354	17,735	467,763	392,216	58,584	(828,203)	-	27,611,236	-	33,989,685	(11,805,270)	22,184,415
Cash and Cash Equivalents - Beginning of Year	6,743,110	40,192	1,466,555	1,608,502	1,156,470	1,738,394	-	37,723,482	-	50,476,705	69,634,130	120,110,835
Cash and Cash Equivalents - End of Year	$ 13,013,464	$ 57,927	$ 1,934,318	$ 2,000,718	$ 1,215,054	$ 910,191	$ -	$ 65,334,718	$ -	$ 84,466,390	$ 57,828,860	$ 142,295,250

NOTE 24 DISCRETELY PRESENTED COMPONENT UNIT COMBINING SCHEDULE

	Garden Valley Housing Partnership I, LP	Garden Valley Housing Partnership II, LP	Garden Valley Housing Partnership III, LP	Garden Valley Housing Partnership IV, LP	Euclid-Lee Senior, LP	Miles Point Elderly, LP	Fairfax Intergenerational Housing, LP
ASSETS							
Current Assets	$ 1,469,135	$ 1,015,168	$ 1,155,373	$ 1,003,190	$ 615,296	$ 214,564	$ 460,588
Capital Assets	12,821,629	7,418,389	13,643,074	9,988,462	13,688,425	7,205,727	8,898,441
Other Assets	527,573	382,667	576,470	485,249	38,715	44,460	191,162
Total Assets	$ 14,818,337	$ 8,816,224	$ 15,374,917	$ 11,476,901	$ 14,342,436	$ 7,464,751	$ 9,550,191
Current Liabilities	$ 211,245	$ 169,835	$ 146,008	$ 133,568	$ 71,928	$ 86,036	$ 125,037
Noncurrent Liabilities	16,013,553	10,234,968	16,783,112	9,209,250	13,371,048	3,120,681	7,318,883
Total Liabilities	16,224,798	10,404,803	16,929,120	9,342,818	13,442,976	3,206,717	7,443,920
Net Position	(1,406,461)	(1,588,579)	(1,554,203)	2,134,083	899,460	4,258,034	2,106,271
Total Liabilities & Net Position	$ 14,818,337	$ 8,816,224	$ 15,374,917	$ 11,476,901	$ 14,342,436	$ 7,464,751	$ 9,550,191
Operating Revenues	$ 805,451	$ 599,905	$ 651,791	$ 630,704	$ 601,332	$ 339,074	$ 369,904
Operating Expenses	(1,543,030)	(995,158)	(1,401,692)	(878,752)	(1,172,609)	(603,403)	(788,479)
Operating Income (Loss)	$ (737,579)	$ (395,253)	$ (749,901)	$ (248,048)	$ (571,277)	$ (264,329)	$ (418,575)
Nonoperating Revenues	$ 3,523	$ 3,339	$ 2,224	$ 4,694	$ 1,428	$ 530	$ 2,974
Nonoperating Expenses	(8,637)	(1,648)	(3,866)	(195,919)	-	(1,567)	(47,392)
Income (Loss) Before Capital Contributions	(742,693)	(393,562)	(751,543)	(439,273)	(569,849)	(265,366)	(462,993)
Beginning Net Position	(663,768)	(1,195,017)	(802,660)	2,573,356	1,469,309	4,523,400	2,569,264
Ending Net Position	$ (1,406,461)	$ (1,588,579)	$ (1,554,203)	$ 2,134,083	$ 899,460	$ 4,258,034	$ 2,106,271

NOTE 24 DISCRETELY PRESENTED COMPONENT UNIT COMBINING SCHEDULE (CONTINUED)

	Bohn Tower Redevelopment, LP	Carver Park I, LP	Carver Park II, LP	Carver Park III, LP	Wade Park, LP	Riverside Park Phase II, LP	Riverside Park Phase III, LP	East Side Neighborhood Homes, LP	Total
ASSETS									
Current Assets	$ 2,401,801	$ 3,581,333	$ 656,606	$ 36,613,099	$ 41,188,511	$ 1,222,842	$ 3,180,131	$ 1,382,930	$ 96,160,567
Capital Assets	19,717,751	28,942,145	14,862,046	4,885,432	6,832,682	32,787,336	47,227,870	8,536,540	237,455,949
Other Assets	2,276,346	21,913,294	5,772,718	14,283,911	15,352,547	13,769,062	15,991,340	3,847	91,609,361
Total Assets	$ 24,395,898	$ 54,436,772	$ 21,291,370	$ 55,782,442	$ 63,373,740	$ 47,779,240	$ 66,399,341	$ 9,923,317	$ 425,225,877
Current Liabilities	$ 525,712	$ 486,173	$ 154,453	$ -	$ 96,500	$ 758,488	$ 884,958	$ 336,288	$ 4,186,229
Noncurrent Liabilities	16,750,258	35,312,634	15,884,342	53,026,908	60,045,372	34,380,121	45,501,850	9,398,986	346,351,966
Total Liabilities	17,275,970	35,798,807	16,038,795	53,026,908	60,141,872	35,138,609	46,386,808	9,735,274	350,538,195
Net Position	7,119,928	18,637,965	5,252,575	2,755,534	3,231,868	12,640,631	20,012,533	188,043	74,687,682
Total Liabilities & Net Position	$ 24,395,898	$ 54,436,772	$ 21,291,370	$ 55,782,442	$ 63,373,740	$ 47,779,240	$ 66,399,341	$ 9,923,317	$ 425,225,877
Operating Revenues	$ 2,724,224	$ 5,423,423	$ 1,140,791	$ 2,817,288	$ 3,446,828	$ 3,520,715	$ 19,972,061	$ 670,738	$ 43,714,229
Operating Expenses	(2,674,487)	(3,575,478)	(1,190,369)	(61,754)	(214,960)	(3,234,426)	(3,918,450)	(1,151,467)	(23,404,514)
Operating Income (Loss)	$ 49,737	$ 1,847,945	$ (49,578)	$ 2,755,534	$ 3,231,868	$ 286,289	$ 16,053,611	$ (480,729)	$ 20,309,715
Nonoperating Revenues	$ 4,160	$ 5,625	$ 929	$ -	$ -	$ 599	$ 264,781	$ -	$ 294,806
Nonoperating Expenses	(563,994)	(420,663)	(208,320)	-	-	(677,903)	(1,043,568)	(30,560)	(3,204,037)
Income (Loss) Before Capital Contributions	(510,097)	1,432,907	(256,969)	2,755,534	3,231,868	(391,015)	15,274,824	(511,289)	17,400,484
Beginning Net Position	7,630,025	17,205,058	5,509,544	-	-	13,031,646	4,737,709	699,332	57,287,198
Ending Net Position	$ 7,119,928	$ 18,637,965	$ 5,252,575	$ 2,755,534	$ 3,231,868	$ 12,640,631	$ 20,012,533	$ 188,043	$ 74,687,682

REQUIRED SUPPLEMENTARY INFORMATION

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST SEVEN FISCAL YEARS (1)(2)

	2021	2020	2019	2018	2017	2016	2015
Authority's Proportion of the Net Pension Liability							
Traditional Plan	0.214691%	0.240571%	0.246808%	0.259005%	0.283163%	0.317163%	0.308500%
Combined Plan	0.223981%	0.239890%	0.268190%	0.322611%	0.362293%	0.404353%	0.427760%
Authority's Proportionate Share of the Net Pension Liability (Asset), Net	$ 17,794,698	$ 34,930,853	$ 48,224,034	$ 70,575,466	$ 43,929,587	$ 71,797,274	$ 53,436,109
Authority's Covered Payroll (3)	$ 32,094,379	$ 35,968,721	$ 36,924,914	$ 37,352,579	$ 40,722,840	$ 44,241,700	$ 40,192,267
Authority's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	55.44%	97.11%	130.60%	188.94%	107.87%	162.28%	132.95%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability							
Traditional Plan	92.62%	86.88%	86.88%	74.70%	77.25%	77.25%	81.08%
Combined Plan	169.88%	152.09%	157.67%	126.64%	116.55%	116.55%	116.90%

Source: OPERS information with exception of covered payroll which was derived from the Authority's financial records.

(1) Information presented based on fiscal years ended December 31.
(2) Information prior to 2013 is not available.
(3) Covered payroll broken down by plan (Traditional vs. Combined) was not available.

See accompanying Note to Required Supplementary Information.

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

	2022	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contributions (2)	$ 4,096,586	$ 4,493,213	$ 5,035,621	$ 5,169,488	$ 5,229,361	$ 5,580,777	$ 5,309,004	$ 4,823,072
Contributions in Relation to the Contractually Required Contributions	(4,096,586)	(4,493,213)	(5,035,621)	(5,169,488)	(5,229,361)	(5,580,777)	(5,309,004)	(4,823,072)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Authority Covered Payroll	$ 29,261,327	$ 32,094,379	$ 35,968,721	$ 36,924,914	$ 37,352,579	$ 42,929,054	$ 44,241,700	$ 40,192,267
Contributions as a Percentage of Covered Payroll	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%

Source: Authority's financial records.

(1) Represents employer's calendar year. Information prior to 2013 was not practically available. The Authority will continue to present information for years available until a full ten-year trend is compiled.

(2) Information broken down by plan type (Traditional vs. Combined) was not available.

See accompanying Note to Required Supplementary Information.

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY’S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2022

	2021	2020	2019
Authority's Proportion of the Net OPEB Liability (Asset)	0.21075%	0.23743%	0.24469%
Authority's Proportionate Share of the Net OPEB Liability (Asset)	$ (6,599,603)	$ (4,230,023)	$ 48,224,034
Authority's Covered-Employee Payroll	$ 32,094,379	$ 35,968,721	$ 36,924,914
Authority's Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of its Covered-Employee Payroll	-20.56%	-11.76%	130.60%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	128.23%	115.57%	47.80%

Source: OPERS information with exception of covered employee payroll which was derived from the Authority's financial records.

See accompanying Note to Required Supplementary Information.

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S OPEB CONTRIBUTIONS
DECEMBER 31, 2022

	2022	2021	2020
Contractually Required Contributions	$ -	$ -	$ -
Contributions in Relation to the Contractually Required Contributions	-	-	-
Contribution Deficiency (Excess)	$ -	$ -	$ -
Authority Covered-Employee Payroll	$ 29,261,327	$ 32,094,379	$ 35,968,721
Contributions as a Percentage of Covered-Employee Payroll	0.00%	0.00%	0.00%

Source: OPERS decides on the allocation of contributions to the OPEB plan after contributions are collected from CMHA. This amount was taken from the Schedule of Employer Allocations - Defined Benefit -Pension and is reported in the Contributions Subsequent to Measurement Date for the Pension Plan.

See accompanying Note to Required Supplementary Information.

NOTE 1 PRESENTATION

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 2014-2018.

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.

SUPPLEMENTARY INFORMATION

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE BALANCE SHEET
DECEMBER 31, 2022

Line Item#	Accounts Description	Project Total	EFA FSS	Emergency Housing Voucher	Multifamily Property Disposition	ROSS	HCVP	Mainstream Vouchers	Blended Component Unit
	CURRENT ASSETS								
	Cash:								
111	Unrestricted	$ 17,279,225	$ -	$ 2,130	$ -	$ -	$ 4,716,759	$ -	$ 45,839,122
112	Restricted - modernization and development	2,464,157	-	-	-	-	-	-	-
113	Other restricted	117,028	2,772	500,569	-	-	2,726,077	309,348	38,097,159
114	Tenant security deposits	1,053,214	-	-	-	-	-	-	530,019
100	Total cash	20,913,624	2,772	502,699	-	-	7,442,836	309,348	84,466,300
	Accounts and notes receivable:								
122	HUD other projects	6,108,415	-	1,200	-	158,731	53,095	-	64,746
124	Other Government	-	-	-	-	-	-	-	-
125	Miscellaneous	873,838	-	-	-	-	448,366	-	1,732,519
126	Tenants	3,482,770	-	143	-	-	150,070	6,519	544,531
126.1	Allowance for doubtful accounts - tenants	(2,360,827)	-	-	-	-	(139,802)	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-
127	Notes, loans, & mortgages receivable - current	-	-	-	-	-	-	-	-
128	Fraud recovery	31,848	-	-	-	-	289,759	2,024	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	(289,759)	(1,998)	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-
120	Total receivables, net of allowances for uncollectibles	8,136,044	-	1,343	-	158,731	511,729	6,545	2,341,796
132	Investments - restricted	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	140,307	-	-	-	59	134,271	-	181,479
143	Inventories	83,698	-	-	-	-	-	-	-
144	Inter-program - due from	-	-	-	-	-	-	-	-
150	Total current assets	29,273,673	2,772	504,042	-	158,790	8,088,836	315,893	86,989,575
	NONCURRENT ASSETS								
	Fixed assets:								
161	Land	16,953,838	-	-	-	-	-	-	7,249,263
162	Buildings	447,145,313	-	-	-	-	-	-	74,007,703
163	Furniture, equipment & mach - dwellings	14,839,017	-	-	-	-	-	-	1,195,558
164	Furniture, equipment & mach - admin.	14,723	-	-	-	-	1,180,261	-	250,822
165	Leasehold Improvements	392,296	-	-	-	-	-	-	-
166	Accumulated depreciation	(431,634,281)	-	-	-	-	(1,131,072)	-	(24,632,084)
167	Construction in progress	26,066,384	-	-	-	-	-	-	2,900,357
160	Total fixed assets, net of accumulated depreciation	73,777,290	-	-	-	-	49,189	-	60,971,619
171	Notes, loans and mortgages receivable-noncurrent	59,781,603	-	-	1,400,000	-	-	-	21,351,766
174	Other assets	4,098,962	-	-	-	-	870,409	-	19,700,654
176	Investments in Joint Ventures	-	-	-	-	-	-	-	2,983,882
180	Total noncurrent assets	137,657,855	-	-	1,400,000	-	919,598	-	105,007,921
200	Deferred Outflow of Resources	4,164,352	-	-	-	-	896,968	-	-
290	**TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES**	$ 171,095,880	$ 2,772	$ 504,042	$ 1,400,000	$ 158,790	$ 9,905,402	$ 315,893	$ 191,997,496

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE BALANCE SHEET (CONTINUED)
DECEMBER 31, 2022

Line Item#	Accounts Description	Choice Neighborhoods Implementation	Sect 8 NC/SR Programs	2 State/Local	Business Activities	Sect 8 Mod Rehab	Public Safety Partnership and Community Policing Grants	COCC	Elimination	Total Entity	Discretely Presented Component Unit
	CURRENT ASSETS										
	Cash:										
111	Unrestricted	$ -	$ -	$ 206,430	$ 4,582,651	$ -	$ -	$ 891,175	$ -	$ 73,517,492	$ 6,214,669
112	Restricted - modernization and development	-	-	-	-	-	-	-	-	2,464,157	-
113	Other restricted	-	-	-	21,543,155	353,821	-	1,080,169	-	64,730,098	16,984,160
114	Tenant security deposits	-	-	-	270	-	-	-	-	1,583,503	349,661
100	Total cash	-	-	206,430	26,126,076	353,821	-	1,971,344	-	142,295,250	23,548,490
	Accounts and notes receivable:										
122	HUD other projects	50,218	-	-	-	11,099	-	-	-	6,447,504	80,979
124	Other Government	-	-	-	-	-	-	-	-	-	65,669
125	Miscellaneous	-	-	284,630	169,763	-	87,807	637,232	-	4,234,155	162,214
126	Tenants	-	-	-	-	1,023	-	-	-	4,185,056	420,610
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-	-	(2,500,629)	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-
127	Notes, loans, & mortgages receivable - current	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	323,631	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	(291,757)	-
129	Accrued interest receivable	-	-	-	3,334,890	-	-	1,582	-	3,336,472	-
120	Total receivables, net of allowances for uncollectibles	50,218	-	284,630	3,504,653	12,122	87,807	638,814	-	15,734,432	729,472
132	Investments - restricted	-	-	-	-	-	-	-	-	-	71,266,499
142	Prepaid expenses and other assets	-	-	-	-	-	-	2,104,774	-	2,560,890	596,660
143	Inventories	-	-	-	-	-	-	516,739	-	600,437	19,446
144	Inter-program - due from	-	-	-	216,589	-	-	-	(216,589)	-	-
150	Total current assets	50,218	-	491,060	29,847,318	365,943	87,807	5,231,671	(216,589)	161,191,009	96,160,567
	NONCURRENT ASSETS										
	Fixed assets:										
161	Land	-	620,597	-	3,149,254	-	-	4,910,053	-	32,883,005	276,397
162	Buildings	-	-	-	12,685,815	-	-	19,273,759	-	553,112,590	264,972,748
163	Furniture, equipment & mach - dwellings	-	-	-	383,538	-	-	-	-	16,418,113	3,192,560
164	Furniture, equipment & mach - admin.	-	-	-	-	-	-	7,074,261	-	8,520,067	-
165	Leasehold Improvement	-	-	-	-	-	-	-	-	392,296	18,052,129
166	Accumulated depreciation	-	-	-	(954,757)	-	-	(14,631,236)	-	(472,983,430)	(60,755,999)
167	Construction in progress	-	-	-	-	-	-	12,049	-	28,978,790	11,718,114
160	Total fixed assets, net of accumulated depreciation	-	620,597	-	15,263,850	-	-	16,638,886	-	167,321,431	237,455,949
171	Notes, loans and mortgages receivable - noncurrent	-	-	-	32,146,004	-	-	-	(10,731,086)	103,948,287	-
174	Other assets	-	-	-	491,270	-	-	4,379,045	(103,124)	29,437,216	91,609,361
176	Investments in Joint Ventures	-	-	-	-	-	-	-	-	2,983,882	-
180	Total noncurrent assets	-	620,597	-	47,901,124	-	-	21,017,931	(10,834,210)	303,690,816	329,065,310
200	Deferred Outflow of Resources	-	-	-	-	-	-	2,510,729	-	7,572,049	-
290	**TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES**	$ 50,218	$ 620,597	$ 491,060	$ 77,748,442	$ 365,943	$ 87,807	$ 28,760,331	$ (11,050,799)	$ 472,453,874	$ 425,225,877

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE BALANCE SHEET (CONTINUED)
DECEMBER 31, 2022

Line Item#	Accounts Description	Project Total	EFA - FSS	Emergency Housing Voucher	Multifamily Property Disposition	ROSS	HCVP	Mainstream Vouchers	Blended Component Unit
	CURRENT LIABILITIES								
312	Accounts payable <= 90 days	$ 2,431,545	$ -	$ 20,076	$ -	$ -	$ 59,873	$ -	$ 4,480,069
313	Accounts payable > 90 days	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	1,107,724	-	-	-	43,102	262,430	-	430,504
322	Accrued compensated absences - current	1,074,143	-	-	-	22,888	171,801	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-	-
325	Accrued interest payable	225,260	-	-	-	-	-	-	-
331	Accounts payable - HUD	-	-	2,740	-	-	47,679	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-
341	Tenant security deposits	740,326	-	-	-	-	-	-	500,791
342	Unearned revenues	1,201,897	-	497,981	-	-	272	-	-
343	Current portion of LT debt - capital projects	2,128,340	-	-	-	-	-	-	2,321,760
344	Current portion of LT debt- Operating	-	-	-	-	-	-	-	-
345	Other current liabilities	434	-	-	-	-	-	-	110,934
346	Other liabilities	8,570,685	-	-	-	3,476	573,100	-	-
347	Interprogram - due to	-	-	-	-	99,604	-	-	-
310	Total current liabilities	17,480,354	-	520,797	-	169,070	1,115,155	-	7,844,058
	NONCURRENT LIABILITIES								
351	Long-term debt, net of current - capital	13,199,300	-	-	-	-	-	-	79,009,403
352	Long-term debt, net of current - operating	-	-	-	-	-	-	-	-
353	Noncurrent liabilities - other	858,690	-	-	-	-	681,296	-	451,468
354	Accrued compensated absences - noncurrent	153,363	-	-	-	3,025	25,177	-	-
355	Loan Liability - Noncurrent	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liabilities	10,272,770	-	-	-	-	2,212,672	-	-
350	Total noncurrent liabilities	24,484,123	-	-	-	3,025	2,919,145	-	79,460,871
300	Total liabilities	41,964,477	-	520,797	-	172,095	4,034,300	-	87,304,929
400	Deferred Inflow of Resources	18,655,169	-	-	-	-	4,018,173	-	-
	Total Liabilities and Deferred Inflow of Resources	60,619,646	-	520,797	-	172,095	8,052,473	-	87,304,929
	NET POSITION								
508.4	Net investment in capital assets	58,449,650	-	-	-	-	49,189	-	(20,359,544)
511.4	Restricted net position	6,150,979	2,772	2,588	-	-	2,931,252	309,348	37,674,919
512.4	Unrestricted net position	45,875,605	-	(19,343)	1,400,000	(13,305)	(1,127,512)	6,545	87,377,192
513	Total net position	110,476,234	2,772	(16,755)	1,400,000	(13,305)	1,852,929	315,893	104,692,567
600	**TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION**	$ 171,095,880	$ 2,772	$ 504,042	$ 1,400,000	$ 158,790	$ 9,905,402	$ 315,893	$ 191,997,496

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE BALANCE SHEET (CONTINUED)
DECEMBER 31, 2022

Line Item#	Accounts Description	Choice Neighborhoods Implementation	Sect 8 NC/SR Programs	2 State/Local	Business Activities	Sect 8 Mod Rehab	Public Safety Partnership and Community Policing Grants	COCC	Elimination	Total Entity	Discretely Presented Component Unit
	CURRENT LIABILITIES										
312	Accounts payable <= 90 days	$ -	$ -	$ 3,519	$ 28,235	$ 125	$ -	$ 235,812	$ -	$ 7,259,254	$ 1,815,079
313	Accounts payable > 90 days	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	7,652	-	18,030	141	93	13,388	935,910	-	2,818,974	-
322	Accrued compensated absences - current	-	3,184	14,058	-	371	2,924	1,192,357	-	2,481,726	-
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	53,333	-	-	49,304	-	327,897	7,680
331	Accounts payable - HUD	-	-	-	-	-	-	-	-	50,419	-
332	Accounts Payable - PHA Projects	-	-	-	-	58,510	-	-	-	58,510	-
341	Tenant security deposits	-	-	-	270	-	-	-	-	1,241,387	323,570
342	Unearned revenues	-	-	50,000	417,843	-	-	200,047	-	2,368,040	32,773
343	Current portion of LT debt - capital projects	-	-	-	-	-	-	-	(778,255)	3,671,845	1,055,370
344	Current portion of LT debt - operating	-	-	-	-	-	-	610,000	-	610,000	-
345	Other current liabilities	-	-	-	-	-	-	-	-	111,368	61,962
346	Other liabilities	-	-	105,564	141,012	-	-	7,275,741	-	16,669,578	889,795
347	Interprogram - due to	42,566	-	-	-	-	74,419	-	(216,589)	-	-
310	Total current liabilities	50,218	3,184	191,171	640,834	59,099	90,731	10,499,171	(994,844)	37,668,998	4,186,229
	NONCURRENT LIABILITIES										
351	Long-term debt, net of current - capital	-	-	-	-	-	-	-	(8,468,144)	83,740,559	237,882,145
352	Long-term debt, net of current - operating	-	-	-	32,000,000	-	-	16,325,584	-	48,325,584	-
353	Noncurrent liabilities - other	-	-	-	450,932	-	-	1,117,924	(1,587,811)	1,972,499	108,469,821
354	Accrued compensated absences - noncurrent	-	518	2,289	-	41	476	166,176	-	351,065	-
355	Loan Liability - Noncurrent	-	-	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	6,193,544	-	18,678,986	-
350	Total noncurrent liabilities	-	518	2,289	32,450,932	41	476	23,803,228	(10,055,955)	153,068,693	346,351,966
300	Total liabilities	50,218	3,702	193,460	33,091,766	59,140	91,207	34,302,399	(11,050,799)	190,737,691	350,538,195
400	Deferred Inflow of Resources	-	-	-	-	-	-	11,247,369	-	33,920,711	-
	Total Liabilities and Deferred Inflow of Resources	50,218	3,702	193,460	33,091,766	59,140	91,207	45,549,768	(11,050,799)	224,658,402	350,538,195
	NET POSITION										
508.4	Net investment in capital assets	-	620,597	-	15,263,850	-	-	16,638,886	-	70,662,628	249,185,513
511.4	Restricted net position	-	-	-	21,092,223	353,821	-	3,561,517	-	72,079,419	88,276,750
512.4	Unrestricted net position	-	(3,702)	297,600	8,300,603	(47,018)	(3,400)	(36,989,840)	-	105,053,425	(262,774,581)
513	Total net position	-	616,895	297,600	44,656,676	306,803	(3,400)	(16,789,437)	-	247,795,472	74,687,682
600	**TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION**	$ 50,218	$ 620,597	$ 491,060	$ 77,748,442	$ 365,943	$ 87,807	$ 28,760,331	$ (11,050,799)	$ 472,453,874	$ 425,225,877

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY
DECEMBER 31, 2022

Line Item#	Accounts Description	Project Total	EFA FSS	Emergency Housing Voucher	Multifamily Property Disposition	ROSS	HCVP	Mainstream Vouchers	Blended Component Unit
	REVENUE								
70300	Net tenant rental revenue	$ 9,275,953	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,289,912
70400	Tenant revenue - other	3,917	-	-	-	-	-	-	-
70500	Total tenant revenue	9,279,870	-	-	-	-	-	-	7,289,912
70600	HUD PHA operating grants	64,873,101	-	112,119	-	507,805	120,304,005	769,495	12,973,263
706.10	Capital grants	27,780,193	-	-	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-	-	-
70720	Asset Management fee	-	-	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-	-
70800	Other governmental grants	993	-	-	-	-	-	-	9,216,902
71100	Investment income - unrestricted	148	-	500	-	-	1,000	500	233,773
71400	Fraud recovery	-	-	-	-	-	41,842	-	-
71500	Other revenue	2,275,866	2,772	-	-	-	-	-	15,600,452
71600	Gain or loss on sale of capital assets	(6,387,539)	-	-	-	-	-	-	-
72000	Investment Income - Restricted	14	-	-	-	-	-	-	2,671
70000	Total revenue	97,822,646	2,772	112,619	-	507,805	120,346,847	769,995	45,316,973
	EXPENSES								
	Administrative:								
91100	Administrative salaries	2,686,010	-	-	-	-	2,353,100	55,397	2,782,921
91200	Auditing fees	132,561	-	-	-	-	55,385	1,130	186,020
91300	Management fee	6,326,183	-	-	-	-	2,001,300	19,980	1,434,774
91310	Bookkeeping fee	485,362	-	-	-	-	1,250,813	12,489	202,137
91400	Advertising and Marketing	63,281	-	-	-	1,756	20,714	423	10,155
91500	Employee benefit contributions - admin	1,381,605	-	-	-	-	1,032,496	21,071	-
91600	Office expense	7,000,462	-	301,916	-	31,744	2,572,405	46,316	665,661
91700	Legal expense	121,902	-	-	-	-	15,488	316	85,056
91800	Travel	14,090	-	-	-	352	1,811	37	-
91900	Other	24,215	-	5,300	-	-	20,515	44	594,272
	Total administrative	18,235,671	-	307,216	-	33,852	9,324,027	157,203	5,960,996
92000	Asset Management Fee	732,290	-	-	-	-	-	-	-
	Tenant services:								
92100	Salaries	538,726	-	4,217	-	305,631	-	-	-
92200	Relocation costs	28,745	-	90,400	-	-	-	-	-
92300	Employee benefit contributions	200,316	-	652	-	137,209	-	-	-
92400	Other	781,476	-	-	-	2,850	89	-	-
	Total tenant services	1,549,263	-	95,269	-	445,690	89	-	-

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY (CONTINUED)
DECEMBER 31, 2022

Line Item#	Accounts Description	Choice Neighborhoods Implementation	Sect 8 NC/SR Programs	2 State/Local	Business Activities	S8MR	Public Safety Partnership and Community Policing Grants	COCC	Elimination	Total Entity	Discretely Presented Component Unit
	REVENUE										
70300	Net tenant rental revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,565,865	$ 4,408,163
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	3,917	18,493
70500	Total tenant revenue	-	-	-	-	-	-	-	-	16,569,782	4,426,656
70600	HUD PHA operating grants	639,667	-	-	-	473,299	-	-	(6,378,252)	194,274,502	-
706.10	Capital grants	-	-	-	-	-	-	-	-	27,780,193	-
70710	Management fee	-	-	-	-	-	-	9,793,747	(9,793,747)	-	-
70720	Asset Management fee	-	-	-	-	-	-	732,290	(732,290)	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	2,054,168	(2,054,168)	-	-
70740	Front Line Service fee	-	-	-	-	-	-	749,733	(749,733)	-	-
70750	Other Service Fees	-	-	-	-	-	-	831,139	-	831,139	-
70800	Other governmental grants	-	-	623,488	-	-	217,726	105,556	-	10,164,665	12,511,261
71100	Investment income - unrestricted	-	-	-	455,573	2,500	-	736	(125,757)	568,973	294,806
71400	Fraud recovery	-	-	-	-	-	-	-	-	41,842	-
71500	Other revenue	-	-	-	472,988	26,432	-	444,334	(335,808)	18,487,036	26,776,312
71600	Gain or loss on sale of capital assets	-	-	-	161	-	-	64,486	-	(6,322,892)	-
72000	Investment Income - Restricted	-	-	-	1,396	-	-	38,905	-	42,986	-
70000	Total revenue	639,667	-	623,488	930,118	502,231	217,726	14,815,094	(20,169,755)	262,438,226	44,009,035
	EXPENSES										
	Administrative:										
91100	Administrative salaries	138,193	3,702	45,207	7,606	5,388	-	5,860,256	-	13,937,780	1,845,951
91200	Auditing fees	-	-	-	-	-	-	336	-	375,432	-
91300	Management fee	-	-	-	-	8,069	-	-	(9,790,306)	-	831,139
91310	Bookkeeping fee	-	-	-	-	8,551	-	-	(1,959,352)	-	-
91400	Advertising and Marketing	-	-	-	918	-	-	46,401	-	143,648	-
91500	Employee benefit contributions - admin	48,907	-	20,831	2,947	2,133	-	2,854,496	-	5,364,486	-
91600	Office expense	1,689	-	203,580	279,745	9,809	1,940	2,100,959	(1,085,340)	12,130,886	-
91700	Legal expense	-	-	-	53	-	-	164,919	(98,458)	289,276	-
91800	Travel	-	-	61	1,004	-	-	35,303	-	52,658	-
91900	Other	-	-	-	46,373	-	-	58,971	-	749,690	2,643,562
	Total administrative	188,789	3,702	269,679	338,646	33,950	1,940	11,121,641	(12,933,456)	33,043,856	5,320,652
92000	Asset Management Fee	-	-	-	-	-	-	-	(732,290)	-	30,984
	Tenant services:										
92100	Salaries	-	-	166,856	3,745	-	-	162,795	-	1,181,970	-
92200	Relocation costs	-	-	-	-	-	-	-	-	119,145	-
92300	Employee benefit contributions	-	-	52,376	1,473	-	-	63,685	-	455,711	-
92400	Other	438,864	-	3,586	141,770	-	-	1,700	-	1,370,335	-
	Total tenant services	438,864	-	222,818	146,988	-	-	228,180	-	3,127,161	-

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY (CONTINUED)
DECEMBER 31, 2022

Line Item#	Accounts Description	Project Total	EFA FSS	Emergency Housing Voucher	Multifamily Property Disposition	ROSS	HCVP	Mainstream Vouchers	Blended Component Unit
	EXPENSES (Continued)								
	Utilities:								
93100	Water	$ 3,720,835	$ -	$ -	$ -	$ -	$ 2,569	$ 52	$ 823,645
93200	Electricity	4,673,052	-	-	-	-	84,455	1,724	1,985,905
93300	Gas	2,909,782	-	-	-	-	1,729	35	686,607
93600	Sewer	7,610,866	-	-	-	-	6,812	139	1,737,566
93800	Other utilities expense	-	-	-	-	-	-	-	-
	Total utilities	18,914,535	-	-	-	-	95,565	1,950	5,233,723
	Ordinary maintenance & operations:								
94100	Labor	6,823,625	-	-	-	-	40,591	828	1,460,976
94200	Materials and other	1,505,518	-	-	-	-	1,505	-	862,198
94300	Contracts	11,804,845	-	-	-	-	21	31	4,448,068
94500	Employee benefits contribution	2,631,940	-	-	-	-	11,102	227	-
	Total ordinary maintenance & operations	22,765,928	-	-	-	-	53,219	1,086	6,771,242
	Protective services:								
95100	Labor	2,751,523	-	-	-	-	156,822	3,200	-
95200	Other contract costs	148,196	-	-	-	-	-	-	888,838
95300	Other	47,916	-	-	-	-	-	-	286,493
95500	Employee benefit contributions	1,055,526	-	-	-	-	66,613	1,359	-
95000	Total protective services	4,003,161	-	-	-	-	223,435	4,559	1,175,331
96110	Property insurance	1,250,110	-	-	-	-	-	-	424,799
96120	Liability insurance	609,339	-	-	-	-	57,295	1,170	-
96130	Workmen's Compensation	190,937	-	-	-	-	15,748	321	32,454
96140	All other insurance	124,457	-	-	-	-	18,385	375	1,824,094
96100	Total insurance premiums	2,174,843		-	-	-	91,428	1,866	2,281,347
	General expenses:								
96200	Other general expenses	5,053,134	-	101	-	-	47,764	975	113,794
96210	Compensated absences	-	-	-	-	41,568	378,641	-	-
96400	Bad debt - tenant rents	546,312	-	-	-	-	-	-	888,115
96600	Bad debt - other	-	-	-	-	-	-	-	-
96000	Total general expenses	5,599,446	-	101	-	41,568	426,405	975	1,001,909

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY (CONTINUED)
DECEMBER 31, 2022

Line Item#	Accounts Description	Choice Neighborhoods Implementation	Sect 8 NC/SR Programs	2 State/Local	Business Activities	S8MR	Public Safety Partnership and Community Policing Grants	COCC	Elimination	Total Entity	Discretely Presented Component Unit
	EXPENSES (Continued)										
	Utilities:										
93100	Water	$ -	$ -	$ -	$ 20,304	$ -	$ -	$ 13,151	$ -	$ 4,580,556	$ -
93200	Electricity	-	-	-	128,631	-	-	165,665	-	7,039,432	-
93300	Gas	-	-	-	56	-	-	31,160	-	3,629,369	-
93600	Sewer	-	-	-	41,481	-	-	25,744	-	9,422,608	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	3,934,626
	Total utilities	-	-	-	190,472	-	-	235,720	-	24,671,965	3,934,626
	Ordinary maintenance & operations:										
94100	Labor	-	-	-	-	-	-	791,629	-	9,117,649	-
94200	Materials and other	-	-	-	56	-	-	68,218	-	2,437,495	3,392,496
94300	Contracts	-	-	-	14,585	-	-	340,929	-	16,608,479	-
94500	Employee benefits contribution	-	-	-	-	-	-	309,683	-	2,952,952	-
	Total ordinary maintenance & operations	-	-	-	14,641	-	-	1,510,459	-	31,116,575	3,392,496
	Protective services:										
95100	Labor	-	-	-	13,712	-	158,890	65,750	-	3,149,897	-
95200	Other contract costs	-	-	-	-	-	-	-	-	1,037,034	-
95300	Other	-	-	-	6,362	-	-	107,858	-	448,629	201,102
95500	Employee benefit contributions	-	-	-	5,402	-	40,296	25,721	-	1,194,917	-
95000	Total protective services	-	-	-	25,476	-	199,186	199,329	-	5,830,477	201,102
96110	Property insurance	-	-	-	-	-	-	24,144	-	1,699,053	-
96120	Liability insurance	-	-	-	-	-	-	-	-	667,804	-
96130	Workmen's Compensation	-	-	-	551	26	-	18,632	-	258,669	-
96140	All other insurance	140	-	3,086	339	15	-	56,572	-	2,027,463	1,582,458
96100	Total insurance premiums	140	-	3,086	890	41	-	99,348	-	4,652,989	1,582,458
	General expenses:										
96200	Other general expenses	-	-	-	65	-	-	(7,372)	-	5,208,461	25,662
96210	Compensated absences	11,874	-	26,278	-	-	20,000	1,768,103	-	2,246,464	-
96400	Bad debt - tenant rents	-	-	-	1,476	-	-	-	-	1,435,903	-
96600	Bad debt - other	-	-	-	-	-	-	8,985,799	-	8,985,799	-
96000	Total general expenses	11,874	-	26,278	1,541	-	20,000	10,746,530	-	17,876,627	25,662

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY (CONTINUED)
DECEMBER 31, 2022

Line Item#	Accounts Description	Project Total	EFA FSS	Emergency Housing Voucher	Multifamily Property Disposition	ROSS	HCVP	Mainstream Vouchers	Blended Component Unit
	EXPENSES (Continued)								
96710	Interest of mortgage payable	$ 900,504	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,039,705
96720	Interest on notes payable	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-
96700	Total interest expense and amortization	900,504	-	-	-	-	-	-	2,039,705
96900	Total operating expenses	74,875,641	-	402,586	-	521,110	10,214,168	167,639	24,464,253
97000	Excess of operating revenue over operating expenses	22,947,005	2,772	(289,967)	-	(13,305)	110,132,679	602,356	20,852,720
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-
97200	Casualty Losses- Non-capitalized	1,049,326	-	-	-	-	-	-	204,104
97300	Housing assistance payments	6,389,712	-	968,675	-	-	107,818,563	607,234	-
97350	HAP Portability-in	-	-	-	-	-	-	-	-
97400	Depreciation expense	8,539,789	-	-	-	-	7,598	-	3,519,466
90000	Total expenses	90,854,468	-	1,371,261	-	521,110	118,040,329	774,873	28,187,823
	Other financing sources (uses):								
10010	Operating transfer in	6,351,159	-	-	-	-	-	-	-
10020	Operating transfer out	(6,351,159)	-	-	-	-	-	-	-
10070	Extraordinary Items (Net Gain/Loss)	-	-	-	-	-	-	-	-
10080	Special Items (Pension/OPEB Allocation)	9,582,007	-	-	-	-	2,063,887	-	-
10091	Inter Project Excess Cash Transfer In	1,442,281	-	-	-	-	-	-	-
10092	Inter Project Excess Cash Transfer Out	(1,442,281)	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	9,582,007	-	-	-	-	2,063,887	-	-
10000	**EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES**	$ 16,550,185	$ 2,772	$ (1,258,642)	$ -	$ (13,305)	$ 4,370,405	$ (4,878)	$ 17,129,150
	Memo Account Information								
11020	Required annual debt principal payments	$ 2,018,641	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,528,596
11030	Beginning equity	118,574,446	-	1,241,887	1,400,000	-	(1,854,693)	320,771	78,981,233
11040	Prior period adjustments, equity transfers	(24,648,397)	-	-	-	-	(662,783)	-	8,582,184
11170	Administrative fee equity	-	-	-	-	-	(79,433)	-	-
11180	Housing assistance payments equity	-	-	-	-	-	2,225,155	-	-
11190	Unit months available	76,511	-	4,068	-	-	186,103	1,790	30,183
11210	Number of unit months leased	69,014	-	1,007	-	-	166,790	1,664	29,129
11620	Building purchases	20,002,086	-	-	-	-	-	-	-
13510	CFFP debt services payments	2,922,020	-	-	-	-	-	-	-

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY (CONTINUED)
DECEMBER 31, 2022

Line Item#	Accounts Description	Choice Neighborhoods Implementation	Sect 8 NC/SR Programs	2 State/Local	Business Activities	S8MR	Public Safety Partnership and Community Policing Grants	COCC	Elimination	Total Entity	Discretely Presented Component Unit
	EXPENSES (Continued)										
96710	Interest of mortgage payable	$ -	$ -	$ -	$ 640,000	$ -	$ -	$ 608,011	$ (125,757)	$ 4,062,463	$ 3,204,037
96720	Interest on notes payable	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-
96700	Total interest expense and amortization	-	-	-	640,000	-	-	608,011	(125,757)	4,062,463	3,204,037
96900	Total operating expenses	639,667	3,702	521,861	1,358,654	33,991	221,126	24,749,218	(13,791,503)	124,382,113	17,692,017
97000	Excess of operating revenue over operating expenses	-	(3,702)	101,627	(428,536)	468,240	(3,400)	(9,934,124)	(6,378,252)	138,056,113	26,317,018
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-
97200	Casualty Losses- Non-capitalized	-	-	-	331	-	-	952	-	1,254,713	38,229
97300	Housing assistance payments	-	-	-	-	399,730	-	-	(6,378,252)	109,805,662	-
97350	HAP Portability-in	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	606	-	-	653,664	-	12,721,123	8,878,305
90000	Total expenses	639,667	3,702	521,861	1,359,591	433,721	221,126	25,403,834	(20,169,755)	248,163,611	26,608,551
	Other financing sources (uses):										
10010	Operating transfer in	-	-	-	-	-	-	-	(6,351,159)	-	-
10020	Operating transfer out	-	-	-	-	-	-	-	6,351,159	-	-
10070	Extraordinary Items (Net Gain/Loss)	-	-	-	-	-	-	-	-	-	-
10080	Special Items (Pension/OPEB Allocation)	-	-	-	-	-	-	5,777,084	-	17,422,978	-
10091	Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-	(1,442,281)	-	-
10092	Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-	1,442,281	-	-
10100	Total other financing sources (uses)	-	-	-	-	-	-	5,777,084	-	17,422,978	-
10000	**EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES**	$ -	$ (3,702)	$ 101,627	$ (429,473)	$ 68,510	$ (3,400)	$ (4,811,656)	$ -	$ 31,697,593	$ 17,400,484
	Memo Account Information										
11020	Required annual debt principal payments	$ -	$ -	$ -	$ -	$ -	$ -	$ 610,000	$ -	$ 4,157,237	$ 440,396
11030	Beginning equity	-	620,597	195,973	35,196,995	238,293	-	(18,817,623)	-	216,097,879	57,287,198
11040	Prior period adjustments, equity transfers	-	-	-	9,889,154	-	-	6,839,842	-	-	-
11170	Administrative fee equity	-	-	-	-	-	-	-	-	(79,433)	-
11180	Housing assistance payments equity	-	-	-	-	-	-	-	-	2,225,155	-
11190	Unit months available	-	-	-	-	704	-	-	-	299,359	17,460
11210	Number of unit months leased	-	615	-	-	-	-	-	-	268,219	16,874
11620	Building purchases	-	-	-	-	-	-	28,372	-	20,030,458	-
13510	CFFP debt services payments	-	-	-	-	-	-	-	-	2,922,020	-

OTHER INFORMATION

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
OTHER INFORMATION
SCHEDULE OF RESTRICTED AND NONRESTRICTED NET REVENUES
DECEMBER 31, 2022

Schedule of Restricted and Nonrestricted Net Revenues

	Nonrestricted Revenues			Nonrestricted Operating Expenses Excluding Depreciation and Debt Service		
	COCC	Business Activities	Component Unit Blended	COCC	Business Activities	Component Unit Blended
2017	$ 23,102,354	$ 812,826	$ 6,525,932	$ 29,475,885	$ 108,766	$ 445,683
2018	13,103,910	1,493,423	6,192,719	14,986,579	74,838	510,756
2019	18,297,572	2,370,204	8,295,637	9,663,581	1,587,954	1,044,484
2020	15,905,501	1,035,153	7,988,071	14,942,527	254,818	2,039,592
2021	15,302,927	270,769	14,239,391	13,116,080	86,361	1,750,031
2022	14,815,094	170,330	39,361,966	24,141,207	159,653	22,191,183

	Restricted Revenues			Restricted Operating Expenses Excluding Depreciation and Debt Service		
	COCC	Business Activities	Component Unit Blended	COCC	Business Activities	Component Unit Blended
2017	$ -	$ 276,525	$ 5,697,239	$ -	$ 283,448	$ 3,272,591
2018	-	168,423	6,525,150	-	149,916	3,802,044
2019	-	205,094	6,351,669	-	300,241	4,370,597
2020	-	2,291,788	8,295,324	-	416,450	7,434,869
2021	-	1,344,048	10,307,374	-	1,254,641	8,459,026
2022		759,788	5,955,007		559,001	233,365

	Revenues per FDS			Operating Expenses Excluding Depreciation and Debt Service per FDS		
	COCC	Business Activities	Component Unit Blended	COCC	Business Activities	Component Unit Blended
2017	$ 23,102,354	$ 1,089,351	$ 12,223,171	$ 29,475,885	$ 392,214	$ 3,718,274
2018	13,103,910	1,661,846	12,717,869	14,986,579	224,754	4,312,800
2019	18,297,572	2,575,298	14,647,306	9,663,581	1,888,195	5,415,081
2020	15,905,501	3,326,941	16,283,395	14,942,527	671,268	9,474,461
2021	15,302,927	1,614,817	24,546,765	13,116,080	1,341,002	10,209,057
2022	14,815,094	930,118	45,316,973	24,141,207	718,654	22,424,548

Revenues per FDS line 70000

Expenses per FDS line 96900 less line 967000

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
OTHER INFORMATION
SCHEDULE OF UNRESTRICTED NET INCOME
DECEMBER 31, 2022

Schedule of Unrestricted Net Income

	Authority Revenues Nonrestricted	Nonrestrictive Operating Expenses Excluding Depreciation and Debt Service	Net Income (Loss)
2017	$ 30,441,112	$ 30,030,334	$ 410,778
2018	20,790,052	15,572,174	5,217,878
2019	28,963,413	12,296,019	16,667,394
2020	24,928,725	17,236,937	7,691,788
2021	29,813,087	14,952,472	14,860,615
2022	54,347,390	46,492,043	7,855,347

	Authority Revenues Nonrestricted	Nonrestrictive Operating Expenses Excluding Depreciation and Debt Service	Net Income (Loss)
2017	$ 30.4	$ 30.0	$ 0.4
2018	20.8	15.6	5.2
2019	29.0	12.3	16.7
2020	24.9	17.2	7.7
2021	29.8	15.0	14.9
2022	54.4	46.5	7.9

SINGLE AUDIT REPORT

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

Members of the Board
Cuyahoga Metropolitan Housing Authority
Cleveland, Ohio

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of Cuyahoga Metropolitan Housing Authority(the Authority), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Cuyahoga Metropolitan Housing Authority's basic financial statements, and have issued our report thereon dated July 26, 2023. Our report includes a reference to other auditors who audited the financial statements of Garden Valley Housing Partnership I, L.P., Garden Valley Housing Partnership II, L.P., Garden Valley Housing Partnership III, L.P., Garden Valley Housing Partnership IV, L.P., Euclid-Lee Senior, L.P., Miles Pointe Elderly, L.P., Fairfax Intergenerational Housing, L.P., Bohn Tower Redevelopment, L.P., Carver Park Phase I, L.P., Carver Park Phase II, L.P., Riverside Park Phase II, L.P., Riverside Park Phase III, LP, and East Side Neighborhood Homes, L.P. as described in our report on the Authority's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors. The financial statements of Garden Valley Housing Partnership I, L.P., Garden Valley Housing Partnership II, L.P., Garden Valley Housing Partnership III, L.P., Euclid-Lee Senior, L.P., Miles Pointe Elderly Limited Partnership, Fairfax Intergenerational Housing, L.P., Riverside Park Phase II, L.P., Riverside Park Phase III, L.P., and East Side Neighborhood Homes, L.P. were not performed in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances or reportable noncompliance associated of these entities.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Cuyahoga Metropolitan Housing Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Cuyahoga Metropolitan Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Cuyahoga Metropolitan Housing 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 entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Cuyahoga Metropolitan Housing 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 financial statements. 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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Toledo, Ohio
July 26, 2023

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

Members of the Board
Cuyahoga Metropolitan Housing Authority
Cleveland, Ohio

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Cuyahoga Metropolitan Housing Authority's 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 each of Cuyahoga Metropolitan Housing Authority's major federal programs for the year ended December 31, 2022. Cuyahoga Metropolitan Housing Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

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

Basis for Opinion on Each Major Federal Program

We conducted our 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; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative* Requirements*, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Cuyahoga 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 Cuyahoga Metropolitan Housing Authority's compliance with the compliance requirements referred to above.

Other Matter – Federal Expenditures Not included in the Compliance Audit

The Authority's basic financial statements include the operations of the discretely presented component units which may have received federal awards, and which are not included in the schedule of expenditures of federal awards for the year ended December 31, 2022. Our audit, described below, did not include the operations of the aggregate discretely presented component units because other auditors were engaged to perform audits of compliance.

Responsibilities of Management for Compliance

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

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Cuyahoga 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 Cuyahoga 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 Cuyahoga 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 Cuyahoga 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 Cuyahoga 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.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance, which is required to be reported in accordance with the Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as item 2022-001. Our opinion on each major federal program is not modified with respect to this matter.

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

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify a certain deficiency in internal control over compliance that we consider to be a significant deficiency.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2022-001, to be a significant deficiency.

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.

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

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.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Toledo, Ohio
July 26, 2023

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2022

Federal Grantor/Pass through Grantor/ Program or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Federal Expenditures
U.S. Department of Housing and Urban Development (HUD)				
Direct Awards:				
Public and Indian Housing	14.850	N/A	$ -	$ 54,822,032
Public Housing Capital Fund Program	14.872	N/A	-	37,831,262
Resident Opportunity and Supportive Services	14.870	N/A	-	521,110
Choice Neighborhood Implementation Grant	14.889	N/A	-	639,667
Section 8 Project-Based Cluster				
Moderate Rehabilitation	14.856	N/A	-	433,721
New Construction and Substantial Rehabilitation	14.182	N/A	-	12,973,263
Total Section 8 Project-Based Cluster				13,406,984
Housing Voucher Cluster:				
Mainstream Vouchers	14.879	N/A	-	774,873
Housing Choice Vouchers	14.871	N/A	-	118,040,329
Emergency Housing Vouchers	14.871	N/A	-	1,371,261
Total Housing Choice Vouchers				119,411,590
Total Housing Voucher Cluster				120,186,463
Total Expenditures of Federal Awards				$ 227,407,518

See accompanying Notes to Schedule of Expenditures of Federal Awards.

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2022

NOTE 1 BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) presents the activity of all federal financial assistance programs of the Cuyahoga Metropolitan Housing Authority (the Authority) for the year ended December 31, 2022. The Authority's reporting entity is defined in Note 1 to the Authority's financial statements. The information in this Schedule is presented in accordance with the requirements of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

NOTE 3 INDIRECT COST RATE

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

NOTE 4 NONCASH FEDERAL ASSISTANCE

The Authority did not receive any noncash federal assistance for the year ended December 31, 2022.

CUYAHOGA METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED DECEMBER 31, 2022

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued: Unmodified
2. Internal control over financial reporting:
   - Material weakness(es) identified? ______ yes __x__ no
   - Significant deficiency(ies) identified? ______ yes __x__ none reported
3. Noncompliance material to financial statements noted? ______ yes __x__ no

Federal Awards

1. Internal control over major federal programs:
   - Material weakness(es) identified? ______ yes __x__ no
   - Significant deficiency(ies) identified? __x__ yes ______ none reported
2. Type of auditors' report issued on compliance for major federal programs: Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? __x__ yes ______ no

Identification of Major Federal Programs

ALN Number(s)	Name of Federal Program or Cluster
14.850	Public and Indian Housing

Dollar threshold used to distinguish between Type A and Type B programs: $ 3,000,000

Auditee qualified as low-risk auditee? __x__ yes ______ no

Section II – Financial Statement Findings

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

Section III – Federal Award Findings and Questioned Costs

2022 – 001

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Public and Indian Housing

Assistance Listing Number: 14.850

Federal Award Identification Number and Year: OH003 - 2022

Award Period: January 1, 2022 through December 31, 2022

Type of Finding: Significant Deficiency in Internal Control over Compliance and Other Matters

Criteria or specific requirement: For both family income examinations and reexaminations, obtain and document in the family file third party verification of (a) reported family annual income, (b) the value of assets, (c) expenses related to deductions from annual income, and (d) other factors that affect the determination of adjusted income or income-based rent (24 CFR section 960.259). Per 24 CFR part 5, the Authority must obtain documentation and verification of citizenship and eligible immigration status for all household members. CFR 200.303 states "The non-Federal entity must: (a) Establish and maintain effective internal control over the Federal award that provides reasonable assurance that the non-Federal entity is managing the Federal award in compliance with Federal statutes, regulations, and the terms and conditions of the Federal award. These internal controls should be in compliance with guidance in “Standards for Internal Control in the Federal Government” issued by the Comptroller General of the United States or the “Internal Control Integrated Framework”, issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO)."

Condition: During our testing of 40 tenant files for eligibility requirements, the Authority was unable to locate complete support for 1 tenant file. They were unable to locate the following:

- Birth certificates for all dependents
- Declaration 214 form for all members of the household
- Copy of the completed annual recertification checklist

Additionally, the third-party support provided for their wages did not agree to the wages listed on the HUD-50058.

Questioned costs: Unknown

Context: Testing of 40 Public and Indian Housing tenant files identified an exception in 1 file. In this instance, the file did not contain full support for the recertification tested and did not have income support that matched the income listed in the HUD-50058.

Section III – Federal Award Findings and Questioned Costs (Continued)

2022 – 001 (Continued)

Cause: The one instance of missing information and support out of the forty tenant files sampled was contributed to by staffing transition together with COVID dynamics, and the corresponding regulatory waivers, where families self-certified annual income and family composition or were orally interviewed as opposed to in-person interviews with full verification of reported family circumstances with documented support. This nearly two-year period where full verification was not required resulted in unintended consequences and a changed tenant dynamic once the regulatory waivers expired at the close of 2021. Additionally, significant staff turnover resulted in employees hired during the COVID waiver period having to adjust to the guidelines which, though they existed previously, were not effective during their tenure. Stated clearly, some of these individuals had never conducted recertifications in the pre-COVID process. This transition compounded the problem, and while human error may have also been a factor in this instance, going forward the Authority expects to meet the recertification requirements.

Effect: The Authority is not in compliance with HUD guidelines for family reexaminations.

Repeat Finding: No

Recommendation: We recommend the Authority review their recertification process to ensure all necessary documentation is maintained and accurate.

Views of responsible officials: There is no disagreement with the audit finding.

CMHA
ENRICHING LIVES SINCE 1933
CUYAHOGA METROPOLITAN HOUSING AUTHORITY

EXECUTIVE OFFICE
8120 Kinsman Road, Cleveland, Ohio 44104
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CUYAHOGA METROPOLITAN HOUSING AUTHORITY
CORRECTIVE ACTION PLAN
YEAR ENDED DECEMBER 31, 2022

U.S. Department of Housing and Urban Development

The Cuyahoga Metropolitan Housing Authority (the Authority) respectfully submits the following corrective action plan for the year ended December 31, 2022.

Audit period: January 1, 2022 through December 31, 2022

The finding from the schedule of findings and questioned costs is discussed below. The finding is numbered consistently with the numbers assigned in the schedule.

FINDINGS—FEDERAL AWARD PROGRAMS AUDITS

U.S. Department of Housing and Urban Development

2022-001 Public and Indian Housing – Assistance Listing No. 14.850

Recommendation: We recommend the Authority review their recertification process to ensure all necessary documentation is maintained and accurate.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: The Authority will review the recertification process to ensure that all required documentation is maintained in tenant files.

Name of the contact person responsible for corrective action: Sharhonda Greer, Director of Conventional and Multifamily Affordable Housing Programs

Planned completion date for corrective action plan: December 31, 2023

If the U.S. Department of Housing and Urban Development has questions regarding this plan, please call Bo Truett at 216-348-5000.

OHIO AUDITOR OF STATE
KEITH FABER

CUYAHOGA METROPOLITAN HOUSING AUTHORITY

CUYAHOGA COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

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

Certified for Release 10/5/2023

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