

**CENTER HOUSING AUTHORITY**

**FINANCIAL STATEMENTS**

**JUNE 30, 2021**

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# Green & Associates LLC

Certified Public Accountants & Business Consultants

## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
Center Housing Authority

We have audited the accompanying financial statements of the business-type activities of Center Housing Authority as of and for the year ended June 30, 2021, which collectively comprise the Authority's basic financial statements as listed in the table of contents and the notes to the financial statements.

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, of the Center Housing Authority as of June 30, 2021, and the respective changes in financial position and, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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### **Other-Matters**

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

The financial data schedules, as listed in the table of contents, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in cursive script that reads "G. & Associates LLP". The signature is written in black ink and is positioned above the typed name and date.

Longmont, CO  
December 16, 2021

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

## **Management Discussion and Analysis**

As management of the Center Housing Authority (Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2021.

### **Financial Highlights**

The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$581,844.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statement. The Authority's financial statements comprise two components: 1) financial statements, and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

### **Financial Statements**

The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private-sector business.

The statement of net position presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The statement of activities presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as an underlying event giving rise to the change occurs, regardless of the time of related cash flows.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The Authority has one proprietary fund, an Enterprise Fund. The Authority uses an Enterprise Fund to account for its low-income affordable housing activities. Note 1 to the financial statements provides additional information on Authority's funds.

### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statement can be found beginning on page 9.

### **Financial Analysis**

As noted, Net Position may, over time serve as a useful indicator of the Authority's financial position. The largest portion of the Authority's Net Position reflects its investment in capital assets (e.g. land improvements, building, and equipment), less any related outstanding debt used to acquire those assets. The Authority uses these capital assets to provide affordable low rent housing to its tenants and are not available for future spending.

## Condensed Statement of Net Position

	2021	2020	Change
<b>ASSETS</b>			
Cash and cash equivalents	\$ 317,978	\$ 330,463	\$ (12,485)
Other current assets	16,185	13,095	3,090
Capital assets	449,387	465,897	(16,510)
Total Assets	<u>783,550</u>	<u>809,455</u>	<u>(25,905)</u>
Deferred Outflows of Resources	<u>44,014</u>	<u>14,619</u>	<u>29,395</u>
<b>LIABILITIES</b>			
Current liabilities	24,910	28,051	(3,141)
Long term liabilities	110,987	140,724	(29,737)
Total liabilities	<u>135,897</u>	<u>168,775</u>	<u>(32,878)</u>
Deferred Inflows of Resources	<u>109,823</u>	<u>70,323</u>	<u>39,500</u>
<b>NET POSITION</b>			
Net investment in capital assets	449,387	465,897	(16,510)
Restricted - HAP	14,902	12,435	2,467
Unrestricted	117,555	106,644	10,911
Total Net Position	<u>\$ 581,844</u>	<u>\$ 584,976</u>	<u>\$ (3,132)</u>

As of the current fiscal year, as well as in the previous fiscal year, the Authority is able to report a positive balance in the Net Position. Capital assets have decreased over the prior year. This is due to improvements added during year 2021 in an amount less than the depreciation incurred during 2021. Current assets have increased due to an increase in cash as a result of operations. Current liabilities have increased due to the normal timing of payments. Long Term liabilities have decreased due to changes in the net pension liability. The net position decreased due to expenses exceeding revenues for the year.

### Change in Net Position

	2021	2020	Increase (Decrease)
<b>Revenue:</b>			
Operating Revenue			
Charges for Services	\$ 172,986	\$ 155,253	\$ 17,733
Grants and Contribution	266,063	195,896	70,167
Other Income	197	830	(633)
Total Revenue	<u>439,246</u>	<u>351,979</u>	<u>87,267</u>
<b>Expenses:</b>			
Operating Expenses	351,182	340,321	10,861
Non Operating Expenses	91,196	74,381	16,815
Total Expenses	<u>442,378</u>	<u>414,702</u>	<u>27,676</u>
Change in Net Position	(3,132)	(62,723)	59,591
Net Position-Beginning	584,976	647,699	(62,723)
Net Position-Ending	<u>\$ 581,844</u>	<u>\$ 584,976</u>	<u>\$ (3,132)</u>

The revenue is increased in 2021, from the prior year due to an increase in grants and capital contributions and rental income. The expenses are increased due higher maintenance and operation expenses and pension related expenses.

**Cash Flows**

	<u>2021</u>	<u>2020</u>	Increase (Decrease)
Cash Flows Used by Operating Activities	\$ (148,610)	\$ (143,165)	\$ (5,445)
Cash Flows From (Used) by Non Capital Financing Activities	212,878	128,189	84,689
Cash Flows From (Used) by Capital and Related Financing Activities	(68,035)	(10,544)	(57,491)
Cash Flows From (Used) by Investing Activities	197	830	(633)
Change in Cash and Cash Equivalents	<u>(3,570)</u>	<u>(24,690)</u>	<u>21,120</u>
Cash and Cash Equivalents Beginning of Year	330,463	355,153	(24,690)
Cash and Cash Equivalents Ending of Year	<u>\$ 326,893</u>	<u>\$ 330,463</u>	<u>\$ (3,570)</u>

**Capital Assets**

The Authority’s investment in capital assets as of June 30, 2021, amounts to \$449,387 (net of accumulated depreciation). This investment in capital assets included Land Improvements, Building and Equipment. The Authority’s capital expenditures were \$68,035 during fiscal year 2021. The only disposals were substantially depreciated items. Additional information on the Authority’s capital assets can be found in note 3 to the financial statements.

**Long Term Debt**

At the end of the year, the Authority did not have any outstanding debt.

**Economic Factors and Next Year’s Revenue**

The Authority does not receive any revenue by taxes. Due to changing market conditions there have been fluctuations in vacancy rates.

**Request for Information**

This financial report is designed to provide an overview of the Center Housing Authority’s finances for all interested parties. Questions concerning any of the information provided in this report, or requests for additional information should be addressed to:

Center Housing Authority  
138 S Worth Street  
Center, CO 81125



## **BASIC FINANCIAL STATEMENTS**

**CENTER HOUSING AUTHORITY  
STATEMENT OF NET POSITION  
JUNE 30, 2021**

**ASSETS**

Current Assets	
Cash and Cash Equivalents	\$ 317,978
Tenants Receivable (net of bad debt allowance)	1,237
Prepaid Expenses	6,033
Cash Security Deposit - Restricted	8,915
Total Current Assets	<u>334,163</u>
Non Current Assets	
Capital Assets	
Land	66,730
Building and Improvements	2,995,891
Equipment	150,884
Less Accumulated Depreciation	<u>(2,764,118)</u>
Total Capital Assets Net of Depreciation	<u>449,387</u>
Total Noncurrent Assets	<u>449,387</u>
TOTAL ASSETS	<u>783,550</u>

**DEFERRED OUTFLOWS OF RESOURCES**

Deferred Outflows - Pensions	43,188
Deferred Outflows - OPEB	826
Total Deferred Outflows of Resources	<u>44,014</u>

**LIABILITIES**

Current Liabilities	
Accounts Payable	6,177
Other Accrued Liabilities	7,637
Tenant Security Deposits	8,915
Accrued Compensated Absences	2,181
Total Current Liabilities	<u>24,910</u>
Noncurrent Liabilities:	
Net Pension Liability	97,433
Net OPEB Liability	13,554
Total Noncurrent Liabilities	<u>110,987</u>
TOTAL LIABILITIES	<u>135,897</u>

**DEFERRED INFLOWS OF RESOURCES**

Deferred Inflows- Pensions	105,369
Deferred Inflows- OPEB	4,454
Total Deferred Inflows of Resources	<u>109,823</u>

**NET POSITION**

Net Investment in Capital Assets	449,387
Restricted - HAP	14,902
Unrestricted	117,555
TOTAL NET POSITION	<u>\$ 581,844</u>

See the accompanying Independent Auditors' Report

**CENTER HOUSING AUTHORITY**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED JUNE 30, 2021**

<b>OPERATING REVENUES:</b>	
Dwelling Rental	\$ 158,017
Other Income	14,969
<b>TOTAL OPERATING REVENUES</b>	172,986
<b>OPERATING EXPENSES:</b>	
General and Administrative	155,925
Utilities	26,849
Maintenance and Operation	115,084
Depreciation	53,324
<b>TOTAL OPERATING EXPENSES</b>	351,182
<b>OPERATING (LOSS)</b>	(178,196)
<b>NON OPERATING REVENUES (EXPENSES):</b>	
Governmental Grants	266,063
Housing Assistance Payments	(59,975)
Loss on disposal of assets	(31,221)
Interest Income	197
<b>TOTAL NONOPERATING REVENUE ( EXPENSE)</b>	175,064
<b>CHANGE IN NET POSITION</b>	(3,132)
<b>NET POSITION - BEGINNING</b>	584,976
<b>NET POSITION - ENDING</b>	\$ 581,844

See the accompanying Independent Auditors' Report

**CENTER HOUSING AUTHORITY  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED JUNE 30, 2021**

Cash Flows From Operating Activities:	
Cash Received from Tenants	\$ 172,174
Cash Paid to Employees	(181,445)
Cash Paid to Suppliers	<u>(139,339)</u>
Net Cash (Used) by Operating Activities	<u>(148,610)</u>
Cash Flows From Noncapital Financing Activities:	
Government Grants	272,853
Housing Assistance Payments	<u>(59,975)</u>
Net Cash Provided by Non-Capital Financing Activities	<u>212,878</u>
Cash Flows From Capital and Related Financing Activities:	
Purchase of Property, Plant and Equipment	<u>(68,035)</u>
Net Cash (Used) by Capital and Related Financing Activities	<u>(68,035)</u>
Cash Flows from Investing Activities:	
Interest Income	<u>197</u>
Net Cash Provided by the Investing Activities	<u>197</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(3,570)
Cash and Cash Equivalents, Beginning	<u>330,463</u>
Cash and Cash Equivalents, Ending	<u><u>\$ 326,893</u></u>
Detail of cash and cash equivalents:	
Cash	317,978
Cash -security deposit	<u>8,915</u>
Total cash and cash equivalents	<u><u>\$ 326,893</u></u>
Reconciliation of Operating Income to Net	
Cash Used for Operating Activities:	
Operating Loss	\$ (178,196)
Adjustments to Reconcile Operating Loss to	
Net Cash Used for Operating Activities:	
Depreciation	53,324
Pension related changes	(19,632)
Changes in Assets and Liabilities:	
Accounts Receivable - Tenants	(669)
Prepaid Expenses	(296)
Accounts Payable	(761)
Security Deposit	(143)
Other Accrued Liabilities	(481)
Compensated Absences	<u>(1,756)</u>
Net Cash (Used) by Operating Activities	<u><u>\$ (148,610)</u></u>

See the accompanying Independent Auditors' Report

**Center Housing Authority**  
**Notes to Financial Statements**  
**June 30, 2021**

**Note 1 Summary of Significant Accounting Policies**

The Center Housing Authority (the Authority) was established in 1974 in order to provide low-income housing. The Authority is managed by a Board of Commissioners. The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (US GAAP). The significant accounting policies of the Authority are described below.

**Reporting Entity**

In evaluating how to define the government, for financial reporting purposes, the Authority's management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in Governmental Accounting Standards Board ("GASB") Statement No. 14, "The Financial Reporting Entity" as amended by GASB No. 39. GASB pronouncements set forth the financial accountability of governmental organizations elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. Based upon the application of these criteria, no entities will be included in the Authority's reporting entity.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

Enterprise fund accounting is utilized by the Authority in accordance with accounting principles generally accepted in the United States of America.

Enterprise funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recorded when incurred. Depreciation is computed and recorded as an operating expense. Expenditures for capital outlay are recognized as increases in capital assets. Retirement of bonds is recorded as a reduction of liabilities.

The Authority distinguishes *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. The principal operating revenues of the Authority are charges to tenants for rent. Operating expenses include the cost of providing low-income housing, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The Authority applies GASB pronouncements in the financial statements. The Authority follows the provisions of Governmental Accounting Standards Board (GASB) Statement No. 34 *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*. Statement No. 34 establishes standards for external financial reporting for all state and local governmental entities which includes a management's discussion and analysis section; a statement of net position; a statement of revenues, expenses, and changes in net position; and a statement of cash flows.

It requires the classification of net position into three components: Net investment in capital assets; restricted; and unrestricted. When both restricted and unrestricted assets are available to be used it is the Authority's policy to utilize restricted assets first.

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 1 Summary of Significant Accounting Policies (Continued)**  
**Basis of Accounting (continued)**

Proprietary Fund – The Authority’s operations are accounted for in a single enterprise fund. Enterprise funds account for those operations financed and operated in a manner similar to private business or where the Authority has decided that determination of revenues earned, costs incurred, and net income is necessary for management accountability. The Authority has the following programs within the Enterprise Fund.

*Low Rent-* This program consists of 30 public housing units. Under this program HUD provides funding under an annual contribution contract and the capital fund program.

*Rural Development* – This program consists of a 10-unit apartment complex financed by the U.S. Department of Agriculture.

*Housing Choice Vouchers* – This program consists of the administration of 25 section 8 affordable housing vouchers.

*State and Local Funds* - Accounts for general operations and revenues of the Authority.

**Assets and Liabilities**

Investments – investments are recorded at fair value, which approximates cost.

Receivables – all receivables are reported at their book value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

Capital assets - assets are stated at cost or estimated cost. The capitalization threshold for fixed assets is \$5,000. Depreciation over the estimated useful lives of the assets is computed using the straight-line method. The estimated useful lives are 10-40 years for buildings and improvements, and 3-10 years for equipment.

**Cash and Cash Equivalents**

For purposes of the statement of cash flows, cash equivalents are defined as investments (including restricted assets) with maturity of three months or less at date of acquisition. The Authority considers certificates of deposit with maturities of more than three months at date of purchase as investments.

**Use of Estimates in the Preparation of Financial Statements**

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 and disclosures. Accordingly, actual results may differ from the estimates.

**Compensated Absences**

The Authority’s personnel policies permit employees to accrue compensated absences. Permanent employees will be compensated for 1/3 of their sick time and all of their accrued vacation upon termination of their employment with the Authority.

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 1 Summary of Significant Accounting Policies (Continued)**

**Budgets and Budgetary Accounting**

Budgets are adopted on a cash basis. Annual appropriated budgets are adopted for the fund. All annual appropriations lapse at fiscal year-end.

The Authority adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- State law requires budgets for all funds. The budget includes proposed expenditures and the means of financing them. All budgets lapse at year-end.
- Prior to June 30, the budget is adopted by formal resolution.
- Budgets are required to be filed with the State of Colorado within thirty days after the beginning of the fiscal year.
- Expenditures may not legally exceed appropriations at the fund level.
- The Authority Board must approve revisions that alter the total expenditures of any fund.
- Budgeted amounts reported in the accompanying financial statements are as originally adopted by the Authority Board or revised by the Authority Board.

**Short-Term Inter-program Receivables/Payables and Transfers**

During the course of operations, transactions may occur between individual programs for the goods provided or services rendered. These receivables and payables are classified as due from other programs or due to other programs on the balance sheet and have been eliminated in the government wide statement of net position. The outstanding balances between programs result mainly from the time lag between the dates that (1) transactions are recorded in the accounting system, and (2) payments between programs are made. The composition of inter program balances as of June 30, 2021, is as follows:

Program	Due (to) Other Programs				
	Low Rent	Rural Development	Housing Choice Vouchers	State and Local	Total
Low Rent	\$ -	\$ (1,059)	\$ (2,819)	\$ (4,562)	\$ (8,440)
Rural Development	1,059	-	-	-	1,059
Housing Choice Vouchers	2,819	-	-	-	2,819
State and Local	4,562	-	-	-	4,562
<b>Total</b>	<b>\$ 8,440</b>	<b>\$ (1,059)</b>	<b>\$ (2,819)</b>	<b>\$ (4,562)</b>	<b>\$ -</b>

**Note 2 Cash and Investments**

**Restricted Cash**

Security deposits received from tenants are classified as restricted on the Statement of Net Position in the amount of \$8,915 as of June 30, 2021.

**Cash Deposits**

As of June 30, 2021, the Authority's cash deposits had a carrying balance of \$60,724 and corresponding bank balance of \$61,352. The Authority had investments in money market accounts with a book balance of \$266,169 and a bank balance of \$266,169, of which \$250,000 was FDIC insured.

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 2 Cash and Investments (Continued)**

collateral is specified under the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The Authority had \$77,521 collateralized under PDPA at June 30, 2021, accordingly the Authority was not exposed to credit risk.

The Colorado Divisions of Banking and Financial Services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

**Custodial Credit Risk – Deposits**

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 does not have a deposit policy for custodial credit risk. As of June 30, 2021, none of the Authority's bank deposits were exposed to custodial credit risk.

**Investments**

Colorado statutes specify in which investment instruments the units of local government may invest:

- Obligations of the United States and certain United States government agency securities.
- Certain international agency securities.
- General obligation and revenue bonds of United States local government entities.
- Bankers' acceptances of certain banks.
- Commercial paper.
- Local government investment pools.
- Written repurchase agreements collateralized by certain authorized securities.
- Certain money market funds.
- Guaranteed investment contracts.

The Authority has not adopted a formal investment policy.

**Note 3 Capital Assets**

The following is a summary of fixed assets at June 30, 2021:

	Beginning Balance	Increase	Decrease	Ending Balance
Non-depreciable				
Land	\$ 66,730	\$ -	\$ -	\$ 66,730
Total non-depreciable	<u>66,730</u>	<u>-</u>	<u>-</u>	<u>66,730</u>
Capital assets, being depreciated:				
Buildings and improvements	3,083,386	6,700	(94,195)	2,995,891
Equipment	120,286	61,335	(30,737)	150,884
Total capital assets being depreciated	<u>3,203,672</u>	<u>68,035</u>	<u>(124,932)</u>	<u>3,146,775</u>
Total Capital Assets	3,270,402	68,035	(124,932)	3,213,505
Less accumulated depreciation	<u>(2,804,505)</u>	<u>(53,324)</u>	<u>93,711</u>	<u>(2,764,118)</u>
Net Capital Assets	<u>\$ 465,897</u>	<u>\$ 14,711</u>	<u>\$ (31,221)</u>	<u>\$ 449,387</u>



**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 4 Tenant Receivable**

Following is detail of Tenant Receivable

	Low Rent / Section 8	Public Housing	Rural Development	Total
Tenant Receivable	\$ -	\$ 297	\$ 940	\$ 1,237
Bad Debt Allowance	-	-	-	-
Net Receivable	<u>\$ -</u>	<u>\$ 297</u>	<u>\$ 940</u>	<u>\$ 1,237</u>

**Note 5 Defined Benefit Pension Plan**

**Summary of Significant Accounting Policies**

*Pensions* The Center Housing Authority participates in the Local Government Division Trust Fund (LGDTF), a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employees’ Retirement Association of Colorado (“PERA”). The net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position (FNP) and additions to/deductions from the FNP of the LGDTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

The Colorado General Assembly passed significant pension reform through Senate Bill (SB) 18-200: *Concerning Modifications To the Public Employees’ Retirement Association Hybrid Defined Benefit Plan Necessary to Eliminate with a High Probability the Unfunded Liability of the Plan Within the Next Thirty Years*. The bill was signed into law by Governor Hickenlooper on June 4, 2018. SB 18-200 made changes to certain benefit provisions. Most of these changes were in effect as of June 30, 2021.

**General Information about the Pension Plan**

*Plan description.* Eligible employees of the Center Housing Authority are provided with pensions through the LGDTF—a cost-sharing multiple-employer defined benefit pension plan administered by PERA. Plan benefits are specified in Title 24, Article 51 of the Colorado Revised Statutes (C.R.S.), administrative rules set forth at 8 C.C.R. 1502-1, and applicable provisions of the federal Internal Revenue Code. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available comprehensive annual financial report (Annual Report) that can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

*Benefits provided as of December 31, 2020.* PERA provides retirement, disability, and survivor benefits. Retirement benefits are determined by the amount of service credit earned and/or purchased, highest average salary, the benefit structure(s) under which the member retires, the benefit option selected at retirement, and age at retirement.

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

C.R.S. § 24-51-602, 604, 1713, and 1714.

The lifetime retirement benefit for all eligible retiring employees under the PERA benefit structure is the greater of the:

- Highest average salary multiplied by 2.5 percent and then multiplied by years of service credit.
- The value of the retiring employee's member contribution account plus a 100 percent match on eligible amounts as of the retirement date. This amount is then annuitized into a monthly benefit based on life expectancy and other actuarial factors.

The lifetime retirement benefit for all eligible retiring employees under the Denver Public Schools (DPS) benefit structure is the greater of the:

- Highest average salary multiplied by 2.5 percent and then multiplied by years of service credit.
- \$15 times the first 10 years of service credit plus \$20 times service credit over 10 years plus a monthly amount equal to the annuitized member contribution account balance based on life expectancy and other actuarial factors.

In all cases the service retirement benefit is limited to 100 percent of highest average salary and also cannot exceed the maximum benefit allowed by federal Internal Revenue Code.

Members may elect to withdraw their member contribution accounts upon termination of employment with all PERA employers; waiving rights to any lifetime retirement benefits earned. If eligible, the member may receive a match of either 50 percent or 100 percent on eligible amounts depending on when contributions were remitted to PERA, the date employment was terminated, whether 5 years of service credit has been obtained and the benefit structure under which contributions were made.

As of December 31, 2020, benefit recipients who elect to receive a lifetime retirement benefit are generally eligible to receive post-retirement cost-of-living adjustments, referred to as annual increases in the C.R.S., once certain criteria are met. Pursuant to SB 18-200, eligible benefit recipients under the PERA benefit structure who began membership before January 1, 2007, and all eligible benefit recipients of the DPS benefit structure will receive an annual increase of 1.25 percent unless adjusted by the automatic adjustment provision (AAP) pursuant to C.R.S. § 24-51-413. Eligible benefit recipients under the PERA benefit structure who began membership on

**Center Housing Authority  
Notes to Financial Statements (Continued)  
June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

or after January 1, 2007 will receive the lesser of an annual increase of 1.25 percent or the average of the Consumer Price Index for Urban Wage Earners and Clerical Workers for the prior calendar year, not to exceed 10 percent of PERA's Annual Increase Reserve (AIR) for the LGDTF. The AAP may raise or lower the aforementioned annual increase by up to 0.25 percent based on the parameters specified in C.R.S. § 24-51-413.

Disability benefits are available for eligible employees once they reach five years of earned service credit and are determined to meet the definition of disability. The disability benefit amount is based on the lifetime retirement benefit formula(s) shown above considering a minimum 20 years of service credit, if deemed disabled.

Survivor benefits are determined by several factors, which include the amount of earned service credit, highest average salary of the deceased, the benefit structure(s) under which service credit was obtained, and the qualified survivor(s) who will receive the benefits.

*Contributions provisions as of June 30, 2021* Eligible employees and the Center Housing Authority are required to contribute to the **LGDTF** at a rate set by Colorado statute. The contribution requirements are established under C.R.S. § 24-51-401, *et seq.* and § 24-51-413. Employee contribution rates for the period are summarized in the table below:

	January 1, 2020 Through June 30, 2020	July 1, 2020 Through December 31,	January 1, 2021 Through June 30, 2021	July 1, 2021 Through December 31,
Employee contribution (all employees other than State	8.00%	8.50%	8.50%	8.50%
State Troopers	10.75%	12.00%	12.00%	12.50%

\*\*Contribution rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).

The employer contribution requirements for all employees other than State Troopers are summarized in the table below:

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

	January 1, 2020 Through June 30, 2020	July 1, 2020 Through December 31, 2020	January 1, 2021 Through June 30, 2021	July 1, 2021 Through December 31, 2021
Employer contribution rate	10.00%	10.50%	10.50%	10.50%
Amount of employer contribution apportioned to the Health Care Trust Fund as specified in	(1.02)%	(1.02)%	(1.02)%	(1.02)%
Amount apportioned to the	8.98%	9.48%	9.48%	9.48%
Amortization Equalization Disbursement (AED) as specified in	2.20%	2.20%	2.20%	2.20%
Supplemental Amortization Equalization Disbursement (SAED) as specified in C.R.S.	1.50%	1.50%	1.50%	1.50%
Defined Contribution Supplement as specified in	N/A	N/A	0.02%	0.02%
<b>Total employer contribution rate to the LGDTF</b>	<b>12.68%</b>	<b>13.18%</b>	<b>13.20%</b>	<b>13.20%</b>

\*\*Contribution Rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).

Employer contributions are recognized by the LGDTF in the period in which the compensation becomes payable to the member and the Center Housing Authority is statutorily committed to pay the contributions to the LGDTF. Employer contributions recognized by the LGDTF from Center Housing Authority were \$19,393 for the year June 30, 2021.

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

At June 30, 2021 the Center Housing Authority reported a liability of \$97,433 for its proportionate share of the net pension liability. The net pension liability for the LGDTF was measured as of December 31, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2019. Standard update procedures were used to roll-forward the total pension liability to December 31, 2020. The Center Housing Authority proportion of the net pension liability was based on Center Housing Authority contributions to the LGDTF for the calendar year 2020 relative to the total contributions of participating employers to the LGDTF.

**Center Housing Authority  
Notes to Financial Statements (Continued)  
June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

At December 31, 2020, the Center Housing Authority proportion was .0186965925 percent, which was an increase of .0014820600 from its proportion measured as of December 31, 2019.

For the year ended June 30, 2021, the Center Housing Authority recognized pension expense of \$(18,311). At June 30, 2021, the Center Housing Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of	Deferred Inflows of
Difference between expected and	\$4,710	\$0
Changes of assumptions or other inputs	23,546	0
Net difference between projected and actual earnings on pension plan	0	(105,369)
Changes in proportion and differences between contributions recognized and proportionate share of contributions	6,378	0
Contributions subsequent to the measurement date	8,554	N/A
<b>Total</b>	<b>\$43,188</b>	<b>\$(105,369)</b>

\$10,441 reported as deferred outflows of resources related to pensions, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ended June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year ended June 30,</b>	
2022	\$(7,494)
2023	(10,892)
2024	(35,718)
2025	(16,631)
2026	0
Thereafter	\$0

*Actuarial assumptions.* The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

Actuarial cost method	Entry age
Price inflation	2.40%
Real wage growth	1.10%
Wage inflation	3.50%
Salary increases, including wage inflation	3.50%–10.45%
Long-term investment rate of return, net of pension plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Post-retirement benefit increases:	
PERA benefit structure hired prior to 1/1/07 and DPS benefit structure (compounded annually)	1.25%
PERA benefit structure hired after 12/31/06 <sup>1</sup>	Financed by the AIR

<sup>1</sup> Post-retirement benefit increases are provided by the AIR, accounted separately within each Division Trust Fund, and subject to moneys being available; therefore, liabilities related to increases for members of these benefit tiers can never exceed available assets.

Healthy mortality assumptions for active members were based on the RP-2014 White Collar Employee Mortality Table, a table specifically developed for actively working people. To allow for an appropriate margin of improved mortality prospectively, the mortality rates incorporate a 70 percent factor applied to male rates and a 55 percent factor applied to female rates.

Post-retirement non-disabled mortality assumptions were based on the RP-2014 Healthy Annuitant Mortality Table, adjusted as follows:

- **Males:** Mortality improvement projected to 2018 using the MP-2015 projection scale, a 73 percent factor applied to rates for ages less than 80, a 108 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.
- **Females:** Mortality improvement projected to 2020 using the MP-2015 projection scale, a 78 percent factor applied to rates for ages less than 80, a 109 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

The mortality assumption for disabled retirees was based on 90 percent of the RP-2014 Disabled Retiree Mortality Table.

The actuarial assumptions used in the December 31, 2019, valuation were based on the results of the 2016 experience analysis for the periods January 1, 2012, through December 31, 2015, as well as, the October 28, 2016, actuarial assumptions workshop and were adopted by PERA's Board during the November 18, 2016, Board meeting. The actuarial assumptions used in the December 31, 2019, valuation were based on the results of the 2016 experience analysis for the

**Center Housing Authority  
Notes to Financial Statements (Continued)  
June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

period January 1, 2012, through December 31, 2015, as well as the October 28, 2016, actuarial assumptions workshop and were adopted by PERA's Board during the November 18, 2016, Board meeting.

Based on the 2020 experience analysis, dated October	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation:	
Members other than State Troopers	3.20%-11.30%
State Troopers <sup>1</sup>	3.20%-12.40%
Long-term investment rate of return, net of pension plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Post-retirement benefit increases:	
PERA benefit structure hired prior to 1/1/07 and DPS benefit structure (compounded annually)	1.25%
PERA benefit structure hired after 12/31/06 <sup>2</sup>	Financed by the AIR

<sup>1</sup> C.R.S. § 24-51-101 (46), as amended, expanded the definition of "State Troopers" to include certain employees within the LGDTF, effective January 1, 2020. See Note 4 of the Notes to the Financial Statements in PERA's 2020 Annual Report for more information.

<sup>2</sup> Post-retirement benefit increases are provided by the AIR, accounted separately within each Division Trust Fund, and subject to moneys being available; therefore, liabilities related to increases for members of these benefit tiers can never exceed available assets.

Salary scale assumptions were revised to align with revised economic assumptions and to more closely reflect actual experience.

Rates of termination/withdrawal, retirement, and disability were revised to more closely reflect actual experience.

Pre-retirement mortality assumptions for Members other than State Troopers were based upon the PubG-2010 Employee Table with generational projection using scale MP-2019.

Pre-retirement mortality assumptions for State Troopers were based upon the PubS-2010 Employee Table with generational projection using scale MP-2019.

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

Post-retirement non-disabled mortality assumptions for Members other than State Troopers were based upon the PubG-2010 Healthy Retiree Table, adjusted as follows:

- **Males:** 94 percent of the rates prior to age 80 and 90 percent of the rates for ages 80 and older, with generational projection using scale MP-2019.
- **Females:** 87 percent of the rates prior to age 80 and 107 percent of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for State Troopers were based upon the unadjusted PubS-2010 Healthy Retiree Table, with generational projection using scale MP-2019.

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- **Males:** 97 percent of the rates for all ages, with generational projection using scale MP-2019.
- **Females:** 105 percent of the rates for all ages, with generational projection using scale MP-2019.

Disabled mortality assumptions for Members other than State Troopers were based upon the PubNS-2010 Disabled Retiree Table using 99 percent of the rates for all ages with generational projection using scale MP-2019.

Disabled mortality assumptions for State Troopers were based upon the unadjusted PubS-2010 Disabled Retiree Table with generational projection using scale MP-2019.

The mortality tables described above are generational mortality tables on a benefit-weighted basis.

The long-term expected return on plan assets is reviewed as part of regular experience studies prepared every four to five years for PERA. Recently this assumption has been reviewed more frequently. The most recent analyses were outlined in the Experience Study report dated October 28, 2020. As a result of the November 20, 2020, PERA Board meeting, the following economic assumptions were changed, effective December 31, 2020:

- Price inflation assumption decreased from 2.40 percent per year to 2.30 percent per year.
- Real rate of investment return assumption increased from 4.85 percent per year, net of investment expenses to 4.95 percent per year, net of investment expenses.
- Wage inflation assumption decreased from 3.50 percent per year to 3.00 percent per year.



**Center Housing Authority  
Notes to Financial Statements (Continued)  
June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

Several factors are considered in evaluating the long-term rate of return assumption, including long-term historical data, estimates inherent in current market data, and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and then adding expected inflation.

The PERA Board first adopted the 7.25 percent long-term expected rate of return as of November 18, 2016. Following an asset/liability study, the Board reaffirmed the assumed rate of return at the Board's November 15, 2019, meeting, to be effective January 1, 2020. As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

<b>Asset Class</b>	<b>Target Allocation</b>	<b>30 Year Expected Geometric Real Rate of Return</b>
Global Equity	54.00%	5.60%
Fixed Income	23.00%	1.30%
Private Equity	8.50%	7.10%
Real Estate	8.50%	4.40%
Alternatives <sup>1</sup>	6.00%	4.70%
<b>Total</b>	<b>100.00%</b>	

<sup>1</sup> The Opportunity Fund's name changed to Alternatives, effective January 1, 2020.

In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected nominal rate of return assumption of 7.25 percent.

*Discount rate.* The discount rate used to measure the total pension liability was 7.25 percent. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows:

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00 percent.

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

- Employee contributions were assumed to be made at the member contribution rates in effect for each year, including the scheduled increase in SB 18-200. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including the scheduled increase in SB 18-200. Employer contributions also include current and estimated future AED and SAED, until the actuarial value funding ratio reaches 103 percent, at which point the AED and SAED will each drop 0.50 percent every year until they are zero. Additionally, estimated employer contributions reflect reductions for the funding of the AIR and retiree health care benefits. For future plan members, employer contributions were further reduced by the estimated amount of total service costs for future plan members not financed by their member contributions.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- The AIR balance was excluded from the initial FNP, as, per statute, AIR amounts cannot be used to pay benefits until transferred to either the retirement benefits reserve or the survivor benefits reserve, as appropriate. AIR transfers to the FNP position and the subsequent AIR benefit payments were estimated and included in the projections.
- Benefit payments and contributions were assumed to be made at the middle of the year.

Based on the above assumptions and methods, LGDTF's FNP was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25 percent on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25 percent. There was no change in the discount rate from the prior measurement date.

*Sensitivity of the Center Housing Authority proportionate share of the net pension liability to changes in the discount rate.* The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.25 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.25 percent) or 1-percentage-point higher (8.25 percent) than the current rate:

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

	1% Decrease (6.25%)	Current Discount Rate	1% Increase (8.25%)
Proportionate share of the net pension	\$224,447	\$97,433	\$(8,607)

*Pension plan fiduciary net position.* Detailed information about the LGDTF's fiduciary net position is available in PERA's Annual Report which can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

**Defined Contribution Pension Plans**

**Voluntary Investment Program**

*Plan Description* - Employees of the Authority that are also members of the LGDTF may voluntarily contribute to the Voluntary Investment Program, an Internal Revenue Code Section 401(k) defined contribution plan administered by PERA. Title 24, Article 51, Part 14 of the C.R.S., as amended, assigns the authority to establish the Plan provisions to the PERA Board of Trustees. PERA issues a publicly available Annual Report which includes additional information on the Voluntary Investment Program. That report can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

*Funding Policy* - The Voluntary Investment Program is funded by voluntary member contributions up to the maximum limits set by the Internal Revenue Service, as established under Title 24, Article 51, Section 1402 of the C.R.S., as amended. In addition, the Center Housing Authority has agreed to match employee contributions up to XX percent of covered salary as determined by the Internal Revenue Service. Employees are immediately vested in their own contributions, employer contributions and investment earnings. For the year ended June 30, 2021 program members contributed \$0 and Center Housing Authority recognized pension expense and a liability of \$0 and \$0, respectively, for the Voluntary Investment Program.

**Defined Contribution Retirement Plan (DC Plan)**

*Plan Description* – Employees of the LGDTF that were hired on or after January 1, 2019 which were eligible to participate in the LGDTF, a cost-sharing multiple-employer defined benefit pension plan, have the option to participate in the LGDTF or the Defined Contribution Retirement Plan (PERA DC Plan). The PERA DC Plan is an Internal Revenue

Code Section 401(a) governmental profit-sharing defined contribution plan. Title 24, Article 51, Part 15 of the C.R.S., as amended, assigns the authority to establish Plan provisions to the PERA Board of Trustees. The DC Plan is also included in PERA's Annual Report as referred to above.

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

*Funding Policy* – All participating employees in the PERA DC Plan and Center Housing Authority are required to contribute a percentage of the participating employees’ PERA-includable salary to the PERA DC Plan. The employee and employer contribution rates for the period are summarized in the tables below:

	January 1, 2020 Through	July 1, 2020 Through December 31,	January 1, 2021 Through	July 1, 2021 Through December 31,
Employee Contribution				
Employee contribution (all employees other than State Troopers)	8.00%	8.50%	8.50%	8.50%
State Troopers	10.75%	12.00%	12.00%	12.50%
Employer Contribution Rates:				
On behalf of all employees other	10.00%	10.00%	10.00%	10.00%
State Troopers	12.85%	12.85%	12.85%	12.85%

**Summary of Significant Accounting Policies**

*OPEB.* The Center Housing Authority participates in the Health Care Trust Fund (HCTF), a cost-sharing multiple-employer defined benefit OPEB fund administered by the Public Employees’ Retirement Association of Colorado (“PERA”). The net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense, information about the fiduciary net position (FNP) and additions to/deductions from the FNP of the HCTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefits paid on behalf of health care participants are recognized when due and/or payable in accordance with the benefit terms. Investments are reported at fair value.

**General Information about the OPEB Plan**

*Plan description.* Eligible employees of the Center Housing Authority are provided with OPEB through the HCTF—a cost-sharing multiple-employer defined benefit OPEB plan administered by PERA. The HCTF is established under Title 24, Article 51, Part 12 of the Colorado Revised Statutes (C.R.S.), as amended. Colorado

State law provisions may be amended from time to time by the Colorado General Assembly. Title 24, Article 51, Part 12 of the C.R.S., as amended, sets forth a framework that grants authority to the PERA Board to contract, self-insure, and authorize disbursements necessary in order to carry out the purposes of the PERACare program, including the administration of the premium subsidies. Colorado State law provisions may be amended from time to time by the Colorado

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

General Assembly. PERA issues a publicly available comprehensive annual financial report (Annual Report) that can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

*Benefits provided.* The HCTF provides a health care premium subsidy to eligible participating PERA benefit recipients and retirees who choose to enroll in one of the PERA health care plans, however, the subsidy is not available if only enrolled in the dental and/or vision plan(s). The health care premium subsidy is based upon the benefit structure under which the member retires and the member's years of service credit. For members who retire having service credit with employers in the Denver Public Schools (DPS) Division and one or more of the other four Divisions (State, School, Local Government and Judicial), the premium subsidy is allocated between the HCTF and the Denver Public Schools Health Care Trust Fund (DPS HCTF). The basis for the amount of the premium subsidy funded by each trust fund is the percentage of the member contribution account balance from each division as it relates to the total member contribution account balance from which the retirement benefit is paid.

C.R.S. § 24-51-1202 et seq. specifies the eligibility for enrollment in the health care plans offered by PERA and the amount of the premium subsidy. The law governing a benefit recipient's eligibility for the subsidy and the amount of the subsidy differs slightly depending under which benefit structure the benefits are calculated. All benefit recipients under the PERA benefit structure and all retirees under the DPS benefit structure are eligible for a premium subsidy, if enrolled in a health care plan under PERACare. Upon the death of a DPS benefit structure retiree, no further subsidy is paid.

Enrollment in the PERACare is voluntary and is available to benefit recipients and their eligible dependents, certain surviving spouses, and divorced spouses and guardians, among others. Eligible benefit recipients may enroll into the program upon retirement, upon the occurrence of certain life events, or on an annual basis during an open enrollment period.

*PERA Benefit Structure*

The maximum service-based premium subsidy is \$230 per month for benefit recipients who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is \$115 per month for benefit recipients who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The maximum service-based subsidy, in each case, is for benefit recipients with retirement benefits based on 20 or more years of service credit. There is a 5 percent reduction in the subsidy for each year less than 20. The benefit recipient pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

For benefit recipients who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, C.R.S. § 24-51-1206(4) provides an additional subsidy. According to the statute, PERA cannot charge premiums to benefit

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

recipients without Medicare Part A that are greater than premiums charged to benefit recipients with Part A for the same plan option, coverage level, and service credit. Currently, for each individual PERACare enrollee, the total premium for Medicare coverage is determined assuming plan participants have both Medicare Part A and Part B and the difference in premium cost is paid by the HCTF or the DPS HCTF on behalf of benefit recipients not covered by Medicare Part A.

**OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

At June 30, 2021 the Center Housing Authority reported a liability of \$13,554 for its proportionate share of the net OPEB liability. The net OPEB liability for the HCTF was measured as of December 31, 2020, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2019. Standard update procedures were used to roll-forward the total OPEB liability to December 31, 2020. The Center Housing Authority proportion of the net OPEB liability was based on Center Housing Authority contributions to the HCTF for the calendar year 2020 relative to the total contributions of participating employers to the HCTF.

At December 31, 2020, the Center Housing Authority proportion was .0014264541 percent, which was decrease of .0001080206 percent from its proportion measured as of December 31, 2019.

For the year ended June 30, 2021, the Center Housing Authority recognized OPEB expense of (\$1,321). At June 30, 2021, the Center Housing Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of	Deferred Inflows of
Difference between expected and actual	\$36	(\$2,980)
Changes of assumptions or other inputs	101	(831)
Net difference between projected and actual earnings on OPEB plan investments	0	(554)
Changes in proportion and differences between contributions recognized and proportionate share of contributions	0	(89)
Contributions subsequent to the	689	N/A
<b>Total</b>	<b>\$826</b>	<b>(\$4,454)</b>

\$689 reported as deferred outflows of resources related to OPEB, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net OPEB liability in the year ended June 30, 2022 Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

Year ended June 30,	
2022	(987)
2023	(909)
2024	(1,089)
2025	(1,026)
2026	(140)
Thereafter	(166)

*Actuarial assumptions.* The total OPEB liability in the December 31, 2019 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.40%
Real wage growth	1.10%
Wage inflation	3.50%
Salary increases, including wage inflation	3.50% in aggregate
Long-term investment rate of return, net of OPEB plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Health care cost trend rates	
PERA benefit structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	8.10% in 2020, gradually decreasing to 4.50% in 2029
Medicare Part A premiums	3.50% in 2020, gradually increasing to 4.50% in 2029
DPS benefit structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	N/A
Medicare Part A premiums	N/A

In determining the additional liability for PERACare enrollees who are age 65 or older and who are not eligible for premium-free Medicare Part A in the December 31, 2019, valuation, the following monthly costs/premiums (actual dollars) are assumed for 2020 for the PERA Benefit Structure:

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
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**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

<b>Medicare Plan</b>	<b>Initial Costs for Members without Medicare Part A</b>		
	<b>Monthly Cost</b>	<b>Monthly Premium</b>	<b>Monthly Cost Adjusted to</b>
Medicare Advantage/Self-Insured Rx	\$588	\$227	\$550
Kaiser Permanente Medicare Advantage HMO	621	232	586

The 2020 Medicare Part A premium is \$458 (actual dollars) per month. All costs are subject to the health care cost trend rates, as discussed below.

Health care cost trend rates reflect the change in per capita health costs over time due to factors such as medical inflation, utilization, plan design, and technology improvements. For the PERA benefit structure, health care cost trend rates are needed to project the future costs associated with providing benefits to those PERACare enrollees not eligible for premium-free Medicare Part A.

Health care cost trend rates for the PERA benefit structure are based on published annual health care inflation surveys in conjunction with actual plan experience (if credible), building block models and industry methods developed by health plan actuaries and administrators. In addition, projected trends for the Federal Hospital Insurance Trust Fund (Medicare Part A premiums) provided by the Centers for Medicare & Medicaid Services are referenced in the development of these rates. Effective December 31, 2019, the health care cost trend rates for Medicare Part A premiums were revised to reflect the current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

<b>The PERA benefit</b>	<b>PERACare Medicare</b>	<b>Medicare Part A</b>
2020	8.10%	3.50%
2021	6.40%	3.75%
2022	6.00%	3.75%
2023	5.70%	3.75%
2024	5.50%	4.00%
2025	5.30%	4.00%
2026	5.10%	4.00%
2027	4.90%	4.25%
2028	4.70%	4.25%
2029+	4.50%	4.50%



**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

Mortality assumptions used in the December 31, 2019 valuation for the determination of the total pension liability for each of the Division Trust Funds as shown below were applied, as applicable, in the determination of the total OPEB liability for the HCTF. Affiliated employers of the State, School, Local Government, and Judicial Divisions participate in the HCTF.

Healthy mortality assumptions for active members were based on the RP-2014 White Collar Employee Mortality Table, a table specifically developed for actively working people. To allow for an appropriate margin of improved mortality prospectively, the mortality rates incorporate a 70 percent factor applied to male rates and a 55 percent factor applied to female rates.

Post-retirement non-disabled mortality assumptions for the State and Local Government Divisions were based on the RP-2014 Healthy Annuitant Mortality Table, adjusted as follows:

- **Males:** Mortality improvement projected to 2018 using the MP-2015 projection scale, a 73 percent factor applied to rates for ages less than 80, a 108 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.
- **Females:** Mortality improvement projected to 2020 using the MP-2015 projection scale, a 78 percent factor applied to rates for ages less than 80, a 109 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

Post-retirement non-disabled mortality assumptions for the School and Judicial Divisions were based on the RP-2014 White Collar Healthy Annuitant Mortality Table, adjusted as follows:

- **Males:** Mortality improvement projected to 2018 using the MP-2015 projection scale, a 93 percent factor applied to rates for ages less than 80, a 113 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.
- **Females:** Mortality improvement projected to 2020 using the MP-2015 projection scale, a 68 percent factor applied to rates for ages less than 80, a 106 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

The mortality assumption for disabled retirees was based on 90 percent of the RP-2014 Disabled Retiree Mortality Table.

The actuarial assumptions used in the December 31, 2019, valuation were based on the results of the 2016 experience analysis for the period January 1, 2012, through December 31, 2015, as well as the October 28, 2016, actuarial assumptions workshop and were adopted by PERA's Board during the November 18, 2016, Board meeting.

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

Based on the 2020 experience analysis, dated October 28, 2020, and November 4, 2020, for the period of January 1, 2016, through December 31, 2019, revised economic and demographic assumptions were adopted by PERA's Board on November 20, 2020, and were effective as of December 31, 2020. The assumptions shown below were reflected in the roll forward calculation of the total OPEB liability from December 31, 2019, to December 31, 2020.

	<b>Trust Fund</b>			
	<b>State Division</b>	<b>School Division</b>	<b>Local Government Division</b>	<b>Judicial Division</b>
Actuarial cost method	Entry age	Entry age	Entry age	Entry age
Price inflation	2.30%	2.30%	2.30%	2.30%
Real wage growth	0.70%	0.70%	0.70%	0.70%
Wage inflation	3.00%	3.00%	3.00%	3.00%
Salary increases, including wage inflation:				
Members other than State Troopers	3.30%-	3.40%-	3.20%-	2.80%-5.30%
State Troopers	3.20%-	N/A	3.20%-	N/A

<sup>1</sup> C.R.S. § 24-51-101 (46), as amended, expanded the definition of "State Troopers" to include certain employees within the Local Government Division, effective January 1, 2020. See Note 4 of the Notes to the Financial Statements in PERA's 2020 Annual Report for more information.

The long-term rate of return, net of OPEB plan investment expenses, including price inflation and discount rate assumptions were 7.25 percent.

Rates of termination/withdrawal, retirement, and disability were revised to more closely reflect actual experience.

Mortality assumptions used in the roll forward calculations for the determination of the total pension liability for each of the Division Trust Funds as shown below were applied, as applicable, in the roll forward calculation for the HCTF, using a headcount-weighted basis.

Pre-retirement mortality assumptions for the State and Local Government Divisions (Members other than State Troopers) were based upon the PubG-2010 Employee Table with generational projection using scale MP-2019.

Pre-retirement mortality assumptions for State Troopers were based upon the PubS-2010 Employee Table with generational projection using scale MP-2019.

The pre-retirement mortality assumptions for the School Division were based upon the PubT-2010 Employee Table with generational projection using scale MP-2019.

Pre-retirement mortality assumptions for the Judicial Division were based upon the PubG-2010(A) Above-Median Employee Table with generational projection using scale MP-2019.

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

Post-retirement non-disabled mortality assumptions for the State and Local Government Divisions (Members other than State Troopers) were based upon the PubG-2010 Healthy Retiree Table, adjusted as follows:

- **Males:** 94 percent of the rates prior to age 80 and 90 percent of the rates for ages 80 and older, with generational projection using scale MP-2019.
- **Females:** 87 percent of the rates prior to age 80 and 107 percent of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for State Troopers were based upon the unadjusted PubS-2010 Healthy Retiree Table, with generational projection using scale MP-2019. Post-retirement non-disabled mortality assumptions for the School Division were based upon the PubT-2010 Healthy Retiree Table, adjusted as follows:

- **Males:** 112 percent of the rates prior to age 80 and 94 percent of the rates for ages 80 and older, with generational projection using scale MP-2019.
- **Females:** 83 percent of the rates prior to age 80 and 106 percent of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for the Judicial Division were based upon the unadjusted PubG-2010(A) Above-Median Healthy Retiree Table with generational projection using scale MP-2019.

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- **Males:** 97 percent of the rates for all ages, with generational projection using scale MP-2019.
- **Females:** 105 percent of the rates for all ages, with generational projection using scale MP-2019.

Disabled mortality assumptions for Members other than State Troopers were based upon the PubNS-2010 Disabled Retiree Table using 99 percent of the rates for all ages with generational projection using scale MP-2019.

Disabled mortality assumptions for State Troopers were based upon the unadjusted PubS-2010 Disabled Retiree Table with generational projection using scale MP-2019.

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

The mortality tables described above are generational mortality tables on a head-count weighted basis. The following health care costs assumptions were updated and used in the roll forward calculation for the HCTF:

- Initial per capita health care costs for those PERACare enrollees under the PERA benefit structure who are expected to attain age 65 and older ages and are not eligible for premium-free Medicare Part A benefits were updated to reflect the change in costs for the 2020 plan year.
- The health care cost trend rates for Medicare Part A premiums were revised to reflect the then-current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

Actuarial assumptions pertaining to per capita health care costs and their related trend rates are analyzed and updated annually by the Board's actuary, as discussed above.

The long-term expected return on plan assets is reviewed as part of regular experience studies prepared every four to five years for PERA. Recently this assumption has been reviewed more frequently. The most recent analyses were outlined in the Experience Study report dated October 28, 2020. As a result of the November 20, 2020, PERA Board meeting, the following economic assumptions were changed, effective December 31, 2020:

- Price inflation assumption decreased from 2.40 percent per year to 2.30 percent per year.
- Real rate of investment return assumption increased from 4.85 percent per year, net of investment expenses to 4.95 percent per year, net of investment expenses.
- Wage inflation assumption decreased from 3.50 percent per year to 3.00 percent per year.

Several factors are considered in evaluating the long-term rate of return assumption, including long-term historical data, estimates inherent in current market data, and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and then adding expected inflation.

The PERA Board first adopted the 7.25 percent long-term expected rate of return as of November 18, 2016. Following an asset/liability study, the Board reaffirmed the assumed rate of return at the Board's November 15, 2019, meeting, to be effective January 1, 2020. As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

<b>Asset Class</b>	<b>Target Allocation</b>	<b>30 Year Expected Geometric Real Rate of Return</b>
Global Equity	54.00%	5.60%
Fixed Income	23.00%	1.30%
Private Equity	8.50%	7.10%
Real Estate	8.50%	4.40%
Alternatives <sup>1</sup>	6.00%	4.70%
<b>Total</b>	<b>100.00%</b>	

<sup>1</sup> The Opportunity Fund's name changed to Alternatives, effective January 1, 2020.

In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected nominal rate of return assumption of 7.25 percent.

*Sensitivity of the Center Housing Authority proportionate share of the net OPEB liability to changes in the Health Care Cost Trend Rates.* The following presents the net OPEB liability using the current health care cost trend rates applicable to the PERA benefit structure, as well as if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rates:

	1% Decrease in Trend Rates	Current Trend Rates	1% Increase in Trend Rates
Initial PERACare Medicare trend rate	7.10%	8.10%	9.10%
Ultimate PERACare Medicare trend	3.50%	4.50%	5.50%
Initial Medicare Part A trend rate	2.50%	3.50%	4.50%
Ultimate Medicare Part A trend rate	3.50%	4.50%	5.50%
Net OPEB Liability	\$13,204	\$13,554	\$13,962

*Discount rate.* The discount rate used to measure the total OPEB liability was 7.25 percent. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows:

- Updated health care cost trend rates for Medicare Part A premiums as of the December 31, 2020, measurement date.
- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00 percent.

**Center Housing Authority  
Notes to Financial Statements (Continued)  
June 30, 2021**

**Note 5 Defined Benefit Pension Plan and OPEB (Continued)**

- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law and effective as of the measurement date.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- Estimated transfers of dollars into the HCTF representing a portion of purchase service agreements intended to cover the costs associated with OPEB benefits.

• Benefit payments and contributions were assumed to be made at the middle of the year. Based on the above assumptions and methods, the HCTF's FNP was projected to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25 percent on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25 percent.

*Sensitivity of the Center Housing Authority proportionate share of the net OPEB liability to changes in the discount rate.* The following presents the proportionate share of the net OPEB liability calculated using the discount rate of 7.25 percent, as well as what the proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.25 percent) or 1-percentage-point higher (8.25 percent) than the current rate:

	1% Decrease (6.25%)	Current Discount Rate	1% Increase (8.25%)
Proportionate share of the net OPEB	\$13,204	\$13,554	\$13,962

*OPEB plan fiduciary net position.* Detailed information about the HCTF's fiduciary net position is available in PERA's Annual Report which can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

**Note 6 Restricted Net Position**

The Authority has restricted net position of \$14,902 at June 30, 2021 relating to money received under the section 8 voucher program that had yet to be spent. This money can only be used to provide housing assistance payments under the section 8 program.

**Note 7 Risk Management**

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employee; and natural disasters. The Authority carries commercial insurance for these risks of loss. The Authority has not experienced losses that exceeded commercial coverage in any of the last three years.

**Center Housing Authority**  
**Notes to Financial Statements (Continued)**  
**June 30, 2021**

**Note 8 Contingencies and Economic Dependency**

The Authority participates in a number of federal, state, and local programs that are funded by grants received from other governmental units. Expenses financed by grants are subject to audit by the appropriate grantor government. If expenses are disallowed due to noncompliance with grant program regulations, the Authority may be required to reimburse the grantor government. As of June 30, 2021, significant amounts of grant expenses have not been audited, but the Authority believes that disallowed expenses, if any, will not have a material effect on any of the individual funds or the overall financial position of the Authority. The Authority is economically dependent on annual contributions and grants received from HUD. The extent of this funding from HUD depends upon appropriations from the Federal government.

**Note 9 TABOR**

In November 1992, Colorado voters passed the Tabor Amendment (Amendment 1) to the State Constitution which limits state and local government tax powers and imposes spending limitations. Fiscal year 1993 provides the basis for limits in future years to which may be applied allowable increases for inflation and student enrollment. Revenue received in excess of the limitations may be required to be refunded, unless the local electorate votes to retain the revenue. The Tabor Amendment is subject to many interpretations; however, the Authority believes it is exempt because it receives no taxes and is funded primarily by federal grants and contributions.

**Note 10 Risks and Uncertainties**

On March 11, 2020, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the Authority, COVID-19 may impact various parts of its 2021 operations and financial results, but the effects are currently unknown. Management believes the Authority is taking appropriate actions to mitigate the negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events are still developing.

**REQUIRED SUPPLEMENTAL INFORMATION**



**Center Housing Authority**  
**Required Supplementary Information**  
**Schedule of the Authority's Proportionate Share of the Net Pension Liability - PERA**  
**Last 10 Fiscal Years \***

	2021	2020	2019	2018	2017	2016	2015	2014
Authority's proportion of the net pension liability	0.0186965925%	0.0172145325%	0.0188774597%	0.0196654822%	0.0198514337%	0.0204680670%	#####	0.0218089127%
Authority's proportional share of the net pension liability	\$ 97,433	\$ 125,905	\$ 237,330	\$ 218,960	\$ 268,063	\$ 225,496	\$ 187,721	\$ 179,470
Authority's covered payroll	137,102	113,363	123,145	126,549	128,398	116,253	113,041	116,343
Total pension liability	5,715,765,000	5,324,353,000	5,228,602,000	5,396,516,000	5,123,847,000	4,762,090,000	4,647,777,000	4,517,239,000
Plan fiduciary net position	5,194,638,000	4,592,962,000	3,971,389,000	4,283,086,000	3,773,506,000	3,660,509,000	3,751,468,000	3,508,312,000
Net pension liability	\$ 521,127,000	\$ 731,391,000	\$ 1,257,213,000	\$ 1,113,430,000	\$ 1,350,341,000	\$ 1,101,581,000	\$ 896,309,000	\$ 1,008,927,000
Plan fiduciary net position as a percentage of the total pension liability	90.9%	86.3%	76.0%	79.4%	73.6%	76.9%	80.7%	77.7%
Net pension liability as a percentage of covered payroll	71%	111%	193%	173%	209%	194%	166%	154%

\*\* The remaining years will be presented when they become available until 10 years are shown.

**Center Housing Authority  
Required Supplementary Information  
Schedule of Pension Contributions - PERA  
Last 10 Fiscal Years \*\***

	2021	2020	2019	2018	2017	2016	2015	2014
Statutorily Required Contribution	19,393	14,374	15,615	16,046	16,281	14,741	14,334	14,753
Contributions in Relation to the Statutorily Required Contribution	19,393	14,374	15,615	16,046	16,281	14,741	14,334	14,753
<hr/>								
Contribution Deficiency (Excess)	-	-	-	-	-	-	-	-
<hr/>								
Covered Payroll	137,102	113,363	123,145	126,549	128,398	116,253	113,041	116,343
Contributions as a % of Covered Payroll	14.14%	12.68%	12.68%	12.68%	12.68%	12.68%	12.68%	12.68%

\*\* The remaining years will be presented when they become available until 10 years are shown.

**Center Housing Authority**  
**Required Supplementary Information**  
**Schedule of the Authority's Proportionate Share of the OPEB Liability - PERA**  
**Last 10 Fiscal Years \*\***

	2021	2020	2019	2018	2017
Authority's proportion of the net OPEB liability	0.0013184335%	0.0013184335%	0.0014639441%	0.0015281187%	0.0015281187%
Authority's proportional share of the net OPEB liability	\$ 13,554	\$ 14,819	\$ 19,918	\$ 19,859	\$ 19,757
Authority's covered payroll	137,102	113,363	123,145	126,549	128,398
Total OPEB liability	1,413,526,000	1,488,508,000	1,639,734,000	1,575,822,000	1,556,762,000
Plan fiduciary net position	463,301,000	364,510,000	279,192,000	276,222,000	260,228,000
Net OPEB liability	<u>\$ 950,225,000</u>	<u>\$ 1,123,998,000</u>	<u>\$ 1,360,542,000</u>	<u>\$ 1,299,600,000</u>	<u>\$ 1,296,534,000</u>
Plan fiduciary net position as a percentage of the total OPEB liability	32.8%	24.5%	17.0%	17.5%	16.7%
Net OPEB liability as a percentage of covered payroll	10%	13%	16%	16%	15%

\*\* The remaining years will be presented when they become available until 10 years are shown.

**Center Housing Authority  
Required Supplementary Information  
Schedule of OPEB Contributions - PERA  
Last 10 Fiscal Years \*\***

Measurement date for the year ending December 31,	2021	2020	2019	2018	2017
Statutorily Required Contribution	1,398	1,156	1,256	1,291	1,310
Contributions in Relation to the Statutorily Required Contribution	1,398	1,156	1,256	1,291	1,310
Contribution Deficiency (Excess)	-	-	-	-	-
Covered Payroll	137,102	113,363	123,145	126,549	128,398
Contributions as a % of Covered Payroll	1.02%	1.02%	1.02%	1.02%	1.02%

\*\* The remaining years will be presented when they become available until 10 years are shown.

## **SUPPLEMENTAL SECTION**

Center Housing Authority (CO043)  
CENTER, CO  
Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 06/30/2021

	Project Total	14.PHC Public Housing CARES Act Funding	2 State/Local	14.871 Housing Choice Vouchers	10.427 Rural Rental Assistance Payments	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$13,236		\$22,459	\$3,627	\$17,773	\$57,095		\$57,095
112 Cash - Restricted - Modernization and Development				\$3,052		\$3,052		\$3,052
113 Cash - Other Restricted								
114 Cash - Tenant Security Deposits	\$6,529				\$2,386	\$8,915		\$8,915
115 Cash - Restricted for Payment of Current Liabilities								
100 Total Cash	\$19,765	\$0	\$22,459	\$6,679	\$20,159	\$69,062	\$0	\$69,062
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects								
124 Accounts Receivable - Other Government								
125 Accounts Receivable - Miscellaneous								
126 Accounts Receivable - Tenants	\$297				\$940	\$1,237		\$1,237
126.1 Allowance for Doubtful Accounts -Tenants	\$0				\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0					\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current								
128 Fraud Recovery								
128.1 Allowance for Doubtful Accounts - Fraud								
129 Accrued Interest Receivable								
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$297	\$0	\$0	\$0	\$940	\$1,237	\$0	\$1,237
131 Investments - Unrestricted	\$53,092				\$204,740	\$257,832		\$257,832
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets	\$4,572				\$1,461	\$6,033		\$6,033
143 Inventories								
143.1 Allowance for Obsolete Inventories								
144 Inter Program Due From	\$8,440					\$8,440	-\$8,440	\$0
145 Assets Held for Sale								
150 Total Current Assets	\$86,166	\$0	\$22,459	\$6,679	\$227,300	\$342,604	-\$8,440	\$334,164
161 Land	\$55,260				\$11,470	\$66,730		\$66,730
162 Buildings	\$2,353,968				\$631,883	\$2,985,851		\$2,985,851
163 Furniture, Equipment & Machinery - Dwellings	\$22,758				\$8,450	\$31,208		\$31,208
164 Furniture, Equipment & Machinery - Administration	\$59,180				\$15,755	\$74,935		\$74,935
165 Leasehold Improvements	\$9,582				\$45,200	\$54,782		\$54,782
166 Accumulated Depreciation	-\$2,165,841				-\$598,277	-\$2,764,118		-\$2,764,118
167 Construction in Progress								
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$334,907	\$0	\$0	\$0	\$114,481	\$449,388	\$0	\$449,388
171 Notes, Loans and Mortgages Receivable - Non-Current								
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due								
173 Grants Receivable - Non Current								
174 Other Assets								
176 Investments in Joint Ventures								
180 Total Non-Current Assets	\$334,907	\$0	\$0	\$0	\$114,481	\$449,388	\$0	\$449,388
200 Deferred Outflow of Resources	\$29,778		\$1,686	\$2,848	\$9,702	\$44,014		\$44,014
290 Total Assets and Deferred Outflow of Resources	\$450,851	\$0	\$24,145	\$9,527	\$351,483	\$836,006	-\$8,440	\$827,566
311 Bank Overdraft								
312 Accounts Payable <= 90 Days	\$3,553			\$212	\$711	\$4,476		\$4,476
313 Accounts Payable >90 Days Past Due								
321 Accrued Wage/Payroll Taxes Payable	\$5,519			\$423	\$1,589	\$7,531		\$7,531
322 Accrued Compensated Absences - Current Portion	\$1,452			\$123	\$607	\$2,182		\$2,182
324 Accrued Contingency Liability								
325 Accrued Interest Payable								
331 Accounts Payable - HUD PHA Programs								
332 Account Payable - PHA Projects								
333 Accounts Payable - Other Government								
341 Tenant Security Deposits	\$6,529				\$2,386	\$8,915		\$8,915
342 Unearned Revenue	\$1			\$3,052	\$106	\$3,159		\$3,159
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue								
344 Current Portion of Long-term Debt - Operating Borrowings								
345 Other Current Liabilities					\$1,343	\$1,343		\$1,343
346 Accrued Liabilities - Other	\$359				\$359	\$359		\$359
347 Inter Program - Due To			\$4,562	\$2,819	\$1,059	\$8,440	-\$8,440	\$0
348 Loan Liability - Current								
310 Total Current Liabilities	\$17,413	\$0	\$4,562	\$6,629	\$7,801	\$36,405	-\$8,440	\$27,965
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue								
352 Long-term Debt, Net of Current - Operating Borrowings								
353 Non-current Liabilities - Other								
354 Accrued Compensated Absences - Non Current								

Center Housing Authority (CO043)  
CENTER, CO  
Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 06/30/2021

355 Loan Liability - Non Current								
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities	\$75,088		\$4,250	\$7,183	\$24,466	\$110,987		\$110,987
350 Total Non-Current Liabilities	\$75,088	\$0	\$4,250	\$7,183	\$24,466	\$110,987	\$0	\$110,987
300 Total Liabilities	\$92,501	\$0	\$8,812	\$13,812	\$32,267	\$147,392	-\$8,440	\$138,952
400 Deferred Inflow of Resources	\$74,300		\$4,206	\$7,107	\$24,210	\$109,823		\$109,823
508.4 Net Investment in Capital Assets	\$334,907	\$0	\$0	\$0	\$114,481	\$449,388		\$449,388
511.4 Restricted Net Position	\$0	\$0	\$0	\$14,902		\$14,902		\$14,902
512.4 Unrestricted Net Position	-\$50,857	\$0	\$11,127	-\$26,294	\$180,525	\$114,501		\$114,501
513 Total Equity - Net Assets / Position	\$284,050	\$0	\$11,127	-\$11,392	\$295,006	\$578,791	\$0	\$578,791
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$450,851	\$0	\$24,145	\$9,527	\$351,483	\$836,006	-\$8,440	\$827,566

Center Housing Authority (CO043)  
CENTER, CO  
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 06/30/2021

	Project Total	14.PHC Public Housing CARES Act Funding	2 State/Local	14.871 Housing Choice Vouchers	10.427 Rural Rental Assistance Payments	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$112,167				\$45,850	\$158,017		\$158,017
70400 Tenant Revenue - Other	\$3,446				\$6,532	\$9,978		\$9,978
70500 Total Tenant Revenue	\$115,613	\$0	\$0	\$0	\$52,382	\$167,995	\$0	\$167,995
70600 HUD PHA Operating Grants	\$136,271	\$3,326		\$73,287	\$50,127	\$263,011		\$263,011
70610 Capital Grants								
70710 Management Fee								
70720 Asset Management Fee								
70730 Book Keeping Fee								
70740 Front Line Service Fee								
70750 Other Fees								
70700 Total Fee Revenue						\$0	\$0	\$0
70800 Other Government Grants								
71100 Investment Income - Unrestricted	\$32			\$4	\$161	\$197		\$197
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery								
71500 Other Revenue	\$117		\$4,875			\$4,992		\$4,992
71600 Gain or Loss on Sale of Capital Assets	-\$31,221					-\$31,221		-\$31,221
72000 Investment Income - Restricted								
70000 Total Revenue	\$220,812	\$3,326	\$4,875	\$73,291	\$102,670	\$404,974	\$0	\$404,974
91100 Administrative Salaries	\$63,188	\$2,331		\$8,842	\$21,398	\$95,759		\$95,759
91200 Auditing Fees	\$3,135			\$1,375	\$990	\$5,500		\$5,500
91300 Management Fee								
91310 Book-keeping Fee								
91400 Advertising and Marketing	\$286					\$286		\$286
91500 Employee Benefit contributions - Administrative	\$21,230		\$4,758	-\$893	\$6,865	\$31,960		\$31,960
91600 Office Expenses	\$7,396			\$2,520	\$1,975	\$11,891		\$11,891
91700 Legal Expense								
91800 Travel	\$169					\$169		\$169
91810 Allocated Overhead								
91900 Other	\$3,902		\$850	\$1,702	\$2,655	\$9,109		\$9,109
91000 Total Operating - Administrative	\$99,306	\$2,331	\$5,608	\$13,546	\$33,883	\$154,674	\$0	\$154,674
92000 Asset Management Fee								
92100 Tenant Services - Salaries								
92200 Relocation Costs								
92300 Employee Benefit Contributions - Tenant Services								
92400 Tenant Services - Other	\$120					\$120		\$120
92500 Total Tenant Services	\$120	\$0	\$0	\$0	\$0	\$120	\$0	\$120
93100 Water	\$625				\$5,791	\$6,416		\$6,416
93200 Electricity	\$810				\$10,056	\$10,866		\$10,866
93300 Gas	\$5,392				\$351	\$5,743		\$5,743
93400 Fuel								
93500 Labor								
93600 Sewer								
93700 Employee Benefit Contributions - Utilities								
93800 Other Utilities Expense	\$343				\$3,480	\$3,823		\$3,823
93000 Total Utilities	\$7,170	\$0	\$0	\$0	\$19,678	\$26,848	\$0	\$26,848
94100 Ordinary Maintenance and Operations - Labor	\$26,842		\$5,250		\$8,652	\$40,744		\$40,744
94200 Ordinary Maintenance and Operations - Materials and Other	\$15,434	\$995			\$1,156	\$17,585		\$17,585
94300 Ordinary Maintenance and Operations Contracts	\$31,387		\$350		\$5,296	\$37,033		\$37,033
94500 Employee Benefit Contributions - Ordinary Maintenance	\$2,343		\$2,212		\$2,757	\$7,312		\$7,312
94000 Total Maintenance	\$76,006	\$995	\$7,812	\$0	\$17,861	\$102,674	\$0	\$102,674
95100 Protective Services - Labor								
95200 Protective Services - Other Contract Costs								
95300 Protective Services - Other								
95500 Employee Benefit Contributions - Protective Services								
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$5,645				\$1,882	\$7,527		\$7,527
96120 Liability Insurance	\$3,392					\$3,392		\$3,392
96130 Workmen's Compensation								
96140 All Other Insurance	\$1,110				\$381	\$1,491		\$1,491
96100 Total insurance Premiums	\$10,147	\$0	\$0	\$0	\$2,263	\$12,410	\$0	\$12,410
96200 Other General Expenses				\$534		\$534		\$534
96210 Compensated Absences	\$395			\$32	\$173	\$600		\$600
96300 Payments in Lieu of Taxes								



Center Housing Authority (CO043)  
CENTER, CO  
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit      Fiscal Year End: 06/30/2021

96400	Bad debt - Tenant Rents								
96500	Bad debt - Mortgages								
96600	Bad debt - Other								
96800	Severance Expense								
96000	Total Other General Expenses	\$395	\$0	\$0	\$566	\$173	\$1,134	\$0	\$1,134
96710	Interest of Mortgage (or Bonds) Payable								
96720	Interest on Notes Payable (Short and Long Term)								
96730	Amortization of Bond Issue Costs								
96700	Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900	Total Operating Expenses	\$193,144	\$3,326	\$13,420	\$14,112	\$73,858	\$297,860	\$0	\$297,860
97000	Excess of Operating Revenue over Operating Expenses	\$27,668	\$0	-\$8,545	\$59,179	\$28,812	\$107,114	\$0	\$107,114
97100	Extraordinary Maintenance								
97200	Casualty Losses - Non-capitalized								
97300	Housing Assistance Payments				\$59,975		\$59,975		\$59,975
97350	HAP Portability-In								
97400	Depreciation Expense	\$38,992				\$14,334	\$53,326		\$53,326
97500	Fraud Losses								
97600	Capital Outlays - Governmental Funds								
97700	Debt Principal Payment - Governmental Funds								
97800	Dwelling Units Rent Expense								
90000	Total Expenses	\$232,136	\$3,326	\$13,420	\$74,087	\$88,192	\$411,161	\$0	\$411,161
10010	Operating Transfer In	\$76,230					\$76,230	-\$76,230	\$0
10020	Operating transfer Out	-\$76,230					-\$76,230	\$76,230	\$0
10030	Operating Transfers from/to Primary Government								
10040	Operating Transfers from/to Component Unit								
10050	Proceeds from Notes, Loans and Bonds								
10060	Proceeds from Property Sales								
10070	Extraordinary Items, Net Gain/Loss								
10080	Special Items (Net Gain/Loss)								
10091	Inter Project Excess Cash Transfer In								
10092	Inter Project Excess Cash Transfer Out								
10093	Transfers between Program and Project - In								
10094	Transfers between Project and Program - Out								
10100	Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$11,324	\$0	-\$8,545	-\$796	\$14,478	-\$6,187	\$0	-\$6,187
11020	Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030	Beginning Equity	\$295,374	\$0	\$19,672	-\$10,596	\$280,528	\$584,978		\$584,978
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors								
11050	Changes in Compensated Absence Balance								
11060	Changes in Contingent Liability Balance								
11070	Changes in Unrecognized Pension Transition Liability								
11080	Changes in Special Term/Severance Benefits Liability								
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents								
11100	Changes in Allowance for Doubtful Accounts - Other								
11170	Administrative Fee Equity				-\$26,294		-\$26,294		-\$26,294
11180	Housing Assistance Payments Equity				\$14,902		\$14,902		\$14,902
11190	Unit Months Available	360			300	120	780		780
11210	Number of Unit Months Leased	359			144	120	623		623
11270	Excess Cash	\$48,086					\$48,086		\$48,086
11610	Land Purchases	\$0					\$0		\$0
11620	Building Purchases	\$0					\$0		\$0
11630	Furniture & Equipment - Dwelling Purchases	\$0					\$0		\$0
11640	Furniture & Equipment - Administrative Purchases	\$0					\$0		\$0
11650	Leasehold Improvements Purchases	\$0					\$0		\$0
11660	Infrastructure Purchases	\$0					\$0		\$0
13510	OFFP Debt Service Payments	\$0					\$0		\$0
13901	Replacement Housing Factor Funds	\$0					\$0		\$0