West Virginia Housing Development Fund

AUDITED FINANCIAL STATEMENTS

For the years ended June 30, 2022 and 2021

Audited Financial Statements

WEST VIRGINIA HOUSING DEVELOPMENT FUND

For the Years Ended June 30, 2022 and 2021

Audited Financial Statements

Required Supplementary Information

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BROWNEDWARDS
certified public accountants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
West Virginia Housing Development Fund
Charleston, West Virginia

Opinions

We have audited the accompanying financial statements of the business-type activities (enterprise fund) and fiduciary fund type activities of the West Virginia Housing Development Fund (the Fund), a component unit of the State of West Virginia, as of and for the years ended June 30, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Fund's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities (enterprise fund) and the fiduciary fund type activities of the Fund, as of June 30, 2022 and 2021, and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Fund and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedules of the proportionate share of the net pension liability (asset) PERS, the schedules of contributions to the PERS, the schedules of changes in net OPEB liability (asset) and related ratios - Welfare Benefit plan, the schedules of contributions to the Welfare Benefit plan, the schedules of annual rate of return on investments - Welfare Benefit plan, and the accompanying notes to required supplementary information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements,

Required Supplementary Information (Continued)

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.

Brown, Edwards & Company, S.L.P.
CERTIFIED PUBLIC ACCOUNTANTS

Charleston, West Virginia
September 14, 2022

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WEST VIRGINIA HOUSING DEVELOPMENT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

INTRODUCTION

The West Virginia Housing Development Fund (the Fund) is a public body corporate with statewide responsibility for housing and operates a wide variety of programs to provide safe and affordable housing for residents and families in the State of West Virginia (the State). The Fund is a self-supporting agency and does not receive State appropriations for its operations. Through June 30, 2022, the Fund has provided assistance for more than 160,600 housing or housing-related units.

The permanent staff of the Fund consists of 116 persons as of June 30, 2022, including professional staff members qualified in the fields of accounting, finance, law, mortgage underwriting, mortgage loan servicing, secondary mortgage markets, planning, cost estimation, construction, inspection, and housing management. The Fund provides services in these fields for its programs as required and utilizes professional consulting services from time to time to supplement its own staff.

The Fund has 11 bond issues totaling $285,890,000 par amount outstanding under its Housing Finance bond resolution. The bonds are rated "AAA" by Standard & Poor's Public Ratings Services (S&P) and "Aaa" by Moody's Investors Service, Inc. (Moody's).

The Fund's unsecured long-term general obligation debt pledge is rated "Aaa" by Moody's and "AAA" by S&P. The Fund is the first and only housing finance agency ever to receive such ratings on its long-term general obligation debt pledge. These ratings are not assigned to any particular issue of debt, but rather represent an overall credit assessment of the Fund's long-term general obligation pledge.[1]

The financial transactions of the Fund related to its various programs are reported in the enterprise fund financial statements, which are more fully explained in the Notes to the Financial Statements. These programs consist of the General Account, Bond Programs, Other Loan Programs, Affordable Housing Fund, Land Development Program, Bond Insurance Account, and Federal Programs. These were established in accordance with the West Virginia Housing Development Fund Act (the Act), the bond resolutions, or at management's discretion. The restricted net position of the Fund includes the net position of the Bond Programs, Affordable Housing Fund, Land Development Program, Bond Insurance Account, and Federal Programs, which are restricted by the bond resolutions, the Act, or federal regulations. The Fund reports one fiduciary type fund, the Welfare Benefit Plan, an irrevocable trust for postemployment healthcare insurance benefits (OPEB) for the Fund's employees. The fiduciary fund's activities benefit the employees of the Fund and the fiduciary fund's resources are not available to support the various programs of the enterprise fund.

As management of the Fund, we offer readers of the Fund's enterprise fund financial statements the following narrative overview and analysis of the Statements of Net Position and the Statements of Revenues, Expenses, and Changes in Fund Net Position as of and for the years ended June 30, 2022, 2021, and 2020.

[1] An explanation of the Moody's ratings may be obtained by writing to Moody's Investors Service, Inc., 7 World Trade Center, 250 Greenwich Street, New York, New York 10007; an explanation of the S&P ratings may be obtained by writing to Standard & Poor's Public Ratings Services, 55 Water Street, New York, New York 10041. There is no assurance that such ratings will be maintained for any period of time or that such ratings will not be withdrawn or revised downward by Moody's or S&P if, in their judgment, circumstances so warrant. Such actions, if taken, could have an adverse effect on the market price of bonds issued by the Fund.

USING THIS REPORT

This report consists of a series of enterprise fund financial statements extracted from the audited financial statements: the Statements of Net Position, the Statements of Revenues, Expenses, and Changes in Fund Net Position, and the Statements of Cash Flows. These statements provide information about the activities for each period presented.

The Fund prepares financial statements in conformity with accounting principles generally accepted in the United States of America for state housing finance enterprise funds. The enterprise fund Statements of Net Position represent the difference between the assets and deferred outflows of resources and liabilities and deferred inflows of resources and include all assets, deferred outflows of resources, liabilities, and deferred inflows of resources using the basis of accounting described above. Over time, increases or decreases in the net position are one indicator of whether financial status is improving, stable, or deteriorating. There are also other factors that should be considered when reviewing the operational results, such as changes in the interest rate environment, bond market, changes to state and federal laws governing the Fund's programs, changes to the tax code, and the real estate market in the State. The Statements of Revenues, Expenses, and Changes in Fund Net Position reflect revenues, such as interest on loans, loan-servicing fees, interest on investments, fees for the administration of federal financial awards programs, and expenses, such as loan fees, program expenses, administrative expenses, and interest on outstanding debt. The Notes to the Financial Statements provide information that is essential to fully understand the data provided in the financial statements.

FINANCIAL HIGHLIGHTS

Following is a comparison of the enterprise fund condensed Statements of Net Position at June 30:

(Dollars in thousands)	2022	2021	2020
ASSETS			
Current assets	**$ 201,282**	**$ 347,465**	$ 75,723
Noncurrent assets:			
Mortgage loans & Restricted mortgage loans, net of allowance for losses	**700,538**	**670,443**	684,921
Restricted Federal Program mortgage loans, net of allowance for losses	**64,434**	**64,885**	64,338
Restricted cash and cash equivalents	**57,626**	**91,212**	85,655
Investments & Restricted investments	**49,587**	**38,746**	51,603
Capital assets, net of depreciation	**7,619**	**7,888**	8,173
Other assets & Restricted other assets, net of allowance for losses	**5,354**	**2,132**	5,760
Total assets	**1,086,440**	**1,222,771**	976,173
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pension and OPEB	**3,795**	**2,355**	1,395
LIABILITIES			
Current liabilities:			
Accounts payable and other liabilities	**18,704**	**17,967**	19,820
Accrued interest payable	**1,260**	**1,350**	1,615
Bonds payable	**18,885**	**22,285**	26,745
Noncurrent liabilities:			
Bonds & notes payable, net	**267,521**	**290,636**	306,802
Other liabilities	**197,516**	**324,838**	68,208
Total liabilities	**503,886**	**657,076**	423,190
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources related to pension and OPEB	**5,283**	**1,100**	1,405
NET POSITION			
Net investment in capital assets	**7,619**	**7,888**	8,173
Net position - Restricted	**464,577**	**464,366**	457,999
Net position - Unrestricted	**108,870**	**94,696**	86,801
TOTAL NET POSITION	**$ 581,066**	**$ 566,950**	$ 552,973

Below is additional discussion of the significant financial statement items and the changes in those items over the prior two years due to recent events and activities of the Fund, current economic factors, and other factors affecting financial and programmatic operations.

Current assets

The decrease of $146,183,000 (42.1%) in *Current assets* from 2021 to 2022 was primarily due to a decrease of $124,417,000 in federal COVID relief funds, a decrease in cash of $12,618,000 for debt service, a decrease in multifamily construction funds of $10,524,000, a decrease of $610,000 in the balance of Mortgage Loans Held for Sale, a decrease of $326,000 in accrued interest, a decrease of $121,000 in funds held for others which includes insurance and tax accounts held on behalf of the Fund's various mortgagors, an increase of $1,804,000 in cash for program disbursements, an increase in cash of $401,000 in cash held for the Federal Home Loan Bank of Pittsburgh's HOME 4 Good program, and a $215,000 increase in accounts receivable.

The increase of $271,742,000 (358.9%) in *Current assets* from 2020 to 2021 was primarily due to an increase in cash from federal COVID relief funds of $256,354,000, an increase in cash of $12,754,000 for debt service, an increase in multifamily construction funds of $2,291,000, an increase in cash of $1,371,000 for program disbursements, an increase of $590,000 in funds held for others which includes insurance and tax accounts held on behalf of the Fund's various mortgagors, an increase of $371,000 in accrued interest, an increase of $345,000 in accounts receivable, a decrease of $1,551,000 in the balance of Mortgage Loans Held for Sale and a decrease of $801,000 in cash held for the Federal Home Loan Bank of Pittsburgh's HOME 4 Good program.

Mortgage loans & Restricted mortgage loans, net of allowance for losses

The increase of $30,095,000 (4.5%) in *Mortgage loans & Restricted mortgage loans, net of allowance for losses* from 2021 to 2022 was primarily due to originations of $152,165,000 exceeding loan repayments of $119,698,000, foreclosures of $2,154,000, and an increase in allowance for loan losses of $218,000.

The decrease of $14,478,000 (2.1%) in *Mortgage loans & Restricted mortgage loans, net of allowance for losses* from 2020 to 2021 was primarily due to loan repayments of $123,081,000 and foreclosures of $1,308,000 exceeding originations of $110,010,000.

Restricted Federal Program mortgage loans, net of allowance for losses

This line item consists of the United States Department of Housing and Urban Development's (HUD) HOME Investment Program (HOME) and National Housing Trust Fund (NHTF) mortgage loans. The fluctuations from year to year represent the net of HOME and NHTF program loan originations and repayments during the years presented.

Restricted cash and cash equivalents

The decrease of $33,586,000 (36.8%) in *Restricted cash and cash equivalents* from 2021 to 2022 was primarily due to a decrease of $15,574,000 in short-term funds on hand in 2021 invested long-term in 2022 and a $9,185,000 net decrease in the balance of funds available to purchase single family mortgage loans related to the timing of bond issuances.

The increase of $5,557,000 (6.5%) in *Restricted cash and cash equivalents* from 2020 to 2021 was primarily due to a $2,962,000 increase in the proceeds of long-term maturities reinvested short term and a $2,596,000 increase in the balance of funds available to purchase single family mortgage loans related to the timing of bond issuances.

Investments & Restricted investments

The fluctuations in *Investments and Restricted investments* from year to year is the net effect of investment purchases, redemptions, maturities and amortization and the change in fair value of investments as required by governmental accounting standards. Certain investments are required to be recorded at fair value and the unrealized gains or losses to be reported in the enterprise fund Statements of Revenues, Expenses and Changes in Fund Net Position.

The following summary illustrates the changes in _Investments & Restricted investments_ as of June 30:

(Dollars in thousands)	2022	2021	2020
Balance at beginning of fiscal year	**$ 38,746**	**$ 51,603**	$ 69,477
Sales and maturities	**(1,063)**	**(12,960)**	(27,685)
Purchases	**16,638**	**3,425**	7,700
(Decrease) Increase in fair value of investments and amortizations	**(4,734)**	**(3,322)**	2,111
Balance at end of fiscal year	**$ 49,587**	**$ 38,746**	$ 51,603

Capital assets, net of depreciation See *Note A – Capital assets, net of depreciation*

The decrease of $269,000 (3.4%) from 2021 to 2022 was due to depreciation of the Fund's office building, equipment, and software in the amount of $269,000.

The decrease of $285,000 (3.5%) from 2020 to 2021 was due to depreciation of the Fund's office building, equipment, and software in the amount of $314,000, net of purchases of $29,000.

Other assets and Restricted other assets, net of allowance for losses

The increase of $3,222,000 (151.1%) in *Other assets and Restricted other assets, net of allowance for losses* from 2021 to 2022 was primarily due to an increase in the net pension asset of $3,538,000, an increase of $103,000 due from Federal program reimbursements, an increase in miscellaneous assets of $12,000 and a $431,000 decrease in foreclosed properties.

The decrease of $3,628,000 (63.0%) in *Other assets and Restricted other assets, net of allowance for losses* from 2020 to 2021 was primarily due to a $3,098,000 decrease in foreclosed properties, a decrease of $236,000 due from Federal program reimbursements, a $200,000 decrease in allowance for loan loss and a $94,000 decrease in prepaid expenses.

Deferred outflows of resources related to pension and OPEB and Deferred inflows of resources related to pension and OPEB See *Note A – Accounting methods*

Deferred outflows and inflows of resources are directly related to the activity described in *Note F – Retirement Plan* to the financial statements in accounting for the changes in the Fund's proportionate share of the West Virginia Public Employees Retirement System's net pension liability (asset) and in *Note H – Other Postemployment Benefits* to the financial statements in accounting for the changes in the Fund's net OPEB liability (asset).

Accounts payable and other liabilities

The increase of $737,000 (4.1%) in *Accounts payable and other liabilities* from 2021 to 2022 was primarily due to an increase of $470,000 in accrued expenses at year-end, an increase of $402,000 in cash held on behalf of the Federal Home Loan Bank of Pittsburgh (FHLB) for program disbursements to be used for its Home4Good program, an increase in the bond rebate liability of $73,000 and a decrease of $208,000 in funds held for others, which includes tax and insurance accounts held on behalf of the Fund's various mortgagors.

The decrease of $1,853,000 (9.3%) in *Accounts payable and other liabilities* from 2020 to 2021 was primarily due to a decrease in the bond rebate liability of $1,320,000, a decrease of $801,000 in cash held on behalf of the Federal Home Loan Bank of Pittsburgh (FHLB) for program disbursements to be used for its Home4Good program, a decrease of $370,000 in accrued expenses at year-end and an increase of $639,000 in funds held for others, which includes tax and insurance accounts held on behalf of the Fund's various mortgagors.

Bonds and notes payable, current and noncurrent

As illustrated in the following schedule, the changes in *Bonds and notes payable* were due to the early redemption or refunding of bonds, scheduled debt service payments, and new bonds and notes issued. The changes in the balance of bonds and notes payable and interest rates generally account for the fluctuations in *Accrued interest payable* in 2022 and 2021. See *Note D – Bonds & Notes payable, current and noncurrent.*

(Dollars in thousands)		2022	2021	2020
Balance at beginning of the fiscal year				
Bonds payable - current		**$ 22,285**	**$ 26,745**	$ 26,940
Bonds payable - noncurrent		**290,636**	**306,802**	280,178
Debt issued:	Housing Finance Bonds (*including discount*)	**30,000**	**74,940**	60,000
	Other Loan Programs note payable	**250**	**-**	-
Debt paid:	Scheduled debt service	**(21,278)**	**(26,936)**	(24,793)
	Early redemptions and refundings	**(35,530)**	**(68,660)**	(8,815)
Other Loan Programs note payable allowance for losses [1]		**43**	**30**	37
Balance at end of the fiscal year		**$ 286,406**	**$ 312,921**	$ 333,547
Bonds payable - current		**$ 18,885**	**$ 22,285**	$ 26,745
Bonds & notes payable - noncurrent		**267,521**	**290,636**	306,802
Total bonds & notes payable		**$ 286,406**	**$ 312,921**	$ 333,547

[1] See *Note D - Bonds Payable*

Other liabilities

The decrease of $127,322,000 (39.2%) in *Other liabilities* from 2021 to 2022 was due to a decrease of $126,060,000 in federal COVID relief funds for rental and homeowner assistance programs the Fund administers on behalf of the State, a net decrease of $1,235,000 in the net pension and net OPEB liability and a decrease of $27,000 due to Federal Program mortgage loan repayments and prepayments exceeding originations.

The increase of $256,630,000 (376.2%) in *Other liabilities* from 2020 to 2021 was due to an increase of $254,612,000 due to federal COVID relief funds received for rental and homeowner assistance programs the Fund administers on behalf of the State, an increase of $1,176,000 due to Federal Program mortgage loan originations exceeding repayments and prepayments, an increase in the net pension liability of $1,129,000 and a decrease in the net OPEB liability of $286,000.

Total Net Position improved by $13,977,000 (2.5%) from June 30, 2020 to June 30, 2021. From June 30, 2021 to June 30, 2022, *Total Net Position* improved by $14,116,000 (2.5%) as the enterprise fund net position improved to $581,066,000 at June 30, 2022.

Following is a comparison of condensed enterprise fund Statements of Revenues, Expenses, and Changes in Fund Net Position for the fiscal years ended June 30:

(Dollars in thousands)	2022	2021	2020
REVENUES			
Interest on loans	**$ 28,927**	**$ 29,845**	$ 30,965
Pass-through grant revenue	**191,700**	**84,161**	74,479
Fee revenue	**8,637**	**8,863**	7,968
Net investment earnings (non-operating)	**(2,723)**	**262**	6,071
Other	**1,207**	**2,984**	1,959
Total Revenues	**227,748**	**126,115**	121,442
EXPENSES			
Pass-through grant expense	**191,700**	**84,161**	74,479
Interest and debt expense (non-operating)	**7,357**	**9,576**	9,837
Loan fees expense	**4,209**	**3,662**	3,907
Program expenses, net	**4,332**	**4,941**	4,699
Administrative expenses, net	**6,034**	**9,798**	10,735
Total Expenses	**213,632**	**112,138**	103,657
CHANGE IN NET POSITION	**14,116**	**13,977**	17,785
NET POSITION AT BEGINNING OF YEAR	**566,950**	**552,973**	535,188
NET POSITION AT END OF YEAR	**$ 581,066**	**$ 566,950**	$ 552,973

Interest on loans

The decrease in *Interest on loans* of $918,000 (3.1%) from 2021 to 2022 was primarily due to a decrease in the average mortgage loan rate from the prior year.

The decrease in *Interest on loans* of $1,120,000 (3.6%) from 2020 to 2021 was primarily due to a decrease in mortgage loan balances from the prior year.

Pass through grant revenue and Pass through grant expense

This line item represents federal funds received and disbursed to sub-recipients under Federal Programs.

The increase of $107,539,000 (127.8%) from 2021 to 2022 was primarily due to an increase of $103,749,000 in program disbursements for federal COVID relief rental assistance programs the Fund is administering on behalf of the State, an increase of $2,283,000 in program disbursements for the federal COVID relief homeowner assistance program the Fund is administering on behalf of the State, an increase of $1,855,000 in Section 8 Housing Assistance Payments Program disbursements, an increase of $771,000 in National Housing Trust Fund disbursements, an increase of $451,000 in CDBG disbursements and a decrease of $1,570,000 in HOME disbursements.

The increase of $9,682,000 (13.0%) from 2020 to 2021 was primarily due to an increase of $8,228,000 in program disbursements for a federal COVID relief rental assistance program the Fund is administering on behalf of the State, referred to as the Mountaineer Rental Assistance Program, an increase of $2,072,000 in Section 8 Housing Assistance Payments Program disbursements, an increase of $284,000 in HOME disbursements and a decrease of $902,000 in National Housing Trust Fund disbursements.

Fee revenue

The decrease of $226,000 (2.5%) in *Fee revenue* from 2021 to 2022 was primarily due to a decrease of $221,000 in mortgage loan processing fees, a decrease of $109,000 in Low-Income Housing Tax credit fees, an increase of $81,000 Section 8 fees and an increase of $23,000 in Affordable Housing Fund fees.

The increase of $895,000 (11.2%) in *Fee revenue* from 2020 to 2021 was primarily due to an increase of $429,000 in mortgage loan processing fees, an increase of $252,000 in Low-Income Housing Tax credit fees and an increase of $205,000 in Affordable Housing Fund fees.

Net investment earnings

Net investment earnings decreased $5,809,000 (95.7%) from 2020 to 2021 and decreased $2,985,000 (1139.3%) from 2021 to 2022 in the comparison of revenues and expenses above. However, *Net investment earnings* include unrealized gains and losses in the fair market value of investments for each of the fiscal years presented as required by United States Generally Accepted Accounting Principles (US GAAP). As shown in the schedule below, investment earnings, adjusted for the unrealized gains or losses, decreased 38.4% from 2020 to 2021 and decreased 21.1% from 2021 to 2022.

(Dollars in thousands)	June 30, 2022	June 30, 2021	June 30, 2020
Net investment income per operating statement	$ (2,723)	$ 262	$ 6,071
Adjustments for unrealized loss (gain) on fair value of securities	4,748	2,303	(1,906)
Interest earned on investments	$ 2,025	$ 2,565	$ 4,165
% (Decrease) from prior year	(21.1%)	(38.4%)	

Other revenues

The decrease of $1,777,000 (59.6%) in *Other revenues* from 2021 to 2022 was primarily due to a decrease in gains on sale of mortgage loans of $1,685,000 and a decrease in gains on sale of foreclosed properties of $95,000.

The increase of $1,025,000 (52.3%) in *Other revenues* from 2020 to 2021 was primarily due to an increase in gains on sale of mortgage loans of $1,125,000, an increase in gains on sale of foreclosed properties of $253,000 and a decrease in flood program reimbursements of $354,000.

Interest and debt expense

The $2,219,000 (23.2%) decrease in *Interest and debt expense* from 2021 to 2022 was primarily due to $35,530,000 in redemptions and $21,278,000 in debt service exceeding debt issuances of $30,250,000.

The $261,000 (2.7%) decrease in *Interest and debt expense* from 2020 to 2021 was primarily due to $68,660,000 in redemptions and $26,936,000 in debt service exceeding bond issuances of $74,940,000.

Loan fees expense

The $547,000 (14.9%) increase in *Loan fees expense* from 2021 to 2022 was primarily due to an increase in loan origination fees of $541,000, an increase in service fees on loans of $52,000 and a decrease in service release fees of $46,000.

The $245,000 (6.3%) decrease in *Loan fees expense* from 2020 to 2021 was primarily due to a decrease in service fees on loans of $107,000, a decrease in loan origination fees of $97,000, and a decrease in service release fees of $43,000.

Program expenses, net

The $609,000 (12.3%) decrease in *Program expenses, net* from 2021 to 2022 was primarily due to a decrease of $600,000 in losses on sale of foreclosed properties, a decrease of $445,000 in cost of issuance expenses, a decrease of $297,000 in expenses related to repairs and holding costs for foreclosed properties, a decrease of $26,000 in bad debt expense, an increase of $461,000 in Affordable Housing Fund disbursements, an increase of $252,000 in general program disbursements, an increase of $24,000 in building expenses and an increase of $21,000 in Special Needs disbursements.

The $242,000 (5.2%) increase in *Program expenses, net* from 2020 to 2021 was primarily due to an increase of $508,000 in losses on sale of foreclosed properties, an increase of $167,000 in Affordable Housing Fund disbursements, an increase of $136,000 in bad debt expense, an increase of $127,000 in cost of issuance expenses, an increase of $27,000 in building expenses, a decrease of $492,000 in expenses related to repairs and holding costs for foreclosed properties, a decrease of $150,000 in general program disbursements and a decrease of $82,000 in Special Needs disbursements.

Administrative expenses, net

The $3,764,000 (38.4%) decrease in *Administrative expenses, net* from 2021 to 2022 was primarily due to an increase in various administrative reimbursements of $3,541,000, a decrease in pension and OPEB related expenses of $969,000, a decrease in compensated absences of $109,000, a decrease in computer related expenses of $43,000, an increase of $851,000 in salary and benefit expenses, an increase of $28,000 in general expenses and an increase of $18,000 in travel expenses.

The $937,000 (8.7%) decrease in *Administrative expenses, net* from 2020 to 2021 was primarily due to an increase in various administrative reimbursements of $1,730,000, a decrease in legal expenses of $283,000, a decrease of $204,000 in OPEB related expenses, a decrease in computer related expenses of $140,000, an increase of $638,000 in benefits primarily due to an increase in healthcare costs, an increase of $580,000 in salary expenses, an increase in pension related expenses of $158,000 and an increase in compensated absences of $45,000.

OVERVIEW OF THE ENTERPRISE FUND FINANCIAL STATEMENTS

COVID Relief Programs

In response to the housing crisis related to a global outbreak of COVID-19, a respiratory disease declared to be a pandemic ("the Pandemic") by the World Health Organization, Congress enacted the Consolidated Appropriations Act, 2021 in December 2020 to provide funding to assist households that are unable to pay rent or utilities. The Fund received the State's allocation of $200 million under this Act to administer the rental assistance program, known as the Mountaineer Rental Assistance Program (MRAP), on behalf of the State. As of June 30, 2022, $66,989,000 of these funds have been disbursed for rental and utility assistance. These funds are included in pass through grant revenue and pass through grant expense and in restricted cash and cash equivalents.

In addition, in March 2021 Congress enacted the American Rescue Plan Act of 2021, which allocated $152,000,000 to the State for rental assistance and $50,000,000 in homeowner assistance, both of which the Fund administers on behalf of the State. To date, the Fund has received $106,400,000 of the rental assistance funds for the Rental Assistance Program (ERA2) and $50,000,000 in homeowner's assistance for the Homeowners Assistance Fund (HAF). As of June 30, 2022, $53,216,000 of the ERA2 funds has been disbursed for rental and utility assistance and $2,283,000 of the HAF funds has been disbursed for mortgage and utility assistance. These funds are included in pass through grant revenue and pass through grant expense and in restricted cash and cash equivalents.

Mortgage Lending

The Fund's Bond Programs are the core-housing programs and the primary source of income for the Fund. Various economic and regulatory factors such as prevailing economic conditions, mortgage interest rates, investment rates, the demand for housing, the cost of housing and of operating housing programs, the volume of mortgage lending activity in the State and other factors affecting the supply of housing in the State can create significant challenges for the Fund in both the Bond Programs and its overall operations.

The Fund's Movin' Up program is a long-term strategy intended to be a self-funding lending program as an alternative to dependency on the bond market and a method of assisting moderate income borrowers. The program is designed to attract a market to our single family loan program and provide a long-term increase in our mortgage loan balances. Unlike other single family bond programs the Fund offers, the Movin' Up Program does not have a first time homebuyer restriction and has significantly higher income limits than other single family programs offered. Its target market is for moderate income buyers who may have outgrown their current homes and want to move up to a larger home and provides the borrower with down payment and closing cost assistance.

In fiscal year 2020 and 2021, a decrease in interest rates contributed to an increase in the number of borrowers refinancing their mortgages. To a lesser extent, the decrease also reduced the Fund's competitive edge of mortgage rates and loan originations decreased. The Fund's Bond Program mortgage loan balances decreased $22,494,000 (3.8%) in fiscal year 2021 compared to 2020 due to borrowers refinancing loans due to a drop in interest rates. In fiscal year 2022, mortgage rates increased, and the Fund regained its competitive edge of mortgage rates and loan originations increased. The Fund's Bond Program mortgage loan balances increased $13,505,000 (2.4%) in fiscal year 2022 as compared to fiscal year 2021. Mortgage loan balances and continued loan originations are key elements to future earnings potential.

The changes in Bond Programs mortgage loan balances from fiscal year 2020 through fiscal year 2022 are as follows:

(Dollars in thousands)		June 30,	
	2022	**2021**	2020
Beginning Balance	**$ 568,243**	**$ 590,737**	$ 586,323
Repayments/Prepayments	**(82,523)**	**(93,583)**	(64,293)
Foreclosures	**(2,372)**	**(1,307)**	(2,803)
Originations	**111,400**	**75,175**	71,510
Interfund transfer	**(13,000)**	**(2,779)**	-
Ending Balance	**$ 581,748**	**$ 568,243**	$ 590,737
% Increase (Decrease) from prior year	**2.4%**	**(3.8%)**	

The Fund's single family Bond Program loans consist of 30-year fixed rate loans and no sub-prime loans. The median income of Fund single family borrowers is $46,000 as of June 30, 2022. This income level tends to be impacted quicker than an average borrower during economic declines.

On March 13, 2020, the President of the United States declared a national emergency with respect to the Pandemic. In addition, the United States Congress enacted several COVID-19-related bills, including the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act"), signed into law on March 27, 2020, which provided, among other things, that (a) prohibited lenders from foreclosing all mortgage loans which are FHA insured, VA, HUD or Rural Housing guaranteed, or purchased or securitized by Fannie Mae or Freddie Mac (collectively, "Federal Single Family Loans") for a period of 60 days commencing March 18, 2020, and (b) during the COVID-19 emergency, Federal Single Family Loan borrowers directly or indirectly facing economic difficulties as a result of the coronavirus could seek up to 360 days of payment forbearance. In addition to the foreclosure and eviction relief provided by the CARES Act, HUD/FHA and the Federal Housing Finance Agency ("FHFA") also ordered the servicers of Federal Single Family Loans to suspend foreclosures and evictions related to Federal Single Family Loans; HUD/FHA and FHFA extended their foreclosure moratorium for Federal Single Family Loans through July 31, 2021 and their foreclose-related eviction moratorium through September 30, 2021. Further, the U.S. Centers for Disease and Control (CDC) issued a new order on August 3, 2021 temporarily halting evictions in high-risk areas through October 31, 2021. As of June 30, 2022, the moratoriums have expired.

Despite the economic downturn in the State, the Fund's single family foreclosure and delinquency rates remained stable through 2022 as the Fund had not seen a significant increase in foreclosures and delinquencies. As of June 30, 2022, and June 30, 2021, mortgagors in forbearance were 0.30% and 2.58%, respectively, of the principal amount of the Fund's loan portfolio.

The Fund continues to proactively monitor cash positions to ensure sufficient liquidity is maintained to meet loan servicing responsibilities impacted by the Pandemic and to meet the increased demand for single family mortgage loan originations during the current low-interest rate environment.

The ability of the Fund to pay debt service on bonds outstanding is heavily dependent on the receipt of mortgage payments from borrowers. However, the Fund maintains a Capital Reserve Fund in an amount no less than the highest aggregate debt service of any year on all outstanding Mortgage Finance Bonds. In addition, the Fund maintains the Bond Insurance Account, as required by the Act, to provide for the payment of debt service on Mortgage Finance Bonds, if necessary.

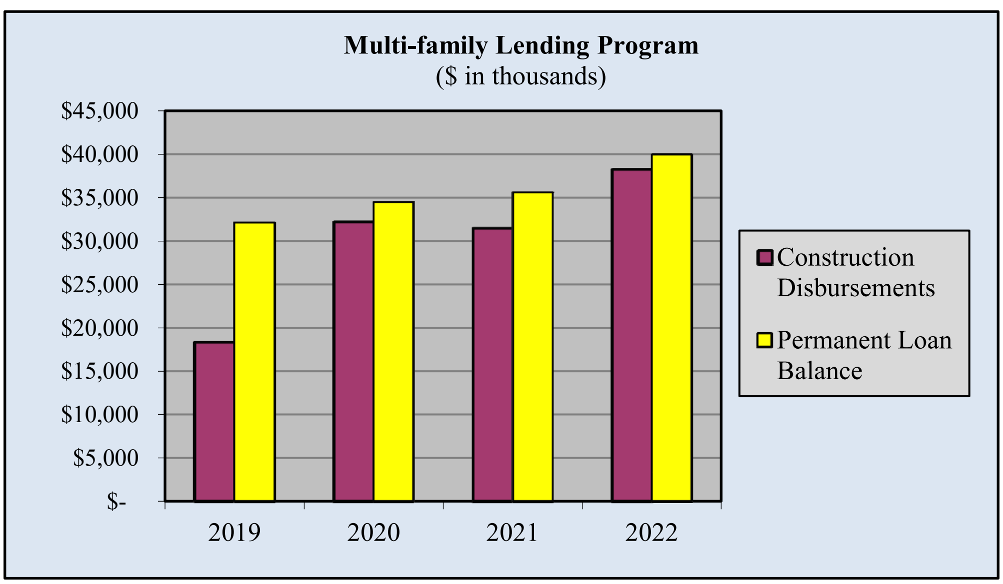
The Fund's Bond Program loan delinquency rates decreased from 2020 to 2021 in the One-, Two- and Three-month categories and increased from 2021 to 2022 as shown in the chart below. The Three + month category increased from 2020 to 2021 due to COVID-related forbearances and decreased in 2022 due to the expiration of the foreclosure moratorium and borrowers receiving assistance from the federal COVID relief Homeowner's Assistance Program (HAF). The Fund will continue to monitor delinquencies and increase communication with borrowers to control delinquencies where possible and/or modify loans as borrowers continue to deal with unemployment.

Delinquency Rates

	WV Housing Development Fund Bond Programs As of June 30,			WV* As of March 31, 2022	USA*
	2022	2021	2020	WV*	USA*
Months Past Due					
One	3.39%	2.57%	2.77%	2.05%	1.45%
Two	1.17%	0.77%	1.50%	0.70%	0.52%
Three	0.41%	0.39%	0.85%	2.36%	1.86%
Three +	3.81%	6.76%	5.08%	3.02%	2.39%
In foreclosure	0.35%	0.04%	0.29%	0.66%	0.53%

*Most current data available.

In response to a continual increase in the demand for affordable rental housing, the Fund provides financing for both construction and permanent financing of multifamily rental housing. Resources for this initiative are provided from Other Loan Programs, HOME, the National Housing Trust Fund and the Low-Income Housing Tax Credit Program. Permanent loans financed from Other Loan Programs often carry United States Department of Agriculture (USDA) 538 loan guarantees. The Fund expects to continue its focus on financing rental housing into fiscal 2023 and future years.



Interest rates on new single family bond loans originated in fiscal year 2022 have averaged approximately 3.62%. Interest rates on new multifamily permanent loans originated in fiscal year 2022 have averaged approximately 4.64%. Due to lower interest rates on new single family loan originations and the prepayment of higher interest single family and multifamily loans, the average interest rate on loans outstanding has declined. The average loan interest rate listed below shows the Bond Programs average for fiscal years 2020 through 2022.

Average Loan Interest Rate	
June 30, 2020	4.46%
June 30, 2021	4.28%
June 30, 2022	4.12%

Investments

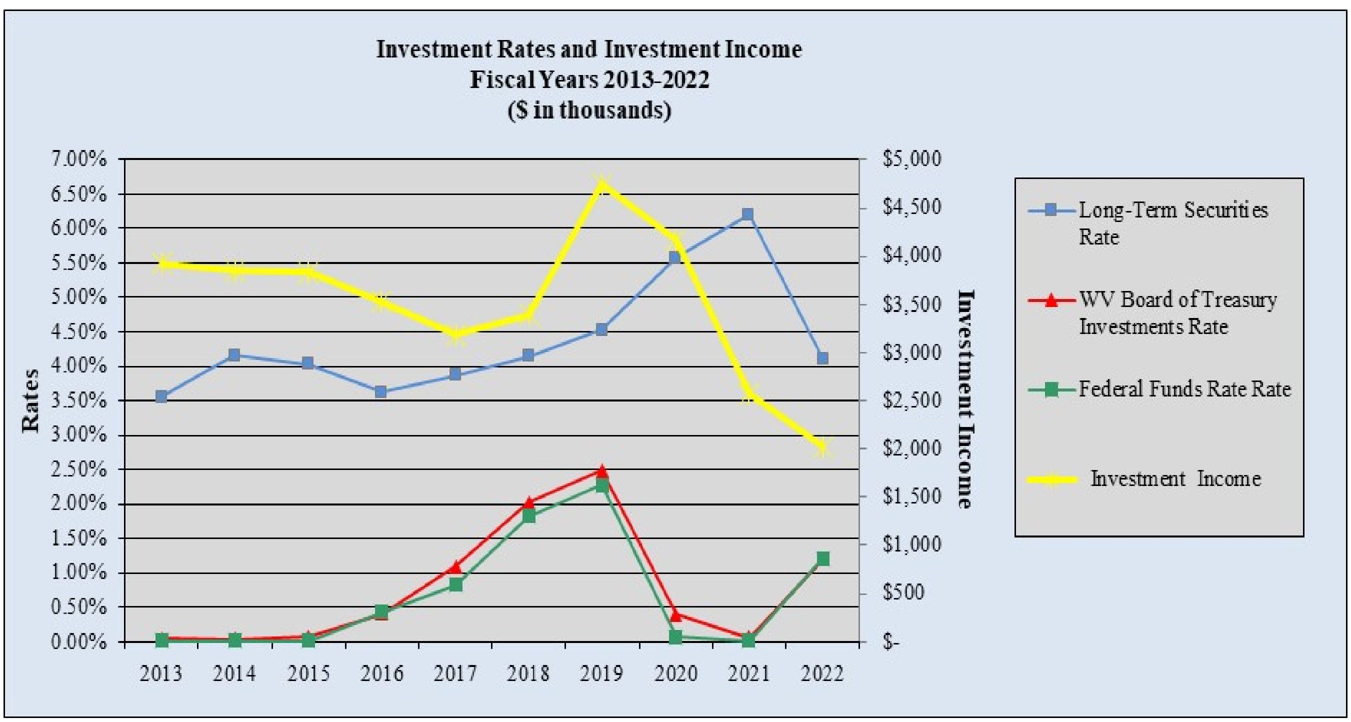
The Fund invests cash, as permitted by the Act, the bond resolutions, and the Board approved Investment Policy. Funds related to the Bond Programs capital reserves and the Bond Insurance Account are primarily invested in long-term United States agency securities and FDIC insured certificates of deposit or collateralized certificates of deposit, which are expected to be held to maturity. Certain funds in the Bond Insurance Account and general operating funds are invested in mortgage loans held solely for investment. The interest earnings on these investment types are less affected by the fluctuation in short-term interest rates.

Loan proceeds and revenues of the Bond Programs, Other Loan Program, and operating funds are primarily on deposit with a bank, invested in FDIC insured certificates of deposit or collateralized certificates of deposit. All bank deposits are either FDIC insured or collateralized by permitted investments. The remaining funds are on deposit with the West Virginia Board of Treasury Investments (WVBOTI). Such funds are extremely sensitive to short-term interest rate fluctuations.

As shown in the following chart, the average investment rates for short-term investments and the WVBOTI have been consistent with the Federal Funds rate and remained at a historical low of 0.00% to 0.25% from 2013 through 2015. During fiscal year 2016, the Federal Reserve increased the federal funds rate ranging from 0.25% to 0.50% and continued to increase the rate eight additional times during fiscal years 2017 through 2019 ranging from 1.00% to 2.50%. During fiscal year 2020, the Federal Reserve decreased the rate five times to rates ranging from 0.00% to 0.25% where they remained for fiscal year 2021. Since March 2022, the Federal Reserve increased the rate three times with the rates ranging 0.25% to 1.75%. Due to market conditions, the Fund invests in demand deposit accounts, FDIC insured certificates of deposit and in collateralized certificates of deposit to maximize investment yields and preserve principal.

Due to the lower interest rates, investment earnings decreased 38.4% from 2020 to 2021, net of unrealized gains or losses and decreased an additional 21.1% from 2021 to 2022, net of unrealized gains or losses.

Below is a summary of the average investment rates from June 2013 to June 2022:



Debt Management

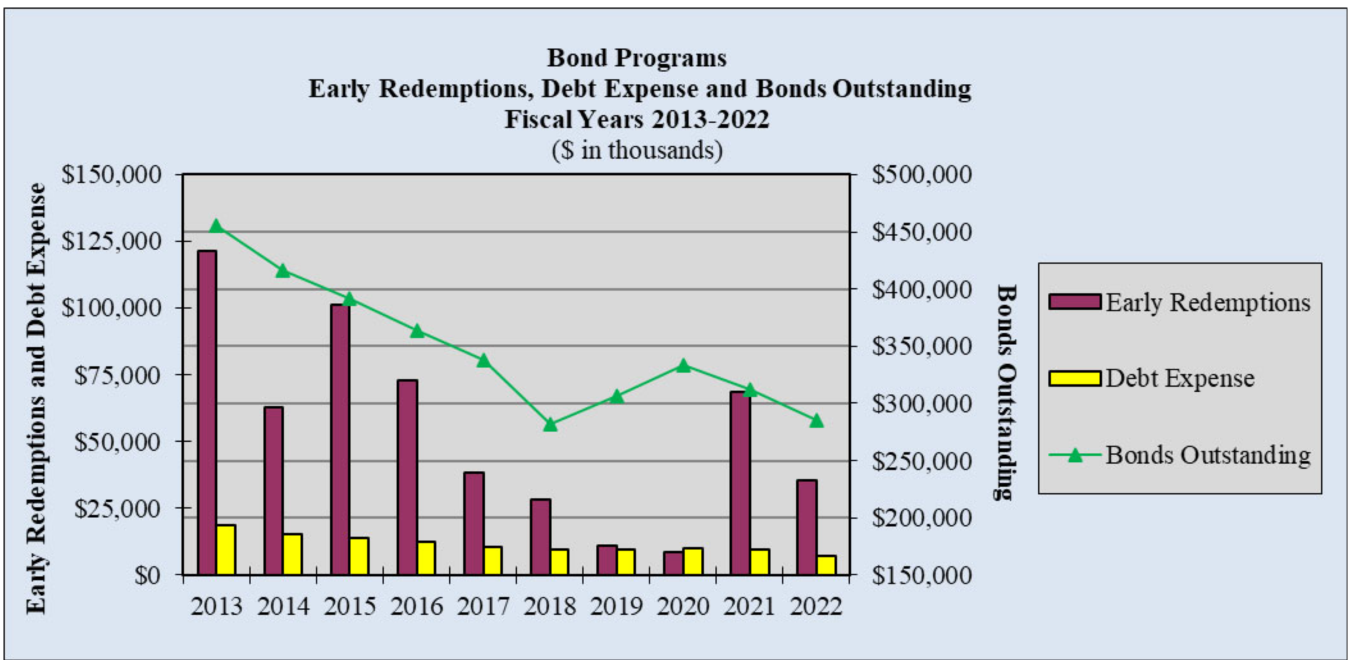
The Fund issues qualified mortgage revenue bonds to fund its single family Bond Programs. When bonds are issued, the initial proceeds are invested in short-term investments until the funds are used for the purchase of mortgage loans. Because short-term investment rates are typically lower than the long-term bond rates, this creates negative arbitrage. To reduce this negative arbitrage, the Fund delays the issuance of new bonds until absolutely necessary. The Fund sometimes uses general operating funds or other available funds as a warehouse line to purchase new loans in anticipation of bond sales.

When bonds are issued from the bond volume allocation, known as "new money" bonds, certain repayments and prepayments of mortgage loans made from these proceeds may be "recycled" into additional mortgage loans for ten years. The Fund uses recycling to supplement its bond issues by using prepayments for additional mortgage loans instead of issuing debt. If the market interest rates on mortgages are lower than the corresponding bond rates, the Fund may redeem bonds in lieu of recycling. However, if mortgage rates are higher than the corresponding bond rates the Fund may redirect prepayments into additional mortgage loans in lieu of redeeming bonds. Moving forward into fiscal year 2023 the Fund expects to continue to recycle mortgage loan repayments from its bond issues when it is economically prudent to do so.

During fiscal years 2020, 2021 and 2022, the Fund redeemed $8,815,000, $68,660,000 and $35,530,000 in bonds, respectively. By actively redeeming bonds, the Fund has offset the impact of reduced mortgage loan balances and rates.

Debt expense was $9,837,000, $9,576,000 and $7,358,000 in fiscal years 2020, 2021 and 2022, respectively. Debt expense decreased in 2021 as compared to 2020 due to $68,660,000 in redemptions and debt service of $26,936,000 exceeding bond issuances of $74,940,000. Debt expense decreased in 2022 as compared to 2021 due to $35,530,000 in redemptions and debt service of $21,278,000 exceeding bond issuances of $30,250,000.

By actively redeeming bonds, the Fund continues to offset the impact of reduced mortgage loan balances and rates. The following chart illustrates early bond redemptions, debt expense and bonds outstanding in the Bond Programs.



Other

The Fund services all of its outstanding mortgage loans and services loans on behalf of Fannie Mae, Freddie Mac, the West Virginia Jobs Investment Trust and various non-profit organizations. The Fund is the largest loan servicer in the State with serviced loans of $1.2 billion. Servicing fee income in the amount of $2,749,000 represents 7.63% of the Fund's total revenues, net of pass through grant revenue, for the fiscal year ended June 30, 2022.

OVERVIEW OF THE FIDUCIARY FUND FINANCIAL STATEMENTS

The Fund has one fiduciary fund, the Welfare Benefit Plan, which is an irrevocable trust for postemployment healthcare benefits for employees. These funds are not available to support the Fund's enterprise activities. The accounting used for fiduciary funds is much like that used for enterprise funds.

Net position restricted for other postemployment benefits improved by $217,000 (3.8%) from June 30, 2020 to June 30, 2021. From June 30, 2021 to June 30, 2022, *Net position restricted for other postemployment benefits* improved by $465,000 (7.8%) to $6,427,000 at June 30, 2022.

The fiduciary fund financial statements Plan is discussed in greater detail in *Note H – Postemployment Healthcare Plan*.

CONTACTING THE FUND'S FINANCIAL MANAGEMENT

The above financial highlights are designed to provide a general overview of the Fund's operations and insight into the following financial statements. Additional information may be requested by contacting the Executive Director, West Virginia Housing Development Fund, at 5710 MacCorkle Ave. SE, Charleston, WV 25304, or may be found on our website at www.wvhdf.com.

WEST VIRGINIA HOUSING DEVELOPMENT FUND
PROPRIETARY FUND TYPE - ENTERPRISE FUND
STATEMENTS OF NET POSITION
(Dollars in Thousands)

	June 30, 2022	June 30, 2021
ASSETS		
Current assets:		
Cash and cash equivalents-- *(Notes A and C)*	$ 13,049	$ 10,510
Accrued interest on loans	732	596
Accounts receivable and other assets, net of allowance for losses-- *(Note A)*	2,475	2,250
Mortgage loans held for sale-- *(Note A)*	239	848
Restricted cash and cash equivalents-- *(Notes A and C)*	182,324	330,337
Restricted accrued interest on loans	2,143	2,601
Restricted accrued interest on investments	320	323
Total current assets	201,282	347,465
Noncurrent assets:		
Mortgage loans, net of allowance for losses-- *(Note A)*	100,603	89,805
Capital assets, net of depreciation-- *(Note A)*	7,619	7,888
Restricted cash and cash equivalents-- *(Notes A and C)*	57,626	91,212
Restricted investments-- *(Notes A and C)*	49,587	38,746
Restricted mortgage loans, net of allowance for losses-- *(Note A)*	664,369	645,523
Restricted other assets, net of allowance for losses-- *(Notes A, F and H)*	5,354	2,132
Total noncurrent assets	885,158	875,306
Total assets	1,086,440	1,222,771
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows of resources related to pension and OPEB-- *(Notes A, F and H)*	3,795	2,355
LIABILITIES		
Current liabilities:		
Accounts payable and other liabilities-- *(Note A)*	18,704	17,967
Accrued interest payable	1,260	1,350
Bonds payable-- *(Note D)*	18,885	22,285
Total current liabilities	38,849	41,602
Noncurrent liabilities:		
Other liabilities-- *(Notes A, F and H)*	197,516	324,838
Bonds & notes payable-- *(Note D)*	267,521	290,636
Total noncurrent liabilities	465,037	615,474
Total liabilities	503,886	657,076
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows of resources related to pension and OPEB-- (Notes A, F and H)	5,283	1,100
NET POSITION		
Restricted for debt service	385,364	387,784
Restricted by state statute	75,675	76,547
Restricted for pension and OPEB	3,538	35
Net investment in capital assets	7,619	7,888
Unrestricted	108,870	94,696
Total net position	$ 581,066	$ 566,950

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

WEST VIRGINIA HOUSING DEVELOPMENT FUND
PROPRIETARY FUND TYPE - ENTERPRISE FUND
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
(Dollars in Thousands)

	Year Ended June 30, 2022	Year Ended June 30, 2021
OPERATING REVENUES		
Interest on loans	$ 28,927	$ 29,845
Pass-through grant revenue-- *(Note A)*	191,700	84,161
Fee revenue-- *(Note A)*	8,637	8,863
Other-- *(Note A)*	1,207	2,984
	230,471	125,853
OPERATING EXPENSES		
Pass-through grant expense-- *(Note A)*	191,700	84,161
Loan fees expense-- *(Note A)*	4,209	3,662
Program expenses, net-- *(Note A)*	4,332	4,941
Administrative expenses, net-- *(Note A)*	6,034	9,798
	206,275	102,562
OPERATING INCOME	24,196	23,291
NON-OPERATING - FINANCING AND INVESTING (EXPENSES) REVENUES		
Investment earnings:		
Interest	2,025	2,565
Net decrease in the fair value of investments	(4,748)	(2,303)
Net investment earnings	(2,723)	262
Interest and debt expense	(7,357)	(9,576)
	(10,080)	(9,314)
CHANGE IN NET POSITION	14,116	13,977
NET POSITION AT BEGINNING OF YEAR	566,950	552,973
NET POSITION AT END OF YEAR	$ 581,066	$ 566,950

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

WEST VIRGINIA HOUSING DEVELOPMENT FUND
PROPRIETARY FUND TYPE - ENTERPRISE FUND
STATEMENTS OF CASH FLOWS
(Dollars in Thousands)

	Year Ended June 30, 2022	Year Ended June 30, 2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from lending activities	$ 157,299	$ 163,217
Receipts from other operating activities	6,683	8,800
Receipts from escrows and advance activities [1]	61,139	113,800
Disbursements from escrows and advance activities [1]	(60,847)	(114,009)
Receipts for federal lending activities	5,475	6,900
Receipts for federal activities	161,141	334,087
Disbursements for federal activities	(271,933)	(76,527)
Purchase of mortgage loans	(159,011)	(117,657)
Purchase of mortgage loans held for sale	(11,127)	(58,282)
Sales of mortgage loans	11,567	59,833
Payments to employees for salaries and benefits	(10,726)	(7,242)
Payments to vendors	(21,226)	(16,489)
Net cash (used in) provided by operating activities	(131,566)	296,431
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Net proceeds from bonds and notes	30,250	74,960
Retirement of bonds and notes	(56,808)	(95,596)
Interest paid	(7,456)	(9,862)
Net cash used in noncapital financing activities	(34,014)	(30,498)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchase of equipment and furnishings	-	(29)
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from maturities of investments	1,063	12,960
Purchase of investments	(16,638)	(3,425)
Net investment earnings	2,095	2,675
Net cash (used in) provided by investing activities	(13,480)	12,210
Net (decrease) increase in cash and cash equivalents	(179,060)	278,114
Cash and cash equivalents at beginning of year	432,059	153,945
Cash and cash equivalents at end of year	$ 252,999	$ 432,059
Cash and cash equivalents consist of:		
Cash and cash equivalents	$ 13,049	$ 10,510
Restricted cash and cash equivalents - current	182,324	330,337
Restricted cash and cash equivalents - noncurrent	57,626	91,212
	$ 252,999	$ 432,059

[1] See Note A, *Restricted cash and cash equivalents*

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

WEST VIRGINIA HOUSING DEVELOPMENT FUND
PROPRIETARY FUND TYPE - ENTERPRISE FUND
STATEMENTS OF CASH FLOWS (CONTINUED)
(Dollars in Thousands)

	Year Ended June 30, 2022	2021
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	$ 24,196	$ 23,291
Adjustments to reconcile operating income to net cash provided by operating activities:		
Change in assets and liabilities:		
Accrued interest on loans	(136)	(219)
Mortgage loans held for sale	609	1,551
Other assets	45	(52)
Allowance for losses on other assets	(1)	2
Restricted accrued interest on loans	458	(240)
Restricted other assets	(3,164)	5,068
Allowance for (recovery of) losses on restricted other assets	(58)	(1,440)
Mortgage loans	(9,759)	(8,824)
Allowance for losses on mortgage loans	(1,039)	(185)
Restricted mortgage loans	(22,171)	22,074
Allowance for losses on restricted mortgage loans	3,325	866
Accounts payable	708	(826)
Other liabilities, federal programs	(126,086)	255,787
Deferred outflows of resources - pension and OPEB	(1,440)	(960)
Deferred inflows of resources - pension and OPEB	4,183	(305)
Other liabilities, pension and OPEB	(1,236)	843
Net cash (used in) provided by operating activities	$ (131,566)	$ 296,431
Noncash investing and financing activities:		
Decrease in fair value of investments	$ (4,675)	$ (3,301)
Net amortization of discounts on investments	(57)	(22)

WEST VIRGINIA HOUSING DEVELOPMENT FUND
FIDUCIARY FUND TYPE - WELFARE BENEFIT PLAN
STATEMENTS OF FIDUCIARY NET POSITION
(Dollars in Thousands)

	June 30, 2022	June 30, 2021
ASSETS		
Restricted cash and cash equivalents	$ 495	$ 925
Restricted accrued interest on investments	20	14
Restricted other assets	282	8
Restricted investments:		
U.S. Treasury securities	2,496	2,522
Federal agency securities	1,193	747
Certificates of deposit	1,956	1,761
Total restricted investments	5,645	5,030
Total restricted assets	6,442	5,977
LIABILITIES		
Current liabilities:		
Accounts payable and other liabilities	15	15
NET POSITION RESTRICTED FOR OTHER POSTEMPLOYMENT BENEFITS	$ 6,427	$ 5,962

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

WEST VIRGINIA HOUSING DEVELOPMENT FUND
FIDUCIARY FUND TYPE - WELFARE BENEFIT PLAN
STATEMENTS OF CHANGES IN FIDUCIARY NET POSITION
(Dollars in Thousands)

	Year Ended June 30, 2022	Year Ended June 30, 2021
ADDITIONS		
Contributions - employer	$ 789	$ 321
Investment income:		
Interest	31	79
Net (decrease) increase in fair value of investments	(119)	(58)
Net investment income	(88)	21
Total additions	701	342
DEDUCTIONS		
Benefits	216	92
Administrative expenses	20	33
Total deductions	236	125
NET INCREASE IN FIDUCIARY NET POSITION	465	217
NET POSITION RESTRICTED FOR OTHER POSTEMPLOYMENT BENEFITS		
BEGINNING OF YEAR	5,962	5,745
END OF YEAR	$ 6,427	$ 5,962

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

NOTE A – AGENCY DESCRIPTION AND SIGNIFICANT ACCOUNTING POLICIES

The West Virginia Housing Development Fund (the Fund) is a governmental instrumentality of the State of West Virginia (the State) and a public body corporate, created under the provisions of Article 18, Chapter 31 of the Code of West Virginia, 1931, as amended, and known as the West Virginia Housing Development Fund Act (the Act). Under the Act, the Fund's corporate purposes primarily relate to providing various housing programs. The Fund can also finance non-residential projects as defined in the Act.

The Fund is governed by a Board of Directors consisting of the Governor, Attorney General, Commissioner of Agriculture, and Treasurer of the State, all of whom serve ex-officio as public directors, and seven members, chosen by the Governor with the advice and consent of the State Senate, as private directors from the general public residing in the State. The Act, as amended in January 2005, designates the Governor or his or her designee as the Chair of the Board of Directors. Furthermore, this amendment provides that the Governor shall appoint the Executive Director, with the advice and consent of the State Senate, and that the Executive Director will serve at the Governor's will and pleasure.

The Fund receives no appropriations from the State; however, it is included as a discretely presented component unit of the primary government in the State's Annual Comprehensive Financial Report. The reporting entity for the Fund includes its Enterprise Fund and Welfare Benefit Plan. In defining the Fund for financial reporting purposes, management considered all potential component units. Based on the criteria of accounting principles generally accepted in the United States, the Fund has one component unit, the Welfare Benefit Plan, an irrevocable trust for postemployment healthcare insurance benefits provided to the Fund's employees. The Fund's financial statement presentation includes the Welfare Benefit Plan as a fiduciary fund.

The various programs of the Fund consist of the General Account, the Bond Programs, Other Loan Programs, Affordable Housing Fund, Land Development Program, Bond Insurance Account, and Federal Programs.

The General Account includes the results of the Fund's loan servicing operations, administrative expenses of the Fund's operations, operations of the Fund's building, fee income related to the administration of the Section 8 Housing Assistance Payments Programs (HAPs Program) and the Low-Income Housing Tax Credit Program, and Single Family mortgage loans remaining after the retirement of the corresponding bonds.

The Bond Programs include the activities of the single-family bond programs under the Housing Finance Bond Program and the General New Issue Bond Program resolutions, the purpose of which is to provide affordable housing throughout the State. Assets and revenues of the Bond Programs are restricted, subject to the provisions of the bond resolutions, and are available for other purposes only to the extent they are not required to meet specified reserve and funding provisions of the resolutions. The General New Issue Bonds were fully redeemed and therefore, the resolution is no longer active as of May 3, 2021.

Other Loan Programs include the Down Payment and Closing Cost Assistance Program, Secondary Market Program, Multifamily Lending Program, Low-Income Assisted Mortgage Program, On-Site Septic Systems Loan Program and the Special Assistance Lending Program, all of which have been financed from the general reserves of the Fund.

The Affordable Housing Fund was created by the State Legislature in 2018 through the transfer of operations of the West Virginia Affordable Housing Trust Fund (WVAHTF) to the Fund effective June 8, 2018. The Affordable Housing Fund's purpose is to provide funding for both technical assistance and housing assistance to 501(C)(3) non-profits, public housing authorities and government entities to encourage stronger partnerships, collaboration and greater involvement of local communities in meeting housing needs in the State. The Affordable Housing Fund receives a fee of twenty dollars on the transfer of real property and on the sale of factory-built homes by licensed dealers and is restricted by State statute. The transfer fees are required to be set aside in a special purpose account for the sole benefit of the WVAHTF.

The Land Development Program was established by the Act in 1973 with a $2,000,000 appropriation from the State Legislature from which the Fund can make below-market interest rate loans to developers to acquire and improve land for residential housing and non-residential construction. The Land Development Program includes the West Virginia

Property Rescue Initiative Program and is restricted by State statute. The Land Development Program is included in the Fund's financial statements but is kept separate and apart from all other accounts of the Fund and the State.

The Bond Insurance Account was created by the Act as a special trust fund within the State Treasury designated as the "Mortgage Finance Bond Insurance Fund" and was established to provide for the payment of principal and interest in the event of default by the Fund on "Mortgage Finance Bonds," as defined in the Act. The Bond Insurance Account is restricted by State statute and is under the supervision of the West Virginia Municipal Bond Commission (the "Bond Commission"). The Bond Insurance Account is included in the Fund's financial statements but is kept separate and apart from all other accounts of the Fund, the Bond Commission, and the State. Both the Housing Finance Bond Program and the General New Issue Bond Program are considered Mortgage Finance Bonds.

Federal Programs include the United States Department of Housing and Urban Development's (HUD) HOME Investment Program (HOME), National Housing Trust Fund (NHTF), Tax Credit Assistance Program (TCAP), HAPs Program and the U.S. Treasury's Tax Credit Exchange Program (TCEP) for which the Fund acts as program administrator. These programs are funded solely through federal monies and are restricted by Federal regulations.

Additionally, in response to the housing crisis related to the COVID-19 Pandemic, Congress enacted the Consolidated Appropriations Act, 2021 in December 2020 to provide funding to assist households that are unable to pay rent or utilities. The Fund received the State's allocation of $200 million under this Act to administer the rental assistance program, known as the Mountaineer Rental Assistance Program (MRAP), on behalf of the State. As of June 30, 2022, $66,989,000 of these funds has been disbursed for rental and utility assistance.

In addition, in March 2021 Congress enacted the American Rescue Plan Act of 2021, which allocated an additional $152,000,000 to the State for rental assistance and $50,000,000 in homeowner assistance funds, both of which the Fund administers on behalf of the State. To date, the Fund has received $106,400,000 of the rental assistance funds for the Rental Assistance Program (ERA2) and the $50,000,000 in homeowner's assistance for the Homeowners Assistance Fund (HAF). As of June 30, 2022, $53,216,000 of the ERA(2) funds has been disbursed for rental and utility assistance and $2,283,000 of the HAF funds has been disbursed for mortgage and utility assistance.

COVID-19 Pandemic: In fiscal year 2020, the President of the United States declared a national emergency with respect to a global outbreak of COVID-19, a respiratory disease declared to be a pandemic (the "Pandemic") by the World Health Organization. Additionally, the United States Congress signed the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act"), into law which provides over $2 trillion of direct financial aid to American families, payroll and operating expense support for small businesses, and loan assistance for distressed industries, as well as providing funds to and directing the Federal Reserve System to support the capital markets.

Among other things, the CARES Act prohibited lenders from foreclosing all mortgage loans which are FHA insured, VA, HUD or Rural Housing guaranteed, or purchased or securitized by Fannie Mae or Freddie Mac (collectively, "Federal Single Family Loans") for a period of 60 days commencing March 18, 2020, and during the COVID-19 emergency, Federal Single Family Loan borrowers directly or indirectly facing economic difficulties as a result of the coronavirus could seek up to 360 days of payment forbearance. In addition to the foreclosure and eviction relief provided by the CARES Act, HUD/FHA and the Federal Housing Finance Agency ("FHFA") also ordered the servicers of Federal Single Family Loans to suspend foreclosures and evictions related to Federal Single Family Loans; HUD/FHA and FHFA extended their foreclosure and eviction moratoriums for Federal Single Family Loans through September 30, 2021. Further, the U.S. Centers for Disease and Control (CDC) issued a new order on August 3, 2021 temporarily halting evictions in high-risk areas through October 31, 2021. As of June 30, 2022, both moratoriums have expired and mortgagors of approximately 0.30% of the principal amount of the Fund's loan portfolio remain in forbearance.

The Pandemic is an ongoing situation. The Fund cannot determine the overall impact that the Pandemic, including the federal and State responses thereto, will have on its programs and operations in the future, including its ability to finance the purchase of Mortgage Loans or to collect payments on such Mortgage Loans. The continuation of the Pandemic and the resulting containment and mitigation efforts could have a material adverse effect on the Fund, its programs, its operations and its finances.

Accounting methods: The accounting policies of the Fund conform to accounting principles generally accepted in the United States and to accounting principles for state housing finance agency enterprise funds. The various programs were established in accordance with the Act, the bond resolutions, or at management's discretion. The financial statements of the enterprise fund and the fiduciary fund are prepared using the flow of economic resources measurement focus and the accrual basis of accounting, which requires recognition of revenue when earned and expenses when incurred.

Estimates: Certain estimates and assumptions are required by management in the preparation of the financial statements in accordance with accounting principles generally accepted in the United States (US GAAP). The significant estimates and assumptions are those required in the determination of the allowance for losses for the following items: accounts receivable and other assets, mortgage loans, restricted mortgage loans, and restricted other assets. Actual results in the near-term could differ significantly from those estimates.

Reclassifications: Certain amounts in the 2021 financial statements have been reclassified to conform to the 2022 presentation. Such reclassifications had no effect on the enterprise fund's *Total Net Position.*

Cash and cash equivalents: The Fund considers all highly liquid investments with an original maturity of three months or less to be cash equivalents. This includes cash, certificates of deposit, short-term agency notes, and deposits with the West Virginia Board of Treasury Investments (WVBOTI).

Accounts receivable and other assets, net of allowance for losses include accounts receivables, land for housing purposes and foreclosed properties, net of an allowance for estimated probable declines in net realizable value.

(Dollars in thousands)	June 30, 2022			June 30, 2021		
	Balance	**Allowance**	**Net**	**Balance**	**Allowance**	**Net**
Accounts receivable and other Assets:						
Accounts receivable	$ 2,246	$ (9)	$ 2,237	$ 2,016	$ (10)	$ 2,006
Land	117	(58)	59	117	(58)	59
Foreclosed property	179	-	179	185	-	185
Total	$ 2,542	$ (67)	$ 2,475	$ 2,318	$ (68)	$ 2,250

Mortgage loans held for sale: In its Secondary Market Program, the Fund purchases and sells fixed-rate mortgage loans, primarily to Fannie Mae, on a servicing retained basis. The sale price is determined at the date of commitment and the commitment period generally ranges from 30 to 90 days. *Mortgage loans held for sale* are carried at the lower of aggregate cost or estimated fair value.

Enterprise fund *Restricted cash and cash equivalents* represents monies the Fund holds on behalf of others, restricted by the Act or by the bond resolutions. Included in this line item are tax and insurance escrows held on behalf of the Fund's various mortgagors and payments collected on mortgages for which the Fund acts as servicer only. The Fund is obligated to expend these monies on escrowed items or remit them to the appropriate investors in the case of mortgage loans serviced for the benefit of others. Also included in *Restricted cash and cash equivalents* are federal and other housing program funds, including COVID relief funds, for which the Fund acts as grantee or agent. The total funds held on behalf of others were $150,587,000 at June 30, 2022 and $274,714,000 at June 30, 2021. *Restricted cash and cash equivalents* to be used for the acquisition of noncurrent assets, such as mortgage loans or investments, are classified as *Noncurrent assets*.

Fiduciary fund *Restricted cash and cash equivalents* represents monies held in an irrevocable trust for postemployment healthcare insurance benefits for Fund employees. These funds are not available to support the various programs of the enterprise fund.

Mortgage loans, net of allowances for losses: These loans consist primarily of unrestricted mortgage loans made under the General Account and Other Loan Programs. The Fund provides for possible losses on loans based on management's review of potential problem loans. The allowance for loan losses is shown below.

(Dollars in thousands)	June 30, 2022			June 30, 2021		
	Balance	**Allowance**	**Net**	**Balance**	**Allowance**	**Net**
Unrestricted Mortgage Loans:						
General Account	$ 11,282	$ (3,226)	$ 8,056	$ 7,357	$ (3,629)	$ 3,728
Other Loan Programs	102,720	(10,173)	92,547	96,885	(10,808)	86,077
Total	$ 114,002	$ (13,399)	$ 100,603	$ 104,242	$ (14,437)	$ 89,805

Capital assets, net of depreciation include land, buildings, equipment, furnishings and computer software that are stated at their original cost less accumulated depreciation. Capital asset expenditures of $20,000 or more with a useful life greater than 1 year are capitalized at cost and reported net of accumulated depreciation. Depreciation is computed using the straight-line method over the useful lives of the assets, which is 40 years for the building and from 3 to 10 years for furniture, equipment and software.

(Dollars in thousands)	June 30, 2021	Additions	Deletions	June 30, 2022
Capital assets, not being depreciated:				
Land	$ 1,810	$ -	$ -	$ 1,810
Total capital assets, not being depreciated	1,810	-	-	1,810
Capital assets, being depreciated:				
Buildings	7,810	-	-	7,810
Equipment and furnishings	1,592	-	-	1,592
Computer software	814	-	-	814
Total capital assets, being depreciated	10,216	-	-	10,216
Less accumulated depreciation for:				
Buildings	(1,942)	(203)	-	(2,145)
Equipment and furnishings	(1,419)	(51)	-	(1,470)
Computer software	(777)	(15)	-	(792)
Total accumulated depreciation	(4,138)	(269)	-	(4,407)
Total capital assets being depreciated, net	6,078	(269)	-	5,809
Total capital assets, net	$ 7,888	$ (269)	$ -	$ 7,619

(Dollars in thousands)	June 30, 2020	Additions	Deletions	June 30, 2021
Capital assets, not being depreciated:				
Land	$ 1,810	$ -	$ -	$ 1,810
Total capital assets, not being depreciated	1,810	-	-	1,810
Capital assets, being depreciated:				
Buildings	7,810	-	-	7,810
Equipment and furnishings	1,563	29	-	1,592
Computer software	814	-	-	814
Total capital assets, being depreciated	10,187	29	-	10,216
Less accumulated depreciation for:				
Buildings	(1,738)	(204)	-	(1,942)
Equipment and furnishings	(1,362)	(57)	-	(1,419)
Computer software	(724)	(53)	-	(777)
Total accumulated depreciation	(3,824)	(314)	-	(4,138)
Total capital assets being depreciated, net	6,363	(285)	-	6,078
Total capital assets, net	$ 8,173	$ (285)	$ -	$ 7,888

Restricted investments: The Fund established guidelines for the investment of its funds to meet the requirements of the bond resolutions and the Act. Currently, investments consist primarily of United States government and agency obligations and certificates of deposit with maturities greater than 90 days.

Investment securities are recorded at fair value, or at amortized cost as permissible, and a portion of the unrealized gains or losses is reported in the Statements of Revenues, Expenses, and Changes in Fund Net Position as part of *Net investment earnings* as more fully explained in *Note C – Cash and Investments*.

Restricted mortgage loans, net of allowance for losses includes loans originated that are restricted by the bond resolutions, the Act, State statute or other restricted purposes.

The allowance for loan losses in these programs is shown below.

(Dollars in thousands)	June 30, 2022			June 30, 2021		
	Balance	Allowance	Net	Balance	Allowance	Net
Restricted Mortgage Loans:						
General Account	$ 401	$ (401)	$ -	$ 443	$ (443)	$ -
Other Loan Programs	405	(154)	251	518	(197)	321
Land Development	4,394	(1,658)	2,736	5,453	(1,708)	3,745
Affordable Housing Fund	2,943	(2,262)	681	2,331	(1,806)	525
Bond Insurance Account	14,826	(307)	14,519	8,184	(380)	7,804
Bond Programs	592,160	(10,412)	581,748	578,364	(10,121)	568,243
Federal Programs	157,720	(93,286)	64,434	155,382	(90,497)	64,885
Total	$ 772,849	$ (108,480)	$ 664,369	$ 750,675	$ (105,152)	$ 645,523

Federal Programs include HOME and NHTF, which are designed to assist very low-income borrowers and to provide capacity building funds for nonprofit housing organizations. The funds provided to the nonprofits will only be required to be repaid if the nonprofit fails to provide the services required as a condition of receiving HOME and NHTF funds. Federal Programs also include TCAP and TCEP, which were designed to assist in the development of Low-Income Housing Tax Credit Program properties. These funds will only be repaid if the recipient fails to comply with certain covenants of their agreement. Therefore, HOME, NHTF, TCAP and TCEP projects are recorded as restricted mortgage loans and the TCAP, TCEP and nonprofit HOME and NHTF projects have a corresponding 100% loss allowance in the Statements of Net Position.

Most loans in the Bond Programs are protected against loss by various federal and private insurance programs. Repayment of certain multifamily rental project loans is dependent, in part, upon rental and interest subsidy programs of HUD.

Enterprise fund *Restricted other assets* include certain foreclosed properties, properties developed for flood activities, other land for restricted housing purposes, the Fund's net pension asset as explained in *Note F – Retirement Plan* and miscellaneous receivables, net of an allowance for estimated probable declines in the net realizable value. These assets are restricted subject to the provisions of the bond resolutions, the Act, or federal regulations.

(Dollars in thousands)	June 30, 2022			June 30, 2021		
	Balance	Allowance	Net	Balance	Allowance	Net
Restricted other assets:						
Accounts receivable	$ 185	$ -	$ 185	$ 82	$ -	$ 82
Land	548	(548)	-	548	(548)	-
Foreclosed property	1,953	(334)	1,619	2,441	(391)	2,050
Net Pension Asset	3,538	-	3,538	-	-	-
Other	12	-	12	-	-	-
Total	$ 6,236	$ (882)	$ 5,354	$ 3,071	$ (939)	$ 2,132

Deferred outflows of resources related to pension and OPEB represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense) until that time as explained in *Note F – Retirement Plan* and *Note H – Other Postemployment Healthcare Benefits*.

Accounts payable and other liabilities includes amounts held on behalf of others as explained in *Note A - Restricted cash and cash equivalents,* amounts due to vendors, and rebateable investment earnings.

Other liabilities include federal housing program funds for which the Fund acts as grantee or agent to originate mortgages under the HOME and NHTF programs and to disburse program funds under the MRAP, ERA2 and HAF programs, the

Fund's net pension liability (asset) as explained in *Note F – Retirement Plan* and the Fund's net OPEB liability (asset) as explained in *Note H – Other Postemployment Healthcare Benefits.*

Deferred inflows of resources related to pension and OPEB represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time as explained in *Note F – Retirement Plan and Note H – Other Postemployment Healthcare Benefits.*

Enterprise fund *Restricted net position:* Net position of the Bond Programs is restricted to meet specified reserve and funding provisions in accordance with the bond resolutions. Net positions of the Affordable Housing Fund, Land Development Program and Bond Insurance Account are restricted in accordance with the Act. Federal Programs are restricted due to requirements of HUD or other grantor agencies. Net position restricted for pension and OPEB is restricted for the payment of pension and OPEB benefits. When both restricted and unrestricted resources are available for use, it is generally the Fund's policy to use restricted resources first, and then unrestricted resources as they are needed.

Fiduciary fund *Restricted net position:* Net position of the fiduciary fund is restricted to postemployment healthcare insurance benefits for the Fund's employees.

Operating revenues and expenses: The Fund classifies operating revenues and expenses in the enterprise fund based on the services provided by the Fund and its ongoing operations. This includes such activities as mortgage lending, administration of federal financial awards programs, property management and development, and other related program activities. *Net investment earnings* and interest on debt are reported as *non-operating revenues and expenses*.

Pass-through grant revenue and pass-through grant expense: The Fund receives grants and other financial assistance from HOME, NHTF, MRAP, ERA2, HAF and the HAPs Programs to transfer or spend on behalf of various secondary recipients. These amounts are considered pass-through grants and are reported in the financial statements as revenue and expense when funds are disbursed to the secondary recipient.

Fee revenue consists primarily of loan servicing fees on mortgage loans serviced by the Fund, administration fees earned from the HAPs Program, financing fees, tax credit fees, secondary market fees, Affordable Housing Fund transfer fees and deferred document penalty fees.

The Fund services all loans in its portfolio as well as loans on behalf of others totaling approximately $1,156,447,000 and $1,155,786,000 at June 30, 2022 and 2021, respectively. Of this total, the portfolio serviced by the Fund on behalf of others approximated $281,973,000 and $299,331,000 at June 30, 2022 and 2021, respectively.

Other revenues consist primarily of gains on sale of mortgages in the Secondary Market Program, rental income, gains on sales of foreclosed properties acquired through the Fund's mortgage lending activities, and other miscellaneous revenue items.

Loan fees expense includes fees paid to lenders and vendors related to the origination of mortgage loans. In addition, loan fees expense includes the cost of acquiring the servicing rights to mortgage loans owned by the Fund and loans owned by others, primarily Fannie Mae.

Program expenses primarily consist of disbursements made under the Fund's various programs, provisions for mortgage loan losses, losses on sales of foreclosed properties acquired through the Fund's mortgage lending activities, repair and maintenance costs for foreclosed properties and costs of bond issuance. *Program expenses* also include daily operating expenses of the office building owned by the Fund.

Administrative expenses, net include salary, benefits, and other operating expenses related to the daily operations of the Fund. When an expense is incurred, the expense is charged to the program or account for which it is directly applicable, whether restricted or unrestricted. Indirect expenses are allocated to programs and accounts based on a percentage of the program's or account's direct salary cost.

Contributions – Employer includes contributions from the enterprise fund to the fiduciary fund for healthcare insurance benefits for retired employees and their eligible dependents.

Net investment income represents interest earnings on postemployment healthcare cash and investments and the increase or decrease in the fair value of investments for the fiduciary fund.

Benefits include benefit payments from the fiduciary fund for postemployment healthcare costs for retired employees and their eligible dependents.

Administrative Expenses in the fiduciary fund include trustee fees associated with investment management of the Welfare Benefit Plan and fees for actuarial valuations.

NOTE B – ASSETS FOR RESERVED AND OTHER PURPOSES

Assets and revenues of the Bond Programs are subject to the provisions of the bond resolutions and are available for other purposes only to the extent they are not required to meet specified reserve and funding provisions of the resolutions. The Fund, to the extent such monies become available under the terms of the resolutions, has pledged to maintain the net position of its Bond Programs at a level to preserve the Fund's bond ratings. In the event that the Fund fails to comply with the terms of the bond resolutions the holders of such obligations would have recourse to the unrestricted assets of the Fund. The Affordable Housing Fund, Land Development Program and the Bond Insurance Account are restricted by State statute.

Assets of the General Account and Other Loan Programs are principally unrestricted and may be transferred to other programs subject to the approval of the Fund's management or Board of Directors. As of June 30, 2022, the Fund has committed $30,527,000 from Other Loan Programs for various loans or projects and $78,000 from Other Loan Programs for the purchase of secondary market loans. In addition, the Fund has committed to sell loans to Fannie Mae of $78,000 from Other Loan Programs. These amounts are included in *Unrestricted net position*. The Fund is actively accepting applications from prospective recipients to originate loans from amounts allocated by the Board of Directors from Other Loan Programs.

The Board of Directors has also allocated $1,000,000 of the *Unrestricted net position* for the "Directors' and Officers' Insurance Account" for the purpose of providing indemnification for the directors and officers of the Fund. The fiscal year 2023 administrative budget of $15,365,000 will be provided from the *Unrestricted net position* and from future revenues of the Fund.

NOTE C – CASH AND INVESTMENTS

The Fund's enterprise fund actively invests cash in conformity with the Act, the Bond Programs and the Board-approved Investment Policy. Permitted investments include a wide variety of securities and obligations such as certain corporate deposits, money market accounts, investment agreements or repurchase agreements with primary government dealers, direct obligations or obligations guaranteed by the State, United States government securities, or federal agency securities. Currently, the enterprise fund's investments consist primarily of United States government or agency securities, FDIC insured money markets, cash or FDIC insured certificates of deposits. The Investment Policy also permits the Fund to invest a maximum of $40,000,000, excluding funds held for others, with the WVBOTI of which a maximum of $20,000,000 can be invested in the WVBOTI West Virginia Money Market Pool. The WVBOTI operates in accordance with applicable State laws and regulations.

The following is a detail of the Fund's enterprise fund investments, including cash equivalents, by type:

(Dollars in thousands)		June 30, 2022		June 30, 2021	
	Weighted Avg Maturity	**Amortized Cost**	**Estimated Fair Value**	**Amortized Cost**	**Estimated Fair Value**
Reported at cost					
Demand Deposits, Money Market Funds	1 day	$ 102,020	$ 102,020	$ 122,742	$ 122,742
Mortgages held for investment purposes	21.58 years	15,599	15,599	9,084	9,084
FDIC Insured CDs	N/A	-	-	41,655	41,655
WVBOTI deposits	1 day	150,979	150,979	267,662	267,662
Total		268,598	268,598	441,143	441,143
Reported at estimated fair value					
Fannie Mae MBS pools	9.14 years	358	391	429	492
Federal agency securities	5.43 years	27,106	30,127	27,239	34,292
U.S. Treasury securities	1.32 years	19,244	19,069	3,524	3,962
Total		46,708	49,587	31,192	38,746
Total investments, including cash equivalents		$ 315,306	$ 318,185	$ 472,335	$ 479,889

The Fund's fiduciary fund actively invests cash in conformity with the Act and the Board-approved Investment Policy. Permitted investments include a variety of securities and obligations such as money market accounts, certificates of deposit, direct obligations or obligations guaranteed by the State, United States government securities, or federal agency securities. Currently, the fiduciary fund's investments consist primarily of United States government or agency securities, FDIC insured money markets and negotiable certificates of deposit.

The following is a detail of the Fund's fiduciary fund investments, including cash equivalents, by type:

(Dollars in thousands)		June 30, 2022		June 30, 2021	
	Weighted Avg Maturity	**Amortized Cost**	**Estimated Fair Value**	**Amortized Cost**	**Estimated Fair Value**
Reported at cost					
Demand Deposits	1 day	$ 495	$ 495	$ 925	$ 925
Total		495	495	925	925
Reported at estimated fair value					
U.S. Treasury securities	1.12 years	2,495	2,496	2,511	2,522
Federal agency securities	2.09 years	1,250	1,193	750	747
Certificates of deposit	1.60 years	2,000	1,956	1,750	1,761
Total		5,745	5,645	5,011	5,030
Total investments, including cash equivalents		$ 6,240	$ 6,140	$ 5,936	$ 5,955

Interest Rate Risk - Enterprise fund. The Investment Policy limits the weighted average maturity of various fund types as shown in the following table. The Act does not provide for investment maturity limits. Reserve funds are the capital reserve investments required for the Bond Programs which are currently invested in long-term U.S. Government and government agency obligations. The Bond Insurance Account, which provides additional reserves for the payment of the Housing Finance Bonds is currently invested in U.S. Government and government agency obligations as well as mortgage loans for investment purposes. Other funds consist of bond revenues to be used for debt service on the outstanding bonds, bond proceeds for the purchase of mortgage revenue bond loans, Other Loan Program funds and general operating funds. Other funds are primarily invested short-term to meet program funding needs and to provide for daily operational costs of the Fund. Funds held for others consist of single family and multifamily escrow funds as well as amounts to be remitted to others. The Fund has both the intent and the ability to hold long-term securities until final maturity and is therefore limited in its exposure to interest rate risk on these long-term obligations.

	Permitted Maturity Limit	Average Maturity as of June 30, 2022
Reserve Funds	30 years	3 years
Bond Insurance Funds	15 years	7 years
Other Funds	4 years	1 month
Funds held for others*		1 day

*Funds held for others not applicable to limit calculations

Interest Rate Risk – Fiduciary fund. The Investment Policy limits the weighted average maturity of all funds as shown in the following table. The Act does not provide for investment maturity limits. Fiduciary fund investments are managed at an appropriate average duration based on current interest rate environments.

	Permitted Maturity Limit	Average Maturity as of June 30, 2022
Fiduciary Funds	4 years	1 year

Credit Risk – Enterprise fund. Although permitted by the Act, the Fund's Investment Policy prohibits investment in State and Local obligations other than West Virginia and prohibits investment in corporate debt instruments. The Fund's Investment Policy additionally requires repurchase agreements to be invested with banks or primary dealers which are rated or provide the necessary collateral to maintain the Fund's bond, note and issuer ratings. Furthermore, the Investment Policy limits collateral for repurchase agreements to direct federal and federally guaranteed obligations, and federal agency obligations.

As of June 30, 2022, the Fund's investments in the WVBOTI are rated AAAm. Federal agency securities consist of Fannie Mae, Federal Farm Credit Bank and Federal Home Loan Bank all of which are rated AAA. Fannie Mae MBS pools are also rated AAA. Insured Cash Sweep (ICS) Funds and the Demand Deposit Marketplace Funds are FDIC insured. Certificates of deposit are either FDIC insured through the Certificate of Deposit Account Registry Service (CDARS) or collateralized with an irrevocable standby letter of credit issued by the Federal Home Loan Bank of Atlanta, which is rated AA+. Money Market Funds are invested in the Fidelity Investments Money Market Government Portfolio and are rated AAA. Mortgages held for investment purposes are not rated.

Credit Risk – Fiduciary fund. The fiduciary fund's Investment Policy limits investments to U.S. Treasury Securities that are backed by the full faith and credit of the United States, Federal agency securities, which are rated AAA and FDIC insured certificates of deposit.

Concentration of Credit Risk – Enterprise fund. The Investment Policy limits the percentage or amount of the investment portfolio that may be invested in various types of issuers as indicated in the table below. The Act does not limit the percentage of investments in any permitted investment type.

As of June 30, 2022 (Dollars in thousands)	Maximum of Portfolio	Invested Funds	% of Total Investment
Direct Federal Obligations	100%	$ 19,244	12%
Federal Agency Obligations	90%	27,464	17%
Federally Guaranteed Obligations	100%	-	0%
Demand Deposits	30%	15,820	10%
Collateralized CDs	$75,000	-	0%
CDARS FDIC Insured CDs	$65,000	-	0%
West Virginia Obligations	15%	-	0%
ICS FDIC Insured Demand Deposit	$40,000	-	0%
ICS FDIC Insured Savings Deposits	$100,000	64,916	39%
Mortgages Held for Investment Purposes	30%	15,599	9%
Money Market Funds	25%	4,473	3%
WVBOTI deposits	$40,000	17,203	10%
TOTAL		$ 164,719	100%
Funds Held for Others *	N/A	150,587	
TOTAL INVESTED FUNDS		$ 315,306	

* Funds held for others not applicable to limit calculations.

Concentration of Credit Risk – Fiduciary fund. The Investment Policy limits the percentage or amount of the investment portfolio that may be invested in various types of issuers as indicated in the table below. The Act does not limit the percentage of investments in any permitted investment type.

As of June 30, 2022 (Dollars in thousands)	Maximum of Portfolio	Invested Funds	% of Total Investment
Demand Deposits	30%	$ 495	8%
Direct Federal Obligations	90%	2,495	40%
Federal Agency Obligations	90%	1,250	20%
Federally Guaranteed Obligations	90%	-	0%
FDIC Insured CDs	50%	2,000	32%
TOTAL INVESTED FUNDS		$ 6,240	100%

Custodial Credit Risk – Deposits - The Act requires all deposits to be FDIC insured or fully collateralized by permitted investments for both enterprise funds and fiduciary funds. The enterprise fund Investment Policy further limits the securities permitted as collateral for amounts in excess of FDIC insurance to direct federal or federally guaranteed obligations, federal agency, or State of West Virginia obligations. The fiduciary fund Investment Policy further limits the securities permitted as collateral for amounts in excess of FDIC insurance to direct federal or federally guaranteed obligations or federal agency obligations.

The enterprise fund cash, including escrow funds, had a carrying value of $102,020,000 and $122,742,000 as of June 30, 2022 and 2021, respectively. Bank balances approximated $112,923,000 and $127,876,000 as of June 30, 2022 and 2021, respectively, of which approximately $85,463,000 and $105,486,000 was covered by federal depository insurance as of June 30, 2022 and 2021, respectively, and $22,985,000 and $20,389,000 was either collateralized with securities pledged to the Fund and held by the trust department of the pledging financial institution or held and pledged to the Fund by the pledging financial institution's agent as of June 30, 2022 and 2021, respectively. Also included in the bank balances above are trust account money market fund balances of $4,475,000 and $2,001,000 as of June 30, 2022 and 2021, respectively, which are not subject to custodial credit risk.

The fiduciary fund cash had a carrying value of $495,000 and $925,000 as of June 30, 2022 and 2021, respectively. Bank balances approximated $496,000 and $925,000 as of June 30, 2022 and 2021, respectively, which are trust account money market funds and not subject to custodial credit risk.

Custodial Credit Risk – Investments – The Investment Policy requires purchased securities to be physically delivered to the Fund's custodian or trustee or, in the case of book-entry securities; registration books shall designate the custodian or trustee. The Investment Policy also requires collateral for repurchase agreements be delivered to a third-party custodian or in the case of book-entry securities, be registered to the Fund. All U.S. government and agency obligations owned by the Fund are registered in the Fund's name or the Fund's designated trustee. The Act does not address custodial credit risk for investments.

Fair value hierarchy: The fair value hierarchy established under GAAP categorizes the inputs to valuation techniques used to measure fair value into three levels. The fair value hierarchy gives the highest priority to quoted prices in active markets inputs (Level 1) and the lowest priority to unobservable inputs (Level 3).

The levels of the hierarchy are identified as follows:

Level 1 – Valuation is based upon quoted prices (unadjusted) for identical assets or liabilities in an active market.

Level 2 – Valuation is based upon inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.

Level 3 – Valuation is based upon unobservable inputs for an asset or liability.

Enterprise fund investments measured at fair value using the fair value hierarchy categories are as follows:

(Dollars in thousands)	June 30, 2022	June 30, 2021
Level 1 inputs		
Federal agency securities	$ 30,127	$ 34,292
U.S. Treasury securities	19,069	3,962
Total	49,196	38,254
Level 2 inputs		
Fannie Mae MBS pools	391	492
Total	391	492
Total investments, reported at estimated fair value	$ 49,587	$ 38,746

Fiduciary fund investments measured at fair value using the fair value hierarchy categories are as follows:

(Dollars in thousands)	June 30, 2022	June 30, 2021
Level 1 inputs		
U.S. Treasury securities	$ 2,496	$ 2,522
Federal agency securities	1,193	747
Certificates of deposit	1,956	1,761
Total investments, reported at estimated fair value	$ 5,645	$ 5,030

Fair value measurements for investments classified as Level 2, Fannie Mae MBS pools, are valued using matrix pricing sources that provide a pricing indication from market transactions for similar or identical assets.

Mortgages held for investment are included in *Mortgage loans, net of allowances* and *Restricted mortgage loans, net of allowances* on the Statements of Net Position. Investments are included in the accompanying enterprise fund financial statements as follows:

(Dollars in thousands)	June 30, 2022	June 30, 2021
Cash and cash equivalents	$ 13,049	$ 10,510
Current restricted cash and cash equivalents	182,324	330,337
Noncurrent restricted cash and cash equivalents	57,626	91,212
Restricted investments	49,587	38,746
Plus mortgages held for investment purposes	15,599	9,084
Total Investments and cash equivalents	$ 318,185	$ 479,889
Less unrealized gains	2,879	7,554
Total Invested Funds	$ 315,306	$ 472,335

Investments are included in the accompanying fiduciary fund financial statements as follows:

(Dollars in thousands)	June 30, 2022	June 30, 2021
Restricted cash and cash equivalents	$ 495	$ 925
Restricted investments	5,645	5,030
Total Investments and cash equivalents	$ 6,140	$ 5,955
Less unrealized (loss) gain	(100)	19
Total Invested Funds	$ 6,240	$ 5,936

The enterprise fund has an unrealized gain on investments of $2,879,000 and $7,554,000 as of June 30, 2022 and 2021, respectively. This represents an increase in unrealized loss on investments of $4,675,000 and $3,301,000 as of June 30, 2022 and 2021, respectively. In connection with the unrealized gain, a liability for related investment earnings is recorded in the amount of $73,000 and $0 as of June 30, 2022 and June 30, 2021, respectively. This portion is recorded as a liability because, if this gain were realized, it would increase excess rebateable investment earnings pursuant to Section 103A of the Internal Revenue Code, as amended (the Code). To adjust the fair value of investments to reflect this unrealized gain at June 30, 2022 and 2021 and to properly reflect the rebate liability, a $4,748,000 and $2,303,000 decrease was recorded in *Net investment earnings* in the Statements of Revenues, Expenses, and Changes in Fund Net Position for year ended June 30, 2022 and 2021, respectively.

The fiduciary fund has an unrealized (loss) gain on investments of ($100,000) and $19,000 as of June 30, 2022 and June 30, 2021, respectively. This represents a decrease in unrealized gain on investments of $119,000 and $58,000 from June 30, 2021 and 2020, respectively. To adjust the fair value of investments to reflect this unrealized (loss) gain at June 30, 2022 and 2021 a $119,000 and a $58,000 decrease was recorded in *Net investment income* in the Statements Changes in Fiduciary Net Position for year ended June 30, 2022 and 2021, respectively.

NOTE D – BONDS PAYABLE

The Act authorizes the Fund to issue bonds and notes for its various programs in an aggregate principal amount not to exceed $1,250,000,000 outstanding at any one time, exclusive of refunded obligations. Bonds and notes issued by the Fund are considered obligations of the Fund and are not deemed to constitute a debt or liability of the State.

The proceeds from the Fund's Bond Programs are used to finance mortgage loans to eligible State borrowers and to establish certain reserves as required by the resolutions. The mortgage loans are secured by deeds of trust and approximately 74.5% of all Bond Program loans are subject to coverage under federal or private mortgage insurance or guarantee programs. All bonds are secured by a pledge of all mortgage loan repayments, all proceeds of federal or private mortgage insurance, interest received on any monies or securities held pursuant to the resolutions, and the rights and interest of the Fund in and to the mortgage loans. In the event that the Fund fails to comply with the terms of the bond resolutions, the holders of such obligations would have recourse to the unrestricted assets of the Fund. Principal and interest paid on bonds and notes payable for the years ended June 30, 2022 and 2021 was $64,264,000 and $105,458,000, respectively. Total pledged revenues in 2022 and 2021 were $109,380,000 and $123,175,000, respectively.

The On-Site Systems Loan Program (the OSLP) was created in September 2007 in partnership with the West Virginia Department of Environmental Protection (the DEP). Under this program the Fund may borrow funds from the DEP Clean Water Revolving Loan Fund. These funds are then loaned to State residents to upgrade, replace or repair inadequate septic systems. Initially, the Board authorized $1,000,000 for the OSLP and the Board authorized an additional $1,000,000 in March 2013 and again in May 2022 for the program. The Fund is obligated to repay the amount borrowed from the DEP only to the extent the Fund receives payments from loan recipients. An allowance for loan losses has been established based on management's review of potential problem loans. At June 30, 2022, *Bonds & notes payable - noncurrent* includes a $650,000 note payable, net of a $114,000 loss allowance, due to DEP related to this program under Other Loan Programs.

Most bonds issued by the Fund are subject to redemption at the option of the Fund prior to maturity at dates and premiums as set forth in the bond documents. To reduce its debt expense, the Fund redeems bonds prior to their stated maturity dates primarily due to excess program revenues, the prepayments of mortgage loans pledged for the repayment of the bonds, excess amounts in the capital reserve funds, and/or from proceeds of refunding bonds. During the fiscal years ended June 30, 2022 and 2021, the Fund redeemed or refunded $35,530,000 and $68,660,000 of bonds, respectively, at redemption prices that approximated their carrying value.

The following tables summarize bond and note activity from 2021 to 2022 and 2020 to 2021, respectively.

(Dollars in thousands)	Bonds Payable Current	Bonds & Notes Payable Noncurrent	Bonds & Notes Payable Total
Outstanding Balance, June 30, 2021	$ 22,285	$ 290,636	$ 312,921
Debt Issued (*including discount*)	-	30,250	30,250
Debt Paid	(21,135)	(143)	(21,278)
Early Redemptions/Refundings	-	(35,530)	(35,530)
Note Payable allowance for losses	-	43	43
Reclassification from noncurrent to current	17,735	(17,735)	-
Outstanding Balance, June 30, 2022	$ 18,885	$ 267,521	$ 286,406

(Dollars in thousands)	Bonds Payable Current	Bonds & Notes Payable Noncurrent	Bonds & Notes Payable Total
Outstanding Balance, June 30, 2020	$ 26,745	$ 306,802	$ 333,547
Debt Issued (*including discount*)	-	74,940	74,940
Debt Paid	(26,785)	(151)	(26,936)
Early Redemptions/Refundings	-	(68,660)	(68,660)
Note Payable allowance for losses	-	30	30
Reclassification from noncurrent to current	22,325	(22,325)	-
Outstanding Balance, June 30, 2021	$ 22,285	$ 290,636	$ 312,921

The following is a summary of the bonds outstanding in the Housing Finance Bond and notes outstanding in Other Loan Programs:

	Original Amount Authorized	Outstanding at June 30, 2022	2021
	(Dollars in thousands)		
HOUSING FINANCE BOND PROGRAM			
2011 Series A	$ 50,000	$ -	$ 2,855
2013 Series A (2.50% to 3.20%) due 2023-2029	21,000	9,740	11,080
2014 Series A,B	48,865	-	23,000
2015 Series A,B (2.60% to 3.70%), due 2023-2033	50,660	20,450	24,790
2015 Series C,D (2.80% to 3.85%), due 2023-2035	70,060	34,530	40,790
2017 Series A,B (2.40% to 4.00%), due 2023-2036	39,505	22,070	26,435
2018 Series A (2.25% to 3.85%), due 2023-2041	25,000	16,650	19,750
2019 Series A (1.90% to 3.95%), due 2023-2046	35,000	28,250	31,235
2019 Series B (1.45% to 3.10%), due 2023-2048	30,000	26,925	28,940
2020 Series A (0.55% to 2.80%), due 2023-2050	30,000	27,855	29,620
2020 Series B,C (0.30% to 2.50%), due 2023-2047	44,960	39,895	44,060
2021 Series A (0.20% to 2.50%), due 2023-2052	30,000	29,525	30,000
2022 Series A (1.90% to 4.15%), due 2023-2053	30,000	30,000	-
Total bonds payable, excluding unamortized discount		285,890	312,555
Unamortized bond discount, net		(20)	(20)
OTHER LOAN PROGRAMS			
Notes Payable (0.00%), net of allowance for losses [1]	3,000	536	386
Total bonds & notes payable		$ 286,406	$ 312,921

[1] Payments are due to the DEP as the Fund receives payments from OSLP loan recipients.

Total bonds payable does not include $35,555,000 in special obligation bonds issued by the Fund as a conduit issuer. These special obligation bonds are secured by loan payments and deeds of trust on six projects. None of the Fund's assets or revenues are pledged to the payment of these special obligations. Furthermore, these special obligations are not secured by the Fund's general obligation debt pledge or its moral obligation and are not included in the Fund's financial statements.

The following is a summary of scheduled annual principal and interest for bonds in the Bond Programs for the five years commencing July 1, 2022, and thereafter to maturity.

Bonds Maturing During Year Ending June 30:	Principal	Interest	Total
	(Dollars in thousands)		
2023	$ 18,885	$ 7,654	$ 26,539
2024	19,660	7,327	26,987
2025	19,515	6,923	26,438
2026	19,050	6,491	25,541
2027	18,500	6,036	24,536
2028-2032	77,965	23,331	101,296
2033-2037	50,045	13,344	63,389
2038-2042	31,635	7,416	39,051
2043-2047	21,465	3,240	24,705
2048-2052	8,845	748	9,593
2053	325	7	332
	$ 285,890	$ 82,517	$ 368,407

On January 30, 2020, the Fund entered into a revolving Commercial Loan Agreement (the "Line of Credit") with United Bank, in an amount not to exceed $20,000,000, payable monthly, which expired January 30, 2022. This Line of Credit was renewed January 31, 2022 and is due to expire on January 30, 2024. The purpose of the Line of Credit is to provide warehouse funding for loans under the Multifamily Loan Program. To date, there have been no draws under the Line of Credit.

NOTE E – CONTINGENT LIABILITIES AND RISK MANAGEMENT

Under the terms of certain federal programs, periodic audits are required and certain costs and expenditures may be questioned under the terms of the program. Such audits could lead to reimbursements to the grantor agencies. Historically, questioned costs have been immaterial. Management of the Fund believes future disallowances relating to current federal program expenditures, if any, will continue to be immaterial.

The Fund is a defendant in various legal proceedings arising in the normal course of business. In the opinion of management, based upon the advice of legal counsel, the ultimate resolution of these proceedings will not have a material adverse effect on the Fund's financial position.

Through its business operations, the Fund is exposed to various risks of loss related to potential loan losses on program mortgages, fire, liability, and employee wrongdoing. To reduce risk of loss on program mortgages, the Fund has various types of mortgage insurance. At June 30, 2022, 44.02% of the Fund's single family Bond Program loans were VA, USDA Rural Development, or FHA guaranteed. Another 30.48% of these loans carry private mortgage insurance. Substantially all permanent multifamily mortgages are federally insured or guaranteed and/or are subject to HUD Section 8 rental assistance subsidies.

The Fund is insured against fire for owned assets, liability, and employee negligence through private insurance. Furthermore, key staff members of the Fund are bonded against theft in the aggregate amount of $4,000,000. The Board of Directors has allocated $1,000,000 of the Fund's unrestricted net position to provide indemnification for the directors and officers of the Fund. Additionally, the Fund has general liability insurance with the State Board of Risk and Insurance Management in the amount of $1,000,000 per occurrence and excess liability coverage of $10,000,000 aggregate with General Star Insurance Company for officers' and directors' indemnity. The Fund pays an annual premium in exchange for such coverage. There have been no significant settlements in excess of insurance coverage during the past three calendar years.

NOTE F – RETIREMENT PLAN

Plan Description. All full-time Fund employees participate in the State's Public Employees' Retirement System (PERS), a multiple-employer defined benefit cost-sharing public employee retirement system administered by the West Virginia Consolidated Public Retirement Board (CPRB). Benefits under PERS include deferred retirement, early retirement, death, and disability benefits and have been established and may be amended by action of the State Legislature. The CPRB issues a publicly available financial report that includes financial statements for PERS that may be obtained at www.wvretirement.com.

Benefits Provided. Employees hired before July 1, 2015 are eligible for normal retirement at age 60 with five or more years of credited service, or at least age 55 with age and service equal to 80 or greater. Employees hired on or after July 1, 2015 may retire at age 62 with ten years of service. The straight-life annuity retirement benefit, established by State statute, is equivalent to two percent of the employee's final average salary multiplied by years of service. Final average salary is the average of the three consecutive highest annual earnings out of the last fifteen years of earnings. For all employees hired on or after July 1, 2015, average salary is the average of the five consecutive highest annual earnings out of the last fifteen years of earnings. Terminated members with at least five years of contributory service who do not withdraw their accumulated contributions may elect to receive their retirement annuity beginning at age 62. For all employees hired on or after July 1, 2015, this age increases to 64 with ten years of service.

Contributions. Contributions as a percentage of payroll for members are established by statutes, subject to legislative limitations and are not actuarially determined. Contributions as a percentage of payroll for employees are established by the CPRB. Current funding policy requires employer contributions of 10.0% for each of the years ended June 30, 2022, 2021 and 2020. As permitted by legislation, the Fund has elected to pay 100% of all costs relating to the Plan, including the employee’s 4.5% contribution of annual earnings for employees hired on or before February 6, 2012. Beginning February 7, 2012, new hires are required to pay the employee’s contribution of 4.5%. For all employees hired on or after July 1, 2015 the employee contribution is 6.0%. The Fund’s contribution to the Plan, excluding the employee’s contribution paid by the Fund, approximated $721,000, $642,000, and $575,000 for the fiscal years ended June 30, 2022, 2021, and 2020, respectively.

Pension Liabilities (Assets), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. The Fund reported a liability (asset) of ($3,538,000) and $1,957,000 as of June 30, 2022 and June 30, 2021, respectively, for its proportionate share of the net pension liability (asset). The net pension liability (asset) reported at June 30, 2022 was measured as of June 30, 2021 and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of July 1, 2020, rolled forward to the measurement date of June 30, 2021. The Fund’s proportion of the net pension liability (asset) was based on the Fund’s share of contributions to the pension plan relative to the contributions of all employers participating in PERS for the year ended June 30, 2021. At June 30, 2021 and June 30, 2020, the Fund’s proportionate share was .40% and 0.37% respectively.

For the years ended June 30, 2022 and June 30, 2021, respectively, the Fund recognized pension expense of ($660,000) and $457,000. At June 30, 2022 and June 30, 2021, the Fund reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

(Dollars in thousands)	June 30, 2022	
	Deferred Outflows of Resouces	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	$ -	$ 4,532
Difference between expected and actual experience	404	13
Changes in assumptions	673	29
Changes in proportion and differences between Fund contributions and proportionate share of contributions	74	22
Fund contributions made subsequent to the measurement date	721	-
	$ 1,872	**$ 4,596**

(Dollars in thousands)	June 30, 2021	
	Deferred Outflows of Resouces	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	$ 620	$ -
Difference between expected and actual experience	288	40
Changes in assumptions	-	86
Changes in proportion and differences between Fund contributions and proportionate share of contributions	11	45
Fund contributions made subsequent to the measurement date	642	-
	$ 1,561	**$ 171**

Deferred outflows of resources related to pensions of $721,000 resulting from Fund contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (or increase in the net pension asset) in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

(Dollars in thousands)

Year Ended June 30:	Pension Expense
2023	$ (637)
2024	(551)
2025	(922)
2026	(1,335)

Actuarial Assumptions and Methods. The following assumptions and methods were used in the actuarial valuation:

	2021	2020
Actuarial cost method	Individual entry age normal cost with level percentage of payroll	Individual entry age normal cost with level percentage of payroll
Asset valuation method	Fair value	Fair value
Amortization method	Level dollar, fixed period	Level dollar, fixed period
Amortization period	Through Fiscal Year 2035	Through Fiscal Year 2035
Actuarial assumptions:		
Investment rate of return	7.25%	7.50%
Projected salary increases:		
State	2.75% - 5.55%	3.10% - 5.3%
Non-state	3.60% - 6.75%	3.35% - 6.5%
Inflation rate	2.75%	3.00%
Discount rate	7.25%	7.50%
Mortality rates	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected generationally with scale MP-2018	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected generationally with scale MP-2018
	Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected generationally with scale MP-2018	Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected generationally with scale MP-2018
	Retired healthy females - 122% of Pub-2010 General Retiree Female table, below median headcount weighted, projected generationally with scale MP-2018	Retired healthy females - 122% of Pub-2010 General Retiree Female table, below median headcount weighted, projected generationally with scale MP-2018
	Disabled males - 118% of Pub-2010 General / Teachers Disabled Male table, headcount weighted, projected generationally with scale MP-2018	Disabled males - 118% of Pub-2010 General / Teachers Disabled Male table, headcount weighted, projected generationally with scale MP-2018
	Disabled females - 117% of Pub-2010 General / Teachers Disabled Female table headcount weighted, projected generationally with scale MP-2018	Disabled females - 117% of Pub-2010 General / Teachers Disabled Female table headcount weighted, projected generationally with scale MP-2018
Withdrawal rates		
State	2.28% - 45.63%	2.28% - 45.63%
Non-state	2.50% - 35.88%	2.50% - 35.88%
Disability rates	0.005% - 0.540%	0.005% - 0.540%
Retirement rates	12% - 100%	12% - 100%
Date range in most recent experience study	2013-2018	2013-2018

The long-term rates of return on pension plan investments was determined using the building-block method in which estimates of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of long-term geometric rates of return are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return	Weighted Average Expected Real Rate of Return
Domestic Equity	27.5%	5.5%	1.51%
International Equity	27.5%	7.0%	1.93%
Fixed Income	15.0%	2.2%	0.33%
Real estate	10.0%	6.6%	0.66%
Private equity	10.0%	8.5%	0.85%
Hedge funds	10.0%	4.0%	0.40%
Total	100%		5.68%
Inflation (CPI)			2.10%
			7.78%

Discount Rate. The discount rates used to measure the total pension liabilities were 7.25% and 7.50% for the 2021 and 2020 actuarial valuations, respectively. At June 30, 2021 and 2020, the projection of cash flows used to determine the discount rate assumed that employer contributions will continue to follow the current funding policies. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Fund's proportionate share of the net pension liability (asset) to changes in the discount rate. The following table presents the Fund's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.25% and 7.50% for the years ended June 30, 2022 and June 30, 2021, respectively, as well as what the Fund's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is one-percentage-point lower or one-percentage-point higher than the current rate:

(Dollars in thousands)

Net Pension Liability (Asset) June 30, 2022			2021		
1% Decrease 6.25%	Current Discount Rate 7.25%	1% Increase 8.25%	1% Decrease 6.50%	Current Discount Rate 7.50%	1% Increase 8.50%
$ 40	$ (3,538)	$ (6,559)	$ 4,985	$ 1,957	$ (604)

NOTE G – COMPENSATED ABSENCES

Employees accumulate annual leave balances to a maximum of 210 hours. Most employees receive a 100% termination payment upon separation based upon their final rate of pay. The liability for annual leave is valued at 100% of the balance plus the Fund's share of Social Security and Medicare contributions. The Fund has recorded a liability for accrued leave for all employees in accordance with GAAP. The liability for annual leave is shown below. In lieu of cash payment at retirement, an employee who became a member of PERS before July 1, 2015 may elect to use accumulated annual leave toward additional service in the computation of retirement benefits or toward their postemployment health care insurance premium as further explained in *Note H – Postemployment Healthcare Plan.* If an employee became a member on or after July 1, 2015, they may not use accumulated annual leave to acquire additional credited service but they may still elect to use accumulated annual leave toward their postemployment health care insurance premium explained in *Note H – Postemployment Healthcare Plan*.

(Dollars in thousands)

	Accumulated Annual Leave		
	2022	**2021**	**2020**
Balance at beginning of fiscal year	$ 659	$ 550	$ 473
Annual leave earned	575	877	704
Annual leave (used)	(603)	(768)	(627)
Balance at end of fiscal year	$ 631	$ 659	$ 550
Estimated to be paid in one year	$ 631	$ 659	$ 550

NOTE H – OTHER POSTEMPLOYMENT HEALTHCARE BENEFITS

Plan Description

Plan administration. The Welfare Benefit Plan (the Plan), an irrevocable trust, is a single-employer defined other postemployment benefit plan administered by the Fund and the Fund's Board of Directors that is used to provide postemployment benefits other than pensions (OPEB) for employees of the Fund. Substantially all employees may become eligible for these benefits if they reach normal retirement age while working for the Fund. The assets of the Plan are deposited with an external trustee and are presented in the stand-alone fiduciary fund financial statements.

Benefits Provided

The Fund provides certain healthcare insurance benefits for retired employees and their eligible dependents. Benefits are fully self-insured by the Fund and are administered through a third-party administrator. The full cost of benefits is covered by the plan. Management of the Fund has the authority to establish and amend benefit provisions of the Plan. In lieu of cash payment at retirement, an employee may elect to use accumulated annual and accumulated sick leave toward their postemployment health care insurance premium. A retiree may convert two unused leave days into one month's insurance premium for single coverage or three unused leave days into one month's premium for family coverage. The Fund will pay monthly health insurance premiums of these retirees based on unused sick leave and/or annual leave at the time of retirement until the unused leave is fully utilized or until the retiree reaches the eligible age for Medicare. Accordingly, the maximum period for which a retiree may be entitled to such benefits would be twelve years.

Employees covered by benefit terms. At June 30, 2022 and June 30, 2021, the following employees were covered by the benefit terms:

Covered Employees	June 30, 2022	June 30, 2021
Inactive employees or beneficiaries currently receiving benefit payments	3	6
Inactive employees entitled to but not yet receiving benefit payments	-	-
Active plan members	96	93
Total	99	99

Contributions

The contribution requirements of plan members and the Fund are established and may be amended by the Fund's management. Management establishes contribution rates based on an actuarially determined rate. Plan members are not required to contribute to the plan. The Fund's contribution to the Plan approximated $789,000, and $321,000 for the fiscal years ended June 30, 2022 and 2021, respectively.

Investments

Investment policy. The Plan's policy in regard to the allocation of invested assets is established and may be amended by the Fund's Board of Directors. Investments are to be diversified as to minimize the risk of large losses as follows:

Permitted Investments	Maximum % of Porfolio
Cash:	
Demand Deposits	30%
Fixed Income:	
Direct Federal Obligations	90%
Federal Agency Obligations	90%
Federally Guaranteed Obligations	90%
FDIC Insured CDs	50%

Rate of Return. For the years ended June 30, 2022 and June 30, 2021, the annual money-weighted rate of return on investments, net of investment expense, was (1.42)% and .17%, respectively. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net OPEB Liability (Asset)

At June 30, 2022 and 2021, the components of the net OPEB liability (asset) of the Fund were as follows:

(Dollars in thousands)	June 30, 2022	June 30, 2021
Total OPEB Liability	$ 7,276	$ 5,927
Plan Fiduciary Net Position	6,427	5,962
Net OPEB Liability (Asset)	$ 849	$ (35)
Plan Fiduciary Net Position as a percentage of the Total OPEB Liability (Asset)	88.30%	100.60%

Actuarial Assumptions and Methods

The total OPEB liability as of June 30, 2022 was determined by an actuarial valuation as of January 2022 rolled forward to June 30, 2022 and the total OPEB liability as of June 30, 2021 was determined by an actuarial valuation as of January 2020 and rolled forward to June 30, 2021. The following actuarial assumptions and methods were used:

Valuation Date	1/1/2022 Rolled forward to 6/30/2022	1/1/2020 Rolled forward to 6/30/2021
Actuarial Method	Entry Age	Entry Age
Amortization Method	Level Percentage of Pay, Closed	Level Percentage of Pay, Closed
Remaining Amortization Period	15 years as of 1/1/2022	17 years as of 1/1/2020
Asset Valuation Method	Market Value of Assets	Market Value of Assets
Actuarial Assumptions:		
Investment Rate of Return	3.00%	3.00%
Salary Increases	3.00%	3.00%
Ultimate Rate of Medical Inflation	2.72%	2.72%
General Rate of Inflation	2.00%	2.00%

Mortality rates for the January 2020 valuation rolled forward to June 30, 2021 were based on RP-2014 Mortality Table, adjusted to 2006 with Scale MP-2014, and projected fully generationally with Scale MP-2019. Mortality rates for the January 1, 2022 valuation rolled forward to June 30, 2022 were based on Pub-2010 General Employees table, below-median, headcount-weighted, projected generationally with scale MP-2018.

An actuarial experience study was not completed. Actuarial assumptions for disability, termination, retirement, and dependent age were based on the PERS actuarial valuation as of July 1, 2020 and July 1, 2018, for the January 2022 and January 2020 Plan valuation rolled forward to June 30, 2022 and June 30, 2021, respectively.

The long-term expected rate of return on the Plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of Plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash and cash equivalents	10.0%	1.50%
U.S. Government Obligations	90.0%	2.50%
Total	100.0%	

Discount rate. The discount rate as of June 30, 2022 and June 30, 2021 is 3.00%, which is the assumed long-term expected rate of return on Plan investments. This is the same discount rate that was used in the January 1, 2022 liability calculations. Projections of the Plan's fiduciary net position have indicated that it is expected to be sufficient to make projected benefit payments for current plan members. As such, the single rate of return is equal to the long-term expected rate of return on the Plan assets, which is 3.00%.

Development of discount rate.

As of June 30, 2022, the Plan uses the Bond Buyer GO 20-Bond Municipal Bond Index. As this index is issued weekly, the value closest to but not after the reporting date is used in determining the appropriate rate. Based on this practice, the municipal bond rate at June 24, 2021 was 2.16% and the municipal bond rate at June 30, 2022 was 3.54%. However, the depletion test as of the most recent actuarial valuation as of January 1, 2022, reflecting known contributions after that date as well as the current funding policy, showed that the projected assets are expected to cover future benefit payments for current participants and as such the single rate used as the discount rate is the long-term expected rate of return, 3.00%. The actuarial liability, normal cost, and expected benefit payments were projected for the remaining lifetimes of the closed group population as of January 1, 2022, using the assumptions detailed in the 2022 actuarial valuation report. An Actuarily Determined Contribution (ADC) was calculated each year based on the current closed amortization period. The assets were then projected forward reflecting known contributions through June 30, 2022, and then assuming that the ADC is contributed in the future. Since the assets are projected to always be greater than the expected benefit payments in any year, the long-term expected rate of return of 3.00% is used to calculate the liabilities.

As of June 30, 2021, the Plan uses the Bond Buyer GO 20-Bond Municipal Bond Index. As this index is issued weekly, the value closest to but not after the reporting date is used in determining the appropriate rate. Based on this practice, the municipal bond rate at June 26, 2020 was 2.21% and the municipal bond rate at June 24, 2021 was 2.16%. However, the depletion test as of the most recent actuarial valuation as of January 1, 2020, reflecting known contributions after that date as well as the current funding policy, showed that the projected assets are expected to cover future benefit payments for current participants and as such the single rate used as the discount rate is the long-term expected rate of return, 3.00%. The actuarial liability, normal cost, and expected benefit payments were projected for the remaining lifetimes of the closed group population as of January 1, 2020, using the assumptions detailed in the 2020 actuarial valuation report. An Actuarily Determined Contribution (ADC) was calculated each year based on the current closed amortization period. The assets were then projected forward reflecting known contributions through June 30, 2021, and then assuming that the ADC is contributed in the future. Since the assets are projected to always be greater than the expected benefit payments in any year, the long-term expected rate of return of 3.00% is used to calculate the liabilities.

Changes in the Net OPEB Liability (Asset)

At June 30, 2022 and June 30, 2021, respectively, the Fund reported a Net OPEB Liability (Asset) of $848,503 and ($35,098). Total OPEB Liability (TOL) at the end of the measurement year, June 30, 2022 and June 30, 2021, is measured as of a valuation date of January 1, 2022 and January 1, 2020 and is projected to June 30, 2022 and June 30, 2021, respectively. Valuations will be completed every other year.

(Dollars in thousands)

	Increase (Decrease)		
	Total OPEB Liability (a)	**Plan Fiduciary Net Position (b)**	**Net OPEB Liability (Asset) (a) - (b)**
Balances at 6/30/2021	$ 5,927	$ 5,962	(35)
Changes for the year:			
Service cost	223	-	223
Interest	177	-	177
Changes of benefits	(186)	-	(186)
Differences between expected and actual experience	(58)	-	(58)
Changes of assumptions	1,409	-	1,409
Contributions - employer	-	789	(789)
Net investment income	-	(88)	88
Benefit payments	(216)	(216)	-
Administrative expense	-	(20)	20
Net changes	1,349	465	884
Balances at 6/30/2022	$ 7,276	$ 6,427	$ 849

(Dollars in thousands)

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (Asset) (a) - (b)
Balances at 6/30/2020	$ 5,645	$ 5,745	$ (100)
Changes for the year:			
Service cost	200	-	200
Interest	174	-	174
Differences between expected and actual experience	-	-	-
Changes of assumptions	-	-	-
Contributions - employer	-	321	(321)
Net investment income	-	21	(21)
Benefit payments	(92)	(92)	-
Administrative expense	-	(33)	33
Net changes	282	217	65
Balances at 6/30/2021	$ 5,927	$ 5,962	$ (35)

Sensitivity of the net OPEB liability (asset) to changes in the discount rate. The following presents the net OPEB liability (asset) of the Fund, as well as what the Fund's net OPEB liability (asset) would be if it were calculated using a discount rate that is one-percentage-point lower (2.0%) or one-percentage-point higher (4.0%) than the current discount rate:

(Dollars in thousands)

	Net OPEB Liability (Asset) June 30,					
	2022			2021		
	1% Decrease 2.00%	Current Discount Rate 3.00%	1% Increase 4.00%	1% Decrease 2.00%	Current Discount Rate 3.00%	1% Increase 4.00%
Total OPEB Liability	$ 7,798	$ 7,276	$ 6,805	$ 6,374	$ 5,927	$ 5,531
Plan Fiduciary Net Position	6,427	6,427	6,427	5,962	5,962	5,962
Net OPEB Liability	$ 1,371	$ 849	$ 378	$ 412	$ (35)	$ (431)
Plan Fiduciary Net Position as a percentage of the Total OPEB Liability	82.40%	88.30%	94.50%	93.50%	100.60%	107.80%

Sensitivity of the net OPEB liability (asset) to changes in the healthcare cost trend rates. The following presents the net OPEB liability (asset) of the Fund, as well as what the Fund's net OPEB liability (asset) would be if it were calculated using healthcare cost trend rates that are one-percentage-point lower or one-percentage-point higher than the current healthcare cost trend rates:

(Dollars in thousands)

	Net OPEB Liability (Asset) June 30,					
	2022			2021		
	Trend Minus 1%	Current Baseline Trends	Trend Plus 1%	Trend Minus 1%	Current Baseline Trends	Trend Plus 1%
Total OPEB Liability	$ 6,710	$ 7,276	$ 7,919	$ 5,378	$ 5,927	$ 6,563
Plan Fiduciary Net Position	6,427	6,427	6,427	5,962	5,962	5,962
Net OPEB Liability	$ 283	$ 849	$ 1,492	$ (584)	$ (35)	$ 601
Plan Fiduciary Net Position as a percentage of the Total OPEB Liability	95.80%	88.30%	81.20%	110.90%	100.60%	90.90%

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

For the years ended June 30, 2022 and June 30, 2021, respectively, the Fund recognized OPEB expense of $401,301 and $301,630. At June 30, 2022 and June 30, 2021, the Fund reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

(Dollars in thousands)	June 30, 2022		June 30, 2021	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 151	$ -	$ 161
Changes in assumptions	1,408	110	373	220
Net difference between projected and actual earnings on OPEB plan investments	352	-	235	-
Total	$ 1,760	$ 261	$ 608	$ 381

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

(Dollars in thousands)

Year Ended June 30:	OPEB Expense
2023	310
2024	439
2025	425
2026	325

NOTE I – SUBSEQUENT EVENTS

On August 1, 2022, the Fund redeemed various Housing Finance Bonds in advance of the scheduled maturities at a par amount of $8,295,000.

On August 10, 2022, the Fund issued the Housing Finance 2022 Series B bonds in the amount of $40,000,000. Bond proceeds will be used to originate single family mortgage loans.

NOTE J - NEW ACCOUNTING PRONOUNCEMENTS

The GASB has issued Statement No. 91, *Conduit Debt Obligations*, and Statement No. 96, *Subscription-Based Information Technology Arrangements*. The provisions of Statement 91 are effective for periods beginning after December 15, 2021. The provisions of Statement No. 96 are effective for periods beginning after June 15, 2022. The Fund has not yet determined the effect, if any, these statements will have on its financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULES OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET) PERS

(Dollars in thousands)	Years Ended June 30							
	2022	2021	2020	2019	2018	2017	2016	2015
The Fund's proportionate (percentage) of the net pension liability (asset)	0.403023%	0.370100%	0.385094%	0.386822%	0.381747%	0.383639%	0.413624%	0.413581%
The Fund's proportionate share of the net pension liability (asset)	$ (3,538)	$ 1,957	$ 828	$ 999	$ 1,648	$ 3,526	$ 2,310	$ 1,526
The Fund's covered payroll	$ 6,420	$ 5,750	$ 5,650	$ 5,345	$ 5,183	$ 5,289	$ 5,607	$ 5,538
The Fund's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	(55.11%)	34.03%	14.65%	18.70%	31.81%	66.70%	41.18%	27.56%
Plan fiduciary net position as a percentage of the total pension liability	111.07%	92.89%	96.99%	96.33%	93.67%	86.11%	91.29%	93.98%

Note: All amounts presented are as of the measurement date, which is one year prior to the fiscal year end date

SCHEDULES OF CONTRIBUTIONS TO THE PERS

(Dollars in thousands)	Years Ended, June 30,									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Statutorily required contribution	$ 721	$ 642	$ 575	$ 565	$ 588	$ 622	$ 714	$ 785	$ 803	$ 743
Contributions in relation to the statutorily required contribution	721	642	575	565	588	622	714	785	803	743
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fund's covered payroll	$ 7,210	$ 6,420	$ 5,750	$ 5,650	$ 5,345	$ 5,183	$ 5,289	$ 5,607	$ 5,538	$ 5,307
Contributions as a percentage of covered payroll	10.0%	10.0%	10.0%	10.0%	11.0%	12.0%	13.5%	14.0%	14.5%	14.0%

See Independent Auditor's Report and Notes to the Required Supplementary Information.

SCHEDULES OF CHANGES IN NET OPEB LIABILITY (ASSET) AND RELATED RATIOS – WELFARE BENEFIT PLAN

(Dollars in thousands)	June 30, 2022	2021	2020	2019	2018	2017
Total OPEB Liability						
Service cost	$ 223	$ 200	$ 172	$ 143	$ 147	$ 150
Interest (includes interest on service cost)	177	174	227	219	234	245
Changes in benefit terms	(186)	-	-	-	-	-
Differences between expected and actual experience	(58)	-	(142)	-	(200)	-
Changes of assumptions	1,409	-	560	-	(660)	-
Benefit payments	(216)	(92)	(95)	(311)	(228)	(218)
Net change in total OPEB liability	**$ 1,349**	**$ 282**	**$ 722**	**$ 51**	**$ (707)**	**$ 177**
Total OPEB liability - beginning	**5,927**	**5,645**	**4,923**	**4,872**	**5,579**	**5,402**
Total OPEB liability - ending	**$ 7,276**	**$ 5,927**	**$ 5,645**	**$ 4,923**	**$ 4,872**	**$ 5,579**
Plan fiduciary net position						
Contributions - employer	$ 789	$ 321	$ 95	$ 311	$ 228	$ 405
Net investment income	(88)	21	180	172	46	22
Benefit payments, including refunds of member contributions	(216)	(92)	(95)	(311)	(228)	(218)
Administrative expense	(20)	(33)	(20)	(31)	(35)	(16)
Net change in plan fiduciary net position	**$ 465**	**$ 217**	**$ 160**	**$ 141**	**$ 11**	**$ 193**
Plan fiduciary net position - beginning	**5,962**	**5,745**	**5,585**	**5,444**	**5,433**	**5,240**
Plan fiduciary net position - ending	**$ 6,427**	**$ 5,962**	**$ 5,745**	**$ 5,585**	**$ 5,444**	**$ 5,433**
Net OPEB liability (asset) - ending	**$ 849**	**$ (35)**	**$ (100)**	**$ (662)**	**$ (572)**	**$ 146**
Plan fiduciary net position as a percentage of the total OPEB liability	88.30%	100.60%	101.78%	113.46%	111.74%	97.40%

SCHEDULES OF CONTRIBUTIONS TO THE WELFARE BENEFIT PLAN

(Dollars in thousands)	June 30, 2022	2021	2020	2019	2018	2017
Actuarially determined contribution	$ 412	$ 221	$ 189	$ 108	$ 101	$ 162
Contributions in relation to the actuarially determined contribution	789	321	95	311	228	405
Contribution (excess)	(377)	(100)	94	(203)	(127)	(243)
Covered employee payroll	$ 6,133	$ 5,946	$ 5,773	$ 5,582	$ 5,396	$ 5,268
Contributions as a percentage of covered employee payroll	12.88%	5.41%	1.65%	5.57%	4.23%	7.69%

SCHEDULES OF ANNUAL RATE OF RETURN ON INVESTMENTS – WELFARE BENEFIT PLAN

	June 30, 2022	2021	2020	2019	2018	2017
Money-weighted rate of return, net of investment expense	(1.42%)	0.17%	3.23%	3.37%	0.78%	0.66%

See Independent Auditor's Report and Notes to the Required Supplementary Information.

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

NOTE A – RETIREMENT PLAN TREND INFORMATION PRESENTED

The accompanying schedules of the Fund's proportionate share of the net pension liabilities (assets) and contributions to the PERS and the Welfare Benefit Plan and the schedules of annual rate of return on investments of the Welfare Benefit Plan are required supplementary information to be presented for 10 years. However, until a full 10-year trend is compiled, information is presented in the schedules for those years for which information is available.

NOTE B – RETIREMENT PLAN ACTUARIAL ASSUMPTIONS AND METHODS

The information presented in the Schedules of Contributions to PERS was based on the actuarial valuation as of July 1, 2020 using the actuarial assumptions and methods as follows:

	2021	2020
Actuarial cost method	Individual entry age normal cost with level percentage of payroll	Individual entry age normal cost with level percentage of payroll
Asset valuation method	Fair value	Fair value
Amortization method	Level dollar, fixed period	Level dollar, fixed period
Amortization period	Through Fiscal Year 2035	Through Fiscal Year 2029
Actuarial assumptions:		
Investment rate of return	7.25%	7.50%
Projected salary increases:		
State	2.75% - 5.55%	3.1 - 5.3%
Non-state	3.60 - 6.75%	3.35 - 6.5%
Inflation rate	2.75%	3.00%
Discount rate	7.25%	7.50%
Mortality rates	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected generationally with scale MP-2018	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected generationally with scale MP-2018
	Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected generationally with scale MP-2018	Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected generationally with scale MP-2018
	Retired healthy females - 122% of Pub-2010 General Retiree Female table, below-median, headcount weighted, projected generationally with scale MP-2018	Retired healthy females - 122% of Pub-2010 General Retiree Female table, below-median, headcount weighted, projected generationally with scale MP-2018
	Disabled males - 118% of Pub-2010 General/Teachers Disabled Male table, headcount weighted, projected generationally with scale MP-2018	Disabled males - 118% of Pub-2010 General/Teachers Disabled Male table, headcount weighted, projected generationally with scale MP-2018
	Disabled females - 117% of Pub-2010 General/Teachers Disabled Female table, headcount weighted, projected generationally with scale MP-2018	Disabled females - 117% of Pub-2010 General/Teachers Disabled Female table, headcount weighted, projected generationally with scale MP-2018
Withdrawal rates:		
State	2.275 - 45.63%	2.275 - 45.63%
Non-state	2.50 - 35.88%	2.50 - 35.88%
Disability rates	.005 - 0.540%	.005 - 0.540%
Retirement rates	12% - 100%	12% - 100%
Date range in most recent experience study	2013-2018	2013-2018

	2019	2015-2018	2014
Actuarial cost method	Individual entry age normal cost with level percentage of payroll	Individual entry age normal cost with level percentage of payroll	Individual entry age normal cost with level percentage of payroll
Asset valuation method	Fair value	Fair value	Fair value
Amortization method	Level dollar, fixed period	Level dollar, fixed period	Level dollar, fixed period
Amortization period	Through Fiscal Year 2035	Through Fiscal Year 2035	Through Fiscal Year 2035
Actuarial assumptions:			
Investment rate of return	7.50%	7.50%	7.50%
Projected salary increases:			
State	3.1 - 5.3%	3.0 - 4.6%	4.25 - 6.0%
Non-state	3.35 - 6.5%	3.35 - 6.0%	
Inflation rate	3.00%	3.0% (2015-1.90%)	2.20%
Discount rate	7.50%	7.50%	7.50%
Mortality rates	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected with with scale MP-2018	Active - 100% of RP-2000 Non-Annuitant, Scale AA fully generational	Healthy males - 1983 GAM
	Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected with scale MP-2018	Retired healthy males - 110% of RP-2000 Healthy Annuitant, Scale AA fully generational	Healthy females - 1971 GAM
	Retired healthy females - 122% of Pub-2010 Annuitant, Scale AA fully generational General Retiree Female table, below-median, headcount weighted, projected with scale MP-2018	Retired healthy females - 101% of RP-2000 Healthy Annuitant, Scale AA fully generational	Disabled males - 1971 GAM
	Disabled males - 118% of Pub-2010 General/Teachers Disabled Male table, below-median, headcount weighted, projected with scale MP-2018	Disabled males - 96% of RP-2000 Disabled Annuitant, Scale AA fully generational	Disabled females - Revenue ruling 96-7
	Disabled females - 118% of Pub-2010 General/Teachers Disabled Female table, below-median, headcount weighted, projected with scale MP-2018	Disabled females - 107% of RP-2000 Disabled Annuitant, Scale AA fully generational	
Withdrawal rates:			
State	2.28 - 45.63%	1.75 - 35.10%	1 - 26%
Non-state	2.00 - 35.88%	2.00 - 35.88%	2 - 31.2%
Disability rates	.005 - 0.540%	.007 - .675%	0 - 8%
Retirement rates	12% - 100%	12% - 100%	15% - 100%
Date range in most recent experience study	2013-2018	2009-2014	2004-2009

The information presented in the Schedules of Contributions to the Welfare Benefit Plan was based on the actuarial assumptions and methods as follows:

Valuation date	1/1/2022 Rolled forward to 6/30/2022
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years
Actuarial Cost Method	Entry Age
Asset Valuation Method	Market Value of Assets
Amortization Method	Level Percentage of Pay, Closed
Remaining Amortization Period	15 years as of 1/1/2022
Actuarial Assumptions:	
Discount rate	3.00%
Salary Increases	3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 10.0% in calendar 2022 grading down to 2.72% over 19 years
	Medicare: 5.0% in calendar 2022 and 2023 5.0% grading down to 2.72% over 18 years
	Administrative expenses: 2.72% per year

Valuation date	1/1/2020 Rolled forward to 6/30/2021
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years
Actuarial Cost Method	Entry Age
Asset Valuation Method	Market Value of Assets
Amortization Method	Level Percentage of Pay, Closed
Remaining Amortization Period	17 years as of 1/1/2020
Actuarial Assumptions:	
Discount rate	3.00%
Salary Increases	3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 10.0% in calendar 2020 grading down to 2.72% over 19 years Medicare: 0.0% in calendar 2020 and 2021 5.0% grading down to 2.72% over 18 years Administrative expenses: 2.72% per year

Valuation date	1/1/2020 Rolled forward to 6/30/2020
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Market Value of Assets
Amortization Method	Level Percentage of Pay Closed
Remaining Amortization Period	17 years as of 1/1/2020
Actuarial Assumptions:	
Discount rate	3.00%
Salary Increases	3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 10.0% in calendar 2020 grading down to 2.72% over 19 years Medicare: 0.0% in calendar 2020 and 2021 5.0% grading down to 2.72% over 18 years Administrative expenses: 2.72% per year

Valuation date	1/1/2018 Rolled forward to 6/30/2019
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Market Value of Assets
Amortization Method	Level Percentage of Pay Closed
Remaining Amortization Period	19 years as of 1/1/2018
Actuarial Assumptions:	
Discount rate	4.50%
Salary Increases	3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 8.40% in calendar 2018 grading down to 4.0% over 15 years Medicare: 0.0% in calendar 2018 and 2019 5.0% grading down to 4.0% over 13 years Administrative expenses: 4.0% per year

Valuation date	1/1/2016 Rolled forward to 6/30/2017
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Market Value of Assets
Amortization Method	Level Percentage of Pay Closed
Remaining Amortization Period	21 years as of 1/1/2016
Actuarial Assumptions:	
Discount rate	4.50%
Salary Increases	3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 10.0% in calendar 2016 grading down to 4.0% over 15 years
	Medicare: 6.0% in calendar 2016 grading down to 4.0% over 15 years
	Administrative expenses: 4.0% per year

NOTE C – PERS PLAN AMENDMENTS

The PERS was amended to make changes which apply to new employees hired on or after July 1, 2015 as follows:

- For employees hired prior to July 1, 2015, qualification for normal retirement is age 60 with five years of service or at least age 55 with age and service equal to 80 or greater. A member may retire with the pension reduced actuarially if the member is at least 55 and has at least 10 years of contributory service, or at any age with 30 years of contributory service. For employees hired after July 1, 2015, qualification for normal retirement is 62 with 10 years of service. A member hired after July 1, 2015 may retire with the pension reduced actuarially if the member is between the ages of 60 and 62 with at least ten years of contributory service, between ages 57 and 62 with at least twenty years of contributory service or between the ages 55 and 62 with at least thirty years of contributory service.

- The straight life annuity retirement benefit is equivalent to 2% of average salary multiplied by years of service. For employees hired prior to July 1, 2015, average salary is the average of the three consecutive highest annual earnings out of the last fifteen years of earnings. For all employees hired on or after July 1, 2015 average salary is the average of the five consecutive highest annual earnings out of the last fifteen years of earnings.

- For employees hired prior to July 1, 2015, terminated members with at least five years of contributory service who do not withdraw their accumulated contributions may elect to receive their retirement annuity beginning at age 62. For all employees hired on or after July 1, 2015, this age increases to 64 with at least ten years of contributory service, or age 63 with at least twenty years of contributory service.

- For all employees hired prior to July 1, 2015, employees are required to contribute 4.5% of annual earnings. All employees hired on or after July 1, 2015, are required to contribute 6% of annual earnings.

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