



Certified Public Accountants, A.C.

**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY  
Single Audit  
For the Year Ended September 30, 2018**

313 Second St.  
Marietta, OH 45750  
740 373 0056

1907 Grand Central Ave.  
Vienna, WV 26105  
304 422 2203

150 W. Main St., #A  
St. Clairsville, OH 43950  
740 695 1569

1310 Market St., #300  
Wheeling, WV 26003  
304 232 1358

749 Wheeling Ave., #300  
Cambridge, OH 43725  
740 435 3417

[www.perrycpas.com](http://www.perrycpas.com)



OHIO AUDITOR OF STATE  
KEITH FABER



88 East Broad Street  
Columbus, Ohio 43215  
IPAReport@ohioauditor.gov  
(800) 282-0370

Board of Commissioners  
Vinton Metropolitan Housing Authority  
310 W High Street  
McArthur, Ohio 45651

We have reviewed the *Independent Auditor's Report* of the Vinton Metropolitan Housing Authority, Vinton County, prepared by Perry & Associates, Certified Public Accountants, A.C., for the audit period October 1, 2017 through September 30, 2018. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

A handwritten signature in black ink that reads "Keith Faber".

Keith Faber  
Auditor of State  
Columbus, Ohio

September 6, 2019

**This page intentionally left blank.**

**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY  
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

**TABLE OF CONTENTS**

TITLE	PAGE
Independent Auditor's Report.....	1
Management's Discussion and Analysis.....	4
Basic Financial Statements:	
Statement of Net Position.....	9
Statement of Revenues, Expenses, and Changes in Net Position.....	10
Statement of Cash Flows.....	11
Notes to the Basic Financial Statements.....	12
Required Supplementary Information	
Schedule of Proportionate Share of Net Pension Liability - Ohio Public Employees Retirement System.....	30
Schedule of Contributions – Ohio Public Employees Retirement System.....	31
Schedule of Proportionate Share of the Net OPEB Liability – Ohio Public Employees Retirement System.....	32
Schedule of Contributions – Ohio Public Employees Retirement System – OPEB Plan.....	33
Notes to the Required Supplementary Information.....	34
Supplemental Information:	
Schedule of Expenditures of Federal Awards.....	35
Notes to the Schedule of Expenditures of Federal Awards.....	36
Financial Data Schedule.....	37
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Required by <i>Government Auditing Standards</i> .....	39
Independent Auditor's Report on Compliance with Requirements Applicable to the Major Federal Program and on Internal Control Over Compliance Required by the Uniform Guidance.....	41
Schedule of Audit Findings – 2 CRF § 200.515.....	43
Schedule of Prior Audit Findings.....	44

**This page intentionally left blank.**



Certified Public Accountants, A.C.

313 Second St.  
Marietta, OH 45750  
740.373.0056

1907 Grand Central Ave.  
Vienna, WV 26105  
304.422.2203

150 West Main St.  
St. Clairsville, OH 43950  
740.695.1569

1310 Market St., Suite 300  
Wheeling, WV 26003  
304.232.1358

749 Wheeling Ave., Suite 300  
Cambridge, OH 43725  
740.435.3417

## INDEPENDENT AUDITOR'S REPORT

July 31, 2019

Vinton Metropolitan Housing Authority  
Vinton County  
310 W High Street  
McArthur, Ohio 45651

To the Board of Commissioners:

### ***Report on the Financial Statements***

We have audited the accompanying financial statements of **Vinton Metropolitan Housing Authority**, Vinton County, Ohio (the Authority), as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

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

Management is responsible for preparing and fairly presenting these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes designing, implementing, and maintaining internal control relevant to preparing and fairly presenting financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibility is to opine on these financial statements based on our audit. We audited in accordance with auditing standards generally accepted in the United States of America and the financial audit standards in the Comptroller General of the United States' *Government Auditing Standards*. Those standards require us to plan and perform the audit to reasonably assure the financial statements are free from material misstatement.

An audit requires obtaining evidence about financial statement amounts and disclosures. The procedures selected depend on our judgment, including assessing the risks of material financial statement misstatement, whether due to fraud or error. In assessing those risks, we consider internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not to the extent needed to opine on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of management's accounting policies and the reasonableness of their significant accounting estimates, as well as our evaluation of the overall financial statement presentation.

We believe the audit evidence we obtained is sufficient and appropriate to support our audit opinion.

[www.perrycpas.com](http://www.perrycpas.com)

Tax - Accounting - Audit - Review - Compilation - Agreed Upon Procedure - Consultation - Bookkeeping - Payroll - Litigation Support - Financial Investigations  
Members: American Institute of Certified Public Accountants  
• Ohio Society of CPAs • West Virginia Society of CPAs • Association of Certified Fraud Examiners • Association of Certified Anti-Money Laundering Specialists •

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Vinton Metropolitan Housing Authority, Vinton County, as of September 30, 2018, and the changes in its financial position and its cash flows thereof for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

**Emphasis of Matter**

As discussed in Note 3 to the financial statements, during the year ended September 30, 2018, the Authority adopted new accounting guidance in Governmental Accounting Standards Board (GASB) Statement No.75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. We did not modify our opinion regarding this matter.

**Other Matters**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require this presentation to include *Management's discussion and analysis*, and schedules of net pension and OPEB liabilities and pension and OPEB contributions listed in the table of contents, to supplement the basic financial statements. Although this information is not part of the basic financial statements, the Governmental Accounting Standards Board considers it essential for placing the basic financial statements in an appropriate operational, economic, or historical context. We applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, consisting of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, to the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not opine or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to opine or provide any other assurance.

*Supplementary and Other Information*

Our audit was conducted to opine on the Authority's basic financial statements taken as a whole.

The Financial Data Schedule presented on pages 37-38 presents additional analysis as required by the United States Department of Housing and Urban Development and are not a required part of the basic financial statements.

The Schedule of Expenditures of Federal Awards also presents additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and is also not a required part of the financial statements.

The schedules are management's responsibility, and derive from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. We subjected the schedules to the auditing procedures we applied to the basic financial statements. We also applied certain additional procedures, including comparing and reconciling schedules directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedules are fairly stated in all material respects in relation to the basic financial statements taken as a whole.



***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated July 31, 2019, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of our internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Perry & Associates CPAs A.C." in a cursive script.

**Perry and Associates**  
Certified Public Accountants, A.C.  
Marietta, Ohio

VINTON METROPOLITAN HOUSING AUTHORITY  
Management's Discussion and Analysis  
For the Year Ended September 30, 2018  
(Unaudited)

---

As management of the Vinton Metropolitan Housing Authority ("Authority"), we offer readers of the Authority's basic financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended September 30, 2018. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. We encourage readers to consider the information presented here in conjunction with the basic financial statements taken as a whole.

**Financial Highlights**

1. The Authority has a net position of (\$19,611). This net position results from the difference between total assets and deferred outflows of resources of \$111,777 and total liabilities and deferred inflows of resources of \$131,388.
2. Current and other assets of \$64,237 consist of non-restricted Cash and Cash Equivalents of \$29,309, Restricted Cash and Cash Equivalents of \$33,717 and Prepaid Expenses of \$1,211.
3. Current liabilities of \$3,578 consist of Accrued Wages and Payroll Taxes Payable of \$367; and Current Mortgages Payable of \$3,211.

**Basic Financial Statements and Presentation**

The financial statements presented by the Authority are the Statement of Net Position, Statement of Revenues, Expenses, and Change in Net Position and Statement of Cash Flows. These statements are presented using the economic resources measurement focus and the accrual basis of accounting. The Authority maintains several programs that are structured as a single enterprise fund with revenues recognized when earned and measureable, not when received. Expenses are recognized when they are incurred, not when paid. Capital assets are capitalized and depreciated except land, over their estimated useful lives.

The *Statement of Net Position* presents information on all the Authority's assets deferred outflows of resources and liabilities deferred inflows of resources, with the difference between the two reported as net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating. Net position increases when revenues exceed expenses. Increases in assets without a corresponding increase to liabilities results in increased net position, which indicate improved financial condition.

The *Statement of Revenues, Expenses, and Change in Net Position* present information showing how the Authority's net position changed during the year. This statement summarizes operating revenues and expenses along with nonoperating revenues and expenses. In addition, this statement lists capital grant revenues received from federal, state and local governments.

The Statement of Cash Flows allows financial statement users to assess the Authority's adequacy or ability to generate sufficient cash flows to meet its obligations in a timely manner. The statement is generally classified into four categories: 1) Cash flows from operating activities, 2) Cash flows from noncapital financing activities, 3) Cash flows from capital and related activities, and 4) Cash flows from investing activities.

VINTON METROPOLITAN HOUSING AUTHORITY  
Management's Discussion and Analysis  
For the Year Ended September 30, 2018  
(Unaudited)

---

**Notes to the Basic Financial Statements**

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements.

**Financial Analysis of the Authority**

Recall that the statement of net position provides the perspective of the Authority as a whole, showing assets, liabilities, and the difference between them (net position). Table 1 provides a summary of the Authority's net position for 2018 compared to 2017:

	<u>2018</u>	<u>2017</u>	<u>Variance</u>
Current and Other Assets	\$ 64,237	\$ 67,146	\$ (2,909)
Capital Assets	<u>30,052</u>	<u>31,974</u>	<u>(1,922)</u>
Total Assets	<u>94,289</u>	<u>99,120</u>	<u>(4,831)</u>
Deferred Outflows of Resources	<u>17,488</u>	<u>36,930</u>	<u>(19,442)</u>
Current and Other Liabilities	3,578	39,002	(35,424)
Long-Term Liabilities	<u>106,078</u>	<u>102,160</u>	<u>3,918</u>
Total Liabilities	<u>109,656</u>	<u>123,370</u>	<u>(13,714)</u>
Deferred Inflow of Resources	<u>21,732</u>	<u>1,113</u>	<u>20,619</u>
Net Position:			
Net Investment in Capital Assets	25,674	24,531	1,143
Restricted	33,717	-	33,717
Unrestricted	<u>(79,002)</u>	<u>(30,756)</u>	<u>(48,246)</u>
Total Net Position	<u>\$ (19,611)</u>	<u>\$ (6,225)</u>	<u>\$ (13,386)</u>

During 2018, current and other assets decreased by \$2,909, and current liabilities decreased by \$35,424. The change in current assets was mainly due to the change in cash balance. This change was caused by the result of current year activities. The change in current liabilities is mainly due to the decrease in accrued wages/payroll taxes and accounts payable.

For reasons discussed below, many end users of this financial statement will gain a clearer understanding of the Authority's actual financial condition by adding deferred inflows related to pension and the net pension liability to the reported net position and subtracting deferred outflows related to pension.

Governmental Accounting Standards Board standards are national and apply to all government financial reports prepared in accordance with generally accepted accounting principles. When accounting for pension cost, GASB 27 focused on a funding approach. This approach limited pension costs to contributions annually required by law, which may or may not be sufficient to fully fund each plan's net pension liability. GASB 68 takes an earnings approach to pension accounting; however, the nature of Ohio's statewide pension systems and state law governing those systems requires additional explanation in order to properly understand the information presented in these statements.

VINTON METROPOLITAN HOUSING AUTHORITY  
Management's Discussion and Analysis  
For the Year Ended September 30, 2018  
(Unaudited)

---

**Financial Analysis of the Authority (Continued)**

Under the new standards required by GASB 68, the net pension liability equals the Authority's proportionate share of each plan's collective:

1. Present value of estimated future pension benefits attributable to active and inactive employees' past service.
2. Minus plan assets available to pay these benefits.

GASB notes that pension obligations, whether funded or unfunded, are part of the "employment exchange" – that is, the employee is trading his or her labor in exchange for wages, benefits, and promise of a future pension. GASB noted that the unfunded portion of this pension promise is a present obligation of the government, part of a bargained-for benefit to the employee and should accordingly be reported by the government as a liability since they received the benefit of the exchange. However, the Authority is not responsible for certain key factors affecting the balance of this liability. In Ohio, the employee shares the obligation of funding pension benefits with the employer. Both employer and employee contribution rates are capped by State statute. A change in these caps requires action of both Houses of the General Assembly and approval of the Governor. Benefit provisions are also determined by State statute. The employee enters the employment exchange with the knowledge that the employer's promise is limited contribution to the pension system. In Ohio, there is no legal means to enforce the unfunded liability of the pension system as against the public employer. State law operates to mitigate/lessen the moral obligation of the public employer to the employee, because all parties enter the employment exchange with notice as to the law. The pension system is responsible for the administration of the plan.

Most long-term liabilities have set repayment schedules or, in the case of compensated absences (i.e. sick and vacation leave), are satisfied through paid time-off or termination payments. There is no repayment schedule for the net pension liability. As explained above, changes in pension benefits, contribution rates, and return on investments affect the balance of the net pension liability, but are outside the control of the local government. In the event that contributions, investment returns, and other changes are insufficient to keep up with required pension payment, State statute does not assign/identify the responsible party for the unfunded portion. Due to the unique nature of how the net pension liability is satisfied, this liability is separately identified within the long-term liability section of the statement of net position.

In accordance with GASB 68, the Authority's statements prepared on an accrual basis of accounting include an annual pension expense for their proportionate share of each plan's change in net pension liability not accounted for as deferred inflows/outflows.

During 2018, the Authority adopted GASB Statement 75, *Accounting and Financial Report for Postemployment Benefits Other than OPEBs* – which significantly revises accounting for other post-employment benefits (OBEP) other than OPEB costs and liabilities. For reason discussed below, many end users of this financial statement will gain a clearer understanding of the Authority's actual financial condition by adding deferred inflows related to OPEB and the net OPEB liability to the reported net position and subtracting the net OPEB asset and deferred outflows related to OPEB.

Governmental Accounting Standards Board standards are national and apply to all government financial reports prepared in accordance with generally accepted accounting principles. When accounting for OPEB costs, GASB 45 focused on a funding approach. This approach limited OPEB costs to contributions annually required by law, which may or may not be sufficient to fully fund each plan's net OPEB *asset/liability*. GASB 75 takes an earnings approach to OPEB accounting; however, the nature of West Virginia's statewide OPEB systems and state law governing that system requires additional explanation in order to properly understand the information presented in these statements.

Under GASB 75, the net OPEB asset/liability equals the Authority's proportionate share of each plan's collective:

1. Present value of estimated future OPEB benefits attributable to active and inactive employee's past service.
2. Minus plan assets available to pay these benefits.

VINTON METROPOLITAN HOUSING AUTHORITY  
Management's Discussion and Analysis  
For the Year Ended September 30, 2018  
(Unaudited)

**Financial Analysis of the Authority (Continued)**

Most long-term liabilities have set repayment schedules or, in the case of compensated absences (i.e. sick and vacation leave), are satisfied through paid time-off or termination payments. There is no repayment schedule for the net OPEB liability. Changes in OPEB benefits, contribution rates, and return on investments affect the balance of the net OPEB liability, but are outside the control of the local government. Due to the unique nature of how the net OPEB liability is satisfied, this liability is separately identified within the long-term liability section of the statement of net position.

In accordance with GASB 75, the Authority's statements prepared on an accrual basis of accounting include an annual OPEB expense for their proportionate share of each plan's *change* in net OPEB asset/liability not accounted for as deferred inflows/outflows of resources.

As a result of implementing GASB 75, the Authority is reporting net OPEB asset/liability and deferred inflows/outflows of resources related to OPEB on the accrual basis of accounting. The implementation had the effect of restating net position at September 30, 2017 from (\$6,225) to (\$45,063).

In order to further understand what makes up the changes in net position for the current year, the following table gives readers further details regarding the results of activities for 2018 and 2017.

**Financial Operating Activities**

**Table 2**

**Condensed Summary of Revenues, Expenses and Change in Net Position**

	2018	2017	Variance
Operating Revenues (Expenses):			
Operating Revenues	\$ 817,887	\$ 792,299	\$ 25,588
Operating Expenses (Excluding Depreciation)	(790,293)	(778,683)	(11,610)
Depreciation Expense	(1,922)	(1,856)	(66)
Operating Income (Loss)	25,672	11,760	13,912
Nonoperating Revenue (Expenses):			
Interest Income	81	78	3
Interest Expense	(301)	(537)	236
	(220)	(459)	239
Net Increase/(Decrease)	25,452	11,301	14,151
Net Position, Beginning of Year (Restated)	(45,063)	(17,526)	(27,537)
Net Position, End of Year	\$ (19,611)	\$ (6,225)	\$ (13,386)

The most significant operating expenses for the Authority are Housing Assistance Payments, Administrative Salaries, Employee Benefits and Ordinary Maintenance and Operations Contracts. These expenses account for 97% of the total operating expenses. Housing Assistance Payments, which accounts for 85% of the total, represents cost associated with providing housing assistance for low-income tenants. Administrative Salaries and Employee Benefits, which accounts for 10% of the total, represents costs associated with salaried and hourly and fringe benefits for employees. Ordinary Maintenance and Operations Contracts, which accounts for 2% of the total, represents maintenance expenses for normal business operations.

VINTON METROPOLITAN HOUSING AUTHORITY  
Management's Discussion and Analysis  
For the Year Ended September 30, 2018  
(Unaudited)

---

**Financial Operating Activities (Continued)**

Funding for the most significant operating expenses indicated above is from HUD Grants. HUD Grants revenue for 2018 was \$816,232.

The Authority monitors its sources of revenues very closely for fluctuations.

**Capital Assets and Debt Administration**

The Authority's investment in capital assets as of September 30, 2018, amounts to \$25,674 (net of accumulated depreciation and related debt). This investment in capital assets includes land, buildings, equipment and vehicles.

Additional information concerning the Authority's capital assets can be found in Note 10 of the notes to the basic financial statements.

As of September 30, 2018, the Authority had \$4,378 in mortgage payable with \$3,211 due within one year.

Additional information concerning the Authority's long-term obligations can be found in Note 11 of the notes to the basic financial statements.

**Economic Factors**

The economic outlook for the Authority is uncertain at this time. The slow economy has an impact on low-income households' ability to pay rent. Federal funding is at the discretion of the U.S. Department of Housing and Urban Development and is insufficient to cover operating costs and capital related needs for Public Housing Units. Section 8 administrative fees decreased retroactively to January 1, 2004 by three percent and additional cuts are possible. Locally, we are being impacted by negative employment factors such as stagnant job growth and a sluggish market.

**Contacting the Authority's Financial Management**

This financial report is designed to provide our citizens, customers, and creditors with a general overview of the Authority's finances and to show the Authority's accountability for the money it receives. If you have questions about this report or need additional financial information, contact J. Richard Griffith, Executive Director, 310 W. High St., P.O. Box 487, McArthur, OH 45651.

**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY  
STATEMENT OF NET POSITION  
PROPRIETARY FUND TYPE - ENTERPRISE FUND  
AS OF SEPTEMBER 30, 2018**

	<u><b>ENTERPRISE</b></u>
<i>Assets</i>	
Current Assets:	
Cash and Cash Equivalents- Unrestricted	\$ 29,309
Cash and Cash Equivalents- Restricted	33,717
Total Cash and Cash Equivalents	<u>63,026</u>
Prepaid Expenses and Other Assets	1,211
Total Current Assets	<u>64,237</u>
Noncurrent Assets:	
Capital Assets:	
Nondepreciable Capital Assets	5,000
Depreciable Capital Assets, Net of Accumulated Depreciation	25,052
Total Capital Assets	<u>30,052</u>
Total Noncurrent Assets	<u>30,052</u>
<i>Total Assets</i>	<u>94,289</u>
Deferred Outflows of Resources - OPEB	2,893
Deferred Outflows of Resources - Pension	14,595
<i>Total Deferred Outflows of Resources</i>	<u>17,488</u>
<i>Total Assets and Deferred Outflows of Resources</i>	<u><u>\$ 111,777</u></u>
<i>Liabilities</i>	
Current Liabilities:	
Accrued Wages/Payroll Taxes Payable	\$ 367
Loan Liability, Current Portion	3,211
Total Current Liabilities	<u>3,578</u>
Long-Term Liabilities:	
Net OPEB Liability	39,311
Net Pension Liability	56,791
Long Term Debt, Net of Current Portion	1,167
Compensated Absences	8,809
Total Long-Term Liabilities	<u>106,078</u>
<i>Total Liabilities</i>	<u>109,656</u>
Deferred Inflows of Resources - OPEB	5,190
Deferred Inflows of Resources - Pension	16,542
<i>Total Deferred Inflows of Resources</i>	<u>21,732</u>
<i>Total Liabilities and Deferred Inflows of Resources</i>	<u>131,388</u>
<i>Net Position</i>	
Net Investment in Capital Assets	25,674
Restricted	33,717
Unrestricted (Deficit)	<u>(79,002)</u>
<i>Total Net Position</i>	<u>(19,611)</u>
<i>Total Liabilities, Deferred Inflows of Resources, and Net Position</i>	<u><u>\$ 111,777</u></u>

See accompanying notes to the basic financial statements.

**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
PROPRIETARY FUND TYPE - ENTERPRISE FUND  
FOR YEAR ENDED SEPTEMBER 30, 2018**

---

	<b>ENTERPRISE</b>
<i>Operating Revenues</i>	
HUD PHA Operating Grants	\$ 816,232
Other Revenue	1,655
	817,887
<i>Operating Expenses</i>	
Administrative	97,364
Ordinary Maintenance & Operation	8,324
General Expense	2,428
Housing Assistance Payments	682,177
Depreciation Expense	1,922
	792,215
Total Operating Expenses	792,215
Operating Income	25,672
<i>Non-Operating Revenues (Expenses)</i>	
Investment Income - Restricted	65
Investment Income - Unrestricted	16
Interest Expense	(301)
	(220)
Total Non-Operating Revenues (Expenses)	(220)
Change in Net Position	25,452
Net Position, Beginning of Year (Restated - See Note 14)	(45,063)
Net Position, End of Year	\$ (19,611)

See accompanying notes to the basic financial statements.



**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUND TYPE - ENTERPRISE FUND  
FOR YEAR ENDED SEPTEMBER 30, 2018**

	<b>ENTERPRISE</b>
Cash Flows From Operating Activities:	
Receipts From Operating Grants	\$ 821,512
Other Operating Receipts	1,655
Housing Assistance Payments	(682,177)
Payments for Employees and Services	(135,433)
Net Cash Provided by Operating Activities	5,557
Cash Flows From Capital and Related Financing Activities:	
Payments on Long-Term Debt	(3,065)
Interest Paid on Long-Term Debt	(301)
Net Cash Used in Capital and Related Financing Activities	(3,366)
Cash Flows From Investing Activities:	
Interest Received on Investments	81
Net Cash Provided by Investing Activities	81
Net Increase in Cash and Cash Equivalents	2,272
Cash and Cash Equivalents at Beginning of Year	60,754
Cash and Cash Equivalents at End of Year	\$ 63,026
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Net Operating Income	\$ 25,672
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities	
Depreciation Expense	1,922
(Increase) Decrease In:	
Accounts Receivable	5,280
Prepaid Expenses and Other Assets	(99)
Deferred Outflows of Resources	19,995
Increase (Decrease) In:	
Accrued Pension and OPEB Liabilities	(31,851)
Accrued Wages/Payroll Taxes Payable	(11,316)
Compensated Absences	(1,404)
Accounts Payable	(23,261)
Deferred Inflows of Resources	20,619
Net Cash Provided by Operating Activities	\$ 5,557

See accompanying notes to the basic financial statements.

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**

**NOTE 1 – DESCRIPTION OF THE AUTHORITY, PROGRAM AND REPORTING ENTITY**

**Description of the Authority and Programs**

Vinton Metropolitan Housing Authority was created under Section 3735.07 of the Ohio Revised Code. The Authority contracts with the U.S. Department of Housing and Urban Development (HUD) to provide low-income persons with safe and sanitary housing through rent subsidies provided by HUD (Section 8 Housing Assistance). The majority of the Authority's rental income is received from HUD.

A summary of the significant programs administered by the Authority is provided below:

Section 8 Rental Voucher Program – Under the Section 8 Voucher Program, low-income tenants lease housing units directly from private landlords rather than from the Authority. HUD contracts with the Authority, which in turn, contracts with the private landlords and makes assistance payments for the difference between the approved contract rent and the actual rent paid by the low-income tenants.

Family Self Sufficiency (FSS) Program - This program is designed to help participants achieve economic independence and self-sufficiency.

**Reporting Entity**

A reporting entity is comprised of the primary government, component units, and other organizations that are included to ensure that the financial statements are not misleading. The primary government of the Authority consists of all funds, departments, boards, and agencies that are not legally separate from the Authority. For all Authority, this includes general operations and the Section 8 program.

The Vinton Metropolitan Housing Authority was established for the purpose of engaging the development, acquisition, and administrative activities of the low-income housing program. An Annual Contributions Contract (ACC) was signed by the Vinton Metropolitan Housing Authority and the U.S. Department of Housing and Urban Development (HUD), under provisions of the United States Housing Act of 1937 (42 U.S.C. 1437) Section 1.1. The Authority was also created in accordance with state law to eliminate housing Conditions which were detrimental to the public peace, health, safety, morals, or welfare by purchasing, acquiring, constructing, maintaining, operating, improving, extending, and repairing housing facilities. The nucleus of the financial reporting entity as defined by the Governmental Accounting Standards Board (GASB) Statement No. 14, as amended by GASB Statement No. 39 is the "primary government". "A fundamental characteristic of a primary government is that it is a fiscally independent entity. In evaluating how to define the financial reporting entity, management has considered all potential component units. A component unit is a legally separate entity for which the primary government is financially accountable. The criteria of financial accountability, is the ability of the primary government to impose its will upon the potential component unit. These criteria were considered in determining the reporting entity. The Authority has no component units.

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

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

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (CONTINUED)**

**Basis of Presentation – Fund Accounting**

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

A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special restrictions or limitations. For financial statement presentation purposes, the funds of the Authority are grouped into the following fund type.

**PROPRIETARY FUND TYPE:** The proprietary fund is used to account for the Authority's ongoing activities which are similar to those found in a private sector. The following is the Authority's proprietary fund:

**Enterprise Fund –** The enterprise fund is used to account for operations 1) that are financed and operated in a manner similar to private business enterprises where the intent of governing body is that the costs of providing goods or services to the general public on continuing basis be financed or recovered primarily through user charges; or 2) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Pursuant to GASB Statement No. 20, Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting, the Authority follows GASB guidance as applicable to proprietary funds.

**Measurements Focus**

The proprietary fund type is accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of the Authority are included on the statement of net position. The statement of change in net position presents increases (i.e., revenues) and decreases (i.e., expenses) in net total position. The statement of cash flows provides information about how the Authority finances and meets the cash flow needs of its enterprise activity.

**Basis of Accounting**

The proprietary fund type uses the accrual basis of accounting for reporting purposes. Revenues are recognized when they are earned and measurable and expenses are recorded at the time liabilities are incurred, if measurable.

**Deferred Outflows and Deferred Inflows of Resources**

Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expenditures/expenses) until then. The Authority reports a deferred outflow of resources for pensions and other post employment benefits (OPEB) as of September 30, 2018. The deferred outflows of resources related to pension and OPEB are explained in Note 5 and 6. Deferred inflows of resources related to pension are reported on the Statement of Net Position.

**Budgetary Data**

The Authority is not required to follow the budgetary requirements of the Ohio Revised Code. However, the Authority does maintain a budget for management purposes.

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (CONTINUED)**

**Cash and Cash Equivalents**

Cash and cash equivalents consist of funds deposited in checking accounts and are stated at cost, which approximates market value.

For purposes of the statement of cash flows and for presentation on the statement of net position, cash and cash equivalents include all highly liquid debt instruments with an original maturity of three months or less at the time they are purchased.

**Prepaid Items**

Payments made to vendors for services that will benefit periods beyond September 30, 2018, are recorded as prepaid items by using the consumption method. A current asset for the prepaid amount is recorded at the time of the purchase and an expense is reported in the year in which services are consumed.

**Capital Assets**

Land, buildings, equipment and vehicles are recorded at historical cost. Donated land, buildings, equipment and vehicles are recorded at their acquisition value on the date donated. The Authority capitalizes all assets with a cost of \$3,000 or more. Depreciation is calculated on a straight-line method using half-year convention over the following useful lives.

Description	Estimated Lives
Building and Improvements	30
Equipment	7
Vehicles	5-7

**Compensated Absences**

The Authority reports compensated absences in accordance with the provisions of GASB No. 16, Accounting for Compensated Absences.

Sick leave benefits are accrued as a liability using the vesting method. Sick leave benefits are accrued as a liability for employees who are currently eligible to receive termination benefits and those identified as probable to receiving payment in the future. Vacation benefits are accrued as a liability as the benefits are earned by the employees if the employees' rights to receive compensation are attributed to services already rendered and it is probable that the Authority will compensate the employees for the benefits through paid time off or some other means. The liability for sick leave and vacation benefits is based on accumulated unused balances and employees' wage rates at fiscal year-end. Compensated absences are expensed when earned by the employees.

**Operating Revenues and Expenses**

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

Operating expenses are those expenses that are expended directly for the primary activity of the proprietary fund. For the Authority, these expenses are primarily administrative, benefits, maintenance and operations, depreciation, and housing assistance payments.

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (CONTINUED)**

**Net Position**

Net position represents the difference between assets plus deferred outflows and liabilities plus deferred inflows. Net investment in capital assets consist of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any borrowing used for the acquisition, construction or improvement of those assets. Net position is recorded as restricted when there are limitations imposed on their internal or external restrictions.

**Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

**Pensions/Other Postemployment Benefits (OPEB)**

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

**NOTE 3 – NEWLY ADOPTED STATEMENTS ISSUED BY GASB (related to 75 only)**

The Governmental Accounting Standards Board has issued Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions, effective for fiscal years beginning after June 15, 2017. The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other postemployment benefits or OPEB). It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. The adoption of GASB Statement No. 75 has required a restatement of beginning net position for its financial statements.

The Governmental Accounting Standards Board has also issued Statement No. 85, Omnibus 2017, effective for fiscal years beginning after June 15, 2017. The objective of this Statement is to address practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits. The adoption of GASB Statement No. 85 had no impact on the September 30, 2018 financial statements.

**NOTE 4 – CASH AND INVESTMENTS**

**Legal Requirements**

State Statutes require the classification of cash into three categories.

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

Inactive cash is public deposits not required for use within the current five-year period of designation of depositories. Inactive funds may only be used to purchase investments which mature or are redeemable within five years from the date of purchase.

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 4 – CASH AND INVESTMENTS – (CONTINUED)**

Interim cash is public deposits not needed for immediate use but which will be needed before the current depository agreement expires. Interim funds may only be invested or deposited in the following securities.

1. United States Treasury Notes, Bills, Bonds, or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal and interest by the United States.
2. Bonds, notes debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the Federal National Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, Government National Mortgage Association, and Student Loan Marketing Association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities;
3. Written repurchase agreements in the securities listed above, provided that the fair value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least two percent and be marked to fair value daily, and that the term of the agreement must not exceed thirty days;
4. Bond and other obligations of the State of Ohio;
5. No-load money market mutual funds consisting exclusively of obligation described in division (1) or (2) of this section, and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions;
6. The State Treasurer's investment pool. (STAROhio);
7. Certain banker's acceptances and commercial paper notes for a period not to exceed one hundred eighty days from the date of purchase in an amount not to exceed twenty-five percent of interim monies available for investment at any time; and
8. Under limited circumstances, corporate debt interests rated in either of the two highest rating classifications by at least two nationally recognized rating agencies.

Public depositories must give security for all public funds on deposit. Protection of the Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC), by eligible securities pledged by the financial institution as security for repayment, by Surety Company bonds with the Treasurer by the financial institution, or by a single collateral pool established by the financial institution to secure the repayment of all public monies deposited with the institution.

Investments in stripped principal or interest obligations reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage and short selling are also prohibited. An investment must mature within five years from the date of purchase unless matched to a specific obligation or debt of the Authority and must be purchased with the expectation that it will be held to maturity. Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or qualified trustee or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

The following information classifies deposits by category of risk as defined in GASB Statement No. 3, Deposits with Financial Institutions, Investments and Reverse Repurchase Agreements and GASB Statement No. 40, Deposit and Investment Risk Disclosures. The Authority held no investments at the end of the year.

**Deposits:** Custodial credit risk is the risk that, in the event of a bank failure, the Authority will not be able to recover the deposits. Ohio law requires that deposits be either insured or be protected by eligible securities pledged to the Authority and deposited with a qualified trustee by the financial institution as security for repayment whose market value at all times shall be at least 105 percent of the deposits being secured, or participation in the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution. OPCS requires the total market value of the securities pledged to be 102 percent of the deposits being secured or a rate set by the Treasurer of State.

At September 30, 2018, the carrying amount of all Authority deposits was \$63,026. All of the Authority's bank balance was covered by the Federal Deposit Insurance Corporation or collateralized through the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution.

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 5 – DEFINED BENEFIT PENSION PLAN**

***Net Pension Liability***

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

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

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

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

The proportionate share of each plan's excess unfunded benefits is presented as a long-term net pension liability on the accrual basis of accounting. Any liability for the contractually-required pension contribution outstanding at the end of the year is included in accrued personnel costs on both the accrual and modified accrual bases of accounting.

***Plan Description***

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

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

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

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
(Continued)

**NOTE 5 – DEFINED BENEFIT PENSION PLAN - (CONTINUED)**

**Plan Description (Continued)**

<b>Group A</b> Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	<b>Group B</b> 20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	<b>Group C</b> Members not in the other Groups and members hired on or after January 7, 2013
<b>State and Local</b>	<b>State and Local</b>	<b>State and Local</b>
<b>Age and Service Requirements:</b> Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	<b>Age and Service Requirements:</b> Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	<b>Age and Service Requirements:</b> Age 57 with 25 years of service credit or Age 62 with 5 years of service credit
<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35

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

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount.

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

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

	Ending 12/31/2017 State and Local	Beginning 1/1/2018 State and Local
<b>2017 Statutory Maximum Contribution Rates</b>		
Employer	14.0%	14.0%
Employee	10.0%	10.0%
<b>2017 Actual Contribution Rates Employer:</b>		
Pension	13.0%	14.0%
Post-employment Health Care Benefits	1.0%	0.0%
Total Employer	<u>14.0%</u>	<u>14.0%</u>
Employee	<u>10.0%</u>	<u>10.0%</u>



**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 5 – DEFINED BENEFIT PENSION PLAN - (CONTINUED)**

***Plan Description (Continued)***

Employer contribution rates are actuarially determined and are expressed as a percentage of covered-payroll. The Authority's contractually required contribution for the period ended September 30, 2018 and 2017 were \$9,909 and \$9,574. 100% has been contributed for 2018 and 2017. Of this amount \$0 is reported as accrued personnel costs.

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

The net pension liability was measured as of December 31, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

	<b>Traditional Pension Plan</b>
Proportionate Share of the Net Pension Liability Proportion of the Net Pension Liability	\$ 56,791
Increase/(decrease) in % from prior proportion measured	0.000362%
Pension Expense	\$ -0.000028%
	13,714

At September 30, 2018, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Traditional Pension Plan</b>
<b>Deferred Outflows of Resources</b>	
Changes in assumptions	\$ 6,787
Differences between expected and actual experience	58
Authority contributions subsequent to the measurement date	7,750
Total Deferred Outflows of Resources	\$ 14,595
<b>Deferred Inflows of Resources</b>	
Net difference between projected and actual earnings on pension plan investments	\$ 12,192
Differences between expected and actual experience	1,119
Changes in proportion and differences between government contributions and proportionate share of contributions	3,231
Total Deferred Inflows of Resources	\$ 16,542

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 5 – DEFINED BENEFIT PENSION PLAN - (CONTINUED)**

***Pension Liabilities, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - (Continued)***

\$7,750 reported as deferred outflows of resources related to pension resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Fiscal year Ending June 30:	<u>Traditional Pension Plan</u>
2019	\$ 3,370
2020	(2,549)
2021	(5,508)
2022	<u>(5,010)</u>
Total	<u>\$ (9,697)</u>

***Actuarial Assumptions - OPERS***

OPERS' total pension asset and liability was determined by their actuaries in accordance with GASB Statement No. 67, as part of their annual actuarial valuation for each defined benefit retirement plan. Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts (e.g., salaries, credited service) and assumptions about the probability of occurrence of events far into the future (e.g., mortality, disabilities, retirements, employment termination). Actuarially determined amounts are subject to continual review and potential modifications, as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employers and plan members to that point. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations.

Actuarial calculations reflect a long-term perspective. For a newly hired employee, actuarial calculations will take into account the employee's entire career with the employer and also take into consideration the benefits, if any, paid to the employee after termination of employment until the death of the employee and any applicable contingent annuitant. In many cases actuarial calculations reflect several decades of service with the employer and the payment of benefits after termination.

Key methods and assumptions used in calculating the total pension liability in the latest actuarial valuation, prepared as of December 31, 2017, are presented below:

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 5 – DEFINED BENEFIT PENSION PLAN - (CONTINUED)**

**Actuarial Assumptions – OPERS – (Continued)**

<b>Key Methods and Assumptions Used in Valuation of Total Pension</b>	
Actuarial Information	Traditional Pension Plan
Valuation Date	December 31, 2017
Experience Study	5 Year Period Ended December 31, 2015
Actuarial Cost Method	Individual entry age
Actuarial Assumptions:	
Investment Rate of Return	7.50%
Wage Inflation	3.25%
Projected Salary Increases	3.25% to 10.75% (Includes wage inflation of 3.25%)
Cost-of-Living Adjustments	Pre - 1/7/2013 Retirees: 3.00% Simple; Post - 1/7/2013 Retirees: 3.00% Simple through 2018, then 2.15% Simple

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

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

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

During 2017 OPERS manage investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio contains the investment assets for the Traditional Pension Plan, the defined benefit component of the Combined Plan. Within the defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first on the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was 16.92% for 2017.

The allocation of investment assets with the Defined Benefit portfolio is approved by the Authority of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The table below displays the Authority-approved asset allocation policy for 2017 and the long-term expected real rates of return:

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 5 – DEFINED BENEFIT PENSION PLAN - (CONTINUED)**

**Actuarial Assumptions – OPERS – (Continued)**

Asset Class	Target Allocation for 2017	Weighted Average Long-Term Expected Real Rate of Return
		(Arithmetic)
Fixed Income	23.00%	2.20%
Domestic Equities	19.00%	6.37%
Real Estate	10.00%	5.26%
Private Equity	10.00%	8.97%
International Equities	20.00%	7.88%
Other Investments	18.00%	5.26%
Total	100.00%	5.66%

**Discount Rate** The discount rate used to measure the total pension liability was 7.5%, post experience study results, for the Traditional Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the statutorily required rates as actuarially determined. 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 Authority’s Proportionate Share of the Net Pension Liability to Changes in the Discount Rate** The following table presents the Authority’s proportionate share of the net pension liability calculated using the current period discount rate assumption of 7.5 percent, as well as what the Authority’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (6.5 percent) or one-percentage-point higher (8.5 percent) than the current rate:

	1% Decrease 6.5%	Current Discount Rate 7.5%	1% Increase 8.5%
<b>Employer’s Net Pension Liability/(Asset)</b>			
Traditional Pension Plan	\$ 100,846	\$ 56,791	\$ 20,062

**NOTE 6 – DEFINED BENEFIT OPEB PLAN**

**Net OPEB Liability**

For fiscal year 2018, Governmental Accounting Standards Board (GASB) Statement No. 75, “Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions” was effective.

OPEB is a component of exchange transactions—between an employer and its employees—of salaries and benefits for employee services. OPEB are provided to an employee—on a deferred-payment basis—as part of the total compensation package offered by an employer for employee services each financial period.

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

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 6 – DEFINED BENEFIT OPEB PLAN – (CONTINUED)**

***Net OPEB Liability (Continued)***

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

GASB 75 assumes the liability is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio Revised Code permits, but does not require, the retirement systems to provide healthcare to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB liability. Resulting adjustments to the net OPEB liability would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

***Plan Description***

Authority employees participate in the Ohio Public Employees Retirement System of Ohio (OPERS), which is a cost-sharing, multiple-employer retirement plan. OPERS maintains one health care trust, the 115 Health Care Trust (115 Trust), which was established in 2014 to initially provide a funding mechanism for a health reimbursement arrangement (HRA), as the prior trust structure could not support the HRA. In March 2016, OPERS received two favorable rulings from the Internal

Revenue Service (IRS) allowing OPERS to consolidate health care assets into the 115 Trust. The 401(h) Health Care Trust (401(h) Trust) was a pre-funded trust that provided health care funding for eligible members of the Traditional Pension Plan and the Combined Plan through December 31, 2015, when plans funded through the 401(h) Trust were terminated. The Voluntary Employees’ Beneficiary Association Trust (VEBA Trust) accumulated funding for retiree medical accounts for participants in the Member- Directed Plan through June 30, 2016. The 401(h) Trust and the VEBA Trust were closed as of June 30, 2016 and the net positions transferred to the 115Trust on July 1, 2016. Beginning in 2016, the 115 Trust, established under Internal Revenue Code (IRC) Section 115, is the funding vehicle for all health care plans. The Plan is included in the report of OPERS which can be obtained by visiting [www.opers.org](http://www.opers.org) or by calling (800) 222-7377.

Funding Policy – Ohio Revised Code Chapter 145 authorizes OPERS to offer the Plan and gives the OPERS Board of Trustees discretionary authority over how much, if any, of the health care costs will be absorbed by OPERS. Active employee members do not contribute to the Health Care Plan. Nearly all health care plan enrollees, for the most recent year, pay a portion of the health care costs in the form of a monthly premium. Under Ohio law, funding for post-employment health care may be deducted from employer contributions, currently 14 percent of covered payroll. For the year ended December 31, 2017, OPERS allocated 1.0% of employer contributions to post-employment health care.

***Net OPEB Liability***

The net OPEB liability was measured as of December 31, 2017, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date. Authority’s proportion of the net OPEB liability was based on Authority’s share of contributions to the respective retirement systems relative to the contributions of all participating entities. Following is information related to the proportionate share:

	<b>OPERS</b>
Proportionate Share of the Net OPEB Liability	\$ 39,311
Proportion of the Net OPEB Liability	0.000362%
Increase/(decrease) in % from prior proportion measured	-0.000028%
OPEB Expense	\$ 2,953

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 6 – DEFINED BENEFIT OPEB PLAN – (CONTINUED)**

***Net OPEB Liability (Continued)***

At September 30, 2018, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<b>OPERS</b>
<b>Deferred Outflows of Resources</b>	
Changes in assumptions	\$ 2,862
Differences between expected and actual experience	31
Total Deferred Outflows of Resources	\$ 2,893
<b>Deferred Inflows of Resources</b>	
Net difference between projected and actual earnings on pension plan investments	\$ 2,928
Changes in proportion and differences government contributions and proportionate share of contributions	2,262
Total Deferred Inflows of Resources	\$ 5,190

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

<b>Fiscal Year Ending June 30:</b>	<b>OPERS</b>
2019	\$ 86
2020	86
2021	(1,174)
2022	(1,295)
Total	\$ (2,297)

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 6 – DEFINED BENEFIT OPEB PLAN – (CONTINUED)**

**Actuarial Assumptions - OPERS**

The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

<b>Key Methods and Assumptions Used in Valuation of Total OPEB Liability</b>	
Actuarial Information	Traditional Pension Plan
Valuation Date	December 31, 2016
Rolled-forward measurement date	December 31, 2017
Experience Study	5 Year Period Ended December 31, 2015
Actuarial Cost Method	Individual entry age
Actuarial Assumptions:	
Single Discount Rate	3.85%
Investment Rate of Return	6.50%
Municipal Bond Rate	3.31%
Wage Inflation	3.25%
Projected Salary Increases	3.25% to 10.75% (Includes wage inflation of 3.25%)

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

A single discount rate of 3.85% as used to measure the OPEB liability on the measurement date of December 31, 2017. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.50% and a municipal bond rate of 3.31%. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2034. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2034, and the municipal bond rate was applied to all health care costs after that date.

The following table presents the OPEB liability calculated using the single discount rate of 3.85%, and the expected net OPEB liability if it were calculated using a discount rate that is 1.0% lower or 1.0% higher than the current rate.

	<b>1% Decrease</b>	<b>Current</b>	<b>1% Increase</b>
	<b>2.85%</b>	<b>Discount Rate</b>	<b>4.85%</b>
	<b>_____</b>	<b>3.85%</b>	<b>_____</b>
Authority's proportionate share of the net OPEB liability	\$ 52,226	\$ 39,311	\$ 28,862

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 6 – DEFINED BENEFIT OPEB PLAN – (CONTINUED)**

**Actuarial Assumptions – OPERS (Continued)**

Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability. The following table presents the net OPEB liability calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.0% lower or 1.0% higher than the current rate. Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2018 is 7.50%. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.25% in the most recent valuation.

	<b>1% Decrease 6.50% decreasing to 2.25%</b>	<b>Current Discount 7.50% decreasing to 3.25%</b>	<b>1% Increase 8.5% decreasing to 4.25%</b>
Authority's proportionate share of the net OPEB liability	\$ 37,612	\$ 39,311	\$ 41,065

The allocation of investment assets within the Health Care portfolio is approved by the Board as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. The System's primary goal is to achieve and maintain a fully funded status for benefits provided through the defined pension plans. Health care is a discretionary benefit. The table below displays the Board-approved asset allocation policy for 2017 and the long-term expected real rates of return.

Asset Class	Target Allocation for 2017	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Domestic Equities	21.00%	6.37%
International Equities	22.00%	7.88%
Fixed Income	34.00%	1.88%
REITs	6.00%	5.91%
Other Investments	17.00%	5.39%
<b>Total</b>	<b>100.00%</b>	<b>4.98%</b>

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

During 2017, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio is 15.2% for 2017.



**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 7 – COMPENSATED ABSENCES**

Sick leave and vacation policies are established by the Board of Commissioners based on local and state laws.

Sick leave is earned at a rate of 4.60 hours per 80 hours of service. Unused sick leave may be accumulated without limit. At time of separation, employees shall be paid the value of up to 30 days of unused sick leave. All permanent employees will earn vacation hours accumulated based on length of service. Unused vacation leave will be paid to the employees at the time of separation not to exceed 160 hours. As of September 30, 2018, \$8,809 was accrued for unused sick leave and vacation.

**NOTE 8 – RISK MANAGEMENT**

The Authority maintains comprehensive liability insurance coverage with private carriers for health, real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage. There was no significant reduction in coverage from the prior year. There were no settlements that exceeded insurance coverage during the past three years.

**NOTE 9 – ADMINISTRATIVE FEE**

The Authority receives an “administrative fee” as part of the annual contribution from HUD to cover the costs (including overhead) of administering the Section 8 Housing Assistance Payments (HAP) Programs. The fee is a percentage of a HUD determined base rate for each unit per month under HAP contracts.

**NOTE 10 – CAPITAL ASSETS**

A summary of changes in capital assets during fiscal year 2018 were as follows:

	Ending Balance <u>10/1/2017</u>	<u>Additions</u>	<u>Deletions</u>	Ending Balance <u>9/30/2018</u>
Capital Assets, Not Being Depreciated				
Land	\$ 5,000	\$ -	\$ -	\$ 5,000
Total Capital Assets, Not Being Depreciated	<u>5,000</u>	<u>-</u>	<u>-</u>	<u>5,000</u>
Capital Assets Being Depreciated				
Buildings	57,531	-	-	57,531
Furniture and Equipment - Admin	<u>34,660</u>	<u>-</u>	<u>-</u>	<u>34,660</u>
Total Depreciable Capital Assets	<u>92,191</u>	<u>-</u>	<u>-</u>	<u>92,191</u>
Total Capital Assets	<u>97,191</u>	<u>-</u>	<u>-</u>	<u>97,191</u>
Less Accumulated Depreciation:				
Buildings	(30,557)	(1,922)	-	(32,479)
Furniture and Equipment - Admin	<u>(34,660)</u>	<u>-</u>	<u>-</u>	<u>(34,660)</u>
Total Accumulated Depreciation	<u>(65,217)</u>	<u>(1,922)</u>	<u>-</u>	<u>(67,139)</u>
Total Capital Assets Being Depreciated, Net	<u>26,974</u>	<u>(1,922)</u>	<u>-</u>	<u>25,052</u>
Total Capital Assets, Net	<u>\$ 31,974</u>	<u>\$ (1,922)</u>	<u>\$ -</u>	<u>\$ 30,052</u>

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 11 – LONG-TERM OBLIGATIONS**

Changes in the long-term obligations of the Authority during the 2018 fiscal year were as follows:

	<u>Issued Date</u>	<u>Interest Rate</u>	<u>Restated Beginning Balance 9/30/2017</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance 9/30/2018</u>	<u>Amounts Due in One Year</u>
Administrative Building Mortgage	2010	4.95%	\$ 7,443	\$ -	\$ (3,065)	\$ 4,378	\$ 3,211
Compensated Absences	N/A	N/A	10,219	-	(1,410)	8,809	864
Net OPEB Liability	N/A	N/A	39,391	-	(80)	39,311	-
Net Pension Liability	N/A	N/A	88,562	-	(31,771)	56,791	-
<b>Total Long Term Obligations</b>			<u>\$ 145,615</u>	<u>\$ -</u>	<u>\$ (36,326)</u>	<u>\$ 109,289</u>	<u>\$ 4,075</u>

The Authority entered into a mortgage payable obligation in fiscal year 2010 in the amount of \$26,500 at an interest rate of 4.95% for the Authority's administrative building. Payments are required on a monthly basis in the amount of \$280 with the final payment due on February 1, 2020.

Principal and interest requirements to retire debt at September 30, 2018 are as follows:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>
2019	\$ 3,211	\$ 155
2020	1,167	5
<b>Total</b>	<u>\$ 4,378</u>	<u>\$ 160</u>

**NOTE 12 – ECONOMIC DEPENDENCY**

The Authority is economically dependent on receiving operating subsidies from the U.S. Department of Housing and Urban Development (HUD).

**NOTE 13 – CONTINGENCIES**

Under the terms of federal and state grants, periodic audits are required and certain expenditures may be questioned as not appropriate under the terms for the grants. Such audits could lead to reimbursement to the grantor agencies. Authority's management believes disallowance, if any will be immaterial.

In the normal course of operations, the Authority may be subject to litigation and claims. At September 30, 2018, the Authority was involved in no matters management believes will have a material effect on the basic financial statements.

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**Notes to the Basic Financial Statements**  
**For the Year Ended September 30, 2018**  
**(Continued)**

**NOTE 14 – RESTATEMENT FOR CHANGES IN ACCOUNTING PRINCIPLES**

Effective July 1, 2017, the Authority adopted Governmental Accounting Standards Board (GASB) Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. The Statement addresses accounting and financial reporting for other post-employment benefits (OPEB) provided to employees who participate in the State OPEB plan. The Statement also requires various note disclosures and required supplementary information. As a result, beginning net position has been restated as follows:

Net position as previously reported at September 30, 2017	\$	(6,225)
Prior period adjustment		
Beginning new OPEB liability		(39,391)
Deferred outflows of resources - 2017 OPEB contributions		553
Total prior period adjustment		<u>(38,838)</u>
Net position as restated, September 30, 2017	\$	<u>(45,063)</u>

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY**  
**September 30, 2018**

**Ohio Public Employees Retirement System**  
Last 10 Fiscal Years\*

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Authority's proportion of the net pension liability (asset) (percentage) - Traditional Plan	0.000362%	0.000390%	0.000387%	0.000392%	0.000392%
Authority's proportionate share of the net pension liability (asset) - Traditional Plan	\$ 56,791	\$ 88,562	\$ 67,033	\$ 47,280	\$ 46,212
Authority's covered payroll	\$ 75,168	\$ 73,821	\$ 70,029	\$ 69,529	\$ 69,028
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	75.55%	119.97%	95.72%	68.00%	66.95%
Plan fiduciary net position as a percentage of the total pension liability (Traditional Plan)	84.66%	77.25%	81.08%	86.45%	86.36%

Information prior to fiscal year 2013 is not available.

\*The amounts presented for each fiscal year were determined as of the calendar year end that occurred within the fiscal year.

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**SCHEDULE OF CONTRIBUTIONS**  
**September 30, 2018**

**Ohio Public Employees Retirement System**  
 Last 10 Fiscal Years

**Traditional Plan:**

	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
Contractually required contribution	\$ 9,909	\$ 9,574	\$ 10,335	\$ 9,804	\$ 9,734	\$ 9,664
Contributions in relation to contractually required contribution	<u>(9,909)</u>	<u>(9,574)</u>	<u>(10,335)</u>	<u>(9,804)</u>	<u>(9,734)</u>	<u>(9,664)</u>
Contribution deficit (surplus)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered payroll	\$ 71,968	\$ 75,168	\$ 73,821	\$ 70,029	\$ 69,529	\$ 69,029
Contributions as a percentage of covered payroll	13.77%	12.74%	14.00%	14.00%	14.00%	14.00%

Calculated contribution rates above sometimes differ from published OPERS rates due to rate changes during the Authority's fiscal year (OPERS rates are effective based on a calendar year).

Information prior to fiscal year 2013 is not available.

Schedule will be built prospectively.

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**VINTON COUNTY**  
Required Supplementary Information  
Schedule of Proportionate Share of the Net OPEB Liability  
Ohio Public Employees Retirement System  
Last Two Fiscal Years (1)  
**For the Calendar Year Ended December 31**

	<u>2017</u>	<u>2016</u>
Authority's Proportion of the Net OPEB Liability	0.000362%	0.000390%
Authority's Proportionate Share of the Net OPEB Liability	\$ 39,311	\$ 39,391
Authority's Covered Payroll	\$ 75,168	\$ 73,821
Authority's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	52.30%	53.36%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	54.14%	N/A

(1) Information prior to 2016 is not available.

(2) Information is presented on a calendar year basis, consistent with measurement year used by OPERS.

**VINTON METROPOLITAN HOUSING AUTHORITY**  
**VINTON COUNTY**  
Required Supplementary Information  
Schedule of Contributions  
Ohio Public Employees Retirement System - OPEB Plan  
Last Two Fiscal Years (1)  
**For the Fiscal Year Ended September 30**

	<b>2018</b>	<b>2017</b>
Contractually Required Contribution	\$ 166	\$ 553
Contributions in Relation to the Contractually Required Contribution	(166)	(553)
Contribution Deficiency (Excess)	\$ -	\$ -
Authority Covered Payroll	\$ 71,971	\$ 75,168
Contributions as Percentage of Covered Payroll	0.23%	0.74%

See Accompanying Notes to the Basic Financial Statements.

(1) Information prior to 2016 is not available.

(2) Information is presented on a fiscal year basis, consistent with Authority's financial statements.

**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY**

**Notes to the Required Supplemental Information  
For the Fiscal Year Ended September 30, 2018**

**Changes in Assumptions – OPERS**

Amounts reported for fiscal year 2017 (Measurement Period 2016) incorporate changes in assumptions used by OPERS in calculating the total pension liability in the latest actuarial valuation. These new assumptions compared with those used in fiscal year 2016 (Measurement Period 2015) and prior are presented below:

<b>Key Methods and Assumptions Used in Valuation of Total Pension Liability</b>		
Actuarial Information	Traditional Pension Plan	Traditional Pension Plan
Valuation Date	December 31, 2016	December 31, 2015
Experience Study	5 Year Period Ended December 31, 2015	5 Year Period Ended December 31, 2010
Actuarial Cost Method	Individual entry age	Individual entry age
Actuarial Assumptions:		
Investment Rate of Return	7.50%	8.00%
Wage Inflation	3.25%	3.75%
Projected Salary Increases	3.25% to 10.75% (Includes wage inflation of 3.25%)	4.25% to 10.05% (Includes wage inflation of 3.75%)
Cost-of-Living Adjustments	Pre - 1/7/2013 Retirees: 3.00% Simple; Post - 1/7/2013 Retirees: 3.00% Simple through 2018, then 2.15% Simple	Pre - 1/7/2013 Retirees: 3.00% Simple; Post - 1/7/2013 Retirees: 3.00% Simple through 2018, then 2.15% Simple

Changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2015. Significant changes included a reduction of the discount rate from 8.0% to 7.5%, a reduction in the wage inflation rate from 3.75% to 3.25%, and transition from RP-2000 mortality tables to the RP-2014 mortality tables.

There are no changes in actuarial valuation for measurement period 2017 versus measurement period 2016.



Supplemental Information

**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

<b>Federal Grantor/ Program Title</b>	<b>Federal CFDA Number</b>	<b>Expenditures</b>
<b><u>U.S. Department of Housing and Urban Development</u></b>		
<i>Direct Programs:</i>		
Section 8 Housing Choice Vouchers	14.871	\$ 816,232
<b>Total U. S. Department of Housing and Urban Development</b>		<u>816,232</u>
<b>Total Expenditures of Federal Awards</b>		<u>\$ 816,232</u>

The accompanying notes are an integral part of the schedule.

**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY  
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

---

---

**NOTE 1: BASIS OF PRESENTATION**

The accompanying Schedule of Federal Awards Expenditures, (the Schedule), is a summary of the activity of the Authority's federal award programs for the year end September 30, 2018. The information on this Schedule is prepared in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority

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

The Schedule has been prepared on the accrual basis of accounting as required by accounting principles generally accepted in the United States of America. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in the Schedule may differ from amounts presented in or used in the preparation of the basic financial statements. The Authority has elected not to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

**NOTE 3: SUBRECIPIENTS**

The Authority provided no federal awards to subrecipients during the year ended September 30, 2018.

**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY  
FINANCIAL DATA SCHEDULE  
AS OF SEPTEMBER 30, 2018**

	<u>Housing Choice Vouchers</u>
<i>Assets</i>	
Current Assets:	
Cash:	
Unrestricted	\$ 29,309
Other Restricted	33,717
Total Cash	<u>63,026</u>
Prepaid Expenses and Other Assets	1,211
Total Current Assets:	<u>64,237</u>
Noncurrent Assets:	
Capital Assets:	
Land	5,000
Buildings	57,531
Furniture, Equipment & Machinery - Administration	34,660
Accumulated Depreciation	<u>(67,139)</u>
Capital Assets, Net of Accumulated Depreciation	<u>30,052</u>
Total Noncurrent Assets:	<u>30,052</u>
<i>Total Assets</i>	<u>94,289</u>
Deferred Outflows of Resources - OPEB	
	2,893
Deferred Outflows of Resources - Pensions	14,595
Total Deferred Outflows of Resources	<u>17,488</u>
<i>Total Assets and Deferred Outflows of Resources</i>	<u><u>111,777</u></u>
<i>Liabilities</i>	
Current Liabilities:	
Accrued Wages/Payroll Taxes Payable	367
Other Current Liabilities - Credits	3,211
Total Current Liabilities:	<u>3,578</u>
Long Term Liabilities:	
Compensated Absences	8,809
Long Term Debt, Net of Current Portion	1,167
Net OPEB Liability	39,311
Net Pension Liability	56,791
Total Long Term Liabilities:	<u>106,078</u>
<i>Total Liabilities</i>	<u>109,656</u>
Deferred Inflows of Resources - OPEB	
	5,190
Deferred Inflows of Resources - Pensions	16,542
Total Deferred Inflows of Resources	<u>21,732</u>
Total Liabilities and Deferred Inflows of Resources	<u>131,388</u>
Net Position:	
Net Investment In Capital Assets	25,674
Restricted	33,717
Unrestricted	<u>(79,002)</u>
<i>Total Net Position</i>	<u>(19,611)</u>
<i>Total Liabilities, Deferred Inflows of Resources and Net Position</i>	<u><u>\$ 111,777</u></u>

**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY  
FINANCIAL DATA SCHEDULE  
FOR THE YEAR SEPTEMBER 30, 2018**

	<u>Housing Choice Vouchers</u>
<i>Operating Revenues</i>	
HUD PHA Operating Grants	\$ 816,232
Other Revenue	<u>1,655</u>
Total Operating Revenues	<u>817,887</u>
<i>Operating Expenses</i>	
Administrative:	
Administrative Salaries	73,863
Auditing Fees	5,621
Employee Benefit Contributions - Administrative	6,777
Office Expenses	8,661
Travel	739
Other Utilities Expense	1,703
Other Expense	-
Total Administrative	<u>97,364</u>
Ordinary Maintenance & Operation:	
Ordinary Maintenance and Operations Contracts	5,326
Liability Insurance	2,598
Workmen's Compensation	400
Total Ordinary Maintenance & Operation	<u>8,324</u>
General Expenses:	
Other	<u>2,428</u>
Total General Expenses	<u>2,428</u>
Housing Assistance Payments	682,177
Depreciation Expense	<u>1,922</u>
Total Operating Expenses	<u>792,215</u>
Operating Income/(Loss)	<u>25,672</u>
Other Non-Operating Revenues (Expenses):	
Interest Expense	(301)
Investment Income - Unrestricted	16
Investment Income - Restricted	<u>65</u>
Total Other Non-Operating Revenues (Expenses)	<u>(220)</u>
Net Change in Fund Balance	25,452
Net Position, Beginning of the Year (Restated)	<u>(45,063)</u>
Net Position, End of Year	<u>\$ (19,611)</u>



Certified Public Accountants, A.C.

313 Second St.  
Marietta, OH 45750  
740.373.0056

1907 Grand Central Ave.  
Vienna, WV 26105  
304.422.2203

150 West Main St.  
St. Clairsville, OH 43950  
740.695.1569

1310 Market St., Suite 300  
Wheeling, WV 26003  
304.232.1358

749 Wheeling Ave., Suite 300  
Cambridge, OH 43725  
740.435.3417

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
REQUIRED BY GOVERNMENT AUDITING STANDARDS**

July 31, 2019

Vinton Metropolitan Housing Authority  
Vinton County  
310 W High Street  
McArthur, Ohio 45651

To the Board of Commissioners:

We have audited, in accordance with auditing standards generally accepted in the United States and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of the **Vinton Metropolitan Housing Authority**, Vinton County, (the Authority) as of and for the year ended September 30, 2018, and the related notes to the financial statements, and have issued our report thereon dated July 31, 2019, wherein we noted the Authority adopted Governmental Accounting Standards Board Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

***Internal Control Over Financial Reporting***

As part of our financial statement audit, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures appropriate in the circumstances to the extent necessary to support our opinion on the financial statements, but not to the extent necessary to opine on the effectiveness of the Authority's internal control. Accordingly, we have not opined on it.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of internal control deficiencies resulting in a reasonable possibility that internal control will not prevent or detect and timely correct a material misstatement of the Authority's financial statements. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

[www.perrycpas.com](http://www.perrycpas.com)

**Compliance and Other Matters**

As part of reasonably assuring whether the Authority's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect the determination of financial statement amounts. However, opining on compliance with those provisions was not an objective of our audit and accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

**Purpose of this Report**

This report only describes the scope of our internal control and compliance testing and our testing results, and does not opine on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed under *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Perry & Associates CPAs A.C." in a cursive script.

**Perry & Associates**  
Certified Public Accountants, A.C.  
Marietta, Ohio



Certified Public Accountants, A.C.

313 Second St.  
Marietta, OH 45750  
740.373.0056

1907 Grand Central Ave.  
Vienna, WV 26105  
304.422.2203

150 West Main St.  
St. Clairsville, OH 43950  
740.695.1569

1310 Market St., Suite 300  
Wheeling, WV 26003  
304.232.1358

749 Wheeling Ave., Suite 300  
Cambridge, OH 43725  
740.435.3417

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS  
APPLICABLE TO THE MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER  
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

July 31, 2019

Vinton Metropolitan Housing Authority  
Vinton County  
310 W High Street  
McArthur, Ohio 45651

To the Board of Commissioners:

***Report on Compliance for the Major Federal Program***

We have audited the **Vinton Metropolitan Housing Authority's** (the Authority) compliance with the applicable requirements described in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could directly and materially affect Vinton Metropolitan Housing Authority's major federal program for the year ended September 30, 2018. The *Summary of Auditor's Results* in the accompanying schedule of audit findings identifies the Authority's major federal program.

***Management's Responsibility***

The Authority's management is responsible for complying with the requirements of laws, regulations, contracts, and grants applicable to its federal program.

***Auditor's Responsibility***

Our responsibility is to opine on the Authority's compliance for the Authority's major federal program based on our audit of the applicable compliance requirements referred to above. Our compliance audit followed auditing standards generally accepted in the United States of America; the standards for financial audits included in the Comptroller General of the United States' *Government Auditing Standards*; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). These standards and Uniform Guidance require us to plan and perform the audit to reasonably assure whether noncompliance with the applicable compliance requirements referred to above that could directly and materially affect a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe our audit provides a reasonable basis for our compliance opinion on the Authority's major program. However, our audit does not provide a legal determination of the Authority's compliance.

[www.perrycpas.com](http://www.perrycpas.com)



***Opinion on the Major Federal Program***

In our opinion, the Authority complied, in all material respects with the compliance requirements referred to above that could directly and materially affect its major federal program for the year ended September 30, 2018.

***Report on Internal Control Over Compliance***

The Authority's management is responsible for establishing and maintaining effective internal control over compliance with the applicable compliance requirements referred to above. In planning and performing our compliance audit, we considered the Authority's internal control over compliance with the applicable requirements that could directly and materially affect a major federal program, to determine our auditing procedures appropriate for opining on the major federal program's compliance and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not to the extent needed to opine on the effectiveness of internal control over compliance. Accordingly, we have not opined on the effectiveness of the Authority's internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

This report only describes the scope of our internal control compliance tests and the results of this testing based on Uniform Guidance requirements. Accordingly, this report is not suitable for any other purpose.



**Perry & Associates**  
Certified Public Accountants, A.C.  
Marietta, Ohio

**VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY**

**SCHEDULE OF AUDIT FINDINGS  
2 CFR § 200.515  
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

**1. SUMMARY OF AUDITOR'S RESULTS**

<i>(d)(1)(i)</i>	Type of Financial Statement Opinion	Unmodified
<i>(d)(1)(ii)</i>	Were there any material weaknesses in internal control reported at the financial statement level (GAGAS)?	No
<i>(d)(1)(ii)</i>	Were there any significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
<i>(d)(1)(iii)</i>	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
<i>(d)(1)(iv)</i>	Were there any material weaknesses in internal control reported for major federal programs?	No
<i>(d)(1)(iv)</i>	Were there any significant deficiencies in internal control reported for major federal programs?	No
<i>(d)(1)(v)</i>	Type of Major Programs' Compliance Opinion	Unmodified
<i>(d)(1)(vi)</i>	Are there any reportable findings under 2 CFR § 200.516(a)?	No
<i>(d)(1)(vii)</i>	Major Programs (list):	Section 8 Housing Choice Vouchers, CFDA #14.871
<i>(d)(1)(viii)</i>	Dollar Threshold: Type A/B Programs	Type A: > \$ 750,000 Type B: all others
<i>(d)(1)(ix)</i>	Low Risk Auditee under 2 CFR §200.520?	No

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

None.

**3. FINDINGS FOR FEDERAL AWARDS**

None.

VINTON METROPOLITAN HOUSING AUTHORITY  
VINTON COUNTY

SCHEDULE OF PRIOR AUDIT FINDINGS  
2 CFR 200.511(B)  
FOR THE YEAR ENDED SEPTEMBER 30, 2018

Finding Number	Finding Summary	Status	Additional Information
2017-001	Financial Statement Adjustments	Corrected	N/A

**This page intentionally left blank.**

# OHIO AUDITOR OF STATE KEITH FABER



**VINTON METROPOLITAN HOUSING AUTHORITY**

**VINTON COUNTY**

## **CLERK'S CERTIFICATION**

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

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
SEPTEMBER 19, 2019**