

**GALLIA METROPOLITAN HOUSING AUTHORITY**

**GALLIA COUNTY**

**SINGLE AUDIT**

**JANUARY 1, 2024 – DECEMBER 31, 2024**







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Board of Commissioners  
Gallia Metropolitan Housing Authority  
381 Buck Ridge Road  
Bidwell, Ohio 45614

We have reviewed the *Independent Auditor's Report* of the Gallia Metropolitan Housing Authority, Gallia County, prepared by Wilson, Shannon & Snow, Inc., for the audit period January 1, 2024 through December 31, 2024. 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 Gallia Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

KEITH FABER  
Ohio Auditor of State

A handwritten signature in black ink that reads "Tiffany L Ridenbaugh".

Tiffany L Ridenbaugh, CPA, CFE, CGFM  
Chief Deputy Auditor

August 12, 2025

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**GALLIA METROPOLITAN HOUSING AUTHORITY  
GALLIA COUNTY**

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## INDEPENDENT AUDITOR'S REPORT

Gallia Metropolitan Housing Authority  
Gallia County  
381 Buck Ridge Road  
Bidwell, Ohio 45614

To the Board of Commissioners:

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the financial statements of the Gallia Metropolitan Housing Authority, Gallia County, Ohio (the Authority), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Gallia Metropolitan Housing Authority, Gallia County, Ohio as of December 31, 2024, and the changes in financial position and its cash flows for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Emphasis of Matter***

As discussed in Note 14 to the financial statements, the 2023 financial statements have been restated to correct a misstatement. Our opinion is not modified with respect to this matter.

#### ***Responsibilities of Management for the Financial Statements***

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

Gallia Metropolitan Housing Authority  
Gallia County  
Independent Auditor's Report

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

***Auditor's Responsibilities for the Audit of the Financial Statements***

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

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

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis*, and schedules of net pension and other post-employment benefit liabilities/assets and pension and other post-employment benefit contributions be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Gallia Metropolitan Housing Authority  
Gallia County  
Independent Auditor's Report

***Supplementary information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Financial Data Schedules as required by the U.S. Department of Housing and Urban Development and the Schedule of Expenditures of Federal Awards 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 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedules and the Schedule of Expenditures of Federal Awards, are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2025 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. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

*Wilson, Shuman & Snow, Inc.*

Newark, Ohio  
June 25, 2025

**GALLIA METROPOLITAN HOUSING AUTHORITY  
GALLIA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2024  
UNAUDITED**

The Gallia Metropolitan Housing Authority's ("the Authority") Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's position, and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current years activities, resulting in changes and currently known facts, please read it in conjunction with the Authority's financial statement.

**FINANCIAL HIGHLIGHTS**

- The Authority's Net Position increased by \$99,552 (or 2.32%) during 2024, resulting from the operations of the Authority. Since the Authority engages only in business-type activities, the increase is all in the category of business-type Net Position. Net Position was \$4,393,487 and \$4,293,935 for 2024 and 2023 (as restated), respectively.
- Revenues increased by \$130,163 (or 5.73%) during 2024 and were \$2,401,157 and \$2,270,994 for 2024 and 2023 respectively.
- The total expenses increased by \$177,944 (or 8.38%). Total expenses were \$2,301,605 and \$2,123,661 for 2024 and 2023 respectively.

**USING THIS ANNUAL REPORT**

This Report includes the following major sections:

<b>MD&amp;A</b> ~Management's Discussion and Analysis ~
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<b>Basic Financial Statement</b> ~Statement of Net Position ~ ~Statement of Revenues, Expenses, and Change in Fund Net Position ~ ~Statement of Cash Flows ~ ~ Notes to Basic Financial Statements ~
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<b>Required Supplementary Information</b> ~ Pension and OPEB Schedules ~
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<b>Other Supplementary Information</b> ~Schedule of Expenditure of Federal Awards~ ~ Financial Data Schedule ~
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**GALLIA METROPOLITAN HOUSING AUTHORITY  
GALLIA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2024  
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### **Basic Financial Statements**

The Authority financial statements are designed to be corporate-like in that all business type activities are consolidated into columns which add to a total for the entire Authority.

These Statements include a Statement of Net Position, which is like a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The Statement is presented in the format where assets and deferred outflows of resources minus liabilities and deferred inflows of resources, equals “Net Position”. Assets and liabilities are presented in order of liquidity and are classified as “Current” (convertible into cash within one year), and “Non-current”.

The focus of the Statement of Net Position (the “Unrestricted Net Position”) is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position are reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. The Authority has \$503,544 of outstanding debt related to capital assets as of December 31, 2024.

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

Unrestricted Net Position: Consists of Net Position that do not meet the definition of “Investment in Capital Assets”, or “Restricted Net Position”.

The Authority financial statements also include a Statement of Revenues, Expenses and Changes in Fund Net Position (like an Income Statement). This Statement includes Operating Revenue, such as operating grant revenue and tenant revenues, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue, such as capital grant revenue and investment revenue. The focus of the Statement of Revenues, Expenses and Changes in Fund Net Position is the “Change in Net Position”, which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, investing activities, and capital and related financing activities.

### **Fund Financial Statements**

The Authority consists of exclusively Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is like accounting utilized by the private accounting sector.

Many of the programs maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

**GALLIA METROPOLITAN HOUSING AUTHORITY  
GALLIA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
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**The Authority's Programs**

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Funds Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program – under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Business Activities - Represents non-HUD resources developed from Supported Living Program (Gallia County DD and Meigs County DD) activity. During 2023, Gallia Metropolitan Housing Authority obtained 17 properties to own and manage. These properties are to provide rental assistance to the two counties' Board of Development Delays clients.

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**GALLIA METROPOLITAN HOUSING AUTHORITY  
GALLIA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2024  
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**AUTHORITY STATEMENTS**

**Statement of Net Position**

The following table reflects the condensed Statement of Net Position compared to prior year. The Authority is engaged only in Business-Type Activities.

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

	<b>2024</b>	<b>2023</b>	<b>Restated</b>
Current and Other Assets	\$ 1,065,617	\$ 754,858	
Capital Assets	4,334,044	4,571,093	
Deferred Outflows of Resources	<u>188,165</u>	<u>318,455</u>	
 Total Assets and Deferred Outflows of Resources	 <u>5,587,826</u>	 <u>5,644,406</u>	
 Current Liabilities	 \$ 157,386	 \$ 158,157	
Long-Term Liabilities	1,024,730	1,152,891	
Deferred Inflows of Resources	<u>12,223</u>	<u>39,423</u>	
 Total Liabilities and Deferred Inflows of Resources	 <u>1,194,339</u>	 <u>1,350,471</u>	
 Net Position:			
Net Investment in Capital Assets	3,830,500	4,038,506	
Restricted	128,326	116,120	
Unrestricted	<u>434,661</u>	<u>139,309</u>	
 Total Net Position	 <u>4,393,487</u>	 <u>4,293,935</u>	
 Total Liabilities, Deferred Inflows and Net Position	 <u>5,587,826</u>	 <u>5,644,406</u>	

For more detail information see Statement of Net Position presented elsewhere in this report.

**Major Factors Affecting the Statement of Net Position**

During 2024, current and other assets increased by \$310,759 and total liabilities and deferred inflows of resources decreased by \$156,132. The current and other assets, primarily cash and investments, increased due to results from operation. Total liabilities and deferred inflows of resources decrease is due to change in net pension and OPEB liabilities as per GASB 68 and 75.

Capital assets also changed, decreasing from \$4,571,093 to \$4,334,044. The \$237,049 decrease can be contributed primarily to current year additions less depreciation expense.

**GALLIA METROPOLITAN HOUSING AUTHORITY  
GALLIA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2024  
UNAUDITED**

	<b>Unrestricted</b>	<b>Net Investment In Capital Assets</b>	<b>Restricted</b>
Net Position December 31, 2023 - Restated	\$ 139,309	\$ 4,038,506	\$ 116,120
Results of Operation	87,346	-	12,206
Adjustments:			
Depreciation/Amortization Expense (1)	466,754	(466,754)	-
Capital Expenditure (2)	(229,705)	229,705	-
Debt Principal Payment/Retirement	(4,021)	4,021	-
Lease Purchases	11,917	(11,917)	-
ODODD Loans	<u>(36,939)</u>	<u>36,939</u>	<u>—</u>
Net Position December 31, 2024	<u>\$ 434,661</u>	<u>\$ 3,830,500</u>	<u>\$ 128,326</u>

(1) Depreciation and Amortization is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Position.

(2) Capital expenditure represents an outflow of unrestricted Net Position but is not treated as an expense against Results of Operations and therefore must be deducted.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides for a clearer change in financial well-being.

The Following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

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**GALLIA METROPOLITAN HOUSING AUTHORITY  
GALLIA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2024  
UNAUDITED**

**Table 3 - Statement of Revenue, Expenses & Changes in Net Position**

	<b><u>2024</u></b>	<b><u>2023</u></b>
<b><u>Revenues</u></b>		
Total Tenant Revenues	\$ 337,798	\$ 321,451
Government Operating Grants	1,818,913	1,214,676
Other Revenues	45,553	48,229
Capital Grants	198,443	-
Interest Income	450	372
Contributed Capital	-	686,266
<b>Total Revenues</b>	<b><u>2,401,157</u></b>	<b><u>2,270,994</u></b>
<b><u>Expenses</u></b>		
Administrative	354,243	306,528
Utilities	165,715	146,243
Maintenance	361,381	376,784
Protective services	26,291	24,362
General and Interest Expenses	135,493	149,395
Housing Assistance Payments	791,728	650,319
Depreciation & Amortization	466,754	470,030
<b>Total Expenses</b>	<b><u>2,301,605</u></b>	<b><u>2,123,661</u></b>
Change in Net Position	99,552	147,333
Total beginning net position - restated	<u>4,293,935</u>	<u>4,146,602</u>
<b>Total net position - ending</b>	<b><u>\$ 4,393,487</u></b>	<b><u>\$ 4,293,935</u></b>

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

Total revenue increased compared to the prior year by \$130,163. This increase was due to the increase in funding from HUD.

The expenses increased by \$177,944 in the current year. The increase was mainly due to the increase in housing assistance payments.

**GALLIA METROPOLITAN HOUSING AUTHORITY  
GALLIA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2024  
UNAUDITED**

**CAPITAL ASSETS**

**Capital Assets**

As of year-end, the Authority had \$4,334,044 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease of \$237,049. See table 5 for details of current year change.

	<b>2024</b>	<b>2023</b>
Land and Land Rights	\$ 1,136,588	\$ 1,136,588
Buildings	16,244,589	16,240,184
Equipment	525,774	417,658
Intangible Right-To-Use: leased Equipment	19,490	7,573
Accumulated Depreciation / Amortization	<u>(13,592,397)</u>	<u>(13,230,910)</u>
 Total	 \$ <u>4,334,044</u>	 \$ <u>4,571,093</u>

The following reconciliation summarizes the change in Capital Assets, which is presented in detail on the notes to the financial statements.

**Table 5 - Changes in Capital Assets**

Beginning Balance - December 31, 2023	\$ 4,571,093
Current year Additions	229,705
Current year Depreciation Expense	(462,733)
Current year Amortization Expense	<u>(4,021)</u>
 Ending Balance - December 31, 2024	 \$ <u>4,334,044</u>
 Current year Additions are summarized as follows:	
Admin Equipment	\$ 24,757
Dwelling Equipment	200,543
Building Improvements	<u>4,405</u>
 Total 2024 Additions	 \$ <u>229,705</u>

**GALLIA METROPOLITAN HOUSING AUTHORITY  
GALLIA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2024  
UNAUDITED**

**Debt Outstanding**

The table below summarizes the debt outstanding at the end of the year:

**Table 6 - Condensed Statement of Changes in Debt Outstanding**

Beginning Balance - December 31, 2023	\$ 532,587
Current Year Issued	11,917
Current Year Retired	<u>(40.960)</u>
Ending Balance - December 31, 2024	<u>\$ 503,544</u>

See Note 10 and Note 13 of the notes to the basic financial statements for summary of outstanding debt.

**ECONOMIC FACTORS**

Significant economic factors affecting the Authority are as follows:

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

**FINANCIAL CONTACT**

The individual to be contacted regarding this report is Andrew Kott, Executive Director of the Gallia Metropolitan Housing Authority, at (740) 446-0251. Specific requests may be submitted to the Gallia Metropolitan Housing Authority at 381 Buck Ridge Road, Bidwell, Ohio 45614.

**Gallia Metropolitan Housing Authority**  
**Statement of Net Position**  
**December 31, 2024**

**ASSETS**

**Current assets**

Cash and cash equivalents	\$749,093
Restricted cash and cash equivalents	154,995
Receivables, net	39,720
Prepaid items and other assets	85,869
Inventory, net	18,576
<b>Total current assets</b>	<b>1,048,253</b>

**Noncurrent assets**

Capital assets:	
Nondepreciable Assets	1,136,588
Depreciable/Amortized capital assets	16,789,853
Less accumulated depreciation/Amortization	(13,592,397)
Total capital assets, net	4,334,044
Net OPEB Asset	17,364
<b>Total noncurrent assets</b>	<b>4,351,408</b>
<b>Total assets</b>	<b>5,399,661</b>

**Deferred Outflows of Resources**

Pension	169,502
OPEB	18,663
<b>Total Deferred Outflows of Resources</b>	
<b>Total Assets and Deferred Outflows of Resources</b>	<b>\$5,587,826</b>

**LIABILITIES**

**Current liabilities**

Accounts payable	\$40,719
Accrued liabilities	22,508
Accrued compensated absences current	5,536
Tenant security deposits	44,033
Unearned revenue	3,273
Leases - Current Portion	4,378
Forgivable loans - Current Portion	36,939
<b>Total current liabilities</b>	<b>157,386</b>

**Noncurrent liabilities**

Accrued compensated absences Non-current	22,139
Lease liability Non-current	8,182
Forgiveable loans - Non-current Portion	454,045
Net pension liability	540,364
<b>Total noncurrent liabilities</b>	<b>1,024,730</b>
<b>Total liabilities</b>	<b>1,182,116</b>

**Deferred Inflows of Resources**

Pension	2,288
OPEB	9,935
<b>Total Deferred Inflows of Resources</b>	

**NET POSITION**

Net Invested in capital assets	3,830,500
Restricted	128,326
Unrestricted	434,661
<b>Total Net Position</b>	<b>4,393,487</b>
<b>Total Liabilities, Deferred Inflows of Resources and Net Position</b>	<b>\$5,587,826</b>

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

**Gallia Metropolitan Housing Authority**  
**Statement of Revenues, Expenses, and Change in Fund Net Position**  
**For the Year Ended December 31, 2024**

***OPERATING REVENUES***

Tenant Revenue	\$337,798
Government operating grants	1,818,913
Other revenue	45,553
<b>Total operating revenues</b>	<b><u>2,202,264</u></b>

***OPERATING EXPENSES***

Administrative	354,243
Utilities	165,715
Maintenance	361,381
Protective services	26,291
General and Insurance	135,277
Housing assistance payment	791,728
Amortization	4,021
Depreciation	462,733
<b>Total operating expenses</b>	<b><u>2,301,389</u></b>
<b>Operating Loss</b>	<b><u>(99,125)</u></b>

***NONOPERATING REVENUES (EXPENSES)***

Interest Income	450
Capital Grants	198,443
Interest Expense	(216)
<b>Total nonoperating revenues</b>	<b><u>198,677</u></b>
Change in Net Position	99,552
Net Position - beginning, as previously reported	4,290,736
Restatement for correction of an error	3,199
Net Position - beginning, as restated	4,293,935
<b>Total Net Position - ending</b>	<b><u>\$4,393,487</u></b>

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

**Gallia Metropolitan Housing Authority**  
**Statement of Cash Flows**  
**For the Year Ended December 31, 2024**

**CASH FLOWS FROM OPERATING ACTIVITIES**

Operating grants received	\$1,802,650
Tenant revenue received	332,853
Other revenue received	20,361
General and administrative expenses paid	(1,119,114)
Housing assistance payments	<u>(791,728)</u>

**Net cash provided by operating activities**

**245,022**

**CASH FLOWS FROM INVESTING ACTIVITIES**

Interest earned	450
<b>Net cash provided by investing activities</b>	<b><u>450</u></b>

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES**

Capital grant funds received	198,443
Proceeds of lease	11,917
Acquisition of capital assets	(229,705)
Lease principal payment	(4,021)
Interest expense	<u>(216)</u>
<b>Net cash used by financing activities</b>	<b><u>(23,582)</u></b>
Net increase in cash	221,890
Cash and cash equivalents - Beginning of year	<u>682,198</u>
<b>Cash and cash equivalents - End of year</b>	<b><u>\$904,088</u></b>

**RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES**

Operating Loss	(\$99,125)
Adjustment to Reconcile Operating Loss to Net Cash Provided by Operating Activities	
- ODODD loan forgiveness	(36,939)
- Depreciation	462,733
- Amortization	4,021
- (Increases) Decreases in Accounts Receivable	(7,967)
- (Increases) Decreases in Prepaid Items	(74,430)
- (Increases) Decreases in Inventory	10,892
- (Increases) Decreases in Net OPEB Asset	(17,364)
- (Increases) Decreases in Deferred Outflows of Resources	130,290
- Increases (Decreases) in Accounts Payable	(6,268)
- Increases (Decreases) in Accrued Compensated Absence	4,934
- Increases (Decreases) in Accrued Expenses Payable	(2,497)
- Increases (Decreases) in Unearned Revenue	(1,494)
- Increases (Decreases) in Deferred Inflows of Resources	(27,200)
- Increases (Decreases) in Net Pension Liability	(88,248)
- Increases (Decreases) in NetOPEB Liability	(12,497)
- Increases (Decreases) in Tenant Security Deposits	<u>6,181</u>
<b>Net cash provided by operating activities</b>	<b><u>\$245,022</u></b>

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

**GALLIA METROPOLITAN HOUSING AUTHORITY  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
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**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Summary of Significant Accounting Policies**

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

**Reporting Entity**

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

The accompanying financial statements comply with the provision of Governmental Accounting Standards Board (GASB) Statement 61, *The Financial Reporting Entity: Omnibus*, in that the financial statements include all organizations, activities and functions for which the Authority is financially accountable. This report includes all activities considered by management to be part of the Authority by virtue of Section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards. Section 2100 indicates that the reporting entity consists of a) the primary government, b) organizations for which the primary government is financially accountable, and c) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

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

A primary government can impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government a) is entitled to the organization's resources; b) is legally

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obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or c) is obligated in some manner for the debt of the organization.

Management believes the financial statements included in this report represent all funds of the Authority over which the Authority is financially accountable. The Authority has no component units nor is a component unit of another entity.

**Basis of Presentation**

The Authority's financial statements consist of a statement of net position, a statement of revenues, expenses and change net position, and a statement of cash flows.

**Fund Accounting**

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

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

**Proprietary Fund Types**

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

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

**Measurement Focus/Basis of Accounting**

The enterprise fund is accounted for on a flow of economic resources measurement focus. All assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the operation of the Authority are included on the Statement of Net Position. The Statement of Revenues, Expenses, and Changes 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.

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**Description of programs**

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

**A. Public Housing Program**

The public housing program is designed to provide low-cost housing within the County. Under this program, HUD provides funding via an annual contribution contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

**B. Capital Fund Program**

The capital fund program provides funds annually, via a formula, to Public Housing Agencies for capital and management activities, including modernization and development housing.

**C. Housing Choice Voucher Program**

The Housing Choice Voucher Program was authorized by Section 8 of the National Housing Act and provides housing assistance payments to private, not-for-profit, or public landlords to subsidize rentals for low-income persons.

**D. Business Activities**

Business Activities are the miscellaneous activities of the authority that currently include housing activities outside the scope of the conventional and housing choice voucher programs. The Business Activity Program represents MR/DD Supported Living Program activities. The revenue and expenses for these services are identified and tracked separately from HUD activities.

**Investments**

The provisions of the HUD Regulations restrict investments. Investments are valued at market value. Interest income earned in fiscal year ending December 31, 2024, totaled \$450.

**Capital Assets**

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

Buildings	40 years
Buildings Improvements	15 years
Furniture and Equipment	7 years
Vehicles	5 years

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**Net Position**

Net investment in capital assets consists of capital assets, net of accumulated depreciation. Net position is reported as restricted when there are limitations imposed on their use either enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Authority's policy is to first apply restricted resources when an obligation is incurred for purposes for which both restricted and unrestricted net position are available.

**Operating Revenues and Expenses**

Operating revenues and expenses are those revenues that are generated directly from the primary activities of the proprietary fund and expenses incurred for the day to day operation. For the Authority, operating revenues are tenant rent charges, operating subsidy from HUD and other miscellaneous revenue.

**Capital Contributions**

This represents contributions made available by HUD with respect to all federally aided projects under an annual contribution contract.

**Cash and Cash Equivalents**

Cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less. The Authority places its temporary cash investments with high credit quality financial institutions. Amounts more than FDIC insurance limits are fully collateralized.

**Compensated Absences**

Compensated absences are those absences for which employees will be paid in accordance with the Agency's Personnel Policy. A liability for compensated absences that are attributable to services already rendered and that are not contingent on specific events that are outside the control of the Agency and its employees is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Agency and its employees are accounted for in the period in which such services are rendered or in which such an event takes place.

**Accrued Liabilities**

All payable and accrued liabilities are reported in the basic financial statements.

**Prepaid Items**

Payments made to vendors for services that will benefit from periods beyond December 31, 2024, are recorded as prepaid items using the consumption method. A current asset for the amount is recorded at the time of purchase and an expense is reported in the year in which the services are consumed.

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**Receivables – net of allowance**

Bad debts are provided on the allowance method based on management's evaluation of the collectability of outstanding tenant receivable and fraud recovery balances at the end of the year. The allowance for doubtful accounts was \$20,221 on December 31, 2024.

**Inventories**

Inventories are stated at cost, (first-in, first-out method). Inventory consists of supplies and maintenance parts. The allowance for obsolete inventory was \$2,064 on December 31, 2024.

**Budgetary Accounting**

The Authority is required by contractual agreement to adopt annual operating budgets for all its HUD funded programs. The budget for its programs is prepared on a HUD basis, which is materially consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at year end. The Board of Commissioners adopts the budget through passage of a budget resolution.

**Accounting and Reporting for Non-exchange Transactions**

The Authority accounts for non-exchange transactions in accordance with the Governmental Accounting Standards Board (GASB) Statement No. 33, *Accounting and Financial Reporting for Non-exchange Transactions*. Non-exchange transactions occur when the Authority receives (or gives) value without directly giving (or receiving) equal value in return. In conformity with the requirements of GASB 33, the Authority has recognized grant funds expended for capitalizable capital assets acquired after September 30, 2000, as revenues and the related depreciation thereon, as expenses in the accompanying Statement of Revenue, Expenses and Changes in Net Position.

**Estimates**

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

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense) until then. For the Authority, deferred outflows of resources are reported on the statement of net position for pension and OPEB. The deferred outflows of resources related to pension and OPEB plans are explained in Notes 6 and 7.

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In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized until that time. For the Authority, deferred inflows of resources are reported on the statement of net position for pension and OPEB. The deferred inflows of resources related to pension and OPEB plans are explained in Notes 6 and 7.

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

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

**NOTE 2: DEPOSITS AND INVESTMENTS**

**Deposits**

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

- A. Active deposits are public deposits necessary to meet demands on the treasury. Such monies must be maintained either as cash in the Authority's treasury, in commercial accounts payable or withdrawal on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.
- B. Inactive deposits are public deposits that the Authority has identified as not required for use within the current two periods of designation of depositories. Inactive deposits must either be evidenced by certificate of deposits maturing not later than the end of the current period of designation of the depositories, or by savings or deposit accounts including, but not limited to passbook accounts.
- C. Interim deposits are deposits of interim monies. Interim monies are those monies which are not needed for immediate use, but which will be needed before the end of the current period of designation of depositories. Interim deposits must be evidenced by time certificate of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

Protection of the Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC) and by the financial institutions 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.

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On December 31, 2024, the carrying amount of the Authority's deposits totaled \$904,088 and its bank balance was \$958,930. Based on the criteria described in GASB Statement No. 40, "Deposit and Investment Risk Disclosure," as of December 31, 2024, \$708,930 was exposed to custodial risk as discussed below, while \$250,000 was covered by the Federal Depository Insurance Corporation.

The Authority has no deposit policy for custodial risk beyond the requirements of State statute. 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.

**NOTE 3: RESTRICTED CASH**

Restricted cash as of December 31, 2024, represents money held that can only be used for specific purpose or money held on behalf of the tenants:

Tenant security deposit	\$44,033
Proceeds from sale of a house	110,202
Resident Council Fund	<u>760</u>
Total Restricted Cash Balance	<u><u>\$154,995</u></u>

**NOTE 4: RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. During the year ending December 31, 2024, the Authority maintains comprehensive insurance coverage with private carriers for health, real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage.

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

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**NOTE 5: CAPITAL ASSETS**

This is a summary of the changes in Capital Assets:

	<b>Balance</b>			<b>Balance</b>
	<b>12/31/2023</b>	<b>Additions</b>	<b>Deletions</b>	<b>12/31/2024</b>
<b>Capital Assets Not Being Depreciated:</b>				
Land	\$1,136,588	\$0	\$0	\$1,136,588
<b>Total Capital Assets Not Being Depreciated</b>	<b>1,136,588</b>	<b>0</b>	<b>0</b>	<b>1,136,588</b>
<b>Capital Assets Being Depreciated:</b>				
Buildings	16,240,184	4,405	0	16,244,589
Furnt, Mach. and Equip.	417,658	213,383	(105,268)	525,773
Intangible Right-To Use: Leased Equipment	7,573	11,917	0	19,490
<b>Total Capital Assets Being Depreciated</b>	<b>16,665,415</b>	<b>229,705</b>	<b>(105,268)</b>	<b>16,789,852</b>
<b>Accumulated Depreciation:</b>				
Buildings	(12,835,001)	(432,601)	0	(13,267,602)
Furnt, Mach. and Equip.	(392,999)	(30,132)	105,268	(317,863)
Intangible Right-To Use: Leased Equipment	(2,910)	(4,021)	0	(6,931)
<b>Total Accumulated Depreciation</b>	<b>(13,230,910)</b>	<b>(466,754)</b>	<b>105,268</b>	<b>(13,592,396)</b>
<b>Total Capital Assets Being Depreciated, Net</b>	<b>3,434,505</b>	<b>(237,049)</b>	<b>0</b>	<b>3,197,456</b>
<b>Total Capital Assets, Net</b>	<b>\$4,571,093</b>	<b>(\$237,049)</b>	<b>\$0</b>	<b>\$4,334,044</b>

**NOTE 6: DEFINED BENEFIT PENSION PLANS**

**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.

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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.

The 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 board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net pension liability. Resulting adjustments to the net pension liability would be effective when the changes are legally enforceable.

The proportionate share of each plan's unfunded benefits is presented as a long-term net pension liability 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 liabilities on the accrual basis of accounting.

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

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

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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 ACFR reference above for additional information):

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

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

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

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

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

The OPERS Board of Trustees approved a proposal at its October 2019 meeting to create a new tier of membership in the OPERS traditional pension plan. OPERS currently splits its non-retired membership into Group A, B or C depending on age and service criteria. Retirement Group D would consist of OPERS contributing members hired in 2022 and beyond. Group D will have its own eligibility standards,

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benefit structure and unique member features designed to meet the changing needs of Ohio public workers. It also will help OPERS address expected investment market volatility and adjust to the lack of available funding for health care.

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

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

	<u>State and Local</u>
<b>2024 Statutory Maximum Contribution Rates:</b>	
- Employer	14.0%
- Employee	10.0%
<b>2024 Actual Contribution Rates:</b>	
Employer: January 1, 2024, through December 31, 2024	
- Pension	14.0%
- Post-employment Health Care Benefits	<u>0.0%</u>
<u>Total Employer Contributions</u>	
	<u>14.0%</u>

Employer contribution rates are actuarially determined and are expressed as a percentage of the payroll covered. The Authority's contractually required contribution was \$42,819 for the year ended December 31, 2024. Of this amount \$4,668 is reported with accrued liabilities.

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

The net pension liability was measured as of December 31, 2023, 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. The following is information related to the proportionate share and pension expense:

	<b>Traditional Plan</b>
Proportionate Share of Net Pension Liability	\$540,364
Proportion of the Net Pension Liability	
- Prior Measurement Date	0.002128%
- Current Measurement Date	<u>0.002064%</u>
Change in Proportion from Prior	<u>-0.000064%</u>
Pension Expense	\$3,062

On December 31, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Traditional Plan</b>
<b>Deferred Outflows of Resources</b>	
Net Difference between projected and actual earning on pension plan investments	\$109,068
Difference between expected and actual experience	8,832
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	8,783
Authority contributions subsequent to the measurement date	<u>42,819</u>
Total Deferred Outflows of Resources	<u><u>\$169,502</u></u>

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	<b>Traditional Plan</b>
<b>Deferred Inflows of Resources</b>	
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	<u>\$2,288</u>
Total Deferred Inflows of Resources	<u>\$2,288</u>

\$42,819 reported as deferred outflows of resources related to pensions resulting from Authority contributions after the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	<b>Traditional Plan</b>
Fiscal Year Ending December 31,:	
2025	\$33,746
2026	36,575
2027	69,601
2028	<u>(15,531)</u>
Total	<u>\$124,391</u>

***Actuarial Assumptions – OPERS***

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

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability in December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all prior periods included in the measurement in accordance with the requirements of GASB 67. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below:

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<b>Actuarial Information</b>	<b>Traditional Plan</b>
Measurement and Valuation Date	December 31, 2023
Experience Study	5-year ended 12/31/2020
Actuarial Cost Method	Individual entry age
Actuarial Assumption:	
Investment Rate of Return	6.90%
Wage Inflation	2.75%
Future Salary Increases, including inflation 2.75%	2.75 - 10.75 %
Cost-of-Living Adjustment	Pre 01/07/13 Retirees: 3.0% Simple Post 01/07/13 Retirees: 3.0% Simple through 2022, then 2.05% Simple

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

The discount rate used to measure the total pension liability was 6.9% for the Traditional Pension Plan, Combined Plan and Member-Directed Plan. The projection of cash flow used to determine the discount rate assumed that the contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Traditional Pension Plan, Combined Plan, and Member-Directed Plan, was applied to all periods of projected benefit payments to determine the total pension liability.

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The table below displays the Board-approved asset allocation policy for 2023 and the long-term expected real rates of return:

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<b>Asset Class</b>	<b>Target Allocation as of December 31, 2023</b>	<b>Weighted Average Long- Term Expected Real Rate of Return (Geometric)</b>
Fixed Income	24.00%	2.85%
Domestic Equities	21.00%	4.27%
Real Estate	13.00%	4.46%
Private Equity	15.00%	7.52%
International Equities	20.00%	5.16%
Risk Parity	2.00%	4.38%
Other Investments	5.00%	3.46%
 <b>TOTAL</b>	 <b>100.00%</b>	

During 2023, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Defined Benefit portfolio contains investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan and the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was a gain of 11.2% for 2023.

**Discount Rate** The discount rate used to measure the total pension liability was 6.9 percent, post-experience study results. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefits payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

***Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate*** The following table presents the Authority's proportionate share of the net pension liability calculated using the current period discount rate assumption of 6.9 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 (5.9 percent) or one-percentage-point higher (7.9 percent) than the current rate:

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	1% Decrease (5.9%)	Current Discount Rate (6.9%)	1% Increase (7.9%)
Authority's proportionate share of the net pension liability			
- Traditional Pension Plan	\$850,678	\$540,364	\$282,273

**NOTE 7 – DEFINED BENEFIT OPEB PLAN**

**Net OPEB Liability/Asset**

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

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

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

GASB 75 assumes the liability/asset 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/asset. Resulting adjustments to the net OPEB liability/Asset would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The proportionate share of each plan's unfunded benefits is presented as a long-term *net OPEB liability/asset* on the accrual basis of accounting. Any liability for the contractually required OPEB contribution outstanding at the end of the year is included in the *accrued liabilities* on accrual basis of accounting.

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***Plan Description – Ohio Public Employees Retirement System (OPERS)***

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

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

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

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

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

**Funding Policy** - The Ohio Revised Code provides the statutory authority requiring public employers to fund postemployment health care through their contributions to OPERS. When funding is approved by OPERS Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2024, state and local employers contributed 14.0 percent of earnable salary. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

**GALLIA METROPOLITAN HOUSING AUTHORITY  
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Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 0 percent during calendar year 2023. As recommended by OPERS' actuary, the portion of employer contributions allocated to health care beginning January 1, 2024, remained at 0 percent for both plans. The OPERS Board is also authorized to establish rules for the retirees or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of the covered payroll deposited into the RMA for participants in the Member-Directed Plan for 2023 was 4.0 percent.

Employer contribution rates are actuarially determined and are expressed as a percentage of the payroll covered.

The Authority's contractually required contribution was \$0 for fiscal year ending December 31, 2024.

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

The total OPEB liability/asset were determined by an actuarial valuation as of December 31, 2023, rolled forward to the measurement date of December 31, 2024, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB liability/asset was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities. The following is information related to the proportionate share and OPEB expenses:

	<b>Health Care Plan</b>
Proportionate Share of Net OPEB Liability / ( Asset)	<u>(\$17,364)</u>
Proportion of the Net OPEB Liability	
- Prior Measurement Date	0.001982%
- Current Measurement Date	<u>0.001924%</u>
Change in Proportion from Prior	<u>-0.000058%</u>
OPEB Income	\$22,656

On December 31, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

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	<b>Health Care Plan</b>
<b>Deferred Outflows of Resources</b>	
Net Difference between projected and actual earning on pension plan investments	\$10,428
Assumption Changes	4,471
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	<u>3,764</u>
Total Deferred Outflows of Resources	<u><u>\$18,663</u></u>
<b>Deferred Inflows of Resources</b>	
Assumption Changes	\$7,465
Difference between expected and actual experience	<u>2,470</u>
Total Deferred Inflows of Resources	<u><u>\$9,935</u></u>

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

	<b>Health Care Plan</b>
Fiscal Year Ending December 31:	
2025	\$3,327
2026	807
2027	8,118
2028	<u>(3,524)</u>
Total	<u><u>\$8,728</u></u>

***Actuarial Assumptions - OPERS***

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

Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability/asset was determined by an actuarial valuation as of December 31, 2023, rolled forward to the measurement date of December 31, 2024. 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:

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<b>Actuarial Information</b>	
Actuarial Valuation Date	December 31, 2022
Rolled-Forward Measurement Date	December 31, 2023
Experianse Study	5-Year Period Ended December 31, 2020
Actuarial Cost Method	Individual entry age
Actuarial Assumptions	
Single Discount Rate - Current Measurement Period	5.70%
Single Discount Rate - Prior Measurement Period	5.22%
Investment Rate of Return	6.00%
Municipal Bond Rate - Current Measurement Period	3.77%
Municipal Bond Rate - Prior Measurement Period	4.05%
Wage Inflation	2.75%
Future Salary Increases, including inflation 2.75%	2.75 - 10.75%
Health Care Cost Trend Rate	5.5% initial, 3.5% ultimate in 2038

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

The most recent experience study was completed for the five-year period ended December 31, 2020.

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 weighing the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

OPERS manages investments in three investment portfolios: The Defined Benefits portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The 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.

**GALLIA METROPOLITAN HOUSING AUTHORITY**  
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The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of 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. The table below displays the Board-approved asset allocation policy for 2023 and the long-term expected real rates of return:

<b>Asset Class</b>	<b>Target Allocation as of December 31, 2023</b>	<b>Weighted Average Long-Term Expected Real Rate of Return</b>
Fixed Income	37.00%	2.82%
Domestic Equities	25.00%	4.27%
REITs	5.00%	4.68%
International Equities	25.00%	5.16%
Risk Parity	3.00%	4.38%
Other Investments	5.00%	2.43%
<b>TOTAL</b>	<b>100.00%</b>	

During 2023, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year.

Accordingly, the money weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was a gain of 14.0% for 2023.

***Discount Rate*** A single discount rate of 5.70 percent was used to measure the OPEB liability/asset on the measurement date of December 31, 2023. A single discount rate of 5.22 percent was used to measure the OPEB liability/asset on the measurement date of December 31, 2022. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of

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3.77 percent. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2070. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2070, and the municipal bond rate was applied to all health care costs after that date.

***Sensitivity of the Authority's Proportionate Share of the Net OPEB liability/asset to Changes in the Discount Rate*** The following table presents the Authority's proportionate share of the net OPEB liability/asset calculated using the single discount rate of 5.70 percent, as well as what the Authority's proportionate share of the net OPEB liability/asset would be if it were calculated using a discount rate that is one-percentage-point lower (4.70 percent) or one-percentage-point higher (6.70 percent) than the current rate:

	<b>1% Decrease (4.70%)</b>	<b>Single Discount Rate (5.70%)</b>	<b>1% Increase (6.70%)</b>
Authority's proportionate share of the net OPEB Liability/(Asset)	\$9,543	(\$17,364)	(\$39,654)

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

Retiree health care valuations use a 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 2024 is 5.5 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries' project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

	<b>1% Decrease</b>	<b>Current Health Care Cost Trend Rate Assumption</b>	<b>1% Increase</b>
Authority's proportionate share of the net OPEB liability/(Asset)	(\$18,086)	(\$17,364)	(\$16,546)

**GALLIA METROPOLITAN HOUSING AUTHORITY  
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**NOTE 8: CBDD PROJECT AGREEMENT**

Gallia Metropolitan Housing Authority has agreements with Gallia County Board Developmental Disabilities (GCBDD) and Meigs County Board Developmental Disabilities (MCBDD) for a supported living program. The agreement outlines that monies received by the Counties Board of Development Disabilities for supported living will be forwarded to the Authority to purchase real estate with homes previously constructed and title to the said real estate will be in the name of the Authority. The Counties Board of Development Disabilities clients will benefit from these real estate transactions. The real estate monies will revert back to The Counties Board of Development Disabilities if the property is not being used by eligible people for a specified period of time.

**NOTE 9: COMPENSATED ABSENCES**

Leave that has not been used is recognized as a liability if it (a) is attributable to services already rendered, (b) accumulates, and (c) is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means.

Vacation and sick leave policies are established by the Board of Commissioners.

Employees earn 2-5 weeks of annual vacation leave per calendar year, based on years of service. Annual leave may be taken after 1 year of employment. As of December 31, 2024, the accrual for compensated absences totaled \$27,675 and has been included in the accrued liabilities account balance in the accompanying Statement of Net Position. The Authority considers \$5,536 of compensated absences payable as due within one year.

The following is a summary of changes in compensated absence for the year ended December 31, 2024:

<u>Description</u>	<u>Balance</u> <u>12/31/23</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance</u> <u>12/31/24</u>	<u>Due Within One Year</u>
Compensated Absences Payable	\$22,741	\$26,998	(\$22,064)	\$27,675	\$5,536

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**GALLIA METROPOLITAN HOUSING AUTHORITY  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2024**

**NOTE 10: LONG-TERM LIABILITIES**

The changes in the Authority's long-term obligations during 2024 were as follows:

<b>Description</b>	<b>Balance 12/31/23</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 12/31/24</b>	<b>Due Within One Year</b>
Net Pension Liability	\$628,612	\$0	(\$88,248)	\$540,364	\$0
Net OPEB Liability	12,497	\$0	(\$12,497)	\$0	\$0
Leases Payable	4,663	11,917	(4,021)	12,559	4,378
ODODD Loans	<u>527,924</u>	<u>0</u>	<u>(36,939)</u>	<u>490,985</u>	<u>36,939</u>
Total	<u><u>\$1,173,696</u></u>	<u><u>\$11,917</u></u>	<u><u>(\$141,705)</u></u>	<u><u>\$1,043,908</u></u>	<u><u>\$41,317</u></u>

See more information on leases in Note 13.

During 2023, the Authority entered into an agreement with the Gallia DD and Meigs DD to manage various properties for housing opportunities for persons with developmental disabilities. In addition, the Authority received mortgage loans of \$554,089 from the Ohio Department of Developmental Disabilities (ODODD) related to these properties. The loans will not be repaid if the Authority continues to comply with the Master Agreements and the balance is forgiven up to a 15-year period. The outstanding balance as of December 31, 2024, is \$490,985. Debt maturities for the period after December 31, 2024, are as follows:

2025	\$36,939
2026	36,939
2027	36,939
2028	36,939
2029	36,939
2030-2034	184,695
2035-2039	<u>121,595</u>
	<u><u>\$490,985</u></u>

**NOTE 11: CONTINGENCIES**

**Grants**

Amounts grantor agencies pay to the Authority are subject to audit and adjustment by the grantor, principally the federal government. Grantors may require refunding any disallowed costs or excess reserve balances. Management cannot presently determine amounts grantors may disallow or recapture. However, based on prior experience, management believes any such disallowed claims or recaptured amounts would not have a material adverse effect on the overall financial position of the Authority at December 31, 2024.

**GALLIA METROPOLITAN HOUSING AUTHORITY  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2024**

**Litigations and Claims**

In the normal course of operations, the Authority may be subject to litigation and claims. At December 31, 2024, the Authority was involved in such matters. While the outcome of these matters cannot presently be determined, management believes that their ultimate resolution will not have a material effect on the financial statements.

**NOTE 12: REPAYMENT AGREEMENT WITH HUD**

On May 8, 2017, the Authority entered into a repayment agreement with HUD to resolve an audit finding issued by the Office of Inspector General back in 2008. The original finding noted that the Low Rent Public Housing Program was paying expenses that related to the administration of the Housing Choice Voucher Program. The finding required that the Voucher Program had to reimburse the Public Housing Program \$158,974. The repayment agreement signed with the Cleveland Office of HUD established a repayment amount up to \$36,000, but not less than \$6,000 annually. The funds for the repayment shall come from the Housing Choice Voucher Program Unrestricted Net Position and the payment to be made no later than ninety days after the end of the fiscal year starting with fiscal year ending December 31, 2017.

For the year ended December 31, 2024, the Financial Data Schedule properly reported the Low Rent Public Housing Program an Asset of \$110,974 and the Housing Choice Voucher Program reported a non-current liability of \$110,974. Since these amounts are an Inter-Agency asset and liability, the amounts are eliminated to properly report the entity wide financial statements.

**NOTE 13: LEASES**

GASB Statement No. 87, *Leases* (GASB 87), is a comprehensive change by the governmental accounting standards board for lease arrangements. Previous GASB lease guidance, including GASB 13 and GASB 62, did not require all leases to be recognized on the statement of financial position. Instead, only those classified as capital leases were recognized and disclosed as assets and liabilities in the financial statements.

To improve the consistency and transparency of accounting and financial reporting for leases by governments, GASB 87 requires lessees to recognize an intangible right-to-use asset and liability for leases that were previously classified as operating leases and establishes a single classification model for leases going forward.

GASB 87 requires lessees to recognize a lease asset associated with their lease agreements. Therefore, one of the newly required quantitative disclosures is to disclose the total amount of lease assets and the related accumulated amortization, summarized by the major classifications of the underlying assets:

**GALLIA METROPOLITAN HOUSING AUTHORITY  
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<b>PURPOSE</b>	<b>LEASE COMMENCEMENT DATE</b>	<b>TERM (YEARS)</b>	<b>LEASE END DATE</b>	<b>PAYMENT METHOD</b>
Postage Meter	March 1, 2022	5	February 28, 2027	Monthly
Dumpsters	December 1, 2022	3	December 31, 2027	Monthly
Copier	March 15, 2024	5	March 15, 2029	Monthly

The table below report projects the undiscounted cash flows to be made in the future:

<b>Year Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
December 31, 2025	\$ 4,378	\$ 404	\$ 4,782
December 31, 2026	3,044	397	3,441
December 31, 2027	2,404	391	2,795
December 31, 2028	2,199	467	2,666
December 31, 2029	534	132	666
<b>Total</b>	<b>\$ 12,559</b>	<b>\$ 1,791</b>	<b>\$ 14,350</b>

**NOTE 14: ACCOUNTABILITY AND COMPLIANCE**

**Change in Accounting Principles**

For 2024, the Authority has implemented GASB Statement No. 100, “Accounting Changes and Error Corrections” and GASB Statement No. 101, “Compensated Absences”.

The objective of GASB Statement No. 100 is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

The objective of GASB Statement No. 101 is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

The implementation of these standards did not have an effect on the net position balance previously reported by the Authority.

**Prior Period Adjustment**

Prior year financial statements were restated to correct an error in reporting the accounts receivable by \$3,199. The adjustment was necessary to reconcile the beginning A/R balance from HUD. This is displayed in the financial statements as “restatement for correction of an error”.

**Geauga Metropolitan Housing Authority**  
**Required Supplementary Information**  
**Schedule of the Authority's Proportionate Share of the**  
**Net Pension Liability**  
**Last Ten Years Available**

<b>Traditional Plan</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
Authority's Proportion of the Net Pension Liability	0.002064%	0.002128%	0.001358%	0.001341%	0.001226%	0.001373%	0.001292%	0.001490%	0.001458%	0.147400%
Authority's Proportionate Share of the Net Pension Liability	\$540,364	\$628,612	\$162,698	\$346,650	\$465,284	\$617,873	\$356,903	\$509,347	\$399,255	\$287,296
Authority's Covered-Employee Payroll	\$339,664	\$329,804	\$271,383	\$334,100	\$331,229	\$304,803	\$300,662	\$289,946	\$297,775	\$294,207
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Employee Payroll	159.09%	190.60%	59.95%	103.76%	140.47%	202.71%	118.71%	175.67%	134.08%	97.65%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	79.01%	75.74%	92.62%	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%

1) The amounts presented for each fiscal year were determined at the Ohio Public Employee Retirement System (OPERS) measurement date, which is two calendar year prior to the Authority year end.

See accompanying notes to the required supplementary information.

Gallia Metropolitan Housing Authority  
 Required Supplementary Information  
 Schedule of the Authority's Proportionate Share of the  
 Net OPEB Liability/(Asset)  
 For the Last Eight Years Available

	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
Authority's Proportion of the Net OPEB Liability	0.001924%	0.001982%	0.001740%	0.002180%	0.002192%	0.002101%	0.002120%	0.002120%
Authority's Proportionate Share of the Net OPEB Liability (Asset)	(\$17,364)	\$12,497	(\$54,499)	(\$38,838)	\$302,772	\$273,921	\$230,216	\$214,127
Authority's Covered Payroll	\$339,664	\$329,804	\$271,383	\$334,100	\$331,229	\$304,803	\$300,662	\$289,946
Authority's Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of its Covered Payroll	(5.11%)	3.79%	(20.08%)	(11.62%)	91.41%	89.87%	76.57%	73.85%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	107.76%	94.79%	128.23%	115.57%	47.80%	46.33%	54.14%	68.52%

(1) The amounts presented is as of the Authority plan measurement date, which is the prior calendar year.

(2) Information prior to 2017 is not available.

See accompanying notes to the required supplementary information.

**Gallia Metropolitan Housing Authority**  
**Required Supplementary Information**  
**Schedule of the Authority's Contributions**  
**Last Ten Years**

	<b><u>2024</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>	<b><u>2021</u></b>	<b><u>2020</u></b>	<b><u>2019</u></b>	<b><u>2018</u></b>	<b><u>2017</u></b>	<b><u>2016</u></b>	<b><u>2015</u></b>
Contractually Required Contribution										
- Pension	\$42,819	\$47,548	\$46,173	\$44,674	\$46,774	\$46,372	\$42,672	\$39,086	\$34,796	\$35,737
- OPEB	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,007	\$5,797	\$5,955
Contributions in Relation to the Contractually Required Contribution	\$42,819	\$47,548	\$46,173	\$44,674	\$46,774	\$46,372	\$42,672	\$42,093	\$40,593	\$41,692
Authority's Covered-Employee Payroll	\$305,848	\$339,664	\$329,804	\$319,101	\$334,100	\$331,229	\$304,803	\$300,662	\$289,946	\$297,775
Contributions as a Percentage of Covered-Employee Payroll										
- Pension	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%
- OPEB	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	2.00%	2.00%

**GALLIA METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

***Ohio Public Employees' Retirement System***

***Net Pension Liability***

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2015-2024.

*Changes in assumptions:*

There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2015-2016 and 2023-2024.

For 2017, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the expected investment return was reduced from 8.00% to 7.50%, (b) the expected long-term average wage inflation rate was reduced from 3.75% to 3.25%, (c) the expected long-term average price inflation rate was reduced from 3.00% to 2.50%, (d) Rates of withdrawal, retirement and disability were updated to reflect recent experience, (e) mortality rates were updated to the RP-2014 Health Annuitant Mortality Table, adjusted for mortality improvement back to the observant period base year of 2006 and then established the base year as 2015 (f) mortality rates used in evaluating disability allowances were updated to the RP-2014 Disabled Mortality tables, adjusted for mortality improvement back to the observation base year of 2006 and a base year of 2015 for males and 2010 for females (g) Mortality rates for a particular calendar year for both healthy and disabled retiree mortality tables are determined by applying the MP-2015 mortality improvement scale to the above described tables.

For 2018, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) wage inflation changed from 3.75% to 3.25% (b) future salary increases changed from 4.25% - 10.05% to 3.25% - 10.75%.

For 2019, the following changes of assumptions affected the total pension liability since the prior measurement date: the expected investment return was reduced from 7.50% to 7.20%.

For 2020, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the cost-of-living adjustments for post-1/7/2013 retirees were reduced from 3.00% simple through 2018, then 2.15% simple to 1.40% simple through 2020, then 2.15% simple.

For 2021, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the cost-of-living adjustments for post-1/7/2013 retirees were reduced from 1.40% simple though 2020, then 2.15% simple to 0.50% simple through 2021 then 2.15% simple.

**GALLIA METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION**  
**FOR THE FISCAL YEAR ENDED DECEMBER 31, 2024**

For 2022, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) wage inflation changed from 3.25% to 2.75% (b) future salary increases changed from 3.25% - 10.75% to 2.75% - 10.75% (c) the cost-of-living adjustments for post-1/7/2013 retirees was increase from 0.5% simple though 2021, then 2.15% simple to 3.0% simple through 2022 then 2.05% simple (d) Amounts reported beginning in 2022 use pre-retirement mortality rates based on 130 percent of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170 percent of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115 percent of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all these tables.

***Net OPEB liability/asset***

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2018-2020 and 2022-2024.

The 2021, the following change was reflected: on January 15, 2020, the Board approved several changes to the health care plan offered to Medicare and non-Medicare retirees in efforts to decrease costs and increase the solvency of the health care plan. These changes are effective January 1, 2022, and include changes to base allowances and eligibility for Medicare retirees, as well as replacing OPERS-sponsored medical plans for non-Medicare retirees with monthly allowances, like the program for Medicare retirees.

*Changes in assumptions:*

For 2018, the single discount rate changed from 4.23% to 3.85%.

For 2019, the following changes of assumptions affected the total OPEB liability/asset since the prior measurement date: (a) the expected investment return was reduced from 6.50% to 6.00% (b) In January 2020, the Board adopted changes to health care coverage for Medicare and pre-Medicare retirees. It will include discontinuing the PPO plan for pre-Medicare retirees and replacing it with a monthly allowance to help participants pay for a health care plan of their choosing. The base allowance for Medicare eligible retirees will be reduced (c) the single discount rate changed from 3.85% to 3.96%. (d) the municipal bond rate changed from 3.31% to 3.71% (e) the healthcare cost trend rate changed from 7.5% initial, 3.25% ultimate in 2028 to 10.0% initial, 3.25% ultimate in 2029.

For 2020, the following changes of assumptions affected the total OPEB liability/asset since the prior measurement date: (a) the single discount rate changed from 3.96% to 3.16% (b) the municipal bond rate changed from 3.71% to 2.75% (c) the healthcare cost trend rate changed from 10.0% initial, 3.25% ultimate in 2029 to 10.5% initial, 3.5% ultimate in 2030.

**GALLIA METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION**  
**FOR THE FISCAL YEAR ENDED DECEMBER 31, 2024**

For 2021, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 3.16% to 6.00% (b) the municipal bond rate changed from 2.75% to 2.00% (c) the healthcare cost trend rate changed from 10.5% initial, 3.5% ultimate in 2030 to 8.5% initial, 3.5% ultimate in 2035.

For 2022, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate remained at 6.00% (b) the municipal bond rate changed from 2.00% to 1.84% (c) the projected salary increase changed from 3.25% - 10.75% to 2.75% - 10.75% (d) wage inflation changed from 3.25% to 2.75% (e) the healthcare cost trend rate changed from 8.5% initial, 3.5% ultimate in 2035 to 5.5% initial, 3.5% ultimate in 2034.

For 2023, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 6.00% to 5.22% (b) the municipal bond rate changed from 1.84% to 4.00% (c) the healthcare cost trend rate changed from 5.5% initial, 3.5% ultimate in 2034 to 5.5% initial, 3.5% ultimate in 2036.

For 2024, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 6.00% to 5.70% (b) the municipal bond rate changed from 4.00% to 3.77%.

## Gallia Metropolitan Housing Authority

## Entity Wide Balance Sheet Summary - FDS Schedule Submitted to HUD

December 31, 2024

	Project Total	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$619,173	\$37,336	\$92,584	\$749,093		\$749,093
113 Cash - Other Restricted	\$110,962			\$110,962		\$110,962
114 Cash - Tenant Security Deposits	\$44,033			\$44,033		\$44,033
100 Total Cash	\$774,168	\$37,336	\$92,584	\$904,088	\$0	\$904,088
122 Accounts Receivable - HUD Other Projects			\$19,462	\$19,462		\$19,462
125 Accounts Receivable - Miscellaneous	\$1,166			\$1,166		\$1,166
126 Accounts Receivable - Tenants	\$28,633			\$28,633		\$28,633
126.1 Allowance for Doubtful Accounts - Tenants	-\$9,541			-\$9,541		-\$9,541
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0	\$0		\$0
128 Fraud Recovery			\$10,680	\$10,680		\$10,680
128.1 Allowance for Doubtful Accounts - Fraud			-\$10,680	-\$10,680		-\$10,680
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$20,258	\$0	\$19,462	\$39,720	\$0	\$39,720
142 Prepaid Expenses and Other Assets	\$33,080		\$52,789	\$85,869		\$85,869
143 Inventories	\$20,640			\$20,640		\$20,640
143.1 Allowance for Obsolete Inventories	-\$2,064			-\$2,064		-\$2,064
150 Total Current Assets	\$846,082	\$37,336	\$164,835	\$1,048,253	\$0	\$1,048,253
161 Land	\$869,068	\$267,520		\$1,136,588		\$1,136,588
162 Buildings	\$15,297,919	\$946,670		\$16,244,589		\$16,244,589
163 Furniture, Equipment & Machinery - Dwellings	\$222,821			\$222,821		\$222,821
164 Furniture, Equipment & Machinery - Administration	\$322,091		\$352	\$322,443		\$322,443
166 Accumulated Depreciation	-\$13,556,545	-\$35,500	-\$352	-\$13,592,397		-\$13,592,397
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,155,354	\$1,178,690	\$0	\$4,334,044	\$0	\$4,334,044
174 Other Assets	\$125,718		\$2,620	\$128,338	-\$110,974	\$17,364
180 Total Non-Current Assets	\$3,281,072	\$1,178,690	\$2,620	\$4,462,382	-\$110,974	\$4,351,408
200 Deferred Outflow of Resources	\$162,590		\$25,575	\$188,165		\$188,165
290 Total Assets and Deferred Outflow of Resources	\$4,289,744	\$1,216,026	\$193,030	\$5,698,800	-\$110,974	\$5,587,826
312 Accounts Payable <= 90 Days	\$30,781		\$9,938	\$40,719		\$40,719
321 Accrued Wage/Payroll Taxes Payable	\$19,409		\$3,099	\$22,508		\$22,508
322 Accrued Compensated Absences - Current Portion	\$5,292		\$244	\$5,536		\$5,536
341 Tenant Security Deposits	\$44,033			\$44,033		\$44,033
342 Unearned Revenue	\$3,273			\$3,273		\$3,273
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$4,378	\$36,939		\$41,317		\$41,317
310 Total Current Liabilities	\$107,166	\$36,939	\$13,281	\$157,386	\$0	\$157,386
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$8,182	\$454,045		\$462,227		\$462,227
353 Non-current Liabilities - Other			\$110,974	\$110,974	-\$110,974	\$0
354 Accrued Compensated Absences - Non Current	\$21,167		\$972	\$22,139		\$22,139
357 Accrued Pension and OPEB Liabilities	\$451,194		\$89,170	\$540,364		\$540,364
350 Total Non-Current Liabilities	\$480,543	\$454,045	\$201,116	\$1,135,704	-\$110,974	\$1,024,730
300 Total Liabilities	\$587,709	\$490,984	\$214,397	\$1,293,090	-\$110,974	\$1,182,116
400 Deferred Inflow of Resources	\$8,646		\$3,577	\$12,223		\$12,223
508.4 Net Investment in Capital Assets	\$3,142,794	\$687,706		\$3,830,500		\$3,830,500
511.4 Restricted Net Position	\$125,706		\$2,620	\$128,326		\$128,326
512.4 Unrestricted Net Position	\$424,889	\$37,336	-\$27,564	\$434,661		\$434,661
513 Total Equity - Net Assets / Position	\$3,693,389	\$725,042	-\$24,944	\$4,393,487	\$0	\$4,393,487
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$4,289,744	\$1,216,026	\$193,030	\$5,698,800	-\$110,974	\$5,587,826

Gallia Metropolitan Housing Authority  
 Entity Wide Revenue and Expense Summary - FDS Schedule Submitted to HUD  
 For the Year Ended December 31, 2024

	Project Total	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$280,123	\$40,054		\$320,177		\$320,177
70400 Tenant Revenue - Other	\$17,621			\$17,621		\$17,621
70500 Total Tenant Revenue	\$297,744	\$40,054	\$0	\$337,798	\$0	\$337,798
70600 HUD PHA Operating Grants	\$908,088		\$910,825	\$1,818,913		\$1,818,913
70610 Capital Grants	\$198,443			\$198,443		\$198,443
71100 Investment Income - Unrestricted	\$312	\$32	\$106	\$450		\$450
71400 Fraud Recovery			\$892	\$892		\$892
71500 Other Revenue	\$5,267	\$36,939	\$2,455	\$44,661		\$44,661
70000 Total Revenue	\$1,409,854	\$77,025	\$914,278	\$2,401,157	\$0	\$2,401,157
91100 Administrative Salaries	\$126,979		\$74,414	\$201,393		\$201,393
91200 Auditing Fees	\$10,112		\$1,956	\$12,068		\$12,068
91500 Employee Benefit contributions - Administrative	\$12,340		\$15,523	\$27,863		\$27,863
91600 Office Expenses	\$36,535		\$5,721	\$42,256		\$42,256
91700 Legal Expense	\$3,265			\$3,265		\$3,265
91800 Travel	\$1,380		\$84	\$1,464		\$1,464
91900 Other	\$56,584	\$1,452	\$7,898	\$65,934		\$65,934
91000 Total Operating - Administrative	\$247,195	\$1,452	\$105,596	\$354,243	\$0	\$354,243
93100 Water	\$57,475	\$1,193		\$58,668		\$58,668
93200 Electricity	\$31,331	\$4,649		\$35,980		\$35,980
93300 Gas	\$1,716	\$1,017		\$2,733		\$2,733
93600 Sewer	\$66,935	\$1,399		\$68,334		\$68,334
93000 Total Utilities	\$157,457	\$8,258	\$0	\$165,715	\$0	\$165,715
94100 Ordinary Maintenance and Operations - Labor	\$133,885			\$133,885		\$133,885
94200 Ordinary Maintenance and Operations - Materials and Other	\$88,244	\$2,311		\$90,555		\$90,555
94300 Ordinary Maintenance and Operations Contracts	\$73,006	\$6,709		\$79,715		\$79,715
94500 Employee Benefit Contributions - Ordinary Maintenance	\$57,226			\$57,226		\$57,226
94000 Total Maintenance	\$352,361	\$9,020	\$0	\$361,381	\$0	\$361,381
95100 Protective Services - Labor	\$19,306			\$19,306		\$19,306
95300 Protective Services - Other	\$3,964			\$3,964		\$3,964
95500 Employee Benefit Contributions - Protective Services	\$3,021			\$3,021		\$3,021
95000 Total Protective Services	\$26,291	\$0	\$0	\$26,291	\$0	\$26,291
96110 Property Insurance	\$72,360			\$72,360		\$72,360
96120 Liability Insurance	\$18,877		\$2,087	\$20,964		\$20,964
96130 Workers' Compensation	\$2,149			\$2,149		\$2,149
96100 Total insurance Premiums	\$93,386	\$0	\$2,087	\$95,473	\$0	\$95,473
96300 Payments in Lieu of Taxes		\$17,239		\$17,239		\$17,239
96400 Bad debt - Tenant Rents	\$22,565			\$22,565		\$22,565
96000 Total Other General Expenses	\$22,565	\$17,239	\$0	\$39,804	\$0	\$39,804
96720 Interest on Notes Payable (Short and Long Term)	\$216			\$216		\$216
96700 Total Interest Expense and Amortization Cost	\$216	\$0	\$0	\$216	\$0	\$216
96900 Total Operating Expenses	\$899,471	\$35,969	\$107,683	\$1,043,123	\$0	\$1,043,123
97000 Excess of Operating Revenue over Operating Expenses	\$510,383	\$41,056	\$806,595	\$1,358,034	\$0	\$1,358,034
97300 Housing Assistance Payments			\$789,480	\$789,480		\$789,480
97350 HAP Portability-In			\$2,248	\$2,248		\$2,248
97400 Depreciation Expense	\$443,087	\$23,667		\$466,754		\$466,754
90000 Total Expenses	\$1,342,558	\$59,636	\$899,411	\$2,301,605	\$0	\$2,301,605
10010 Operating Transfer In	\$176,341			\$176,341	-\$176,341	\$0
10020 Operating transfer Out	-\$176,341			-\$176,341	\$176,341	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$67,296	\$17,389	\$14,867	\$99,552	\$0	\$99,552
11020 Required Annual Debt Principal Payments	\$4,378	\$36,869	\$0	\$41,317		\$41,317
11030 Beginning Equity	\$3,626,093	\$707,653	-\$43,010	\$4,290,736		\$4,290,736
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0		\$3,199	\$3,199		\$3,199
11170 Administrative Fee Equity			-\$24,944	-\$24,944		-\$24,944
11180 Housing Assistance Payments Equity			\$0	\$0		\$0
11190 Unit Months Available	1728	168	2256	4152		4152
11210 Number of Unit Months Leased	1665	156	1905	3726		3726

**GALLIA METROPOLITAN HOUSING AUTHORITY**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

<b>Federal Grantor/Pass Through Grantor Program/Cluster Title</b>	<b>Pass-Through Number</b>	<b>Assistance Listing Number</b>	<b>Total Federal Expenditures</b>
<b><u>U.S. Department of Housing and Urban Development</u></b>			
<b><i>Direct Funding:</i></b>			
Public and Indian Housing	N/A	14.850	\$ 726,747
Housing Voucher Cluster:			
Section 8 Housing Choice Vouchers	N/A	14.871	910,825
Total Housing Voucher Cluster			<u>910,825</u>
Public Housing Capital Fund	N/A	14.872	<u>379,784</u>
Total U.S. Department of Housing and Urban Development			2,017,356
<b>Total Expenditures of Federal Awards</b>			<b><u>\$ 2,017,356</u></b>

**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**NOTE A – BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of the Gallia Metropolitan Housing Authority (the Authority) under programs of the federal government for the year ended December 31, 2024. 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 B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior fiscal years.

**NOTE C – INDIRECT COST RATE**

The Authority has elected not to use the 10 percent (or 15 percent, if applicable) de minimis indirect cost rate allowed under the Uniform Guidance.

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

Gallia Metropolitan Housing Authority  
Gallia County  
381 Buck Ridge Road  
Bidwell, Ohio 45614

To the Board of Commissioners:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Gallia Metropolitan Housing Authority, Gallia County, (the Authority) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated June 25, 2025, wherein we noted the Authority restated the 2023 financial statements to correct a misstatement.

***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purposes of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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

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

Gallia Metropolitan Housing Authority  
Gallia County  
Independent Auditor's Report on Internal Control  
Over Financial Reporting and on Compliance and Other Matters  
Required by *Government Auditing Standards*  
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***Report on Compliance and Other Matters***

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

***Purpose of This Report***

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

*Wilson, Shannon & Snod, Inc.*

Newark, Ohio  
June 25, 2025

**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**

Gallia Metropolitan Housing Authority  
Gallia County  
381 Buck Ridge Road  
Bidwell, Ohio 45614

To the Board of Commissioners:

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

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

We have audited Gallia Metropolitan Housing Authority's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2024. The Authority's major federal program is identified in the *Summary of Auditor's Results* section of the accompanying schedule of findings.

In our opinion, the Gallia Metropolitan Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2024.

***Basis for Opinion on the Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*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). Our responsibilities under those standards and the Uniform Guidance are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

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

***Responsibilities of Management for Compliance***

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

Gallia Metropolitan Housing Authority

Gallia County

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

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### ***Auditor's Responsibilities for the Audit of Compliance***

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

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

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

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

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

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

Gallia Metropolitan Housing Authority

Gallia County

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

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

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

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

*Wilson, Shannon & Snow, Inc.*

Newark, Ohio

June 25, 2025

**GALLIA METROPOLITAN HOUSING AUTHORITY  
GALLIA COUNTY**

**SCHEDULE OF FINDINGS  
2 CFR § 200.515  
DECEMBER 31, 2024**

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

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

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

None.

**3. FINDINGS FOR FEDERAL AWARDS**

None.

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# OHIO AUDITOR OF STATE KEITH FABER



GALLIA METROPOLITAN HOUSING AUTHORITY

GALLIA COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

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



Certified for Release 8/26/2025

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

This report is a matter of public record and is available online at  
[www.ohioauditor.gov](http://www.ohioauditor.gov)