



OHIO AUDITOR OF STATE
KEITH FABER

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY
JUNE 30, 2025

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ERIE COUNTY
JUNE 30, 2025**

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INDEPENDENT AUDITOR'S REPORT

Erie Metropolitan Housing Authority
Erie County
322 Warren Street
Sandusky, Ohio 44870-2265

To the Board of Commissioners:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Erie Metropolitan Housing Authority, Erie County, Ohio (the Authority), as of and for the year ended June 30, 2025, 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 respective financial position of Erie Metropolitan Housing Authority, Erie County, Ohio as of June 30, 2025, 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.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the 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 opinion. 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 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.

Supplementary information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The Financial Data Schedules 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 January 14, 2026, 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.

KEITH FABER
Ohio Auditor of State



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

January 14, 2026

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ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(UNAUDITED)

The Erie Metropolitan Housing Authority's (the Authority) Management Discussion and Analysis (MD&A) 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 of concern.

Since the MD&A is designed to focus on the 2025 year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statement.

FINANCIAL HIGHLIGHTS

- The Authority's total net position increased by \$652,508 (or 13 percent) during fiscal year ended 2025. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net position. Net position was \$5,658,208 and \$5,005,700 at fiscal year-end 2025 and 2024, respectively.
- The business-type activities revenue increased by \$694,241 (or 6 percent) over fiscal year ended 2024. Revenues were \$12,428,206 and \$11,733,965 for 2025 and 2024, respectively.
- The total expenses of all Authority programs increased by \$652,895 (or 6 percent). Total expenses were \$11,775,698 and \$11,122,803 for fiscal years ended 2025 and 2024, respectively.

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business-type programs 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 outflow of resources minus liabilities and deferred inflow of resources, equal "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 is reported in three broad categories (as applicable):

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings and liabilities that are attributable to the acquisition, construction, or improvement of those assets.

Restricted: 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: Consists of Net Position that do not meet the definition of "Net Investment in Capital Assets," or "Restricted." This account resembles the old operating reserves account.

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The basic financial statements also include a Statement of Revenues, Expenses, and Change in Net Position (like an Income Statement). This Statement includes Operating Revenues, such as operating grant revenue and rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as capital grant revenue, interest income, and interest expense.

The focus of the Statement of Revenues, Expenses, and Change in Net Position is the “Change in Net Position,” which is like Net Income or Loss.

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

Fund Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is on entity-wide balances rather than on individual program balances. The Authority consists exclusively of Enterprise Fund. Enterprise Fund utilizes the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

The U.S. Department of Housing and Urban Development (HUD) requires the funds maintained by the Authority.

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 to enable the PHA to provide the housing at a rent that is based upon 30 percent of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

The Authority converted to asset management starting July 1, 2007 and has separated its properties into two asset management projects: AMP # 1 consists of all scattered sites, and AMP # 2 consists of all units at the Bayshore Towers. The Authority tracks income and expenses at the AMP level for better management and control.

Housing Voucher Cluster Programs – Under the Housing Voucher Cluster Programs, the Authority subsidizes rents to independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The Program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides funding to enable the Authority to structure a lease that requires the participant to pay a rent based on a percentage of their adjusted gross household income, typically 30 percent, and the Authority subsidizes the balance.

PIH Family Self-Sufficiency Program – The PIH Family Self-Sufficiency Program funding is provided by HUD and used by the Authority to have coordinators on staff who assess the self-sufficiency needs and goals of residents of the Public Housing and Section 8 Voucher Programs, and who will work to coordinate available resources in the community to meet those needs and assist the Authority's clients reach their respective self-sufficiency goals.

ERIE METROPOLITAN HOUSING AUTHORITY
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Central Office Cost Center – with conversion to asset management, the Authority established a Central Office Cost Center (COCC) Fund. Management, bookkeeping, and asset management fees are paid to the COCC by the programs and AMPs. Otherwise, salaries and benefits of administrative personnel performing the central overhead function and charged to the COCC as are other administrative-related expenses. The profit remaining in the COCC is deprogrammed and is available for any housing use. Management fees received from the Erie Community Plaza, Inc. (a 202 PRAC project), the Sandusky Metropolitan Housing Authority, the Huron Metropolitan Housing Authority, and the Erie County Housing Opportunity (ECHO, an 811 PRAC project) are also reported as revenue to the Central Office Cost Center.

State and Local – reported in this Program are grants the Authority receives from and through state and local sources that the Authority uses to fund activities to benefit residents of the Public Housing Program and residents of Erie County at large, and various other activities of the Authority. These include administration of local grants that provide for training and protective services at both the Bayshore Towers and the Erie County Senior Center. In addition, it includes financial activity of fund-raising for the cash match through the Erie County Senior Center for and administration of Special Programs for the Aging – Title III-B, Title III-C and the Medical Assistance Program (MAP or PASSPORT), all provided to the Authority from the Area Office on Aging of Northwestern Ohio. Using the Title III-B funding, supportive services for the elderly of Erie County are provided, such as transportation, escort, education, information, and referral, volunteer placement, health assessment, and socialization. Using Title III-C and PASSPORT, nutritionally balanced meals are provided at the cost of a donation only to residents of Erie County age 60 and older.

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

	2025	2024
Assets and Deferred Outflows of Resources		
Current Assets	\$ 4,613,070	\$ 4,574,570
Capital Assets	4,810,033	4,318,421
Other Non-Current Assets	202,745	58,565
Deferred Outflows	327,248	596,245
Total Assets and Deferred Outflows of Resources	9,953,096	9,547,801
Liabilities, Deferred Inflows of Resources, and Net Position		
Liabilities and Deferred Inflows of Resources		
Current Liabilities	451,672	456,631
Non-Current Liabilities	3,691,589	4,041,300
Deferred Inflows of Resources	151,627	44,170
Total Liabilities and Deferred Inflows of Resources	4,294,888	4,542,101
Net Position		
Net Investment in Capital Assets	2,966,416	2,300,602
Restricted	385,485	210,898
Unrestricted	2,306,307	2,494,200
Total Net Position	5,658,208	5,005,700
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 9,953,096	\$ 9,547,801

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

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
MANAGEMENT'S DISCUSSION AND ANALYSIS
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Major Factors Affecting the Statement of Net Position

Current assets and current liabilities changed modestly from last fiscal year-end. Capital assets increased \$491,612 (or 11%), essentially a result of spending of capital grant revenue exceeding depreciation. Other noncurrent assets increased \$144,180, with about one-third of that a result of a leasing arrangement for the lease of space by the Authority to a programming partner being executed. The execution of the lease agreement also contributed to the increase in deferred inflows of resources. And noncurrent liabilities decreased \$349,711, with about half of that due to normal retirement of debt.

Otherwise the remainder of the increase other noncurrent assets and deferred inflows of resources, and the reduction in deferred outflows of resources and noncurrent liabilities is due to changes in balances reported in accordance with GASB 68 and GASB 75. GASB 68 is an accounting standard that essentially requires the Authority to report financial balances for what is estimated to be its share of the pension liability, the net pension liability (NPL), and balances caused by changes in the pension liability of the pension system, the Ohio Public Employees Retirement System (OPERS). And GASB 75 is an accounting standard that essentially requires the Authority to report financial balances for what is estimated to be its share of the other postemployment benefits (OPEB) net asset and balances caused by changes in the net OPEB asset of the pension system, the Ohio Public Employees Retirement System (OPERS). OPEB refers to the healthcare plan of the pension system. Some changes in the NPL and OPEB balances are amortized over a five-year period and those amortized balances are reported as deferred outflows of resources and deferred inflows of resources. So these changes due to GASB 68 and GASB 75 reporting are due to changes in balances of the retirement system and do not reflect changes due to operations of the Authority.

Employees of the Authority are required by state law to be members of OPERS, and the Authority is required to make retirement contributions to OPERS for its employees. The Net Pension Liability is unlike other liabilities the agency has in that these liabilities do not represent invoices to be paid by the agency but rather is an attempt to estimate the extent to which contributions to OPERS would have to increase in order for OPERS to fully fund its future obligations. In Ohio there is no legal means to enforce the unfunded liability of the pension plan against a public employer like the Authority, and contribution rates for employees and employers are set by state law. Similarly, there is no way for an employer like the Authority to access a net OPEB asset, which occurs when the actuaries estimate the future commitments of the pension system for healthcare are more than fully funded.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
MANAGEMENT'S DISCUSSION AND ANALYSIS
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Table 2 - Change of Net Position

	Net Investment In Capital Assets		
	Unrestricted	Assets	Restricted
Beginning Balance	\$ 2,494,200	\$ 2,300,602	\$ 210,898
Results From Operation	477,921	0	174,587
Adjustment:			
Current Year Depreciation Expense (1)	542,608	(542,608)	0
Capital Expenditure (2)	(1,034,220)	1,034,220	0
Retirement of Debt (2)	(193,664)	193,664	0
Lease Liability Incurred (2)	36,355	(36,355)	0
Retirement of Lease Liability (2)	(16,893)	16,893	0
Ending Balance	\$ 2,306,307	\$ 2,966,416	\$ 385,485

(1) Depreciation is treated as an expense and reduced the results of operations but does not have an impact on unrestricted net position.

(2) Capital and related expenditures of debt represent flows of unrestricted net position but are not treated as an expense against Results of Operations and, therefore, are adjusted against Net Investment in Capital Assets.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer presentation of financial position. The Authority's unrestricted net position decreased \$187,893.

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged on in business-type activities.

Table 3 - Condensed Statement of Revenues, Expenses, and Changes in Net Position

	2025	2024
Revenue		
Total Tenant Revenue	\$ 695,439	\$ 691,926
Operating Grants	9,953,797	9,834,414
Capital Grants	924,039	377,955
Investment Income	21,092	20,439
Other Revenue	833,839	809,231
Total Revenue	12,428,206	11,733,965
Expenses		
Administrative	1,663,705	1,733,499
Tenant Services	163,751	112,048
Utilities	244,244	241,954
Maintenance	1,088,201	985,893
Protective Services	53,641	58,036
General and Interest	856,909	799,259
Housing Assistance Payments	7,162,639	6,639,447
Depreciation	542,608	552,667
Total Expenses	11,775,698	11,122,803
Change in Net Position	652,508	611,162
Beginning Net Position	5,005,700	4,394,538
Ending Net Position	\$ 5,658,208	\$ 5,005,700

For more detailed information, see statement of Revenues, Expenses, and Change in Net Position presented elsewhere in this report.

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(UNAUDITED)**

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION

In total revenues and expenses increased correspondingly; revenues increasing \$694,241 (or 6%), and expenses increasing \$652,895 (or 6%). Operating grants and capital grants is where the largest increases in revenues were, and maintenance and HAP is where the largest increases in expenses were.

Notable increases in revenues were in funding for programs that support the Erie County Senior Center, the Capital Fund Program and the Housing Choice Voucher Program. The increase in funding for the programs that support the Erie County Senior Center was \$171,295 (or 57%). The program funding which is received through the Area Office on Aging of Northwest Ohio helps the center make improvements to all programs. A new Healthy Aging Grant was awarded in 2024 that supports transportation and wellness needs of Erie County elderly residents, and helps provide for congregate meals and supportive services, a result of work done by the staff to position the center to increase the activities and exercise programs for area seniors.

The increase in capital grant revenue of \$546,084 (or 144%) is a result of the increase in spending of Capital Fund Program dollars on capital improvements, viewed as a timing issue of when work projects are carried out. HUD annually provides funding for the Capital Fund Program using a formula based on the age, number and characteristics of the public housing units, and authorities typically have up to 4 years to spend whatever amount is received in any year. This provides time for authorities to plan and carry out planned work items. The revenue is recognized as the funding is spent. The increase this year was due to a routine fluctuation in spending of the Capital Fund Program funds, and the result was the increase in capital assets noted in Table 1 of this MD&A.

The increase in funding for the Housing Choice Voucher program is most noted in the component of funding received for the Authority to use to make rental assistance payments (or HAP payments) on behalf of families assisted by the program. The funding in the period for the Authority to make HAP payments increased \$481,339 (or 7%). HUD provides the funding for this purpose based on spending for this purpose. Increased lease up rates in the Voucher programs of 9% led to increased spending for HAP payments resulting in the additional funds for this purpose being provided by HUD. The increase in HAP expense was \$523,192 (or 7%).

In addition to the increase in HAP expense, the other spending line with a notable increase was maintenance expense. Increases were noted on all maintenance expense line items. The increase in staffing and materials costs are generally viewed as a reflection of inflationary pressures. The increase in contracting costs was more pronounced however, as the Authority contracted with firms to resolve in a timely manner maintenance issues that developed to include in elevator repair, security and fire safety systems, to address general building maintenance issues, and pest control.

CAPITAL ASSETS

As of year-end, the Authority had \$4,810,033 invested in a variety of capital assets as reflected in the following schedule, which represents a net increase of \$491,612 (or 11 percent) over fiscal year-end 2024. Additions in the period exceeded depreciation expense.

Table 4 - Capital Assets at Year-end (Net of Depreciation)

	2025	2024
Land	\$ 688,432	\$ 674,630
Buildings and Improvements	20,038,589	19,105,386
Equipment	754,338	739,832
Accumulated Depreciation	<u>(16,671,326)</u>	<u>(16,201,427)</u>
Total	\$ 4,810,033	\$ 4,318,421

**ERIE METROPOLITAN HOUSING AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS
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The following reconciliation summarizes the change in capital assets.

Table 5 - Change in Capital Assets

Beginning Balance	\$ 4,318,421
Current Year Additions	1,035,870
Current Year Deletions, Net	(1,650)
Current Year Depreciation Expense	(542,608)
Total	\$ 4,810,033

DEBT OUTSTANDING

As of year-end, the change in the Authority's outstanding debt is as follows:

Beginning Balance- June 30, 2024	\$ 1,984,922
Current Year Debt Retired	(193,664)
New Debt	0
Ending Balance- June 30, 2025	\$ 1,791,258

The following summarizes the change in the right-to-use equipment lease liability from last fiscal year-end.

Equipment Lease Liability - June 30, 2024	\$ 32,897
Additions in Period	36,355
Retirements in Period	(16,893)
Equipment Lease Liability - June 30, 2025	\$ 52,359

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of 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 Ralph Chamberlain, Executive Director, Erie Metropolitan Housing Authority, (419) 625-0262.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
STATEMENT OF NET POSITION
JUNE 30, 2025

Assets and Deferred Outflow of Resources

Assets

Current Assets

Cash and Cash Equivalents	\$ 3,863,800
Restricted Cash and Cash Equivalents	557,779
Receivables, Net	79,036
Prepaid Expenses and Other Assets	104,871
Inventory, Net	7,584
Total Current Assets	4,613,070

Non-Current Assets

Capital Assets:

Non-Depreciable Capital Assets	688,432
Depreciable Capital Assets, Net	4,121,601
Total Capital Assets	4,810,033

Lease Receivable, Net of Current

Net OPEB Asset

Total Non-Current Assets

	50,206
	152,539
Total Non-Current Assets	5,012,778

Deferred Outflow of Resources

Pension	323,371
OPEB	3,877
Total Deferred Outflow of Resources	327,248

TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES

\$ 9,953,096

Liabilities, Deferred Outflow of Resources, and Net Position

Liabilities

Current Liabilities

Accounts Payable	\$ 163,887
Accrued Liabilities	24,855
Tenant Security Deposits	22,450
Interest Payable	6,088
Unearned Revenue	20,249
Other Current Liabilities	1,493
Lease Payable - Current Portion	13,371
Long-Term Debt - Current Portion	199,279
Total Current Liabilities	451,672

Non-Current Liabilities

Long-Term Debt - Non-Current Portion	1,591,979
Lease Payable - Net of Current Portion	38,988
Accrued Compensated Absences	139,936
Non-Current Liabilities - Other	301,190
Net Pension Liability	1,619,496
Total Non-Current Liabilities	3,691,589
Total Liabilities	4,143,261

Deferred Inflow of Resources

Lease	62,699
Pension	57,242
OPEB	31,686
Total Deferred Inflow of Resources	151,627

Net Position

Net Investment in Capital Assets	2,966,416
Restricted Net Position	385,485
Unrestricted Net Position	2,306,307
Total Net Position	5,658,208

TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES, AND NET POSITION

\$ 9,953,096

See accompanying notes to the financial statements.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Operating Revenues

Tenant Revenue	\$ 695,439
Government Operating Grants	9,953,797
Other Revenue	788,638
Total Operating Revenues	11,437,874

Operating Expenses

Administrative	1,663,705
Tenant Services	163,751
Utilities	244,244
Maintenance	1,088,201
Protective Services	53,641
General and Insurance	768,524
Housing Assistance Payment	7,162,639
Depreciation	542,608
Total Operating Expenses	11,687,313
Operating Loss	(249,439)

Nonoperating Revenues (Expenses)

Capital Grant Revenue	924,039
Interest Income	21,092
Interest Expense	(88,385)
Casualty Loss Proceeds	41,461
Gain on Disposal	3,740
Total Nonoperating Revenues	901,947
Net Change in Net Position	652,508
Beginning Net Position	5,005,700
Ending Net Position	\$ 5,658,208

See accompanying notes to the financial statements.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Cash Flows from Operating Activities

Operating Grants Received	\$ 9,970,287
Receipts from Tenants	697,838
Other Revenue Received	798,081
Cash Payments for Administrative and Operating Costs	(3,958,461)
Cash Payments for HAP	(7,162,639)
Net Cash Provided by Operating Activities	345,106

Cash Flows from Investing Activities

Interest Earned	21,092
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Cash Flows from Capital and Related Activities

Capital Grant Received	924,039
Capital Asset Purchases	(1,035,870)
Disposal of Capital Assets	5,390
Interest Payment	(89,117)
Debt Payment	(193,664)
Lease Liability Incurred	36,355
Payments on Lease Liability	(16,893)
Casualty Loss Receipts	41,461
Net Cash Used by Capital and Related Activities	(328,299)
Net Increase in Cash and Cash Equivalents	37,899

Cash and Cash Equivalents - Beginning of Year

Cash and Cash Equivalents - End of Year	4,421,579
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**Reconciliation of Net Operating Income to
Net Cash Provided by Operating Activities**

Net Operating Income	\$ (249,439)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:	
Depreciation	542,608
(Increases) Decreases in:	
Accounts Receivable	(43,528)
Prepaid Assets	(7,279)
Net OPEB Asset	(93,974)
Deferred Outflows of Resources	268,997
Increases (Decreases) in:	
Accounts Payable	(14,575)
Accrued Liabilities	5,175
Unearned Revenue	15,863
Security Deposits	(1,000)
Other Current Liabilities	(14,269)
Pension Liability	(202,661)
Deferred Inflow of Resources	107,457
Non-Current Liabilities	31,731
Net Cash Provided by Operating Activities	\$ 345,106

See accompanying notes to the financial statements.

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Organization and Reporting Entity

The Erie Metropolitan Housing Authority (the Authority) is a political subdivision of the State of Ohio, located in Erie County, Ohio, created under Section 3735.27 of the Ohio Revised Code, to engage in the acquisition, development, leasing, and administration of low-rent housing program. An Annual Contributions Contract was signed by the Authority and the United States Department of Housing and Urban Development (HUD), under the provisions of the United States Housing Act of 1937 (42 U.S.C. 1437) Section 1.1. The Authority was also created in accordance with state law to eliminate housing conditions which are detrimental to the public peace, health, safety, morals, or welfare by purchasing, acquiring constructing, maintenance, operating, improving, extending, and repairing housing facilities.

The nucleus of the financial reporting entity as defined by the Governmental Accounting Standards Board (GASB) Statement No. 61 is the "primary government". A fundamental characteristic of a primary government is that it is a fiscally independent entity. In evaluating how to define the financial reporting entity, management has considered all potential component units. A component unit is a legally separate entity for which the primary government is financially accountable. The criteria of financial accountability is the ability of the primary government to impose its will upon the potential component unit. This criterion was considered in determining the reporting entity. The Authority is a political subdivision with no component units.

Basis of Presentation

The financial statements of 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.

Pursuant to GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance, Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, the Authority follows GASB guidance as applicable to enterprise funds.

The Authority's basic financial statements consist of a Statement of Net Position, a Statement of Revenues, Expenses, and Change in Net Position, and a Statement of Cash Flows.

The Authority uses a single enterprise fund to maintain its financial records on an accrual basis. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts.

Enterprise fund reporting focuses on the determination of the changes in net position, financial position, and cash flows. An enterprise fund may be used to account for any activity for which a fee is charged to external users for goods and services.

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)**

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Measurement Focus and Basis of Accounting

The enterprise fund is accounted for on a flow of economic resources measurement focus and the accrual basis of accounting. All assets and all liabilities associated with the operation of the Authority are included on the Statement of Net Position. The Statement of Revenues, Expenses and Change in Net Position presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position. The Statement of Cash Flows provides information about how the Authority finances and meets the cash flow needs of its enterprise activity.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise fund are charges to tenants for rent and operating subsidies from HUD. Operating expenses for the enterprise fund include the costs of facility maintenance, housing assistance payments, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Property and Equipment

Property and equipment are recorded at cost. Costs that materially add to the productive capacity or extend the life of an asset are capitalized, while maintenance repair costs are expensed as incurred.

Useful life of property and equipment is as follows:

Buildings	40 years
Land and Building Improvements	15 years
Equipment	7 years
Autos	5 years

Depreciation is recorded on the straight-line method. Total depreciation expense for the 2025 fiscal year was \$542,608.

Cash and Cash Equivalents

The Authority considers all highly liquid investments (including restricted assets) with maturity of three months or less when purchased to be cash and cash equivalents.

Investments

Investments are stated at fair value.

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)**

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Compensated Absences

The Authority recognizes a liability for compensated absences for leave that that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. The liability is incurred in the proprietary fund financial statements. The liability for compensated absences includes salary-related benefits, where applicable.

Vacation - The Authority's policy permits employees to accumulate earned but unused benefits, which are eligible for payments at the employee's current pay rate upon separation from employment.

Sick - The Authority's policy permits employees to accumulate earned but unused sick leave. The amount is based on accumulated sick leave and employees' wage rates at year end, taking into consideration any limits specified in the Authority's termination policy. The Authority adopted the last-in first-out (LIFO) method for sick time used.

Net Position

Net position represents the difference between assets and deferred outflow of resources and liabilities and deferred inflow of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used, or other liabilities incurred, for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

Pensions/Other Postemployment Benefits (OPEB)

For purposes of measuring the net pension/OPEB liability/(asset), deferred outflows of resources and deferred inflows of resources related to pensions/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 due and payable in accordance with the benefit terms. The pension/OPEB plans report investments at fair value.

Deferred inflow/outflow of Resources

In addition to assets, the statements of financial position will sometimes report 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/expenditure) until then. For the Authority, deferred outflows of resources are reported on the government-wide statement of net position for pension and OPEB. The deferred outflows of resources related to pension and OPEB are explained in Notes 6 and 7.

In addition to liabilities, the statements of financial position report 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. Deferred inflows of resources are reported on the government-wide statement of net position for leases, pension and OPEB. The deferred inflows of resources related to pension and OPEB are explained in Notes 6 and 7. The deferred inflows of resources related to leases is explained in Note 3.

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)**

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Budgetary Accounting

The Authority annually prepares funding requests as prescribed by HUD. Budgets are adopted by the Board of Commissioners.

Allocation of Costs

The Authority allocated expenses not attributable to a specific program to all programs under management. The basis for this allocation was the number of units in each program or estimated actual usage. Management considers this to be an equitable method of allocation.

Financial Statement Format and Content

The format and content of the financial statements included in this report conforms to the format and content submitted to U.S. Department of Housing and Urban Development, via the Real Estate Assessment Center.

Change in Accounting Principle

GASB Statement No. 101, Compensated Absences The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. These changes were incorporated in the Authority's financial statements; however, there was no effect on the beginning net position.

NOTE 2: **DEPOSITS AND INVESTMENTS**

The Authority follows the provisions of GASB Statement No. 40, *Deposit and Investment Risk Disclosures*. This standard revised the existing requirement regarding disclosure of custodial credit risk and establishes requirements for disclosures regarding credit risk, concentration of credit risk, interest rate risk, and foreign currency risk.

Deposits

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

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 withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Inactive deposits are public deposits that the Authority had identified as not required for use within the current two-year period of designation of depositories. Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to, passbook accounts.

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)**

NOTE 2: **DEPOSITS AND INVESTMENTS** (Continued)

Deposits (Continued)

Interim deposits are deposits of interim monies. Interim monies are those monies which are not needed to 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 certificates of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

On June 30, 2025, the carrying amount of the Authority's cash deposits was \$4,370,724, including \$260 of petty cash. Bank deposits totaled \$4,413,382, of which \$1,000,000 was covered by Federal Depository Insurance, while \$3,413,382 was collateralized by securities pledged in the name of the Authority.

Custodial credit is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. The Authority's policy is to place deposits with major local banks approved by the Board. Multiple financial institution collateral pools that insure public deposits held by fiscal and escrow agents, are collateralized with eligible securities in amounts equal to at least 105 percent of the carrying value of the deposits. Such collateral, as permitted by Chapter 135 of the Ohio Revised Code, is held in financial institution pools at Federal Reserve banks, or at member banks of the Federal Reserve system in the name of the respective depository bank, and pledged as a pool of collateral against all of the public deposits it holds, or as specific collateral held at a Federal Reserve bank in the name of the Authority.

Investments

HUD, State Statute, and Board resolutions authorize the Authority to invest in obligations of the U.S. Treasury, agencies and instrumentalities, certificates of deposit, repurchase agreements, money market deposit accounts, municipal depository funds, super NOW accounts, sweep accounts, separate trading of registered interest and principal of securities, mutual funds, bonds and other obligations of this State, and the State Treasurer's investment pool. Investments in stripped principal or interest obligations, reverse repurchase agreements, and derivatives prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage, and short selling are also prohibited. An investment must mature within five years from the date of purchase unless matched to a specific obligation or debt of the Authority and must be purchased with the exception that it will be held to maturity. Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the Treasurer or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

The Authority has a formal investment policy. The objective of this policy shall be to maintain liquidity and protection of principal while earning investment interest. Safety of principal is the primary objective of the investment program. The Authority follows GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools* and records all its investments at fair value.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

As of June 30, 2025, the Authority had the following investments:

	Measurement Value	Level Input	Credit Rating	Investment Maturities (in Years)		
				<1	1-3	3-5
U.S. Treasuries	50,855	2	N/A	50,855	0	0

Interest Rate Risk

As a means of limiting its exposure to fair value of losses caused by rising interest rates, the Authority's investment policy requires those funds which are not operating reserve funds to be invested in investments with a maximum term of one year or the Authority's operating cycle. For investments of the Authority's operating reserve funds, the maximum term can be up to three years. The intent of the policy is to avoid the need to sell securities prior to maturity.

Credit Risk

HUD requires specific collateral on individual accounts in excess of amounts insured by the Federal Deposit Insurance Corporation. The Authority depository agreements specifically require compliance with the HUD requirement.

Concentration of Credit Risk

The Authority's investment policy limits investments in a single security type or with a single financial institution to 50 percent of the total investment portfolio

Foreign Currency Risk

Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment or deposit. As of year-end, the Authority had no exposure to foreign currency rate risk, as regulated by HUD.

A reconciliation of cash and investments as shown on the Statement of Net Position at June 30, 2025 to the deposits and investments included in this note is as follows:

Cash and Cash Equivalents	\$ 3,863,800
Restricted Cash and Cash Equivalents	557,779
Total	\$ 4,421,579
Carrying Amount of Deposits	\$ 4,370,724
Investments	50,855
Total	\$ 4,421,579

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)**

NOTE 2: **DEPOSITS AND INVESTMENTS** (Continued)

Restricted Cash

Restricted cash is composed of the following restricted:

Advanced by HUD to make Rental Assistance Payments	\$ 182,091
FSS Escrow Funds	301,190
Tenant Security Deposit	22,450
CFFP Debt Escrows	50,855
Port Payments Due	1,193
Total	<u>\$ 557,779</u>

NOTE 3: **LEASE RECEIVABLE**

The Authority entered into a 60 month lease for use of office space calling for monthly payments to be made to the Authority of \$1,283.00 beginning January 2025. The interest rate on the lease is estimated to be 4 percent.

A summary of future principal and interest to be received is as follows:

	Principal	Interest	Total
2026	\$ 13,102	\$ 2,294	\$ 15,396
2027	13,636	1,760	15,396
2028	14,192	1,204	15,396
2029	14,770	626	15,396
2030	7,608	90	7,698
	<u>\$ 63,308</u>	<u>\$ 5,974</u>	<u>\$ 69,282</u>

NOTE 4: **CAPITAL ASSETS**

A summary of capital assets at June 30, 2025 by class is as follows:

Land	\$ 688,432
Building and Building Improvements	20,038,589
Furniture and Equipment - Administration	682,741
Intangible Right-to-Use Equipment	71,592
Total	21,481,354
Less Accumulated Depreciation	(16,671,326)
Total Property and Equipment, Net of Depreciation	<u>\$ 4,810,028</u>

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)

NOTE 4: CAPITAL ASSETS (Continued)

A summary of changes in capital assets during the year is as follows:

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025
<u>Capital Assets Not Being Depreciated</u>				
Land	\$ 674,630	\$ 15,452	\$ (1,650)	\$ 688,432
Total Capital Assets Not Being Depreciated	<u>674,630</u>	<u>15,452</u>	<u>(1,650)</u>	<u>688,432</u>
<u>Capital Assets Being Depreciated</u>				
Buildings and Improvements	19,105,386	941,414	(8,211)	20,038,589
Furniture, Machinery, and Equipment	677,712	42,648	(37,619)	682,741
Intangible Right-to-use Lease - Equipment	62,120	36,356	(26,879)	71,597
Subtotal Capital Assets Being Depreciated	<u>19,845,218</u>	<u>1,020,418</u>	<u>(72,709)</u>	<u>20,792,927</u>
<u>Accumulated Depreciation</u>				
Buildings and Improvements	(15,723,057)	(464,695)	8,211	(16,179,541)
Furniture, Machinery, and Equipment	(448,600)	(60,937)	37,619	(471,918)
Intangible Right-to-use Lease - Equipment	(29,770)	(16,976)	26,879	(19,867)
Total Accumulated Depreciation	<u>(16,201,427)</u>	<u>(542,608)</u>	<u>72,709</u>	<u>(16,671,326)</u>
Depreciable Assets, Net	3,643,791	477,810	0	4,121,601
Total Capital Assets, Net	<u>\$ 4,318,421</u>	<u>\$ 493,262</u>	<u>\$ (1,650)</u>	<u>\$ 4,810,033</u>

NOTE 5: LONG-TERM OBLIGATIONS

Direct Borrowings and Direct Placements

The long-term debt consists of bond payable dated July 17, 2007, due June 2027, and was funded by a bond issue in the principal amount of \$40,532,000, of which the Authority's share is \$1,130,000. Repayment of the loan is funded through contributions from HUD under the Capital Fund Program and investment earnings. Payments are made by reducing the Capital Fund Program subsidy due to the Authority. Payments are due semi-annually beginning October 1, 2007, totaling approximately \$90,000 annually. Serial bonds were issued with fixed interest rates between 3.90 percent and 4.67 percent. The bonds were issued to provide major renovations at Bayshore Towers. The outstanding balance as of June 30, 2025 is \$150,000.

In January 2021, the Authority entered into an Energy Performance Equipment Lease/Purchase Agreement which provided funding of \$2,109,520 that the Authority used to fully retire the Energy Performance Agreement from December 2014, with the remainder to be used to make energy improvements to its Public Housing Program rental units. Rental payments required under the Agreement will be quarterly for a total of 60 payments of \$49,613 with a term maturing October 31, 2035, with the initial payment due January 30, 2021 and amortized at a 4.65 percent interest rate. The Agreement shall terminate upon payment in full of all rental payments due, or upon payment by the Authority of the rental payment due on such date and payment in full of the then-applicable purchase price as set forth in the Schedule of Payments. In the event of default, Lessor shall have the right to declare an amount equal to the Purchase Price immediately due and payable; or may peaceably retake possession of the equipment. The outstanding balance on the Agreement at June 30, 2025 is \$1,641,258 and the purchase price is \$1,781,783.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)

NOTE 5: **LONG-TERM OBLIGATIONS** (Continued)

Direct Borrowings and Direct Placements (Continued)

Debt maturities are estimated in the amortization schedule as follows:

Year Ended June 30	U.S. Department of HUD		Energy Performance Equipment Lease	
	Principal	Interest	Principal	Interest
2026	75,000	5,100	124,279	74,172
2027	75,000	2,550	130,160	68,291
2028	0	0	136,318	62,133
2029	0	0	142,769	55,682
2030	0	0	149,525	48,926
2031-2035	0	0	860,685	131,570
2036	0	0	97,522	1,704
Total	\$ 150,000	\$ 7,650	\$ 1,641,258	\$ 442,478

Equipment Leases

The Authority entered into a sixty three-month lease for copier equipment calling for monthly payments of \$606.88 beginning April 2020. The equipment was amortized over the life of the lease. The annual interest rate charged on the lease was 4.00 percent. The lease expired in this period.

The Authority entered into a sixty-month lease for a postage machine calling for quarterly payments of \$467.28 beginning May 2022. The equipment is being amortized over the life of the lease. The annual interest rate charged on the lease is 4.00 percent.

The Authority entered into a sixty three-month lease for printer equipment calling for monthly payments of \$472.50 beginning April 2023. The equipment is being amortized over the life of the lease. The annual interest rate charged on the lease is 4.00 percent.

The Authority entered into a sixty-three month lease for copier equipment calling for monthly payments of \$640.74 beginning January 2025. The equipment is being amortized over the life of the lease. The annual interest rate charged on the lease is 4.00 percent.

Lease commitments for the fiscal years ending June 30 are as follows:

	Principal	Interest	Total
2026	\$ 13,371	\$ 1,857	\$ 15,228
2027	13,447	1,313	14,760
2028	12,566	793	13,359
2029	7,303	386	7,689
2030	5,672	95	5,767
	\$ 52,359	\$ 4,444	\$ 56,803

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)

NOTE 5: LONG-TERM OBLIGATIONS (Continued)

The following is a summary of changes in long-term liabilities for the year ended June 30, 2024.

	Balance		Balance		Due Within
	June 30, 2024	Additions	Deletions	June 30, 2025	One Year
U.S. Department of HUD	\$ 225,000	\$ 0	\$ (75,000)	\$ 150,000	\$ 75,000
Energy Performance Equipment Lease	1,759,922	0	(118,664)	1,641,258	124,279
Net Pension Liability	1,822,157	0	(202,661)	1,619,496	0
Compensated Absence Liability	139,279	657	0	139,936	0
FSS Escrow Liability	269,459	191,936	(160,205)	301,190	0
Lease Liability	32,897	36,355	(16,893)	52,359	13,371
Total Long-Term Obligations	<u>\$ 4,248,714</u>	<u>\$ 228,948</u>	<u>\$ (573,423)</u>	<u>\$ 3,904,239</u>	<u>\$ 212,650</u>

*- Net Change Presented

Family Self-Sufficiency Escrows

The FSS escrow liability of \$301,190 represents funds held in escrow for residents participating in the Family Self-Sufficiency Program. Each month contributions are deposited into the Authority's savings account on behalf of the Program participants. Participants enter into an initial five-year contract, with an option for a two-year extension upon the Authority's approval. At the end of the contract, the participant either meets their Program goals and may withdraw their money earned from the savings account, or they fail to meet their goals and forfeit their money. If a forfeiture occurs in the Program, the money earned is used by the Authority to reinvest into the Program.

NOTE 6: DEFINED BENEFIT PENSION PLAN

Net Pension Liability

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

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

Ohio Revised Code (ORC) 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.

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)**

NOTE 6: **DEFINED BENEFIT PENSION PLAN** (Continued)

Net Pension Liability (Continued)

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 ORC permits but does not require the retirement systems to provide healthcare to eligible benefit recipients.

The proportionate share of each plan's unfunded benefits is presented as a long-term *net pension liability*. Any liability for the contractually-required pension contribution outstanding at the end of the year is included in current liabilities.

Plan Description – Ohio Public Employees Retirement System (OPERS)

Authority employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS is a cost-sharing, multiple-employer public employee retirement system comprised of two separate pension plans: the Traditional Pension Plan, a defined benefit plan, and the Member-Directed Plan, a defined contribution plan. The Traditional Pension Plan also includes members of the legacy Combined Plan, a hybrid defined benefit/defined contribution plan referred to as the Combined Plan division of the Traditional Pension Plan. Prior to January 1, 2024, the Combined Plan was a separate pension plan. Effective January 1, 2022, the Combined Plan is no longer available for member selection. In October 2023, the legislature approved House Bill (HB) 33, which allowed for the consolidation of the Combined Plan into the Traditional Pension Plan. Participating employers are divided into state, local, law enforcement and public safety divisions in the Traditional Pension Plan. Only the state and local divisions participate in the Member-Directed Plan.

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

Senate Bill (SB) 343 was enacted into law with an effective date of January 7, 2013. In the legislation, members in the Traditional Pension Plan and the legacy Combined Plan 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 Pension Plan (excluding the Combined Plan division) as per the reduced benefits adopted by SB 343 (see OPERS' Annual Comprehensive Financial Report referenced above for additional information, including requirements for reduced and unreduced benefits):

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NOTE 6: **DEFINED BENEFIT PENSION PLAN** (Continued)

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

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
State and Local	State and Local	State and Local
Age and Service Requirements: Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	Age and Service Requirements: Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	Age and Service Requirements: Age 62 with 60 months of service credit or Age 57 with 25 years of service credit
Traditional Plan Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	Traditional Plan Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	Traditional Plan Formula: 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35
Combined Plan Division Formula: 1% of FAS multiplied by years of service for the first 30 years and 1.25% for service years in excess of 30	Combined Plan Division Formula: 1% of FAS multiplied by years of service for the first 30 years and 1.25% for service years in excess of 30	Combined Plan Division Formula: 1% of FAS multiplied by years of service for the first 35 years and 1.25% for service years in excess of 35

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

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount. 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 Pension 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. Members retiring under the Combined Plan division receive a cost-of-living adjustment on the defined benefit portion of their pension benefit. For those who retired prior to January 7, 2013, the COLA is 3%. For those retiring on or after January 7, 2013, beginning in 2019, the adjustment is based on the average percentage increase in the Consumer Price Index, capped at 3%.

Defined contribution plan benefits are established in the plan documents, which may be amended by the Board. Member-Directed Plan and Combined Plan division members who have met the retirement eligibility requirements may apply for retirement benefits. The amount available for defined contribution benefits in the Combined Plan division consists of the members' contributions plus or minus the investment gains or losses resulting from the members' investment selections. Combined Plan division members wishing to receive benefits must meet the requirements for both the defined benefit and defined contribution plans. Member-Directed Plan 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-

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NOTE 6: **DEFINED BENEFIT PENSION PLAN** (Continued)

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

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% 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 annuitization of their benefit account (which includes joint and survivor options and will continue to be administered by OPERS), 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. When members choose to annuitize their defined contribution benefit, the annuitized portion of the benefit is reclassified to a defined benefit.

Funding Policy – The following table displays the member and employer contribution rates as a percent of covered payroll for each employer division for 2024-2025. With the assistance of the System's actuary and Board approval, a portion of each employer contribution to OPERS may be set aside for the funding of post-employment health care coverage. For 2024-2025, no portion of the employer contribution rate was allocated to health care for the Traditional Pension Plan (excluding the Combined Plan division). The employer contribution as a percent of covered payroll deposited for the Combined Plan division and Member-Directed Plan health care programs in 2024-2025 was 2.0% and 4.0%, respectively.

Board of Trustees - Approved Contribution Rates - All Plans		
	2024-2025 Member Rate	2024-2025 Employer Rate
State Division	10.0%	14.0%
Local Division	10.0%	14.0%
Law Enforcement Division	13.0%	18.1%
Public Safety Division	12.0%	18.1%

The member and employer contribution rates for the State and Local divisions are currently set at the maximums authorized by the ORC of 10.0% and 14.0%, respectively. The Public Safety and Law Enforcement employer rates are also set at the maximum authorized rate of 18.1%. The member rate for Public Safety is determined by the Board and has no maximum rate established by the ORC. The member rate for Law Enforcement is also determined by the Board, but is limited by the ORC to not more than 2.0% greater than the Public Safety rate.

For fiscal year ending June 30, 2025, the Authority's contractually required contributions used to fund pension benefits was \$168,192 for the Traditional Pension Plan.

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(CONTINUED)

NOTE 6: **DEFINED BENEFIT PENSION PLAN** (Continued)

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

The net pension liability for OPERS was measured as of December 31, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

	OPERS Traditional Pension Plan
Proportion of the Net Pension Liability:	
Prior Measurement Date	0.006960%
Current Measurement Date	<u>0.006606%</u>
Change in Proportionate Share	<u>-0.000354%</u>
Proportionate Share of the Net Pension Liability	\$ 1,619,496
Pension Expense	\$ 244,611

At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	OPERS Traditional Pension Plan
Deferred Outflows of Resources	
Net difference between projected and actual earnings on pension plan investments	\$ 191,053
Differences between expected and actual experience	30,986
Changes in proportion and differences between Authority contributions and proportionate share of contributions	15,902
Authority contributions subsequent to the measurement date	<u>85,430</u>
Total Deferred Outflows of Resources	<u>\$ 323,371</u>
Deferred Inflows of Resources	
Changes in proportion and differences between Authority contributions and proportionate share of contributions	<u>\$ 57,242</u>
Total Deferred Inflows of Resources	<u>\$ 57,242</u>

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(CONTINUED)

NOTE 6: **DEFINED BENEFIT PENSION PLAN** (Continued)

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

\$85,430 reported as deferred outflows of resources related to pension resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ending June 30:	OPERS Traditional Pension Plan
2026	\$ 89,267
2027	189,148
2028	(73,713)
2029	(24,003)
Total	<u><u>\$ 180,699</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 (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 the December 31, 2024, 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 actuarial assumptions and methods used in the latest actuarial valuation, reflecting experience study results, are presented below:

Traditional Pension Plan	
Wage Inflation	
Current Measurement Date:	2.75 percent
Prior Measurement Date:	2.75 percent
Future Salary Increases, including inflation	
Current Measurement Date:	2.75 to 10.75 percent including wage inflation
Prior Measurement Date:	2.75 to 10.75 percent including wage inflation
COLA or Ad Hoc COLA	
Pre 1/7/2013 retirees:	3 percent, simple
Post 1/7/2013 retirees:	2.9% Simple for 2025, then 2.05% Simple
Current Measurement Date:	2.3% Simple for 2024, then 2.05% simple
Prior Measurement Date:	2.3% Simple for 2024, then 2.05% simple
Investment Rate of Return	
Current Measurement Date:	6.9 percent
Prior Measurement Date:	6.9 percent
Actuarial Cost Method	Individual Entry Age

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NOTE 6: **DEFINED BENEFIT PENSION PLAN** (Continued)

Actuarial Assumptions – OPERS (Continued)

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

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

OPERS manages investments in three investment portfolios: the Defined Benefits portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio includes the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan division, 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 investments expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was a gain of 8.8% for 2024.

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 long-term expected rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return over a 20-year period are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of the geometric real rates of return were provided by the Board's investment consultant. For each major asset class that is included in the Defined Benefit portfolio's target asset allocation as of December 31, 2024, these best estimates are summarized in the following table:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
Fixed Income	24.00 %	2.42 %
Domestic Equities	21.00	5.70
Real Estate	13.00	4.17
Private Equity	15.00	8.40
International Equities	20.00	6.10
Risk Parity	2.00	4.40
Other investments	5.00	2.54
Total	<u><u>100.00 %</u></u>	

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NOTE 6: **DEFINED BENEFIT PENSION PLAN** (Continued)

Discount Rate The discount rate used to measure the total pension liability was 6.9%. 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/Asset to Changes in the Discount Rate The following table presents the Authority's proportionate share of the net pension liability/asset calculated using the current period discount rate assumption of 6.9%, as well as what the Authority's proportionate share of the net pension liability/asset would be if it were calculated using a discount rate that is one percent lower or one percent higher than the current rate:

	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
Authority's proportionate share of the net pension liability	\$ 2,649,402	\$ 1,619,496	\$ 763,654

NOTE 7: **DEFINED BENEFIT OPEB PLANS**

Net OPEB Liability

The net OPEB liability 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 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 the OPEB plan's fiduciary net position. The net OPEB liability calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting these estimates annually.

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

**ERIE METROPOLITAN HOUSING AUTHORITY
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NOTES TO THE BASIC FINANCIAL STATEMENTS
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(CONTINUED)**

NOTE 7: **DEFINED BENEFIT OPEB PLANS** (Continued)

Net OPEB Liability (Continued)

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

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

Plan Description – Ohio Public Employees Retirement System (OPERS)

The Ohio Public Employees Retirement System (OPERS) administers two separate pension plans: the Traditional Pension Plan, a cost-sharing, multiple-employer defined benefit pension plan; and the Member-Directed Plan, a defined contribution plan.

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust, the 115 Health Care Trust, which was established in 2014 to fund health care for the Traditional Pension, Combined, and Member-Directed plans. With one exception, OPERS-provided health care coverage is neither guaranteed nor statutorily required. Ohio law currently requires Medicare Part A equivalent coverage or Medicare Part A premium reimbursement for eligible retirees and their eligible dependents.

Retirees and eligible dependents enrolled in Medicare Parts A and B, and non-Medicare retirees beginning in 2022, are able to participate in the OPERS Connector in lieu of comprehensive health care coverage. The Connector, a vendor selected by OPERS, assist eligible retirees, spouses, and dependents in the evaluation, selection and purchase of a health care plan on the open market. Eligible retirees may receive a monthly allowance in their health reimbursement arrangement (HRA) account that can be used to reimburse eligible health care expenses.

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(CONTINUED)

NOTE 7: **DEFINED BENEFIT OPEB PLANS** (Continued)

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

OPERS members enrolled in the Traditional Pension Plan retiring with an effective date of January 1, 2022 or after must meet the following health care eligibility requirements to receive an HRA allowance:

1. **Age 65 or older** – minimum of 20 years of qualified health care service credit.
2. **Age 60 to 64** – based on the following age-and-service criteria:
 - a. Group A – 30 years of total service with at least 20 years of qualified health care service credit;
 - b. Group B – 31 years of total service with at least 20 years of qualified health care service credit; or
 - c. Group C – 32 years of total service with at least 20 years of qualified health care service credit.
3. **Age 59 or younger** – based on the following age-and-service criteria:
 - a. Group A – 30 years of qualified health care service credit;
 - b. Group B - 32 years of qualified health care service credit at any age or 31 years of qualified health care service credit and at least age 52; or
 - c. Group C – 32 years of qualified health care service credit and at least age 55.

Retirees who don't meet the requirement for coverage as a non-Medicare participant can become eligible for coverage at age 65 if they have at least 20 years of qualifying service. Members with a retirement date prior to January 1, 2022 who were eligible to participate in the OPERS health care program will continue to be eligible after January 1, 2022, as summarized in the following table:

Retirement Date	Group A		Group B		Group C	
	Age	Service	Age	Service	Age	Service
December 1, 2014 or Prior	Any	10	Any	10	Any	10
January 1, 2015 through December 31, 2021	60	20	52	31	55	32
	Any	30	60	20	60	20

Participants in the Member-Directed Plan have access to the Connector and have a separate health care funding mechanism. A portion of employer contributions for these participants is allocated to a retiree medical account (RMA). Upon separation or retirement, participants may use vested RMA funds for reimbursement of qualified medical expenses.

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.

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NOTES TO THE BASIC FINANCIAL STATEMENTS
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NOTE 7: **DEFINED BENEFIT OPEB PLANS** (Continued)

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

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 covered payroll. In 2024 and 2025, state and local employers contributed at a rate of 14.0% of earnable salary and public safety and law enforcement employers contributed at 18.1%. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. For 2024-2025, no portion of the employer contribution rate was allocated to health care for the Traditional Pension Plan (excluding the Combined Plan division). The employer contribution as a percent of covered payroll deposited for the Combined Plan division and Member-Directed Plan health care programs in 2024-2025 was 2.0% and 4.0%, respectively.

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

The Authority's contractually required contribution allocated to health care was \$1,449 for the year ending June 30, 2025.

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

The net OPEB asset and total OPEB liability for OPERS 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 asset was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities. Following is information related to the proportionate share and OPEB expense:

	<u>OPERS</u>
Proportion of the Net OPEB Liability/Asset:	
Prior Measurement Date	0.006489%
Current Measurement Date	0.006507%
Change in Proportionate Share	<u>0.000018%</u>
Proportionate Share of the Net OPEB Liability (Asset)	\$ (152,539)
OPEB Expense	\$ (52,421)

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(CONTINUED)

NOTE 7: **DEFINED BENEFIT OPEB PLANS** (Continued)

***OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB* (Continued)**

At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

OPERS		
Deferred Outflows of Resources		
Net difference between projected and actual earnings on OPEB plan investments	\$	3,140
Authority contributions subsequent to the measurement date		<u>737</u>
Total Deferred Outflows of Resources	<u><u>\$</u></u>	<u><u>3,877</u></u>
 Deferred Inflows of Resources		
Differences between expected and actual experience	\$	7,424
Changes of assumptions		22,009
Changes in proportion and differences between Authority contributions and proportionate share of contributions		<u>2,253</u>
Total Deferred Inflows of Resources	<u><u>\$</u></u>	<u><u>31,686</u></u>

\$737 reported as deferred outflows of resources related to OPEB resulting from Authority contributions subsequent to the measurement date will be recognized as an increase of the net OPEB asset in the year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

OPERS		
Year Ending June 30:		
2026	\$	(17,657)
2027		13,973
2028		(18,386)
2029		(6,476)
Total	<u><u>\$</u></u>	<u><u>(28,546)</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.

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NOTE 7: **DEFINED BENEFIT OPEB PLANS** (Continued)

Actuarial Assumptions – OPERS (Continued)

Projections of health care costs 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 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 and methods applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

	December 31, 2024	December 31, 2023
Wage Inflation	2.75 percent	2.75 percent
Projected Salary Increases	2.75 to 10.75 percent, including wage inflation	2.75 to 10.75 percent, including wage inflation
Single Discount Rate	6.00 percent	5.70 percent
Investment Rate of Return	6.00 percent	6.00 percent
Municipal Bond Rate	4.08 percent	3.77 percent
Health Care Cost Trend Rate	5.50 percent initial, 3.50 percent ultimate in 2039	5.50 percent initial, 3.50 percent ultimate in 2038
Actuarial Cost Method	Individual Entry Age	Individual Entry Age

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

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

During 2024, 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 division 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 10.0% for 2024.

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NOTE 7: **DEFINED BENEFIT OPEB PLANS** (Continued)

Actuarial Assumptions – OPERS (Continued)

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit. The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. The table below displays the Board-approved asset allocation policy for 2024 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
Fixed Income	37.00 %	2.37 %
Domestic Equities	26.00	5.70
Real Estate Investment Trust	5.00	5.00
International Equities	26.00	6.10
Risk Parity	3.00	4.40
Other investments	3.00	2.50
Total	<u>100.00 %</u>	

Discount Rate A single discount rate of 6.00% was used to measure the OPEB liability on the measurement date of December 31, 2024; however, the single discount rate used at the beginning of the year was 5.70%. 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%. 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 2124. As a result, the single discount rate was set as the actuarial assumed long-term expected rate of return on health care investments and was applied to projected costs through the year 2124, the duration of the projection period through which projected health care payments are fully funded. The tax-exempt municipal bond rate was not needed in the determination of the single discount rate.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)

NOTE 7: **DEFINED BENEFIT OPEB PLANS** (Continued)

Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate The following table presents the Authority's proportionate share of the net OPEB liability calculated using the single discount rate of 6.00%, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1.0% lower or 1.0% higher than the current rate:

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (7.00%)
Authority's proportionate share of the net OPEB liability (asset)	\$ (75,741)	\$ (152,539)	\$ (216,618)

Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability 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. The following table presents the net OPEB liability calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.0% lower or 1.0% higher than the current rate.

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2025 is 5.50%. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50% in the most recent valuation.

	1% Decrease	Assumption	1% Increase
Authority's proportionate share of the net OPEB liability (asset)	\$ (154,867)	\$ (152,539)	\$ (149,921)

NOTE 8: **RESTRICTED NET POSITION**

Restricted net position of \$385,485 is composed of the following:

Unspent Funding to make Housing Assistance Payments	\$ 182,091
Restricted for CFFP Debt Escrows	50,855
Restricted for the GASB 75 Net OPEB Asset	152,539
Total Restricted Net Position	\$ 385,485

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)**

NOTE 9: RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; damage to and theft or destruction of assets; errors and omissions; injuries to employees, and natural disasters. The Authority is covered for property damage, general liability, automobile liability, law enforcement liability, public officials' liability, and other crime liabilities through membership in the State Housing Authority Risk Pool Association, Inc. (SHARP). SHARP is an insurance risk pool comprised of forty (40) housing authorities in Ohio, of which the Authority is a member. Settled claims have not exceeded the Authority's insurance in any of the past three years.

NOTE 10: CONTINGENCIES

The Authority is party to various legal proceedings which seek damages or injunctive relief generally incidental to its operations and pending projects. The Authority's management is of the opinion that the ultimate disposition of various claims and legal proceedings will not have a material effect, if any, on the financial condition of the Authority.

The Authority has received several Federal and state grants for specific purposes which are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to grantor agencies for expenditures disallowed under the terms of the grant. Based upon prior experience, management believes such disallowances, if any, will be immaterial.

ERIE METROPOLITAN HOUSING AUTHORITY

ERIE COUNTY, OHIO

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST TEN FISCAL YEARS

	Traditional Plan	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Authority's Proportion of the Net Pension Liability	0.006606%	0.006960%	0.006151%	0.006151%	0.006019%	0.006019%	0.005962%	0.00602%	0.006269%	0.007123%	0.008293%
Authority's Proportionate Share of the Net Pension Liability	\$ 1,619,496	\$ 1,822,157	\$ 1,923,057	\$ 535,162	\$ 891,283	\$ 1,178,430	\$ 1,668,475	\$ 983,487	\$ 1,617,512	\$ 1,430,634	
Authority's Covered Payroll	\$ 1,184,314	\$ 1,145,563	\$ 1,009,067	\$ 892,662	\$ 847,699	\$ 838,915	\$ 822,793	\$ 828,500	\$ 920,848	\$ 1,032,204	
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	136.75%	159.06%	190.58%	59.95%	105.14%	140.47%	202.78%	118.71%	175.65%	138.60%	
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	80.99%	79.01%	75.74%	92.62%	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	
	Combined Plan [1]	2024	2023	2022	2021	2020	2019	2018	2017	2016	
Authority's Proportion of the Net Pension Asset	0.000000%	0.000000%	0.006447%	0.014634%	0.013804%	0.014502%	0.014995%	0.015921%	0.016490%	0.016490%	
Authority's Proportionate Share of the Net Pension (Asset)	\$ 0	\$ 0	\$ (25,402)	\$ (42,243)	\$ (28,785)	\$ (16,216)	\$ (20,413)	\$ (8,861)	\$ (6,835)	\$ (6,835)	
Authority's Covered Payroll	\$ 0	\$ 0	\$ 0	\$ 29,393	\$ 64,490	\$ 61,451	\$ 62,025	\$ 61,412	\$ 61,975	\$ 60,026	
Authority's Proportionate Share of the Net Pension Asset as a Percentage of its Covered Payroll	0.00%	0.00%	86.42%	65.50%	46.84%	26.14%	33.24%	14.30%	11.39%	11.39%	
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	144.55%	137.14%	169.88%	157.67%	145.28%	126.64%	137.28%	116.55%	116.90%	116.90%	

Amounts presented as of the Authority's measurement date, which is the prior calendar year end.

[1] - The Combined Plan was consolidated into the Traditional Pension Plan in 2024. Historical data has not been restated. Therefore, this schedule reflects only the Combined Plan prior to its consolidation into the Traditional Pension Plan.

See accompanying notes to the required supplementary information.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
SCHEDULE OF THE AUTHORITY'S CONTRIBUTIONS
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
<u>Contractually Required Contributions</u>										
Traditional Plan	\$ 168,192	\$ 165,116	\$ 149,528	\$ 134,837	\$ 119,810	\$ 118,346	\$ 115,978	\$ 115,292	\$ 104,056	\$ 118,772
Combined Plan [1]	0	0	0	64	8,630	8,857	8,548	8,637	7,613	7,117
Total Required Contributions	168,192	165,116	149,528	134,901	128,440	127,203	124,526	123,929	111,669	125,889
Contributions in Relation to the Contractually Required Contribution	<u><u>(\$168,192)</u></u>	<u><u>(\$165,116)</u></u>	<u><u>(\$149,528)</u></u>	<u><u>(\$134,901)</u></u>	<u><u>(\$128,440)</u></u>	<u><u>(\$127,203)</u></u>	<u><u>(\$124,526)</u></u>	<u><u>(\$123,929)</u></u>	<u><u>(\$111,669)</u></u>	<u><u>(\$125,889)</u></u>
Contribution Deficiency / (Excess)	<u><u>\$ 0</u></u>									
<u>Authority's Covered Payroll</u>										
Traditional Plan	\$ 1,201,371	\$ 1,179,400	\$ 1,068,057	\$ 963,121	\$ 855,786	\$ 845,329	\$ 828,412	\$ 855,335	\$ 835,219	\$ 989,769
Combined Plan [1]	0	0	0	457	61,643	63,264	61,054	64,064	61,089	59,310
<u>Pension Contributions as a Percentage of Covered Payroll</u>										
Traditional Plan	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.48%	12.46%
Combined Plan [1]	0.00%	0.00%	0.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.48%	12.46%

[1] The Combined Plan was consolidated into the Traditional Pension Plan in 2024. Historical data has not been restated. Therefore, this schedule reflects only the Combined Plan prior to its consolidation into the Traditional Pension Plan.

See accompanying notes to the required supplementary information.

ERIE METROPOLITAN HOUSING AUTHORITY

ERIE COUNTY, OHIO

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY/(ASSET)
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST NINE FISCAL YEARS (1)

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Authority's Proportion of the Net OPEB Liability/Asset	0.006507%	0.006489%	0.006063%	0.005913%	0.006032%	0.005960%	0.006100%	0.006280%	0.006280%
Authority's Proportionate Share of the Net OPEB Liability/(Asset)	\$ (152,539)	\$ (58,565)	\$ 38,228	\$ (185,204)	\$ (107,465)	\$ 823,231	\$ 795,296	\$ 681,962	\$ 634,301
Authority's Covered Payroll	\$ 1,221,898	\$ 1,145,563	\$ 1,009,067	\$ 922,055	\$ 912,189	\$ 900,366	\$ 884,818	\$ 889,912	\$ 982,823
Authority's Proportionate Share of the Net OPEB Liability/Asset as a Percentage of its Covered Payroll	-12.48%	-5.11%	3.79%	-20.09%	-11.78%	91.43%	89.88%	76.63%	64.54%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	121.51%	107.76%	94.79%	128.23%	115.57%	47.80%	46.33%	54.14%	54.05%

(1) Information prior to 2017 is not available. Schedule is intended to show ten years of information, and additional years will be displayed as the information becomes available.

Amounts presented as of the Authority's measurement date, which is the prior calendar year end.

See accompanying notes to the required supplementary information.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
SCHEDULE OF THE AUTHORITY'S CONTRIBUTIONS - OPEB
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually Required Contribution	\$ 1,449	\$ 791	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,814	\$ 20,982
Contributions in Relation to the Contractually Required Contribution	<u>(1,449)</u>	<u>(791)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(13,814)</u>	<u>(20,982)</u>
Contribution Deficiency (Excess)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
Authority Covered Payroll	\$ 1,237,595	\$ 1,179,400	\$ 1,068,057	\$ 963,578	\$ 917,429	\$ 908,593	\$ 889,466	\$ 919,399	\$ 896,308	\$ 1,049,079
Contributions as a Percentage of Covered Payroll	0.12%	0.07%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.52%	1.54%
									2.00%	

See accompanying notes to the required supplementary information.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

Net Pension Liability

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for 2014-2025.

Changes in assumptions: There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2014-2016 and 2018. For 2017, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the expected investment return was reduced from 8.00% to 7.50%, (b) the expected long-term average wage inflation rate was reduced from 3.75% to 3.25%, (c) the expected long-term average price inflation rate was reduced from 3.00% to 2.50%, (d) Rates of withdrawal, retirement and disability were updated to reflect recent experience, (e) mortality rates were updated to the RP-2014 Health Annuitant Mortality Table, adjusted for mortality improvement back to the observant period base year of 2006 and then established the base year as 2015 (f) mortality rates used in evaluating disability allowances were updated to the RP-2014 Disabled Mortality tables, adjusted for mortality improvement back to the observation base year of 2006 and a base year of 2015 for males and 2010 for females (g) Mortality rates for a particular calendar year for both healthy and disabled retiree mortality tables are determined by applying the MP-2015 mortality improvement scale to the above described tables. For 2019, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) 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 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 through 2020 to 0.50% simple through 2021, then 2.15% simple. For 2022, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the expected long-term average wage inflation rate was reduced from 3.25% to 2.75% (b) the cost-of-living adjustments for post-1/7/2013 retirees were increased from 0.50% simple through 2021 to 3.00% simple through 2022, then 2.05% simple (c) the expected investment return was reduced from 7.20% to 6.90%. There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2023. For 2024, 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 decreased from 3.00% simple through 2023 then 2.05% simple, to 2.30% simple through 2024 then 2.05% simple. For 2025, 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 increased from 2.30% simple through 2024 then 2.05% simple, to 2.90% simple through 2025 then 2.05% simple.

ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY, OHIO
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
FOR THE FISCAL YEAR ENDED JUNE 30, 2025
(CONTINUED)

Net OPEB Liability

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for 2018-2025.

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 since the prior measurement date: (a) the expected investment return was reduced from 6.50% to 6.00% (b) In January 2019, 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. The specific effect of these changes on the net OPEB liability and OPEB expense are unknown at this time (c) the single discount rate changed from 3.85% to 3.96%. For 2020, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 3.96% to 3.16%. 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 health care cost trend rate changed from 10.50% initial and 3.50% ultimate in 2030 to 8.50% initial and 3.50% ultimate in 2035. For 2022, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the expected long-term average wage inflation rate was reduced from 3.25% to 2.75%. (b) the municipal bond rate changed from 2.00% to 1.84% (c) the health care cost trend rate changed from 8.50% initial and 3.50% ultimate in 2035 to 5.50% initial and 3.50% ultimate in 2034. For 2023, the following changes in 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 4.05% (c) the health care cost trend rate changed from 5.50% initial and 3.50% ultimate in 2034 to 5.50% initial and 3.50% ultimate in 2036. For 2024, the following changes in assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 5.22% to 5.70% (b) the municipal bond rate changed from 4.05% to 3.77% (c) the health care cost trend rate changed from 5.50% initial and 3.50% ultimate in 2036 to 5.50% initial and 3.50% ultimate in 2038. For 2025, the following changes in assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 5.70% to 6.00% (b) the municipal bond rate changed from 3.77% to 4.08% (c) the health care cost trend rate changed from 5.50% initial and 3.50% ultimate in 2038 to 5.50% initial and 3.50% ultimate in 2039.

Erie Metropolitan Housing Authority
Financial Data Schedule
For the Year Ended June 30, 2025

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	93.778 Medical Assistance Program	2 State/Local	93.044 Special Programs for the Aging_Title III, Part B, Grants for Supportive	93.045 Special Programs for the Aging_Title III, Part C, Nutrition Services	14.879 Mainstream Vouchers	14.239 HOME Investment Partnership Program	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$1,803,319				\$388,911			\$23,659		\$1,022,015	\$625,896	\$3,863,800		\$3,863,800
112 Cash - Restricted - Modernization and Development	50,855										50,855			50,855
113 Cash - Other Restricted		41,346								441,935		483,281		483,281
114 Cash - Tenant Security Deposits	22,450										22,450			22,450
115 Cash - Restricted for Payment of Current Liabilities										1,193		1,193		1,193
100 Total Cash	1,876,624	41,346	0	0	388,911	0	0	23,659	0	1,465,143	625,896	4,421,579	0	4,421,579
121 Accounts Receivable - PHA Projects										226		226		226
122 Accounts Receivable - HUD Other Projects								4,684			4,684		4,684	
125 Accounts Receivable - Miscellaneous	710									16,575	916	18,201		18,201
126 Accounts Receivable - Tenants	9,774										9,774		9,774	
126.1 Allowance for Doubtful Accounts - Tenants	(3,000)										(3,000)		(3,000)	
126.2 Allowance for Doubtful Accounts - Other	(6,200)										(6,200)		(6,200)	
127 Notes, Loans & Mortgages Receivable - Current	42,249				13,102						55,351		55,351	
120 Total Receivables, Net of Allowances for Doubtful Accounts	43,533	0	0	0	13,102	0	0	4,684	0	16,801	916	79,036	0	79,036
142 Prepaid Expenses and Other Assets	73,738				3,878					4,913	22,342	104,871		104,871
143 Inventories	7,584										7,584		7,584	
144 Inter Program Due From					33,000					36,000	18,666	87,666	(87,666)	0
150 Total Current Assets	2,001,479	41,346	0	0	438,891	0	0	28,343	0	1,522,857	667,820	4,700,736	(87,666)	4,613,070
161 Land	637,045										51,387	688,432		688,432
162 Buildings	19,350,066									72,305	616,218	20,038,589		20,038,589
164 Furniture, Equipment & Machinery - Administration	259,857				294,602					4,000	124,282	682,741		682,741
165 Leasehold Improvements	11,854				8,214					29,850	21,679	71,597		71,597
166 Accumulated Depreciation	(15,767,349)				(164,122)					(64,079)	(675,776)	(16,671,326)		(16,671,326)
160 Total Capital Assets, Net of Accumulated Depreciation	4,491,473	0	0	0	138,694	0	0	0	0	42,076	137,790	4,810,033	0	4,810,033
171 Notes, Loans and Mortgages Receivable - Non-Current					50,206							50,206		50,206
174 Other Assets	40,836				35,481					42,652	33,570	152,539		152,539
180 Total Non-Current Assets	4,532,309	0	0	0	224,381	0	0	0	0	84,728	171,360	5,012,778	0	5,012,778
200 Deferred Outflow of Resources	87,608				76,119					91,501	72,020	327,248	0	327,248
290 Total Assets and Deferred Outflow of Resources	6,621,396	41,346	0	0	739,391	0	0	28,343		1,699,086	911,200	10,040,762	(87,666)	9,953,096
312 Accounts Payable <= 90 Days	45,744				42,533					39,045	127,322			127,322
321 Accrued Wage/Payroll Taxes Payable	6,298									18,557	24,855			24,855
325 Accrued Interest Payable	6,088										6,088		6,088	
333 Accounts Payable - Other Government	36,565										36,565		36,565	
341 Tenant Security Deposits	22,450										22,450		22,450	
342 Unearned Revenue	5,249				15,000						20,249		20,249	
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	201,466				1,545					6,350	3,289	212,650		212,650
345 Other Current Liabilities										1,193	300	1,493		1,493
347 Inter Program - Due To					9,294					9,372	69,000	87,666	(87,666)	0
310 Total Current Liabilities	323,860	0	0	0	68,372	0	0	0	0	16,915	130,191	539,338	(87,666)	451,672
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	1,598,358				4,505					18,516	9,588	1,630,967		1,630,967
353 Non-current Liabilities - Other		41,346								259,844		301,190		301,190
354 Accrued Committed Absences - Non Current	20,520				29,145					33,654	57,617	139,936		139,936
357 Accrued Pension and OPEB Liabilities	433,554				376,700					452,828	356,414	1,619,496		1,619,496
350 Total Non-Current Liabilities	2,052,432	41,346	0	0	409,350	0	0	0	0	764,842	423,619	3,691,589	0	3,691,589
300 Total Liabilities	2,376,292	41,346	0	0	477,722	0	0	0	0	781,757	553,810	4,230,927	(87,666)	4,143,261
400 Deferred Inflow of Resources	23,807				83,384					24,865	19,571	151,627	0	151,627

Erie Metropolitan Housing Authority
Financial Data Schedule
For the Year Ended June 30, 2025

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.896 PIH Family Self-Sufficiency Program	93.778 Medical Assistance Program	2 State/Local	93'044 'Special' Programs for the Aging_Title III, Part B_Grants for Supportive	93'045 Special Programs for the Aging_Title III, Part C_Nutrition Services	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
508.4 Net Investment in Capital Assets	2,691,649	0	0	0	132,644	0	0	0	0	17,210	124,913	2,966,416	2,966,416
511.4 Restricted Net Position	91,691	0	0	0	35,481	0	0	0	0	224,743	33,570	385,485	385,485
512.4 Unrestricted Net Position	1,437,957	0	0	0	10,160	0	0	28,343	0	650,511	179,336	2,306,307	2,306,307
513 Total Equity - Net Assets / Position	4,221,297	0	0	0	178,285	0	0	28,343	0	892,464	337,819	5,658,208	0
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$6,621,396	\$41,346	\$0	\$0	\$739,391	\$0	\$0	\$28,343	\$0	\$1,699,086	\$911,200	\$10,040,762	(\$87,666)
													\$9,953,096

Erie Metropolitan Housing Authority
Financial Data Schedule
For the Year Ended June 30, 2025

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	93.778 Medical Assistance Program	2 State/Local	93.044 Special Programs for the Aging Title III, Part B, Grants for Supportive	93.045 Special Programs for the Aging Title III, Part C, Nutrition Services	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total	
70300 Net Tenant Rental Revenue	594,844											594,844		594,844	
70400 Tenant Revenue - Other	100,595											100,595		100,595	
70500 Total Tenant Revenue	695,439	0	0	0	0	0	0	0	0	0	0	695,439	0	695,439	
70600 HUD PHA Operating Grants	1,342,599		133,049					420,366	16,595	7,507,507		9,420,116		9,420,116	
70610 Capital Grants	924,039											924,039		924,039	
70710 Management Fee											187,771	187,771	(187,771)	0	
70720 Asset Management Fee											27,240	27,240	(27,240)	0	
70730 Book Keeping Fee											20,107	20,107	(20,107)	0	
70750 Other Fees											173,782	173,782		173,782	
70700 Total Fee Revenue	0	0	0	0	0	0	0	0	0	0	408,900	408,900	(235,118)	173,782	
70800 Other Government Grants				44,546	61,617	126,227	301,291					533,681		533,681	
71100 Investment Income - Unrestricted	13,739				1,435						2,937	2,981	21,092		
71400 Fraud Recovery											34,902	34,902		34,902	
71500 Other Revenue	117,259	16,210			467,708						62,166	7,500	670,843	(49,428)	
71600 Gain or Loss on Sale of Capital Assets	3,740											3,740		3,740	
70000 Total Revenue	\$3,096,815	\$16,210	\$133,049	\$44,546	\$530,760	\$126,227	\$301,291	\$420,366	\$16,595	\$7,607,512	\$419,381	\$12,712,752	(\$284,546)	\$12,428,206	
91100 Administrative Salaries	81,890				272,263			9,959		317,327	257,601	939,040		939,040	
91200 Auditing Fees	3,554				1,326			274		8,735	3,536	17,425		17,425	
91300 Management Fee	186,262											1,509			
91310 Book-keeping Fee	20,107												187,771	(187,771)	
91400 Advertising and Marketing	3,762				1,954			39		1,233	211	7,199		7,199	
91500 Employee Benefit contributions - Administrative	30,993				83,795			4,993		146,407	70,874	337,062		337,062	
91600 Office Expenses	64,381				51,192			2,355		75,523	22,232	215,683		215,683	
91700 Legal Expense	43,704				22			8		260	63	44,057		44,057	
91800 Travel	16,796				11,405			421		13,422	6,982	49,026		49,026	
91900 Other	3,625							1,476		47,042	2,070	54,213		54,213	
91000 Total Operating - Administrative	455,074	0	0	0	421,957	0	0	19,525	1,509	609,949	363,569	1,871,583	(207,878)	1,663,705	
92000 Asset Management Fee	27,240												27,240	(27,240)	
92100 Tenant Services - Salaries	12,750		83,785										96,535	96,535	
92300 Employee Benefit Contributions - Tenant Services	11,552		29,394										40,946	40,946	
92400 Tenant Services - Other	6,400		19,870										26,270	26,270	
92500 Total Tenant Services	30,702	0	133,049	0	0	0	0	0	0	0	0	163,751	0	163,751	
93100 Water	15,075					18			5		143	127	15,368		15,368
93200 Electricity	141,679					400			98		3,117	1,128	146,422		146,422
93300 Gas	48,808					150			38		1,193	431	50,620		50,620
93400 Fuel									6				6		
93600 Sewer	31,537				25						195	71	31,828		31,828
93000 Total Utilities	237,099	0	0	0	593	0	0	147	0	4,648	1,757	244,244	0	244,244	
94100 Ordinary Maintenance and Operations - Labor	218,715								112		3,580	340	222,747		222,747
94200 Ordinary Maintenance and Operations - Materials and Other	163,038					12,800					1,161	176,999		176,999	
94300 Ordinary Maintenance and Operations Contracts	566,701					56,762			1,118		35,625	15,722	675,928	(49,428)	626,500
94500 Employee Benefit Contributions - Ordinary Maintenance	61,955											61,955		61,955	
94000 Total Maintenance	1,010,409	0	0	0	69,562	0	0	1,230	0	39,205	17,223	1,137,629	(49,428)	1,088,201	
95200 Protective Services - Other Contract Costs	53,641				0	0	0	0					53,641		53,641
95000 Total Protective Services	53,641	0	0	0								53,641	0	53,641	

Erie Metropolitan Housing Authority
Financial Data Schedule
For the Year Ended June 30, 2025

	Project Total	14.EFA FSS Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	93.778 Medical Assistance Program	2 State/Local	93.044 Special Programs for the Aging Title III, Part B, Grants for Supportive...	93.045 Special Programs for the Aging Title III, Part C, Nutrition Services...	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
96110 Property Insurance	136,451										1,396	137,847		137,847
96120 Liability Insurance	2,462				2,813			345		11,001	945	17,586		17,586
96130 Workmen's Compensation	980				1,424			49		1,550	1,096	5,099		5,099
96140 All Other Insurance	6,354				5,918					706	12,978			12,978
96100 Total insurance Premiums	146,267	0	0	0	10,155	0	0	394	0	12,551	4,143	173,510	0	173,510
96200 Other General Expenses	6,332	16,210			427,322			15,856	15,086	3,994		484,800		484,800
96210 Compensated Absences	945				8,027						5,684	14,656		14,656
96300 Payments in Lieu of Taxes	36,566											36,566		36,566
96400 Bad debt - Tenant Rents	56,245											56,245		56,245
96800 Severance Expense	62				1,980			8		246	451	2,747		2,747
96900 Total Other General Expenses	100,150	16,210	0	0	437,329	0	0	15,864	15,086	4,240	6,135	595,014	0	595,014
96710 Interest of Mortgage (or Bonds) Payable	86,906									960	519	88,385		88,385
96700 Total Interest Expense and Amortization Cost	86,906		0	0	0	0	0	0	0	960	519	88,385	0	88,385
96900 Total Operating Expenses	2,147,488	16,210	133,049	0	939,596	0	0	37,160	16,595	671,553	393,346	4,354,997	(284,546)	4,070,451
97000 Excess of Operating Revenue over Operating Expenses	949,327	0	0	44,546	(408,836)	126,227	301,291	383,206	0	6,935,959	26,035	8,357,755	0	8,357,755
97300 Housing Assistance Payments								383,206		6,725,538		7,108,744		7,108,744
97350 HAP Portability-In										53,895		53,895		53,895
97400 Depreciation Expense	485,681				33,631					10,722	12,574	542,608		542,608
90000 Total Expenses	\$2,633,169	\$16,210	\$133,049	\$0	\$973,227	\$0	\$0	\$420,366	\$16,595	\$7,461,708	\$405,920	\$12,060,244	(\$284,546)	\$11,775,698
10010 Opening Transfer In	217,812				472,064							689,876	(689,876)	0
10020 Operating transfer Out	(217,812)			(44,546)		(126,227)	(301,291)					(689,876)	689,876	0
10091 Inter Project Excess Cash Transfer In	125,000											125,000	(125,000)	0
10092 Inter Project Excess Cash Transfer Out	(125,000)											(125,000)	125,000	0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	(\$44,546)	\$472,064	(\$126,227)	(\$301,291)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$463,646	\$0	\$0	\$0	\$29,597	\$0	\$0	\$0	\$0	\$145,804	\$13,461	\$652,508	\$0	\$652,508
11020 Required Annual Debt Principal Payments	\$195,583	\$0	\$0	\$0	\$946	\$0	\$0	\$0	\$0	\$9,062	\$3,265	\$208,856		\$208,856
11030 Beginning Equity	\$3,757,651	\$0	\$0	\$0	\$148,688	\$0	\$0	\$28,343	\$0	\$746,660	\$324,358	\$5,005,700		\$5,005,700
11170 Administrative Fee Equity										\$710,373		\$710,373		\$710,373
11180 Housing Assistance Payments Equity										\$182,091		\$182,091		\$182,091
11190 Unit Months Available	2,712							780		13,305		16,797		16,797
11210 Number of Unit Months Leased	2,681							635		10,203		13,519		13,519
11270 Excess Cash	\$1,372,230											\$1,372,230		\$1,372,230
11610 Land Purchases	\$0									\$0	\$0		\$0	
11620 Building Purchases	\$849,039									\$0	\$849,039		\$849,039	
11630 Furniture & Equipment - Dwelling Purchases	\$0									\$0	\$0		\$0	
11640 Furniture & Equipment - Administrative Purchases	\$0									\$0	\$0		\$0	
11650 Leasehold Improvements Purchases	\$0									\$0	\$0		\$0	
11660 Infrastructure Purchases	\$0									\$0	\$0		\$0	
13510 CFFI Debt Service Payments	\$75,000									\$0	\$75,000		\$75,000	
13900 Replacement Housing Factor Funds	\$0									\$0	\$0		\$0	

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

FEDERAL GRANTOR <i>Pass Through Grantor</i> Program / Cluster Title	Federal AL Number	Total Federal Expenditures
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		
<i>Direct Programs</i>		
Public Housing Operating Fund	14.850	\$ 1,081,302
Public Housing Capital Fund	14.872	1,185,336
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	7,507,507
Mainstream Vouchers	14.879	420,366
Total Housing Voucher Cluster		<u>7,927,873</u>
Family Self-Sufficiency Program	14.896	133,049
<i>Passed Through Erie County</i>		
HOME Investment Partnerships Program	14.239	16,595
<i>Passed Through City of Sandusky</i>		
Community Development Block Grants/Entitlement Grants	14.218	<u>25,333</u>
Total U.S. Department of Housing and Urban Development		<u>10,369,488</u>
U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES		
<i>Passed Through Area Office on Aging of Northwestern Ohio, Inc.</i>		
Aging Cluster:		
Special Program for the Aging - Title III, Part B, Grants for Supportive Services and Senior Centers	93.044	126,227
Special Program for the Aging - Title III, Part C, Nutrition Services	93.045	<u>301,291</u>
Total Aging Cluster		<u>427,518</u>
Medicaid Cluster:		
Medical Assistance Program	93.778	<u>44,546</u>
Total Medicaid Cluster		<u>44,546</u>
Total U.S. Department of Health and Human Services		<u>472,064</u>
Total Expenditures of Federal Awards		<u>\$ 10,841,552</u>

The accompanying notes are an integral part of this schedule.

**ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY**

**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
2 CFR § 200.510(b)(6)
FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of Erie Metropolitan Housing Authority, Erie County, Ohio, (the Authority) under programs of the federal government for the year ended June 30, 2025. 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 Uniform Guidance wherein certain types of expenditures may or may not be allowable or may be limited as to reimbursement.

NOTE C – INDIRECT COST RATE

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

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OHIO AUDITOR OF STATE KEITH FABER



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

Erie Metropolitan Housing Authority
Erie County
322 Warren Street
Sandusky, Ohio 44870-2265

To the Board of Commissioners:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of Erie Metropolitan Housing Authority, Erie County, Ohio (the Authority) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated January 14, 2026.

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 purpose 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.

Erie Metropolitan Housing Authority
Erie County
Independent Auditor's Report on Internal Control Over
Financial Reporting and on Compliance and Other Matters
Required By *Government Auditing Standards*
Page 2

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.

KEITH FABER
Ohio Auditor of State



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

January 14, 2026



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

Erie Metropolitan Housing Authority
Erie County
322 Warren Street
Sandusky, Ohio 44870-2265

To the Board of Commissioners:

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Erie Metropolitan Housing Authority's, Erie County, Ohio (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 each of Erie Metropolitan Housing Authority's major federal programs for the year ended June 30, 2025. Erie Metropolitan Housing Authority's major federal programs are identified in the *Summary of Auditor's Results* section of the accompanying schedule of findings.

In our opinion, Erie Metropolitan Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*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 each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Erie Metropolitan Housing Authority

Erie County

Independent Auditor's Report on Compliance with Requirements

Applicable to Each Major Federal Program and on Internal Control Over
Compliance Required by the Uniform Guidance

Page 2

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.

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 each major federal program as a whole.

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

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding 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.

Erie Metropolitan Housing Authority
Erie County
Independent Auditor's Report on Compliance with Requirements
Applicable to Each Major Federal Program and on Internal Control Over
Compliance Required by the Uniform Guidance
Page 3

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.

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.

KEITH FABER
Ohio Auditor of State



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

January 14, 2026

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ERIE METROPOLITAN HOUSING AUTHORITY
ERIE COUNTY

SCHEDULE OF FINDINGS
2 CFR § 200.515
JUNE 30, 2025

1. SUMMARY OF AUDITOR'S RESULTS

(d)(1)(i)	Type of Financial Statement Opinion	Unmodified
(d)(1)(ii)	Were there any material weaknesses in internal control reported at the financial statement level (GAGAS)?	No
(d)(1)(ii)	Were there any significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
(d)(1)(iii)	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
(d)(1)(iv)	Were there any material weaknesses in internal control reported for major federal programs?	No
(d)(1)(iv)	Were there any significant deficiencies in internal control reported for major federal programs?	No
(d)(1)(v)	Type of Major Programs' Compliance Opinion	Unmodified
(d)(1)(vi)	Are there any reportable findings under 2 CFR § 200.516(a)?	No
(d)(1)(vii)	Major Programs (list):	Housing Voucher Cluster Public Housing Operating Fund – AL #14.850
(d)(1)(viii)	Dollar Threshold: Type A\B Programs	Type A: > \$ 750,000 Type B: all others
(d)(1)(ix)	Low Risk Auditee under 2 CFR § 200.520?	No

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

None

3. FINDINGS FOR FEDERAL AWARDS

None



ERIE METROPOLITAN HOUSING AUTHORITY

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SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
2 CFR § 200.511(b)
JUNE 30, 2025

Finding Number	Finding Summary	Status	Additional Information
2024-001	Material weakness and noncompliance with 24 CFR § 960.257 for errors noted with eligibility requirements.	Fully corrected.	

OHIO AUDITOR OF STATE KEITH FABER



ERIE METROPOLITAN HOUSING AUTHORITY

ERIE 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 2/3/2026

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