



bhm cpa group, inc.

CERTIFIED PUBLIC ACCOUNTANTS

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
LOGAN COUNTY

SINGLE AUDIT

FOR THE YEAR ENDED DECEMBER 31, 2024



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Columbus, Ohio 43215
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Board of Commissioners
Logan County Metropolitan Housing Authority
116 N Everett Street
Bellefontaine, Ohio 43311

We have reviewed the *Independent Auditor's Report* of Logan County Metropolitan Housing Authority, prepared by BHM CPA Group, Inc., for the audit period January 1, 2024 through December 31, 2024. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

KEITH FABER
Ohio Auditor of State

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

January 12, 2026

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Logan County Metropolitan Housing Authority

Logan County

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For the Year Ended December 31, 2024

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INDEPENDENT AUDITOR'S REPORT

Logan County Metropolitan Housing Authority
Logan County
116 N Everett Street
Bellefontaine, Ohio 43311

To the Board of Commissioners

Report on the Audit of the Financial Statements

Opinion

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

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

Basis for Opinion

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

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 an opinion 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 Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 17, 2025, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

BHM CPA Group

BHM CPA Group, Inc.
Circleville, Ohio
June 17, 2025

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LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024

UNAUDITED

The Housing Authority of the County of Logan's ("the Authority") management's discussion and analysis is designed to (a) assist the reader in focusing on significant issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position, and (d) identify individual fund issues or concerns.

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

FINANCIAL HIGHLIGHTS

- The Authority's net position increased by \$176,773 (or 4.72%) during 2024. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net position. Net position was \$3.92 and \$3.74 million for 2024 and 2023, respectively.
- Revenues increased by \$211,547 (or 6.75%) during 2024 and were \$3.35 and \$3.13 million for 2024 and 2023 respectively.
- The total expenses of all Authority programs decreased by \$85,380 (or 2.62%). Total expenses were \$3.17 and \$3.25 million for 2024 and 2023 respectively.

USING THIS ANNUAL REPORT

This Report includes four major sections, the "Management's Discussion and Analysis (MD&A)", "Basic Financial Statements", "Required Supplementary information", and "Supplementary Information":

<p>MD&A ~Management's Discussion and Analysis ~</p>
<p>Basic Financial Statement ~Authority Financial Statements ~ ~Statement of Net Position ~ ~ Statement of Revenues, Expenses and Changes in Net Position ~ ~~~~ Statement of Cash Flows ~ ~~~~ Notes to Financial Statements ~</p>
<p>Required Supplementary Information ~Net Pension and OPEB Schedules ~</p>
<p>Supplementary Information ~Financial Data Schedule ~ ~Schedule of Expenditures of Federal Awards~</p>

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024

UNAUDITED

The primary focus of the Authority's financial statements is on both the Authority as a whole (Authority wide) and the major individual funds. Both perspectives (authority-wide and major fund) allow the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority) and enhance the Authority's accountability.

AUTHORITY-WIDE FINANCIAL STATEMENTS

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

These Statements include a Statement of Net Position, which is like a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Position", formerly known as equity. 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 (formerly net assets) is reported in three broad categories:

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

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

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

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as capital grant revenue, investment income and interest expense. The focus of the Statement of Revenues, Expenses and Changes in fund Net Position is the "Change in Net Position", which is similar to Net Income or Loss.

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

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024

UNAUDITED

FUND FINANCIAL STATEMENTS

The Authority administers several programs that are consolidated into a single proprietary type-enterprise fund. The enterprise fund consists of the following programs.

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

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

Business Activities - Represents non-HUD resources developed from a variety of activities.

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**LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024**

UNAUDITED

**AUTHORITY-WIDE STATEMENTS
STATEMENT OF NET POSITION**

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

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

	<u>2024</u>	<u>2023</u>
Current and Other Assets	\$ 1,414,344	\$ 1,147,278
Capital Assets	3,261,479	3,313,768
Deferred Outflows of Resources	<u>230,899</u>	<u>410,840</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 4,906,722</u>	<u>\$ 4,871,886</u>
Current Liabilities	\$ 160,897	\$ 169,269
Long-Term Liabilities	802,283	943,703
Total Liabilities	<u>\$ 963,180</u>	<u>\$ 1,112,972</u>
Deferred Inflows of Resources	<u>\$ 23,868</u>	<u>\$ 16,013</u>
Net Position:		
Net Investment in Capital Assets	\$ 3,167,570	\$ 3,195,257
Restricted Net Position	62,287	54,989
Unrestricted Net Position	<u>689,817</u>	<u>492,655</u>
Total Net Position	<u>3,919,674</u>	<u>3,742,901</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$ 4,906,722</u>	<u>\$ 4,871,886</u>

For more detailed information, see the Statement of Net Position in the financial statements.

MAJOR FACTORS AFFECTING THE STATEMENT OF NET POSITION

During 2024, current and other assets increased by \$267,066 (or 23.28%), and current liabilities decreased by \$8,372 (or 4.95%). The increase in current and other assets resulted from current year activities. Current assets increased mainly due to increased cash and receivable from HUD. Current liabilities increased due to outstanding invoices at the end of the year.

Capital assets also changed, decreasing from \$3,313,768 to \$3,261,479. The \$52,289 (or 1.58%) decrease is primarily due to a combination of net acquisitions, less depreciation and amortization expense for the year.

**LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024**

UNAUDITED

Table 2 - Statement of Revenues, Expenses & Changes in Net Position

	<u>2024</u>	<u>2023</u>
Revenues		
Total Tenant Rental Income	\$ 273,867	\$ 225,596
Operating Subsidies and grants	2,897,670	2,849,478
Capital Grants	142,809	42,288
Investment Income	3,257	2,866
Other Revenue	28,171	13,999
Total Revenues	<u><u>3,345,774</u></u>	<u><u>3,134,227</u></u>
Expenses		
Administrative	533,488	588,773
Tenant Services	34,937	49,903
Utilities	34,287	33,934
Insurance	61,136	46,352
Maintenance	325,402	398,188
General and Interest Expense	50,974	49,412
Housing Assistance Payments	1,811,941	1,782,665
Depreciation / Amortization	316,836	305,154
Total Expenses	<u><u>3,169,001</u></u>	<u><u>3,254,381</u></u>
Net Increases (Decreases)	<u><u>\$ 176,773</u></u>	<u><u>\$ (120,154)</u></u>

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

Total revenue increased by \$211,547 due to the increase in HUD grant revenue received during the year and tenant revenue.

Expenses decreased by \$85,380 for the year. The decrease was mostly due to a decrease in administrative and maintenance expenses.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024

UNAUDITED

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS

As of year-end, the Authority had \$3,261,479 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of \$52,289 (or 1.58 %) from the end of last year:

Table 3 - Condensed Statement of Changes in Capital Assets

	2024	2023
Land and Land Easements	\$ 722,461	\$ 722,461
Buildings	9,962,292	9,819,481
Furniture & Equipment	778,928	666,448
Intangible Right-To-Use: leased Equipment	93,196	92,995
Accumulated Depreciation / Amortization	<u>(8,295,398)</u>	<u>(7,987,617)</u>
 Total	 <u>\$ 3,261,479</u>	 <u>\$ 3,313,768</u>

The following reconciliation summarizes the change in Capital Assets.

Table 4 - Change in Capital Assets

BEGINNING BALANCE	\$ 3,313,768
Current year additions	265,444
Current year disposals of Intangible Right-To-Use: leased Equipment, net	(897)
Current year Depreciation/Amortization Expense	<u>(316,836)</u>
 ENDING BALANCE	 <u>\$ 3,261,479</u>

This year's additions are primarily capital improvement with Capital Fund Program funding received from HUD.

DEBT ADMINISTRATION

At year end the Authority had \$93,909 outstanding debt, which includes the lease liabilities. The following are the activities for the year:

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024

UNAUDITED

TABLE 5
CONDENSED STATEMENT OF CHANGE IN DEBT OUTSTANDING

Beginning Balance - December 31, 2023	\$	118,511
Current Year Debt Issued		10,153
Current Year Principal Payments		<u>(34,755)</u>
Ending Balance - December 31, 2024	\$	<u>93,909</u>

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding levels 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
- Market rates for rental housing
- Local rental market rates and housing supply and demand, which affects the Authority's ability to maintain leasing rates.

IN CONCLUSION

Logan County Metropolitan Housing Authority takes great pride in its financial management and is pleased to report on consistent and sound financial condition of the Authority.

FINANCIAL CONTACT

If you have any questions regarding this report, you may contact Gail Clark, Executive Director of the Logan County Metropolitan Housing Authority at (937) 599-1845.

**LOGAN COUNTY METROPOLITAN HOUSING
AUTHORITY STATEMENT OF NET POSITION
December 31, 2024**

ASSETS

Cash and cash equivalents	\$1,015,654
Cash and cash equivalents - restricted	137,515
Accounts receivables - net	145,166
Inventory - net of allowance	33,555
Prepaid expenses	59,954
	TOTAL CURRENT ASSETS
	<u>1,391,844</u>

CAPITAL ASSETS

Nondepreciable Assets	722,461
Depreciable/Amortized capital assets, net	2,539,018
	TOTAL CAPITAL ASSETS
	<u>3,261,479</u>

OTHER ASSETS

Net OPEB Asset	22,500
	TOTAL OTHER ASSETS
	<u>22,500</u>

TOTAL ASSETS 4,675,823

DEFERRED OUTFLOWS OF RESOURCES

Pension	211,354
OPEB	19,545
	TOTAL DEFERRED OUTFLOWS
	<u>230,899</u>

TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES \$4,906,722

CURRENT LIABILITIES

Accounts payable	\$8,051
Accrued compensated absences-current	6,470
Tenant security deposits	51,916
Accrued wages and payroll taxes	37,853
Unearned revenue	2,332
Other current liabilities	27,519
Accrued Interest Payable	419
Current Portion of Long Term Debt	26,337
	TOTAL CURRENT LIABILITIES
	<u>\$160,897</u>

See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET POSITION - CONT'D
December 31, 2024

NON-CURRENT LIABILITIES

Accrued compensated absences-non current	\$14,550
Long-Term debt - Net- Capital	67,572
Net pension liability payable	675,979
Other non-current liabilities	44,182
	<u>TOTAL NON-CURRENT LIABILITIES</u>
	<u>802,283</u>
	 <u>TOTAL LIABILITIES</u>
	<u>\$963,180</u>

DEFERRED INFLOWS OF RESOURCES

Pension	\$9,595
OPEB	14,273
	<u>TOTAL DEFERRED INFLOWS OF RESOURCES</u>
	<u>\$23,868</u>

NET POSITION

Net investment in capital assets	\$3,167,570
Restricted	62,287
Unrestricted	689,817
	<u>NET POSITION</u>
	<u>3,919,674</u>
	 <u>TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION</u>
	<u>\$4,906,722</u>

See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For The Year Ended December 31, 2024

OPERATING REVENUES	
Operating subsidies and grants	\$2,897,670
Total Tenant rental income	273,867
Other revenue	<u>28,171</u>
TOTAL OPERATING REVENUES	<u>3,199,708</u>
OPERATING EXPENSES	
Administrative	533,488
Tenant services	34,937
Utilities	34,287
Maintenance	325,402
Insurance	61,136
General	42,899
Housing assistance payments	1,811,941
Depreciation/Amortization	<u>316,836</u>
TOTAL OPERATING EXPENSES	<u>3,160,926</u>
OPERATING INCOME (LOSS)	<u>38,782</u>
NON-OPERATING REVENUE (EXPENSE)	
Investment income	3,257
Capital grants	142,809
Interest Expense	<u>(8,075)</u>
TOTAL NON-OPERATING REVENUE (EXPENSE)	<u>137,991</u>
CHANGES IN NET POSITION	176,773
NET POSITION BEGINNING OF YEAR	<u>3,742,901</u>
NET POSITION END OF YEAR	<u>\$3,919,674</u>

See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
For The Year Ended December 31, 2024

CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from HUD	2,833,695
Cash received from tenants	272,000
Cash received other revenue	29,840
Cash payments for housing assistance	(1,811,941)
Cash payments for administrative/operations	<u>(998,583)</u>
 NET CASH (USED) BY OPERATING ACTIVITIES	 <u>325,011</u>
 CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITES	
Capital grants received	142,809
Acquisition of capital assets	(265,444)
Lease liability retired	(8,787)
Principal debt payment	(15,815)
Interest payment on debt	<u>(8,075)</u>
 CASH (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	 <u>(155,312)</u>
 CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	<u>3,257</u>
 NET CASH PROVIDED BY INVESTING ACTIVITIES	 <u>3,257</u>
 NET INCREASES (DECREASES) IN CASH AND CASH EQUIVALENTS	 <u>172,956</u>
 CASH AND CASH EQUIVALENTS, BEGINNING	 <u>980,213</u>
 CASH AND CASH EQUIVALENTS, ENDING	 <u>\$1,153,169</u>

See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS - CONT'D
For The Year Ended December 31, 2024

RECONCILIATION OF OPERATING LOSS TO NET CASH (USED) BY
 OPERATING ACTIVITIES:

Operating Income (Loss)	\$38,782
Adjustments to reconcile operating loss to net cash (used) by operating activities	
Depreciation / Amortization	316,836
Loss on leased asset write-off	897
(Increase) decrease in:	
Receivables	(62,647)
Inventory	(2,259)
Prepaid expenses	(6,704)
Deferred Outflows Pension	151,718
Deferred Outflows OPEB	28,223
Other Assets	(22,500)
Increase (decrease) in:	
Accounts payable	81
Accrued wages and payroll taxes	15,585
Accrued compensated absences	(65)
Tenant security deposits	28
Other current liabilities	(16,428)
Other noncurrent liabilities	26,922
Net Pension Liability	(135,191)
Net OPEB Liability	(16,122)
Deferred Inflows Pension	9,595
Deferred Inflows OPEB	<u>(1,740)</u>
NET CASH (USED) BY OPERATING ACTIVITIES	<u><u>\$325,011</u></u>

See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

1. DESCRIPTION OF THE HOUSING AUTHORITY AND REPORTING ENTITY

Summary of Significant Accounting Policies

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

Reporting Entity

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

The accompanying basic financial statements comply with the provisions of the Governmental Accounting Standards Board (GASB) Statement No. 14, The Financial Reporting Entity (as amended by GASB Statement No. 61), in that the financial statements include all organizations, activities, and functions for which the Authority is financially accountable. This report includes all activities considered by management to be part of the Authority by virtue of Section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards.

Section 2100 indicates that the reporting entity consists of a) the primary government, b) organizations for which the primary government is financially accountable, and c) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

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

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. The financial benefit or burden exists if the

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primary government a) is entitled to the organization's resources; b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or c) is obligated in some manner for the debt of the organization.

Management believes the financial statements included in this report represent all of the funds of the Authority over which the Authority is financially accountable.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

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

The Authority uses a single enterprise fund to maintain its financial records during the year. 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 change in net position, financial position and cash flows. An enterprise fund may be used for any activity for which a fee is charged to external users for goods and services.

Measurement Focus

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

Enterprise Fund

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

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

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

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Projects - Conventional Public Housing and Capital Fund Programs

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 Authority 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 (i.e. capital) and management improvements to the Authority's properties. Funds are provided by formula allocation and based on the size and age of the units.

Housing Choice Voucher Program

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

Other Business Activities

Other Business Activities (OBA) – Represents non-HUD activities of the Authority that include providing affordable housing for low income people outside of the scope of the conventional and housing choice voucher programs.

Cash and Cash Equivalents

For the purpose of the Statement of Cash Flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less, and all non-negotiable certificates of deposits regardless of maturity.

Accounting and Reporting for Nonexchange Transactions

Non-exchange transactions occur when the Authority receives (or gives) value without directly giving equal value in return. GASB 33 identifies four classes of non-exchange transactions as follows:

1. Derived tax revenues: result from assessments imposed on exchange transactions (i.e., income taxes, sales taxes and other assessments on earnings or consumption).
2. Imposed non-exchange revenues: result from assessments imposed on non-governmental entities, including individuals, other than assessments on exchange transactions (i.e., property taxes and fines).

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3. Government-mandated non-exchange transactions: occur when a government at one level provides resources to a government at another level and requires the recipient to use the resources for a specific purpose (i.e., federal programs that state or local governments are mandated to perform).
4. Voluntary non-exchange transactions: result from legislative or contractual agreements, other than exchanges, entered into willingly by the parties to the agreement (i.e., certain grants and private donations).

The Authority grants and subsidies will be defined as government-mandated or voluntary nonexchange transactions.

GASB 33 establishes two distinct standards depending upon the kind of stipulation imposed by the provider.

1. Time requirements specify (a) the period when resources are required to be used or when use may begin (for example, operating or capital grants for a specific period) or (b) that the resources are required to be maintained intact in perpetuity or until a specified date or event has occurred (for example, permanent endowments, term endowments, and similar agreements). Time requirements affect the timing of recognition of non-exchange transactions.
2. Purpose restrictions specify the purpose for which resources are required to be used, (i.e., capital grants used for the purchase of capital assets). Purpose restrictions do not affect when a non-exchange transaction is recognized. However, authority's that receive resources with purpose restrictions should report resulting net assets, equity, or fund balance as restricted.

Investments

Investments are restricted by the provisions of the HUD regulations (See Note 3). Investments are valued at market value. On December 31, 2024, The Authority did not have any investments.

Receivables - Net of Allowance

Bad debts are provided on the allowance method based on management's evaluation of the collectability of outstanding tenant receivable balances at the end of the year. At December 31, 2024, the Authority believed \$1,193 of the accounts receivable to be uncollectible.

Prepaid Expenses

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

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Inventory

The Authority's inventory is comprised of maintenance materials and supplies. Inventory is stated at cost and uses the Moving Average Costing flow assumption in determining cost.

The consumption method is used to record inventory. Under this method, the acquisition of materials and supplies is recorded initially in inventory accounts and charged as expenditures when used. The allowance for obsolete inventory was \$0 at December 31, 2024.

Capital Assets

Capital assets are stated at cost and depreciation is computed using the straight-line method over an estimated useful life of the assets. The cost of normal maintenance and repairs, that do not add to the value of the asset or materially extend the asset life are expensed as incurred. The Authority's capitalization threshold is \$750. The following are the useful lives used for depreciation purposes:

Buildings	40 years
Building improvements	15 years
Furniture and Equipment	3-7 years

Restricted Cash

Restricted cash represents amounts held for tenant security deposits and HAP funds received but not spent.

Accrued Liabilities

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

Compensated Absences

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

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Deferred Outflow and Inflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense) until then. For the Authority, deferred outflows of resources are reported on the statement of net position for pension and OPEB. The deferred outflows of resources related to pension and OPEB plans are explained in Note 7 and 8.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized until that time. For the Authority, deferred inflows of resources are reported on the statement of net position for pension and OPEB. The deferred inflows of resources related to pension and OPEB plans are explained in Notes 7 and 8.

Pension / Other Post-Employment Benefits

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

Unearned Revenue

Represent tenant's prepayment of rent.

Net Position

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

The Authority applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted amounts are available.

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Operating Revenues and Expenses

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

Operating expenses are those expenses that are expended directly for the primary activity of the proprietary fund. For the Authority, these expenses are administrative, utilities, maintenance, PILOT, insurance, depreciation, bad debt and housing assistance payments.

Capital Grant

This represents grants provided by HUD that the Authority spends on capital assets.

Budgetary Accounting

The Authority annually prepares its program budgets as prescribed by the Department of Housing and Urban Development. These budgets are adopted by the Board of Authority and submitted to the Federal agencies, as applicable.

Estimates

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

3. DEPOSITS AND INVESTMENTS

Deposits

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

- A. Active deposits are public deposits necessary to meet demands on the treasury. Such monies must be maintained either as cash in the Authority's Treasury, in commercial accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.
- B. Inactive deposits are public deposits that the Authority has identified as not required for use within the current two-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

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of depositories, or by savings or deposit accounts including, but not limited to, passbook accounts.

C. Interim deposits are deposits of interim monies. Interim monies are those monies which are not needed for immediate use but which will be needed before the end of the current period of designation of depositories. Interim deposits must be evidenced by time certificates of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

Protection of the Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC), by eligible securities pledged by the financial institution as security for repayment, by collateral held by the Authority, or by a single collateral pool established by the financial institution to secure the repayment of all public monies deposited with the institution.

The carrying amount of the Authority's deposits was \$1,153,169 on December 31, 2024, including \$200 petty cash. The corresponding bank balances were \$1,165,009. Based on the criteria described in GASB Statement No. 40, "Deposits and Investment Risk Disclosure," as of December 31, 2024, \$295,812 was covered by federal depository insurance and \$869,197 was exposed to custodial risk.

Custodial credit risk is the risk that in the event of bank failure, the Authority will not be able to recover the deposits. All deposits 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 the Ohio Revised Code, is held in single financial institution collateral pools at the 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 the Federal Reserve Bank in the name of the Authority.

Investments

In accordance with the Ohio Revised Code and HUD investment policy, the Authority is permitted to invest in certificates of deposit, savings accounts, money market accounts, certain highly rated commercial paper, obligations of certain political subdivision of Ohio and the United States government and its agencies, repurchase agreements with any eligible depository or any eligible dealers. Public depositories must give security for all public funds on deposit. Repurchase agreements must be secured by the specific qualifying securities upon which the repurchase agreements are based.

The Authority is prohibited from investing in any financial instruments, contracts, or obligations whose value or return is based or linked to another asset or index, or both, separate from the financial instrument, contract, or obligation itself (commonly known

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as a derivative). The Authority is also prohibited from investing in reverse purchase agreements.

Interest Rate Risk - The Authority does not have a formal investment policy that limits investments as a means of managing the exposure to fair value losses arising from increasing interest rates. However, it is the Authority's practice to limit its investments to three years or less.

Credit Risk - HUD requires specific collateral on individual accounts in excess of amounts insured by the Federal Deposit Insurance Corporation. The Authority's depository agreement specifically requires compliance with HUD requirements.

Concentration of Credit Risk - The Authority places no limit on the amount that may be invested with any one issuer. However, it is the Authority's practice to do business with more than one depository.

The Authority had no investments at December 31, 2024.

4. CAPITAL ASSETS

A summary of changes in the Authority's capital assets for the year ending December 31, 2024, follows:

	Ending Balance 12/31/23	Additions	Deletions	Ending Balance 12/31/24
Capital Assets Not Being Depreciated:				
Land and Land Easements	\$722,461	\$0	\$0	\$722,461
Total Capital Assets Not Being Depreciated	722,461	0	0	722,461
Capital Assets Being Depreciated:				
Buildings	9,819,481	142,811	0	9,962,292
Furniture and Equipment	666,448	112,480	0	778,928
Intangible Right-To Use: Leased Equipment	92,995	10,153	(9,952)	93,196
Total Capital Assets Being Depreciated	10,578,924	265,444	(9,952)	10,834,416
Less Accumulated Depreciation:				
Buildings	(7,329,391)	(278,909)	0	(7,608,300)
Furniture and Equipment	(597,539)	(19,884)	0	(617,423)
Intangible Right-To Use: Leased Equipment	(60,687)	(18,043)	9,055	(69,675)
Total Accumulated Depreciation	(7,987,617)	(316,836)	9,055	(8,295,398)
Total Capital Assets Being Depreciated, Net	2,591,307	(51,392)	(897)	2,539,018
Total Capital Assets, Net	\$3,313,768	(\$51,392)	(\$897)	\$3,261,479

5. LONG-TERM OBLIGATIONS

Changes in activity in Long-Term Obligations are as follows:

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	Balance		Balance		Due One	
	12/31/23	Issued	Retired	12/31/24	Year	Interest
512 Walker	\$ 686	\$0	\$ (686)	\$ -	\$ -	4.75%
229 Walker	58,202	0	(2,811)	\$ 55,391	2,763	7.25%
Pratt/Seymour	24,533	0	(12,318)	\$ 12,215	12,215	8.00%
Net Pension Liability	811,170	0	(135,191)	\$ 675,979	0	
Net OPEB Liability	16,122	0	(16,122)	\$ -	0	
Leases Payable	35,090	10,153	(18,940)	\$ 26,303	11,359	
	\$ 945,803	\$ 10,153	\$ (186,068)	\$ 769,888	\$ 26,337	

The long-term debt consists of two mortgages and a construction Line of Credit that were assumed by the Authority on September 2, 2015. This debt is associated with several rental properties that were transferred to the Authority by the Not-for-Profit agency, (HAND), on that date. The principal amount owed at the time of transfer was \$242,223. The property and associated debt were recorded on the Authority's Business Activities Ledger.

The original mortgage for 512 Walker is \$71,250. Monthly payments of \$747 started in 2014 and are required until the maturity date in 2024.

The original amount of the mortgage for 229 Walker is \$120,000 in 2014. Due at the variable interest rate, the Citizens Federal notifies the Authority of the yearly interest rate and monthly payment amount to begin in June each year. This mortgage matures in 2037.

The original amount of the line of credit for Pratt/Seymour is \$34,917 in 2008. Additional draws were made on the line of credit until the maximum of \$120,000 was reached and the line of credit was terminated and converted into a permanent loan. No maturity date has been established.

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Amortization of the above debt, including interest, is scheduled as follows:

<u>Year ending</u>	<u>December 31: 229 Walker</u>	<u>Pratt/ Seymour</u>
2025	2,763	12,215
2026	2,929	-
2027	2,929	-
2028	2,929	-
2029	2,929	-
2030-2034	14,645	-
2035-2039	14,645	-
2040	<u>11,622</u>	-
	<u>\$ 55,391</u>	<u>\$ 12,215</u>

6. RISK MANAGEMENT

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

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

7. DEFINED BENEFIT PENSION PLAN

Net Pension Liability/Asset

The net pension liability/(asset) reported on the statement of net position represents a liability/asset 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/asset 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/asset calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting this estimate annually.

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

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

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

Plan Description – Ohio Public Employees Retirement System (OPERS)

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

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

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

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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 57 with 25 years of service credit or Age 62 with 5 years of service credit
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	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	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

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

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

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

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

The OPERS Board of Trustees approved a proposal at its October 2019 meeting to create a new tier of membership in the OPERS traditional pension plan. OPERS currently splits its non-retired membership into Group A, B or C depending on age and service criteria. Retirement Group D would consist of OPERS contributing members hired in 2022 and beyond. Group D will have its own eligibility standards, benefit structure and unique member features designed to meet the changing needs of Ohio public workers. It also will help OPERS address expected investment market volatility and adjust to the lack of available funding for health care.

Defined contribution plan benefits are established in the plan documents, which may be amended by the Board. Member-directed plan and combined plan members who have met the retirement eligibility requirements may apply for retirement benefits. The amount available for defined contribution benefits in the combined plan consists of the members' contributions plus or minus the investment gains or losses resulting from the members' investment selections. Combined plan members wishing to receive benefits must meet the requirements for both the defined benefit and defined contribution plans. Member-directed participants must have attained the age of 55, have money on deposit in the defined contribution plan and have terminated public service to apply for retirement benefits. The amount available for defined contribution benefits in the member-

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directed plan consists of the members' contributions, vested employer contributions and investment gains or losses resulting from the members' investment selections. Employer contributions and associated investment earnings vest over a five-year period, at a rate of 20 percent each year. At retirement, members may select one of several distribution options for payment of the vested balance in their individual OPERS accounts. Options include the purchase of a monthly defined benefit annuity from OPERS (which includes joint and survivor options), partial lump-sum payments (subject to limitations), a rollover of the vested account balance to another financial institution, receipt of entire account balance, net of taxes withheld, or a combination of these options.

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

	State and Local
2024 Statutory Maximum Contribution Rates	
Employer	14.0%
Employee	10.0%
2024 Actual Contribution Rates	
Employer:	
Pension	14.0%
Post-employment Health Care Benefits	<u>0.0%</u>
	<u>14.0%</u>
Total Employer	<u>14.0%</u>
Employee	<u>10.0%</u>

Employer contribution rates are actuarially determined and are expressed as a percentage of the payroll covered. The portion of employer contributions used to fund pension benefits is net of post-employment health care benefits. The portion of the employer's contribution allocated to health care was 0% for 2023 for the Traditional and Combined plans. The portion of the employer's contribution allocated to health care was 4% for the Member-Directed plan for 2023. The Authority's contractually required contribution for pension was \$63,510 for year ending December 31, 2024. Of this amount \$5,720 is reported within accrued liabilities.

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

The net pension liability /asset was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability/asset was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability/asset was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. The following is information related to the proportionate share and pension expense:

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	Traditional Plan
Proportionate Share of Net Pension Liability	\$675,979
Proportion of the Net Pension Liability	
- Prior Measurement Date	0.002746%
- Current Measurement Date	<u>0.002582%</u>
Change in Proportion from Prior	<u>-0.000164%</u>
Pension Expense	\$26,119

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

	Traditional Plan
Deferred Outflows of Resources	
Net Difference between projected and actual earning on pension plan investments	\$136,441
Difference between expected and actual experience	11,048
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	5,420
Authority contributions subsequent to the measurement date	<u>58,445</u>
Total Deferred Outflows of Resources	<u><u>\$211,354</u></u>
 Traditional Plan	
Deferred Inflows of Resources	
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	<u>9,595</u>
Total Deferred Inflows of Resources	<u><u>\$9,595</u></u>

\$58,445 reported as deferred outflows of resources related to pension resulting from the Authority's contributions after the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

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	Traditional Plan
Fiscal Year Ending December 31,:	
2025	\$29,921
2026	45,755
2027	87,069
2028	<u>(19,431)</u>
Total	<u><u>\$143,314</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 December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all prior periods included in the measurement in accordance with the requirements of GASB 67. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below:

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

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010,

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

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

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

OPERS manages investments in three investment portfolios: the Defined Benefits portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio includes the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan, and the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio.

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

Asset Class	Target Allocation as of December 31, 2023	Weighted Average Long-Term Expected Real Rate of Return (Geometric)	
		1 Year	5 Years
Fixed Income	24.00%	2.85%	
Domestic Equities	21.00%	4.27%	
Real Estate	13.00%	4.46%	
Private Equity	15.00%	7.52%	
International Equities	20.00%	5.16%	
Risk Parity	2.00%	4.38%	
Other Investments	5.00%	3.46%	
TOTAL	100.00%		

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

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate The following table presents the Authority's proportionate share of the net pension liability calculated using the current period discount rate assumption of 6.9 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (5.9 percent) or one-percentage-point higher (7.9 percent) than the current rate:

	1% Decrease (5.9%)	Current Discount Rate (6.9%)	1% Increase (7.9%)
Authority's proportionate share of the net pension liability			
- Traditional Pension Plan	\$1,064,171	\$675,979	\$353,114

8. **DEFINED BENEFIT OPEB PLAN**

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

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

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

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 the *accrued liabilities*.

Plan Description – Ohio Public Employees Retirement System (OPERS)

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

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

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

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

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

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

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OPERS is set aside to fund OPERS health care plans. During 2023, health care is not being funded.

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

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

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

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

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

The net OPEB liability and total OPEB liability were determined by an actuarial valuation as of December 31, 2022, rolled forward to the measurement date of December 31, 2023, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB liability was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities. The following is information related to the proportionate share and OPEB expenses:

	Health Care Plan
Proportionate Share of Net OPEB Liability / (Asset)	<u>(\$22,500)</u>
Proportion of the Net OPEB Liability	
- Prior Measurement Date	0.002557%
- Current Measurement Date	<u>0.002493%</u>
Change in Proportion from Prior	<u>-0.000064%</u>
OPEB Income	\$12,139

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

Health Care Plan	
Deferred Outflows of Resources	
Net Difference between projected and actual earning on pension plan investments	\$13,512
Assumption Changes	5,793
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	240
Total Deferred Outflows of Resources	<u>\$19,545</u>
Deferred Inflows of Resources	
Assumption Changes	\$9,672
Difference between expected and actual experience	3,202
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	1,399
Total Deferred Inflows of Resources	<u>\$14,273</u>

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

Health Care Plan	
Fiscal Year Ending December 31:	
2025	(\$1,730)
2026	1,046
2027	10,518
2028	<u>(4,562)</u>
Total	<u>\$5,272</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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Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2022, rolled forward to the measurement date of December 31, 2023. The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

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

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

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

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

OPERS manages investments in three investment portfolios: The Defined Benefits portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension

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Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio.

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. The System's primary goal is to achieve and maintain a fully funded status for benefits provided through the defined pension plans. The table below displays the Board-approved asset allocation policy for 2023 and the long-term expected real rates of return:

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

Discount Rate A single discount rate of 5.70 percent was used to measure the OPEB liability/asset on the measurement date of December 31, 2023. A single discount rate of 5.22 percent was used to measure the OPEB liability/asset on the measurement date of December 31, 2022. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of 3.77 percent. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2070. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

year 2070, and the municipal bond rate was applied to all health care costs after that date.

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

	1% Decrease (4.70%)	Single Discount Rate (5.70%)	1% Increase (6.70%)
Authority's proportionate share of the net OPEB Liability/(Asset)	\$12,365	(\$22,500)	(\$51,381)

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

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

	1% Decrease	Current Health Care Cost Trend Rate Assumption	1% Increase
Authority's proportionate share of the net OPEB liability/(Asset)	(\$23,434)	(\$22,500)	(\$21,440)

9. COMPENSATED ABSENCES

Leave that has not been used is recognized as a liability if it (a) is attributable to services already rendered, (b) accumulates, and (c) is more likely than not to be used for time off.

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

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Annual vacation leave is given to all full time permanent employees on a pro-rate basis; two weeks per year of service, one through five years, three weeks for six to ten years of service and four weeks for ten years of service or more. The annual leave does not accumulate for longer than a one-year period and must be scheduled in the year earned.

Sick leave accrues for full time permanent employees on the basis of 10 hours per month, cumulative to 120 days or 960 hours. An Employee at the time of retirement from active service with the authority may elect to be paid cash for (1/4) of the value of accrued unused sick leave credit at the employee's rate of pay at the time of retirement. The Authority's policy is to begin to accrue sick leave for employees five (5) years before they are eligible for retirement. At December 31, 2024, the Authority had \$21,020 sick and vacation leave accrued. The following is a summary of changes in compensated absences for the year ended December 31, 2024:

	Balance 12/31/23	Additions	Reductions	Balance 12/31/24	Due One Year
Compensated Absence Payable	\$21,085	\$11,644	(\$11,709)	\$21,020	\$6,470

10. RESTRICTED ASSETS

The Authority's restricted assets are as follows:

Tenant Security Deposits	\$51,916
Housing Assistance Payments funds	2,376
Family Self-Sufficiency Program	45,812
Forfeited FSS Escrow Funds	37,411
	<u><u>\$137,515</u></u>

11. CONTINGENCIES

Grants

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

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

Commitments and Contingencies

The Authority has, under its normal operations, entered into commitments for the purchase of maintenance, cleaning, and other services. Such commitments are monthly and annually.

Litigations

In the normal course of operations, the Authority may be subject to litigations and claims. At December 31, 2024, the Authority was not aware of any such matters.

13. FAMILY SELF-SUFFICIENCY PROGRAM

The Logan County Metropolitan Housing Authority has a Family Self-Sufficiency Program (FSSP). This program is designed to assist families to become self-sufficient through an escrowed savings plan provided by the Authority. Upon completion of the objectives, the family receives their escrow balance.

At December 31, 2024, the Authority held in escrow \$38,029 for the Family Self Sufficiency Program. The Authority recognizes the escrow as cash and FSS liability on the balance sheet.

14. FINANCIAL DATA SCHEDULE SUBMITTED TO HUD

For the fiscal year ending December 31, 2024, the Authority electronically submitted an unaudited version of the balance sheet, statement of revenue and expenses and changes in net position, and other data to HUD as required on the GAAP basis. The schedules are presented in the manner prescribed by HUD.

15. ECONOMIC DEPENDENCY

Both the Low Rent Public Housing Program and the Housing Choice Voucher Program are economically dependent on annual contributions and grants from HUD.

16. LEASES

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

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

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

PURPOSE	LEASE COMMENCEMENT DATE	TERM (YEARS)	LEASE END DATE	PAYMENT METHOD
Postage Meter	January 2, 2020	5	December 31, 2024	Monthly
Postage Meter	June 30, 2024	5	July 30, 2029	Monthly
Work Stations	June 28, 2020	5	July 28, 2025	Monthly
Laptop	March 3, 2021	4.5	August 3, 2025	Monthly
Computers	January 12, 2021	4.75	October 12, 2025	Monthly
Copier	January 1, 2019	5	January 24, 2025	Monthly
Copier	July 7, 2023	5	June 30, 2028	Monthly

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

FISCAL YEAR	PRINCIPAL	INTEREST	TOTAL
2025	\$11,359	\$2,338	\$13,697
2026	5,530	723	6,253
2027	5,263	990	6,253
2028	3,142	897	4,039
2029	1,009	196	1,205
Total	\$26,303	\$5,144	\$31,447

LOGAN METROPOLITAN HOUSING AUTHORITY
 LOGAN COUNTY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET)
 OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
 FOR THE LAST TEN YEARS

Traditional and Combined Plan	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Authority's Proportion of the Net Pension Liability										
- Traditional Plan	0.002582%	0.002746%	0.002464%	0.001772%	0.001582%	0.001559%	0.001890%	0.001995%	0.002128%	0.002193%
Authority's Proportion of the Net Pension Asset										
- Combined Plan	0.000000%	0.000000%	0.005708%	0.013468%	0.013960%	0.016525%	0.024179%	0.028057%	0.030810%	0.032903%
- Member Directed Plan	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
Authority's Proportionate Share of the Net Pension Liability (Assets)										
- Traditional Plan	\$675,979	\$811,170	\$214,378	\$262,395	\$312,693	\$426,979	\$296,504	\$453,031	\$368,596	\$264,500
- Combined Plan	\$0	\$0	(\$22,491)	(\$38,876)	(\$29,111)	(\$1,849)	(\$32,915)	(\$15,616)	(\$14,993)	(\$12,668)
- Member Directed Plan	(\$229)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Authority's Covered-Employee Payroll	\$456,604	\$425,647	\$383,583	\$308,972	\$279,681	\$281,243	\$348,800	\$367,070	\$384,083	\$389,917
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Employee Payroll	148.04%	190.57%	50.02%	72.34%	101.39%	151.16%	75.57%	119.16%	92.06%	64.59%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability/(Assets)										
- Traditional Plan	79.01%	75.74%	92.62%	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%
- Combined Plan	144.55%	137.14%	169.88%	157.67%	145.28%	126.64%	137.28%	116.55%	116.90%	114.83%
- Member Directed Plan	134.44%	126.74%	171.84%	188.21%	118.84%	113.42%	124.46%	103.40%	103.91%	N/A

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

See accompanying notes to the required supplementary information.

Logan Metropolitan Housing Authority
 Logan County
 Required Supplementary Information
 Schedule of the Authority's Contributions - Pension Ohio Public Employees Retirement System
 For The Last Ten Years

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually Required Contribution										
- Traditional Plan	\$61,825	\$63,925	\$55,548	\$43,386	\$34,134	\$29,316	\$28,196	\$31,853	\$30,948	\$32,358
- Combined Plan	0	0	4,043	10,316	9,122	9,840	11,178	13,491	13,103	14,432
- Member Directed Plan	1,685	0	0	0	0	0	0	0	0	0
Total Required Contributions	\$63,510	\$63,925	\$59,591	\$53,702	\$43,256	\$39,156	\$39,374	\$45,344	\$44,051	\$46,790
Contributions in Relation to the Contractually Required Contribution	(\$63,510)	(\$63,925)	(\$59,591)	(\$53,702)	(\$43,256)	(\$39,156)	(\$39,374)	(\$45,344)	(\$44,051)	(\$46,790)
Contributions Deficiency/(Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Authority's Covered-Employee Payroll										
- Traditional Plan	\$440,898	\$456,604	\$396,769	\$309,899	\$243,811	\$209,395	\$201,400	\$245,023	\$257,878	\$269,650
- Combined Plan	0	0	28,878	73,684	65,161	70,286	79,843	\$103,777	\$109,192	\$120,267
- Member Directed Plan	15,706	0	0	0	0	0	0	\$0	\$0	\$0
Total Covered Payroll	\$456,604	\$456,604	\$425,647	\$383,583	\$308,972	\$279,681	\$281,243	\$348,800	\$367,070	\$389,917
Contributions as a Percentage of Covered-Employee Payroll										
- Traditional Plan	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%
- Combined Plan	0.00%	0.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%
- Member Directed Plan	10.73%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

See accompanying notes to the required supplementary information

Logan County Metropolitan Housing Authority
 Logan County
 Required Supplementary Information
 Schedule of the Authority's Proportionate Share of the Net OPEB Liability (Asset)
 Ohio Public Employees Retirement System
 For The Last Eight Years (1)

	2024	2023	2022	2021	2020	2019	2018	2017
Authority's Proportion of the Net OPEB Liability (Asset)	0.002493%	0.002557%	0.002460%	0.002043%	0.001865%	0.001939%	0.002460%	0.002460%
Authority's Proportionate Share of the Net OPEB Liability (Asset)	(\$22,500)	\$16,122	(\$77,051)	(\$36,398)	\$257,605	\$252,800	\$267,138	\$248,468
Authority's Covered Payroll	\$456,604	\$425,647	\$383,583	\$308,972	\$279,681	\$281,243	\$348,800	\$367,070
Authority's Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of its Covered Payroll	(4.93%)	3.79%	(20.09%)	(11.78%)	92.11%	89.89%	76.59%	67.69%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability (Asset)	107.76%	94.79%	128.23%	115.57%	47.80%	46.33%	54.14%	68.52%

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

The amounts presented is as of the Authority's plan measurement date, which is the prior calendar year.

See accompanying notes to the required supplementary information

Logan Metropolitan Housing Authority
 Logan County
 Required Supplementary Information
 Schedule of the Authority's Contributions - OPEB Ohio Public Employees Retirement
 System For the Last Ten Years

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually Required Contribution										
OPEB	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,488	\$7,338	\$7,682
Contributions in Relation to the										
Contractually Required Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$3,488)	(\$7,338)	(\$7,682)
Contribution Deficiency/(Excess)	<u>\$0</u>									
Authority's Covered Payroll	\$456,604	\$456,604	\$425,647	\$383,583	\$308,972	\$279,681	\$281,243	\$348,800	\$367,070	\$389,917
Contributions as a Percentage of										
Covered Payroll	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	2.00%	1.97%
OPEB	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	2.00%	1.97%

See accompanying notes to the required supplementary information.

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

Ohio Public Employees' Retirement System

Net Pension Liability

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

Changes in assumptions:

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

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

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

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

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

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

For 2022, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) wage inflation changed from 3.25% to 2.75% (b) future salary increases changed from 3.25% - 10.75% to 2.75% - 10.75% (c) the cost-of-living adjustments for post-1/7/2013 retirees was increase from 0.5% simple though 2021, then 2.15% simple to 3.0% simple through 2022 then 2.05% simple (d) Amounts reported beginning in 2022 use pre-retirement mortality rates based on 130 percent of the Pub- 2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170 percent of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law

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

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

Net OPEB liability/asset

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

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

Changes in assumptions:

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

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

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

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

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

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

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

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

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$623,164	\$0	\$0	\$27,237	\$365,253	\$1,015,654	\$0	\$1,015,654
113 Cash - Other Restricted	\$0	\$37,411	\$0	\$0	\$46,558	\$83,969	\$0	\$83,969
114 Cash - Tenant Security Deposits	\$44,638	\$0	\$0	\$7,278	\$0	\$51,916	\$0	\$51,916
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$0	\$0	\$1,630	\$1,630	\$0	\$1,630
100 Total Cash	\$667,802	\$37,411	\$0	\$34,515	\$413,441	\$1,153,169	\$0	\$1,153,169
122 Accounts Receivable - HUD Other Projects	\$139,279	\$0	\$0	\$0	\$0	\$139,279	\$0	\$139,279
125 Accounts Receivable - Miscellaneous	\$2,308	\$0	\$0	\$0	\$0	\$2,308	\$0	\$2,308
126 Accounts Receivable - Tenants	\$1,064	\$0	\$0	\$58	\$0	\$1,122	\$0	\$1,122
126.1 Allowance for Doubtful Accounts -Tenants	(\$378)	\$0	\$0	\$0	\$0	(\$378)	\$0	(\$378)
127 Notes, Loans, & Mortgages Receivable - Current	\$2,835	\$0	\$0	\$0	\$0	\$2,835	\$0	\$2,835
128 Fraud Recovery	\$0	\$0	\$0	\$0	\$815	\$815	\$0	\$815
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	(\$815)	(\$815)	\$0	(\$815)
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$145,108	\$0	\$0	\$58	\$0	\$145,166	\$0	\$145,166
142 Prepaid Expenses and Other Assets	\$54,786	\$0	\$0	\$4,434	\$734	\$59,954	\$0	\$59,954
143 Inventories	\$33,555	\$0	\$0	\$0	\$0	\$33,555	\$0	\$33,555
150 Total Current Assets	\$901,251	\$37,411	\$0	\$39,007	\$414,175	\$1,391,844	\$0	\$1,391,844
161 Land	\$683,201	\$0	\$0	\$39,260	\$0	\$722,461	\$0	\$722,461
162 Buildings	\$8,739,578	\$0	\$0	\$1,222,714	\$0	\$9,962,292	\$0	\$9,962,292
163 Furniture, Equipment & Machinery - Dwellings	\$141,959	\$0	\$0	\$0	\$0	\$141,959	\$0	\$141,959
164 Furniture, Equipment & Machinery - Administration	\$584,251	\$0	\$0	\$0	\$145,914	\$730,165	\$0	\$730,165
166 Accumulated Depreciation	(\$7,744,834)	\$0	\$0	(\$414,982)	(\$135,582)	(\$8,295,398)	\$0	(\$8,295,398)
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,404,155	\$0	\$0	\$846,992	\$10,332	\$3,261,479	\$0	\$3,261,479
174 Other Assets	\$14,717	\$0	\$0	\$0	\$7,783	\$22,500	\$0	\$22,500
180 Total Non-Current Assets	\$2,418,872	\$0	\$0	\$846,992	\$18,115	\$3,283,979	\$0	\$3,283,979
200 Deferred Outflow of Resources	\$151,033	\$0	\$0	\$0	\$79,866	\$230,899	\$0	\$230,899

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
290 Total Assets and Deferred Outflow of Resources	\$3,471,156	\$37,411	\$0	\$885,999	\$512,156	\$4,906,722	\$0	\$4,906,722
312 Accounts Payable <= 90 Days	\$4,104	\$0	\$0	\$3,920	\$27	\$8,051	\$0	\$8,051
321 Accrued Wage/Payroll Taxes Payable	\$30,773	\$0	\$0	\$0	\$7,080	\$37,853	\$0	\$37,853
322 Accrued Compensated Absences - Current Portion	\$3,326	\$0	\$0	\$0	\$3,144	\$6,470	\$0	\$6,470
325 Accrued Interest Payable	\$0	\$0	\$0	\$419	\$0	\$419	\$0	\$419
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$1,114	\$1,114	\$0	\$1,114
333 Accounts Payable - Other Government	\$13,267	\$0	\$0	\$8,687	\$0	\$21,954	\$0	\$21,954
341 Tenant Security Deposits	\$44,638	\$0	\$0	\$7,278	\$0	\$51,916	\$0	\$51,916
342 Unearned Revenue	\$1,782	\$0	\$0	\$550	\$0	\$2,332	\$0	\$2,332
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$8,065	\$0	\$0	\$14,978	\$3,294	\$26,337	\$0	\$26,337
345 Other Current Liabilities	\$0	\$0	\$0	\$0	\$1,630	\$1,630	\$0	\$1,630
346 Accrued Liabilities - Other	\$0	\$0	\$0	\$0	\$2,821	\$2,821	\$0	\$2,821
310 Total Current Liabilities	\$105,955	\$0	\$0	\$35,832	\$19,110	\$160,897	\$0	\$160,897
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$11,416	\$0	\$0	\$52,628	\$3,528	\$67,572	\$0	\$67,572
353 Non-current Liabilities - Other	\$0	\$0	\$0	\$0	\$44,182	\$44,182	\$0	\$44,182
354 Accrued Compensated Absences - Non Current	\$9,154	\$0	\$0	\$0	\$5,396	\$14,550	\$0	\$14,550
357 Accrued Pension and OPEB Liabilities	\$442,162	\$0	\$0	\$0	\$233,817	\$675,979	\$0	\$675,979
350 Total Non-Current Liabilities	\$462,732	\$0	\$0	\$52,628	\$286,923	\$802,283	\$0	\$802,283
300 Total Liabilities	\$568,687	\$0	\$0	\$88,460	\$306,033	\$963,180	\$0	\$963,180
400 Deferred Inflow of Resources	\$15,612	\$0	\$0	\$0	\$8,256	\$23,868	\$0	\$23,868
508.4 Net Investment in Capital Assets	\$2,384,674	\$0	\$0	\$779,386	\$3,510	\$3,167,570	\$0	\$3,167,570
511.4 Restricted Net Position	\$14,717	\$37,411	\$0	\$0	\$10,159	\$62,287	\$0	\$62,287
512.4 Unrestricted Net Position	\$487,466	\$0	\$0	\$18,153	\$184,198	\$689,817	\$0	\$689,817
513 Total Equity - Net Assets / Position	\$2,886,857	\$37,411	\$0	\$797,539	\$197,867	\$3,919,674	\$0	\$3,919,674
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$3,471,156	\$37,411	\$0	\$885,999	\$512,156	\$4,906,722	\$0	\$4,906,722

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$165,399	\$0	\$0	\$88,595	\$0	\$253,994	\$0	\$253,994
70400 Tenant Revenue - Other	\$19,873	\$0	\$0	\$0	\$0	\$19,873	\$0	\$19,873
70500 Total Tenant Revenue	\$185,272	\$0	\$0	\$88,595	\$0	\$273,867	\$0	\$273,867
70600 HUD PHA Operating Grants	\$851,054	\$0	\$32,437	\$0	\$2,014,179	\$2,897,670	\$0	\$2,897,670
70610 Capital Grants	\$142,809	\$0	\$0	\$0	\$0	\$142,809	\$0	\$142,809
71100 Investment Income - Unrestricted	\$1,683	\$101	\$0	\$112	\$1,361	\$3,257	\$0	\$3,257
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$7,762	\$7,762	\$0	\$7,762
71500 Other Revenue	\$6,593	\$6,169	\$0	\$7,647	\$0	\$20,409	\$0	\$20,409
70000 Total Revenue	\$1,187,411	\$6,270	\$32,437	\$96,354	\$2,023,302	\$3,345,774	\$0	\$3,345,774
91100 Administrative Salaries	\$90,594	\$0	\$0	\$16,727	\$117,877	\$225,198	\$0	\$225,198
91200 Auditing Fees	\$9,344	\$0	\$0	\$0	\$3,817	\$13,161	\$0	\$13,161
91400 Advertising and Marketing	\$263	\$0	\$0	\$0	\$8	\$271	\$0	\$271
91500 Employee Benefit contributions - Administrative	\$46,584	\$0	\$0	\$6,091	\$58,063	\$110,738	\$0	\$110,738
91600 Office Expenses	\$11,670	\$0	\$0	\$0	\$5,657	\$17,327	\$0	\$17,327
91700 Legal Expense	\$7,389	\$0	\$0	\$3,968	\$0	\$11,357	\$0	\$11,357
91800 Travel	\$7,426	\$0	\$0	\$0	\$3,459	\$10,885	\$0	\$10,885
91900 Other	\$116,654	\$0	\$0	\$3,836	\$24,061	\$144,551	\$0	\$144,551
91000 Total Operating - Administrative	\$289,924	\$0	\$0	\$30,622	\$212,942	\$533,488	\$0	\$533,488
92100 Tenant Services - Salaries	\$0	\$0	\$32,437	\$0	\$0	\$32,437	\$0	\$32,437
92400 Tenant Services - Other	\$0	\$2,500	\$0	\$0	\$0	\$2,500	\$0	\$2,500
92500 Total Tenant Services	\$0	\$2,500	\$32,437	\$0	\$0	\$34,937	\$0	\$34,937
93100 Water	\$4,826	\$0	\$0	\$227	\$0	\$5,053	\$0	\$5,053
93200 Electricity	\$11,449	\$0	\$0	\$595	\$0	\$12,044	\$0	\$12,044
93300 Gas	\$8,572	\$0	\$0	\$429	\$0	\$9,001	\$0	\$9,001

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
93600 Sewer	\$7,879	\$0	\$0	\$310	\$0	\$8,189	\$0	\$8,189
93000 Total Utilities	\$32,726	\$0	\$0	\$1,561	\$0	\$34,287	\$0	\$34,287
94100 Ordinary Maintenance and Operations - Labor	\$163,079	\$0	\$0	\$1,585	\$0	\$164,664	\$0	\$164,664
94200 Ordinary Maintenance and Operations - Materials and Other	\$52,895	\$0	\$0	\$2,864	\$0	\$55,759	\$0	\$55,759
94300 Ordinary Maintenance and Operations Contracts	\$40,220	\$0	\$0	\$11,102	\$0	\$51,322	\$0	\$51,322
94500 Employee Benefit Contributions - Ordinary Maintenance	\$53,657	\$0	\$0	\$0	\$0	\$53,657	\$0	\$53,657
94000 Total Maintenance	\$309,851	\$0	\$0	\$15,551	\$0	\$325,402	\$0	\$325,402
96110 Property Insurance	\$47,190	\$0	\$0	\$3,823	\$0	\$51,013	\$0	\$51,013
96120 Liability Insurance	\$1,902	\$0	\$0	\$147	\$950	\$2,999	\$0	\$2,999
96130 Workmen's Compensation	\$1,678	\$0	\$0	\$0	\$685	\$2,363	\$0	\$2,363
96140 All Other Insurance	\$4,761	\$0	\$0	\$0	\$0	\$4,761	\$0	\$4,761
96100 Total insurance Premiums	\$55,531	\$0	\$0	\$3,970	\$1,635	\$61,136	\$0	\$61,136
96210 Compensated Absences	\$2,639	\$0	\$0	\$0	\$2,535	\$5,174	\$0	\$5,174
96300 Payments in Lieu of Taxes	\$13,267	\$0	\$0	\$8,687	\$0	\$21,954	\$0	\$21,954
96400 Bad debt - Tenant Rents	\$12,568	\$0	\$0	\$3,203	\$0	\$15,771	\$0	\$15,771
96000 Total Other General Expenses	\$28,474	\$0	\$0	\$11,890	\$2,535	\$42,899	\$0	\$42,899
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0	\$0	\$5,230	\$0	\$5,230	\$0	\$5,230
96720 Interest on Notes Payable (Short and Long Term)	\$2,020	\$0	\$0	\$0	\$825	\$2,845	\$0	\$2,845
96700 Total Interest Expense and Amortization Cost	\$2,020	\$0	\$0	\$5,230	\$825	\$8,075	\$0	\$8,075
96900 Total Operating Expenses	\$718,526	\$2,500	\$32,437	\$68,824	\$217,937	\$1,040,224	\$0	\$1,040,224
97000 Excess of Operating Revenue over Operating Expenses	\$468,885	\$3,770	\$0	\$27,530	\$1,805,365	\$2,305,550	\$0	\$2,305,550

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
97300 Housing Assistance Payments	\$0	\$0	\$0	\$0	\$1,811,941	\$1,811,941	\$0	\$1,811,941
97400 Depreciation Expense	\$266,292	\$0	\$0	\$44,462	\$6,082	\$316,836	\$0	\$316,836
90000 Total Expenses	\$984,818	\$2,500	\$32,437	\$113,286	\$2,035,960	\$3,169,001	\$0	\$3,169,001
10010 Operating Transfer In	\$241,875	\$0	\$0	\$0	\$0	\$241,875	(\$241,875)	\$0
10020 Operating transfer Out	(\$241,875)	\$0	\$0	\$0	\$0	(\$241,875)	\$241,875	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expense	\$202,593	\$3,770	\$0	(\$16,932)	(\$12,658)	\$176,773	\$0	\$176,773
11020 Required Annual Debt Principal Payments	\$8,065	\$0	\$0	\$14,978	\$3,294	\$26,337	\$0	\$26,337
11030 Beginning Equity	\$2,684,264	\$33,641	\$0	\$814,471	\$210,525	\$3,742,901	\$0	\$3,742,901
11170 Administrative Fee Equity	\$0	\$0	\$0	\$0	\$195,491	\$195,491	\$0	\$195,491
11180 Housing Assistance Payments Equity	\$0	\$0	\$0	\$0	\$2,376	\$2,376	\$0	\$2,376
11190 Unit Months Available	1,200	0	0	180	3,612	4,992	0	4,992
11210 Number of Unit Months Leased	1,120	0	0	163	3,358	4,641	0	4,641
11650 Leasehold Improvements Purchases	\$142,809	\$0	\$0	\$0	\$0	\$142,809	\$0	\$142,809

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended December 31, 2024

FEDERAL GRANTOR	FEDERAL AL NUMBER	TOTAL FEDERAL EXPENDITURES
PASS-THROUGH GRANTOR		
PROGRAM/CLUSTER TITLE		
<u>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</u>		
<u>DIRECT PROGRAMS</u>		
Public Housing Operating Fund	14.850	\$ 575,207
Public Housing Capital Fund	14.872	418,656
Family Self-Sufficiency Program	14.896	32,437
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	<u>2,014,179</u>
Total Housing Voucher Cluster		<u>2,014,179</u>
Total Expenditures of Federal Awards		<u>\$ 3,040,479</u>

The accompanying notes are an integral part of this schedule.

**LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2024**

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of Logan County Metropolitan Housing Authority, Logan County (the Authority) under the programs of the federal government for the year ended December 31, 2024. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). 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 expenditure may or may not be allowable or may be limited 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.

NOTE D – SUBRECIPIENTS

The Authority provided no federal awards to subrecipients during the year ending December 31, 2024.

NOTE E – DISCLOSURE OF OTHER FORMS OF ASSISTANCE

The Authority received no federal awards of non-monetary assistance that are required to be disclosed for the year ended December 31, 2024.



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

Logan County Metropolitan Housing Authority
Logan County
116 N Everett Street
Bellefontaine, Ohio 43311

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 the Logan County Metropolitan Housing Authority, Logan County, Ohio, (the Authority) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated June 17, 2025.

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.

Logan County Metropolitan Housing Authority

Logan 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.

BHM CPA Group

BHM CPA Group, Inc.

Circleville, Ohio

June 17, 2025



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

Logan County Metropolitan Housing Authority
Logan County
116 N Everett Street
Bellefontaine, Ohio 43311

To the Board of Commissioners:

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited Logan County Metropolitan Housing Authority's, Logan County, (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 Logan County Metropolitan Housing Authority's major federal program for the year ended December 31, 2024. Logan County Metropolitan Housing Authority's major federal program is identified in the *Summary of Auditor's Results* section of the accompanying schedule of findings and questioned costs.

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

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance which is required to be reported in accordance with Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as item 2024-001. Our opinion on the major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the noncompliance finding identified in our compliance audit described in the accompanying schedule of findings and questioned costs and corrective action plan. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify a certain deficiency in internal control over compliance that we consider to be a significant deficiency.

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. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2024-001, to be a significant deficiency.

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.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the internal control over compliance finding identified in our audit described in the accompanying corrective action plan. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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.

BHM CPA Group

BHM CPA Group, Inc.

Circleville, Ohio

June 17, 2025

Logan Metropolitan Housing Authority
Logan County
Schedule of Findings and Questioned Costs
2 CFR § 200.515
December 31, 2024

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 weakness 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?	Yes
(d)(1)(v)	Type of Major Programs' Compliance Opinion	Unmodified
(d)(1)(vi)	Are there any reportable findings under 2 CFR § 200.516(a)?	Yes
(d)(1)(vii)	Major Programs (list):	Housing Choice Voucher Cluster, ALN 14.871
(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?	Yes

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

None

3. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

Significant Deficiency / Noncompliance – Annual Re-Certification – Tenant Rental Calculations

Finding Number: 2024-001
 Assistance Listing Number and Title: AL # 14.871 – Housing Choice Voucher Cluster
 Federal Awards Number/Year: 2024
 Federal Agency: Department of Housing and Urban Development
 Compliance Requirement: Allowable Costs/Cost Principles
 Repeat Finding from Prior Audit: No

Logan Metropolitan Housing Authority
Logan County
Schedule of Findings and Questioned Costs
2 CFR § 200.515
December 31, 2024

CFR section 982.516, requires that the Authority reexamine family income and composition at least once every 12 months and adjust the tenant rent and housing assistance payment as necessary. Additionally, 2 CFR 200.516 (a)(3) requires auditors to report known questioned costs when either known or likely questioned costs are greater than \$25,000 for a type of compliance requirement for a major program.

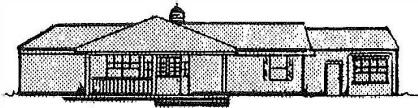
Per review of tenant rent calculations in the Housing Choice Voucher Program we noted ten of twenty-five reexaminations of family income were incorrectly calculated causing an additional \$744 per month in housing assistance payments for twelve months by the Authority to landlords. It was noted the Authority took correct action related to the situation beginning in January 2025.

Due to errors identified, auditors completed further evaluation of potential total errors for all reexaminations completed in fiscal year end December 31, 2024. Using as a basis, the dollar amount of errors identified in tested reexaminations, auditors completed an extrapolation of likely questions costs for all participants in the Housing Choice Voucher Program estimating \$56,251 in likely questions costs by the Authority.

Recommendation: We recommend the Authority implement increased training on performing of annual re-certifications and a greater number of quality control reviews to identify errors before re-certifications go into effect.

Officials' Response:

See Corrective Action Plan.



LOGAN METROPOLITAN HOUSING AUTHORITY
116 NORTH EVERETT STREET
BELLEFONTAINE, OHIO 43311-1132

Corrective Action Plan
2 CFR 200.516 (a) (3)

Finding Number: 2024-001

Planned Corrective Action: Reassignment of Duties, Quality Control Procedures

Anticipated Completion Date: 12-31-2025

Responsible Contact Person: Gail A. Clark, Executive Director

Logan County Metropolitan Housing Authority discovered multiple errors in the work performed by the Housing Choice Voucher Director during a quality control file review.

As per policy, disciplinary actions were taken and subsequently the employee was removed from her position and later terminated from the Authority. The position was only held by that employee from October 2023 through March 2024.

The staff now performing the HCV program duties as well as quality control reviews have received additional training, and new more frequent quality control procedures are being implemented.

All files for which the former HCV Director was responsible for annual and interim calculations have been recertified and the prior calculations reviewed. Any errors found have been corrected going forward.

The effected tenants have been reimbursed for the underpayments uncovered. The HCV program will be reimbursed for the overpayments with non-federal funds.

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OHIO AUDITOR OF STATE KEITH FABER



LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY

LOGAN 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 1/22/2026

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