

**GEAUGA METROPOLITAN
HOUSING AUTHORITY**

**BASIC FINANCIAL STATEMENTS
AND SINGLE AUDIT**

**FOR THE YEAR ENDED
DECEMBER 31, 2017**

James G. Zupka, CPA, Inc.
Certified Public Accountants



Dave Yost • Auditor of State

Members of the Board
Geauga Metropolitan Housing Authority
385 Center Street
Chardon, Ohio 44024

We have reviewed the *Independent Auditor's Report* of the Geauga Metropolitan Housing Authority, Geauga County, prepared by James G. Zupka, CPA, Inc., for the audit period January 1, 2017 through December 31, 2017. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

A handwritten signature in black ink that reads "Dave Yost".

Dave Yost
Auditor of State

June 19, 2018

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**GEAUGA METROPOLITAN HOUSING AUTHORITY
BASIC FINANCIAL STATEMENTS AND SINGLE AUDIT
FOR THE YEAR ENDED DECEMBER 31, 2017**

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JAMES G. ZUPKA, C.P.A., INC.

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INDEPENDENT AUDITOR'S REPORT

To the Members of the Board
Geauga Metropolitan Housing Authority
Chardon, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the Geauga Metropolitan Housing Authority, Ohio, (the Authority) as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Gauga Metropolitan Housing Authority as of December 31, 2017, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

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 Liabilities and Pension Contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, 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.

Other 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 Statement of Modernization Cost - Completed and the Financial Data Schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and is not a required part of the basic financial statements.

The Statement of Modernization Cost - Completed, the Financial Data Schedules and the Schedule of Expenditures of Federal Awards, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 Statement of Modernization Cost - Completed, the Financial Data Schedules, and the Schedule of Expenditures of Federal Awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2018, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 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.



James G. Zupka, CPA, Inc.
Certified Public Accountants

June 5, 2018

**GEAUGA METROPOLITAN HOUSING AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2017
(Unaudited)**

As management of the Geauga Metropolitan Housing Authority (“the Authority”), we offer this narrative and analysis of the financial activities of the Authority for the year ended December 31, 2017. We encourage readers to consider the information presented here in conjunction with the Authority’s financial statements.

FINANCIAL HIGHLIGHTS

- The Authority’s net position decreased by \$274,580 during 2017, resulting from changes in operations. Since the Authority engages only in business-type activities, the decrease is all in the category of business-type net position. Net position was \$5,982,987 and \$6,257,567 for 2017 and 2016, respectively. The 2016 amount was restated to include the balance from Housing Service Inc. that is reported as a component unit on this year’s financial statements
- The Authority’s cash balance at December 31, 2017 was \$1,861,488, representing an increase of \$20,253 from December 31, 2016.
- Revenues decreased by \$20,357, or .75 percent, during 2017 and were \$2,705,551 and \$2,725,908 for 2017 and 2016, respectively.
- The total expenses of all the Authority’s programs increased by \$133,874, or 4.7 percent. Total expenses were \$2,980,131 and \$2,846,257 for 2017 and 2016, respectively.

THE AUTHORITY’S FINANCIAL STATEMENTS

The Authority’s 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 similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The Statement is presented in the format where assets and deferred outflow of resources minus liabilities equal “Net Position”, formerly known as equity. Assets and liabilities and deferred inflows of resources 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 and net liabilities, for the entire Authority. Net Position (formerly equity) are reported in three broad categories:

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

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.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED DECEMBER 31, 2017
(Unaudited)**

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

The Authority’s financial statements also include a Statement of Revenues, Expenses and Changes in Fund Net Position (similar to an Income Statement). This Statement includes Operating Revenue, 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.

Fund Financial Statements

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

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

THE AUTHORITY’S PROGRAMS

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

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

Capital Fund Program (CFP) – This is the current primary funding source for the Authority’s physical and management improvements. While the formula funding methodology used for the CGP was revised for the CFP, funds are still provided by formula allocation and based on size and age of the Authority’s units.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED DECEMBER 31, 2017
(Unaudited)**

THE AUTHORITY'S STATEMENTS

Statement of Net Position

The following table reflects the condensed Statement of Net Position compared to the prior year.

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

	2017	Restated 2016
<u>Assets</u>		
Current and Other Assets	\$ 1,923,598	\$ 1,913,419
Capital Assets	5,196,577	5,430,595
Deferred Outflows of Resources	437,329	332,489
Total Assets	<u>\$ 7,557,504</u>	<u>\$ 7,676,503</u>
<u>Liabilities</u>		
Current Liabilities	\$ 230,956	\$ 231,054
Noncurrent Liabilities	1,314,287	1,098,324
Total Liabilities	<u>1,545,243</u>	<u>1,329,378</u>
Deferred Inflows of Resources	29,274	89,558
<u>Net Position</u>		
Net Investment in Capital Assets	5,196,577	5,426,545
Restricted	0	10,470
Unrestricted	786,410	820,552
Total Net Position	<u>5,982,987</u>	<u>6,257,567</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$ 7,557,504</u>	<u>\$ 7,676,503</u>

For more detail information, see Statement of Net Position presented on page 11.

Major Factors Affecting the Statement of Net Position

During 2017, Current and Other Assets increased by \$10,179 and Current Liabilities decreased by \$98. The Current and Other Assets, primarily cash, increased due to the result of operation and also to reflect the cash balance of \$6,830 on the financial statements of Housing Services Inc., a component unit of the Authority. The decrease in Current Liabilities is mainly due to a decrease in outstanding invoices due at year end.

Capital Assets also changed, decreasing from \$5,430,595 to \$5,196,577. The \$234,018 decrease may be attributed primarily to a combination of net acquisitions of \$253,304, less current year depreciation of \$487,322. For more detail see "Capital Assets".

**GEAUGA METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED DECEMBER 31, 2017
(Unaudited)**

Change in Unrestricted Net Position

Details on the change in unrestricted net position can be found in Table 2 below:

Table 2- Changes of Unrestricted Net Position

Beginning Balance - December 31, 2016 Restated	\$ 820,552
Results of Operations	(274,580)
Adjustments:	
Current Year Depreciation Expense (1)	487,322
Capital Expenditures (2)	(253,304)
Retirement of Debt	(4,050)
Transfer from Restricted Net Position	<u>10,470</u>
Ending Balance - December 31, 2017	<u>\$ 786,410</u>

- (1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Position.
- (2) These expenditures represent an outflow of unrestricted net position, but are not treated as an expense against Results of Operations, and therefore must be deducted.

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

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**GEAUGA METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED DECEMBER 31, 2017
(Unaudited)**

Statement of Revenues, Expenses, and Changes in Net Position

The following schedule compares the revenues and expenses for the current and previous fiscal year.

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

	2017	2016
Revenues		
Total Tenant Revenues	\$ 767,699	\$ 765,730
Operating Subsidies	1,634,268	1,674,229
Capital Grants	216,210	195,378
Investment Income	1,365	708
Gain from Sale of Capital Assets	0	1,000
Other Revenues	86,009	88,863
Total Revenues	2,705,551	2,725,908
Expenses		
Administrative	580,146	479,397
Tenant Services	78,430	126,453
Utilities	249,964	255,494
Maintenance	546,108	478,057
General and Interest Expense	161,118	171,896
Housing Assistance Payments	877,043	863,087
Depreciation	487,322	471,873
Total Expenses	2,980,131	2,846,257
Net Increase (Decrease)	\$ (274,580)	\$ (120,349)

Total revenues decreased \$20,357 during 2017 in comparison to 2016. Total revenue decreased due to the decrease in HUD grant revenue received for the year.

Total expenses increased in comparison to 2016. Total expense increase of \$133,874 was mainly due to increases in net change in pension liability as per GASB 68.

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**GEAUGA METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED DECEMBER 31, 2017
(Unaudited)**

Capital Assets

As of year-end, the Authority had \$5,196,577 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (current purchases less depreciation) of \$234,018 or 4 percent from the end of last year.

Table 4 - Condensed Statement of Changes in Capital Assets

	2017	Restated 2016
Land	\$ 764,575	\$ 764,575
Buildings	23,955,688	23,573,937
Equipment	1,078,673	1,065,390
Construction in Progress	18,033	159,763
Accumulated Depreciation	(20,620,392)	(20,133,070)
Total	<u>\$ 5,196,577</u>	<u>\$ 5,430,595</u>

Table 5 - Changes in Capital Assets

Beginning Balance - December 31, 2016, Restated	\$ 5,430,595
Current Year Additions	253,304
Current Year Depreciation Expense	(487,322)
Ending Balance - December 31, 2017	<u>\$ 5,196,577</u>

The December 2016 balance was restated to include the assets owned by Housing Services Inc., a component unit of the Authority.

Table 6 - Current Year Breakout of Additions to Assets

Leasehold Improvements	\$ 240,021
Furniture, Machinery and Equipment	13,283
Total	<u>\$ 253,304</u>

Debt

In 2012, the Authority entered into 2 capital lease agreements with the Lease Corporation of America (LCA) in the amount of \$28,148 bearing interest at 10.20 percent. The leases are payable in monthly installments of \$300.54 each, including interest, and is collateralized by the equipment. During the fiscal year, the debt was paid in full.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED DECEMBER 31, 2017
(Unaudited)**

Below is the change in the debt balance for the year:

Table 7 - Condensed Statement of Changes in Debt Outstanding

	<u>2017</u>	<u>2016</u>
Beginning Balance - December 31, 2016	\$ 4,050	\$ 10,489
Current Year Principal Payments	<u>(4,050)</u>	<u>(6,439)</u>
Ending Balance - December 31, 2017	<u>\$ 0</u>	<u>\$ 4,050</u>

Additional information on the Authority's long-term debt can be located in the footnotes of this report.

Economic Factors

Significant economic factors affecting the Authority are as follows:

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

Financial Contact

The individual to be contacted regarding this report is Dawn Farrell, Executive Director of the Geauga Metropolitan Housing Authority, at (440) 286-7413. Specific requests may be submitted to the Geauga Metropolitan Housing Authority at 385 Center Street, Chardon, Ohio 44024.

GEAUGA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET POSITION
PROPRIETARY FUND
DECEMBER 31, 2017

ASSETS

Current Assets

Cash and Cash Equivalents	\$ 1,673,807
Restricted Cash and Cash Equivalents	187,681
Receivables, Net	6,929
Inventories, Net	8,375
Prepaid Expenses and Other Assets	<u>46,806</u>
Total Current Assets	<u>1,923,598</u>

Noncurrent Assets

Capital Assets:	
Non-Depreciable Capital Assets	782,608
Depreciable Capital Assets, Net	<u>4,431,969</u>
Total Noncurrent Assets	<u>5,196,577</u>

Deferred Outflows of Resources	<u>437,329</u>
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TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 7,557,504</u>
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LIABILITIES

Current Liabilities

Accounts Payable	\$ 42,556
Accrued Liabilities	61,130
Intergovernmental Payables	49,924
Tenant Security Deposits	66,600
Unearned Revenue	<u>10,746</u>
Total Current Liabilities	<u>230,956</u>

Noncurrent Liabilities

Accrued Compensated Absences Non-Current	91,626
Net Pension Liability Payable	1,105,580
Other Non-Current Liabilities	<u>121,081</u>
Total Noncurrent Liabilities	<u>1,314,287</u>
Total Liabilities	<u>1,545,243</u>

DEFERRED INFLOWS OF RESOURCES	<u>29,274</u>
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NET POSITION

Net Investment in Capital Assets	5,196,577
Unrestricted	<u>786,410</u>
Total Net Position	<u>5,982,987</u>

TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	<u>\$ 7,557,504</u>
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The accompanying notes to the basic financial statements are an integral part of these statements.

GEAUGA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2017

Operating Revenues

Tenant Revenues	\$ 767,699
Government Operating Grants	1,634,268
Other Revenues	<u>86,009</u>
Total Operating Revenues	<u>2,487,976</u>

Operating Expenses

Administrative	580,146
Tenant Services	78,430
Utilities	249,964
Maintenance	546,108
General	160,760
Housing Assistance Payments	877,043
Depreciation	<u>487,322</u>
Total Operating Expenses	<u>2,979,773</u>
Operating Income (Loss)	<u>(491,797)</u>

Non-Operating Revenues

Interest and Investment Revenue	1,365
Interest Expense	<u>(358)</u>
Total Non-Operating Revenues	<u>1,007</u>
Income (Loss) Before Contributions and Transfers	<u>(490,790)</u>

Capital Grants	<u>216,210</u>
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Change in Net Position	(274,580)
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Total Net Position at Beginning of Year, Restated	<u>6,257,567</u>
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Total Net Position at End of Year	<u>\$ 5,982,987</u>
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The accompanying notes to the basic financial statements are an integral part of these statements.

GEAUGA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
PROPRIETARY FUND TYPE
FOR THE YEAR ENDED DECEMBER 31, 2017

<u>Cash Flows from Operating Activities</u>	
Cash Received from Federal Operating Grants	\$ 1,633,658
Cash Received From Tenants	760,141
Cash Received Other Revenue	88,533
Cash Payments for Administrative and General Expenses	(1,547,959)
Cash Payments for Housing Assistance	<u>(877,043)</u>
Net Cash Provided (Used) by Operating Activities	<u>57,330</u>
<u>Cash Flows from Investing Activities</u>	
Interest Earned	<u>1,365</u>
Net Cash Provided (Used) by Investing Activities	<u>1,365</u>
<u>Cash Flows from Capital and Related Financing Activities</u>	
Capital Grants	219,270
Capital Lease Payments	(4,050)
Property and Equipment Purchased	(253,304)
Interest Paid	<u>(358)</u>
Net Cash Provided by Capital and Other Related Financing Activities	<u>(38,442)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	20,253
Cash and Cash Equivalents at Beginning of Year	<u>1,841,235</u>
Cash and Cash Equivalents at End of Year	<u>\$ 1,861,488</u>
<u>Reconciliation of Operating Income to Net Cash Provided by Operating Activities</u>	
Net Operating Income (Loss)	\$ (491,797)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:	
Depreciation	487,322
Prior Period Adjustment to record Component Unit	6,830
(Increase) Decrease in:	
Accounts Receivable	(66)
Prepaid Assets	(258)
Inventory	508
Deferred Outflows	(104,840)
Increase (Decrease) in:	
Accounts Payable	3,604
Intergovernmental Payable	1,058
Accrued Expenses	8,494
Tenant Security Deposits	(1,824)
Pension Liability	254,330
Deferred Inflows	(60,284)
Unearned Revenue	(7,380)
Non-Current Liabilities	<u>(38,367)</u>
Net Cash Provided by Operating Activities	<u>\$ 57,330</u>

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

**GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

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

Reporting Entity

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

For financial reporting purposes, the reporting entity is defined to include the primary government, component units and other organizations that are included to insure that the financial statements are not misleading consistent with Governmental Accounting Standards Board Statement No. 14, *The Financial Reporting Entity* (as amended by GASB Statement No. 61). Based on application of the criteria set forth in GASB Statements No. 14 and No. 39, the Authority annually evaluates component units (PCU) for inclusion based on financial accountability, the nature and significance of their relationship to the Authority, and whether exclusion would cause the basic financial statements to be misleading or incomplete.

The primary government consists of all funds, agencies, departments, and offices that are not legally separate from the Authority. The preceding financial statements include all funds and account groups of the Authority (the primary government) and the Authority's component units. The following organizations are described due to their relationship to the Authority.

Blended Presented Component Units

The Housing Service Inc. (Corporation) is a legally separate, nonprofit organization served by a five board of trustees. One of the five board members is the Geauga Metropolitan Housing Authority Executive Director and the rest of the members are appointed by Geauga Metropolitan Housing Authority (GMHA) Board of Commissioners. Those GMHA Board of Commissioners Appointee's terms continue as long as that GMHA Board of Commissioners continue to serve on GMHA board. The Corporation was formed to hold title to several parcels of land and to promote housing related purposes.

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

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

Reporting Entity (Continued)

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. A financial benefit or burden relationship exists if the 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.

Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal award activity of Geauga Metropolitan Housing Awards under programs of the federal government for the year ended December 31, 2017. 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 Geauga Metropolitan Housing Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Geauga Metropolitan Housing Authority.

Fund Accounting

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

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

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

Proprietary Fund Types

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

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

Description of Programs

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

A. Public Housing Program

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

B. Capital Fund Program

The Capital Fund Program provides funds annually, via a formula, to public housing agencies for capital and management activities, including modernization and development housing.

C. Housing Choice Voucher Program

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

Investments

The provisions of the HUD regulations restrict investments. Investments are valued at market value. Interest income earned in the fiscal year ending December 31, 2017 totaled \$1,365.

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

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

Capital Assets

Capital assets are stated at cost. The capitalization policy of the Authority is to depreciate all non-expendable personal property having a useful life of more than one year and purchase price of \$1,500 or more per unit. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Depreciation is computed using the straight line method over the following estimated useful lives:

Buildings	40 years
Building Improvements	15 years
Furniture, Equipment, and Machinery	3-7 years

Net Position

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

Operating Revenues and Expenses

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

Capital Contributions

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

Cash and Cash Equivalents

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.

Pensions

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

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

Deferred Outflows/Inflows of Resources

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

Compensated Absences

The Authority accounts for compensated absences in accordance with GASB Statement No. 16. Sick leave and other compensated absences with similar characteristics are accrued as a liability based on the sick leave accumulated at the balance sheet date by those employees who currently are eligible to receive termination payments. To calculate the liability, these accumulated payments are reduced to the maximum amount allowed as a termination payment. All employees who meet the termination policy of the Authority for years of service are included in the calculation of the compensated absence accrual amount.

Vacation leave and other compensated absences with similar characteristics are accrued as a liability as the benefits are earned by the employees if both of the following conditions are met: 1) the employees' rights to receive compensation are attributable to services already rendered and are not contingent on a specific event that is outside the control of the employer and employee, and 2) it is probable that the employer will compensate the employees for the benefits through paid time off or some other means, such as cash payments at termination or retirement.

In the proprietary fund, the compensated absences are expenses when earned with the amount reported as a fund liability.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)**

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

Budgetary Accounting

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

Accounting and Reporting for Non-Exchange Transactions

The Authority accounts for non-exchange transactions in accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Non-Exchange Transactions*. Non-exchange transactions occur when the Authority receives (or gives) value without directly giving (or receiving) equal value in return.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect reported amounts of assets 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.

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GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

NOTE 2: **DEPOSITS AND INVESTMENTS**

Deposits

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

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

At fiscal year end, December 31, 2017, the carrying amount of the Authority's deposits totaled \$1,861,488, and its bank balance was \$1,926,952. Based on the criteria described in GASB Statement No. 40, *Deposit and Investment Risk Disclosure*, as of December 31, 2017, \$1,420,517 was exposed to custodial risk as discussed below, while \$506,435 was covered by the Federal Deposit Insurance Corporation.

Custodial credit risk is the risk that, in the event of a 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 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.

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

NOTE 3: RESTRICTED CASH

The restricted cash balance of \$187,681 on the financial statements represents the following:

Tenant Security deposits in the Low Rent Public Housing Program	\$ 66,600
FSS Escrow Liability - HCV	25,200
FSS Escrow Liability - PH	32,030
Payment due to HUD for over payment for utility expenses	<u>63,851</u>
Total Restricted Cash	<u>\$ 187,681</u>

NOTE 4: CAPITAL ASSETS

The following is a summary of changes in capital assets for the year:

	Restated Balance 12/31/16	Adjustments	Additions	Deletions	Balance 12/31/17
<i>Capital Assets Not Being Depreciated:</i>					
Land	\$ 764,575	\$ 0	\$ 0	\$ 0	\$ 764,575
Construction in Progress	<u>159,763</u>	<u>(141,730)</u>	<u>0</u>	<u>0</u>	<u>18,033</u>
<i>Total Capital Assets Not Being Depreciated</i>	<u>924,338</u>	<u>(141,730)</u>	<u>0</u>	<u>0</u>	<u>782,608</u>
<i>Capital Assets Being Depreciated:</i>					
Buildings	23,573,937	141,730	240,021	0	23,955,688
Furniture, Machinery, and Equipment	<u>1,065,390</u>	<u>0</u>	<u>13,283</u>	<u>0</u>	<u>1,078,673</u>
<i>Total Capital Assets Being Depreciated</i>	<u>24,639,327</u>	<u>141,730</u>	<u>253,304</u>	<u>0</u>	<u>25,034,361</u>
<i>Accumulated Depreciation:</i>					
Buildings	(19,075,084)	0	(449,278)	0	(19,524,362)
Furniture, Machinery, and Equipment	<u>(1,057,986)</u>	<u>0</u>	<u>(38,044)</u>	<u>0</u>	<u>(1,096,030)</u>
<i>Total Accumulated Depreciation</i>	<u>(20,133,070)</u>	<u>0</u>	<u>(487,322)</u>	<u>0</u>	<u>(20,620,392)</u>
<i>Total Capital Assets Being Depreciated, Net</i>	<u>4,506,257</u>	<u>141,730</u>	<u>(234,018)</u>	<u>0</u>	<u>4,413,969</u>
Total Capital Assets, Net	<u>\$ 5,430,595</u>	<u>\$ 0</u>	<u>\$ (234,018)</u>	<u>\$ 0</u>	<u>\$ 5,196,577</u>

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

NOTE 5: **DEFINED BENEFIT PENSION PLAN**

Net Pension Liability

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

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

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

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

The proportionate share of each plan’s unfunded benefits is presented as a long-term *net pension liability* on the accrual basis of accounting. Any liability for the contractually-required pension contribution outstanding at the end of the year is included in *intergovernmental payable* on the accrual basis of accounting.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)**

NOTE 5: DEFINED BENEFIT PENSION PLAN (Continued)

Plan Description - Authority employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan and the combined plan is a cost-sharing, multiple-employer defined 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 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):

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

**GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)**

NOTE 5: **DEFINED BENEFIT PENSION PLAN** (Continued)

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

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

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

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

	<u>State and Local</u>
2017 Statutory Maximum Contribution Rates:	
Employer	14.0%
Employee	10.0%
 2017 Actual Contribution Rates:	
Employer:	
Pension	13.0%
Post-employment Health Care Benefits	<u>1.0%</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 covered payroll. The Authority’s contractually required contribution was \$73,197 for 2017.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)**

NOTE 5: **DEFINED BENEFIT PENSION PLAN** (Continued)

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

The net pension liability was measured as of December 31, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

	Traditional Plan
Proportionate Share of Net Pension Liability	\$ 1,101,580
Proportion of the Net Pension Liability	0.004851%
Change in Proportion from Prior Measurement Date	0.000041%

At December 31, 2017, 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 earnings on pension plan investments	\$ 183,286
Change in Assumption	174,724
Difference Between Expected and Actual Experience	1,493
Change in proportionate share	4,629
Authority contributions subsequent to the Measurement date	73,197
Total Deferred Outflows of Resources	\$ 437,329
 Deferred Inflows of Resources	
Net differences between projected and actual earning on pension plan Investments	\$ 19,236
Difference between Expected and Actual Experience	6,556
Change in proportionate share	3,482
Total Deferred Inflows of Resources	\$ 29,274

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

NOTE 5: **DEFINED BENEFIT PENSION PLAN** (Continued)

Of the amount reported as deferred outflows of resources, \$73,197 related to pension resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2017. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ending December 31:	
2017	\$ 139,946
2018	141,548
2019	58,174
2020	(4,810)
Total	<u>\$ 334,857</u>

Actuarial Assumptions - OPERS

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

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability in the December 31, 2016, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement in accordance with the requirements of GASB 67. In 2016, the Board of Trustee's actuarial consultants conducted an experience study for the period 2011 through 2015, comparing assumptions to actual results. The experience study incorporates both a historical view and forward-looking projections to determine the appropriate set of assumptions to keep the plan on a path toward full funding. Information from this study led to changes in both demographic and economic assumptions, with the most notable being a reduction in the actuarially assumed rate of return from 8.0 percent down to 7.5 percent, for the defined benefit investments. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below:

Wage Inflation	3 .25 percent
Future Salary Increases, including inflation	3.25 to 10.75 percent including wage inflation
COLA or Ad Hoc COLA	Pre 1/7/2013 retirees; 3 percent, simple
	Post 1/7/2013 retirees; 3 percent, simple
	Through 2018, then 2.15 percent simple
Investment Rate of Return	7.5 percent
Actuarial Cost Method	Individual Entry Age

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

NOTE 5: **DEFINED BENEFIT PENSION PLAN** (Continued)

Mortality rates were based on the RP-2014 Healthy Annuitant mortality table. For males, Healthy Annuitant Mortality tables were used, adjusted for mortality improvement back to the observation period base of 2006 and then established the base year as 2015. For females, Healthy Annuitant Mortality tables were used, adjusted for mortality improvements back to the observation period base year of 2006 and then established the base year as 2010. The mortality rates used in evaluating disability allowances were based on the RP-2014 Disabled mortality tables, adjusted for mortality improvement back to the observation base year of 2006 and then established the base year as 2015 for males and 2010 for females. 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.

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

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

OPERS managed investments in four investment portfolios: the Defined Benefit portfolio, the 401(h) Health Care Trust portfolio, the 115 Health Care Trust portfolio and the Defined Contribution portfolio. The 401(h) Health Care Trust portfolio was closed as of June 30, 2016 and the net position transferred to the 115 Health Care Trust portfolio on July 1, 2016. The Defined Benefit portfolio contains 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. The Defined Benefit portfolio historically included the assets of the Member-Directed retiree medical accounts funded through the VEBA Trust. However, the VEBA Trust was closed as of June 30, 2016 and the net position transferred to the 115 Health Care Trust portfolio on July 1, 2016. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio is 8.3 percent for 2016.

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

NOTE 5: **DEFINED BENEFIT PENSION PLAN** (Continued)

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 the 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 2016 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	23.00%	2.75%
Domestic Equities	20.70%	6.34%
Real Estate	10.00%	4.75%
Private Equity	10.00%	8.97%
International Equities	18.30%	7.95%
Other Investments	18.00%	4.92%
Total	100.00%	5.66%

Discount Rate: The discount rate used to measure the total pension liability was 7.5 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the statutorily required rates. 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 investment was applied to all period of projected payments to determine the total pension liability.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)**

NOTE 5: **DEFINED BENEFIT PENSION PLAN** (Continued)

Sensitivity of the Authority’s Proportionate Share of the Net Pension Liability to Changes in the Discount Rate The following table presents the Authority’s proportionate share of the net pension liability calculated using the current period discount rate assumption of 7.5 percent, as well as what the Authority’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (6.5 percent) or one-percentage-point higher (8.5 percent) than the current rate:

	<u>1% Decrease</u>	Current Discount Rate	<u>1% Increase</u>
	<u>(6.5%)</u>	<u>(7.5%)</u>	<u>(8.5%)</u>
Authority’s proportionate share of the net pension liability			
- Traditional Pension Plan	\$ 1,682,909	\$ 1,101,580	\$ 617,144

NOTE 6: **POST-EMPLOYMENT BENEFITS**

A. **Plan Description**

Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: The Traditional Pension Plan - a cost-sharing, multiple-employers 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 two cost-sharing multiple-employer defined benefit post-employment health care trusts, which fund multiple health care plans including medical coverage, prescription drug coverage, 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.

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

NOTE 6: **POST-EMPLOYMENT BENEFITS** (Continued)

A. **Plan Description** (Continued)

In order to qualify for health care coverage, age-and-service retirees under the Traditional Pension and Combined plans must have 20 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 45. Please see the Plan Statement in the OPERS 2016 CAFR for details.

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.

OPERS issues a stand-alone financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/financial/reports.shtml#CAFR>, by writing to OPERS, 277 East Town Street, Columbus, OH 43215-4642, or by calling 641-222-5601 or 800-222-7377.

B. **Funding Policy**

The Ohio Revised Code provides the statutory authority requiring public employers to fund health care through their contributions to OPERS. A portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. For the year ended December 31, 2017, the Authority contributed at a rate of 14.00 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 1.0 percent during calendar year 2017. As recommended by OPERS' actuary, the portion of employer contributions allocated to health care beginning January 1, 2018 decreased to 0.0 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 covered payroll deposited for Member-Directed Plan participants for 2017 was 4 percent. The portion of actual Authority contributions for the years ended December 31, 2017, 2016, and 2015, which were used by OPERS to fund post-employment benefits were \$5,631, \$12,550 and \$12,183, respectively.

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

NOTE 7: COMPENSATED ABSENCES

The following is a summary of changes in compensated absences for the year ended December 31, 2017:

<u>Description</u>	<u>Balance</u> <u>12/31/2016</u>	<u>Earned</u>	<u>Used</u>	<u>Balance</u> <u>12/31/2017</u>	<u>Due Within</u> <u>One Year</u>
Compensated Absences	\$ 145,592	\$ 60,400	\$ (91,460)	\$ 114,532	\$ 22,906

NOTE 8: LONG-TERM DEBT

In 2012, the Authority entered into two capital lease agreements with the Lease Corporation of America (LCA) in the amount of \$28,148 bearing interest at 10.20 percent. The leases are payable in monthly installments of \$300.54 each, including interest, and is collateralized by the equipment. The first payment was made on August 1, 2012. The agreement is for 72 months.

<u>Description</u>	<u>Balance</u> <u>12/31/2016</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance</u> <u>12/31/2017</u>	<u>Due Within</u> <u>One Year</u>
Lease Payable	\$ 4,050	\$ 0	\$ 4,050	\$ 0	\$ 0
Pension Liability	847,250	254,330	0	1,101,580	0
Total	<u>\$ 851,300</u>	<u>\$ 254,330</u>	<u>\$ 4,050</u>	<u>\$ 1,101,580</u>	<u>\$ 0</u>

NOTE 9: SUMMARY OF CHANGES IN OTHER NON-CURRENT LIABILITIES

The following summarizes changes in Other Non-Current Liabilities:

<u>Description</u>	<u>Balance</u> <u>12/31/2016</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2017</u>	<u>Current</u> <u>Portion</u>
Public Housing FSS Escrow	\$ 46,260	\$ 28,357	\$ (42,587)	\$ 32,030	\$ 0
Public Housing Due to HUD for overpayment of Utilities	63,851	0	0	63,851	0
Housing Choice Voucher FSS Escrows	24,489	22,819	(22,108)	25,200	0
Total	<u>\$ 134,600</u>	<u>\$ 51,176</u>	<u>\$ (64,695)</u>	<u>\$ 121,081</u>	<u>\$ 0</u>

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

NOTE 10: **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 fiscal year ending December 31, 2017, the Authority maintained 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.

NOTE 11: **NET ASSET RESTATEMENT**

A restatement of \$44,330 was necessary to record the beginning assets owned by Housing Services, Inc., an entity being reported as a blended component unit of the Geauga Metropolitan Housing Authority for the first time at December 31, 2017. The adjustments was as follows:

- To record beginning cash balance as of January 1, 2017 \$6,830
- To record the book value of five parcels of land \$37,500

**GEOUGA METROPOLITAN HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE
NET PENSION LIABILITY
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST FOUR FISCAL YEARS (1)**

	2017	2016	2015	2014
Authority's Proportion of the Net Pension Liability				
- Traditional Plan	0.004851%	0.004892%	0.004784%	0.004784%
Authority's Proportionate Share of the Net Pension Liability/(Asset)				
- Traditional Plan	\$1,101,580	\$847,357	\$577,004	\$563,971
Authority's Covered-Employee Payroll	\$563,056	\$627,490	\$609,160	\$606,508
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Employee Payroll	195.64%	135.04%	94.72%	92.99%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability/(Assets)				
- Traditional Plan	77.25%	81.08%	86.45%	86.36%

(1) Information prior to 2014 is not available.

(2) The amounts presented for each fiscal year were determined as of the calendar year-ended that occurred within the fiscal year.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S CONTRIBUTIONS
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST TEN FISCAL YEARS**

	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Contractually Required Contribution	\$73,197	\$75,304	\$73,099	\$70,386	\$78,846	\$60,808	\$60,311	\$54,418	\$47,939	\$39,810
Contributions in Relation to the Contractually Required Contribution	\$73,197	\$75,304	\$73,099	\$70,386	\$78,846	\$60,808	\$60,311	\$54,418	\$47,939	\$39,810
Contribution Deficiency (Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Authority's Covered-Employee Payroll	\$563,056	\$627,490	\$609,160	\$606,508	\$608,080	\$603,110	\$604,644	\$590,382	\$568,714	\$548,089
Contributions as a Percentage of Covered-Employee Payroll	13.00%	12.00%	12.00%	13.00%	10.00%	10.00%	9.00%	8.12%	7.00%	8.27%
Amounts per Prior Audit Reports (from Auditor of State Website):										
- Total PERS Contributions	\$78,828	\$87,849								
- Amount for Health Coverage	5,631	12,545								
Total Pension Contributions	\$73,197	\$75,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2017

OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for fiscal years 2014-2017.

Changes in assumptions: There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for fiscal years 2014-2016. For fiscal year 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.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
STATEMENT OF MODERNIZATION COST - COMPLETED
FOR THE YEAR ENDED DECEMBER 31, 2017**

1. The total amount of modernization costs of the Capital Fund Housing Program grants are shown below:

OH12P042501-15 Project OH

Funds Approved	\$ 255,569
Funds Expended	<u>255,569</u>
Excess of Funds Approved	<u>\$ 0</u>

Funds Advanced	\$ 255,569
Funds Expended	<u>255,569</u>
Excess of Funds Advanced	<u>\$ 0</u>

2. All modernization work in connection with the Capital Fund Program has been completed.
3. The entire actual modernization cost or liabilities incurred by the Authority have been fully paid.
4. There are no discharged mechanics, laborers, contractors, or material-mens liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL SCHEDULE
ENTITY WIDE BALANCE SHEET SUMMARY
DECEMBER 31, 2017**

	Project Total	14.896 PIH Family Self- Sufficiency Program	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	Subtotal	ELIM	Total
111 Cash - Unrestricted	1,560,217	-	107,155	6,435	1,673,807		1,673,807
113 Cash - Other Restricted	95,881	-	25,200	-	121,081		121,081
114 Cash - Tenant Security Deposits	66,600	-	-	-	66,600		66,600
100 Total Cash	1,722,698	-	132,355	6,435	1,861,488	-	1,861,488
122 Accounts Receivable - HUD Other Projects	-	-	610	-	610		610
126 Accounts Receivable - Tenants	7,746	-	-	-	7,746		7,746
126.1 Allowance for Doubtful Accounts -Tenants	-3,667	-	-	-	-3,667		-3,667
127 Notes, Loans, & Mortgages Receivable - Current	2,240	-	-	-	2,240		2,240
120 Total Receivables, Net of Allowances for Doubtful Accounts	6,319	-	610	-	6,929	-	6,929
142 Prepaid Expenses and Other Assets	46,806	-	-	-	46,806		46,806
143 Inventories	8,375	-	-	-	8,375		8,375
150 Total Current Assets	1,784,198	-	132,965	6,435	1,923,598	-	1,923,598
161 Land	727,075	-	-	37,500	764,575		764,575
162 Buildings	23,955,688	-	-	-	23,955,688		23,955,688
163 Furniture, Equipment & Machinery - Dwellings	524,779	-	-	-	524,779		524,779
164 Furniture, Equipment & Machinery - Administration	550,419	-	3,475	-	553,894		553,894
166 Accumulated Depreciation	-20,616,917	-	-3,475	-	-20,620,392		-20,620,392
167 Construction in Progress	18,033	-	-	-	18,033		18,033
160 Total Capital Assets, Net of Accumulated Depreciation	5,159,077	-	-	37,500	5,196,577	-	5,196,577
180 Total Non-Current Assets	5,159,077	-	-	37,500	5,196,577	-	5,196,577
200 Deferred Outflow of Resources	390,130	-	47,199	-	437,329		437,329
290 Total Assets and Deferred Outflow of Resources	7,333,405	-	180,164	43,935	7,557,504	-	7,557,504
312 Accounts Payable <= 90 Days	39,979	-	2,577	-	42,556		42,556
321 Accrued Wage/Payroll Taxes Payable	38,224	-	-	-	38,224		38,224
322 Accrued Compensated Absences - Current Portion	21,163	-	1,743	-	22,906		22,906
333 Accounts Payable - Other Government	49,924	-	-	-	49,924		49,924
341 Tenant Security Deposits	66,600	-	-	-	66,600		66,600

**GEAUGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL SCHEDULE
ENTITY WIDE BALANCE SHEET SUMMARY
DECEMBER 31, 2017**

	Project Total	14.896 PIH Family Self- Sufficiency Program	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	Subtotal	ELIM	Total
342 Unearned Revenue	10,746	-	-	-	10,746		10,746
310 Total Current Liabilities	226,636	-	4,320	-	230,956	-	230,956
353 Non-current Liabilities - Other	95,881	-	25,200	-	121,081		121,081
354 Accrued Compensated Absences - Non Current	84,656	-	6,970	-	91,626		91,626
357 Accrued Pension and OPEB Liabilities	980,690	-	120,890	-	1,101,580		1,101,580
350 Total Non-Current Liabilities	1,161,227	-	153,060	-	1,314,287	-	1,314,287
300 Total Liabilities	1,387,863	-	157,380	-	1,545,243	-	1,545,243
400 Deferred Inflow of Resources	25,953	-	3,321	-	29,274		29,274
508.4 Net Investment in Capital Assets	5,159,077	-	-	37,500	5,196,577		5,196,577
512.4 Unrestricted Net Position	760,512	-	19,463	6,435	786,410		786,410
513 Total Equity - Net Assets / Position	5,919,589	-	19,463	43,935	5,982,987	-	5,982,987
600 Total Liabilities, Deferred Inflow of Resources, and Equity - Net	7,333,405	-	180,164	43,935	7,557,504	-	7,557,504

**GEAUGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	Project Total	14,896 PIH Family Self- Sufficiency Program	14,871 Housing Choice Vouchers	6.2 Component Unit - Blended	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	751,530	-	-	-	751,530		751,530
70400 Tenant Revenue - Other	16,169	-	-	-	16,169		16,169
70500 Total Tenant Revenue	767,699	-	-	-	767,699	-	767,699
70600 HUD PHA Operating Grants	584,279	78,133	971,856	-	1,634,268		1,634,268
70610 Capital Grants	216,210	-	-	-	216,210		216,210
71100 Investment Income - Unrestricted	1,365	-	-	-	1,365		1,365
71400 Fraud Recovery	700	-	2,692	-	3,392		3,392
71500 Other Revenue	82,597	-	20	-	82,617		82,617
70000 Total Revenue	1,652,850	78,133	974,568	-	2,705,551	-	2,705,551
91100 Administrative Salaries	224,592	-	57,299	-	281,891		281,891
91200 Auditing Fees	7,328	-	1,832	-	9,160		9,160
91500 Employee Benefit contributions - Administrative	156,192	-	42,523	-	198,715		198,715
91600 Office Expenses	18,077	-	-	-	18,077		18,077
91700 Legal Expense	3,129	-	-	-	3,129		3,129
91900 Other	50,947	-	18,102	125	69,174		69,174
91000 Total Operating - Administrative	460,265	-	119,756	125	580,146	-	580,146
92100 Tenant Services - Salaries	-	48,629	-	-	48,629		48,629
92300 Employee Benefit Contributions - Tenant Services	-	29,504	-	-	29,504		29,504
92400 Tenant Services - Other	297	-	-	-	297		297
92500 Total Tenant Services	297	78,133	-	-	78,430	-	78,430
93100 Water	58,540	-	-	-	58,540		58,540
93200 Electricity	62,548	-	-	-	62,548		62,548
93300 Gas	34,730	-	-	-	34,730		34,730
93600 Sewer	94,146	-	-	-	94,146		94,146
93000 Total Utilities	249,964	-	-	-	249,964	-	249,964
94100 Ordinary Maintenance and Operations - Labor	199,113	-	-	-	199,113		199,113
94200 Ordinary Maintenance and Operations - Materials and Other	105,143	-	-	-	105,143		105,143
94300 Ordinary Maintenance and Operations Contracts	105,896	-	-	270	106,166		106,166

**GEAUGA METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL SCHEDULE
ENTITY WIDE REVENUE AND EXPENSE SUMMARY
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	Project Total	14.896 PIH Family Self- Sufficiency Program	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	Subtotal	ELIM	Total
94500 Employee Benefit Contributions - Ordinary Maintenance	135,686	-	-	-	135,686		135,686
94000 Total Maintenance	545,838	-	-	270	546,108	-	546,108
96110 Property Insurance	37,319	-	-	-	37,319		37,319
96130 Workmen's Compensation	4,024	-	-	-	4,024		4,024
96100 Total insurance Premiums	41,343	-	-	-	41,343	-	41,343
96210 Compensated Absences	53,616	-	6,784	-	60,400		60,400
96300 Payments in Lieu of Taxes	49,924	-	-	-	49,924		49,924
96400 Bad debt - Tenant Rents	9,093	-	-	-	9,093		9,093
96000 Total Other General Expenses	112,633	-	6,784	-	119,417	-	119,417
96720 Interest on Notes Payable (Short and Long Term)	358	-	-	-	358		358
96700 Total Interest Expense and Amortization Cost	358	-	-	-	358	-	358
96900 Total Operating Expenses	1,410,698	78,133	126,540	395	1,615,766	-	1,615,766
97000 Excess of Operating Revenue over Operating Expenses	242,152	-	848,028	-395	1,089,785	-	1,089,785
97300 Housing Assistance Payments	-	-	877,043	-	877,043		877,043
97400 Depreciation Expense	487,322	-	-	-	487,322		487,322
90000 Total Expenses	1,898,020	78,133	1,003,583	395	2,980,131	-	2,980,131
10010 Operating Transfer In	29,526	-	-	-	29,526	-29,526	-
10020 Operating transfer Out	-29,526	-	-	-	-29,526	29,526	-
10100 Total Other financing Sources (Uses)	-	-	-	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-245,170	-	-29,015	-395	-274,580	-	-274,580
11030 Beginning Equity	6,164,759	-	48,478	-	6,213,237		6,213,237
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	44,330	44,330		44,330
11170 Administrative Fee Equity	-	-	19,463	-	19,463		19,463
11180 Housing Assistance Payments Equity	-	-	-	-	-		-

**GEAUGA METROPOLITAN HOUSING AUTHORITY
 SUPPLEMENTAL FINANCIAL SCHEDULE
 ENTITY WIDE REVENUE AND EXPENSE SUMMARY
 FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	Project Total	14.896 PIH Family Self- Sufficiency Program	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	Subtotal	ELIM	Total
11190 Unit Months Available	2,916	-	2,052	-	4,968		4,968
11210 Number of Unit Months Leased	2,893	-	2,042	-	4,935		4,935

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**GEAUGA METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2017**

Federal Grantor/ Pass Through Grantor/ Program Title	Federal CFDA Number	Expenditures
<u>U.S. Department of Housing and Urban Development</u>		
<i>Direct Programs:</i>		
<u>Public Housing Programs</u>		
Low Rent Public Housing Program	14.850	\$ 531,412
Capital Fund Program	14.872	<u>269,077</u>
Total Public Housing Programs		<u>800,489</u>
<u>Housing Choice Voucher Program Cluster:</u>		
Section 8 Housing Choice Voucher Program	14.871	<u>971,856</u>
Total Housing Choice Voucher Program		<u>971,856</u>
Family Self-Sufficiency Program	14.896	<u>78,133</u>
Total U.S. Department of Housing and Urban Development		<u>1,850,478</u>
Total Federal Awards		<u>\$ 1,850,478</u>

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2017

NOTE A: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Authority and its presented on the full accrual basis of accounting. 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.

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

NOTE B: SUBRECIPIENTS

The Authority provided no federal awards to subrecipients during the year ended December 31, 2017.

NOTE C: 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, 2017.

The Authority had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the year ended December 31, 2017.

JAMES G. ZUPKA, C.P.A., INC.

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**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Members of the Board
Geauga Metropolitan Housing Authority
Chardon, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

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, the financial statements of the business-type activities of the Geauga Metropolitan Housing Authority, Ohio, (the Authority) as of and for the year ended December 31, 2017, 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 5, 2018.

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) to determine the 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 may exist that have not been identified.

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 determination of financial statement amounts. 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.



James G. Zupka, CPA, Inc.
Certified Public Accountants

June 5, 2018

JAMES G. ZUPKA, C.P.A., INC.

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**REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE
UNIFORM GUIDANCE**

To the Members of the Board
Geauga Metropolitan Housing Authority
Chardon, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

Report on Compliance for Each Major Federal Program

We have audited the Geauga Metropolitan Housing Authority, Ohio's (the Authority) compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2017. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the Authority's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; 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). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion on Each Major Federal Program

In our opinion, the Geauga Metropolitan Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2017.

Report on Internal Control over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

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 that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



James G. Zupka, CPA, Inc.
Certified Public Accountants

June 5, 2018

**GEAUGA METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
UNIFORM GUIDANCE
DECEMBER 31, 2017**

1. SUMMARY OF AUDITOR'S RESULTS

2017(i)	Type of Financial Statement Opinion	Unmodified
2017(ii)	Were there any material control weaknesses reported at the financial statement level? (GAGAS)?	No
2017(ii)	Were there any significant deficiencies in internal control reported at the financial statements level (GAGAS)?	No
2017(iii)	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
2017(iv)	Were there any material internal control weaknesses reported for major Federal programs?	No
2017(iv)	Were there any significant deficiencies in internal control reported to major federal programs?	No
2017(v)	Type of Major Programs' Compliance Opinion	Unmodified
2017(vi)	Are there any reportable findings under 2 CFR 200.516(a)?	No
2017(vii)	Major Programs (list): Housing Choice Voucher - CFDA #14.871	
2017(viii)	Dollar Threshold: Type A\B Programs	Type A: >\$750,000 Type B: all others
2017(ix)	Low Risk Auditee?	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

None.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
STATUS OF PRIOR CITATIONS AND RECOMMENDATIONS
FOR THE YEAR ENDED DECEMBER 31, 2017**

The prior audit report, as of December 31, 2016 included no citations or management letter comments.



Dave Yost • Auditor of State

GEAUGA METROPOLITAN HOUSING AUTHORITY

GEAUGA COUNTY

CLERK'S CERTIFICATION

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

Susan Babbitt

CLERK OF THE BUREAU

**CERTIFIED
JULY 3, 2018**