

Erie Metropolitan Housing Authority

Financial Statements

For the Year Ended June 30, 2018

OHIO AUDITOR OF STATE KEITH FABER



Board of Commissioners
Erie Metropolitan Housing Authority
322 Warren Street
Sandusky, Ohio 44870

We have reviewed the *Independent Auditor's Report* of the Erie Metropolitan Housing Authority, Erie County, prepared by Salvatore Consiglio, CPA, Inc., for the audit period July 1, 2017 through June 30, 2018. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

A handwritten signature in cursive script that reads "Keith Faber".

Keith Faber
Auditor of State
Columbus, Ohio

March 6, 2019

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ERIE METROPOLITAN HOUSING AUTHORITY
AUDIT REPORT
FOR THE YEAR ENDED JUNE 30, 2018

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Erie Metropolitan Housing Authority

I have audited the accompanying financial statements of the business-type activities of Erie Metropolitan Housing Authority, Ohio, as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for 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

My responsibility is to express opinions on these financial statements based on my audit. I conducted my 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 I 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 entity'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 entity's internal control. Accordingly, I 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.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Erie Metropolitan Housing Authority as of June 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 3 to the financial statements, during 2018, the Authority adopted new accounting guidance in Governmental Accounting Standards Board (GASB) Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pension". I did not modify my opinion regarding this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, the Schedules of Net Pension and Postemployment Benefit Liabilities and pension and postemployment benefit contributions, as listed in the table of contents, 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. I 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 my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Other Information

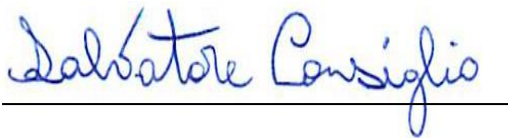
My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Erie Metropolitan Housing Authority, Ohio's basic financial statements. The accompanying financial data schedule ("FDS") is not required part of the basic financial statements. The Schedule of Expenditure 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 financial statements.

The financial data schedule (FDS) is presented for purposes of additional analysis as required by the Department of Housing and Urban Development and is the responsibility

of management and was 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 my opinion, the Schedule of Expenditure of Federal Awards and the financial data schedule ("FDS") 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*, I have also issued my report dated December 28, 2018, on my consideration of the Authority's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of my internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Entity's internal control over financial reporting and compliance.



Salvatore Consiglio, CPA, Inc.
North Royalton, Ohio
January 31, 2019

ERIE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018

Unaudited

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

Since the MD&A is designed to focus of the 2018 year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statement.

FINANCIAL HIGHLIGHTS

- The Authority's total net position decreased by \$68,639 (or 3.19 percent) during fiscal year ended 2018. Since the Authority engages only in business-type activities, the decrease is all in the category of business-type net position. Net Position was \$2,080,193 and \$2,148,832 for 2018 and 2017 respectively.
- The business-type activities revenue increased by \$361,960 (or 4.34 percent) during fiscal year ended 2018. The amounts were \$8,695,213 and \$8,333,253 for 2018 and 2017 respectively.
- The total expenses of all Authority programs increased by \$174,107 (or 2.03 percent). Total expenses were \$8,763,852 and \$8,589,745 for fiscal year ended 2018 and 2017 respectively.

Authority-Wide Financial Statements

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

These statements include a Statement of Net Position, which is 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 and deferred inflow of resources, equal "Net Position." Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current."

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

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

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

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

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

The focus of the Statement of Revenues, Expenses and Changes in Net Position is the "Change in Net Position," which is similar to Net Income or Loss.

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

Funds Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is no on Major Funds, rather than on fund types. The Authority consist of exclusive Enterprise Fund. Enterprise Fund utilizes the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

THE AUTHORITY'S PRGRAMS

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

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

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

Central Office Cost Center – As part of the conversion to asset management, the Authority has established a central office cost center (COCC) fund by fees charged to the individual AMPs. Salaries and benefits of administrative personnel and charged to the COCC as are other administrative-related expenses. The profit remaining in the COCC is deprogrammed and is available for any housing use. As part of the conversion to asset management, the management fees received from the Erie Community Plaza, Inc. (a 202 PRAC project) and the Erie Metropolitan Housing Authority are now reported under the Central Office Cost Center.

Special Programs for the Aging – Title III-C – Under the Title III-C Program, the Authority oversees the administration of the nutrition program by the Erie County Senior Center. Funding is received from the Area Office on Aging of Northwest Ohio, Inc. through the Department of Health and Human Services to provide nutritionally balanced meals to residents of Erie County age 60 and older. Meals are provided for a donation only.

Special Programs for the Aging – Title III-B - represents resources derived from the administration of the Title III-B program by the Erie County Senior Center. The program provides services for the elderly of Erie County for transportation, escort, education, information & referral, volunteer placement, health assessment and socialization. Funding is received through the Area Office on Aging of Northwest Ohio, Inc. from the Department of Health and Human Services.

State and Local Grants – represents resources derived from local grants for training and protective services at both the Bayshore Towers and the Erie County Senior Center. The Authority oversees the administration of Erie County Senior Center Gift Store and the local fund-raising activities of the Erie County Center to provide the local cash match needed for the Title III-B and Title III-C programs

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New GASB 75 Reporting

The net pension liability (NPL) is the largest single liability reported by the Authority at June 30, 2018 and is reported pursuant to GASB Statement 68, "Accounting and Financial Reporting for Pensions—an Amendment of GASB Statement 27." For fiscal year 2018, the Authority adopted GASB Statement 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions," which significantly revises accounting for costs and liabilities related to other postemployment benefits (OPEB). For reasons discussed below, many end users of this financial statement will gain a clearer understanding of the Authority's actual financial condition by adding deferred inflows related to pension and OPEB, the net pension liability and the net OPEB liability to the reported net position and subtracting deferred outflows related to pension and OPEB.

Governmental Accounting Standards Board standards are national and apply to all government financial reports prepared in accordance with generally accepted accounting principles. Prior accounting for pensions (GASB 27) and postemployment benefits (GASB 45) focused on a funding approach. This approach limited pension and OPEB costs to contributions annually required by law, which may or may not be sufficient to fully fund each plan's *net pension liability* or *net OPEB liability*. GASB 68 and GASB 75 take an earnings approach to pension and OPEB accounting; however, the nature of Ohio's statewide pension/OPEB plans and state law governing those systems requires additional explanation in order to properly understand the information presented in these statements.

GASB 68 and GASB 75 require the net pension liability and the net OPEB liability to equal the Authority's proportionate share of each plan's collective:

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

GASB notes that pension and OPEB obligations, whether funded or unfunded, are part of the "employment exchange" – that is, the employee is trading his or her labor in exchange for wages, benefits, and the promise of a future pension and other postemployment benefits. GASB noted that the unfunded portion of this promise is a present obligation of the government, part of a bargained-for benefit to the employee, and should accordingly be reported by the government as a liability since they received the benefit of the exchange. However, the Authority is not responsible for certain key factors affecting the balance of these liabilities. In Ohio, the employee shares the obligation of funding pension benefits with the employer. Both employer and employee contribution rates are capped by State statute. A change in these caps requires action of both Houses of the General Assembly and approval of the Governor. Benefit provisions are also determined by State statute. The Ohio revised Code permits, but does not require the retirement systems to provide

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healthcare to eligible benefit recipients. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The employee enters the employment exchange with the knowledge that the employer's promise is limited not by contract but by law. The employer enters the exchange also knowing that there is a specific, legal limit to its contribution to the retirement system. In Ohio, there is no legal means to enforce the unfunded liability of the pension/OPEB plan *as against the public employer*. State law operates to mitigate/lessen the moral obligation of the public employer to the employee, because all parties enter the employment exchange with notice as to the law. The retirement system is responsible for the administration of the pension and OPEB plans.

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

In accordance with GASB 68 and GASB 75, the Authority's statements prepared on an accrual basis of accounting include an annual pension expense and an annual OPEB expense for their proportionate share of each plan's *change* in net pension liability and net OPEB liability, respectively, not accounted for as deferred inflows/outflows.

As a result of implementing GASB 75, the Authority is reporting a net OPEB liability and deferred inflows/outflows of resources related to OPEB on the accrual basis of accounting. This implementation also had the effect of restating net position at June 30, 2018, from \$2,764,978 to \$2,148,832.

AUTHORITY STATEMENTS

Statement of Net Position

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

ERIE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018

Unaudited

TABLE 1 - STATEMENT OF NET POSITION

	<u>2018</u>	<u>Restated</u> <u>2017</u>
Current and Other Assets	\$ 1,396,492	\$ 1,387,617
Capital Assets	4,161,464	4,649,127
Deferred Outflows of Resources	529,342	595,382
Total Assets and Deferred Outflows of Resources	<u>\$ 6,087,298</u>	<u>\$ 6,632,126</u>
Current Liabilities	\$ 331,774	\$ 395,676
Long-Term Liabilities	3,228,058	3,950,384
Deferred Inflows of Resources	447,273	137,234
Total Liabilities and Deferred Inflows of Resources	<u>4,007,105</u>	<u>4,483,294</u>
Net Position:		
Net Investment in Capital Assets	2,656,976	2,993,034
Restricted Net Position	75,743	116,113
Unrestricted Net Position	<u>(652,526)</u>	<u>(960,315)</u>
Total Net Position	<u>2,080,193</u>	<u>2,148,832</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$ 6,087,298</u>	<u>\$ 6,632,126</u>

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

Major Factors Affecting the Statement of Net Position

Current and other assets increased by \$8,875 and current liabilities decreased by \$63,902. The increase in current assets is mainly due to the change in cash and accounts receivable due to the result of current activities. The decrease in current liabilities is primarily due to end of year outstanding vendor payments. Total liabilities and deferred inflows decrease is due to current year debt payment and change due to GASB 68 and 75 liabilities.

Capital assets also changed, decreasing from \$4,649,127 to \$4,161,464. The \$487,663 decrease may be contributed primarily to a combination of total acquisitions less current year depreciation expense.

The following table presents details on the change in Net Position.

ERIE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018

Unaudited

TABLE 2 - CHANGE OF NET POSITION

	Unrestricted	Net Investment in Capital Assets	Restricted
Beginning Balance - Restated	(\$960,315)	\$2,993,034	\$116,113
Results of Operation	(28,269)	0	(40,370)
Adjustments:			
Current year Depreciation Expense (1)	477,314	(477,314)	0
Capital Expenditure (2)	(67,221)	67,221	0
Net Result of Disposition of Assets (3)	77,571	(77,571)	0
Retirement of Debt	(151,605)	151,605	0
Rounding Adjustment	(1)	1	0
Ending Balance	<u>(\$652,526)</u>	<u>\$2,656,976</u>	<u>\$75,743</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) Capital expenditures represent an outflow of unrestricted net position, but are not treated as an expense against Results of Operations, and therefore must be deducted.

(3) The net restricted position is the amount of equity restricted for Housing Assistance Payments.

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

The following schedule compares the revenues and expenses for the current and previous fiscal year. The authority is engaged on in Business-Type Activities.

ERIE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018

Unaudited

TABLE 3 - STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

	<u>2018</u>	<u>2017</u>
<u>Revenues</u>		
Total Tenant Revenues	\$ 516,467	\$ 436,589
Operating Subsidies	7,374,238	6,893,502
Capital Grants	24,624	33,238
Investment Income	1,757	774
Other Revenues	778,127	969,150
Total Revenues	<u>8,695,213</u>	<u>8,333,253</u>
<u>Expenses</u>		
Administrative	1,472,610	1,880,845
Tenant Services	91,457	93,995
Utilities	191,204	179,371
Maintenance	898,121	615,722
Protective Services	52,456	52,256
General and Interest	236,867	210,966
Housing Assistance Payments	5,343,823	5,032,715
Depreciation	477,314	523,875
Total Expenses	<u>8,763,852</u>	<u>8,589,745</u>
Net Increases (Decreases)	<u>\$ (68,639)</u>	<u>\$ (256,492)</u>

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

Operating Subsidy reflects an increase of \$480,736 or 6.97%. The increase in operating subsidy is mainly due to money received from HUD. Total tenant revenue increased by \$79,878 (or 18.3 %). The increase in tenant revenue was primarily due to increase in tenant rents and units leased.

Total expenses increased \$174,107 due to increase in housing assistance payments.

CAPITAL ASSETS

As of year-end, the Authority had \$4,161,464 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease of \$487,663 or 10.49% from the end of 2017. This decrease was due to depreciation expense net of current year capital additions.

ERIE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018

Unaudited

TABLE 4 - CAPITAL ASSETS AT YEAR-END (NET OF DEPRECIATION)

	<u>2018</u>	<u>2017</u>
Land	\$ 674,630	\$ 674,630
Building and Improvement	16,654,142	16,627,280
Equipment	489,848	857,723
Accumulated Depreciation	<u>(13,657,156)</u>	<u>(13,510,506)</u>
 Total	 <u>\$ 4,161,464</u>	 <u>\$ 4,649,127</u>

The following reconciliation identifies the change in Capital Assets:

TABLE 5 - CHANGE IN CAPITAL ASSETS

Beginning Balance	\$	4,649,127
Current year Additions		67,221
Current Year Dispositions, net of depreciation		(77,571)
Current year Depreciation Expense		(477,314)
Rounding Adjustment		<u>1</u>
 Ending Balance	 \$	 <u><u>4,161,464</u></u>

Current year Additions are summarized as follows:

Leasehold Improvements	\$	26,863
Building Improvements		<u>40,358</u>
 Total Current Year Additions	 \$	 <u><u>67,221</u></u>

DEBT OUTSTANDING

As of year-end, the change in the Authority outstanding debt was as follows:

Beginning Balance	\$	1,656,093
Current Year Debt Retired		<u>(151,605)</u>
 Ending Balance	 \$	 <u><u>1,504,488</u></u>

ERIE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018

Unaudited

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

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

FINANCIAL CONTACT

The individual to be contacted regarding this report is Ralph Chamberlain, Executive Director, Erie Metropolitan Housing Authority, (419) 334-4426.

ERIE METROPOLITAN HOUSING AUTHORITY
Statement of Net Position
June 30, 2018

ASSETS

Current assets

Cash and cash equivalents	\$	955,266
Restricted cash and cash equivalents		198,772
Receivables, net		85,307
Prepaid expenses and other assets		49,342
Inventory		50,244
Total current assets		<u>1,338,931</u>

Noncurrent assets

Capital assets:

Non-Depreciable capital assets		674,630
Depreciable capital assets, net		3,486,834
Total capital assets		<u>4,161,464</u>

Net Pension Assets		20,413
Other Assets		37,148

Total noncurrent assets		<u>4,219,025</u>
<i>Total assets</i>		<u><u>\$ 5,557,956</u></u>

Deferred Outflows of Resources

Pension	\$	479,245
OPEB		50,097
Total Deferred Outflows of Resources		<u><u>\$ 529,342</u></u>

LIABILITIES

Current liabilities

Accounts payable	\$	128,291
Accrued liabilities		31,455
Tenant security deposits		23,750
Other current liabilities		29,174
Unearned Revenue		7,366
Long-Term Debt - Current Portion		111,738
Total current liabilities		<u>\$ 331,774</u>

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

ERIE METROPOLITAN HOUSING AUTHORITY
Statement of Net Position (Continued)
June 30, 2018

Noncurrent liabilities

Long-Term Debt - Noncurrent Portion	\$ 1,392,750
Accrued Compensated Absences	70,580
Non-current Liabilities - Other	99,279
Net Pension Liability	983,487
Net OPEB Liability	681,962
Total noncurrent liabilities	3,228,058
Total liabilities	\$ 3,559,832

Deferred Inflows of Resources

Pension	\$ 396,560
OPEB	50,713
Total Deferred Inflows of Resources	\$ 447,273

NET POSITION

Net Invested in capital assets	\$ 2,656,976
Restricted net position	75,743
Unrestricted net position	(652,526)
Total net position	\$ 2,080,193

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

ERIE METROPOLITAN HOUSING AUTHORITY
Statement of Revenues, Expenses, and Changes in Fund Net Position
For the Year Ended June 30, 2018

OPERATING REVENUES

Tenant revenue	\$ 516,467
Government operating grants	7,374,238
Other revenue	854,393
Total operating revenues	8,745,098

OPERATING EXPENSES

Administrative	1,472,610
Tenant services	91,457
Utilities	191,204
Maintenance	898,121
Protective Services	52,456
General and insurance	187,118
Housing assistance payment	5,343,823
Depreciation	477,314
Total operating expenses	8,714,103
Operating income (loss)	30,995

NONOPERATING REVENUES (EXPENSES)

Capital grant revenue	24,624
Loss on disposal of assets	(76,266)
Interest income	1,757
Interest expense	(49,749)
Total nonoperating revenues (expenses)	(99,634)
Change in net position	(68,639)
Beginning net position - Restated	2,148,832
Total net position - ending	\$ 2,080,193

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

ERIE METROPOLITAN HOUSING AUTHORITY
Statement of Cash Flows
For the Year Ended June 30, 2018

CASH FLOWS FROM OPERATING ACTIVITIES

Operating grants received	\$7,374,238
Receipts from tenants	514,972
Other revenue received	998,961
Cash payments for administrative	(3,185,954)
Cash payments for HAP	(5,343,823)

Net cash provided (used) by operating activities **358,394**

CASH FLOWS FROM INVESTING ACTIVITIES

Interest earned	<u>1,757</u>
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Net cash provided (used) by investing activities **1,757**

CASH FLOWS FROM CAPITAL AND FINANCING ACTIVITIES

Capital grant received	24,624
Capital purchases	(67,221)
Interest payment	(49,749)
Retirement of debt	<u>(151,606)</u>

Net cash provided (used) by capital and related activities **(243,952)**

Net increase (decrease) in cash	116,199
Cash and cash equivalents - Beginning of year	<u>1,037,839</u>

Cash and cash equivalents - End of year **\$ 1,154,038**

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

ERIE METROPOLITAN HOUSING AUTHORITY
Statement of Cash Flows (Continued)
For the Year Ended June 30, 2018

RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES

Net Operating Income (Loss)	\$ 30,995
Adjustment to Reconcile Operating Loss to Net Cash Used by Operating Activities	
- Depreciation	477,314
- (Increases) Decreases in Accounts Receivable	143,073
- (Increases) Decreases in Prepaid Assets	6,590
- (Increases) Decreases in Inventory	(565)
- (Increases) Decreases in Other Assets	(30,222)
- Increases (Decreases) in Pension Assets	(11,552)
- (Increases) Decreases in Deferred Outflows	66,040
- Increases (Decreases) in Accounts Payable	(73,423)
- Increases (Decreases) in Accrued Liabilities	631
- Increases (Decreases) in Tenant Security Deposit	950
- Increases (Decreases) in Other Current Liabilities	(1,956)
- Increases (Decreases) in Unearned Revenue	7,366
- Increases (Decreases) in Pension Liability	(586,364)
- Increases (Decreases) in Deferred Inflows	310,039
- Increases (Decreases) in Non-Current Liabilities Other	19,478
	<hr/>
Net cash provided (used) by operating activities	<u><u>\$ 358,394</u></u>

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

ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)

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

Organization and Reporting Entity

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

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

Basis of Presentation

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

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

The Authority’s basic financial statements consist of a statement of net position, a statement of revenues, expenses, and changes in net position, and a statement of cash flows.

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

**ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)**

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

Measurement Focus and Basis of Accounting

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

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

Property and Equipment

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

Useful life of property and equipment is as follows:

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

Depreciation is recorded on the straight-line method. Total depreciation expense for the 2018 fiscal year was \$477,314.

Cash and Cash Equivalents

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

Investments

Investments are stated at fair value. Cost-based measures of fair value were applied to nonnegotiable certificates of deposit and money market investments.

ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)

Restricted Net Position

Restricted net position represent cash and cash equivalents whose use is limited by legal requirements. Restricted net position include excess Housing Choice Voucher housing assistance payments funding and security deposits collected from residents of the Agency's housing units.

Net Position

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net position are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. Restricted net position includes the Housing Choice Voucher Program HAP Equity. That is funding provided to the Agency by HUD for the purpose of making rental assistance payments on behalf of program participants that has yet to be expended and was \$75,743 at June 30, 2018.

Pensions/Other Postemployment Benefits (OPEB)

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

Deferred inflow/outflow of Resources

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

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

Use of Estimates

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

**ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)**

affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Budgetary Accounting

The Authority annually prepares funding requests as prescribed by HUD. After HUD approval of these requests, a budget is adopted by the Board of Commissioners.

Capitalization of Interest

The Authority's policy is not to capitalize interest related to the construction or purchase of capital assets.

Financial Statement Format and Content

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

NOTE 2: **DEPOSITS AND INVESTMENTS**

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

Deposits

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

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

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

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

At June 30, 2018, the Authority had un-deposited cash on hand (petty cash) of \$410.

ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)

At June 30, 2018, the carrying amount of the Authority's cash deposits was \$1,154,038 and the bank balance was \$1,181,643. Based on criteria described in GASB Statement No. 40, *Deposits and Investments Risk Disclosures*, as of June 30, 2018, deposits totaling \$556,412 were covered by Federal Depository Insurance, while the \$625,231 was collateralized by securities pledged in the name of the Authority.

Custodial credit is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. The Authority's policy is to place deposits with major local banks approved by the Board. Multiple financial institution collateral pools that insure public deposits held by fiscal and escrow agents, are collateralized with eligible securities in amounts equal to at least 102 percent of the carrying value of the deposits. Such collateral, as permitted by Chapter 135 of the Ohio Revised Code, is held in financial institution pools at Federal Reserve banks, or at member banks of the Federal Reserve system in the name of the respective depository bank, and pledged as a pool of collateral against all of the public deposits it holds, or as specific collateral held at a Federal Reserve bank in the name of the Authority.

Investments

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

The Authority has a formal investment policy. The objective of this policy shall be to maintain liquidity and protection of principal while earning investment interest. Safety of principal is the primary objective of the investment program. The Authority follows GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, and records all its investments at fair value. At June 30, 2018 the Authority has no investments.

Interest Rate Risk

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

ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)

Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Authority has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

Generally, the Authority places no limit on the amount it may invest in any one financial institution. However, the investment policy limits the investment of HUD - approved mutual funds to no more than 20 percent of the Authority's available investment funds. The Authority's deposits in financial institutions represent 100 percent of its deposits.

Foreign Currency Risk

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

Restricted Cash

Restricted cash is composed of the following restricted:

Restricted HAP Equity	\$ 75,743
FSS Escrow Funds	99,279
Tenant Security Deposit	<u>23,750</u>
Total	<u><u>\$ 198,772</u></u>

NOTE 3: CHANGE IN ACCOUNTING PRINCIPLE AND RESTATEMENT OF NET POSITION

For fiscal year 2018, the Authority implemented the Governmental Accounting Standards Board (GASB) Statement No. 85, *Omnibus 2017*, Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*, and related guidance from (GASB) Implementation Guide No. 2017-3, *Accounting and Financial Reporting for Postemployment Benefits other Than Pensions (and Certain Issues Related to OPEB Plan Reporting)*.

GASB 85 addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits (pensions and other postemployment benefits (OPEB)). These changes were incorporated in the Authority's fiscal year 2018 financial statements; however, there was no effect on beginning net position/fund balance.

GASB 75 established standards for measuring and recognizing Postemployment benefit liabilities, deferred outflows of resources, deferred inflows of resources and expense/expenditure. The implementation of this pronouncement had the following effect on net position as reported June 30, 2018:

ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)

Net Position – June 30, 2018	\$2,764,978
Adjustments:	
- Net OPEB Liability	(634,301)
- Deferred Outflows – Payment subsequent to measurement date	18,155
	18,155
Restated Net Position – June 30, 2018	\$2,148,832

NOTE 4: CAPITAL ASSETS

A summary of capital assets at June 30, 2018, by class is as follows:

Building and Building Improvements	\$16,654,142
Land	674,630
Furniture, Equipment - Dwelling	142,761
Furniture, Equipment - Administration	347,087
Total	17,818,620
Less Accumulated Depreciation	(13,657,156)
Net Property and Equipment	\$ 4,161,464

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

	Balance 06/30/17	Additions	Adjustment / Disposal	Balance 06/30/18
Capital Assets Not Being Depreciated:				
Land	\$674,630	\$0	\$0	\$674,630
Total Capital Assets Not Being Depreciated	674,630	0	0	674,630
Capital Assets Being Depreciated:				
Buildings and Improvement	16,627,280	26,862	0	16,654,142
Furnt, Mach. and Equip.	857,723	40,359	(408,234)	489,848
Total Capital Assets Being Depreciated	17,485,003	67,221	(408,234)	17,143,990
Accumulated Depreciation:				
Buildings and Improvement	(12,841,520)	(380,842)	0	(13,222,362)
Furnt, Mach. and Equip.	(668,985)	(96,472)	330,663	(434,794)
Total Accumulated Depreciation	(13,510,505)	(477,314)	330,663	(13,657,156)
Total Capital Assets Being Depreciated, Net	3,974,498	(410,093)	(77,571)	3,486,834
Total Capital Assets, Net	\$4,649,128	(\$410,093)	(\$77,571)	\$4,161,464

**ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)**

NOTE 5: LONG-TERM LIABILITIES

The long-term debt consists of bond payable dated July 17, 2007, due June 2027, and was funded by a bond issue in the principal amount of \$40,532,000, of which the Authority's share is \$1,130,000. Repayment of the loan is funded through contributions from HUD under the Capital Fund Program and investment earnings. Payments are made by reducing the Capital Fund Program subsidy due to the Authority. Payments are due semi-annually beginning October 1, 2007, totaling approximately \$90,000 annually. Serial bonds were issued with fixed interest rates between 3.90 percent and 4.67 percent. The bonds were issued to provide major renovations at Bayshore Towers. The outstanding balance as of June 30, 2018 is \$600,000.

The Authority entered into an Energy Performance agreement in December, 2014 which was funded in the amount of \$1,056,444 with an interest rate of 4.75 percent. The funds were used for energy conservation improvements and equipment for the Public Housing units. The repayment of this debt began in February, 2015 with the final payment due in February, 2030. The balance outstanding as June 30, 2018 was \$904,488.

The following is a summary of changes in long-term debt for the year ended June 30, 2018:

	Restated			Balance	Due Within
	Balance			Balance	One Year
	<u>06/30/17</u>	<u>Additions</u>	<u>Deletions</u>	<u>06/30/18</u>	<u>One Year</u>
U.S. Department of HUD	\$685,000	\$0	(\$85,000)	\$600,000	\$55,000
Unamortized Premiums	15,226	0	(15,226)	0	0
Energy Performance Equipment	955,867	0	(51,379)	904,488	56,573
Net Pension Liability	1,617,512	0	(634,025)	983,487	0
Net OPEB Liability	634,301	47,661	0	681,962	0
Compensated Absence Liability	89,589	4,518	0	94,107	23,527
	<hr/>				
Total Long-Term Liabilities	<u>\$3,997,495</u>	<u>\$52,179</u>	<u>(\$785,630)</u>	<u>\$3,264,044</u>	<u>\$135,100</u>

Debt maturities are estimated as follows:

**ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)**

For the Year Ended June 30,	<u>U.S. Department of HUD</u>		<u>Energy Performance Equipment Lease</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2019	55,000	20,400	56,573	33,141
2020	60,000	18,530	61,621	30,941
2021	60,000	16,490	65,300	28,583
2022	65,000	14,450	69,883	26,068
2023	65,000	12,240	73,817	23,387
2024-2028	295,000	25,330	413,391	72,627
2029-2030	0	0	163,903	6,204
Total	<u>\$600,000</u>	<u>\$107,440</u>	<u>\$904,488</u>	<u>\$220,951</u>

NOTE 6: ALLOCATION OF COSTS

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

NOTE 7: DEFINED BENEFIT PENSION PLANS

Net Pension Liability

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

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

ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)

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.

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 combined plan, substantially all employees are in the OPERS' traditional plan; therefore the following disclosure focuses on the traditional pension plan.

OPERS provides retirement, disability, survivor and death benefits, and annual costs-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 OPERS, 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):

**ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)**

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

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

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

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:

2018 Statutory Maximum Contribution Rates:	<u>State and Local</u>
Employer	14.0%
Employee	10.0%
2018 Actual Contribution Rates:	
Employer: July 1, 2017 to December 31, 2017	
Pension	13.0%
Post-employment Health Care Benefits	<u>1.0%</u>
Total Employer	<u>14.0%</u>
Employer: January 1, 2018 to June 30, 2018	
Pension	14.0%
Post-employment Health Care Benefits	<u>0.0%</u>
Total Employer	<u>14.0%</u>
Employee	<u>10.0%</u>

ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution was \$123,929 for the fiscal year ended June 30, 2018. The full amount was contributed during the fiscal year.

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

	Traditional Plan	Combined Plan	Total
Proportionate Share of Net Pension Liability / (Assets)	\$983,487	(\$20,413)	\$963,074
Proportion of the Net Pension Liability	0.006269%	0.014995%	
Change in Proportion Share	0.000854%	-0.000926%	
Pension Expense	\$283,862	\$0	\$283,862

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

	Traditional Plan	Combined Plan	Total
Deferred Outflows of Resources			
Net Difference between projected and actual earning on pension plan investments	\$154,546	\$1,531	\$156,077
Assumption Changes	117,533	1,784	119,317
Difference between expected and actual experience	1,004	0	1,004
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	141,149	0	141,149
Authority contributions subsequent to the measurement date	61,698	0	61,698
Total Deferred Outflows of Resources	\$475,930	\$3,315	\$479,245
Deferred Inflows of Resources			
Net Difference between projected and actual earning on pension plan investments	\$365,687	\$4,752	\$370,439
Difference between expected and actual experience	19,381	6,081	25,462
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	0	659	659
Total Deferred Inflows of Resources	\$385,068	\$11,492	\$396,560

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FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)

\$61,698 reported as deferred outflows of resources related to pension resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Fiscal Year Ending June 30:	Traditional Plan	Combined Plan	Total
2019	(\$181,488)	\$1,107	(\$180,381)
2020	(27,412)	1,195	(26,217)
2021	92,975	1,917	94,892
2022	86,761	1,841	88,602
2023	0	710	710
Thereafter	0	1,407	1,407
Total	(\$29,164)	\$8,177	(\$20,987)

Actuarial Assumptions – PERS

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 was determined by an actuarial valuation as of December 31, 2017, using the following actuarial assumptions and methods applied to all prior periods included in the measurement:

Actuarial Information	Traditional Plan	Combined Plan
Wage Inflation	3.25%	3.25%
Future Salary Increases, including inflation	3.25 - 10.75 % (includes wage inflation at 3.25%)	3.25 - 8.25% (includes wage inflation at 3.25%)
COLA or Ad Hoc COLA	Pre 01/07/13 Retirees: 3% Simple Pre 01/07/13 Retirees: 3% Simple through 2018, then 2.15% Simple	Pre 01/07/13 Retirees: 3% Simple Pre 01/07/13 Retirees: 3% Simple through 2018, then 2.15% Simple
Investment Rate of Return	7.50%	7.50%
Actuarial Cost Method	Individual entry age	Individual entry age

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NOTES TO THE BASIC FINANCIAL STATEMENTS
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(CONTINUED)**

Pre-retirement mortality rates are 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.

During 2017, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, Health Care Trust portfolio, and the Defined Contribution portfolio. 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. 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 16.82% for 2017.

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

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

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

During 2017, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio contains the investment assets for the Traditional Pension Plan, the defined benefit component of the Combined Plan and the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month.

Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio.

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 investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

	1% Decrease (6.5%)	Current Discount Rate (7.5%)	1% Increase (8.5%)
Authority's proportionate share of the net pension liability / (assets)			
- Traditional Plan	\$1,746,418	\$983,487	\$347,428
- Combined Plan	(\$11,096)	(\$20,413)	(\$26,841)

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NOTE 8: **DEFINED BENEFIT OPEB PLANS**

Net OPEB Liability

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

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

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

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

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

Plan Description – OPERS

Health Care Plan Description - The Ohio Public Employees Retirement System (OPERS). OPERS administers three separate plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit plan. The member-directed plan is a defined contribution plan and the combined plan is a cost sharing, multiple-employer defined benefit plan with defined contribution features.

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As of December 2016, OPERS maintains one health care trust, the 115 Health Care Trust (115 Trust), which was established in 2014 to initially provide a funding mechanism for a health reimbursement arrangement (HRA), as the prior trust structure could not support the HRA. In March 2016, OPERS received two favorable rulings from the Internal Revenue Service (IRS) allowing OPERS to consolidate health care assets into the 115 Trust. The 401(h) Health Care Trust (401(h) Trust) was a pre-funded trust that provided health care funding for eligible members of the Traditional Pension Plan and the Combined Plan through December 31, 2015, when plans funded through the 401(h) Trust were terminated. The Voluntary Employees' Beneficiary Association Trust (VEBA Trust) accumulated funding for retiree medical accounts for participants in the Member-Directed Plan through June 30, 2016. The 401(h) Trust and the VEBA Trust were closed as of June 30, 2016 and the net positions transferred to the 115 Trust on July 1, 2016. Beginning in 2016, the 115 Trust, established under Internal Revenue Code (IRC) Section 115, is the funding vehicle for all health care plans.

The OPERS health care plans are reported as other post-employment benefit plans (OPEB) based on the criteria established by the Governmental Accounting Standards Board (GASB). Periodically, OPERS modifies the health care program design to improve the ongoing solvency of the plans. Eligibility requirements for access to the OPERS health care options have changed over the history of the program for Traditional Pension Plan and Combined Plan members. Prior to January 1, 2015, 10 or more years of service were required to qualify for health care coverage. Beginning January 1, 2015, generally, members must be at least age 60 with 20 years of qualifying service credit to qualify for health care coverage or 30 years of qualifying service at any age. Beginning 2016, Traditional Pension Plan and Combined Plan retirees enrolled in Medicare A and B were eligible to participate in the OPERS Medicare Connector (Connector). The Connector, a vendor selected by OPERS, assists eligible retirees in the selection and purchase of Medicare supplemental coverage through the Medicare market. Retirees that purchase supplemental coverage through the Connector may receive a monthly allowance in their HRA that can be used to reimburse eligible health care expenses.

The Ohio Revised Code permits, but does not require, OPERS to provide OPEB benefits to its eligible benefit recipients. Authority to establish and amend health care coverage is provided 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 OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 222-5601 or 1-800-222-7377.

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. In fiscal year 2018, Authority contributed at a rate of 14 percent of

ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)

earnable salary. The Ohio Revised Code currently limits the employer contribution rate not to exceed 14 percent of covered payroll. Active member contributions do not fund health care. With the assistance of the System's actuary and Board approval, a portion of each employer contribution to OPERS may be set aside for the funding of post-employment health care coverage. The portion of employer contributions allocated to healthcare was 1.0% for calendar year 2017. As recommended by OPERS's actuary, the portion of employer contributions allocated to healthcare beginning January 1, 2018 decrease to 0%.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. Authority's contractually required contribution was \$128,716 for the fiscal year 2018; of this amount, \$4,787 was used to fund health care.

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

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

	Health Care Plan
Proportionate Share of Net OPEB Liability	\$681,962
Proportion of the Net OPEB Liability	0.006280%
Pension Expense	\$54,528

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

	Health Care Plan
Deferred Outflows of Resources	
Assumption Changes	\$49,567
Difference between expected and actual experience	530
Total Deferred Outflows of Resources	\$50,097
 Deferred Inflows of Resources	
Net Difference between projected and actual earning on pension plan investments	\$50,713
Total Deferred Inflows of Resources	\$50,713

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

	Health Care Plan
Fiscal Year Ending June 30:	
2019	(\$11,274)
2020	(11,274)
2021	10,485
2022	12,679
Total	\$616

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 health care costs for financial reporting purposes are based on the substantive plan and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of costs between the System and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2016, rolled forward to the measurement date of December 31, 2017. The actuarial valuation used the following actuarial assumptions applied to all periods included in the measurement:

Wage Inflation	3.25%
3.25%	3.25 - 10.75%
Single Discount Rate	3.85%
Investment Rate of Return	6.50%
Municipal Bond Rate	3.31%
Health Care Cost Trend Rate	7.5% initial, 3.25% ultimate in 2028
Actuarial Cost Method	Individual entry age

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

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NOTES TO THE BASIC FINANCIAL STATEMENTS
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(CONTINUED)**

mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to all of the above described tables.

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

The table below displays the Board-approved asset allocation policy for 2017 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return
Fixed Income	34.00%	1.88%
Domestic Equities	21.00%	6.37%
REITs	6.00%	5.91%
International Equities	22.00%	7.88%
Other Investments	17.00%	5.39%
TOTAL	100.00%	4.98%

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

Sensitivity of Authority's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate: The following table presents the Authority's

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FOR THE YEAR ENDED JUNE 30, 2018
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proportionate share of the net OPEB liability calculated using the current period discount rate assumption of 3.85 percent, as well as what The Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one-percentage-point lower (2.85 percent) or one-percentage-point higher (4.85 percent) than the current rate:

	1% Decrease (2.85%)	Current Discount Rate (3.85%)	1% Increase (4.85%)
Authority's proportionate share of the net OPEB liability	\$906,016	\$681,962	\$500,704

Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability. The following table presents the net OPEB liability calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.0% lower or 1.0% higher than the current rate.

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2018 is 7.50%. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries' project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.25% in the most recent valuation.

	1% Decrease (6.50%)	Current Trent Rate (7.50%)	1% Increase (8.50%)
Authority's proportionate share of the net OPEB liability	\$652,492	\$681,962	\$712,403

NOTE 9: COMPENSATED ABSENCES

Vacation and sick leave policies are established by the Board of Authority based on local and state laws. All permanent employees will earn 4.6 hours of sick leave per eighty (80) hours of service. Unused sick leave may accumulate without limit. At the time of retirement, employees shall be paid the value of twenty-five percent of unused sick leave subject to a maximum payment equal to 120 days of sick leave. All permanent employees will earn vacation hours accumulated based on length of service. Employees will be paid for all unused vacation time upon their separation from service.

ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2018
(CONTINUED)

NOTE 10: **RISK MANAGEMENT**

The Authority is party to various risks of loss during the normal course of its operations including, but not limited to, loss related to torts; theft of damage to, and destruction of assets; errors and omissions; and injuries to employees.

The Authority maintains comprehensive insurance coverage with private carriers for health, real property, and building contents. There was no significant reduction in coverage and no settlements exceeded insurance coverage, during the past three years.

NOTE 11: **CONTINGENCIES**

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

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

NOTE 12: **SUBSEQUENT EVENTS**

Generally accepted accounting principles define subsequent events as events or transactions that occur after the statement of financial position date, but before the financial statements as issued or are available to be issued. Management has evaluated subsequent events through January 31, 2019, the date on which the financial statements were available to be issued.

Erie Metropolitan Housing Authority

FDS Schedule Submitted to REAC

June 30, 2018

	Project Total	14.896 PIH Family Self- Sufficiency Program	93.044 Special Programs for the Aging Title III, Part-B Grants for Supportive	93.045 Special Programs for the Aging Title III, Part-C Nutrition Services	14.871 Housing Choice Voucher	93.778 Medical Assistance Program	State / Local	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$356,874	\$0	\$0	\$0	\$172,147	\$0	\$35,713	\$390,532	\$955,266	\$0	\$955,266
113 Cash - Other Restricted	\$0	\$0	\$0	\$0	\$175,022	\$0	\$0	\$0	\$175,022	\$0	\$175,022
114 Cash - Tenant Security Deposits	\$23,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,750	\$0	\$23,750
100 Total Cash	\$380,624	\$0	\$0	\$0	\$347,169	\$0	\$35,713	\$390,532	\$1,154,038	\$0	\$1,154,038
125 Accounts Receivable - Miscellaneous	\$27,837	\$0	\$0	\$0	\$0	\$0	\$44,102	\$9,604	\$81,543	\$0	\$81,543
126 Accounts Receivable - Tenants	\$4,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,811	\$0	\$4,811
126.1 Allowance for Doubtful Accounts -Tenants	(\$1,640)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,640)	\$0	(\$1,640)
128 Fraud Recovery	\$0	\$0	\$0	\$0	\$593	\$0	\$0	\$0	\$593	\$0	\$593
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$31,008	\$0	\$0	\$0	\$593	\$0	\$44,102	\$9,604	\$85,307	\$0	\$85,307
142 Prepaid Expenses and Other Assets	\$39,477	\$0	\$0	\$0	\$1,294	\$0	\$3,139	\$5,432	\$49,342	\$0	\$49,342
143 Inventories	\$41,567	\$0	\$0	\$0	\$0	\$0	\$2,402	\$8,495	\$52,464	\$0	\$52,464
143.1 Allowance for Obsolete Inventories	(\$2,078)	\$0	\$0	\$0	\$0	\$0	\$0	(\$142)	(\$2,220)	\$0	(\$2,220)
150 Total Current Assets	\$490,598	\$0	\$0	\$0	\$349,056	\$0	\$85,356	\$413,921	\$1,338,931	\$0	\$1,338,931
161 Land	\$638,695	\$0	\$0	\$0	\$0	\$0	\$0	\$35,935	\$674,630	\$0	\$674,630
162 Buildings	\$16,046,616	\$0	\$0	\$0	\$72,305	\$0	\$0	\$535,221	\$16,654,142	\$0	\$16,654,142
163 Furniture, Equipment & Machinery - Dwellings	\$2,590	\$0	\$0	\$0	\$0	\$0	\$0	\$140,171	\$142,761	\$0	\$142,761
164 Furniture, Equipment & Machinery - Administration	\$257,907	\$0	\$0	\$0	\$4,000	\$0	\$85,180	\$0	\$347,087	\$0	\$347,087
166 Accumulated Depreciation	(\$12,929,709)	\$0	\$0	\$0	(\$47,691)	\$0	(\$64,931)	(\$614,825)	(\$13,657,156)	\$0	(\$13,657,156)

Erie Metropolitan Housing Authority

FDS Schedule Submitted to REAC

June 30, 2018

	Project Total	14.896 PIH Family Self-Sufficiency Program	93.044 Special Programs for the Aging Title III, Part-B Grants for Supportive	93.045 Special Programs for the Aging Title III, Part-C Nutrition Services	14.871 Housing Choice Voucher	93.778 Medical Assistance Program	State / Local	COCC	Subtotal	ELIM	Total
160 Total Capital Assets, Net of Accumulated Depreciation	\$4,016,099	\$0	\$0	\$0	\$28,614	\$0	\$20,249	\$96,502	\$4,161,464	\$0	\$4,161,464
174 Other Assets	\$3,504	\$0	\$0	\$0	\$5,511	\$0	\$6,481	\$42,065	\$57,561	\$0	\$57,561
180 Total Non-Current Assets	\$4,019,603	\$0	\$0	\$0	\$34,125	\$0	\$26,730	\$138,567	\$4,219,025	\$0	\$4,219,025
200 Deferred Outflow of Resources	\$111,387	\$0	\$0	\$0	\$142,111	\$0	\$155,561	\$120,283	\$529,342	\$0	\$529,342
290 Total Assets and Deferred Outflow of Resources	\$4,621,588	\$0	\$0	\$0	\$525,292	\$0	\$267,647	\$672,771	\$6,087,298	\$0	\$6,087,298
312 Accounts Payable <= 90 Days	\$27,087	\$0	\$0	\$0	\$10,226	\$0	\$32,546	\$43,432	\$113,291	\$0	\$113,291
321 Accrued Wage/Payroll Taxes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,928	\$7,928	\$0	\$7,928
322 Accrued Compensated Absences - Current Portion	\$4,518	\$0	\$0	\$0	\$5,600	\$0	\$5,315	\$8,094	\$23,527	\$0	\$23,527
333 Accounts Payable - Other Government	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0	\$15,000	\$0	\$15,000
341 Tenant Security Deposits	\$23,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,750	\$0	\$23,750
342 Unearned Revenue	\$451	\$0	\$0	\$0	\$0	\$0	\$0	\$6,915	\$7,366	\$0	\$7,366
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$111,738	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,738	\$0	\$111,738
345 Other Current Liabilities	\$29,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,174	\$0	\$29,174
310 Total Current Liabilities	\$196,718	\$0	\$0	\$0	\$15,826	\$0	\$52,861	\$66,369	\$331,774	\$0	\$331,774
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$1,392,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,392,750	\$0	\$1,392,750

Erie Metropolitan Housing Authority

FDS Schedule Submitted to REAC

June 30, 2018

	Project Total	14.896 PIH Family Self- Sufficiency Program	93.044 Special Programs for the Aging Title III, Part-B Grants for Supportive	93.045 Special Programs for the Aging Title III, Part-C Nutrition Services	14.871 Housing Choice Voucher	93.778 Medical Assistance Program	State / Local	COCC	Subtotal	ELIM	Total
353 Non-current Liabilities - Other	\$0	\$0	\$0	\$0	\$99,279	\$0	\$0	\$0	\$99,279	\$0	\$99,279
354 Accrued Compensated Absences - Non Current	\$13,552	\$0	\$0	\$0	\$16,800	\$0	\$15,946	\$24,282	\$70,580	\$0	\$70,580
357 Accrued Pension and OPEB Liabilities	\$329,524	\$0	\$0	\$0	\$435,521	\$0	\$483,263	\$417,141	\$1,665,449	\$0	\$1,665,449
350 Total Non-Current Liabilities	\$1,735,826	\$0	\$0	\$0	\$551,600	\$0	\$499,209	\$441,423	\$3,228,058	\$0	\$3,228,058
300 Total Liabilities	\$1,932,544	\$0	\$0	\$0	\$567,426	\$0	\$552,070	\$507,792	\$3,559,832	\$0	\$3,559,832
400 Deferred Inflow of Resources	\$68,636	\$0	\$0	\$0	\$114,626	\$0	\$137,161	\$126,850	\$447,273	\$0	\$447,273
508.4 Net Investment in Capital Assets	\$2,511,611	\$0	\$0	\$0	\$28,614	\$0	\$20,249	\$96,502	\$2,656,976	\$0	\$2,656,976
511.4 Restricted Net Position	\$0	\$0	\$0	\$0	\$75,743	\$0	\$0	\$0	\$75,743	\$0	\$75,743
512.4 Unrestricted Net Position	\$108,797	\$0	\$0	\$0	(\$261,117)	\$0	(\$441,833)	(\$58,373)	(\$652,526)	\$0	(\$652,526)
513 Total Equity - Net Assets / Position	\$2,620,408	\$0	\$0	\$0	(\$156,760)	\$0	(\$421,584)	\$38,129	\$2,080,193	\$0	\$2,080,193
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$4,621,588	\$0	\$0	\$0	\$525,292	\$0	\$267,647	\$672,771	\$6,087,298	\$0	\$6,087,298
70300 Net Tenant Rental Revenue	\$461,535	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$461,535	\$0	\$461,535
70400 Tenant Revenue - Other	\$54,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,932	\$0	\$54,932
70500 Total Tenant Revenue	\$516,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$516,467	\$0	\$516,467
70600 HUD PHA Operating Grants	\$1,157,271	\$51,682	\$0	\$0	\$5,777,808	\$0	\$0	\$0	\$6,986,761	\$0	\$6,986,761

Erie Metropolitan Housing Authority

FDS Schedule Submitted to REAC

June 30, 2018

	Project Total	14.896 PIH Family Self-Sufficiency Program	93.044 Special Programs for the Aging Title III, Part-B Grants for Supportive	93.045 Special Programs for the Aging Title III, Part-C Nutrition Services	14.871 Housing Choice Voucher	93.778 Medical Assistance Program	State / Local	COCC	Subtotal	ELIM	Total
70610 Capital Grants	\$24,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,624	\$0	\$24,624
70710 Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,467	\$143,467	(\$143,467)	\$0
70720 Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,080	\$16,080	(\$16,080)	\$0
70730 Book Keeping Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,205	\$20,205	(\$20,205)	\$0
70740 Front Line Service Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,340	\$22,340	(\$22,340)	\$0
70750 Other Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$331,280	\$331,280	\$0	\$331,280
70700 Total Fee Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533,372	\$533,372	(\$202,092)	\$331,280
70800 Other Government Grants	\$5,000	\$0	\$41,109	\$286,944	\$0	\$54,424	\$0	\$0	\$387,477	\$0	\$387,477
71100 Investment Income - Unrestricted	\$800	\$0	\$0	\$0	\$500	\$0	\$0	\$457	\$1,757	\$0	\$1,757
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$26,333	\$0	\$0	\$0	\$26,333	\$0	\$26,333
71500 Other Revenue	\$85,986	\$0	\$0	\$0	\$30,963	\$0	\$379,769	\$62	\$496,780	\$0	\$496,780
71600 Gain or Loss on Sale of Capital Assets	(\$73,106)	\$0	\$0	\$0	(\$2,045)	\$0	\$0	(\$1,115)	(\$76,266)	\$0	(\$76,266)
70000 Total Revenue	\$1,717,042	\$51,682	\$41,109	\$286,944	\$5,833,559	\$54,424	\$379,769	\$532,776	\$8,897,305	(\$202,092)	\$8,695,213
91100 Administrative Salaries	\$39,183	\$0	\$0	\$0	\$233,093	\$0	\$198,092	\$242,822	\$713,190	\$0	\$713,190
91200 Auditing Fees	\$4,870	\$0	\$0	\$0	\$11,274	\$0	\$1,716	\$0	\$17,860	\$0	\$17,860
91300 Management Fee	\$143,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,467	(\$143,467)	\$0
91310 Book-keeping Fee	\$20,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,205	(\$20,205)	\$0
91400 Advertising and Marketing	\$455	\$0	\$0	\$0	\$2,164	\$0	\$0	\$65	\$2,684	\$0	\$2,684
91500 Employee Benefit contributions - Administrative	\$2,982	\$0	\$0	\$0	\$52,349	\$0	\$5,637	\$18,770	\$79,738	\$0	\$79,738
91600 Office Expenses	\$19,364	\$0	\$0	\$0	\$42,528	\$0	\$9,151	\$19,183	\$90,226	(\$22,340)	\$67,886

Erie Metropolitan Housing Authority

FDS Schedule Submitted to REAC

June 30, 2018

	Project Total	14.896 PIH Family Self-Sufficiency Program	93.044 Special Programs for the Aging Title III, Part-B Grants for Supportive	93.045 Special Programs for the Aging Title III, Part-C Nutrition Services	14.871 Housing Choice Voucher	93.778 Medical Assistance Program	State / Local	COCC	Subtotal	ELIM	Total
91700 Legal Expense	\$22,548	\$0	\$0	\$0	\$2,827	\$0	\$244	\$379	\$25,998	\$0	\$25,998
91800 Travel	\$6,720	\$0	\$0	\$0	\$2,867	\$0	\$5,707	\$633	\$15,927	\$0	\$15,927
91900 Other	\$0	\$0	\$0	\$0	\$0	\$0	\$530,953	\$18,374	\$549,327	\$0	\$549,327
91000 Total Operating - Administrative	\$259,794	\$0	\$0	\$0	\$347,102	\$0	\$751,500	\$300,226	\$1,658,622	(\$186,012)	\$1,472,610
92000 Asset Management Fee	\$16,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,080	(\$16,080)	\$0
92100 Tenant Services - Salaries	\$17,053	\$38,865	\$0	\$0	\$0	\$0	\$0	\$0	\$55,918	\$0	\$55,918
92300 Employee Benefit Contributions - Tenant Services	\$3,460	\$12,817	\$0	\$0	\$0	\$0	\$0	\$0	\$16,277	\$0	\$16,277
92400 Tenant Services - Other	\$19,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,262	\$0	\$19,262
92500 Total Tenant Services	\$39,775	\$51,682	\$0	\$0	\$0	\$0	\$0	\$0	\$91,457	\$0	\$91,457
93100 Water	\$6,780	\$0	\$0	\$0	\$97	\$0	\$12	\$105	\$6,994	\$0	\$6,994
93200 Electricity	\$115,129	\$0	\$0	\$0	\$4,812	\$0	\$586	\$1,685	\$122,212	\$0	\$122,212
93300 Gas	\$42,371	\$0	\$0	\$0	\$936	\$0	\$114	\$328	\$43,749	\$0	\$43,749
93600 Sewer	\$18,006	\$0	\$0	\$0	\$165	\$0	\$20	\$58	\$18,249	\$0	\$18,249
93000 Total Utilities	\$182,286	\$0	\$0	\$0	\$6,010	\$0	\$732	\$2,176	\$191,204	\$0	\$191,204
94100 Ordinary Maintenance and Operations - Labor	\$102,411	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$152,411	\$0	\$152,411
94200 Ordinary Maintenance and Operations - Materials and Other	\$171,428	\$0	\$0	\$0	\$1,921	\$0	\$7,901	\$906	\$182,156	\$0	\$182,156
94300 Ordinary Maintenance and Operations Contracts	\$402,894	\$0	\$0	\$0	\$89,872	\$0	\$6,236	\$23,250	\$522,252	\$0	\$522,252
94500 Employee Benefit Contributions - Ordinary Maintenance	\$21,168	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$41,168	\$0	\$41,168

Erie Metropolitan Housing Authority

FDS Schedule Submitted to REAC

June 30, 2018

	Project Total	14.896 PIH Family Self- Sufficiency Program	93.044 Special Programs for the Aging Title III, Part-B Grants for Supportive	93.045 Special Programs for the Aging Title III, Part-C Nutrition Services	14.871 Housing Choice Voucher	93.778 Medical Assistance Program	State / Local	COCC	Subtotal	ELIM	Total
94000 Total Maintenance	\$697,901	\$0	\$0	\$0	\$91,793	\$0	\$14,137	\$94,156	\$897,987	\$0	\$897,987
95200 Protective Services - Other Contract Costs	\$52,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,456	\$0	\$52,456
95000 Total Protective Services	\$52,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,456	\$0	\$52,456
96110 Property Insurance	\$64,849	\$0	\$0	\$0	\$0	\$0	\$0	\$546	\$65,395	\$0	\$65,395
96120 Liability Insurance	\$537	\$0	\$0	\$0	\$3,224	\$0	\$0	\$480	\$4,241	\$0	\$4,241
96130 Workmen's Compensation	\$3,169	\$0	\$0	\$0	\$5,127	\$0	\$1,405	\$3,574	\$13,275	\$0	\$13,275
96140 All Other Insurance	\$5,131	\$0	\$0	\$0	\$0	\$0	\$0	\$1,029	\$6,160	\$0	\$6,160
96100 Total insurance Premiums	\$73,686	\$0	\$0	\$0	\$8,351	\$0	\$1,405	\$5,629	\$89,071	\$0	\$89,071
96200 Other General Expenses	\$0	\$0	\$0	\$0	\$2,282	\$0	\$0	\$0	\$2,282	\$0	\$2,282
96210 Compensated Absences	\$4,383	\$0	\$0	\$0	(\$1,376)	\$0	\$1,063	\$362	\$4,432	\$0	\$4,432
96300 Payments in Lieu of Taxes	\$28,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,316	\$0	\$28,316
96400 Bad debt - Tenant Rents	\$61,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,288	\$0	\$61,288
96800 Severance Expense	\$82	\$0	\$0	\$0	\$1,647	\$0	\$0	\$0	\$1,729	\$0	\$1,729
96000 Total Other General Expenses	\$94,069	\$0	\$0	\$0	\$2,553	\$0	\$1,063	\$362	\$98,047	\$0	\$98,047
96720 Interest on Notes Payable (Short and Long Term)	\$35,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,139	\$0	\$35,139
96730 Amortization of Bond Issue Costs	\$14,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,610	\$0	\$14,610
96700 Total Interest Expense and Amortization Cost	\$49,749	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,749	\$0	\$49,749

Erie Metropolitan Housing Authority

FDS Schedule Submitted to REAC

June 30, 2018

	Project Total	14.896 PIH Family Self-Sufficiency Program	93.044 Special Programs for the Aging Title III, Part-B Grants for Supportive	93.045 Special Programs for the Aging Title III, Part-C Nutrition Services	14.871 Housing Choice Voucher	93.778 Medical Assistance Program	State / Local	COCC	Subtotal	ELIM	Total
96900 Total Operating Expenses	\$1,465,796	\$51,682	\$0	\$0	\$455,809	\$0	\$768,837	\$402,549	\$3,144,673	(\$202,092)	\$2,942,581
97000 Excess of Operating Revenue over Operating Expenses	\$251,246	\$0	\$41,109	\$286,944	\$5,377,750	\$54,424	(\$389,068)	\$130,227	\$5,752,632	\$0	\$5,752,632
97100 Extraordinary Maintenance	\$134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134	\$0	\$134
97300 Housing Assistance Payments	\$0	\$0	\$0	\$0	\$5,326,094	\$0	\$0	\$0	\$5,326,094	\$0	\$5,326,094
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$17,729	\$0	\$0	\$0	\$17,729	\$0	\$17,729
97400 Depreciation Expense	\$458,685	\$0	\$0	\$0	\$1,632	\$0	\$4,177	\$12,820	\$477,314	\$0	\$477,314
90000 Total Expenses	\$1,924,615	\$51,682	\$0	\$0	\$5,801,264	\$0	\$773,014	\$415,369	\$8,965,944	(\$202,092)	\$8,763,852
10010 Operating Transfer In	\$219,350	\$0	\$0	\$0	\$0	\$0	\$382,477	\$0	\$601,827	(\$601,827)	\$0
10020 Operating transfer Out	(\$219,350)	\$0	(\$41,109)	(\$286,944)	\$0	(\$54,424)	\$0	\$0	(\$601,827)	\$601,827	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	(\$41,109)	(\$286,944)	\$0	(\$54,424)	\$382,477	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(\$207,573)	\$0	\$0	\$0	\$32,295	\$0	(\$10,768)	\$117,407	(\$68,639)	\$0	(\$68,639)
11020 Required Annual Debt Principal Payments	\$111,738	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,738	\$0	\$111,738
11030 Beginning Equity	\$2,909,267	\$0	\$0	\$0	(\$40,853)	\$0	(\$217,487)	\$114,051	\$2,764,978	\$0	\$2,764,978
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	(\$81,286)	\$0	\$0	\$0	(\$148,202)	\$0	(\$193,329)	(\$193,329)	(\$616,146)	\$0	(\$616,146)
11170 Administrative Fee Equity	\$0	\$0	\$0	\$0	(\$232,503)	\$0	\$0	\$0	(\$232,503)	\$0	(\$232,503)

Erie Metropolitan Housing Authority

FDS Schedule Submitted to REAC

June 30, 2018

	Project Total	14.896 PIH Family Self- Sufficiency Program	93.044 Special Programs for the Aging Title III, Part-B Grants for Supportive	93.045 Special Programs for the Aging Title III, Part-C Nutrition Services	14.871 Housing Choice Voucher	93.778 Medical Assistance Program	State / Local	COCC	Subtotal	ELIM	Total
11180 Housing Assistance Payments Equity	\$0	\$0	\$0	\$0	\$75,743	\$0	\$0	\$0	\$75,743	\$0	\$75,743
11190 Unit Months Available	2,724	0	0	0	12,564	0	0	0	15,288	0	15,288
11210 Number of Unit Months Leased	2,694	0	0	0	11,028	0	0	0	13,722	0	13,722
11620 Building Purchases	\$24,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,624	\$0	\$24,624

Erie Metropolitan Housing Authority
Required Supplementary Information
Schedule of Erie Metropolitan Housing Authority
Proportionate Share of the Net Pension Liability
Last Ten Fiscal Years

	2018	2017	2016	2015	2014
Authority's Proportion of the Net Pension Liability / (Asset)					
Traditional Plan	0.006269%	0.007123%	0.008293%	0.008495%	0.008495%
Combined Plan	0.014995%	0.015921%	0.016490%	0.016901%	0.016901%
Authority's Proportionate Share of the Net Pension Liability / (Assets)					
Traditional Plan	\$983,487	\$1,617,512	\$1,430,634	\$1,024,595	\$1,001,450
Combined Plan	(\$20,413)	(\$8,861)	(\$6,835)	(\$6,509)	(\$7,470)
Authority's Covered-Employee Payroll	\$919,398	\$834,335	\$1,038,875	\$1,196,583	\$1,234,575
Authority's Proportionate Share of the Net Pension Liability / (Assets) as a Percentage of its Covered Employee Payroll					
Traditional Plan	106.97%	193.87%	137.71%	85.63%	81.12%
Combined Plan	(2.22%)	(1.06%)	(0.66%)	(0.54%)	(0.61%)
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability / (Assets)					
Traditional Plan	84.66%	77.25%	81.08%	86.45%	89.19%
Combined Plan	137.28%	116.55%	116.90%	114.83%	104.56%

1) The amounts presented for each fiscal year were determined as of the calendar year-end occurring within the fiscal year.

2) Information prior to 2014 is not available.

Erie Metropolitan Housing Authority
 Required Supplementary Information
 Schedule of Erie Metropolitan Housing Authority
 Proportionate Share of the Net OPEB Liability
 For the Last Ten Fiscal Years

	<u>2017</u>	<u>2016</u>
Authority's Proportion of the Net OPEB Liability	0.006280%	0.006280%
Authority's Proportionate Share of the Net OPEB Liability	\$681,962	\$634,301
Authority's Covered-Employee Payroll	\$919,398	\$834,335
Authority's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Employee Payroll	74.17%	76.02%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	54.14%	68.52%

(1) Information prior to 2016 is not available.

Erie Metropolitan Housing Authority
Required Supplementary Information
Schedule of Erie Metropolitan Housing Authority's
PERS Schedule of Ten Year Contributions
For the Last Ten Fiscal Years

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
<u>Contractually Required Contributions</u>										
Traditional Plan	\$104,174	\$124,665	\$143,590	\$148,149	\$147,060	\$140,589	\$140,687	\$138,417	\$135,338	\$129,000
Combined Plan	7,495	7,250	8,343	8,219	8,137	7,801	2,446	0	0	0
Total Required Contributions	111,669	131,915	151,933	156,368	155,197	148,390	143,133	138,417	135,338	129,000
 Contributions in Relation to the Contractually Required Contribution	111,669	131,915	151,933	156,368	155,197	148,390	143,133	138,417	135,338	129,000
Contribution Deficiency / (Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
 Authority's Covered-Employee Payroll										
Traditional Plan	\$834,335	\$1,038,875	\$1,196,583	\$1,234,575	\$1,131,231	\$1,405,890	\$1,406,870	\$1,537,967	\$1,592,212	\$1,842,857
Combined Plan	\$61,974	\$60,417	\$69,525	\$68,492	\$62,592	\$98,126	\$30,767	\$0	\$0	\$0
 Contributions as a Percentage of Covered-Employee Payroll										
Traditional Plan	12.49%	12.00%	12.00%	12.00%	13.00%	10.00%	10.00%	9.00%	8.50%	7.00%
Combined Plan	12.09%	12.00%	12.00%	12.50%	13.00%	7.95%	7.95%	9.77%	9.27%	8.10%

ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2018

Ohio Public Employees' Retirement System

Information about factors that significantly affect trends in the amounts reported in the schedules should be presented as notes to the schedule.

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

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 years 2017 and 2018, 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.

Erie Metropolitan Housing Authority
Schedule of Expenditure of Federal Award
For the Year Ended June 30, 2018

FEDERAL GRANTOR / PASS THROUGH GRANTOR PROGRAM TITLES	CFDA NUMBER	EXPENDITURES
U.S. Department of Housing and Urban Development		
Direct Programs:		
Low Rent Public Housing	14.850	\$855,294
Housing Choice Voucher Program	14.871	5,777,808
Public Housing Capital Fund Program	14.872	326,601
PIH Family Self-Sufficiency Program	14.896	<u>51,682</u>
Total U.S. Department of Housing and Urban Development		<u>7,011,385</u>
U.S. Department of Health and Human Services		
Pass-Through Programs:		
Area Office on Aging of Northwestern Ohio, Inc.		
Aging Programs (Cluster):		
Special Program for the Aging – Title III, Part B – Grant for Supportive Services and Senior Center	93.044	41,109
Special Program for the Aging – Title III, Part C – Nutrition Services	93.045	<u>286,944</u>
Total Aging Program – Cluster		<u>328,053</u>
Medical Assistance Program – Passport Medicaid Waiver Program	93.778	<u>54,424</u>
Total U.S. Department of Health and Human Services		<u>54,424</u>
Total Federal Expenditures		<u>\$7,393,862</u>

**ERIE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2018**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Authority and is 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 minimis indirect cost rate as allowed under the Uniform Guidance.

NOTE B – SUBRECIPIENTS

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

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 June 30, 2018.

The Authority had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the year ended June 30, 2018.



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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**

Board of Commissioners
Erie Metropolitan Housing Authority

I 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 Erie Metropolitan Housing Authority, Ohio, as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise Erie Metropolitan Housing Authority, Ohio's basic financial statements, and have issued my report thereon dated January 31, 2019.

Internal Control over Financial Reporting

In planning and performing my audit of the financial statements, I considered Erie Metropolitan Housing Authority, Ohio's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Erie Metropolitan Housing Authority, Ohio's, internal control. Accordingly, I do not express an opinion on the effectiveness of Erie Metropolitan Housing Authority, Ohio'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 entity'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.

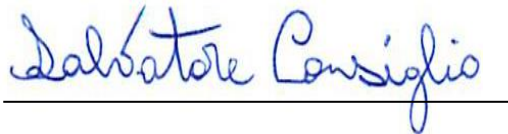
My consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. I did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs that I consider to be significant deficiencies and is identified as item 2018-001.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Erie Metropolitan Housing Authority, Ohio's financial statements are free from material misstatement, I 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 my audit, and accordingly, I do not express such an opinion. The results of my 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 my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Salvatore Consiglio, CPA, Inc.
North Royalton, Ohio
January 31, 2019



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

Board of Commissioners
Erie Metropolitan Housing Authority

Report on Compliance for Each Major Federal Program

I have audited Erie Metropolitan Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Erie Metropolitan Housing Authority's major federal programs for the year ended June 30, 2018. The Authority's major federal programs are 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 the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

My responsibility is to express an opinion on compliance for each of Erie Metropolitan Housing Authority's major federal programs based on my audit of the types of compliance requirements referred to above. I conducted my 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 I considered necessary in the circumstances.

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

Opinion on Each Major Federal Program

In my opinion, Erie 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 each of its major federal programs for the year ended June 30, 2018.

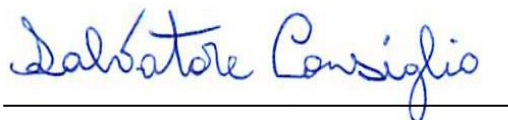
Report on Internal Control over Compliance

Management of the Erie Metropolitan Housing 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 my audit of compliance, I considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each 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, I 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.

My 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. I did not identify any deficiencies in internal control over compliance that I 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 my testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Salvatore Consiglio, CPA, Inc.
North Royalton, Ohio
January 31, 2019

Erie Metropolitan Housing Authority
 Schedule of Findings
 2 CFR § 200.515
 June 30, 2018

1. SUMMARY OF AUDITOR'S RESULTS

Type of Financial Statement Opinion	Unmodified
Were there any material weaknesses in internal control reported at the financial statement level (GAGAS)?	No
Were there any significant deficiencies in internal control reported at the financial statement level (GAGAS)?	Yes
Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
Were there any material weaknesses in internal control reported for major federal programs?	No
Were there any significant deficiencies in internal control reported for major federal programs?	No
Type of Major Programs' Compliance Opinion	Unmodified
Are there any reportable findings under 2 CFR § 200.516(a)?	No
Major Programs (list):	<ul style="list-style-type: none"> • CFDA # 14.871 Housing Choice Voucher Program
Dollar Threshold: Type A/B Programs	Type A: > \$750,000 Type B: All Others
Low Risk Auditee under 2 CFR §200.520?	Yes

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

FINDING NUMBER 2018-001 - Significant Deficiency – Financial Statements Reporting

Statement of Condition/Criteria

Sound financial reporting is the responsibility of the Authority and is essential to ensure the information issued to the public is complete and accurate. The Authority should have in place a system of controls to review the financial statements prior to issuance, to ascertain that the financial statements are complete, fairly presented and filed timely.

Erie Metropolitan Housing Authority
Schedule of Findings
2 CFR § 200.515
June 30, 2018

Ohio Revised Code Section 117.38 requires entities to file their financial information with the Auditor of State of Ohio using the Hinkle System within 150 days after the close of the fiscal year. For Erie Metropolitan Housing Authority the due date was November 27, 2018. The Authority filed a report on November 27, 2018. However, the report filed required audit adjustments and corrections.

Cause

Proper review was not done before filing with Auditor of State Hinkle System.

Effect

Audit procedures over the revised report filed with the Auditor of State Hinkle System revealed several errors as follows:

- Restricted Cash not reported corrected on financial statements.
- Revenue and expenses not stated correctly.
- The Net Investment in Capital Assets and the Unrestricted Net Position not reported correctly.
- Several errors were noted in reviewing the financial report filed with the Auditor of State.
- Schedule of Expenditure of Federal Funds did not correctly state some of the amounts for each program.

All of the above adjustments were made and are reflected in the audited financial statements.

Recommendation

The Authority needs to perform a proper review of the financial statements prior to filing with any agencies.

3. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

There are no findings or questioned costs for the year ended June 30, 2018.

Erie Metropolitan Housing Authority
 Schedule of Prior Audit Findings
 June 30, 2018

Finding Number	Finding Summary	Fully Corrected?	Not Corrected, Partially Corrected; Significantly Different Corrective Action Taken; or Finding No Longer Valid; Explain:
2017-001	The Financial Report filed with the Auditor of State required several audit adjustments to be fairly stated.	No	Not Corrected. The financial report filed with the Auditor of State required audit adjustments. In addition, the Schedule of Expenditure of Federal Award was not correctly state. Finding was repeated and identified as 2018-001.

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ERIE METROPOLITAN HOUSING AUTHORITY

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FAX: 419-625-0410

ERIE COUNTY
SENIOR CENTER
419-626-2560

322 Warren Street • Sandusky, Ohio 44870
eriemetrohousing.org

CORRECTIVE ACTION PLAN 2 CFR § 200.511(c) Fiscal Year End 06/30/2018

Finding Number	Planned Corrective Action	Anticipated Completion Date	Responsible Contact Person
2018-001	EMHA will perform a proper review of the financial statements prior to filing with any agencies. In addition to the Director of Finance preparing and reviewing the financial statements, at minimum, an additional staff member will review for accuracy. EMHA will also request quotes from outside vendors to provide Year-End closing services. If the proposal for YE closing services is accepted, the services will include preparation and submission of HUD – required FDS to obtain the highest possible scores for FASS and MASS reporting, submit in required time frame and provide report of observations and recommendation to ensure HUD compliance. In addition, EMHA will request that audit is scheduled earlier in year to facilitate discussion regarding financial statements.	06/30/19	Mary K. Wright Director of Finance

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OHIO AUDITOR OF STATE KEITH FABER



ERIE COUNTY METROPOLITAN HOUSING AUTHORITY

ERIE 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
MARCH 19, 2019**