



OHIO AUDITOR OF STATE
KEITH FABER



**GEAUGA METROPOLITAN HOUSING AUTHORITY
GEAUGA COUNTY
DECEMBER 31, 2024**

TABLE OF CONTENTS

TITLE	PAGE
Independent Auditor's Report	1
Prepared by Management:	
Management's Discussion and Analysis	5
Basic Financial Statements:	
Statement of Net Position	12
Statement of Revenues, Expenses and Changes in Net Position	14
Statement of Cash Flows	15
Notes to the Basic Financial Statements	17
Required Supplementary Information:	
Schedule of the Authority's Proportionate Share of the Net Pension Liability – Ohio Public Employees Retirement System (OPERS)	42
Schedule of the Authority's Proportionate Share of the Net OPEB Liability (Asset) – Ohio Public Employees Retirement System (OPERS)	43
Schedule of Authority's Contributions – Ohio Public Employees Retirement System (OPERS)	44
Notes to the Required Supplementary Information	45
Schedule of Expenditures of Federal Awards	49
Notes to the Schedule of Expenditures of Federal Awards	50
Financial Data Schedule	51
Certification of Actual Modernization Costs	55
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Required by <i>Government Auditing Standards</i>	57
Independent Auditor's Report on Compliance with Requirements Applicable to the Major Federal Program and on Internal Control Over Compliance Required by the Uniform Guidance	59
Schedule of Findings	63

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INDEPENDENT AUDITOR'S REPORT

Geauga Metropolitan Housing Authority
Geauga County
385 Center Street
Chardon, Ohio 44024

To the Board of Commissioners:

Report on the Audit of the Financial Statements

Opinion

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

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

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Financial Data Schedules (FDS) required by the Department of Housing and Urban Development, The Certifications of Actual Modernization Costs (the Certifications), and the Schedule of Expenditures of Federal Awards (the Schedule) as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August 29, 2025, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

KEITH FABER
Ohio Auditor of State

A handwritten signature in black ink, reading "Tiffany L. Ridenbaugh". The signature is written in a cursive, flowing style.

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

August 29, 2025

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

UNAUDITED

As management of the Geauga Metropolitan Housing Authority ("the Authority") we offer this narrative and analysis of the financial activities of the Authority for the year ended December 31, 2024. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The Authority's net position increased by \$261,083 during 2024, resulting from increases in tenant revenue and grants. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net position. Net position was \$7,320,415 and \$7,059,332 for 2024 and 2023, respectively.
- The Authority's cash balance on December 31, 2024, was \$2,866,708 representing an increase of \$165,579 from December 31, 2023.
- Revenues increased by \$124,000 (or 3.51%) during 2024 and were \$3,658,104 and \$3,534,104 for 2024 and 2023, respectively.
- The total expenses of all the Authority's programs increased by \$146,052 (or 4.49%). Total expenses were \$3,397,021 and \$3,250,969 for 2024 and 2023, respectively.

Authority Financial Statements

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

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

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

Investment in Capital Assets: This component of Net Position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. The Authority does not have outstanding debt related to capital assets as of December 31, 2024.

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

UNAUDITED

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

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

The Authority financial statements also include a Statement of Revenues, Expenses and Changes in Net Position (like an Income Statement). This Statement includes Operating Revenue, such as operating grant revenue and rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and 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 like Net Income or Loss.

Fund Financial Statements

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

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

The Authority's Programs

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

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

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

UNAUDITED

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

Mainstream Vouchers – The Mainstream Vouchers Program provides subsidies (Housing Assistance Payments) on behalf of persons with disabilities (elderly and non-elderly) to participating owners.

PIH Family Self-Sufficiency Program (FSS) – A grant program that provides funding for the salary and benefits of a coordinator to assist tenants in finding jobs, training and supportive services to help residents transition from welfare to work. The coordinator also assists to link elderly/disabled residents to critical services which can help them continue to live independently.

**TABLE 1
AUTHORITY STATEMENTS**

Statement of Net Position

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

	<u>2024</u>	<u>Restated 2023</u>
Current Assets	\$ 3,022,104	\$ 2,820,051
Capital Assets	5,334,691	5,236,341
Other Noncurrent Assets	33,294	-
Deferred Outflows of Resources	355,822	546,517
Total Assets and Deferred Outflows	<u>\$ 8,745,911</u>	<u>\$ 8,602,909</u>
Current Liabilities	\$ 277,452	\$ 246,915
Noncurrent Liabilities	<u>1,125,576</u>	<u>1,260,499</u>
Total Liabilities	<u>1,403,028</u>	<u>1,507,414</u>
Deferred Inflows of Resources	<u>22,468</u>	<u>36,163</u>
Net Position:		
Investment in Capital Assets	5,334,691	5,236,341
Restricted Net Position	60,118	20,762
Unrestricted Net Position	<u>1,925,606</u>	<u>1,802,229</u>
Total Net Position	<u>7,320,415</u>	<u>7,059,332</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$ 8,745,911</u>	<u>\$ 8,602,909</u>

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

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

UNAUDITED

Major Factors Affecting the Statement of Net Position

During 2024, Current Assets increased by \$202,053 and Current Liabilities increased by \$30,954. The Current Assets, primarily cash, increased due to increases in tenants and grant revenue. The increase in Current Liabilities is mainly due to outstanding invoices at year end.

Capital Assets also changed, increasing from \$5,236,341 to \$5,334,691. The \$98,350 change may be contributed primarily to a combination of net acquisitions of \$930,582, less current year depreciation of \$567,081 and construction in progress deletion of \$265,151. For more detail see Note 4, "Capital Assets".

Change in Unrestricted Net Position

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

Beginning Balance - December 31, 2023	\$ 1,802,229
Results of Operation	261,083
Adjustments:	
Current year Depreciation Expense (1)	567,081
Capital Expenditure Net of Deletion (2)	(665,431)
Transfer to Restricted Net Position	<u>(39,356)</u>
Ending Balance - December 31, 2024	<u><u>\$ 1,925,606</u></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.

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

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

UNAUDITED

TABLE 3

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITIONS

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

	<u>2024</u>	Restated <u>2023</u>
<u>Revenues</u>		
Total Tenant Revenues	\$ 1,075,830	\$ 944,290
Operating Subsidies	1,959,756	1,741,979
Capital Grants	371,884	437,115
Investment Income	74,916	66,108
Insurance Proceeds	118,785	260,491
Other Revenues	56,933	84,121
Total Revenues	<u>3,658,104</u>	<u>3,534,104</u>
<u>Expenses</u>		
Administrative	530,399	466,389
Tenant Services	48,748	52,244
Utilities	310,746	298,848
Maintenance	541,835	504,843
General	273,991	218,198
Employee Benefit Expenses	264,221	343,569
Housing Assistance Payments	860,000	846,103
Depreciation	567,081	520,775
Total Expenses	<u>3,397,021</u>	<u>3,250,969</u>
Changes in Net Position	261,083	283,135
Total beginning net position	<u>7,059,332</u>	<u>6,776,197</u>
Total net position - ending	<u><u>\$ 7,320,415</u></u>	<u><u>\$ 7,059,332</u></u>

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

UNAUDITED

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

Total revenues increased by \$124,000 during 2024 in comparison to 2023. Total revenue increased due to the increase in HUD grant revenue received for the year and tenant rent.

Total expenses in 2024 increased in comparison to 2023. The total expense increase of \$146,052 was mainly due to a change in maintenance expenses.

Capital Assets

As of year-end, the Authority had \$5,334,691 invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (current purchases less depreciation) of \$98,350 or 1.9% from the end of last year.

	<u>2024</u>	<u>Restated 2023</u>
Land	\$ 911,075	\$ 911,075
Buildings	26,755,565	25,977,902
Equipment	1,500,653	1,347,734
Construction in Progress	-	265,151
Accumulated Depreciation	<u>(23,832,602)</u>	<u>(23,265,521)</u>
Total	\$ <u><u>5,334,691</u></u>	\$ <u><u>5,236,341</u></u>

Restated Beginning Balance - December 31, 2023	\$ 5,236,341
Current year Additions	930,582
Current year Deletion, net	(265,151)
Current year Depreciation Expense	<u>(567,081)</u>
Ending Balance - December 31, 2024	\$ <u><u>5,334,691</u></u>

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

UNAUDITED

Buildings Renovations	\$ 777,663
Various Equipment	<u>152,919</u>
Total	\$ <u>930,582</u>

Economic Factors

Significant economic factors affecting the Authority are as follows:

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

Financial Contact

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
Statement of Net Position
Proprietary Fund
December 31, 2024

ASSETS

Current assets

Cash and Cash Equivalents	\$2,724,841
Restricted Cash and Cash Equivalents	141,867
Receivables, Net	30,176
Inventories, Net	11,046
Prepaid Items and Other Assets	114,174
Total Current Assets	<u>3,022,104</u>

Noncurrent Assets

Capital Assets:	
Non-Depreciable Capital Assets	911,075
Depreciable Capital Assets, Net	4,423,616
OPEB Asset	33,294
Total Noncurrent Assets	<u>5,367,985</u>

Total Assets	<u><u>\$8,390,089</u></u>
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Deferred Outflows of Resources

Pension	\$327,255
OPEB	28,567
Total Deferred Outflows of Resources	<u><u>\$355,822</u></u>

Total Assets and Deferred Outflows of Resources	<u><u>\$8,745,911</u></u>
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LIABILITIES

Current Liabilities

Accounts Payable	\$48,787
Accrued Liabilities	18,482
Intergovernmental Payables	73,597
Accrued Compensated Absences Current	13,839
Tenant Security Deposits	85,782
Other Current Liabilities	23,755
Unearned Revenue	13,210
Total Current Liabilities	<u>277,452</u>

Noncurrent liabilities

Accrued Compensated Absences Non-current	55,356
Net Pension Liability Payable	1,035,959
Other Non-Current Liabilities	34,261
Total Noncurrent Liabilities	<u>1,125,576</u>
Total Liabilities	<u><u>\$1,403,028</u></u>

The accompanying notes to the Basic Financial Statements are an integral part of these statements.

GEAUGA METROPOLITAN HOUSING AUTHORITY
Statement of Net Position (Continued)
Proprietary Fund
December 31, 2024

Deferred Inflows of Resources

OPEB	22,468
Total Deferred Inflows of Resources	<u>22,468</u>

NET POSITION

Investment in Capital Assets	\$5,334,691
Restricted	60,118
Unrestricted	<u>1,925,606</u>
Total Net Position	<u>7,320,415</u>
Total Liabilities, Deferred Inflows and Net Position	<u>8,745,911</u>

The accompanying notes to the Basic Financial Statements are an integral part of these statements.

GEAUGA METROPOLITAN HOUSING AUTHORITY
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended December 31, 2024

OPERATING REVENUES

Tenant Revenue	\$1,075,830
Government Operating Grants	1,959,756
Other Revenues	56,933
Total Operating Revenues	<u>3,092,519</u>

OPERATING EXPENSES

Administrative	530,399
Tenant Services	48,748
Utilities	310,746
Maintenance	541,835
Employee Benefit Expenses	264,221
General and Insurance Expenses	273,991
Housing Assistance Payments	860,000
Depreciation	567,081
Total Operating Expenses	<u>3,397,021</u>
Operating Income (Loss)	<u>(304,502)</u>

NON-OPERATING REVENUES

Interest and Investment Revenue	74,916
Capital Grants	371,884
Insurance Proceeds	118,785
Total Non-Operating Revenues	<u>565,585</u>
Change in Net Position	<u>261,083</u>

Total Net Position, Beginning of Year as previously reported	6,912,832
Change in Valuation - See Note 13	146,500
Adjusted Net Position, Beginning of Year	<u>7,059,332</u>
Total Net Position - End of Year	<u><u>\$7,320,415</u></u>

The accompanying notes to the Basic Financial Statements are an integral part of these statements.

Geauga Metropolitan Housing Authority
Statement of Cash Flows
Proprietary Fund
For the Year Ended December 31, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Cash Received from Federal Operating Grants	\$1,950,320
Cash Received from Tenants	\$1,075,446
Cash Received from Other Revenue	\$51,199
Cash Payments for General and Administrative Expenses	(1,951,540)
Cash Payments for Housing Assistance	(860,000)

Net Cash Provided (Used) by Operating Activities	265,425
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CASH FLOWS FROM INVESTING ACTIVITIES

Interest Earned	74,916
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Net Cash Provided (Used) by Investing Activities	74,916
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CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES

Capital Grants	371,884
Proceeds from Insurance	118,785
Property and Equipment Purchased	(665,431)

Net Cash Provided (Used) by Capital and Related Activities	(174,762)
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Net Increase (Decrease) in Cash	165,579
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Cash and cash equivalents - Beginning of year	2,701,129
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Cash and cash equivalents - End of year	\$2,866,708
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The accompanying notes to the Basic Financial Statements are an integral part of these statements.

Geauga Metropolitan Housing Authority
Statement of Cash Flows (Continued)
Proprietary Fund
For the Year Ended December 31, 2024

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

Net Operating Income (Loss)	(\$304,502)
Adjustment to Reconcile Operating Loss to Net Cash Used by Operating Activities	
- Depreciation	567,081
- Gain on disposition of Assets	
- (Increases) Decreases in Accounts Receivable	(13,605)
- (Increases) Decreases in Prepaid Assets	(22,869)
- (Increases) Decreases in OPEB Asset	(33,294)
- (Increases) Decreases in Deferred Outflows	190,695
- Increases (Decreases) in Accounts Payable	33,405
- Increases (Decreases) in Accounts Payable - Intergovernmental	11,373
- Increases (Decreases) in Accrued Expenses Payable	(4,876)
- Increases (Decreases) in Tenant Security Deposits	7,230
- Increases (Decreases) in Pension Liability	(115,512)
- Increases (Decreases) in OPEB Liability	(22,894)
- Increases (Decreases) in Deferred Inflows	(13,695)
- Increases (Decreases) in Unearned Revenue	(1,949)
- Increases (Decreases) in Other Liabilities	(11,163)
	<hr/>
Net Cash Provided by Operating Activities	<u><u>\$265,425</u></u>

The accompanying notes to the Basic Financial Statements are an integral part of these statements.

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

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

Reporting Entity

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

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

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

Blended Presented Component Units

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

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.

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 and are presented on the accrual basis of accounting.

Fund Accounting

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

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

Proprietary Fund Types

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

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

Description of Programs

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

A. Public Housing Program

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

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

B. Capital Fund Program

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

C. Housing Choice Voucher Program

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

D. Mainstream Vouchers

Mainstream vouchers program provides subsidies (Housing Assistance Payments) on behalf of person with disabilities (elderly and non-elderly) to participating housing owners. Under this program, the landlord-tenant relationship is between a housing owner and a family, rather than the Authority and a family as in Public Housing programs.

Investments

The provisions of the HUD regulations restrict investments. Investments are valued at market value. Interest earned in the fiscal year ending December 31, 2024, totaled \$74,916.

Capital Assets

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

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

Net Position

Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Investment in capital assets consists of capital assets, net of accumulated depreciation. Net position is recorded as restricted when there are limitations imposed on their use by internal or external restrictions. The Authority did have restricted net position for the Net OPEB Asset of \$33,294, HAP reserve of \$10,919 for the Housing Choice Voucher Program, \$4,657 for the Mainstream Program, and \$11,248 for FSS Escrow features held at December 31, 2024.

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

Operating Revenues and Expenses

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

Capital Contributions

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

Cash and Cash Equivalents

For the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net Assets that applies to a future period and will not be recognized as an outflow of resources (expense) until then. For the Authority, deferred outflows of resources are reported on the statement of net position for pension and OPEB. The deferred outflows of resources related to pension and OPEB plans are explained in Notes 5 and 6.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net Assets that applies to a future period and will not be recognized until that time. For the Authority, deferred inflows of resources are reported on the statement of net position for pension and OPEB. The deferred inflows of resources related to pension and OPEB plans are explained in Notes 5 and 6.

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.

Compensated Absences

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

absences that relate to future services or that are contingent on a specific event that is outside the control of the Agency and its employees are accounted for in the period in which such services are rendered or in which such an event takes place.

Unearned Revenue

The unearned revenue arises when revenues are received before revenue recognition criteria have been satisfied.

Prepaid Items

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

Receivables – net of allowance

Bad debts are provided on the allowance method based on management's evaluation of the collectability of the outstanding tenant receivable and fraud recovery balances at the end of the year. The allowance for doubtful accounts was \$0 at December 31, 2024.

Accrued Liabilities

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

Inventories

Inventories are stated at cost, (first-in, first-out method). Inventory consists of supplies and maintenance parts. The allowance for obsolete inventory was \$0 at December 31, 2024.

Budgetary Accounting

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

Accounting and Reporting for Non-Exchange Transactions

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

Estimates

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 2: DEPOSITS AND INVESTMENTS

Deposits

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

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

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

At fiscal year-end, December 31, 2024, the carrying amount of the Authority's deposits totaled \$2,866,708 and its bank balance was \$2,882,833. Based on the criteria described in GASB Statement No. 40, *Deposit and Investment Risk Disclosure*, as of December 31, 2024, \$2,632,833 was exposed to custodial risk as discussed below, while \$250,000 was covered by the Federal Deposit Insurance Corporation.

Custodial credit risk is the risk that, in the event of a bank failure, the Authority will not be able to recover the deposits. All deposits are collateralized with eligible securities in amounts equal to at least 105 percent of the carrying value of the deposits.

Such collateral, as permitted by the Ohio Revised Code, is held in single financial institution collateral pools at Federal Reserve banks or at member banks of the Federal Reserve System in the name of the respective depository bank, and pledged as a pool of collateral against all the public deposits it holds, or as specific collateral held at the Federal Reserve Bank in the name of the Authority.

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 3: RESTRICTED CASH

The restricted cash balance of \$141,867 on the financial statements represents the following:

Tenant Security deposits in the Low Rent Public Housing Program	\$85,782
Advances from HUD for housing assistance payments	15,576
FSS Escrow Liability – HCV	1,695
FSS Escrow Liability – PH	27,566
FSS Escrow Liability from forfeited escrow funds	11,248
Total Restricted Cash	<u>\$141,867</u>

NOTE 4: CAPITAL ASSETS

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

	Restated Balance 12/31/23	Additions	Deletions	Balance 12/31/24
<i>Capital Assets Not Being Depreciated:</i>				
Land	\$ 911,075	\$ -	\$ -	\$ 911,075
Construction in Progress	265,151	-	(265,151)	-
<i>Total Capital Assets Not Depreciated</i>	<u>1,176,226</u>	<u>-</u>	<u>(265,151)</u>	<u>911,075</u>
<i>Capital Assets Being Depreciated:</i>				
Buildings	25,977,902	777,663	-	26,755,565
Furniture, Machinery and Equipment	1,347,734	152,919	-	1,500,653
<i>Total Capital Assets Depreciated:</i>	<u>27,325,636</u>	<u>930,582</u>	<u>-</u>	<u>28,256,218</u>
<i>Accumulated Depreciation</i>				
Buildings	(21,930,291)	(501,755)	-	(22,432,046)
Furniture, Machinery and Equipment	(1,335,230)	(65,326)	-	(1,400,556)
<i>Total Accumulated Depreciation</i>	<u>(23,265,521)</u>	<u>(567,081)</u>	<u>-</u>	<u>(23,832,602)</u>
<i>Total Capital Assets Depreciated, Net</i>	<u>4,060,115</u>	<u>363,501</u>	<u>-</u>	<u>4,423,616</u>
<i>Total Capital Assets, Net</i>	<u>\$ 5,236,341</u>	<u>\$ 363,501</u>	<u>\$ (265,151)</u>	<u>\$ 5,334,691</u>

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 5: DEFINED BENEFIT PENSION PLAN

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

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

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

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

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

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

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

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

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

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

Group A	Group B	Group C
Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	20 years of service credit prior to January 7, 2013 or eligible to retire ten years after 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 from the first 30 years and 2.5% for service years in excess of 30	2.2% of FAS multiplied by years of service from the first 30 years and 2.5% for service years in excess of 30	2.2% of FAS multiplied by years of service from the first 30 years and 2.5% for service years in excess of 35

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

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

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

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

the Consumer Price Index, capped at 3 percent. A death benefit of \$500 - \$2,500, determined by the number of years of service credit of the retiree, is paid to the beneficiary of a deceased retiree or disability benefit recipient under the Tradition pension plan and the Combined Plan.

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

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

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

	State and <u>Local</u>
2024 Statutory Maximum Contribution Rates:	
- Employer	14.0%
- Employee	10.0%

2024 Actual Contribution Rates:

Employer: January 1, 2024 through December 31, 2024

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

- Pension	14.0%
- Post-employment Health Care Benefits	<u>0.0%</u>
Total Employer Contributions	<u><u>14.0%</u></u>

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution was \$91,559 for the year ended December 31, 2024. Of this amount \$6,804 is reported within accrued liabilities.

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

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

	Traditional Plan
Proportionate Share of Net Pension Liability	<u>\$1,035,959</u>
Proportion of the Net Pension Liability	
- Prior Measurement Date	0.003898%
- Current Measurement Date	<u>0.003957%</u>
Change in Proportion from Prior	<u><u>0.000059%</u></u>
Pension Expense	\$6,842

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

	Traditional Plan
Deferred Outflows of Resources	
Net Difference between projected and actual earning on pension plan investments	\$209,101
Difference between expected and actual experience	16,932
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	9,663
Authority contributions subsequent to the measurement date	91,559
Total Deferred Outflows of Resources	<u>\$327,255</u>

	Traditional Plan
Deferred Inflows of Resources	
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	\$0
Total Deferred Inflows of Resources	<u>\$0</u>

\$91,559 reported as deferred outflows of resources related to pension resulting from Authority contributions after the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	Traditional Plan
Fiscal Year Ending December 31,:	
2025	\$61,914
2026	70,121
2027	133,436
2028	<u>(29,775)</u>
Total	<u>\$235,696</u>

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

Actuarial Assumptions – OPERS

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

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

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

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

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

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

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

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

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

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

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

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

	1% Decrease (5.9%)	Current Discount Rate (6.9%)	1% Increase (7.9%)
Authority's proportionate share of the net pension liability			
- Traditional Pension Plan	\$1,630,878	\$1,035,959	\$541,159

NOTE 6 – DEFINED BENEFIT OPEB PLAN

Net OPEB Liability

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

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

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

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 *accrued liabilities* on both the accrual and modified accrual bases of accounting.

Plan Description – Ohio Public Employees Retirement System (OPERS)

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

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

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

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

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

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

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

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

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

The Authority's contractually required contribution was \$0 for fiscal 2024.

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

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

	Health Care Plan
Proportionate Share of Net OPEB Liability / (Asset)	(\$33,294)
Proportion of the Net OPEB Liability	
- Prior Measurement Date	0.003631%
- Current Measurement Date	<u>0.003689%</u>
Change in Proportion from Prior	<u><u>0.000058%</u></u>
OPEB Income	\$1,541

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

	Health Care Plan
Deferred Outflows of Resources	
Net Difference between projected and actual earning on pension plan investments	\$19,995
Assumption Changes	<u>8,572</u>
Total Deferred Outflows of Resources	<u><u>\$28,567</u></u>
Deferred Inflows of Resources	
Assumption Changes	\$14,312
Difference between expected and actual experience	4,739
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	<u>3,417</u>
Total Deferred Inflows of Resources	<u><u>\$22,468</u></u>

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Health Care Plan</u>
Fiscal Year Ending December 31:	
2025	(\$4,264)
2026	1,548
2027	15,564
2028	<u>(6,749)</u>
Total	<u><u>\$6,099</u></u>

Actuarial Assumptions - OPERS

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

Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2022, rolled forward to the measurement date of December 31, 2023. The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

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

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females), for the Public Safety and Law Enforcement

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

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

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

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

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

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

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

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

Discount Rate A single discount rate of 5.70 percent was used to measure the OPEB liability on the measurement date of December 31, 2023. A single discount rate of 5.22 percent was used to measure the OPEB liability on the measurement date of December 31, 2022. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.0 percent and a municipal bond rate of 3.77 percent. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2070. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2070, and the municipal bond rate was applied to all health care costs after that date.

Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate The following table presents the Authority's proportionate share of the net OPEB liability calculated using the single discount rate of 5.70 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 (4.70 percent) or one-percentage-point higher (6.70 percent) than the current rate:

	1% Decrease (4.70%)	Single Discount Rate (5.70%)	1% Increase (6.70%)
Authority's proportionate share of the net OPEB Liability/(Asset)	\$18,297	(\$33,294)	(\$76,030)

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

Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability. The following table presents the net OPEB liability calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent 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 2024 is 5.5 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

	Current Health Care Cost Trend		
	1% Decrease	Rate Assumption	1% Increase
Authority's proportionate share of the net OPEB liability/(Asset)	(\$34,677)	(\$33,294)	(\$31,725)

NOTE 7: COMPENSATED ABSENCES

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

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

Vacation leave that is made available at the inception of employment and added to the employee's time bank but is earned throughout the fiscal year and the balance is reconciled if an employee terminates during the year, carries over at the end of the fiscal year without limits, and is paid upon termination of employment.

Sick leave accrues for full time permanent employees on the basis of 10 hours per month, cumulative to 120 days or 960 hours. An Employee at the time of retirement from active service with the authority may elect to be paid cash for (1/2) of the value of accrued unused sick leave credit at the employee's rate of pay at the time of retirement.

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

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

<u>Description</u>	<u>Balance 12/31/2023</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance 12/31/2024</u>	<u>Due Within One Year</u>
Compensated Absences	\$62,954	\$69,098	\$(62,857)	\$69,195	\$13,839

NOTE 8: LONG-TERM LIABILITIES

The following is a summary of the changes in long-term liabilities:

<u>Description</u>	<u>Balance 12/31/23</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/24</u>	<u>Due Within One Year</u>
Net OPEB Liability	\$22,984	\$0	\$(22,984)	\$0	\$0
Net Pension Liability	1,151,471	0	(115,512)	1,035,959	0
FSS Escrow Balance - PH	34,571	39,631	(46,636)	27,566	0
FSS Escrow Balance - HCV	1,199	1,359	(863)	1,695	0
Total	<u>\$1,210,225</u>	<u>\$40,990</u>	<u>\$(185,995)</u>	<u>\$1,065,220</u>	<u>\$0</u>

The FSS Escrow Liability of \$29,261 represents money held for residents participating in the family self-sufficiency program. Each month contributions are deposited into a designated savings account on behalf of the program participants.

Participants enter into an initial five-year contract (with an option for a two-year extension upon the Authority's approval). At the end of the contract, the participant either meets their program goals and may withdraw their money earned from the savings account, or they fail to meet their goals and forfeit their money. If a forfeiture occurs in the program, the money earned is used by the Authority to provide assistance to other participants.

See Note 5 and Note 6 for information on the Authority's net pension liability.

NOTE 9: RISK MANAGEMENT

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

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

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

NOTE 10: CONTINGENCIES

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

The Authority has received federal grants for specific purposes which are subject to review 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 11: LEASES

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

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

GASB 87 requires lessees to recognize a lease asset associated with their lease agreements. Therefore, one of the newly required quantitative disclosures is to disclose the total amount of lease assets and the related accumulated amortization, summarized by the major classifications of the underlying assets. The Authority did not have any leases that needed to be disclosed.

NOTE 12: FIRE DAMAGE IN UNITS

On March 3, 2022 there was a fire at Scranton Woods which caused damage to two of the units. The total cost to repair the damage was \$379,898. The work was completed in 2024.

On May 3, 2023 there was a fire at Murray Manor that caused damage to the kitchen in one of the units. The total cost to repair the damage was \$25,039 . The work was completed in 2024.

GEAUGA METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 13: CHANGE IN VALUATION

During 2024, the Authority made changes to the valuation amount of the land for Housing Services, Inc. as reported in the 2023 Financial Statements, resulting in an increase of \$146,500 from \$37,500 to \$184,000.

As a result, the net position was increased as follows:

Net Position, beginning as previously reported	\$6,912,832
Change in Valuation – Land	<u>146,500</u>
Net Position, beginning as restated	<u><u>\$7,059,332</u></u>

Geauga Metropolitan Housing Authority
Required Supplementary Information
Schedule of the Authority's
Proportionate Share of the Net Pension Liability
For the Last 10 Years

Traditional Plan	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Authority's Proportion of the Net Pension Liability	0.003957%	0.003898%	0.003675%	0.004424%	0.004154%	0.004327%	0.004261%	0.004851%	0.004892%	0.004784%
Authority's Proportionate Share of the Net Pension Liability	\$1,035,959	\$1,151,471	\$319,740	\$628,296	\$821,066	\$1,185,078	\$668,468	\$1,101,580	\$847,357	\$577,004
Authority's Covered-Employee Payroll	\$651,270	\$604,305	\$533,365	\$597,556	\$620,583	\$601,669	\$584,440	\$563,056	\$627,490	\$609,160
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Employee Payroll	159.07%	190.54%	59.95%	105.14%	132.31%	196.97%	114.38%	195.64%	135.04%	94.72%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	79.01%	75.74%	92.62%	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%

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

Geauga Metropolitan Housing Authority
Required Supplementary Information
Schedule of the Authority's
Proportionate Share of the Net OPEB Liability (Asset)
For the Last Eight Years (2)

	2024	2023	2022	2021	2020	2019	2018	2017
Authority's Proportion of the Net OPEB Liability/(Asset)	0.003689%	0.003631%	0.003420%	0.003951%	0.003869%	0.004029%	0.003980%	0.003980%
Authority's Proportionate Share of the Net OPEB Liability (Asset)	(\$33,294)	\$22,894	(\$107,120)	(\$68,929)	\$534,409	\$525,286	\$432,199	\$401,994
Authority's Covered-Employee Payroll	\$651,270	\$604,305	\$533,365	\$597,556	\$620,583	\$601,669	\$584,440	\$563,056
Authority's Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of its Covered Employee Payroll	(5.11%)	3.79%	(20.08%)	(11.54%)	86.11%	87.30%	73.95%	71.40%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	107.76%	94.79%	128.23%	115.57%	47.80%	46.33%	54.14%	68.52%

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

2) Information prior to 2017 is not available. This schedule is intended to show ten years of information, additional years will be displayed as it become available.

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

<u>Traditional Plan</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually Required Contribution										
Pension	\$91,559	\$91,178	\$84,603	\$74,671	\$86,882	\$84,234	\$81,822	\$73,197	\$75,304	\$73,099
OPEB	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,631	\$12,545	\$12,183
Contributions in Relation to the Contractually Required Contribution	\$91,559	\$91,178	\$84,603	\$74,671	\$86,882	\$84,234	\$81,822	\$78,828	\$87,849	\$85,282
Contribution Deficiency (Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$5,631	-\$12,545	-\$12,183
Authority's Covered-Employee Payroll	\$653,993	\$651,271	\$604,305	\$533,365	\$620,583	\$601,669	\$584,440	\$563,056	\$627,490	\$609,160
Contributions as a Percentage of Covered-Employee Payroll										
Pension	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%
OPEB	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	2.00%	2.00%

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

Ohio Public Employees' Retirement System

Net Pension Liability

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

Changes in assumptions:

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

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

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

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

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

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

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

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

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

Net OPEB liability/(asset)

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

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

Changes in assumptions:

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

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

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

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

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

For 2023, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 6.00% to 5.22% (b) the municipal

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

bond rate changed from 1.84% to 4.05% (c) the healthcare cost trend rate changed from 5.5% initial, 3.5% ultimate in 2034 to 5.5% initial, 3.5% ultimate in 2036.

For 2024, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 5.22% to 5.70% (b) the municipal bond rate changed from 4.05% to 3.77%.

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**GEAUGA METROPOLITAN HOUSING AUTHORITY
GEAUGA COUNTY**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2024**

FEDERAL GRANTOR Pass Through Grantor Program / Cluster Title	Federal AL Number	Total Federal Expenditures
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		
<i>Direct Awards:</i>		
Public Housing Operating Fund	14.850	\$743,678
Public Housing Capital Fund	14.872	517,245
<i>Housing Voucher Program Cluster</i>		
Section 8 Housing Choice Vouchers	14.871	938,586
Mainstream Voucher Program	14.879	73,924
Total Housing Voucher Program Cluster		<u>1,012,510</u>
Family Self-Sufficiency Program	14.896	<u>58,207</u>
Total U.S. Department of Housing and Urban Development		<u>2,331,640</u>
Total Expenditures of Federal Awards		<u><u>\$2,331,640</u></u>

The accompanying notes are an integral part of this schedule.

**GEAUGA METROPOLITAN HOUSING AUTHORITY
GEAUGA COUNTY**

**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
2 CFR 200.510(b)(6)
FOR THE YEAR ENDED DECEMBER 31, 2024**

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of Geauga Metropolitan Housing Authority (the Authority) under programs of the federal government for the year ended December 31, 2024. The information on this Schedule is prepared in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the cash basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance wherein certain types of expenditures may or may not be allowable or may be limited as to reimbursement.

NOTE C – INDIRECT COST RATE

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

Geauga Metropolitan Housing Authority (OH042)
Chardon, OH

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$2,947,121	\$0	\$2,626	\$0	\$104,848	\$0	\$270,246	\$2,724,841	\$0	\$2,724,841
113 Cash - Other Restricted	\$27,566	\$11,248	\$0	\$0	\$0	\$4,657	\$12,614	\$56,085	\$0	\$56,085
114 Cash - Tenant Security Deposits	\$85,782	\$0	\$0	\$0	\$0	\$0	\$0	\$85,782	\$0	\$85,782
100 Total Cash	\$2,460,469	\$11,248	\$2,626	\$0	\$104,848	\$4,657	\$282,860	\$2,866,708	\$0	\$2,866,708
122 Accounts Receivable - HUD Other Projects	\$9,436	\$0	\$0	\$0	\$0	\$0	\$0	\$9,436	\$0	\$9,436
125 Accounts Receivable - Miscellaneous	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$5,000	\$0	\$5,000
126 Accounts Receivable - Tenants	\$7,676	\$0	\$0	\$0	\$0	\$0	\$0	\$7,676	\$0	\$7,676
127 Notes, Loans, & Mortgages Receivable - Current	\$8,064	\$0	\$0	\$0	\$0	\$0	\$0	\$8,064	\$0	\$8,064
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$25,176	\$0	\$0	\$0	\$5,000	\$0	\$0	\$30,176	\$0	\$30,176
142 Prepaid Expenses and Other Assets	\$102,757	\$0	\$0	\$0	\$0	\$0	\$11,417	\$114,174	\$0	\$114,174
143 Inventories	\$11,046	\$0	\$0	\$0	\$0	\$0	\$0	\$11,046	\$0	\$11,046
150 Total Current Assets	\$2,599,448	\$11,248	\$2,626	\$0	\$109,848	\$4,657	\$294,277	\$3,022,104	\$0	\$3,022,104
161 Land	\$727,075	\$0	\$184,000	\$0	\$0	\$0	\$0	\$911,075	\$0	\$911,075
162 Buildings	\$26,755,565	\$0	\$0	\$0	\$0	\$0	\$0	\$26,755,565	\$0	\$26,755,565
163 Furniture, Equipment & Machinery - Dwellings	\$728,965	\$0	\$0	\$0	\$0	\$0	\$0	\$728,965	\$0	\$728,965
164 Furniture, Equipment & Machinery - Administration	\$768,213	\$0	\$0	\$0	\$0	\$0	\$3,475	\$771,688	\$0	\$771,688
166 Accumulated Depreciation	-\$23,829,127	\$0	\$0	\$0	\$0	\$0	-\$3,475	-\$23,832,602	\$0	-\$23,832,602
160 Total Capital Assets, Net of Accumulated Depreciation	\$5,150,691	\$0	\$184,000	\$0	\$0	\$0	\$0	\$5,334,691	\$0	\$5,334,691
174 Other Assets	\$29,651	\$0	\$0	\$0	\$0	\$0	\$3,643	\$33,294	\$0	\$33,294
180 Total Non-Current Assets	\$5,180,342	\$0	\$184,000	\$0	\$0	\$0	\$3,643	\$5,367,985	\$0	\$5,367,985
200 Deferred Outflow of Resources	\$317,605	\$0	\$0	\$0	\$0	\$0	\$38,217	\$355,822	\$0	\$355,822
290 Total Assets and Deferred Outflow of Resources	\$8,097,395	\$11,248	\$186,626	\$0	\$109,848	\$4,657	\$336,137	\$8,745,911	\$0	\$8,745,911
312 Accounts Payable <= 90 Days	\$47,485	\$0	\$0	\$0	\$0	\$0	\$1,302	\$48,787	\$0	\$48,787
321 Accrued Wage/Payroll Taxes Payable	\$17,694	\$0	\$0	\$0	\$0	\$0	\$788	\$18,482	\$0	\$18,482
322 Accrued Compensated Absences - Current Portion	\$11,888	\$0	\$0	\$0	\$0	\$0	\$1,951	\$13,839	\$0	\$13,839
333 Accounts Payable - Other Government	\$73,597	\$0	\$0	\$0	\$0	\$0	\$0	\$73,597	\$0	\$73,597
341 Tenant Security Deposits	\$85,782	\$0	\$0	\$0	\$0	\$0	\$0	\$85,782	\$0	\$85,782
342 Unearned Revenue	\$13,210	\$0	\$0	\$0	\$0	\$0	\$0	\$13,210	\$0	\$13,210
345 Other Current Liabilities	\$23,755	\$0	\$0	\$0	\$0	\$0	\$0	\$23,755	\$0	\$23,755
346 Accrued Liabilities - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Geauga Metropolitan Housing Authority (OH042)
Chardon, OH

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
310 Total Current Liabilities	\$273,411	\$0	\$0	\$0	\$0	\$0	\$4,041	\$277,452	\$0	\$277,452
353 Non-current Liabilities - Other	\$27,566	\$0	\$5,000	\$0	\$0	\$0	\$1,695	\$34,261	\$0	\$34,261
354 Accrued Compensated Absences - Non Current	\$47,552	\$0	\$0	\$0	\$0	\$0	\$7,804	\$55,356	\$0	\$55,356
357 Accrued Pension and OPEB Liabilities	\$922,613	\$0	\$0	\$0	\$0	\$0	\$113,346	\$1,035,959	\$0	\$1,035,959
350 Total Non-Current Liabilities	\$997,731	\$0	\$5,000	\$0	\$0	\$0	\$122,845	\$1,125,576	\$0	\$1,125,576
300 Total Liabilities	\$1,271,142	\$0	\$5,000	\$0	\$0	\$0	\$126,886	\$1,403,028	\$0	\$1,403,028
400 Deferred Inflow of Resources	\$20,261	\$0	\$0	\$0	\$0	\$0	\$2,207	\$22,468	\$0	\$22,468
508.4 Net Investment in Capital Assets	\$5,150,691	\$0	\$184,000	\$0	\$0	\$0	\$0	\$5,334,691	\$0	\$5,334,691
511.4 Restricted Net Position	\$29,651	\$11,248	\$0	\$0	\$0	\$4,657	\$14,562	\$60,118	\$0	\$60,118
512.4 Unrestricted Net Position	\$1,625,650	\$0	-\$2,374	\$0	\$109,848	\$0	\$192,482	\$1,925,606	\$0	\$1,925,606
513 Total Equity - Net Assets / Position	\$6,805,992	\$11,248	\$181,626	\$0	\$109,848	\$4,657	\$207,044	\$7,320,415	\$0	\$7,320,415
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$8,097,395	\$11,248	\$186,626	\$0	\$109,848	\$4,657	\$336,137	\$8,745,911	\$0	\$8,745,911

Geauga Metropolitan Housing Authority (OH042)
Chardon, OH

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$1,052,192	\$0	\$0	\$0	\$0	\$0	\$0	\$1,052,192	\$0	\$1,052,192
70400 Tenant Revenue - Other	\$23,638	\$0	\$0	\$0	\$0	\$0	\$0	\$23,638	\$0	\$23,638
70500 Total Tenant Revenue	\$1,075,830	\$0	\$0	\$0	\$0	\$0	\$0	\$1,075,830	\$0	\$1,075,830
70600 HUD PHA Operating Grants	\$889,039	\$0	\$0	\$58,207	\$0	\$73,924	\$938,586	\$1,959,756	\$0	\$1,959,756
70610 Capital Grants	\$371,884	\$0	\$0	\$0	\$0	\$0	\$0	\$371,884	\$0	\$371,884
71100 Investment Income - Unrestricted	\$74,294	\$0	\$0	\$0	\$622	\$0	\$0	\$74,916	\$0	\$74,916
71400 Fraud Recovery	\$7,331	\$0	\$0	\$0	\$0	\$0	\$0	\$7,331	\$0	\$7,331
71500 Other Revenue	\$44,492	\$5,110	\$0	\$0	\$0	\$0	\$0	\$49,602	\$0	\$49,602
71600 Gain or Loss on Sale of Capital Assets	\$118,785	\$0	\$0	\$0	\$0	\$0	\$0	\$118,785	\$0	\$118,785
70000 Total Revenue	\$2,581,655	\$5,110	\$0	\$58,207	\$622	\$73,924	\$938,586	\$3,658,104	\$0	\$3,658,104
91100 Administrative Salaries	\$243,590	\$0	\$0	\$10,459	\$0	\$10,441	\$55,784	\$320,274	\$0	\$320,274
91200 Auditing Fees	\$9,815	\$0	\$0	\$0	\$0	\$0	\$1,091	\$10,906	\$0	\$10,906
91500 Employee Benefit contributions - Administrative	\$141,882	\$0	\$0	\$0	\$0	\$0	\$4,896	\$146,778	\$0	\$146,778
91600 Office Expenses	\$26,688	\$0	\$0	\$0	\$0	\$0	\$0	\$26,688	\$0	\$26,688
91700 Legal Expense	\$12,996	\$0	\$0	\$0	\$0	\$0	\$673	\$13,669	\$0	\$13,669
91800 Travel	\$6,393	\$0	\$0	\$0	\$0	\$0	\$46	\$6,439	\$0	\$6,439
91900 Other	\$102,242	\$0	\$100	\$0	\$0	\$0	\$50,081	\$152,423	\$0	\$152,423
91000 Total Operating - Administrative	\$543,606	\$0	\$100	\$10,459	\$0	\$10,441	\$112,571	\$677,177	\$0	\$677,177
92100 Tenant Services - Salaries	\$0	\$0	\$0	\$39,678	\$0	\$0	\$0	\$39,678	\$0	\$39,678
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0	\$8,070	\$0	\$0	\$0	\$8,070	\$0	\$8,070
92400 Tenant Services - Other	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$1,000
92500 Total Tenant Services	\$1,000	\$0	\$0	\$47,748	\$0	\$0	\$0	\$48,748	\$0	\$48,748
93100 Water	\$75,248	\$0	\$0	\$0	\$0	\$0	\$0	\$75,248	\$0	\$75,248
93200 Electricity	\$70,582	\$0	\$0	\$0	\$0	\$0	\$0	\$70,582	\$0	\$70,582
93300 Gas	\$35,720	\$0	\$0	\$0	\$0	\$0	\$0	\$35,720	\$0	\$35,720
93600 Sewer	\$129,196	\$0	\$0	\$0	\$0	\$0	\$0	\$129,196	\$0	\$129,196
93000 Total Utilities	\$310,746	\$0	\$0	\$0	\$0	\$0	\$0	\$310,746	\$0	\$310,746
94100 Ordinary Maintenance and Operations - Labor	\$233,314	\$0	\$0	\$0	\$0	\$0	\$0	\$233,314	\$0	\$233,314
94200 Ordinary Maintenance and Operations - Materials and Other	\$161,525	\$0	\$0	\$0	\$0	\$0	\$0	\$161,525	\$0	\$161,525
94300 Ordinary Maintenance and Operations Contracts	\$146,496	\$0	\$0	\$0	\$0	\$0	\$0	\$146,496	\$0	\$146,496
94500 Employee Benefit Contributions - Ordinary Maintenance	\$117,443	\$0	\$0	\$0	\$0	\$0	\$0	\$117,443	\$0	\$117,443
94000 Total Maintenance	\$658,778	\$0	\$0	\$0	\$0	\$0	\$0	\$658,778	\$0	\$658,778

Geauga Metropolitan Housing Authority (OH042)
Chardon, OH

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
96110 Property Insurance	\$88,594	\$0	\$0	\$0	\$0	\$0	\$0	\$88,594	\$0	\$88,594
96120 Liability Insurance	\$0	\$0	\$1,218	\$0	\$0	\$0	\$9,504	\$10,722	\$0	\$10,722
96130 Workmen's Compensation	\$8,012	\$0	\$0	\$0	\$0	\$0	\$0	\$8,012	\$0	\$8,012
96140 All Other Insurance	\$3,586	\$0	\$0	\$0	\$0	\$0	\$0	\$3,586	\$0	\$3,586
96100 Total Insurance Premiums	\$100,192	\$0	\$1,218	\$0	\$0	\$0	\$9,504	\$110,914	\$0	\$110,914
96210 Compensated Absences	\$60,873	\$0	\$0	\$0	\$0	\$0	\$8,225	\$69,098	\$0	\$69,098
96300 Payments in Lieu of Taxes	\$73,597	\$0	\$0	\$0	\$0	\$0	\$0	\$73,597	\$0	\$73,597
96400 Bad debt - Tenant Rents	\$20,382	\$0	\$0	\$0	\$0	\$0	\$0	\$20,382	\$0	\$20,382
96000 Total Other General Expenses	\$154,852	\$0	\$0	\$0	\$0	\$0	\$8,225	\$163,077	\$0	\$163,077
96900 Total Operating Expenses	\$1,769,174	\$0	\$1,318	\$58,207	\$0	\$10,441	\$130,300	\$1,969,440	\$0	\$1,969,440
97000 Excess of Operating Revenue over Operating Expenses	\$812,481	\$5,110	-\$1,318	\$0	\$622	\$63,485	\$808,286	\$1,688,664	\$0	\$1,688,664
97100 Extraordinary Maintenance	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$500
97300 Housing Assistance Payments	\$0	\$0	\$0	\$0	\$0	\$62,819	\$797,181	\$860,000	\$0	\$860,000
97400 Depreciation Expense	\$567,081	\$0	\$0	\$0	\$0	\$0	\$0	\$567,081	\$0	\$567,081
90000 Total Expenses	\$2,336,755	\$0	\$1,318	\$58,207	\$0	\$73,260	\$927,481	\$3,397,021	\$0	\$3,397,021
10010 Operating Transfer In	\$111,607	\$0	\$0	\$0	\$0	\$0	\$0	\$111,607	-\$111,607	\$0
10020 Operating transfer Out	-\$111,607	\$0	\$0	\$0	\$0	\$0	\$0	-\$111,607	\$111,607	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$244,900	\$5,110	-\$1,318	\$0	\$622	\$664	\$11,105	\$261,083	\$0	\$261,083
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$6,561,092	\$6,138	\$36,440	\$0	\$109,226	\$3,995	\$195,939	\$6,912,832	\$0	\$6,912,832
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$146,500	\$0	\$0	\$0	\$0	\$146,500	\$0	\$146,500
11170 Administrative Fee Equity	\$0	\$0	\$0	\$0	\$0	\$0	\$196,125	\$196,125	\$0	\$196,125
11180 Housing Assistance Payments Equity	\$0	\$0	\$0	\$0	\$0	\$0	\$10,919	\$10,919	\$0	\$10,919
11190 Unit Months Available	2,904	0	0	0	0	0	2,052	4,956	0	4,956
11210 Number of Unit Months Leased	2,836	0	0	0	0	0	1,645	4,481	0	4,481
11630 Furniture & Equipment - Dwelling Purchases	\$30,421	\$0	\$0	\$0	\$0	\$0	\$0	\$30,421	\$0	\$30,421
11650 Leasehold Improvements Purchases	\$341,463	\$0	\$0	\$0	\$0	\$0	\$0	\$341,463	\$0	\$341,463

GEAUGA METROPOLITAN HOUSING AUTHORITY

Certification of Actual Modernization Costs

Fiscal Year Ending December 31, 2024

	CFP 501-19
Funds approved	\$398,868
Funds expended	398,868
Excess of (deficiency) of funds approved	\$ -
Funds advanced	\$398,868
Funds expended	398,868
Excess of (deficiency) of funds advanced	\$ -

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

GEAUGA METROPOLITAN HOUSING AUTHORITY

Certification of Actual Modernization Costs

Fiscal Year Ending December 31, 2024

	CFP
	501-20
Funds approved	\$425,054
Funds expended	425,054
Excess of (deficiency) of funds approved	\$ -
Funds advanced	\$425,054
Funds expended	425,054
Excess of (deficiency) of funds advanced	\$ -

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



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

Geauga Metropolitan Housing Authority
Geauga County
385 Center Street
Chardon, Ohio 44024

To the Board of Commissioners:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the Geauga Metropolitan Housing Authority, Geauga County, Ohio (the Authority) as of and for the year ended December 31, 2024, and the related notes to the financial statements and have issued our report thereon dated August 29, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

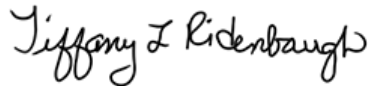
Report on Compliance and Other Matters

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

Purpose of this Report

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

KEITH FABER
Ohio Auditor of State



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

August 29, 2025



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

Geauga Metropolitan Housing Authority
Geauga County
385 Center Street
Chardon, Ohio 44024

To the Board of Commissioners:

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

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

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

Basis for Opinion on the Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report on Internal Control Over Compliance

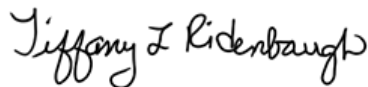
A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement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

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

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

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

KEITH FABER
Ohio Auditor of State



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

August 29, 2025

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**GEAUGA METROPOLITAN HOUSING AUTHORITY
GEAUGA COUNTY**

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

1. SUMMARY OF AUDITOR'S RESULTS

(d)(1)(i)	Type of Financial Statement Opinion	Unmodified
(d)(1)(ii)	Were there any material weaknesses in internal control reported at the financial statement level (GAGAS)?	No
(d)(1)(ii)	Were there any significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
(d)(1)(iii)	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
(d)(1)(iv)	Were there any material weaknesses in internal control reported for major federal programs?	No
(d)(1)(iv)	Were there any significant deficiencies in internal control reported for major federal programs?	No
(d)(1)(v)	Type of Major Program's Compliance Opinion	Unmodified
(d)(1)(vi)	Are there any reportable findings under 2 CFR § 200.516(a)?	No
(d)(1)(vii)	Major Program:	AL #14.871 & 14.879 – Housing Voucher Program Cluster
(d)(1)(viii)	Dollar Threshold: Type A/B Programs	Type A: > \$750,000 Type B: all others
(d)(1)(ix)	Low Risk Auditee under 2 CFR § 200.520?	Yes

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

None

3. FINDINGS FOR FEDERAL AWARDS

None

OHIO AUDITOR OF STATE KEITH FABER



GEAUGA METROPOLITAN HOUSING AUTHORITY

GEAUGA COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

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



Certified for Release 9/16/2025

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

This report is a matter of public record and is available online at
www.ohioauditor.gov