





**SENECA METROPOLITAN HOUSING AUTHORITY  
SENECA COUNTY  
MARCH 31, 2025**

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# OHIO AUDITOR OF STATE KEITH FABER

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## INDEPENDENT AUDITOR'S REPORT

Seneca Metropolitan Housing Authority  
Seneca County  
88 West 3<sup>rd</sup> Street  
Mansfield, Ohio 44902-1215

To the Board of Commissioners:

### Report on the Audit of the Financial Statements

#### ***Opinion***

We have audited the financial statements of Seneca Metropolitan Housing Authority, Seneca County, Ohio (the Authority), as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of Seneca Metropolitan Housing Authority, Seneca County, Ohio as of March 31, 2025, and the changes in financial position and its cash flows for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

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

#### ***Responsibilities of Management for the Financial Statements***

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

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

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

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

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

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

### ***Required Supplementary Information***

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

***Supplementary information***

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

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

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated October 16, 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



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

October 16, 2025

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**SENECA METROPOLITAN HOUSING AUTHORITY  
SENECA COUNTY  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDED MARCH 31, 2025**

**MANAGEMENT’S DISCUSSION AND ANALYSIS**

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

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

**FINANCIAL HIGHLIGHTS**

- During fiscal year 2025, the Authority’s net position increased by \$34,798 (or 11.76%). Since the Authority engages only in business-type activities, the increase is all in the category of business-type net position. Net positions were \$295,826 and \$330,624 for fiscal year 2024 and fiscal year 2025 respectively.
- The revenues increased by \$42,692 (or 3.02%) during fiscal year 2025 and were \$1,411,664 and \$1,454,356 for fiscal year 2024 and fiscal year 2025 respectively.
- Total expenses increased by \$60,767 (or 4.47%) during fiscal year 2025 and were \$1,358,791 and \$1,419,558 for fiscal year 2024 and fiscal year 2025 respectively.

**USING THIS ANNUAL REPORT**

The Report includes the following sections:

MD&A ~ Management’s Discussion and Analysis ~
Basic Financial Statements ~ Basic Financial Statement ~ ~ Notes to the Basic Financial Statements ~
Other Required Supplementary Information ~ Required Supplementary Information (None) ~
Supplementary and Other Information ~ Financial Data Schedules ~ ~ Schedule of Federal Awards Expenditures ~

**SENECA METROPOLITAN HOUSING AUTHORITY  
SENECA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDED MARCH 31, 2025**

The primary focus of the Authority's financial statement is on the Authority as a whole. The Authority operates as a single enterprise fund and this presentation allows the user to address relevant questions, broaden a basis for comparison (fiscal year to fiscal year or Authority to Authority) and enhance the Authority's accountability.

**Government-Wide Financial Statements**

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

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets and deferred outflow of resources, minus liabilities, and deferred inflow of resources, equal "Net Position". Assets and liabilities are presented in order of liquidity and are classified as "Current" (convertible into cash within one year), and "Non-current".

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

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

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

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

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

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

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

**SENECA METROPOLITAN HOUSING AUTHORITY  
SENECA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDED MARCH 31, 2025**

**The Authority's Fund**

The Authority consists of exclusively an Enterprise Fund. The Enterprise fund utilizes the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized in the private sector. The fund maintained by the Authority is required by the Department of Housing and Urban Development (HUD).

**Business-Type Activities:**

**Housing Choice Voucher & Mainstream Programs** – 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 (HAP) 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 adjusted household income.

**Statement of Net Position**

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

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

	<u><b>2025</b></u>	<u><b>2024</b></u>
Current and Other Assets	\$ 340,866	\$ 423,631
Total Assets and Deferred Outflows of Resources	<u>\$ 340,866</u>	<u>\$ 423,631</u>
Current Liabilities	\$ 10,242	\$ 26,202
Deferred Inflows of Resources	<u>-</u>	<u>101,603</u>
Total Liabilities and Deferred Inflows of Resources	<u>10,242</u>	<u>127,805</u>
Net Position:		
Restricted Net Position	13,104	-
Unrestricted Net Position	<u>317,520</u>	<u>295,826</u>
Total Net Position	<u>330,624</u>	<u>295,826</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$ 340,866</u>	<u>\$ 423,631</u>

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

**SENECA METROPOLITAN HOUSING AUTHORITY  
SENECA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDED MARCH 31, 2025**

**Major Factors Affecting the Statement of Net Position**

Current and other assets decreased by \$82,765 in fiscal year 2025. This is primarily due to decreases in cash advances from HUD of \$116,739 for HAP and Admin funding for April 2024 (reported as restricted cash in 2024).

Total liabilities decreased by \$15,960 to decreases in accounts payable as well as unearned revenue from HUD advance of April 2024 Admin funding received in March 2024.

Deferred Inflows decreased by \$101,603 due to a HUD advance of April 2024 HAP funding received in March 2024.

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

**Table 2 - Changes of Net Position**

	<b>Total</b>	<b>Unrestricted</b>	<b>Net Investment in Capital Assets</b>	<b>Restricted</b>
Beginning Balance	\$295,826	\$295,826	\$0	\$0
Results of Operation	\$34,798	21,694	0	13,104
Ending Balance	<u>\$330,624</u>	<u>\$317,520</u>	<u>\$0</u>	<u>\$13,104</u>

**SENECA METROPOLITAN HOUSING AUTHORITY  
SENECA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDED MARCH 31, 2025**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

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

**Table 3 - Statement of Revenue, Expenses & Changes in Net Position**

	<u>2025</u>	<u>2024</u>
<b><u>Revenues</u></b>		
Operating Grants	\$ 1,449,835	\$ 1,403,491
Investment Income	2,235	1,979
Other Revenues	2,286	6,194
<b>Total Revenues</b>	<u>1,454,356</u>	<u>1,411,664</u>
<b><u>Expenses</u></b>		
Administrative	160,373	143,184
General and Insurance	4,900	3,473
Housing Assistance Payments	1,254,285	1,211,624
Depreciation	-	510
<b>Total Expenses</b>	<u>1,419,558</u>	<u>1,358,791</u>
Net Increases	34,798	52,873
Beginning net position	295,826	242,953
<b>Total net position - ending</b>	<u><u>\$ 330,624</u></u>	<u><u>\$ 295,826</u></u>

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

HUD PHA Operating Grants increased by \$46,344, reflecting an increase in housing assistance payments funding. Investment income increased by \$256, reflecting increases in interest rates in fiscal year 2025.

Administrative expenses increased by \$17,189. Housing Assistance Payments increased in fiscal year 2025 by \$42,661 reflecting an increase in housing assistance provided.

**SENECA METROPOLITAN HOUSING AUTHORITY  
SENECA COUNTY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDED MARCH 31, 2025**

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets**

As of March 31, 2025, the Authority had \$-0- invested in capital assets as reflected in the following schedule, which reflects no change from fiscal year 2024.

**Table 4 - Condensed Statement of Changes in Capital Assets**

	<u><b>2025</b></u>	<u><b>2024</b></u>
Furniture & Equipment	\$ 2,700	\$ 2,700
Accumulated Depreciation / Amortization	<u>(2,700)</u>	<u>(2,700)</u>
 Total	 <u><u>\$ -</u></u>	 <u><u>\$ -</u></u>

**CHANGE IN CAPITAL ASSETS**

	Business Type Activities
Beginning Balance 04/1/2024	\$ 0
Additions	0
Depreciation	<u>(0)</u>
Ending Balance 03/31/25	<u><u>\$ 0</u></u>

This year's additions: none

**Debt Outstanding**

As of March 31, 2025, the Authority has no outstanding debt (bonds, notes, etc.)

**ECONOMIC FACTORS**

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development.
- Local labor supply and demand, which can affect salary and wage rates.
- Local inflation, recession and employment trends, which can affect resident incomes and therefore the demand for housing assistance.
- Inflationary pressure on utility rates, supplies and other costs.

**FINANCIAL CONTACT**

The individual to be contacted regarding this report is Bonnie Virden; Accounting Manager for the Seneca Metropolitan Housing Authority, at (419) 524-0029. Specific requests may be submitted to the Authority at 88 West Third Street, Mansfield, OH 44902.

**SENECA METROPOLITAN HOUSING AUTHORITY**  
**SENECA COUNTY**  
**Statement of Net Position**  
**March 31, 2025**

**ASSETS**

**Current assets**

Cash and cash equivalents	\$ 324,574
Restricted cash	\$ 13,104
Receivables, net	1,750
Prepaid expenses and other assets	1,438
<b>Total current assets</b>	<b><u>340,866</u></b>

**LIABILITIES**

**Current liabilities**

Accounts payable	10,242
<b>Total current liabilities</b>	<b><u>10,242</u></b>

**NET POSITION**

Restricted net position	13,104
Unrestricted net position	317,520
<b>Total net position</b>	<b><u>330,624</u></b>

<b>Total Liabilities, Deferred Inflows of Resources and Net Position</b>	<b><u><u>\$ 340,866</u></u></b>
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The notes to the basic financial statements are an integral part of the statements.

**SENECA METROPOLITAN HOUSING AUTHORITY**  
**SENECA COUNTY**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**For the Fiscal Year Ended March 31, 2025**

**OPERATING REVENUES**

Operating grants	\$ 1,449,835
Other operating revenue	2,286
<b>Total operating revenues</b>	<b><u>1,452,121</u></b>

**OPERATING EXPENSES**

Administrative	160,373
General and insurance	4,900
Housing assistance payment	1,254,285
<b>Total operating expenses</b>	<b><u>1,419,558</u></b>
<b>Operating income (loss)</b>	<b><u>32,563</u></b>

**NONOPERATING REVENUES (EXPENSES)**

Interest income	2,235
Change in net position	34,798
Beginning net position	295,826
<b>Total net position - ending</b>	<b><u>\$ 330,624</u></b>

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



**SENECA METROPOLITAN HOUSING AUTHORITY**  
**SENECA COUNTY**  
**Statement of Cash Flows**  
**For the Fiscal Year Ended March 31, 2025**

**CASH FLOWS FROM OPERATING ACTIVITIES**

Cash Received from Operating Grants	\$ 1,451,098
Cash Received from Other Revenue	\$ 2,286
Cash Payments for Operating expenses	\$ (282,887)
Cash Payments for Housing Assistance	<u>\$ (1,254,285)</u>

<b>Net Cash Provided (Used) by Operating Activities</b>	<u><b>(83,788)</b></u>
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**CASH FLOWS FROM INVESTING ACTIVITIES**

Interest earned	<u>2,235</u>
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Net (Decrease) in Cash	(81,553)
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Cash and cash equivalents - Beginning of year	<u>419,231</u>
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<b>Cash and cash equivalents - End of year</b>	<u><b>\$ 337,678</b></u>
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**RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES**

Net Operating Income	\$ 32,563
Adjustment to Reconcile Operating Loss to Net Cash Used by Operating Activities	
(Increases) Decreases in:	
- Accounts Receivable	1,263
- Prepaid Assets	(51)
(Decreases) in:	
- Accounts Payable and Accrued Expenses	(824)
- Unearned Revenue	(15,136)
- Deferred Inflows	<u>(101,603)</u>
<b>Net Cash Used by Operating Activities</b>	<u><b>\$ (83,788)</b></u>

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

**Seneca Metropolitan Housing Authority**  
**Seneca County**  
**Notes to the Basic Financial Statements**  
**For the Fiscal Year Ended March 31, 2025**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Summary of Significant Accounting Policies

The basic financial statements of the Seneca Metropolitan Housing Authority (the Authority) have been prepared in conformity with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board (GASB) is the generally 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 Authority was created under the Ohio Revised Code, Section 3735.27. The Authority contracts with the United States Department of Housing and Urban Development (HUD) to provide low- and moderate-income persons with safe and sanitary housing through subsidies provided by HUD. The Authority depends on the subsidies from HUD to operate. The accompanying basic financial statements comply with the provisions of GASB Statement No. 61, *The Financial Reporting Entity: Omnibus an amendment of GASB Statements No. 14 and No. 34*, in that the financial statements include all organizations, activities and functions for which the Authority is financially accountable. This report includes all activities considered by management to be part of the Authority by virtue of Section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards.

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

The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity.

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

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government (a) is entitled to the organization's resources; (b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or (c) is obligated in some manner for the debt of the organization.

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

**Seneca Metropolitan Housing Authority  
Seneca County  
Notes to the Basic Financial Statements  
For the Fiscal Year Ended March 31, 2025**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

Fund Accounting

The Authority uses a proprietary fund to report on its financial position and the results of its operations for the Section 8 Housing Choice Voucher program. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities.

*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 Authority's only proprietary fund type:

*Enterprise Fund* – The Authority is accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of the Authority are included on the statement of net position. The statement of revenues, expenses and changes in net position presents increases (i.e. revenues) and decreases (i.e. expenses) in total net position. The statement of cash flows provides information about how the Authority finances and meets cash flow needs.

The Authority accounts for operations that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body 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.

Accounting and Reporting for Nonexchange Transactions

The Authority accounts for nonexchange transactions in accordance with Governmental Accounting Standards Board (GASB) Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*. Nonexchange transactions occur when the Authority receives (or gives) value without directly giving (or receiving) equal value in return.

In conformity with the requirements of GASB Statement No. 33, the Authority has recognized grant funds expended for capitalizable capital assets acquired after June 30, 2000 as revenues and the related depreciation thereon, as expenses in the accompanying Statement of Revenues, Expenses and Changes in Net Position.

Cash and Cash Equivalents

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

Accounts Receivable

Management considers all accounts receivable (excluding the fraud recovery receivable) to be collected in full.

**Seneca Metropolitan Housing Authority  
Seneca County  
Notes to the Basic Financial Statements  
For the Fiscal Year Ended March 31, 2025**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

Capital Assets

Capital assets are stated at cost and depreciation is computed using the straight-line method over the estimated useful life of the assets. The cost of normal maintenance and repairs, that do not add to the value of the asset or materially extend the assets life, are not capitalized. The capitalization threshold used by the Authority is \$3,000. The following are the useful lives used for depreciation purposes:

<u>Description</u>	<u>Estimated Useful Life – Years</u>
Equipment	3-7
Computer Hardware	3

Prepaid Items

Payments made to vendors for services that will benefit beyond fiscal year-end are recorded as prepaid items via the consumption method.

Unearned Revenue

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. Grants associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as a receivable or revenue, or unearned revenue of the current fiscal year.

Restricted Assets

Assets are reported as restricted assets when limitations on their use change the normal understanding of the availability of the asset. Such constraints are either imposed by creditors, contributors, grantors, or laws of other governments or imposed by enabling legislation. The Authority had restricted assets for Housing Assistance Payment equity balances of \$13,104, and restricted asset for HUD Advances of \$0.

Net Position

Net position represents the difference between assets and liabilities. The investment in capital assets consists of capital assets net of accumulated depreciation. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. When an expense is incurred for purposes which both restricted and unrestricted net position is available, the Authority first applies restricted resources. The Authority did report restricted net position for HAP reserves of \$13,104 at March 31, 2025.

**Seneca Metropolitan Housing Authority  
Seneca County  
Notes to the Basic Financial Statements  
For the Fiscal Year Ended March 31, 2025**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

Estimates

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

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary fund. For the Authority, these revenues are for Housing and Urban Development Grants and other revenues. Operating expenses are necessary costs to provide goods or services that are the primary activity of the fund. All revenues not related to operating activities have been reported as non-operating revenues.

**2. CASH AND CASH EQUIVALENTS**

Cash equivalents include short-term, highly liquid investments that are both readily convertible to known amounts of cash and are so near maturity that they present insignificant risk of changes in value because of changes in interest rates. Generally, only investments with original maturities of three months or less qualify under this definition.

All monies are deposited into banks as determined by the Authority. Funds are deposited in an interest-bearing checking account. Security shall be furnished for all accounts in the Authority's name.

Cash and cash equivalents included in the Authority's cash position on March 31, 2025 are as follows:

Demand deposits: PNB Checking	\$337,678
-------------------------------	-----------

At year end, \$250,000 of the fiscal year-end bank balance was covered by federal deposit insurance. The remaining \$87,678 was collateralized by specifically pledged collateral for the Authority.

Based on the Authority having only demand deposits at March 31, 2025, the Authority is not subject to interest rate, credit, concentration, or custodial credit risks.

**Seneca Metropolitan Housing Authority  
Seneca County  
Notes to the Basic Financial Statements  
For the Fiscal Year Ended March 31, 2025**

**3. RISK MANAGEMENT**

The Authority maintains comprehensive insurance coverage with private carriers for health, real property, building contents, and vehicles. Vehicle policies include liability coverage for bodily injury and property damage. There was no significant reduction in coverage and no settlements exceeded insurance coverage, during the past three fiscal years.

<u>Type of Coverage</u>	<u>Deductible</u>	<u>Coverage Limits</u>
General Liability	\$ 0	\$ 1,000,000 (per occurrence)
Transportation	\$ 0	\$ 1,000,000
Employee Dishonesty	\$500	\$ 50,000

**4. CAPITAL ASSETS**

The following is a summary of capital assets on March 31, 2025:

	<b><u>Balance at April 1, 2024</u></b>	<b><u>Additions</u></b>	<b><u>Disposals</u></b>	<b><u>Balance at March 31, 2025</u></b>
Furniture & equipment	\$2,700	\$ 0	( 0 )	\$2,700
Accumulated depreciation	<u>(2,700)</u>	<u>( 0 )</u>	<u>( 0 )</u>	<u>(2,700)</u>
Total Capital assets, net	<u>\$ 0</u>	<u>\$( 0 )</u>	<u>\$ 0</u>	<u>\$ 0</u>

**5. CONTINGENT LIABILITIES**

**A. Grants**

Amounts grantor agencies pay to the Authority are subject to audit and adjustment by the grantor, principally the federal government. Grantors may require refunding any disallowed costs or excess reserve balances. Management cannot presently determine amounts grantors may disallow or recapture. However, based on prior experience, management believes any such disallowed claims or recaptured amounts would not have a material adverse effect on the overall financial position of the Authority on March 31, 2025.

**B. Litigation**

The Authority is unaware of any outstanding lawsuits or other contingencies.

Seneca Metropolitan Housing Authority  
Seneca County  
Financial Data Schedule  
Entity Wide Balance Sheet Summary  
For the Year Ended March 31, 2025

	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Total
111 Cash - Unrestricted	\$46,960	\$277,614	\$324,574
115 Cash - Restricted for Payment of Current Liabilities	13,104		13,104
100 Total Cash	60,064	277,614	337,678
122 Accounts Receivable - HUD Other Projects		675	675
124 Accounts Receivable - Other Government		1,075	1,075
128 Fraud Recovery		24,117	24,117
128.1 Allowance for Doubtful Accounts - Fraud		(24,117)	(24,117)
120 Total Receivables, Net of Allowances for Doubtful Accounts		1,750	1,750
142 Prepaid Expenses and Other Assets		1,438	1,438
150 Total Current Assets	60,064	280,802	340,866
164 Furniture, Equipment & Machinery - Administration		2,700	2,700
166 Accumulated Depreciation		(2,700)	(2,700)
290 Total Assets and Deferred Outflow of Resources	\$60,064	\$280,802	\$340,866
312 Accounts Payable <= 90 Days		\$10,242	\$10,242
310 Total Current Liabilities		10,242	10,242
300 Total Liabilities		10,242	10,242
511.4 Restricted Net Position	\$13,104		\$13,104
512.4 Unrestricted Net Position	46,960	270,560	317,520
513 Total Equity - Net Assets / Position	60,064	270,560	330,624
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$60,064	\$280,802	\$340,866

Seneca Metropolitan Housing Authority  
Seneca County  
Financial Data Schedule  
Entity Wide Revenue and Expense Summary  
For the Year Ended March 31, 2025

	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Total
70600 HUD PHA Operating Grants	\$226,378	\$1,223,457	\$1,449,835
70700 Total Fee Revenue	226,378	1,223,457	1,449,835
71100 Investment Income - Unrestricted	362	1,873	2,235
71400 Fraud Recovery		1,744	1,744
71500 Other Revenue		542	542
70000 Total Revenue	226,740	1,227,616	1,454,356
91200 Auditing Fees	1,063	5,497	6,560
91400 Advertising and Marketing	882	4,563	5,445
91600 Office Expenses	2,330	12,054	14,384
91700 Legal Expense	352	1,823	2,175
91900 Other	21,353	110,456	131,809
91000 Total Operating - Administrative	25,980	134,393	160,373
96110 Property Insurance	590	3,050	3,640
96100 Total insurance Premiums	590	3,050	3,640
96900 Total Operating Expenses	26,570	137,443	164,013
97000 Excess of Operating Revenue over Operating Expenses	200,170	1,090,173	1,290,343
97300 Housing Assistance Payments	179,707	1,074,578	1,254,285
97350 HAP Portability-In		1,260	1,260
90000 Total Expenses	206,277	1,213,281	1,419,558
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	20,463	14,335	34,798
11030 Beginning Equity	29,105	213,848	242,953
11170 Administrative Fee Equity		270,560	270,560
11190 Unit Months Available	480	2,496	2,976
11210 Number of Unit Months Leased	465	2,343	2,808



**SENECA METROPOLITAN HOUSING AUTHORITY  
SENECA COUNTY**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE FISCAL YEAR ENDED MARCH 31, 2025**

<b>FEDERAL GRANTOR</b>		
<i>Pass Through Grantor</i>		
<b>Program / Cluster Title</b>	<b>Federal AL Number</b>	<b>Total Federal Expenditures</b>
<b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>		
<i>Direct Programs</i>		
Housing Voucher Cluster:		
Section 8 Housing Choice Voucher Program	14.871	\$ 1,223,457
Mainstream Vouchers	14.879	226,378
Total Housing Voucher Cluster		<u>1,449,835</u>
<b>Total U.S. Department of Housing and Urban Development</b>		<u><b>1,449,835</b></u>
<b>Total Expenditures of Federal Awards</b>		<u><b>\$ 1,449,835</b></u>

*The accompanying notes are an integral part of this schedule.*

**SENECA METROPOLITAN HOUSING AUTHORITY  
SENECA COUNTY**

**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
2 CFR 200.510(b)(6)  
FOR THE FISCAL YEAR ENDED MARCH 31, 2025**

**NOTE A – BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of Seneca Metropolitan Housing Authority (the Authority) under programs of the federal government for the fiscal year ended March 31, 2025. The information on this Schedule is prepared in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

**NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**NOTE C – INDIRECT COST RATE**

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



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

Seneca Metropolitan Housing Authority  
Seneca County  
88 West 3rd Street  
Mansfield, Ohio 44902-1215

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 Seneca Metropolitan Housing Authority, Seneca County, Ohio (the Authority) as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated October 16, 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

October 16, 2025



65 East State Street  
Columbus, Ohio 43215  
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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**

Seneca Metropolitan Housing Authority  
Seneca County  
88 West 3<sup>rd</sup> Street  
Mansfield, Ohio 44902-1215

To the Board of Commissioners:

**Report on Compliance for the Major Federal Program**

***Opinion on the Major Federal Program***

We have audited Seneca Metropolitan Housing Authority, Seneca County, Ohio's, (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 Seneca Metropolitan Housing Authority's major federal program for the year ended March 31, 2025. Seneca Metropolitan Housing Authority's major federal program is identified in the *Summary of Auditor's Results* section of the accompanying schedule of findings.

In our opinion, Seneca Metropolitan Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended March 31, 2025.

***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

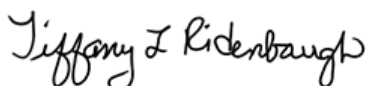
A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement 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

October 16, 2025

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**SENECA METROPOLITAN HOUSING AUTHORITY  
SENECA COUNTY**

**SCHEDULE OF FINDINGS  
2 CFR § 200.515  
MARCH 31, 2025**

**1. SUMMARY OF AUDITOR'S RESULTS**

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

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

None

**3. FINDINGS FOR FEDERAL AWARDS**

None



## **Seneca Metropolitan Housing Authority**

**88 West 3<sup>rd</sup> Street. Mansfield, OH 44902**

**Phone – (419) 982-2549**



### **SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

**2 CFR § 200.511(b)**

**MARCH 31, 2025**

<b>Finding Number</b>	<b>Finding Summary</b>	<b>Status</b>	<b>Additional Information</b>
2024-001	Material weakness for lack of monitoring of financial transactions resulting in errors in the financial statements.	Partially corrected and reissued in the Management Letter.	This finding recurred due to inadequate policies and procedures in reviewing the financial statements for errors and omissions. The County Auditor will perform detailed reviews of financial information to help ensure financial statements are correct.

# OHIO AUDITOR OF STATE KEITH FABER



**SENECA METROPOLITAN HOUSING AUTHORITY**

**SENECA 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 11/6/2025**

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](http://www.ohioauditor.gov)