# WARREN METROPOLITAN
# HOUSING AUTHORITY
## WARREN COUNTY, OHIO

## AUDIT REPORT

## FOR THE YEAR ENDED
## DECEMBER 31, 2020

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

OHIO AUDITOR OF STATE
KEITH FABER

88 East Broad Street
Columbus, Ohio 43215
IPAReport@ohioauditor.gov
(800) 282-0370

Board of Directors
Warren Metropolitan Housing Authority
990 E Ridge Dr.
Lebanon, Ohio 45036

We have reviewed the *Independent Auditor's Report* of the Warren Metropolitan Housing Authority, Warren County, prepared by James G. Zupka, CPA, Inc., for the audit period January 1, 2020 through December 31, 2020. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

Keith Faber
Auditor of State
Columbus, Ohio

**July 02, 2021**

**This page intentionally left blank.**

**WARREN METROPOLITAN HOUSING AUTHORITY**
**WARREN COUNTY, OHIO**
**AUDIT REPORT**
**FOR THE YEAR ENDED DECEMBER 31, 2020**

TABLE OF CONTENTS

**This page intentionally left blank.**

**JAMES G. ZUPKA, C.P.A., INC.**
*Certified Public Accountants*
*5240 East 98th Street*
*Garfield Hts., Ohio 44125*

Member American Institute of Certified Public Accountants (216) 475 - 6136 Ohio Society of Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

To the Members of the Board
Warren Metropolitan Housing Authority
Lebanon, Ohio

Regional Inspector General of Audit
Department of Housing and Urban Development

### Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the Warren Metropolitan Housing Authority, Ohio, (the Authority) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

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

### *Auditor's Responsibility*

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

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

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

***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Warren Metropolitan Housing Authority as of December 31, 2020, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

*Required Supplementary Information*

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

*Other Information*

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

The Financial Data Schedules and the Schedule of Expenditures of Federal Awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the 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 May 21, 2021, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

James G. Zupka, CPA, Inc.

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

May 21, 2021

As management of the Warren Metropolitan Housing Authority ("the Authority"), we offer this narrative and analysis of the financial activities of the Authority for the year ended December 31, 2020. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

## FINANCIAL HIGHLIGHTS

- The Authority's assets and deferred outflow of resources exceeded its liabilities and deferred inflows of resources as of December 31, 2020 by $8,092,254 (net position).

- The Authority's cash balance at December 31, 2020 was $2,207,515, representing an increase of $524,968 from the prior year.

- The Authority had revenues of $7,460,143 in HUD operating grants for the year ended December 31, 2020.

- The Authority's total revenues were $9,727,402 as of December 31, 2020, representing an increase of $1,459,545. Total expenses were $9,593,305, representing an increase of $696,925.

## OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements included in this annual report are those of a special-purpose government engaged only in a business-type activity. The following statements are included within this report:

- Statement of Net Position - reports the Authority's current financial resources (short term expendable resources) with capital assets and long-term debt obligations.

- Statement of Revenues, Expenses, and Changes in Net Position - reports the Authority's operating and non-operating revenues, by major sources, along with operating and non-operating expenses and capital contributions.

- Statement of Cash Flows - reports net cash provided by, or used for, operating activities, non-capital financing activities, and from capital and related financing activities.

## THE AUTHORITY'S PROGRAMS

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30 percent of household income. The Authority also received an expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The Program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions funding to enable the Authority to structure a lease that sets the participants' rent at 30 percent of household income. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

Mainstream Voucher Program – The Mainstream Voucher Program assists non-elderly persons with disabilities. Aside from serving a special population, Mainstream Vouchers are administered using the same rules as the Housing Choice Voucher Program. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

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

Continuum of Care Program (CoC) – "The Hearth Act" amended the McKinney Vento Homeless Act and consolidated the Authority's Supportive Housing and Shelter Plus Care programs under the Continuum of Care Program. The CoC is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

State Program – Region 14 - The State Program is a pass-through program administered by the Authority for the State of Ohio. The annual funding represents the Ohio's Homeless Crisis Response Program that provides homelessness prevention and rapid re-housing assistance to individuals, families, and individuals who are below 30 percent median income and imminently at risk of homelessness in Butler, Warren, and Clermont Counties (Region 14). Additionally, the Authority is a pass-through for a Targeted Grant serving Transitional Age Youth (TAY) providing Rapid Rehousing to Youth between the ages of 18 and 24. The key partners in providing this pass-through assistance are Butler-WMHA, Clermont Community Services, Greater Cincinnati Behavioral Health, and Interfaith Hospitality Network. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

Emergency Solutions Grant (ESG) Program
The Emergency Solutions grant provided supplemental CARES Act funds from HUD as a pass-through to the Authority from the Ohio Development Services Agency (OCD).

a. Ohio's Homeless Crisis Response Program will use the funds to provide support to the operation of two emergency shelters for homeless households with children in Warren County to address the need for additional shelter capacity due to the COVID-19 pandemic, including shelter in motels. The Program expects to serve 150 persons during the two-year periods and projects that 40 percent of persons will exit to a permanent destination. The Authority has partnered with Interfaith Hospitality Network of Warren County and Family Promise of Warren County.

b. Ohio's Homeless Crisis Response Program will provide additional rapid re-housing and homelessness prevention assistance to families and individuals due to the COVID-19 pandemic in Butler, Clermont, and Warren counties. The Authority has partnered with Interfaith Hospitality Network of Warren County, the Greater Cincinnati Behavioral Health Services, and the Clermont County Community Services.

## AUTHORITY-WIDE STATEMENTS

### Statement of Net Position

The following table compares the condensed Statement of Net Position for the current and previous year.

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

| | 2020 | 2019 |
|---|---|---|
| **Assets and Deferred Outflows of Resources** | | |
| Current and Other Assets | $ 2,377,298 | $ 1,964,553 |
| Current and Other Assets - Restricted | 370,509 | 49,819 |
| Capital Assets - Net | 7,570,289 | 7,757,520 |
| Other Non-Current Assets | 58,898 | 31,900 |
| Deferred Outflows of Resources | 307,186 | 478,094 |
| **Total Assets and Deferred Outflows of Resources** | $ 10,684,180 | $ 10,281,886 |
| **Liabilities, Deferred Inflows of Resources, and Net Position** | | |
| **Liabilities and Deferred Inflows of Resources** | | |
| Current Liabilities | $ 450,498 | $ 160,483 |
| Non-Current Liabilities | 1,786,869 | 2,073,862 |
| Deferred Inflows of Resources | 354,559 | 89,384 |
| **Total Liabilities and Deferred Inflows of Resources** | 2,591,926 | 2,323,729 |
| **Net Position** | | |
| Net Investment in Capital Assets | 7,570,289 | 7,757,520 |
| Restricted | 66,954 | 10,993 |
| Unrestricted | 455,011 | 189,644 |
| **Total Net Position** | 8,092,254 | 7,958,157 |
| **Total Liabilities, Deferred Inflows of Resources, and Net Position** | $ 10,684,180 | $ 10,281,886 |

## MAJOR FACTORS AFFECTING THE STATEMENT OF NET POSITION

Overall cash of the Authority increased by $524,968. Current assets (not including cash) of the Authority showed an increase of $208,467 from 2019 to 2020. The main reason for the increase in current assets is Accounts Receivables from the State Program.

Current liabilities increased by $290,015 due to advance payments from HUD for CARES Act funding and from the Ohio Housing Finance Agency for Emergency Housing Assistance and COVID-19 Criminal Justice Housing.

**Statement of Revenues, Expenses, and Changes in Net Position**

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

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

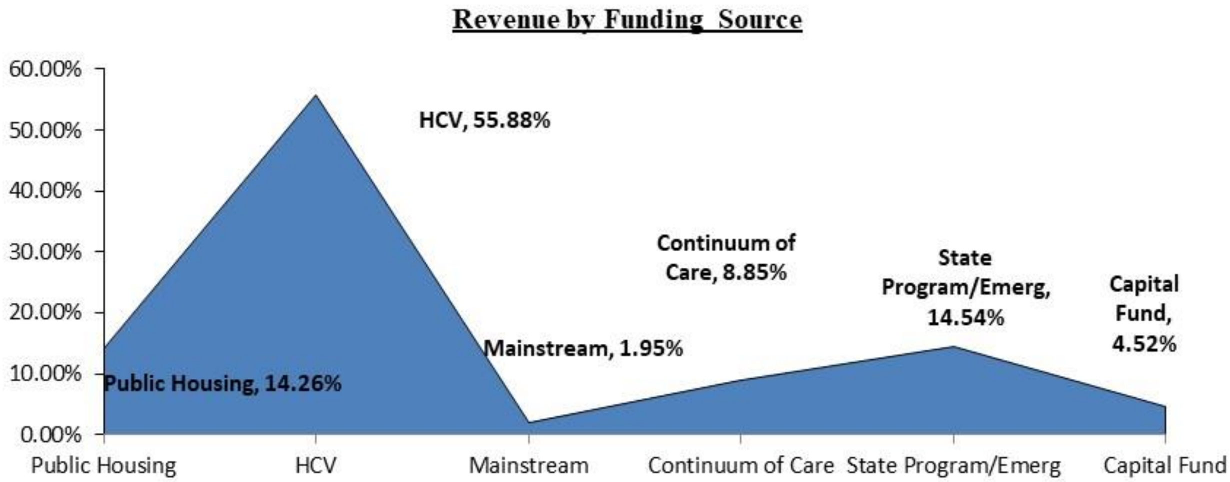
| | 2020 | 2019 | Net Change |
|---|---|---|---|
| **Revenues** | | | |
| Total Tenant Revenues | $ 444,093 | $ 464,638 | $ (20,545) |
| Operating Subsidies and Grants - HUD | 7,460,143 | 7,046,387 | 413,756 |
| Capital Grants - HUD | 350,948 | 25,882 | 325,066 |
| Other Government Grants - State | 1,378,471 | 681,759 | 696,712 |
| Interest on Investments | 4,207 | 3,913 | 294 |
| Gain on Sale of Capital Assets | 0 | 10,658 | (10,658) |
| Other Revenues | 89,540 | 34,620 | 54,920 |
| **Total Revenues** | 9,727,402 | 8,267,857 | 1,459,545 |
| | | | |
| **Expenses** | | | |
| Administrative | 1,030,332 | 1,201,789 | (171,457) |
| Tenant Services | 1,589,649 | 712,644 | 877,005 |
| Utilities | 90,244 | 90,036 | 208 |
| Maintenance | 459,254 | 505,542 | (46,288) |
| General Expenses | 253,375 | 248,849 | 4,526 |
| Housing Assistance Payments | 5,568,832 | 5,517,315 | 51,517 |
| Depreciation | 601,619 | 620,205 | (18,586) |
| **Total Expenses** | 9,593,305 | 8,896,380 | 696,925 |
| Net Increase (Decrease) | $ 134,097 | $ (628,523) | $ 762,620 |

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

Overall revenue increased by $1,459,545. The major factor increasing the overall revenue were other governmental grants from the State and HUD Capital Grants. The Authority received $230,994 in CARES Act funding for the Public Housing, HCV, and Mainstream programs. Also, Housing Assistance Payments (HAP) funding increased by $176,635. Tenant revenues decreased slightly.

Overall expenses increased by $696,925 from prior year. Most of the increase in expenses is related to tenant service expenses related to COVID-19 and emergency assistance from the State. HAP expenses increased due to higher per unit costs in the HCV and Mainstream programs. Administrative and maintenance expenses decreased mainly due to reduced spending on salaries, office expenses, and changes in balances reported in accordance with GASB 68 and 75.

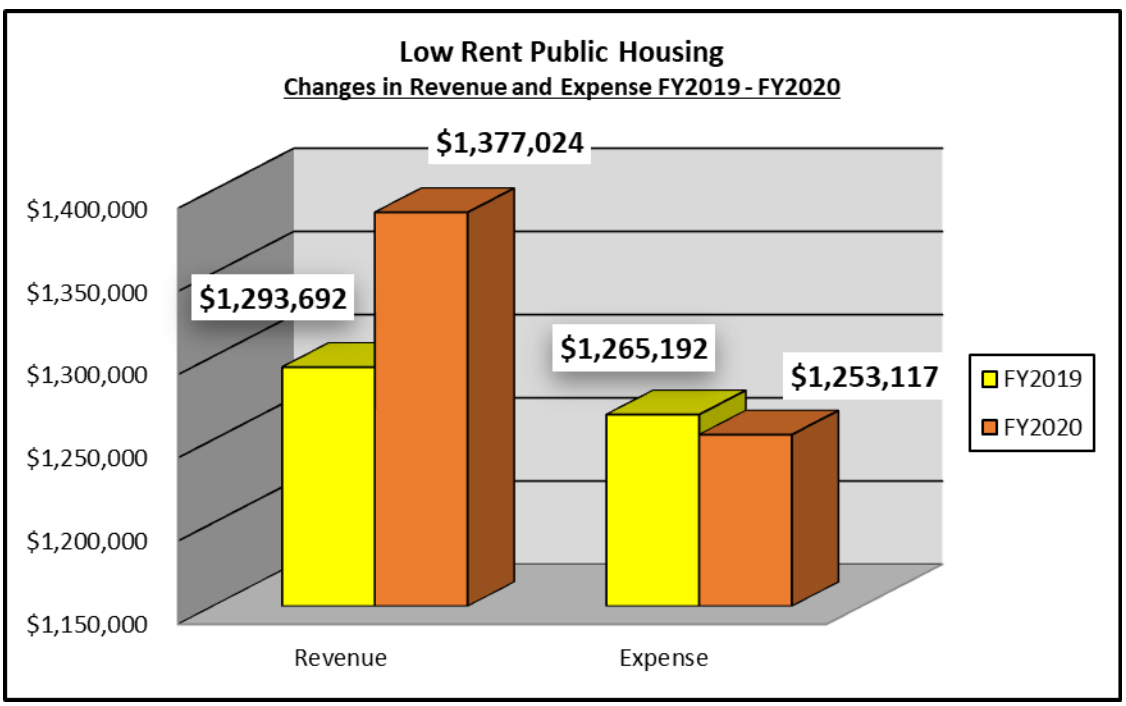
The table below shows percentage of total revenue by funding sources.




## FINANCIAL OVERVIEW BY PROGRAM

### Low Rent Public Housing

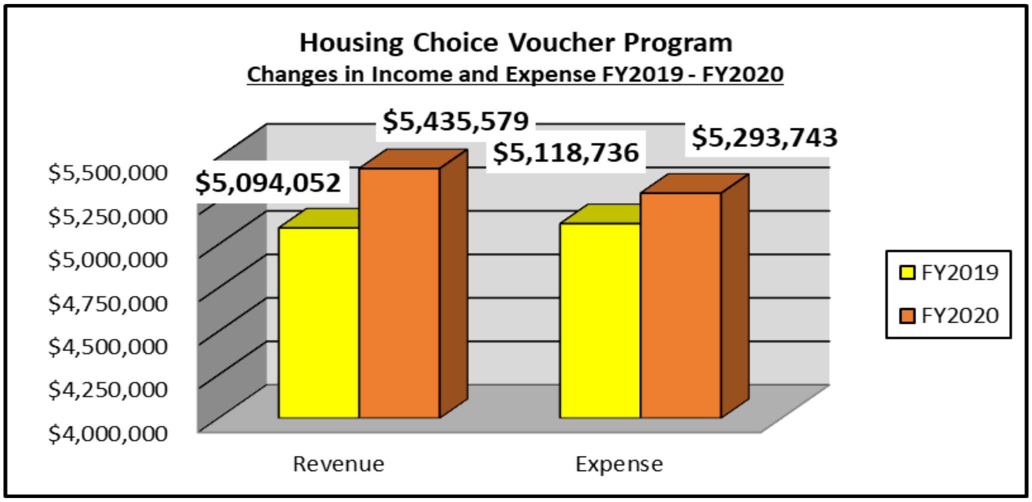
The table below shows how the revenue and expenses have changed between the fiscal year ended 2019 and 2020 for the Low Rent Public Housing Program. Total revenue for fiscal year ended 2020 increased from fiscal year ended 2019 revenue by 7.2 percent, which is due to the proration of Operating Subsidy in 2020. The decrease in fiscal year ended 2020 total operating expenses from fiscal year ended 2019 operating expenses of 1 percent is attributable to a decrease in maintenance expenses.




Note: The above table does not include depreciation.

**Housing Choice Voucher Program**

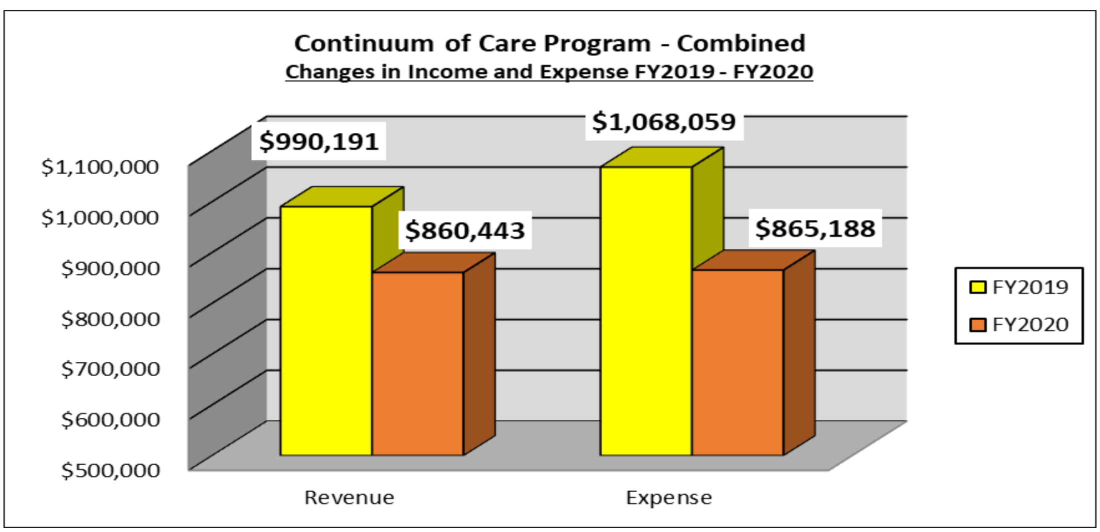
The following chart illustrates the Housing Choice Voucher Program changes in revenue and expenses for the years 2019 to 2020. Revenue and expenses increased in fiscal year ended 2020 for the HCV Program due to an increase in housing assistance payments due to higher leasing rates.




Note: The above table does not include depreciation.

**Continuum of Care Program:**

The following chart illustrates the Continuum of Care Program (previously reported separately as the Supportive Housing and Shelter Plus Care Programs) changes in income and expenses for the fiscal years ended 2019 and 2020. There is a decrease in both revenues and expenses in fiscal year ended 2020 compared to fiscal year ended 2019. This is due to a decline in leasing in the Supportive Housing Program.




Note: The above table does not include depreciation.

**Capital Assets**

The following table summarizes the changes in capital assets between December 31, 2019 and 2020:

**Table 3 - Condensed Statement of Changes in Capital Assets**

| | 2020 | 2019 | Net Change |
|---|---|---|---|
| Land | $ 1,638,445 | $ 1,638,445 | $ 0 |
| Building | 19,663,163 | 19,260,114 | 403,049 |
| Equipment | 1,772,533 | 1,750,817 | 21,716 |
| Leasehold Improvements | 10,731 | 10,731 | 0 |
| Construction-in-Progress | 5,526 | 15,903 | (10,377) |
| Accumulated Depreciation | (15,520,109) | (14,918,490) | (601,619) |
| **Net Capital Assets** | $ 7,570,289 | $ 7,757,520 | $ (187,231) |

**Debt**

The Authority had no debt as of December 31, 2020.

**Economic Factors**

Significant economic factors affecting the Authority are as follows:

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

**Financial Contact**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest. The individual to be contacted regarding this report is Jacqueline Adkins, Executive Director of the Warren Metropolitan Housing Authority. Specific requests may be submitted to the Warren Metropolitan Housing Authority at 990 East Ridge Drive, Lebanon, Ohio 45036-1678.

# WARREN METROPOLITAN HOUSING AUTHORITY
# WARREN COUNTY, OHIO
# STATEMENT OF NET POSITION
# DECEMBER 31, 2020

| | |
|---|---|
| **ASSETS AND DEFERRED OUTFLOWS OF RESOURCES** | |
| **Assets** | |
| Current Assets | |
| Cash and Cash Equivalents - Unrestricted | $ 1,837,006 |
| Cash and Cash Equivalents - Restricted | 370,509 |
| Receivable, Net | 493,308 |
| Prepaid Expenses | 46,984 |
| Total Current Assets | 2,747,807 |
| Non-Current Assets | |
| Capital Assets: | |
| Capital Assets, Not Depreciated | 1,643,971 |
| Capital Assets Being Depreciation, Net of Accumulated Depreciation | 5,926,318 |
| Total Capital Assets | 7,570,289 |
| Pension Assets | 58,898 |
| Total Non-Current Assets | 7,629,187 |
| **Defered Outflows of Resources** | |
| Pension | 186,090 |
| OPEB | 121,096 |
| **Total Defered Outflows of Resources** | 307,186 |
| **TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES** | $ 10,684,180 |
| **LIABILITIES, DEFERRED INFLOWS AND RESOURCES, AND NET POSITION** | |
| **Liabilities** | |
| Current Liabilities | |
| Accounts Payable | $ 34,279 |
| Accrued Liabilities | 79,817 |
| Intergovernmental Payables | 32,005 |
| Tenant Security Deposits | 26,671 |
| Unearned Revenue | 277,726 |
| Total Current Liabilities | 450,498 |
| Non-Current Liabilities | |
| Compensated Absences, Net of Current Portion | 49,530 |
| Other Non-Current Liabilities | 24,836 |
| Net Pension Liability | 967,728 |
| Net OPEB Liability | 744,775 |
| **Total Non-Current Liabilities** | 1,786,869 |
| **Total Liabilities** | 2,237,367 |
| **Deferred Inflow of Resources** | |
| Pension | 242,132 |
| OPEB | 112,427 |
| **Total Defered Outflows of Resources** | 354,559 |
| **Net Position** | |
| Net Investment in Captial Assets | 7,570,289 |
| Restricted | 66,954 |
| Unrestricted | 455,011 |
| **Total Net Position** | 8,092,254 |
| **TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION** | $ 10,684,180 |

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

# WARREN METROPOLITAN HOUSING AUTHORITY
# WARREN COUNTY, OHIO
# STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
# FOR THE YEAR ENDED DECEMBER 31, 2020

| | |
|---|---|
| **Operating Revenue** | |
| Tenant Revenues | $ 444,093 |
| Government Operating Grants and Subsidies | 8,838,614 |
| Other Revenues | 89,540 |
| **Total Operating Revenue** | 9,372,247 |
| | |
| **Operating Expenses** | |
| Administrative | 1,030,332 |
| Tenant Services | 1,589,649 |
| Utilities | 90,244 |
| Maintenance | 459,254 |
| General | 253,375 |
| Housing Assistance Payments | 5,568,832 |
| Depreciation | 601,619 |
| **Total Operating Expenses** | 9,593,305 |
| Operating Income (Loss) | (221,058) |
| | |
| **Non-Operating Revenues (Expenses)** | |
| Interest and Investment Revenue | 4,207 |
| Capital Gains | 350,948 |
| **Total Non-Operating Revenues (Expenses)** | 355,155 |
| Change in Net Postion | 134,097 |
| | |
| Total Net Position at Beginning of Year | 7,958,157 |
| | |
| **Total Net Position at End of Year** | $ 8,092,254 |

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

# WARREN METROPOLITAN HOUSING AUTHORITY
# WARREN COUNTY, OHIO
# STATEMENT OF CASH FLOWS
# FOR THE YEAR ENDED DECEMBER 31, 2020

| | |
|---|---|
| **Cash Flows from Operating Activities** | |
| Operating Grants Received | $ 8,927,289 |
| Tenant Revenue Received | 411,091 |
| Other Revenue Received | 89,540 |
| Operating Expenses | (3,274,887) |
| Housing Assistance Payments | (5,568,832) |
| **Net Cash Provided (Used) by Operating Activities** | 584,201 |
| | |
| **Cash Flows from Investing Activities** | |
| Interest Income | 4,207 |
| **Net Cash Provided (Used) by Investing Actvities** | 4,207 |
| | |
| **Cash Flows from Capital and Related Activities** | |
| Cash from Asset Sale | 0 |
| Capital Grant Funds Received | 350,948 |
| Property and Equipment Purchased | (414,388) |
| **Net Cash Provided (Used) by Capital and Related Activities** | (63,440) |
| Net Increase (Decrease) in Cash | 524,968 |
| | |
| Cash and Cash Equivalents at Beginning of Year | 1,682,547 |
| **Cash and Cash Equivalents at End of Year** | $ 2,207,515 |
| | |
| **Reconciliation of Operating Income to Net Cash Provided by Operating Activities** | |
| Net Operating Income (Loss) | $ (221,058) |
| Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities: | |
| Depreciation | 601,619 |
| (Increase) Decrease in: | |
| Accounts Receivable | (199,213) |
| Prepaid Expenses | (9,254) |
| Deferred Outflows of Resources and Pension Assets | 143,910 |
| Increase (Decrease) in: | |
| Accounts Payable | 11,975 |
| Intergovernmental Payable | (2,554) |
| Accrued Compensated Absences | 6,642 |
| Accrued Expenses Payable | 11,252 |
| Unearned Revenue | 269,247 |
| Tenant Security Deposits | 95 |
| Other Non-Current Liabilities | 12,781 |
| Net Pension Liability | (355,111) |
| Net OPEB Liability | 48,695 |
| Deferred Inflows of Resources | 265,175 |
| **Net Cash Provided by Operating Activities** | $ 584,201 |

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

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

**Summary of Significant Accounting Policies**

The financial statements of the Warren Metropolitan Housing Authority (the Authority) have been prepared in conformity with accounting principles generally accepted in the United State 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 more significant of the Authority's accounting policies are described below.

**Reporting Entity**

The Warren Metropolitan Housing Authority was created under 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.

The accompanying basic financial statements comply with the provision of Governmental Accounting Standards Board (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.

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

**Basis of Presentation**

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

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

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

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

**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.

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

**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 Warren 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. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

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. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

D. Mainstream Voucher Program

The Mainstream Voucher Program assists non-elderly persons with disabilities. Aside from serving a special population, Mainstream vouchers are administered using the same rules as the Housing Choice Voucher Program. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

E. Continuum of Care Program

"The Hearth Act" amended the McKinney Vento Homeless Act and consolidated the Authority's Supportive Housing and Shelter Plus Care programs under the Continuum of Care (CoC) Program. The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

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

**Description of Programs** (Continued)

F. State Program – Region 14

The State Program is a pass-through program administered by the Authority for the State of Ohio. The annual funding represents the Ohio's Homeless Crisis Response Program that provides homelessness prevention and rapid re-housing assistance to individuals, families, and individuals who are below 30 percent median income and imminently at risk of homelessness in Butler, Warren, and Clermont Counties (Region 14). Additionally, the Authority is a pass-through for a Targeted Grant serving Transitional Age Youth (TAY) providing Rapid Rehousing to Youth between the ages of 18 and 24. The key partners in providing this pass-through assistance are Butler-WMHA, Clermont Community Services, Greater Cincinnati Behavioral Health, and Interfaith Hospitality Network. The Authority also received and expended CARES Act supplemental funding which was awarded as a result of the COVID-19 pandemic.

G. Emergency Solutions Grant (ESG) Program

The Emergency Solutions grant provided supplemental CARES Act funds from HUD as a pass-through to the Authority from the Ohio Development Services Agency (OCD).

a. Ohio's Homeless Crisis Response Program will use the funds to provide support to the operation of two emergency shelters for homeless households with children in Warren County to address the need for additional shelter capacity due to the COVID-19 pandemic, including shelter in motels. The Program expects to serve 150 persons during the two-year periods and projects that 40 percent of persons will exit to a permanent destination. The Authority has partnered with Interfaith Hospitality Network of Warren County and Family Promise of Warren County.

b. Ohio's Homeless Crisis Response Program will provide additional rapid re-housing and homelessness prevention assistance to families and individuals due to the COVID-19 pandemic in Butler, Clermont, and Warren counties. The Authority has partnered with Interfaith Hospitality Network of Warren County, the Greater Cincinnati Behavioral Health Services, and Clermont County Community Services.

**Cash and Cash Equivalents**

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

**Investments**

The provisions of the HUD regulations restrict investments. Investments are valued at market value. Interest income earned in the fiscal year ending December 31, 2020 totaled $4,207.

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

**Prepaid expenses**

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

**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 $1,000 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 year |
| Buildings Improvements | 15 years |
| Furniture, equipment and machinery | 3-7 years |

**Compensated Absences**

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

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

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

**Unearned Revenue**

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

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

**Net Position**

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

**Operating Revenues and Expenses**

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

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

**Capital Grant**

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

**Budgetary Accounting**

The Authority annually prepares its budget as prescribed by HUD. This budget is submitted to HUD and, once approved, is adopted by the Board of the Housing Authority.

**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.

**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 position that applies to a future period and will not be recognized as an outflow of resources (expense) until then. For the Authority, deferred outflows of resources are reported on the statement of net position for pension and OPEB. The deferred outflows of resources related to pension and OPEB plans are explained in 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 position that applies to a future period and will not be recognized until that time. For the Authority, deferred inflows of resources are reported on the statement of net position for pension and OPEB. The deferred inflows of resources related to pension and OPEB plans are explained in Notes 5 and 6.

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

**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.

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 current two-year period of designation of depositories. Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of 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 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 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, 2020, the carrying amount of the Authority's deposits totaled $2,207,515, and its bank balance was $2,309,299. Based on the criteria described in GASB Statement No. 40, *Deposit and Investment Risk Disclosure*, as of December 31, 2020 $2,059,299 was exposed to custodial risk as discussed below, while $250,000 was covered by the Federal Depository Insurance Corporation.

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

## NOTE 3: RESTRICTED CASH

The restricted cash balance of $370,509 on the financial statements represents the following:

| | |
|---|---|
| Cash on Hand for Housing Assistance Payments | $ 66,954 |
| Cash on Hand for State Programs | 252,048 |
| FSS Escrow Cash Accounts | 24,836 |
| Tenant Security Deposits | 26,671 |
| **Total Restricted Cash** | $ 370,509 |

## NOTE 4: CAPITAL ASSETS

The following is a summary of changes:

| | Balance 12/31/2019 | Transfers | Additions | Deletions | Balance 12/31/20 |
|---|---|---|---|---|---|
| **Capital Assets Not Being Depreciated** | | | | | |
| Land | $ 1,638,445 | $ 0 | $ 0 | $ 0 | $ 1,638,445 |
| Construction-in-Progress | 15,903 | (15,903) | 5,526 | 0 | 5,526 |
| **Total Capital Assets Not Being Depreciated** | 1,654,348 | (15,903) | 5,526 | 0 | 1,643,971 |
| **Capital Assets Being Depreciated** | | | | | |
| Buildings | 19,260,114 | 15,903 | 387,146 | 0 | 19,663,163 |
| Furniture, Machinery, and Equipment: | | | | | |
| Dwelling | 1,181,019 | 0 | 12,350 | 0 | 1,193,369 |
| Administrative | 569,798 | 0 | 9,366 | 0 | 579,164 |
| Leasehold Improvements | 10,731 | 0 | 0 | 0 | 10,731 |
| **Toatl Capital Assets Being Depreciated** | 21,021,662 | 15,903 | 408,862 | 0 | 21,446,427 |
| **Accumulated Deprecation** | | | | | |
| Buildings | (14,025,964) | 0 | (495,938) | 0 | (14,521,902) |
| Furniture, Machinery, and Equipment | (886,528) | 0 | (104,965) | 0 | (991,493) |
| Leasehold Improvements | (5,998) | 0 | (716) | 0 | (6,714) |
| **Total Accumulated Deprecation** | (14,918,490) | 0 | (601,619) | 0 | (15,520,109) |
| **Toal Capital Assets Being Depreciated, Net** | 6,103,172 | 15,903 | (192,757) | 0 | 5,926,318 |
| **Total Capital Assets, Net** | $ 7,757,520 | $ 0 | $ (187,231) | $ 0 | $ 7,570,289 |

## NOTE 5: DEFINED BENEFIT PENSION PLAN

### *Net Pension Liability/Asset*

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

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

***Net Pension Liability/Asset*** (Continued)

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

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

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

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

***Plan Description – Ohio Public Employees Retirement System (OPERS)***

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

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

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

***Plan Description – Ohio Public Employees Retirement System (OPERS)*** (Continued)

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' Comprehensive Annual Financial Report referenced above for additional information):

| **Group A**<br>Eligible to retire prior to January 7, 2013 or five years after January 7, 2013 | **Group B**<br>20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013 | **Group C**<br>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:**<br>Age 60 with 60 months of service credit or Age 55 with 25 years of service credit | **Age and Service Requirements:**<br>Age 60 with 60 months of service credit or Age 55 with 25 years of service credit | **Age and Service Requirements:**<br>Age 62 with 60 months of service credit or Age 57 with 25 years of service credit |
| **Formula:**<br>2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30 | **Formula:**<br>2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30 | **Formula:**<br>2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35 |

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

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

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

***Plan Description – Ohio Public Employees Retirement System (OPERS)*** (Continued)

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:

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

***Plan Description – Ohio Public Employees Retirement System (OPERS)*** (Continued)

| | State and Local |
|---|---|
| **2020 Statutory Maximum Contribution Rates** | |
| Employer | 14.0 % |
| Employee * | 10.0 % |
| | |
| **2020 Actual Contribution Rates** | |
| Employer: | |
| Pension ** | 14.0 % |
| Post-Employment Health Care Benefits ** | 0.0 % |
| Total Employer | 14.0 % |
| | |
| Employee | 10.0 % |

* Member contributions within combined plan are not used to fund the defined benefit retirement allowance

** These pension and employer health care rates are for the traditional and combined plans. The employer contributions rate for the member-directed plan is allocated 4 percent for health care with remainder going to pension.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The portion of employer contributions used to fund pension benefits is net of postemployment health care benefits. The portion of the employer's contribution allocated to health care was 0% for 2020 for the Traditional and Combined plans. The portion of the employer's contribution allocated to health care was 4% for the Member-Directed plan for 2020. The Authority's contractually required contributions used to fund pension benefits was $118,960 for fiscal year ending December 31, 2020.

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

The net pension liability/asset for OPERS was measured as of December 31, 2019, and the total pension liability used to calculate the net pension liability/asset was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability/asset was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

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

***Plan Description – Ohio Public Employees Retirement System (OPERS)*** (Continued)

| | OPERS Traditional Pension Plan | OPERS Combined Plan | Total |
|---|---|---|---|
| Proportion of the Net Pension Liability/Asset Prior Measurement Date | 0.004830% | 0.028527% | |
| Proportion of the Net Pension Liability/Asset Current Measurement Date | 0.004896% | 0.028245% | |
| Change in Proportionate Share | 0.000066% | -0.000282% | |
| Proportionate Share of the Net Pension Liability/(Asset) | $ 967,728 | $ (58,898) | $ 908,830 |
| Pension Expense | $ 139,814 | $ 5,511 | $ 145,325 |

At December 31, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | OPERS Traditional Pension Plan | OPERS Combined Plan | Total |
|---|---|---|---|
| **Deferred Outflows of Resources** | | | |
| Changes of assumptions | $ 51,687 | $ 6,074 | $ 57,761 |
| Changes in proportion and differences between Authority contributions and proportionate share of contributions | 8,567 | 802 | 9,369 |
| Authority contributions subsequent to the measurement date | 100,719 | 18,241 | 118,960 |
| **Total Deferred Outflows of Resources** | $ 160,973 | $ 25,117 | $ 186,090 |
| **Deferred Inflows of Resources** | | | |
| Net difference between projected and actual earnings on pension plan investments | $ 193,042 | $ 7,641 | $ 200,683 |
| Differences between expected and actual experience | 12,236 | 13,828 | 26,064 |
| Changes in proportion and differences between Authority contributions and proportionate share of contributions | 7,625 | 7,760 | 15,385 |
| **Total Deferred Inflows of Resources** | $ 212,903 | $ 29,229 | $ 242,132 |

$118,960 reported as deferred outflows of resources related to pension resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

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

***Plan Description – Ohio Public Employees Retirement System (OPERS)*** (Continued)

| | OPERS Traditional Pension Plan | OPERS Combined Plan | Total |
|---|---|---|---|
| Year Ending December 31: | | | |
| 2021 | $ (24,710) | $ (4,992) | $ (29,702) |
| 2022 | (59,285) | (4,848) | (64,133) |
| 2023 | 7,994 | (2,715) | 5,279 |
| 2024 | (76,648) | (5,509) | (82,157) |
| 2025 | 0 | (2,045) | (2,045) |
| Thereafter | 0 | (2,244) | (2,244) |
| Total | $ (152,649) | $ (22,353) | $ (175,002) |

***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, 2019, 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:

| | |
|---|---|
| Wage Inflation | 3.25 percent |
| Future Salary Increases, including inflation | 3.25 to 10.75 percent including wage inflation |
| COLA or Ad Hoc COLA | Pre 1/7/2013 retirees; 3 percent, simple<br>Post 1/7/2013 retirees; 1.40 percent, simple<br>through 2020, then 2.15 percent simple |
| Investment Rate of Return | 7.2 percent |
| Actuarial Cost Method | Individual Entry Age |

The total pension asset in the December 31, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

| | |
|---|---|
| Wage Inflation | 3.25 percent |
| Future Salary Increases, including inflation | 3.25 to 8.25 percent including wage inflation |
| COLA or Ad Hoc COLA | Pre 1/7/2013 retirees; 3 percent, simple<br>Post 1/7/2013 retirees; 1.40 percent, simple<br>through 2020, then 2.15 percent simple |
| Investment Rate of Return | 7.2 percent |
| Actuarial Cost Method | Individual Entry Age |

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

***Actuarial Assumptions – OPERS*** (Continued)

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

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

The long-term rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by 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 annual money weighted rate of return expressing investment performance, net of investments expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was 17.2 percent for 2019.

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 2019 and the long-term expected real rates of return:

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

***Actuarial Assumptions – OPERS*** (Continued)

| Asset Class | Target Allocation | Weighted Average Long-Term Expected Real Rate of Return (Arithmetic) |
|---|---|---|
| Fixed Income | 25.00 % | 1.83 % |
| Domestic Equities | 19.00 | 5.75 |
| Real Estate | 10.00 | 5.20 |
| Private Equity | 12.00 | 10.70 |
| International Equities | 21.00 | 7.66 |
| Other investments | 13.00 | 4.98 |
| Total | 100.00 % | 5.61 % |

***Discount Rate*** The discount rate used to measure the total pension liability was 7.2 percent, post-experience study results. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefits payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

***Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate*** The following table presents the Authority's proportionate share of the net pension liability calculated using the current period discount rate assumption of 7.2 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (6.2 percent) or one-percentage-point higher (8.2 percent) than the current rate:

| Authority's proportionate share of the net pension liability/(asset) | 1% Decrease (6.20%) | Current Discount Rate (7.20%) | 1% Increase (8.20%) |
|---|---|---|---|
| Traditional Pension Plan | $ 1,596,096 | $ 967,728 | $ 402,843 |
| Combined Plan | $ (35,589) | $ (58,898) | $ (75,697) |

***Changes Between Measurement Date and Report Date***

Subsequent to December 31, 2019, the global economy was impacted by the COVID-19 pandemic and market volatility increased significantly. It is likely that 2020 investment market conditions and other economic factors will be negatively impacted; however, the overall impact on the OPERS investment portfolio and funding position is unknown at this time.

NOTE 6: **POST-EMPLOYMENT BENEFITS**

***Net OPEB Liability***

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

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

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

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

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

***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.

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

***Plan Description – Ohio Public Employees Retirement System (OPERS)*** (Continued)

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' Comprehensive Annual Financial Report referenced below for additional information.

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

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

Funding Policy - The Ohio Revised Code provides the statutory authority requiring public employers to fund postemployment health care through their contributions to OPERS. When funding is approved by OPERS Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans. During 2019, health care is not being funded.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In calendar year 2020, state and local employers contributed at a rate of 14.0 percent of earnable salary and public safety and law enforcement employers contributed at 18.1 percent. 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. As recommended by OPERS' actuary, beginning January 1, 2018, OPERS no longer allocated a portion of its employer contributions to health care for the traditional plan and the combined plan. 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 2020 was 4.0 percent.

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

***Plan Description – Ohio Public Employees Retirement System (OPERS)*** (Continued)

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

The Authority's contractually required contribution allocated to health care was $0 for 2020.

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

The net OPEB liability and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2018, rolled forward to the measurement date of December 31, 2019, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB liability was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities. Following is information related to the proportionate share and OPEB expense:

| | OPERS |
|---|---|
| Proportion of the Net OPEB Liability: | |
| Prior Measurement Date | 0.005339% |
| Proportion of the Net OPEB Liability: | |
| Current Measurement Date | 0.005392% |
| Change in Proportionate Share | 0.000053% |
| | |
| Proportionate Share of the Net OPEB Liability | $ 744,775 |
| OPEB Expense | $ 76,304 |

At December 31, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

| | OPERS |
|---|---|
| **Deferred Outflows of Resources** | |
| Differences between expected and actual experience | $ 20 |
| Changes of assumptions | 117,889 |
| Changes in proportion and differences between Authority contributions and proportionate share of contributions | 3,187 |
| **Total Deferred Outflows of Resources** | $ 121,096 |
| | |
| **Deferred Inflows of Resources** | |
| Net difference between projected and actual earnings on OPEB plan investments | $ 37,922 |
| Differences between expected and actual experience | 68,114 |
| Changes in proportion and differences between Authority contributions and proportionate share of contributions | 6,391 |
| **Total Deferred Inflows of Resources** | $ 112,427 |

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

***OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB*** (Continued)

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

| | OPERS |
|---|---|
| Year Ending December 31: | |
| 2021 | $ 14,777 |
| 2022 | 10,066 |
| 2023 | 32 |
| 2024 | (16,206) |
| Total | $ 8,669 |

***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, 2018, rolled forward to the measurement date of December 31, 2019. 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:

| | |
|---|---|
| Wage Inflation | 3.25 percent |
| Projected Salary Increases, including inflation | 3.25 to 10.75 percent including wage inflation |
| Single Discount Rate: | |
| Current measurement date | 3.16 percent |
| Prior Measurement date | 3.96 percent |
| Investment Rate of Return | 6.00 percent |
| Municipal Bond Rate | 2.75 percent |
| Health Care Cost Trend Rate | 10.5 percent initial, 3.50 percent ultimate in 2030 |
| Actuarial Cost Method | Individual Entry Age |

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

***Actuarial Assumptions – OPERS*** (Continued)

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

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

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 2019, 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 annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested for the Health Care portfolio was 19.70 percent for 2019.

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 2019 and the long-term expected real rates of return:

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

***Actuarial Assumptions – OPERS*** (Continued)

| Asset Class | Target Allocation | Weighted Average Long-Term Expected Real Rate of Return (Arithmetic) |
|---|---|---|
| Fixed Income | 36.00 % | 1.53 % |
| Domestic Equities | 21.00 | 5.75 |
| Real Estate Investment Trust | 6.00 | 5.69 |
| International Equities | 23.00 | 7.66 |
| Other investments | 14.00 | 4.90 |
| Total | 100.00 % | 4.55 % |

***Discount Rate*** A single discount rate of 3.16 percent was used to measure the OPEB liability on the measurement date of December 31, 2019. A single discount rate of 3.96 percent was used to measure the OPEB liability on the measurement date of December 31, 2018. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of 2.75 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 2034. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2034, and the municipal bond rate was applied to all health care costs after that date.

***Sensitivity of 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 3.16 percent, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one-percentage-point lower (2.16 percent) or one-percentage-point higher (4.16 percent) than the current rate:

| | 1% Decrease (2.16%) | Current Discount Rate (3.16%) | 1% Increase (4.16%) |
|---|---|---|---|
| Authority's proportionate share of the net OPEB liability | $ 974,658 | $ 744,775 | $ 560,714 |

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

***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 2020 is 10.50 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

| | 1% Decrease | Current Health Care Cost Trend Rate Assumption | 1% Increase |
|---|---|---|---|
| Authority's proportionate share of the net OPEB liability | $ 722,798 | $ 744,775 | $ 766,473 |

***Changes Between Measurement Date and Report Date***

Subsequent to December 31, 2019, the global economy was impacted by the COVID-19 pandemic and market volatility increased significantly. It is likely that 2020 investment market conditions and other economic factors will be negatively impacted; however, the overall impact on the OPERS investment portfolio and funding position is unknown at this time.

On January 15, 2020, the Board approved several changes to the health care plan offered to Medicare and pre-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 pre-Medicare retirees with monthly allowances, similar to the program for Medicare retirees. These changes are not reflected in the current year financial statements but are expected to decrease the associated OPEB liability.

## NOTE 7: RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. During fiscal year ending December 31, 2020, the Authority maintains comprehensive insurance coverage with private carriers for health, real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage.

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

## NOTE 8: CONTINGENCIES

### Grants

Amounts grantor agencies pay to the Authority are subject to audit and adjustments by the grantor, principally the federal government. Grantors may require refunding any disallowed costs or excess reserve balances. Management cannot presently determine amounts grants may disallow or recapture. However, based on prior experience, management believes any such disallowed claims or recaptured amounts would not have a material adverse effect on the overall financial position of the Authority at December 31, 2020.

### Litigations and Claims

In the normal course of operations, the Authority may be subject to litigation and claims. At December 31, 2020, the Authority was not aware of any such matters.

## NOTE 9: PAYMENT IN LIEU OF TAXES

The Authority has cooperation agreements with certain municipalities under which it makes payment in lieu of real estate taxes for various public services. Expense recognized for payment in lieu of taxes for the year ended December 31, 2020 totaled $34,035.

## NOTE 10: SUMMARY OF CHANGES IN LONG-TERM LIABILITIES

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

| | Balance 12/31/2019 | Additions | Deletions | Balance 12/31/2020 | Due Within One Year |
|---|---|---|---|---|---|
| FSS Escrows | $ 12,055 | $ 18,967 | $ (6,186) | $ 24,836 | $ 0 |
| Compensated Absences | 47,653 | 47,711 | (40,330) | 55,034 | 49,530 |
| Net Pension Liability | 1,322,839 | (355,111) | 0 | 967,728 | 0 |
| Net OPEB Liability | 696,080 | 48,695 | 0 | 744,775 | 0 |
| **Total** | $ 2,078,627 | $(239,738) | $ (46,516) | $1,792,373 | $ 49,530 |

## NOTE 11: SCHEDULE OF EXPENDITURE OF FEDERAL AWARDS

The accompanying schedule of expenditure of federal awards is a summary of the activity of the Authority's federal programs. This schedule has been prepared on the accrual basis of accounting.

## NOTE 12: COVID-19

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of Warren MHA. The investments of the pension and other postemployment benefit plans in which Warren MHA participates fluctuate with market conditions and, due to market volatility, the amounts of gains or losses that will be recognized in subsequent periods, if any, cannot be determined. In addition, the impact on Warren MHA's future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

# WARREN METROPOLITAN HOUSING AUTHORITY
# WARREN COUNTY, OHIO
## REQUIRED SUPPLEMENTARY INFORMATION
## SCHEDULE OF THE AUTHORITY’S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
## OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
## LAST SEVEN FISCAL YEARS (1)

| **Traditional Plan** | **2020** | **2019** | **2018** | **2017** | **2016** | **2015** | **2014** |
|---|---|---|---|---|---|---|---|
| Authority's Proportion of the Net Pension Liability | 0.004896% | 0.004830% | 0.004970% | 0.005265% | 0.005662% | 0.005366% | 0.005366% |
| Authority's Proportionate Share of the Net Pension Liability | $ 967,728 | $ 1,322,839 | $ 779,697 | $ 1,195,592 | $ 980,730 | $ 647,200 | $ 632,581 |
| Authority's Covered Payroll | $ 688,886 | $ 652,379 | $ 628,277 | $ 598,917 | $ 707,233 | $ 653,675 | $ 603,985 |
| Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll | 140.48% | 202.77% | 124.10% | 199.63% | 138.67% | 99.01% | 104.73% |
| Plan Fiduciary Net Position as a Percentage of the Total Pension Liability | 82.17% | 74.70% | 84.66% | 77.25% | 81.08% | 86.45% | 86.36% |

| **Combined Plan** | **2020** | **2019** | **2018** | **2017** | **2016** | **2015** | **2014** |
|---|---|---|---|---|---|---|---|
| Authority's Proportion of the Net Pension Asset | 0.028245% | 0.028527% | 0.029409% | 0.024144% | 0.011220% | 0.011910% | 0.011910% |
| Authority's Proportionate Share of the Net Pension (Asset) | $ (58,898) | $ (31,900) | $ (40,035) | $ (13,438) | $ (5,459) | $ (4,586) | $ (1,249) |
| Authority's Covered Payroll | $ 125,736 | $ 122,007 | $ 86,754 | $ 82,700 | $ 40,842 | $ 41,625 | $ 38,777 |
| Authority's Proportionate Share of the Net Pension Asset as a Percentage of its Covered Payroll | 46.84% | 26.15% | 46.15% | 16.25% | 13.37% | 11.02% | 3.22% |
| Plan Fiduciary Net Position as a Percentage of the Total Pension Asset | 145.28% | 126.64% | 137.28% | 116.55% | 116.90% | 114.83% | 104.33% |

(1) - Information prior to 2014 is not available. Schedule is intended to show ten years of information, and additional years will be displayed as the information becomes available.

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

See accompanying notes to the required supplementary information

# WARREN METROPOLITAN HOUSING AUTHORITY
# WARREN COUNTY, OHIO
# REQUIRED SUPPLEMENTARY INFORMATION
# SCHEDULE OF THE AUTHORITY'S CONTRIBUTIONS - PENSION
# OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
# LAST EIGHT FISCAL YEARS (1)

| | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
|---|---|---|---|---|---|---|---|---|
| Contractually Required Contributions | | | | | | | | |
| Traditional Plan | $ 100,719 | $ 96,444 | $ 91,333 | $ 81,676 | $ 71,870 | $ 84,868 | $ 78,441 | $ 78,518 |
| Combined Plan | 18,241 | 17,603 | 17,081 | 11,278 | 9,924 | 4,901 | 4,995 | 5,041 |
| Total Required Contributions | $ 118,960 | $ 114,047 | $ 108,414 | $ 92,954 | $ 81,794 | $ 89,769 | $ 83,436 | $ 83,559 |
| Contributions in Relation to the Contractually Required Contribution | (118,960) | (114,047) | (108,414) | (92,954) | (81,794) | (89,769) | (83,436) | (83,559) |
| Contribution Deficiency / (Excess) | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Authority's Covered Payroll | | | | | | | | |
| Traditional Plan | $ 719,421 | $ 688,886 | $ 652,379 | $ 628,277 | $ 598,917 | $ 707,233 | $ 653,675 | $ 603,985 |
| Combined Plan | $ 130,293 | $ 125,736 | $ 122,007 | $ 86,754 | $ 82,700 | $ 40,842 | $ 41,625 | $ 38,777 |
| Pension Contributions as a Percentage of Covered Payroll | | | | | | | | |
| Traditional Plan | 14.00% | 14.00% | 14.00% | 13.00% | 12.00% | 12.00% | 12.00% | 13.00% |
| Combined Plan | 14.00% | 14.00% | 14.00% | 13.00% | 12.00% | 12.00% | 12.00% | 13.00% |

(1) - Information prior to 2013 is not available. Schedule is intended to show ten years of information, and additional years will be displayed as the information becomes available. becomes available.

See accompanying notes to the required supplementary information

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

| | 2020 | 2019 | 2018 | 2017 |
|---|---|---|---|---|
| Authority's Proportion of the Net OPEB Liability | 0.005392% | 0.005339% | 0.005490% | 0.005610% |
| Authority's Proportionate Share of the Net OPEB Liability | $ 744,775 | $ 696,080 | $ 596,174 | $ 566,629 |
| Authority's Covered Payroll | $ 814,622 | $ 774,386 | $ 715,031 | $ 681,617 |
| Authority's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll | 91.43% | 89.89% | 83.38% | 83.13% |
| Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability | 47.80% | 46.33% | 54.14% | 54.05% |

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

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

See accompanying notes to the required supplementary information

# WARREN METROPOLITAN HOUSING AUTHORITY
## WARREN COUNTY, OHIO
## REQUIRED SUPPLEMENTARY INFORMATION
## SCHEDULE OF AUTHORITY'S CONTRIBUTIONS - OPEB
## OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
## LAST EIGHT FISCAL YEARS (1)

| | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
|---|---|---|---|---|---|---|---|---|
| Contractually Required Contribution | $ 0 | $ 0 | $ 0 | $ 7,150 | $ 13,632 | $ 14,962 | $ 13,906 | $ 6,428 |
| Contributions in Relation to the Contractually Required Contribution | 0 | 0 | 0 | (7,150) | (13,632) | (14,962) | (13,906) | (6,428) |
| Contribution Deficiency (Excess) | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Authority Covered Payroll | $ 849,714 | $ 814,622 | $ 774,386 | $ 715,031 | $ 681,617 0 | $ 748,075 | $ 695,300 | $ 642,762 |
| Contributions as a Percentage of Covered Payroll | 0.00% | 0.00% | 0.00% | 1.00% | 2.00% | 2.00% | 2.00% | 1.00% |

(1) Information prior to 2013 is not available. Schedule is intended to show ten years of information, and additional years will be displayed as the information becomes available.

See accompanying notes to the required supplementary information

### *OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)*

#### *Net Pension Liability*

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2014-2020.

*Changes in assumptions:* There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2014-2016 and 2018. 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 2019, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) 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 to 1.40% simple through 2020, then 2.15% simple.

#### *Net OPEB Liability*

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

*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 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. The specific effect of these changes on the net OPEB liability and OPEB expense are unknown at this time (c) the single discount rate changed from 3.85% to 3.96%. For 2020, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 3.96% to 3.16%.

# WARREN METROPOLITAN HOUSING AUTHORITY
# SUPPLEMENTAL FINANCIAL SCHEDULE
# ENTITY WIDE BALANCE SHEET SUMMARY
# DECEMBER 31, 2020

| | Project Total | 14.879 Mainstream Vouchers | 14.PHC Public Housing CARES Act Funding | 2 State/Local | 14.MSC Mainstream CARES Act Funding | 14.267 Continuum of Care Program | 14.231 Emergency Shelter Grants Program | 14.HCC HCV CARES Act Funding | 14.871 Housing Choice Vouchers | COCC | Subtotal | ELIM | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 111 Cash - Unrestricted | 859,598 | 12,222 | - | - | - | 40,058 | - | - | 122,945 | 806,541 | 1,841,364 | | 1,841,364 |
| 113 Cash - Other Restricted | 7,141 | 2,420 | - | 135,356 | 3,295 | - | - | 109,040 | 82,228 | - | 339,480 | | 339,480 |
| 114 Cash - Tenant Security Deposits | 26,671 | - | - | - | - | - | - | - | - | - | 26,671 | | 26,671 |
| **100 Total Cash** | 893,410 | 14,642 | - | 135,356 | 3,295 | 40,058 | - | 109,040 | 205,173 | 806,541 | 2,207,515 | - | 2,207,515 |
| | | | | | | | | | | | | | |
| 122 Accounts Receivable - HUD Other Projects | 36,869 | - | 647 | - | - | 47,563 | 33,181 | - | - | - | 118,260 | | 118,260 |
| 124 Accounts Receivable - Other Government | - | - | - | 346,573 | - | - | - | - | - | - | 346,573 | | 346,573 |
| 125 Accounts Receivable - Miscellaneous | - | - | - | 4,818 | - | - | - | - | - | - | 4,818 | | 4,818 |
| 126 Accounts Receivable - Tenants | 13,856 | - | - | - | - | - | - | - | - | - | 13,856 | | 13,856 |
| 126.1 Allowance for Doubtful Accounts -Tenants | -3,246 | - | - | - | - | - | - | - | - | - | -3,246 | | -3,246 |
| 126.2 Allowance for Doubtful Accounts - Other | -19,274 | - | - | - | - | - | - | - | - | - | -19,274 | | -19,274 |
| 127 Notes, Loans, & Mortgages Receivable - Current | 32,321 | - | - | - | - | - | - | - | - | - | 32,321 | | 32,321 |
| **120 Total Receivables, Net of Allowances for Doubtful Accounts** | 60,526 | - | 647 | 351,391 | - | 47,563 | 33,181 | - | - | - | 493,308 | - | 493,308 |
| | | | | | | | | | | | | | |
| 142 Prepaid Expenses and Other Assets | 19,935 | - | - | - | - | 1,804 | 12,982 | - | 4,502 | 7,761 | 46,984 | | 46,984 |
| 144 Inter Program Due From | - | - | - | - | - | - | - | - | - | 366,761 | 366,761 | -366,761 | - |
| **150 Total Current Assets** | 973,871 | 14,642 | 647 | 486,747 | 3,295 | 89,425 | 46,163 | 109,040 | 209,675 | 1,181,063 | 3,114,568 | -366,761 | 2,747,807 |
| | | | | | | | | | | | | | |
| 161 Land | 1,638,445 | - | - | - | - | - | - | - | - | - | 1,638,445 | | 1,638,445 |
| 162 Buildings | 19,270,395 | - | - | - | - | - | - | - | - | 392,768 | 19,663,163 | | 19,663,163 |
| 163 Furniture, Equipment & Machinery - Dwellings | 1,193,369 | - | - | - | - | - | - | - | - | - | 1,193,369 | | 1,193,369 |
| 164 Furniture, Equipment & Machinery - Administration | 248,997 | - | - | 1,076 | - | 76,725 | - | - | 153,434 | 98,932 | 579,164 | | 579,164 |
| 165 Leasehold Improvements | - | - | - | - | - | 2,352 | - | - | 8,379 | - | 10,731 | | 10,731 |
| 166 Accumulated Depreciation | -15,128,961 | - | - | -358 | - | -58,369 | - | - | -75,018 | -257,403 | -15,520,109 | | -15,520,109 |
| 167 Construction in Progress | - | - | - | - | - | - | - | - | 5,526 | - | 5,526 | | 5,526 |
| **160 Total Capital Assets, Net of Accumulated Depreciation** | 7,222,245 | - | - | 718 | - | 20,708 | - | - | 92,321 | 234,297 | 7,570,289 | - | 7,570,289 |
| | | | | | | | | | | | | | |
| 174 Other Assets | 22,382 | - | - | - | - | 9,424 | - | - | 14,136 | 12,956 | 58,898 | | 58,898 |
| **180 Total Non-Current Assets** | 7,244,627 | - | - | 718 | - | 30,132 | - | - | 106,457 | 247,253 | 7,629,187 | - | 7,629,187 |
| | | | | | | | | | | | | | |
| 200 Deferred Outflow of Resources | 116,730 | - | - | - | - | 49,149 | - | - | 73,726 | 67,581 | 307,186 | | 307,186 |
| | | | | | | | | | | | | | |
| **290 Total Assets and Deferred Outflow of Resources** | 8,335,228 | 14,642 | 647 | 487,465 | 3,295 | 168,706 | 46,163 | 109,040 | 389,858 | 1,495,897 | 11,050,941 | -366,761 | 10,684,180 |
| | | | | | | | | | | | | | |
| 312 Accounts Payable <= 90 Days | 12,831 | - | - | 19,754 | - | 593 | - | - | 381 | 720 | 34,279 | | 34,279 |
| 321 Accrued Wage/Payroll Taxes Payable | 14,980 | - | - | 3,997 | - | 2,843 | - | - | 7,817 | 41,205 | 70,842 | | 70,842 |
| 322 Accrued Compensated Absences - Current Portion | 1,761 | - | - | 333 | - | 115 | - | - | 1,335 | 1,960 | 5,504 | | 5,504 |
| 333 Accounts Payable - Other Government | 32,005 | - | - | - | - | - | - | - | - | - | 32,005 | | 32,005 |
| 341 Tenant Security Deposits | 26,671 | - | - | - | - | - | - | - | - | - | 26,671 | | 26,671 |
| 342 Unearned Revenue | 12,088 | 6,248 | - | 139,714 | 3,295 | - | - | 109,040 | 6,591 | 750 | 277,726 | | 277,726 |
| 346 Accrued Liabilities - Other | 2,689 | - | - | - | - | 231 | - | - | 344 | 207 | 3,471 | | 3,471 |
| 347 Inter Program - Due To | - | - | 647 | 319,951 | - | - | 46,163 | - | - | - | 366,761 | -366,761 | - |
| **310 Total Current Liabilities** | 103,025 | 6,248 | 647 | 483,749 | 3,295 | 3,782 | 46,163 | 109,040 | 16,468 | 44,842 | 817,259 | -366,761 | 450,498 |
| | | | | | | | | | | | | | |
| 353 Non-current Liabilities - Other | 7,142 | - | - | - | - | - | - | - | 17,694 | - | 24,836 | | 24,836 |
| 354 Accrued Compensated Absences - Non Current | 15,844 | - | - | 2,998 | - | 1,035 | - | - | 12,010 | 17,643 | 49,530 | | 49,530 |
| 357 Accrued Pension and OPEB Liabilities | 650,752 | - | - | - | - | 274,000 | - | - | 411,000 | 376,751 | 1,712,503 | | 1,712,503 |
| **350 Total Non-Current Liabilities** | 673,738 | - | - | 2,998 | - | 275,035 | - | - | 440,704 | 394,394 | 1,786,869 | - | 1,786,869 |
| | | | | | | | | | | | | | |
| **300 Total Liabilities** | 776,763 | 6,248 | 647 | 486,747 | 3,295 | 278,817 | 46,163 | 109,040 | 457,172 | 439,236 | 2,604,128 | -366,761 | 2,237,367 |
| | | | | | | | | | | | | | |
| 400 Deferred Inflow of Resources | 134,732 | - | - | - | - | 56,729 | - | - | 85,095 | 78,003 | 354,559 | | 354,559 |
| | | | | | | | | | | | | | |
| 508.4 Net Investment in Capital Assets | 7,222,245 | - | - | 718 | - | 20,708 | - | - | 92,321 | 234,297 | 7,570,289 | | 7,570,289 |
| 511.4 Restricted Net Position | - | 2,420 | - | - | - | - | - | - | 64,534 | - | 66,954 | | 66,954 |
| 512.4 Unrestricted Net Position | 201,488 | 5,974 | - | - | - | -187,548 | - | - | -309,264 | 744,361 | 455,011 | | 455,011 |
| **513 Total Equity - Net Assets / Position** | 7,423,733 | 8,394 | - | 718 | - | -166,840 | - | - | -152,409 | 978,658 | 8,092,254 | - | 8,092,254 |
| | | | | | | | | | | | | | |
| **600 Total Liabilities, Deferred Inflow of Resources, and Equity - Net** | 8,335,228 | 14,642 | 647 | 487,465 | 3,295 | 168,706 | 46,163 | 109,040 | 389,858 | 1,495,897 | 11,050,941 | -366,761 | 10,684,180 |

# WARREN METROPOLITAN HOUSING AUTHORITY
# SUPPLEMENTAL FINANCIAL SCHEDULE
# ENTITY WIDE REVENUE AND EXPENSE SUMMARY
# DECEMBER 31, 2020

| | Project Total | 14.879 Mainstream Vouchers | 14.PHC Public Housing CARES Act Funding | 2 State/Local | 14.MSC Mainstream CARES Act Funding | 14.267 Continuum of Care Program | 14.231 Emergency Shelter Grants Program | 14.HCC HCV CARES Act Funding | 14.871 Housing Choice Vouchers | COCC | Subtotal | ELIM | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 70300 Net Tenant Rental Revenue | 420,491 | - | - | - | - | 20,101 | - | - | - | - | 440,592 | | 440,592 |
| 70400 Tenant Revenue - Other | 3,501 | - | - | - | - | - | - | - | - | - | 3,501 | | 3,501 |
| **70500 Total Tenant Revenue** | 423,992 | - | - | - | - | 20,101 | - | - | - | - | 444,093 | - | 444,093 |
| | | | | | | | | | | | | | |
| 70600 HUD PHA Operating Grants | 903,167 | 187,146 | 105,292 | - | 2,234 | 836,616 | 33,181 | 124,468 | 5,268,039 | - | 7,460,143 | - | 7,460,143 |
| 70610 Capital Grants | 350,948 | - | - | - | - | - | - | - | - | - | 350,948 | - | 350,948 |
| 70710 Management Fee | - | - | - | - | - | - | - | - | - | 335,399 | 335,399 | -335,399 | - |
| 70720 Asset Management Fee | - | - | - | - | - | - | - | - | - | 24,960 | 24,960 | -24,960 | - |
| 70730 Book Keeping Fee | - | - | - | - | - | - | - | - | - | 89,940 | 89,940 | -89,940 | - |
| **70700 Total Fee Revenue** | - | - | - | - | - | - | - | - | - | 450,299 | 450,299 | -450,299 | - |
| | | | | | | | | | | | | | |
| 70800 Other Government Grants | - | - | - | 1,378,471 | - | - | - | - | - | - | 1,378,471 | | 1,378,471 |
| 71100 Investment Income - Unrestricted | 3,009 | 16 | - | - | - | 34 | - | - | 574 | 574 | 4,207 | | 4,207 |
| 71400 Fraud Recovery | - | - | - | - | - | - | - | - | 23,774 | - | 23,774 | | 23,774 |
| 71500 Other Revenue | 30,433 | - | - | 3,810 | - | 3,692 | - | - | 18,724 | 9,107 | 65,766 | | 65,766 |
| **70000 Total Revenue** | 1,711,549 | 187,162 | 105,292 | 1,382,281 | 2,234 | 860,443 | 33,181 | 124,468 | 5,311,111 | 459,980 | 10,177,701 | -450,299 | 9,727,402 |
| | | | | | | | | | | | | | |
| 91100 Administrative Salaries | 102,620 | 4,439 | - | 17,549 | 907 | 20,633 | - | 29,444 | 114,277 | 180,577 | 470,446 | - | 470,446 |
| 91200 Auditing Fees | 3,072 | - | - | 275 | - | 2,037 | - | - | 8,294 | 873 | 14,551 | - | 14,551 |
| 91300 Management Fee | 173,682 | 3,252 | - | 17,362 | - | 26,612 | 3,383 | - | 111,108 | - | 335,399 | -335,399 | - |
| 91310 Book-keeping Fee | 18,466 | 2,032 | - | - | - | - | - | - | 69,442 | - | 89,940 | -89,940 | - |
| 91400 Advertising and Marketing | 265 | - | - | - | - | - | - | - | 343 | - | 608 | - | 608 |
| 91500 Employee Benefit contributions - Administrative | 84,479 | 3,316 | - | 14,592 | 475 | 25,814 | - | 24,414 | 110,010 | 116,658 | 379,758 | - | 379,758 |
| 91600 Office Expenses | 30,899 | - | - | 7,912 | - | 18,934 | - | - | 38,324 | 29,701 | 125,770 | - | 125,770 |
| 91700 Legal Expense | 1,173 | - | - | - | - | - | - | - | - | 2,990 | 4,163 | - | 4,163 |
| 91800 Travel | 365 | - | - | 446 | - | 243 | - | - | 991 | 139 | 2,184 | - | 2,184 |
| 91900 Other | 5,198 | - | - | - | - | 19 | - | - | 886 | 26,751 | 32,854 | - | 32,854 |
| **91000 Total Operating - Administrative** | 420,219 | 13,039 | - | 58,136 | 1,382 | 94,292 | 3,383 | 53,858 | 453,675 | 357,689 | 1,455,673 | -425,339 | 1,030,334 |
| | | | | | | | | | | | | | |
| 92000 Asset Management Fee | 24,960 | - | - | - | - | - | - | - | - | - | 24,960 | -24,960 | - |
| 92100 Tenant Services - Salaries | 8,209 | - | 58,519 | 66,336 | 738 | 31,721 | 3,074 | 26,290 | - | - | 194,887 | - | 194,887 |
| 92300 Employee Benefit Contributions - Tenant Services | 6,361 | - | 39,894 | 45,436 | 114 | 21,409 | 2,090 | 19,527 | - | - | 134,831 | | 134,831 |
| 92400 Tenant Services - Other | - | - | 6,879 | 1,208,351 | - | 800 | 24,634 | 19,267 | - | - | 1,259,931 | | 1,259,931 |
| **92500 Total Tenant Services** | 14,570 | - | 105,292 | 1,320,123 | 852 | 53,930 | 29,798 | 65,084 | - | - | 1,589,649 | - | 1,589,649 |
| | | | | | | | | | | | | | |
| 93100 Water | 44,720 | - | - | - | - | 1,268 | - | - | 2,452 | 977 | 49,417 | | 49,417 |
| 93200 Electricity | 31,230 | - | - | - | - | 1,601 | - | - | 1,868 | 1,601 | 36,300 | | 36,300 |
| 93300 Gas | 4,196 | - | - | - | - | 88 | - | - | 177 | 66 | 4,527 | | 4,527 |
| **93000 Total Utilities** | 80,146 | - | - | - | - | 2,957 | - | - | 4,497 | 2,644 | 90,244 | - | 90,244 |
| | | | | | | | | | | | | | |
| 94100 Ordinary Maintenance and Operations - Labor | 172,428 | - | - | - | - | - | - | - | - | - | 172,428 | | 172,428 |
| 94200 Ordinary Maintenance and Operations - Materials and Other | 64,464 | - | - | - | - | 1,081 | - | - | 5,038 | - | 70,583 | | 70,583 |
| 94300 Ordinary Maintenance and Operations Contracts | 72,994 | - | - | 174 | - | 121 | - | - | 142 | 121 | 73,552 | | 73,552 |
| 94500 Employee Benefit Contributions - Ordinary Maintenance | 142,691 | - | - | - | - | - | - | - | - | - | 142,691 | | 142,691 |
| **94000 Total Maintenance** | 452,577 | - | - | 174 | - | 1,202 | - | - | 5,180 | 121 | 459,254 | - | 459,254 |
| | | | | | | | | | | | | | |
| 95200 Protective Services - Other Contract Costs | 5,113 | - | - | - | - | - | - | - | - | - | 5,113 | | 5,113 |
| **95000 Total Protective Services** | 5,113 | - | - | - | - | - | - | - | - | - | 5,113 | - | 5,113 |
| | | | | | | | | | | | | | |
| 96110 Property Insurance | 93,218 | - | - | - | - | - | - | - | 5,483 | 10,979 | 109,680 | | 109,680 |
| 96120 Liability Insurance | 3,656 | - | - | - | - | 711 | - | - | 1,700 | 6,816 | 12,883 | | 12,883 |
| 96140 All Other Insurance | 3,900 | - | - | - | - | 717 | - | - | - | 1,210 | 5,827 | | 5,827 |
| **96100 Total insurance Premiums** | 100,774 | - | - | - | - | 1,428 | - | - | 7,183 | 19,005 | 128,390 | - | 128,390 |
| | | | | | | | | | | | | | |
| 96200 Other General Expenses | 4,370 | 404 | - | - | - | - | - | - | 2,433 | - | 7,207 | | 7,207 |
| 96210 Compensated Absences | 17,011 | - | - | 3,848 | - | 2,027 | - | - | 13,558 | 11,267 | 47,711 | | 47,711 |
| 96300 Payments in Lieu of Taxes | 34,035 | - | - | - | - | - | - | - | - | - | 34,035 | | 34,035 |
| 96400 Bad debt - Tenant Rents | 30,919 | - | - | - | - | - | - | - | - | - | 30,919 | | 30,919 |
| **96000 Total Other General Expenses** | 86,335 | 404 | - | 3,848 | - | 2,027 | - | - | 15,991 | 11,267 | 119,872 | - | 119,872 |
| | | | | | | | | | | | | | |
| **96900 Total Operating Expenses** | 1,184,694 | 13,443 | 105,292 | 1,382,281 | 2,234 | 155,836 | 33,181 | 118,942 | 486,526 | 390,726 | 3,873,155 | -450,299 | 3,422,856 |
| | | | | | | | | | | | | | |
| **97000 Excess of Operating Revenue over Operating Expenses** | 526,855 | 173,719 | - | | - | 704,607 | - | 5,526 | 4,824,585 | 69,254 | 6,304,546 | - | 6,304,546 |

# WARREN METROPOLITAN HOUSING AUTHORITY
# SUPPLEMENTAL FINANCIAL SCHEDULE
# ENTITY WIDE REVENUE AND EXPENSE SUMMARY
# DECEMBER 31, 2020

| | Project Total | 14.879 Mainstream Vouchers | 14.PHC Public Housing CARES Act Funding | 2 State/Local | 14.MSC Mainstream CARES Act Funding | 14.267 Continuum of Care Program | 14.231 Emergency Shelter Grants Program | 14.HCC HCV CARES Act Funding | 14.871 Housing Choice Vouchers | COCC | Subtotal | ELIM | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 97300 Housing Assistance Payments | - | 171,205 | - | - | - | 709,352 | - | - | 4,680,208 | - | 5,560,765 | | 5,560,765 |
| 97350 HAP Portability-In | - | - | - | - | - | - | - | - | 8,067 | - | 8,067 | | 8,067 |
| 97400 Depreciation Expense | 565,936 | - | - | 179 | - | 8,556 | - | - | 10,178 | 16,768 | 601,617 | | 601,617 |
| **90000 Total Expenses** | 1,750,630 | 184,648 | 105,292 | 1,382,460 | 2,234 | 873,744 | 33,181 | 118,942 | 5,184,979 | 407,494 | 10,043,604 | -450,299 | 9,593,305 |
| | | | | | | | | | | | | | |
| 10010 Operating Transfer In | 52,000 | - | - | - | - | - | - | - | - | - | 52,000 | -52,000 | - |
| 10020 Operating transfer Out | -52,000 | - | - | - | - | - | - | - | - | - | -52,000 | 52,000 | - |
| **10100 Total Other financing Sources (Uses)** | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | | | | | |
| **10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses** | -39,081 | 2,514 | - | -179 | - | -13,301 | - | 5,526 | 126,132 | 52,486 | 134,097 | - | 134,097 |
| | | | | | | | | | | | | | |
| 11030 Beginning Equity | 7,462,814 | 5,880 | - | 897 | - | -153,539 | - | - | -284,067 | 926,172 | 7,958,157 | | 7,958,157 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors | - | - | - | - | - | - | - | -5,526 | 5,526 | - | - | | - |
| 11170 Administrative Fee Equity | - | - | - | - | - | - | - | - | -216,943 | - | -216,943 | | -216,943 |
| 11180 Housing Assistance Payments Equity | - | - | - | - | - | - | - | - | 64,534 | - | 64,534 | | 64,534 |
| 11190 Unit Months Available | 2,461 | 271 | - | - | - | 1,048 | - | - | 9,372 | - | 13,152 | | 13,152 |
| 11210 Number of Unit Months Leased | 2,427 | 276 | - | - | - | 864 | - | - | 9,427 | - | 12,994 | | 12,994 |

# WARREN METROPOLITAN HOUSING AUTHORITY
# WARREN COUNTY, OHIO
# SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
# FOR THE YEAR ENDED DECEMBER 31, 2020

| **FEDERAL GRANTOR/**<br>*Pass-Through Grantor/*<br>Program/Title | **Federal CFDA Number** | **Federal Expenditures** |
|---|---|---|
| **U.S. Department of Housing and Urban Development** | | |
| *Direct Programs:* | | |
| Continuum of Care Program | 14.267 | $ 836,616 |
| Public Housing Capital Fund | 14.872 | 439,817 |
| Public Housing Programs | | |
| Public and Indian Housing | 14.850 | 814,298 |
| Public and Indian Housing - CARES Act | 14.850 | 105,292 |
| *Total CFDA #14.850* | | 919,590 |
| Housing Voucher Cluster: | | |
| Section 8 Housing Choice Vouchers | 14.871 | 5,268,039 |
| Section 8 Housing Choice Vouchers - CARES Act | 14.871 | 124,468 |
| Mainstream Vouchers | 14.879 | 187,146 |
| Mainstream Vouchers - CARES Act | 14.879 | 2,234 |
| Total Housing Voucher Cluster | | 5,581,887 |
| *Total Direct Programs* | | 7,777,910 |
| *Pass Through Programs* | | |
| *Passed Through State of Ohio* | | |
| Emergency Solutions Grant Program | 14.231 | 33,181 |
| *Total Pass Through Programs* | | 33,181 |
| **Total U.S. Department of Housing and Urban Development** | | 7,811,091 |
| **Total Expenditures of Federal Awards** | | $ 7,811,091 |

See accompanying notes to the Schedule of Expenditures of Federal Awards.

NOTE 1: **BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of the Warren Metropolitan Housing Authority under programs of the Federal government for the year ended December 31, 2020. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of Warren Metropolitan Housing Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of Warren Metropolitan Housing Authority.

NOTE 2: **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 the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3: **INDIRECT COST RATE**

Warren Metropolitan Housing Authority has elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.

**JAMES G. ZUPKA, C.P.A., INC.**
*Certified Public Accountants*
*5240 East 98th Street*
*Garfield Hts., Ohio 44125*

Member American Institute of Certified Public Accountants (216) 475 - 6136 Ohio Society of Certified Public Accountants

# REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS REQUIRED BY GOVERNMENT AUDITING STANDARDS

To the Members of the Board
Warren Metropolitan Housing Authority
Lebanon, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Warren Metropolitan Housing Authority, Ohio, (the Authority) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated May 21, 2021.

## *Internal Control Over Financial Reporting*

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

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

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

***Compliance and Other Matters***

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

***Purpose of This Report***

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

James G. Zupka, CPA, Inc.

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

May 21, 2021

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

***Certified Public Accountants***
***5240 East 98th Street***
***Garfield Hts., Ohio 44125***

Member American Institute of Certified Public Accountants (216) 475 - 6136 Ohio Society of Certified Public Accountants


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

To the Members of the Board
Warren Metropolitan Housing Authority
Lebanon, Ohio

Regional Inspector General of Audit
Department of Housing and Urban Development

## *Report on Compliance for Each Major Federal Program*

We have audited the Warren Metropolitan Housing Authority, Ohio's (the Authority) compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2020. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

## *Management's Responsibility*

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

## *Auditor's Responsibility*

Our responsibility is to express an opinion on compliance for the Authority's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

***Opinion on Each Major Federal Program***

In our opinion, the Warren Metropolitan Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2020.

***Report on Internal Control over Compliance***

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

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

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

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

James G. Zupka, CPA, Inc.

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

May 21, 2021

**WARREN METROPOLITAN HOUSING AUTHORITY**
**WARREN COUNTY, OHIO**
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**
**DECEMBER 31, 2020**

## 1. SUMMARY OF AUDITOR'S RESULTS

| | | |
|---|---|---|
| 2019(i) | Type of Financial Statement Opinion | Unmodified |
| 2019(ii) | Were there any material control weaknesses reported at the financial statement level (GAGAS)? | No |
| 2019(ii) | Were there any significant deficiencies in internal control reported at the financial statement level (GAGAS)? | No |
| 2019(iii) | Was there any reported material noncompliance at the financial statement level (GAGAS)? | No |
| 2019(iv) | Were there any material internal control weaknesses reported for major Federal programs? | No |
| 2019(iv) | Were there any significant deficiencies in internal control reported to major Federal programs? | No |
| 2019(v) | Type of Major Programs' Compliance Opinion | Unmodified |
| 2019(vi) | Are there any reportable findings under 2 CFR 200.516(a)? | No |
| 2019(vii) | Major Programs (list):<br><br>Housing Voucher Cluster:<br>Section 8 Housing Choice Vouchers - CFDA #14.871<br>Section 8 Housing Choice Vouchers - CARES Act - CFDA #14.871<br>Mainstream Vouchers - CFDA #14.879<br>Mainstream Vouchers - CARES Act - CFDA #14.879 | |
| 2019(viii) | Dollar Threshold: Type A\B Programs | Type A: $750,000<br>Type B: All Others |
| 2019(ix) | Low Risk Auditee? | Yes |

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

None.

## 3. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

None.

**SCHEDULE OF PRIOR AUDIT FINDINGS AND RECOMMENDATIONS**
**FOR THE YEAR ENDED DECEMBER 31, 2020**

The audit report for the fiscal year ending December 31, 2019, contained no audit findings or management letter recommendations.

OHIO AUDITOR OF STATE
KEITH FABER

**WARREN METROPOLITAN HOUSING AUTHORITY**

**WARREN 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 7/15/2021**

88 East Broad 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