Certified Public Accountants, A.C.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
LOGAN COUNTY
SINGLE AUDIT
FOR THE YEAR ENDED DECEMBER 31, 2021

313 Second St.
Marietta, OH 45750
740 373 0056

1907 Grand Central Ave.
Vienna, WV 26105
304 422 2203

150 W. Main St., #A
St. Clairsville, OH 43950
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Wheeling, WV 26003
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OHIO AUDITOR OF STATE
KEITH FABER

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(800) 282-0370

Board of Commissioners
Logan County Metropolitan Housing Authority
116 North Everett Street
Bellefontaine, Ohio 43311

We have reviewed the *Independent Auditor's Report* of the Logan County Metropolitan Housing Authority, Logan County, prepared by Perry & Associates, Certified Public Accountants, A.C., for the audit period January 1, 2021 through December 31, 2021. 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 Logan County Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Keith Faber
Auditor of State
Columbus, Ohio

October 18, 2022

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LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
LOGAN COUNTY
FOR THE YEAR ENDED DECEMBER 31, 2021

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INDEPENDENT AUDITOR'S REPORT

Logan County Metropolitan Housing Authority
Logan County
119 North Everett Street
Bellefontaine, OH 45402

To the Board of Commissioners:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the **Logan County Metropolitan Housing Authority**, Logan County, Ohio (the Authority), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Logan County Metropolitan Housing Authority, Logan County, Ohio as of December 31, 2021, and the changes in financial position and its cash flows for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- exercise professional judgment and maintain professional skepticism throughout the audit.

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.

- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

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

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedule and 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 August 30, 2022, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Perry & Associates CPA's A.C.

Perry and Associates
Certified Public Accountants, A.C.
Marietta, Ohio

August 30, 2022

UNAUDITED

The Housing Authority of the County of Logan's ("the Authority") management's discussion and analysis is designed to (a) assist the reader in focusing on significant issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position, and (d) identify individual fund issues or concerns.

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

FINANCIAL HIGHLIGHTS

- The Authority's net position increased by $39,986 (or 1.06%) during 2021. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net position. Net position was $3.80 and $3.76 million for 2021 and 2020, respectively.
- Revenues increased by $248,570 (or 10.82%) during 2021 and were $2.55 and $2.30 million for 2021 and 2020 respectively.
- The total expenses of all Authority programs increased by $85,362 (or 3.53%). Total expenses were $2.51 and $2.42 million for 2021 and 2020 respectively.

USING THIS ANNUAL REPORT

This Report includes four major sections, the "Management's Discussion and Analysis (MD&A)", "Basic Financial Statements", "Required Supplementary information", and "Supplementary Information":

MD&A
~Management's Discussion and Analysis ~

Basic Financial Statement
~Authority Financial Statements ~
~Statement of Net Position ~
~ Statement of Revenues, Expenses and Changes in Net Position ~
~ Statement of Cash Flows ~
~ Notes to Financial Statements ~

Required Supplementary Information
~Net Pension and OPEB Schedules ~

Supplementary Information
~Financial Data Schedule ~
~Schedule of Expenditures of Federal Awards~

The primary focus of the Authority's financial statements is on both the Authority as a whole (Authority wide) and the major individual funds. Both perspectives (authority-wide and major fund) allow the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority) and enhance the Authority's accountability.

AUTHORITY-WIDE FINANCIAL STATEMENTS

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

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

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

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

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

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

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as capital grant revenue, investment income and interest expense. The focus of the Statement of Revenues, Expenses and Changes in fund Net Position is the "Change in Net Position", which is similar to Net Income or Loss.

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

FUND FINANCIAL STATEMENTS

The Authority administers several programs that are consolidated into a single proprietary type-enterprise fund. The enterprise fund consists of the following programs.

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

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

Business Activities - Represents non-HUD resources developed from a variety of activities.

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AUTHORITY-WIDE STATEMENTS

STATEMENT OF NET POSITION

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

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

	2021	2020
Current and Other Assets	$ 855,894	$ 794,185
Capital Assets	3,748,050	3,902,107
Deferred Outflows of Resources	74,506	132,632
Total Assets and Deferred Outflows of Resources	4,678,450	4,828,924
Current Liabilities	137,223	167,858
Long-Term Liabilities	414,401	761,286
Total Liabilities	551,624	929,144
Deferred Inflows of Resources	325,068	138,008
Net Position:		
Net Investment in Capital Assets	3,619,359	3,752,421
Restricted Net Position	-	27,677
Unrestricted Net Position	182,399	(18,326)
Total Net Position	3,801,758	3,761,772
Total Liabilities, Deferred Inflows and Net Position	$ 4,678,450	$ 4,828,924

For more detailed information, see the Statement of Net Position in the financial statements.

MAJOR FACTORS AFFECTING THE STATEMENT OF NET POSITION

During 2021, current and other assets increased by $61,709 (or 7.77%), and current liabilities decreased by $30,635 (or 18.25%). The increase in current and other assets resulted from current year activities. Current assets increased mainly due to cash increase and receivable from HUD. Current liabilities decreased mainly due to unearned revenue not earned by the end of the year.

Capital assets also changed, decreasing from $3,902,107 to $3,748,050 The $154,057 (or 3.95%) decrease is primarily, due to a combination of net acquisitions, less current year depreciation and amortization.

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

	2021	2020
Revenues		
Total Tenant Revenues	$ 130,784	$ 131,852
Operating Subsidies	2,258,833	2,100,375
Capital Grants	128,336	46,773
Investment Income	62	53
Other Revenues	28,636	19,028
Total Revenues	**2,546,651**	**2,298,081**
Expenses		
Administrative	299,789	335,275
Tenant Services	47,521	48,944
Utilities	37,791	31,223
Insurance	36,965	30,230
Maintenance	294,333	298,053
General and Interest Expenses	25,724	19,613
Housing Assistance Payments	1,476,044	1,372,288
Depreciation	288,498	285,677
Total Expenses	**2,506,665**	**2,421,303**
Net Increases (Decreases)	**$ 39,986**	**$ (123,222)**

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

Total revenue increased by $248,570 was due mainly by an increase in operating and capital grants.

Expenses increased by $85,363 for the year. The increase was mostly due to an increase in housing assistance payments.

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CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS

As of year-end, the Authority had $3,748,050 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of $154,057 (or 3.95 %) from the end of last year:

Table 3 - Condensed Statement of Changes in Capital Assets

	2021	2020
Land and Land Rights	$ 722,461	$ 722,461
Buildings	9,777,194	9,648,858
Equipment	596,454	590,348
Accumulated Depreciation	(7,348,059)	(7,059,560)
Total	$ 3,748,050	$ 3,902,107

The following reconciliation summarizes the change in Capital Assets.

Table 4 - Change in Capital Assets

BEGINNING BALANCE	$ 3,902,107
Current year additions	134,441
Depreciation Expense	(288,498)
ENDING BALANCE	$ 3,748,050

This year's additions are primarily capital improvement done with Capital Fund Program funding received from HUD.

DEBT ADMINISTRATION

At year end the Authority had $128,691 outstanding debt. The following is the activities for the year:

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TABLE 5
CONDENSED STATEMENT OF CHANGE IN DEBT OUTSTANDING

Beginning Balance - December 31, 2020	$	149,686
Current Year Principal Payments		(20,995)
Ending Balance - December 31, 2021	$	128,691

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding levels of the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs
- Market rates for rental housing
- Local rental market rates and housing supply and demand, which affects the Authority's ability to maintain leasing rates.
- Unknown financial and operational impacts as well as impacts to the federal programs because of the COVID-19 pandemic.

IN CONCLUSION

Logan County Metropolitan Housing Authority takes great pride in its financial management and is pleased to report on consistent and sound financial condition of the Authority.

FINANCIAL CONTACT

If you have any questions regarding this report, you may contact Gail Clark, Executive Director of the Logan County Metropolitan Housing Authority at (937) 599-1845.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2021

ASSETS	
Cash and cash equivalents	$601,220
Cash and cash equivalents - restricted	106,414
Accounts receivables - net	7,993
Inventory - net of allowance	31,164
Prepaid expenses	33,829
TOTAL CURRENT ASSETS	780,620
CAPITAL ASSETS	
Nondepreciable Assets	722,461
Depreciable Assets-net	3,025,589
TOTAL CAPITAL ASSETS	3,748,050
NON-CURRENT ASSETS	
Net pension assets	38,876
Net OPEB Asset	36,398
TOTAL OTHER ASSETS	75,274
TOTAL ASSETS	4,603,944
DEFERRED OUTFLOWS OF RESOURCES	
Pension	56,130
OPEB	18,376
TOTAL DEFERRED OUTFLOWS	74,506
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$4,678,450
CURRENT LIABILITIES	
Accounts payable	$7,053
Accrued compensated absences-current	5,999
Tenant security deposits	47,639
Accrued wages and payroll taxes	22,894
Unearned revenue	3,966
Other current liabilities	27,482
Accrued Interest Payable	511
Current Portion of Long Term Debt	21,679
TOTAL CURRENT LIABILITIES	137,223
NON-CURRENT LIABILITIES	
Accrued compensated absences-non current	12,233
Long-Term debt - Net- Current Portion	107,012
Other non-current liabilities	32,761
Net pension liability payable	262,395
TOTAL NON-CURRENT LIABILITIES	414,401
TOTAL LIABILITIES	$551,624
DEFERRED INFLOWS OF RESOURCES	
Pension	$200,897
OPEB	124,171
TOTAL DEFERRED INFLOWS OF RESOURCES	$325,068
NET POSITION	
Net investment in capital assets	$3,619,359
Restricted	-
Unrestricted	182,399
NET POSITION	3,801,758
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$4,678,450

See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2021

OPERATING REVENUES	
Operating subsidies and grants	$2,258,833
Total Tenant rental income and other	130,784
Other revenue	28,636
TOTAL OPERATING REVENUES	2,418,253
OPERATING EXPENSES	
Administrative	299,789
Tenant services	47,521
Utilities	37,791
Maintenance	294,333
Insurance	36,965
General	19,027
Housing assistance payments	1,476,044
Depreciation	288,498
TOTAL OPERATING EXPENSES	2,499,968
OPERATING INCOME	(81,715)
NON-OPERATING REVENUE	
Investment income	62
Capital grants	128,336
Interest Expense	(6,697)
TOTAL NON-OPERATING REVENUE	121,701
CHANGES IN NET POSITION	39,986
NET POSITION BEGINNING OF YEAR	3,761,772
NET POSITION END OF YEAR	$3,801,758

See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2021

CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from HUD	$2,249,303
Cash received from tenants	131,500
Cash received other revenue	28,491
Cash payments for housing assistance	(1,476,044)
Cash payments for administrative/operations	(747,237)
NET CASH PROVIDED BY OPERATING ACTIVITIES	186,013
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITES	
Capital grants received	128,336
Acquisition of capital assets	(134,441)
Principal debt payment	(128,007)
Interest payment on debt	(6,697)
NET CASH USED BY CAPITAL AND RELATED FINANCING ACTIVITIES	(140,809)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	62
NET CASH PROVIDED BY INVESTING ACTIVITIES	62
NET INCREASES (DECREASES) IN CASH AND CASH EQUIVALENTS	45,266
CASH AND CASH EQUIVALENTS, BEGINNING	662,368
CASH AND CASH EQUIVALENTS, ENDING	$707,634

RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:

Operating Loss	($81,715)
Adjustments to reconcile operating loss to net cash provided by operating activities	
Depreciation	288,498
(Increase) decrease in:	
Receivables	35,221
Inventory	(2,119)
Prepaid expenses	(3,382)
Deferred Outflows Pension	19,376
Deferred Outflows OPEB	38,750
Other Assets	(46,163)
Increase (decrease) in:	
Accounts payable	(2,041)
Accrued wages and payroll taxes	4,108
Accrued compensated absences	1,900
Tenant security deposits	1,195
Other current liabilities	(34,944)
Other noncurrent liabilities	88,172
Net Pension Liability	(50,298)
Net OPEB Liability	(257,605)
Deferred Inflows Pension	105,048
Deferred Inflows OPEB	82,012
NET CASH PROVIDED BY OPERATING ACTIVIITES	$186,013

See accompanying notes to the basic financial statements.

1. DESCRIPTION OF THE HOUSING AUTHORITY AND REPORTING ENTITY

Summary of Significant Accounting Policies

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

Reporting Entity

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

The accompanying basic financial statements comply with the provisions of Governmental Accounting Standards Board (GASB) Statement No. 14, The Financial Reporting Entity (as amended by GASB Statement No. 61), 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 a 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 governing 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. The 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.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The Authority's basic financial statements consist of a Statement of Net Position, a Statement of Revenues, Expenses, and Changes in Net Position, and a Statement of Cash Flows.

The Authority uses a single enterprise fund to maintain its financial records during the year. 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 change in net position, financial position and cash flows. An enterprise fund may be used for any activity for which a fee is charged to external users for goods and services.

Measurement Focus

The enterprise fund is accounted for on a flow of economic resources measurement focus. All assets and all liabilities associated with the operation of the Authority are included on the Statement of Net Position. The Statement of Revenues, Expenses, and Changes in Net Position presents increases (i.e., revenues) and decreases (i.e. expenses) in net total position. The Statement of Cash Flows provides information about how the Authority finances and meets the cash flow needs of its enterprise activity.

Enterprise Fund

The Authority uses the proprietary fund to report on its financial position and the results of its operations for its housing 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.

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

Projects - Conventional Public Housing and Capital Fund Programs

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 to enable the Authority to provide the housing at a rent that is based upon 30 percent of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical (i.e. capital) and management improvements to the Authority's properties. Funds are provided by formula allocation and based on size and age of the units.

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 Assistant 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.

Other Business Activities

Other Business Activities (OBA) – Represents non-HUD activities of the Authority that include providing affordable housing for low income people outside of the scope of the conventional and housing choice voucher programs.

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 all non-negotiable certificates of deposits regardless of maturity.

Accounting and Reporting for Nonexchange Transactions

Non-exchange transactions occur when the Authority receives (or gives) value without directly giving equal value in return. GASB 33 identifies four classes of non-exchange transactions as follows:

1. Derived tax revenues: result from assessments imposed on exchange transactions (i.e., income taxes, sales taxes and other assessments on earnings or consumption).
2. Imposed non-exchange revenues: result from assessments imposed on non-governmental entities, including individuals, other than assessments on exchange transactions (i.e., property taxes and fines).
3. Government-mandated non-exchange transactions: occur when a government at one level provides resources to a government at another level and requires

the recipient to use the resources for a specific purpose (i.e., federal programs that state or local governments are mandated to perform).

4. Voluntary non-exchange transactions: result from legislative or contractual agreements, other than exchanges, entered into willingly by the parties to the agreement (i.e., certain grants and private donations).

The Authority grants and subsidies will be defined as government-mandated or voluntary nonexchange transactions.

GASB 33 establishes two distinct standards depending upon the kind of stipulation imposed by the provider.

1. Time requirements specify (a) the period when resources are required to be used or when use may begin (for example, operating or capital grants for a specific period) or (b) that the resources are required to be maintained intact in perpetuity or until a specified date or event has occurred (for example, permanent endowments, term endowments, and similar agreements). Time requirements affect the timing of recognition of non-exchange transactions.

2. Purpose restrictions specify the purpose for which resources are required to be used, (i.e., capital grants used for the purchase of capital assets). Purpose restrictions do not affect when a non-exchange transaction is recognized. However, authority's that receive resources with purpose restrictions should report resulting net assets, equity, or fund balance as restricted.

Investments
Investments are restricted by the provisions of the HUD regulations (See Note 3). Investments are valued at market value. On December 31, 2021, The Authority did not have any investments.

Receivables - Net of Allowance
Bad debts are provided on the allowance method based on management's evaluation of the collectability of outstanding tenant receivable balances at the end of the year. At December 31, 2021, the Authority believed $1,363 of the accounts receivable to be uncollectible.

Prepaid Expenses
Payments made to vendors for services that will benefit periods beyond December 31, 2021, 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.

Inventory
The Authority's inventory is comprised of maintenance materials and supplies. Inventory is stated at cost and uses the Moving Average Costing flow assumption in determining cost.

The consumption method is used to record inventory. Under this method, the acquisition of materials and supplies is recorded initially in inventory accounts and charged as expenditures when used. The allowance for obsolete inventory was $0 at December 31, 2021.

Capital Assets
Capital assets are stated at cost and depreciation is computed using the straight-line method over an estimated useful life of the assets. The cost of normal maintenance and repairs, that do not add to the value of the asset or materially extend the asset life are expensed as incurred. The Authority's capitalization threshold is $750. The following are the useful lives used for depreciation purposes:

Buildings	40 years
Building improvements	15 years
Furniture and Equipment	3-7 years

Restricted Cash

Restricted cash represents amounts held in HAP funds received and Vouchers CARES Act Funding not spent.

Accrued Liabilities

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

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 absences 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 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 liability.

Deferred Outflow and 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 Note 7 and 8.

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 7 and 8.

Pension / Other Post-Employment Benefits

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.

Unearned Revenue

Represent tenant's prepayment of rent.

Net Position

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

The Authority applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted amounts are available.

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 grant from HUD and other miscellaneous revenue.

Operating expenses are those expenses that are expended directly for the primary activity of the proprietary fund. For the Authority, these expenses are administrative, utilities, maintenance, PILOT, insurance, depreciation, 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 program budgets as prescribed by the Department of Housing and Urban Development. These budgets are adopted by the Board of the Authority and submitted to the Federal agencies, as applicable.

Estimates

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

3. 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 withdrawable 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 depositories, or by savings or deposit accounts including, but not limited to, passbook accounts.

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

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

The carrying amount of the Authority's deposits was $707,634 on December 31, 2021, including $300 petty cash. The corresponding bank balances were $766,949. Based on the criteria described in GASB Statement No. 40, "Deposits and Investment Risk Disclosure," as of December 31, 2021, $308,775 was covered by federal depository insurance. $458,174 were uninsured and collateralized with securities held by the pledging financial institutions' trust department or agent, but not in the authorities name.

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

Investments

In accordance with the Ohio Revised Code and HUD investment policy, the Authority is permitted to invest in certificates of deposit, savings accounts, money market accounts, certain highly rated commercial paper, obligations of certain political subdivision of Ohio and the United States government and its agencies, and repurchase agreements with any eligible depository or any eligible dealers. Public depositories must give security for all public funds on deposit. Repurchase agreements must be secured by the specific qualifying securities upon which the repurchase agreements are based.

The Authority is prohibited from investing in any financial instruments, contracts, or obligations whose value or return is based or linked to another asset or index, or both, separate from the financial instrument, contract, or obligation itself (commonly known as a derivative). The Authority is also prohibited from investing in reverse purchase agreements.

Interest Rate Risk - The Authority does not have a formal investment policy that limits investments as a means of managing its exposure to fair value losses arising from increasing interest rates. However, it is the Authority's practice to limit its investments to three years or less.

Credit Risk - HUD requires specific collateral on individual accounts in excess of amounts insured by the Federal Deposit Insurance Corporation. The Authority's depository agreement specifically requires compliance with HUD requirements.

Concentration of Credit Risk - The Authority places no limit on the amount that may be invested with any one issuer. However, it is the Authority's practice to do business with more than one depository.

The Authority had no investments at December 31, 2021.

4. CAPITAL ASSETS

A summary of changes in the Authority's capital assets for the year ended December 31, 2021, follows:

	Ending Balance 12/31/20	Additions	Deletions	Ending Balance 12/31/21
Capital Assets Not Being Depreciated:				
Land and Land Easements	$722,461	$0	$0	$722,461
Total Capital Assets Not Being Depreciated	722,461	0	0	722,461
Capital Assets Being Depreciated:				
Buildings	9,648,858	128,336	0	9,777,194
Furniture and Equipment	590,348	6,106	0	596,454
Total Capital Assets Being Depreciated	10,239,206	134,442	0	10,373,648
Less Accumulated Depreciation:				
Buildings	(6,482,620)	(284,534)	(1)	(6,767,155)
Furniture and Equipment	(576,940)	(3,964)	0	(580,904)
Total Accumulated Depreciation	(7,059,560)	(288,498)	(1)	(7,348,059)
Total Capital Assets Being Depreciated,	3,179,646	(154,056)	(1)	3,025,589
Total Capital Assets, Net	$3,902,107	($154,056)	($1)	$3,748,050

5. **LONG-TERM OBLIGATIONS**

Changes in activity in Long-Term Obligations is as follows:

	Balance 12/31/20	Net Change	Retired	Balance 12/31/21	Due One Year	Interest
512 Walker	$ 25,614	$0	$ 7,919	$ 17,695	$ 8,092	2.75%
229 Walker	68,020	0	3,406	64,614	3,504	2.25%
Pratt/Seymour	56,052	0	9,670	46,382	10,083	8.00%
Net Pension Liability	312,693	(50,298)	0	262,395	0	
NET OPEB Liability	257,605	(257,605)	0	0	0	
	$ 719,984	$ (307,903)	$ 20,995	$ 391,086	$ 21,679	

The long-term debt consists of two mortgages and a construction Line of Credit that were assumed by the Authority on September 2, 2015. This debt is associated with several rental properties that were transferred to the Authority by the Not-for-Profit agency, (HAND), on that date. The principal amount owed at the time of transfer was $242,223. The property and associated debt were recorded on the Authority’s Business Activities Ledger.

The original amount of the mortgage for 512 Walker is $71,250. Monthly payments of $747 started in 2014 and are required until the maturity date in 2024.

The original amount of the mortgage for 229 Walker is $120,000 in 2014. Due at the variable interest rate, Citizens Federal notifies the Authority of the yearly interest rate and monthly payment amount to begin in June each year. Due to the variance rate, the monthly payments changed from $442.27 in 2019 to $500.18 in 2020. This mortgage matures in 2037.

The original amount of the line of credit for Pratt/Seymour is $34,917 in 2008. Additional draws were made on the line of credit until the maximum of $120,000 was reached and the line of credit was terminated and converted into a permanent loan. No maturity date has been established.

Amortization of the above debt, including interest, is scheduled as follows:

Year ending December 31:	512 Walker	229 Walker	Pratt/ Seymour
2022	$8,964	$4,979	$13,861
2023	8,964	4,979	13,861
2024	694	4,979	13,861
2025	-	4,979	13,861
2026	-	4,979	552
2027-2031	-	24,895	-
2031-2036	-	24,893	-
2037-2040	-	3,995	-
	$ 18,622	$ 78,678	$ 55,996

6. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. During the year ending December 31, 2021 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.

7. 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.

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 in accrued liabilities.

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.

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' annual report referenced above for additional information):

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

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

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

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

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

The OPERS Board of Trustees approved a proposal at its October 2019 meeting to create a new tier of membership in the OPERS traditional pension plan. OPERS currently splits its non-retired membership into Group A, B or C depending on age and service criteria. Retirement

Group D would consist of OPERS contributing members hired in 2022 and beyond. Group D will have its own eligibility standards, benefit structure and unique member features designed to meet the changing needs of Ohio public workers. It also will help OPERS address expected investment market volatility and adjust to the lack of available funding for health care.

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

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

	State and Local
2021 Statutory Maximum Contribution Rates	
Employer	14.0%
Employee	10.0%
2021 Actual Contribution Rates	
Employer:	
Pension	14.0%
Post-employment Health Care Benefits	0.0%
Total Employer	14.0%
Employee	10.0%

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 post-employment health care benefits. The portion of the employer's contribution allocated to health care was 0% for 2021 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 2021. The Authority's contractually required contribution for pension was $53,702 for fiscal year ending December 31, 2021.

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

The net pension liability /asset was measured as of December 31, 2020, 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:

	Traditional Plan	Combined Plan	Total
Proportionate Share of Net Pension Liability / (Assets)	$262,395	-$38,876	$223,519
Percentate for Proportionate Share of Net Pension Liability	0.001772%	0.013468%	
Change in Proportion from Prior Measurement Date	0.000190%	-0.000492%	

At December 31, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Traditional Plan	Combined Plan	Total
Deferred Outflows of Resources			
Change in assumption	$0	$2,428	$2,428
Contributions after measurement date	43,386	10,316	53,702
Total Deferred Outflows of Resources	$43,386	$12,744	$56,130
Deferred Inflows of Resources			
Net Difference Between Projected and Actual Investment Earnings on Pension Plan Investments	$102,273	$87,649	$189,922
Difference Between Expected and Actual Experience	10,975	0	10,975
Total Deferred Inflows of Resources	$113,248	$87,649	$200,897

$53,702 reported as deferred outflows of resources related to pension resulting from the Authority's contributions after the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	Traditional Plan	Combined Plan	Total
Fiscal Year Ending December 31:			
2022	($70,075)	($53,624)	($123,699)
2023	(55,637)	(30,787)	(86,424)
2024	12,464	(810)	11,654
Total	($113,248)	($85,221)	($198,469)

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, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all prior periods included in the measurement in accordance with the requirements of GASB 67. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below:

Actuarial Information	Traditional Plan	Combined Plan	Member-Directed Plan
Valuation Date	December 31, 2020	December 31, 2020	December 31, 2020
Experience Study	5 year ended 12/31/15	5 year ended 12/31/15	5 year ended 12/31/15
Actuarial Cost Method	Individual entry age	Individual entry age	Individual entry age
Actuarial Assumptions:			
Investment Return	7.20%	7.20%	7.20%
Wage Inflation	3.25%	3.25%	3.25%
Projected salary increase	3.25%-10.75% (includes wage inflation at 3.25%)	3.25%-8.25% (includes wage inflation at 3.25%)	3.25%-8.25% (includes wage inflation at 3.25%)
Cost-of-living adjustments	Pre 1/7/2013 Retirees: 3.00% Simple Post 1/7/2013 Retirees: 0.5% Simple through 2021, then 2.15% Simple	Pre 1/7/2013 Retirees: 3.00% Simple Post 1/7/2013 Retirees: 0.5% Simple through 2021, then 2.15% Simple	Pre 1/7/2013 Retirees: 3.00% Simple Post 1/7/2013 Retirees: 0.5% Simple through 2021, then 2.15% Simple

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 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 2020 and the long-term expected real rates of return:

Asset Class	Target Allocation for 2020	Weighted Average Long- Term Expected Real Rate of Return
Fixed Income	25.00%	1.32%
Domestic Equities	21.00%	5.64%
Real Estate	10.00%	5.39%
Private Equity	12.00%	10.42%
International Equities	23.00%	7.36%
Other investments	9.00%	4.75%
Total	100.00%	5.43%

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:

	1% Decrease (6.2%)	Current Discount rate (7.2%)	1% Increase (8.2%)
Authority's proporationate share of the net pension liability (asset)			
- Traditional Pension Plan	$500,519	$262,395	$64,394
- Combined Plan	($27,071)	($38,876)	($47,677)

Changes Between Measurement Date and Report Date

Subsequent to December 31, 2020, the global economy was impacted by the COVID-19 pandemic and market volatility increased significantly. It is likely that 2021 investment market conditions and other economic factors was negatively impacted; however, the overall impact on the OPERS investment portfolio and funding position is unknown at this time.

8. DEFINED BENEFIT OPEB PLAN

Net OPEB Liability

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

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

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

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 in *accrued liabilities*.

Plan Description – Ohio Public Employees Retirement System (OPERS)

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

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

In order to qualify for postemployment health care coverage, age and service retirees under the traditional pension and combined plans must have twenty or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post Employment Benefit (OPEB) as described in GASB Statement 75. See OPERS' CAFR 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 2021, health care is not being funded.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2021, state and local employers contributed at a rate of 14.0 percent of earnable salary. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 0 percent during calendar year 2020. As recommended by OPERS' actuary, the portion of employer contributions allocated to health care beginning January 1, 2021 remained at 0 percent for both plans. 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.

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

The Authority's contractually required contribution was $0 for fiscal year ending December 31, 2021.

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 were determined by an actuarial valuation as of December 31, 2019, rolled forward to the measurement date of December 31, 2020, 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:

	Health Care Plan
Proportionate Share of Net OPEB Liability (Asset)	($36,398)
Proportion of the Net OPEB Liability	0.002043%
Change in Proportion from Prior Measurement date	0.000178%
Pension Expense (Income)	($173,241)

At December 31, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Health Care Plan
Deferred Outflows of Resources	
Assumption Changes	$17,893
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	483
Total Deferred Outflows of Resources	$18,376
Deferred Inflows of Resources	
Net Difference between projected and actual earning on pension plan investments	$19,385
Assumption Changes	58,975
Difference between expected and actual experience	32,849
Change in Proportionate Share	12,962
Total Deferred Inflows of Resources	$124,171

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

	Health Care Plan
Fiscal Year Ending December 31:	
2022	($57,034)
2023	(38,052)
2024	(8,424)
2025	(2,285)
Total	($105,795)

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, 2019, rolled forward to the measurement date of December 31, 2020. The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Actuarial Information	
Wage Inflation	3.25%
Future Salary Increases, including inflation 3.25%	3.25 - 10.75%
Single Discount Rate:	
Current measurement rate	6.00%
Prior measurement rate	3.16%
Investment Rate of Return	6.00%
Municipal Bond Rate	2.00%
Health Care Cost Trend Rate	8.5% initial, 3.5% ultimate in 2035
Actuarial Cost Method	Individual entry age

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates for disabled retirees are based on the RP-2014 Disabled 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 2020, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio.

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit. The table below displays the Board-approved asset allocation policy for 2020 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return
Fixed Income	34.00%	1.07%
Domestic Equities	25.00%	5.64%
REITs	7.00%	6.48%
International Equities	25.00%	7.36%
Other Investments	9.00%	4.02%
TOTAL	100.00%	4.43%

Discount Rate A single discount rate of 6.0 percent was used to measure the OPEB liability on the measurement date of December 31, 2020. A single discount rate of 3.16 percent was used to measure the OPEB liability on the measurement date of December 31, 2019. 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 2.00 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 2120. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2120, 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 6.0 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 (5.0 percent) or one-percentage-point higher (7.0 percent) than the current rate:

	1% Decrease (5.0%)	Current Discount Rate (6.0%)	1% Increase (7.0%)
Authority's proportionate share of the net OPEB liability	($9,050)	($36,398)	($58,879)

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 2021 is 8.5 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.5 percent in the most recent valuation.

	1% Decrease	Current Health Care Cost Trent Rate Assumption	1% Increase
Authority's proportionate share of the net OPEB liability	($37,285)	($36,398)	($35,405)

Changes Between Measurement Date and Report Date

Subsequent to December 31, 2020, the global economy was impacted by the COVID-19 pandemic and market volatility increased significantly. It is likely that 2021 investment market conditions and other economic factors were 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.

9. COMPENSATED ABSENCES

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

Annual vacation leave is given to all full time permanent employees on a pro-rate basis; two weeks per year of service one through five years, three weeks for six to ten years of service and four weeks for ten years of service or more. The annual leave does not accumulate for longer than a one-year period and must be schedule in the year earned.

Sick leave accrues for full time permanent employees on the basis of 10 hours per month, cumulative to 120 days or 960 hours. An Employee at the time of retirement from active service with the authority may elect to be paid cash for (1/4) of the value of accrued unused sick leave credit at the employee's rate of pay at the time of retirement. The Authority's policy is to begin to accrue sick leave for employees five (5) years before they are eligible for retirement. At December 31, 2021, the Authority had $18,232 sick and vacation leave accrued. The following is a summary of changes in compensated absences for the year ended December 31, 2021:

	Balance 12/31/20	Net Change	Balance 12/31/2021	Due One Year
Compensated Absence Payable	$16,332	$1,900	$18,232	$5,999

10. RESTRICTED ASSETS

The Authority's restricted assets are as follows:

Tenant Security Deposits	$47,638
Family Self-Sufficiency Program	58,775
	$106,413

11. 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 grantors may disallow or recapture. However, based on prior experience, management believes any such disallowed claims or recaptured amounts would not have a material adverse effect on the overall financial position of the Authority at December 31, 2021.

Commitments and Contingencies

The Authority has, under its normal operations, entered into commitments for the purchase of maintenance, cleaning, and other services. Such commitments are monthly and annually.

Litigations

In the normal course of operations, the Authority may be subject to litigations and claims. At December 31, 2021, the Authority was not aware of any such matters.

13. FAMILY SELF-SUFFICIENCY PROGRAM

The Logan County Metropolitan Housing Authority has a Family Self-Sufficiency Program (FSSP). This program is designed to assist families to become self-sufficient through an escrowed savings plan provided by the Authority. Upon completion of the objectives, the family receives their escrow balance.

At December 31, 2021, the Authority held in escrow $0 for the Family Self Sufficiency Program. The Authority recognizes the escrow as cash and FSS liability on the balance sheet.

14. FINANCIAL DATA SCHEDULE SUBMITTED TO HUD

For the fiscal year ended December 31, 2021, the Authority electronically submitted an unaudited version of the balance sheet, statement of revenue and expenses and changes in net position, and other data to HUD as required on the GAAP basis. The schedules are presented in the manner prescribed by HUD.

15. ECONOMIC DEPENDENCY

Both the Low Rent Public Housing Program and the Housing Choice Voucher Program are economically dependent on annual contributions and grants from HUD.

Logan County Metropolitan Housing Authority
Required Supplementary Information
Schedule of the Authority's Proportionate Share of the Net Pension Liability (Asset)
For the Year Ended December 31, 2021

Traditional and Combined Plan	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Authority's Proportion of the Net Pension Liability								
- Traditional Plan	0.001772%	0.001582%	0.001559%	0.001890%	0.001995%	0.002128%	0.002193%	0.002193%
Authority's Proportion of the Net Pension Asset								
- Combined Plan	0.013468%	0.013960%	0.016525%	0.024179%	0.028057%	0.030810%	0.032903%	0.032903%
Authority's Proportionate Share of the Net Pension Liability (Asset)								
- Traditional Plan	$262,395	$312,693	$426,979	$296,504	$453,031	$368,596	$264,500	$258,526
- Combined Plan	($38,876)	($29,111)	($1,849)	($32,915)	($15,616)	($14,993)	($12,668)	($3,453)
Authority's Covered-Employee Payroll	$383,583	$308,972	$279,681	$281,243	$348,800	$367,070	$389,917	$338,069
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Employee Payroll	58.27%	91.78%	152.01%	93.72%	125.41%	96.33%	64.59%	75.45%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability/(Asset)								
- Traditional Plan	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%	86.36%
- Combined Plan	157.67%	145.28%	126.64%	137.28%	116.55%	116.90%	114.83%	104.33%

(1) Information prior to 2014 is not available.
(2) The amounts presented for each fiscal year were determined as of the calendar year-ended that occurred within the fiscal year.

See accompanying notes to the required supplementary information.

Logan County Metropolitan Housing Authority
Required Supplementary Information
Schedule of the Authority's Proportionate Share of the Net OPEB Liability/(Asset)
For the Year Ended December 31, 2021

	2021	**2020**	**2019**	**2018**	**2017**
Authority's Proportion of the Net OPEB Liability/(Asset)	0.002043%	0.001865%	0.001939%	0.002460%	0.002460%
Authority's Proportionate Share of the Net OPEB Liability	(36,398)	$257,605	$252,800	$267,138	$248,468
Authority's Covered Payroll	$383,583	$308,972	$279,681	$281,243	$348,800
Authority's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	(9.49%)	83.37%	90.39%	94.98%	71.24%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	115.57%	47.80%	46.33%	54.14%	68.52%

(1) The amounts presented is as of the Authority's plan measurement date, which is the prior calendar year.
(2) Information prior to 2017 is not available. Schedule is intended to show ten years of information, and additional years' will be displayed as it becomes available.

See accompanying notes to the required supplementary information.

Logan County Metropolitan Housing Authority
Required Supplementary Information
Schedule of the Authority's Contributions - Pension
Ohio Public Employees Retirement System
For the Year Ended December 31, 2021

	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution							
- Traditional Plan	$43,386	$34,134	$29,316	$28,196	$31,853	$30,948	$32,358
- Combined Plan	10,316	9,122	9,840	11,178	13,491	13,103	14,432
Total Required Contributions	$53,702	$43,256	$39,156	$39,374	$45,344	$44,051	$46,790
Contributions in Relation to the Contractually Required Contribution	($53,702)	($43,256)	($39,156)	($39,374)	($45,344)	($44,051)	($46,790)
Contributions Deficiency/(Excess)	$0	$0	$0	$0	$0	$0	$0
Authority's Covered-Employee Payroll							
- Traditional Plan	$309,899	$243,811	$209,395	$201,400	$245,023	$257,878	$269,650
- Combined Plan	73,684	65,161	70,286	79,843	$103,777	$109,192	$120,267
Total Covered Payroll	$383,583	$308,972	$279,681	$281,243	$348,800	$367,070	$389,917
Contributions as a Percentage of Covered-Employee Payroll							
- Traditional Plan	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%
- Combined Plan	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%

(1) Information prior to 2015 is not available by various plans

See accompanying notes to the required supplementary information.

Logan County Metropolitan Housing Authority
Required Supplementary Information
Schedule of the Authority's Contributions - OPEB
Ohio Public Employees Retirement System
For the Year Ended December 31, 2021

	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution							
OPEB	$0	$0	$0	$0	$3,488	$7,338	$7,682
Contributions in Relation to the							
Contractually Required Contribution	$0	$0	$0	$0	($3,488)	($7,338)	($7,682)
Contritbution Deficiency/(Excess)	$0	$0	$0	$0	$0	$0	$0
Authority's Covered Payroll	$383,583	$308,972	$279,681	$281,243	$348,800	$367,070	$389,917
Contributions as a Percentage of							
Covered Payroll							
OPEB	0.00%	0.00%	0.00%	0.00%	1.00%	2.00%	1.97%

(1) Information prior to 2015 is not available. Schedule is intended to show ten years of information.
Additional years will be displayed as it becomes available.

See accompanying notes to the required supplementary information.

Ohio Public Employees Retirement System

Net Pension Liability

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for 2014-2021.

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- 2021.

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%. For 2021 the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) A single discount rate changed from 3.16% to 6.00.

Logan County Metropolitan Housing Authority
Entity Wide FDS Schedule
Fiscal Year End 12/31/2021

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
111 Cash - Unrestricted	$281,632	$0	$0	$38,612	$280,976	$0	$601,220	$0	$601,220
114 Cash - Tenant Security Deposits	$41,580	$0	$0	$6,059	$0	$0	$47,639	$0	$47,639
115 Cash - Restricted for Payment of Current Liabilities	$0	$0	$0	$0	$58,775	$0	$58,775	$0	$58,775
100 Total Cash	$323,212	$0	$0	$44,671	$339,751	$0	$707,634	$0	$707,634
122 Accounts Receivable - HUD Other Projects	$5,195	$0	$0	$0	$961	$0	$6,156	$0	$6,156
125 Accounts Receivable - Miscellaneous	$145	$0	$0	$0	$0	$0	$145	$0	$145
126 Accounts Receivable - Tenants	$2,281	$0	$0	$366	$0	$0	$2,647	$0	$2,647
126.1 Allowance for Doubtful Accounts -Tenants	($955)	$0	$0	$0	$0	$0	($955)	$0	($955)
128 Fraud Recovery	$0	$0	$0	$0	$408	$0	$408	$0	$408
128.1 Allowance for Doubtful Accounts - Fraud	$0	$0	$0	$0	($408)	$0	($408)	$0	($408)
120 Total Receivables, Net of Allowances for Doubtful Accounts	$6,666	$0	$0	$366	$961	$0	$7,993	$0	$7,993
142 Prepaid Expenses and Other Assets	$30,964	$0	$0	$2,310	$555	$0	$33,829	$0	$33,829
143 Inventories	$31,164	$0	$0	$0	$0	$0	$31,164	$0	$31,164
150 Total Current Assets	$392,006	$0	$0	$47,347	$341,267	$0	$780,620	$0	$780,620
161 Land	$683,201	$0	$0	$39,260	$0	$0	$722,461	$0	$722,461
162 Buildings	$8,554,480	$0	$0	$1,222,714	$0	$0	$9,777,194	$0	$9,777,194
163 Furniture, Equipment & Machinery - Dwellings	$141,958	$0	$0	$0	$0	$0	$141,958	$0	$141,958
164 Furniture, Equipment & Machinery - Administration	$340,337	$0	$0	$0	$114,159	$0	$454,496	$0	$454,496
166 Accumulated Depreciation	($6,959,405)	$0	$0	($281,595)	($107,059)	$0	($7,348,059)	$0	($7,348,059)
160 Total Capital Assets, Net of Accumulated Depreciation	$2,760,571	$0	$0	$980,379	$7,100	$0	$3,748,050	$0	$3,748,050
174 Other Assets	$64,216	$0	$0	$0	$11,058	$0	$75,274	$0	$75,274

Logan County Metropolitan Housing Authority
Entity Wide FDS Schedule
Fiscal Year End 12/31/2021

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
180 Total Non-Current Assets	$2,824,787	$0	$0	$980,379	$18,158	$0	$3,823,324	$0	$3,823,324
200 Deferred Outflow of Resources	$63,560	$0	$0	$0	$10,946	$0	$74,506	$0	$74,506
290 Total Assets and Deferred Outflow of Resources	$3,280,353	$0	$0	$1,027,726	$370,371	$0	$4,678,450	$0	$4,678,450
312 Accounts Payable <= 90 Days	$4,186	$0	$0	$1,221	$532	$0	$5,939	$0	$5,939
321 Accrued Wage/Payroll Taxes Payable	$17,364	$0	$0	$0	$5,530	$0	$22,894	$0	$22,894
322 Accrued Compensated Absences - Current Portion	$3,273	$0	$0	$0	$2,726	$0	$5,999	$0	$5,999
325 Accrued Interest Payable	$0	$0	$0	$511	$0	$0	$511	$0	$511
331 Accounts Payable - HUD PHA Programs	$0	$0	$0	$0	$1,114	$0	$1,114	$0	$1,114
341 Tenant Security Deposits	$41,580	$0	$0	$6,059	$0	$0	$47,639	$0	$47,639
342 Unearned Revenue	$2,258	$0	$0	$1,708	$0	$0	$3,966	$0	$3,966
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	$0	$0	$0	$21,679	$0	$0	$21,679	$0	$21,679
345 Other Current Liabilities	$145	$0	$0	$0	$26,014	$0	$26,159	$0	$26,159
346 Accrued Liabilities - Other	$0	$0	$0	$0	$1,323	$0	$1,323	$0	$1,323
310 Total Current Liabilities	$68,806	$0	$0	$31,178	$37,239	$0	$137,223	$0	$137,223
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	$0	$0	$0	$107,012	$0	$0	$107,012	$0	$107,012
353 Non-current Liabilities - Other	$0	$0	$0	$0	$32,761	$0	$32,761	$0	$32,761
354 Accrued Compensated Absences - Non Current	$7,069	$0	$0	$0	$5,164	$0	$12,233	$0	$12,233
357 Accrued Pension and OPEB Liabilities	$223,847	$0	$0	$0	$38,548	$0	$262,395	$0	$262,395
350 Total Non-Current Liabilities	$230,916	$0	$0	$107,012	$76,473	$0	$414,401	$0	$414,401
300 Total Liabilities	$299,722	$0	$0	$138,190	$113,712	$0	$551,624	$0	$551,624

Logan County Metropolitan Housing Authority
Entity Wide FDS Schedule
Fiscal Year End 12/31/2021

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
400 Deferred Inflow of Resources	$277,313	$0	$0	$0	$47,755	$0	$325,068	$0	$325,068
508.4 Net Investment in Capital Assets	$2,760,571	$0	$0	$851,688	$7,100	$0	$3,619,359	$0	$3,619,359
511.4 Restricted Net Position	$0	$0	$0	$0	$0	$0	$0	$0	$0
512.4 Unrestricted Net Position	($57,253)	$0	$0	$37,848	$201,804	$0	$182,399	$0	$182,399
513 Total Equity - Net Assets / Position	$2,703,318	$0	$0	$889,536	$208,904	$0	$3,801,758	$0	$3,801,758
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$3,280,353	$0	$0	$1,027,726	$370,371	$0	$4,678,450	$0	$4,678,450
70300 Net Tenant Rental Revenue	$30,813	$0	$0	$83,922	$0	$0	$114,735	$0	$114,735
70400 Tenant Revenue - Other	$16,049	$0	$0	$0	$0	$0	$16,049	$0	$16,049
70500 Total Tenant Revenue	$46,862	$0	$0	$83,922	$0	$0	$130,784	$0	$130,784
70600 HUD PHA Operating Grants	$551,349	$21,649	$47,403	$0	$1,594,519	$43,913	$2,258,833	$0	$2,258,833
70610 Capital Grants	$128,336	$0	$0	$0	$0	$0	$128,336	$0	$128,336
71100 Investment Income - Unrestricted	$23	$0	$0	$5	$34	$0	$62	$0	$62
71400 Fraud Recovery	$0	$0	$0	$0	$2,342	$0	$2,342	$0	$2,342
71500 Other Revenue	$2,124	$0	$0	$1,354	$22,816	$0	$26,294	$0	$26,294
70000 Total Revenue	$728,694	$21,649	$47,403	$85,281	$1,619,711	$43,913	$2,546,651	$0	$2,546,651
91100 Administrative Salaries	$81,411	$7,357	$0	$16,727	$36,977	$38,266	$180,738	$0	$180,738
91200 Auditing Fees	$6,603	$0	$0	$0	$2,697	$0	$9,300	$0	$9,300
91400 Advertising and Marketing	$182	$0	$0	$0	$262	$0	$444	$0	$444
91500 Employee Benefit contributions - Administrative	$28,432	$1,162	$0	$6,091	($83,470)	$5,647	($42,138)	$0	($42,138)

Logan County Metropolitan Housing Authority
Entity Wide FDS Schedule
Fiscal Year End 12/31/2021

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
91600 Office Expenses	$13,564	$0	$0	$0	$4,524	$0	$18,088	$0	$18,088
91700 Legal Expense	$795	$0	$0	$840	$0	$0	$1,635	$0	$1,635
91800 Travel	$795	$0	$0	$257	$0	$0	$1,052	$0	$1,052
91900 Other	$83,698	$0	$0	$3,678	$43,294	$0	$130,670	$0	$130,670
91000 Total Operating - Administrative	$215,480	$8,519	$0	$27,593	$4,284	$43,913	$299,789	$0	$299,789
92100 Tenant Services - Salaries	$0	$0	$47,403	$0	$0	$0	$47,403	$0	$47,403
92400 Tenant Services - Other	$0	$118	$0	$0	$0	$0	$118	$0	$118
92500 Total Tenant Services	$0	$118	$47,403	$0	$0	$0	$47,521	$0	$47,521
93100 Water	$5,740	$0	$0	$414	$0	$0	$6,154	$0	$6,154
93200 Electricity	$12,157	$0	$0	$335	$0	$0	$12,492	$0	$12,492
93300 Gas	$10,947	$0	$0	$568	$0	$0	$11,515	$0	$11,515
93600 Sewer	$7,630	$0	$0	$0	$0	$0	$7,630	$0	$7,630
93000 Total Utilities	$36,474	$0	$0	$1,317	$0	$0	$37,791	$0	$37,791
94100 Ordinary Maintenance and Operations - Labor	$126,011	$11,163	$0	$2,978	$0	$0	$140,152	$0	$140,152
94200 Ordinary Maintenance and Operations - Materials and Other	$52,971	$0	$0	$1,694	$0	$0	$54,665	$0	$54,665
94300 Ordinary Maintenance and Operations Contracts	$50,100	$0	$0	$7,223	$0	$0	$57,323	$0	$57,323
94500 Employee Benefit Contributions - Ordinary Maintenance	$40,344	$1,849	$0	$0	$0	$0	$42,193	$0	$42,193
94000 Total Maintenance	$269,426	$13,012	$0	$11,895	$0	$0	$294,333	$0	$294,333
96110 Property Insurance	$25,973	$0	$0	$2,199	$0	$0	$28,172	$0	$28,172
96120 Liability Insurance	$1,325	$0	$0	$131	$493	$0	$1,949	$0	$1,949
96130 Workmen's Compensation	$2,487	$0	$0	$0	$955	$0	$3,442	$0	$3,442

Logan County Metropolitan Housing Authority
Entity Wide FDS Schedule
Fiscal Year End 12/31/2021

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
96140 All Other Insurance	$3,402	$0	$0	$0	$0	$0	$3,402	$0	$3,402
96100 Total insurance Premiums	$33,187	$0	$0	$2,330	$1,448	$0	$36,965	$0	$36,965
96210 Compensated Absences	$9,352	$0	$0	$0	$2,814	$0	$12,166	$0	$12,166
96300 Payments in Lieu of Taxes	$0	$0	$0	$343	$0	$0	$343	$0	$343
96400 Bad debt - Tenant Rents	$5,707	$0	$0	$811	$0	$0	$6,518	$0	$6,518
96000 Total Other General Expenses	$15,059	$0	$0	$1,154	$2,814	$0	$19,027	$0	$19,027
96710 Interest of Mortgage (or Bonds) Payable	$0	$0	$0	$6,697	$0	$0	$6,697	$0	$6,697
96700 Total Interest Expense and Amortization Cost	$0	$0	$0	$6,697	$0	$0	$6,697	$0	$6,697
96900 Total Operating Expenses	$569,626	$21,649	$47,403	$50,986	$8,546	$43,913	$742,123	$0	$742,123
97000 Excess of Operating Revenue over Operating Expenses	$159,068	$0	$0	$34,295	$1,611,165	$0	$1,804,528	$0	$1,804,528
97300 Housing Assistance Payments	$0	$0	$0	$0	$1,476,044	$0	$1,476,044	$0	$1,476,044
97400 Depreciation Expense	$240,072	$0	$0	$44,462	$3,964	$0	$288,498	$0	$288,498
90000 Total Expenses	$809,698	$21,649	$47,403	$95,448	$1,488,554	$43,913	$2,506,665	$0	$2,506,665
10010 Operating Transfer In	$41,392	$0	$0	$0	$0	$0	$41,392	($41,392)	$0
10020 Operating transfer Out	($41,392)	$0	$0	$0	$0	$0	($41,392)	$41,392	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	($81,004)	$0	$0	($10,167)	$131,157	$0	$39,986	$0	$39,986
11020 Required Annual Debt Principal Payments	$0	$0	$0	$21,679	$0	$0	$21,679	$0	$21,679

Logan County Metropolitan Housing Authority
Entity Wide FDS Schedule
Fiscal Year End 12/31/2021

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
11030 Beginning Equity	$2,784,322	$0	$0	$899,703	$77,747	$0	$3,761,772	$0	$3,761,772
11170 Administrative Fee Equity	$0	$0	$0	$0	$208,904	$0	$208,904	$0	$208,904
11180 Housing Assistance Payments Equity	$0	$0	$0	$0	$0	$0	$0	$0	$0
11190 Unit Months Available	1,164	0	0	180	3,552	0	4,896	0	4,896
11210 Number of Unit Months Leased	1,109	0	0	158	3,395	0	4,662	0	4,662
11650 Leasehold Improvements Purchases	$128,336	$0	$0	$0	$0	$0	$128,336	$0	$128,336

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
LOGAN COUNTY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2021

FEDERAL GRANTOR/ PROGRAM TITLE	FEDERAL AL NUMBER	TOTAL FEDERAL EXPENDITURES
U.S. Department of Housing and Urban Development		
Direct Program		
Low Rent Public Housing Program		
Low Rent Public Housing Program	14.850	$ 476,504
Public Housing CARES Act Funding	14.850	21,649
Total Low Rent Public Housing Program		498,153
Public Housing Capital Fund Program	14.872	203,181
PIH Family Self-Sufficiency	14.896	47,403
Housing Voucher Cluster		
Section 8 Housing Choice Vouchers	14.871	1,594,519
HCV CARES Act Funding	14.871	43,913
Total Housing Voucher Cluster		1,638,432
Total U.S. Department of Housing and Urban Development		2,387,169
TOTAL EXPENDITURES OF FEDERAL AWARDS		$ 2,387,169

See accompanying notes to this schedule.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Authority and is presented on the full accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

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

NOTE B – SUBRECIPIENTS

The Authority provided no federal awards to subrecipients during the year ended December 31, 2021.

NOTE C – DISCLOSURE OF OTHER FORMS OF ASSISTANCE

The Authority received no federal awards of non-monetary assistance that are required to be disclosed for the year ended December 31, 2021.

The Authority had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the year ended December 31, 2021.

LOGAN METROPOLITAN HOUSING AUTHORITY
LOGAN COUNTY
FOR THE YEAR ENDED DECEMBER 31, 2021

ACTUAL MODERNIZATION COST CERTIFICATES

MODERNIZATION PROJECT NUMBER: OH16-P072-501-15

Original Funds Approved:	$139,034
Funds Disbursed:	$139,034
Funds Expended (Actual Modernization Cost):	$139,034
Amount to be Recaptured:	$0
Excess of Funds Disbursed:	$0

MODERNIZATION PROJECT NUMBER: OH12-P072-501-16

Original Funds Approved:	$141,309
Funds Disbursed:	$141,309
Funds Expended (Actual Modernization Cost):	$141,309
Amount to be Recaptured:	$0
Excess of Funds Disbursed:	$0

MODERNIZATION PROJECT NUMBER: OH12-P072-501-17

Original Funds Approved:	$141,519
Funds Disbursed:	$141,519
Funds Expended (Actual Modernization Cost):	$141,519
Amount to be Recaptured:	$0
Excess of Funds Disbursed:	$0

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304.422.2203

150 West Main St.
St. Clairsville, OH 43950
740.695.1569

1310 Market Street, Suite 300
Wheeling, WV 26003
304.232.1358

529 Wheeling Ave., Suite 300
Cambridge, OH 43725
740.435.3417

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

Logan County Metropolitan Housing Authority
Logan County
119 North Everett Street
Bellefontaine, OH 45402

To the Director and Board of Commissioners:

We have audited, 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, the financial statements of the business-type activities of the **Logan County Metropolitan Housing Authority,** Logan County, (the Authority) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated August 30, 2022.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Perry & Associates CPA's A.C.

Perry and Associates
Certified Public Accountants, A.C.
Marietta, Ohio

August 30, 2022

Perry & Associates
Certified Public Accountants, A.C.

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

Logan County Metropolitan Housing Authority
Logan County
119 North Everett Street
Bellefontaine, OH 45402

To the Board of Commissioners:

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited **Logan County Metropolitan Housing Authority's**, (the Authority) compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on Logan County Metropolitan Housing Authority's major federal program for the year ended December 31, 2021. Logan County Metropolitan Housing Authority's major federal program is identified in the *Summary of Audit Results* section of the accompanying schedule of audit findings.

In our opinion, Logan County Metropolitan Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2021.

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report on Internal Control Over Compliance

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

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

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

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

Perry & Associates CPA's A.C.

Perry and Associates
Certified Public Accountants, A.C.
Marietta, Ohio

August 30, 2022

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
LOGAN COUNTY

SCHEDULE OF AUDIT FINDINGS
2 CFR § 200.515
FOR THE YEAR ENDED DECEMBER 31, 2021

1. SUMMARY OF AUDIT RESULTS

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

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

None.

3. FINDINGS FOR FEDERAL AWARDS

None.

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OHIO AUDITOR OF STATE
KEITH FABER

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY

LOGAN COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

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

Certified for Release 11/10/2022

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