



OHIO AUDITOR OF STATE  
**KEITH FABER**





**LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
LOGAN COUNTY  
DECEMBER 31, 2023**

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# OHIO AUDITOR OF STATE KEITH FABER



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## INDEPENDENT AUDITOR'S REPORT

Logan County Metropolitan Housing Authority  
Logan County  
116 N Everett Street,  
Bellefontaine, Ohio 43311

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, 2023, 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, 2023, and the changes in financial position and its cash flows for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

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

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

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

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

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

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

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

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

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

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

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

***Supplementary information***

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

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated August 14, 2024, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Keith Faber  
Auditor of State  
Columbus, Ohio

August 14, 2024

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LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2023

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 conjunction with the Authority’s financial statements.

**FINANCIAL HIGHLIGHTS**

- The Authority’s net position decreased by \$120,154 (or 3.11%) during 2023. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net position. Net position was \$3.74 and \$3.86 million for 2023 and 2022, respectively.
- Revenues increased by \$389,923 (or 14.21%) during 2023 and were \$3.13 and \$2.74 million for 2023 and 2022 respectively.
- The total expenses of all Authority programs increased by \$571,374 (or 21.30%). Total expenses were \$3.25 and \$2.68 million for 2023 and 2022 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”:

<b>MD&amp;A</b> ~Management’s Discussion and Analysis ~
<b>Basic Financial Statements and Notes</b> ~Statement of Net Position ~ ~ Statement of Revenues, Expenses and Changes in Net Position ~ ~ Statement of Cash Flows ~ ~ Notes to Financial Statements ~
<b>Required Supplementary Information</b> ~Net Pension and OPEB Schedules and Notes ~
<b>Supplementary Information</b> ~Schedule of Expenditures of Federal Awards~ ~Financial Data Schedules ~

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2023

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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.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
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**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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LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2023

UNAUDITED

**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**

	<u><b>2023</b></u>	<u><b>2022</b></u>
Current Assets	\$ 1,147,278	\$ 1,051,142
Capital Assets	3,313,768	3,501,950
Deferred Outflows of Resources	<u>410,840</u>	<u>192,960</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 4,871,886</u>	<u>\$ 4,746,052</u>
Current Liabilities	\$ 169,269	\$ 149,324
Non-Current Liabilities	<u>943,703</u>	<u>362,567</u>
Total Liabilities	<u>\$ 1,112,972</u>	<u>\$ 511,891</u>
Deferred Inflows of Resources	<u>\$ 16,013</u>	<u>\$ 371,106</u>
Net Position:		
Net Investment in Capital Assets	\$ 3,195,257	\$ 3,356,711
Restricted Net Position	54,989	31,800
Unrestricted Net Position	<u>492,655</u>	<u>474,544</u>
Total Net Position	<u>3,742,901</u>	<u>3,863,055</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$ 4,871,886</u>	<u>\$ 4,746,052</u>

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

**MAJOR FACTORS AFFECTING THE STATEMENT OF NET POSITION**

During 2023, current and other assets increased by \$96,136 (or 9.15%), and current liabilities increased by \$19,945 (or 13.36%). The increase in current and other assets resulted from current year activities. Current assets increased mainly due to increased cash and a receivable from HUD. Current liabilities increased due to invoices outstanding at the end of the year.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
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Capital assets also changed, decreasing from \$3,501,950 to \$3,313,768. The \$188,182 (or 5.37%) 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**

	<u>2023</u>	<u>2022</u>
<b><u>Revenues</u></b>		
Total Tenant Rental Income	\$ 225,596	\$ 151,832
Operating Subsidies and grants	2,849,478	2,560,518
Capital Grants	42,288	-
Investment Income	2,866	779
Other Revenue	13,999	31,175
<b>Total Revenues</b>	<b><u>3,134,227</u></b>	<b><u>2,744,304</u></b>
<b><u>Expenses</u></b>		
Administrative	588,773	371,783
Tenant Services	49,903	48,613
Utilities	33,934	37,127
Insurance	46,352	40,689
Maintenance	398,188	228,858
General and Interest Expense	49,412	27,644
Housing Assistance Payments	1,782,665	1,617,633
Depreciation / Amortization	305,154	310,660
<b>Total Expenses</b>	<b><u>3,254,381</u></b>	<b><u>2,683,007</u></b>
<b>Net Increases (Decreases)</b>	<b><u>\$ (120,154)</u></b>	<b><u>\$ 61,297</u></b>

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

Total revenue increased by \$389,923 due to the increase in HUD grant revenue received during the year and tenant revenue.

Expenses increased by \$571,374 for the year. The increase was mostly due to an increase in housing assistance payments and changes in pension and OPEB liabilities.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2023

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**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**CAPITAL ASSETS**

As of year-end, the Authority had \$3,313,768 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of \$188,182 (or 5.37 %) from the end of last year:

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

	<u>2023</u>	<u>2022</u>
Land and Land Easements	\$ 722,461	\$ 722,461
Buildings	9,819,481	9,777,195
Furniture & Equipment	666,448	603,516
Intangible Right-To-Use: leased Equipment	92,995	91,486
Accumulated Depreciation / Amortization	<u>(7,987,617)</u>	<u>(7,692,708)</u>
 Total	 <u>\$ 3,313,768</u>	 <u>\$ 3,501,950</u>

The following reconciliation summarizes the change in Capital Assets.

**Table 4 - Change in Capital Assets**

BEGINNING BALANCE	\$ 3,501,950
Current year additions	119,756
Current year disposals of Intangible Right-To-Use: leased Equipment, net	(2,782)
Current year Depreciation/Amortization Expense	(305,154)
Rounding Adjustment	<u>(2)</u>
 ENDING BALANCE	 <u>\$ 3,313,768</u>

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

**DEBT ADMINISTRATION**

At year end the Authority had \$118,511 outstanding debt, which it includes the lease liabilities. The following is the activities for the year:

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2023

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**TABLE 5**  
**CONDENSED STATEMENT OF CHANGE IN DEBT OUTSTANDING**

Beginning Balance - December 31, 2022	\$	145,239
Current Year Debt Issued		14,536
Current Year Principal Payments		<u>(41,264)</u>
Ending Balance - December 31, 2023	\$	<u><u>118,511</u></u>

**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.

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LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
STATEMENT OF NET POSITION  
December 31, 2023

<b>ASSETS</b>	
Cash and cash equivalents	\$833,664
Cash and cash equivalents - restricted	146,549
Accounts receivables - net	82,519
Inventory - net of allowance	31,296
Prepaid expenses	53,250
TOTAL CURRENT ASSETS	1,147,278
 <b>CAPITAL ASSETS</b>	
Nondepreciable Assets	722,461
Depreciable/Amortized capital assets, net	2,591,307
TOTAL CAPITAL ASSETS	3,313,768
TOTAL ASSETS	4,461,046
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Pension	363,072
OPEB	47,768
TOTAL DEFERRED OUTFLOWS	410,840
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	\$4,871,886
 <b>CURRENT LIABILITIES</b>	
Accounts payable	\$7,970
Accrued compensated absences-current	6,220
Tenant security deposits	51,888
Accrued wages and payroll taxes	22,268
Unearned revenue	3,858
Other current liabilities	42,402
Accrued Interest Payable	438
Current Portion of Long Term Debt	34,225
TOTAL CURRENT LIABILITIES	\$169,269

See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
STATEMENT OF NET POSITION - CONT'D  
December 31, 2023

**NON-CURRENT LIABILITIES**

Accrued compensated absences-non current	\$14,865
Long-Term debt - Net- Capital	84,286
Net pension liability payable	811,170
Net OPEB liability	16,122
Other non-current liabilities	17,260
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>943,703</b>

<b>TOTAL LIABILITIES</b>	<b>\$1,112,972</b>
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**DEFERRED INFLOWS OF RESOURCES**

OPEB	\$16,013
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>\$16,013</b>

**NET POSITION**

Net investment in capital assets	\$3,195,257
Restricted	54,989
Unrestricted	492,655
<b>NET POSITION</b>	<b>3,742,901</b>

<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>	<b>\$4,871,886</b>
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See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
Year Ended December 31, 2023

OPERATING REVENUES	
Operating subsidies and grants	\$2,849,478
Total Tenant rental income	225,596
Other revenue	<u>13,999</u>
TOTAL OPERATING REVENUES	<u>3,089,073</u>
OPERATING EXPENSES	
Administrative	588,773
Tenant services	49,903
Utilities	33,934
Maintenance	398,188
Insurance	46,352
General	41,408
Housing assistance payments	1,782,665
Depreciation/Amortization	<u>305,154</u>
TOTAL OPERATING EXPENSES	<u>3,246,377</u>
OPERATING INCOME (LOSS)	<u>(157,304)</u>
NON-OPERATING REVENUE (EXPENSE)	
Investment income	2,866
Capital grants	42,288
Interest Expense	<u>(8,004)</u>
TOTAL NON-OPERATING REVENUE (EXPENSE)	<u>37,150</u>
CHANGES IN NET POSITION	(120,154)
NET POSITION BEGINNING OF YEAR	<u>3,863,055</u>
NET POSITION END OF YEAR	<u><u>\$3,742,901</u></u>

See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
STATEMENT OF CASH FLOWS  
Year Ended December 31, 2023

CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from HUD	2,774,174
Cash received from tenants	222,938
Cash received other revenue	10,022
Cash payments for housing assistance	(1,782,665)
Cash payments for administrative/operations	<u>(1,012,686)</u>
NET CASH (USED) BY OPERATING ACTIVITIES	<u>211,783</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Capital grants received	42,288
Acquisition of capital assets	(105,220)
Lease liability retired	(18,135)
Principal debt payment	(23,129)
Interest payment on debt	<u>(8,004)</u>
CASH (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(112,200)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	<u>2,866</u>
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>2,866</u>
NET INCREASES (DECREASES) IN CASH AND CASH EQUIVALENTS	102,449
CASH AND CASH EQUIVALENTS, BEGINNING	<u>877,764</u>
CASH AND CASH EQUIVALENTS, ENDING	<u><u>\$980,213</u></u>

See accompanying notes to the basic financial statements.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
STATEMENT OF CASH FLOWS - CONT'D  
Year Ended December 31, 2023

RECONCILIATION OF OPERATING LOSS TO NET CASH (USED) BY  
OPERATING ACTIVITIES:

Operating Income (Loss)	(\$157,304)
Adjustments to reconcile operating loss to net cash (used) by operating activities	
Depreciation / Amortization	305,154
Loss on leased asset write-off	2,782
(Increase) decrease in:	
Receivables	(81,769)
Inventory	3,764
Prepaid expenses	(15,224)
Deferred Outflows Pension	(170,112)
Deferred Outflows OPEB	(47,768)
Other Assets	99,542
Increase (decrease) in:	
Accounts payable	(1,612)
Accrued wages and payroll taxes	(5,059)
Accrued compensated absences	(276)
Tenant security deposits	3,440
Other current liabilities	29,322
Other noncurrent liabilities	(10,918)
Net Pension Liability	596,792
Net OPEB Liability	16,122
Deferred Inflows Pension	(267,035)
Deferred Inflows OPEB	(88,058)
NET CASH (USED) BY OPERATING ACTIVITIES	\$211,783

See accompanying notes to the basic financial statements.

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LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2023

**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

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2023

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 funds of the Authority over which the Authority is financially accountable. The Authority has no component units nor is a component unit of another entity.

## 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. Revenues are recognized in the period earned and expenses are recognized in the period incurred. 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:



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**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).

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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 position, 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, 2023, 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, 2023, the Authority believed \$3,547 of the accounts receivable to be uncollectible.

**Prepaid Expenses**

Payments made to vendors for services that will benefit periods beyond December 31, 2023, 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.

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**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, 2023.

**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 for tenant security deposits and HAP funds received but 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

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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

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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, tenant services, general, insurance, depreciation/amortization, 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.

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- 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.

Interim monies may be deposited or invested in the following securities:

1. United States Treasury bills notes, bonds, or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal and interest by the United States;
2. Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality including but not limited to, the Federal National Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, and Government National Mortgage Association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities;
3. Written repurchase agreements in the securities listed above provided that the market value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least two percent and be marked to market daily, and that the term of the agreement must not exceed thirty days;
4. Bonds and other obligations of the State of Ohio, and with certain limitations including a requirement for maturity within ten years from the date of the settlement, bonds and other obligations of political subdivisions of the State of Ohio, if training requirements have been met;
5. Time certificates of deposit or savings or deposit accounts including but not limited to, passbook accounts;
6. No-load money market mutual funds consisting exclusively of obligations described in items 1 and 2 above and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions.

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7. The State Treasurer's investment pool (STAR Ohio); and
8. Certain bankers' acceptances and commercial paper notes for a period not to exceed 180 and 270 days, respectively, from the purchase date in an amount not to exceed 40 percent of the interim monies available for investment at any one time; if training requirements are met.

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 \$980,213 on December 31, 2023, including \$300 petty cash. The corresponding bank balances were \$1,091,394. Based on the criteria described in GASB Statement No. 40, "Deposits and Investment Risk Disclosure," as of December 31, 2023, \$273,981 was covered by federal depository insurance and \$817,413 was exposed to custodial risk.

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

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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, 2023.

4. **CAPITAL ASSETS**

A summary of changes in the Authority’s capital assets for the year ended December 31, 2023, follows:

	Ending Balance 12/31/22	Adjustment	Additions	Deletions	Ending Balance 12/31/23
<b>Capital Assets Not Being Depreciated:</b>					
Land and Land Easements	\$722,461	\$0	\$0	\$0	\$722,461
<b>Total Capital Assets Not Being Depreciated</b>	<b>722,461</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>722,461</b>
<b>Capital Assets Being Depreciated:</b>					
Buildings	9,777,195	(2)	42,288	0	9,819,481
Furniture and Equipment	603,516	0	62,932	0	666,448
Intangible Right-To Use: Leased Equipment	91,486	0	14,536	(13,027)	92,995
<b>Total Capital Assets Being Depreciated</b>	<b>10,472,197</b>	<b>(2)</b>	<b>119,756</b>	<b>(13,027)</b>	<b>10,578,924</b>
<b>Less Accumulated Depreciation:</b>					
Buildings	(7,055,334)	0	(274,057)	0	(7,329,391)
Furniture and Equipment	(584,576)	0	(12,963)	0	(597,539)
Intangible Right-To Use: Leased Equipment	(52,798)	0	(18,134)	10,245	(60,687)
<b>Total Accumulated Depreciation</b>	<b>(7,692,708)</b>	<b>0</b>	<b>(305,154)</b>	<b>10,245</b>	<b>(7,987,617)</b>
<b>Total Capital Assets Being Depreciated, Net</b>	<b>2,779,489</b>	<b>(2)</b>	<b>(185,398)</b>	<b>(2,782)</b>	<b>2,591,307</b>
<b>Total Capital Assets, Net</b>	<b>\$3,501,950</b>	<b>(\$2)</b>	<b>(\$185,398)</b>	<b>(\$2,782)</b>	<b>\$3,313,768</b>

5. **LONG-TERM OBLIGATIONS**

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



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	<b>Balance 12/31/22</b>	<b>Issued</b>	<b>Retired</b>	<b>Balance 12/31/23</b>	<b>Due One Year</b>	<b>Interest</b>
512 Walker	\$ 9,392	\$0	\$ (8,706)	\$ 686	\$ 686	4.75%
229 Walker	61,259	0	(3,057)	\$ 58,202	2,929	5.50%
Pratt/Seymour	35,899	0	(11,366)	\$ 24,533	11,675	8.00%
Net Pension Liability	214,378	596,792	0	\$ 811,170	0	
Net OPEB Liability	0	16,122	0	\$ 16,122	0	
Leases Payable	38,689	14,536	(18,135)	\$ 35,090	18,935	
	<u>\$ 359,617</u>	<u>\$ 627,450</u>	<u>\$ (41,264)</u>	<u>\$ 945,803</u>	<u>\$ 34,225</u>	

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 to 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 variable rate, the monthly payments changed from \$451.42 in 2022 to \$511.93 in 2023. 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	512 Walker	229 Walker	Pratt/ Seymour
December 31:			
2024	686	2,929	11,675
2025	-	2,929	12,858
2026	-	2,929	-
2027	-	2,929	-
2028	-	2,929	-
2029-2033	-	14,645	-
2034-2038	-	14,645	-
2039-2040	-	14,267	-
	<u>\$ 686</u>	<u>\$ 58,202</u>	<u>\$ 24,533</u>

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**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, 2023 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

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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’ CAFR referenced above for additional information):

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

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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:

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	<b>State and Local</b>
<b>2022 Statutory Maximum Contribution Rates</b>	
Employer	14.0%
Employee	10.0%
 <b>2022 Actual Contribution Rates</b>	
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 2022 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 2022. The Authority’s contractually required contribution for pension was \$63,925 for year ending December 31, 2023.

***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, 2022, 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:

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	<b>Traditional Plan</b>
Proportionate Share of Net Pension Liability	\$811,170
Proportion of the Net Pension Liability	
- Prior Measurement Date	0.002464%
- Current Measurement Date	0.002746%
Change in Proportion from Prior	0.000282%
Pension Expense	\$182,136

At December 31, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Traditional Plan</b>
<b>Deferred Outflows of Resources</b>	
Net Difference between projected and actual earning on pension plan investments	\$231,209
Assumption Changes	8,569
Difference between expected and actual experience	26,944
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	32,425
Authority contributions subsequent to the measurement date	63,925
Total Deferred Outflows of Resources	\$363,072
	<b>Traditional Plan</b>
<b>Deferred Inflows of Resources</b>	
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	\$0
Total Deferred Inflows of Resources	\$0

\$63,925 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

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pension liability in the year ending December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	<b>Traditional Plan</b>
Fiscal Year Ending December 31,:	
2024	(\$54,223)
2025	(63,606)
2026	(68,056)
2027	(113,262)
Total	(\$299,147)

***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, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all prior periods included in the measurement in accordance with the requirements of GASB 67. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below:

Actuarial Information	Traditional Plan
Measurement and Valuation Date	December 31, 2022
Experience Study	5-year ended 12/31/2020
Actuarial Cost Method	Individual entry age
Actuarial Assumption:	
Investment Rate of Return	6.9%
Wage Inflation	2.75%
Future Salary Increases, including inflation 2.75%	2.75 - 10.75 %
Cost-of-Living Adjustment	Pre 01/07/13 Retirees: 3% Simple Post 01/07/13 Retirees: 3.0% Simple through 2023, then 2.05% Simple

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

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

The long-term 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 weighing the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

OPERS manages investments in three investment portfolios: the Defined Benefits portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio includes the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan, the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was 12.1 percent for 2022.

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 2022 and the long-term expected real rates of return:

<b>Asset Class</b>	<b>Target Allocation as of December 31, 2022</b>	<b>Weighted Average Long- Term Expected Real Rate of Return (Geometric)</b>
Fixed Income	22.00%	2.62%
Domestic Equities	22.00%	4.60%
Real Estate	13.00%	3.27%
Private Equity	15.00%	7.53%
International Equities	21.00%	5.51%
Risk Parity	2.00%	4.37%
Other Investments	5.00%	3.27%
<b>TOTAL</b>	<b>100.00%</b>	



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

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

	1% Decrease (5.9%)	Current Discount Rate (6.9%)	1% Increase (7.9%)
Authority's proportionate share of the net pension liability			
- Traditional Pension Plan	\$1,215,105	\$811,170	\$475,168

**Changes Between Measurement Date and Report Date**

Subsequent to December 31, 2022, the global economy was impacted by the COVID-19 pandemic and market volatility increased significantly. It is likely that 2023 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

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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. The 115 Health Care Trust (115 Trust or Health Care Trust) was established in 2014, under Section 115 of the Internal Revenue Code (IRC). The purpose of the 115 Trust is to fund health care for the Traditional Pension, Combined and Member-Directed plans. Medicare-enrolled retirees in the Traditional Pension and Combined plans may have an allowance deposited into a health reimbursement arrangement (HRA) account to be used toward the health care program of their choice selected with the assistance of an OPERS vendor. Non-Medicare retirees have converted to an arrangement similar to the Medicare-enrolled retirees, and are no longer participating in OPERS provided self-insured group plans.

With one exception, OPERS-provided health care coverage is neither guaranteed nor statutorily required. Ohio law currently requires Medicare Part A equivalent coverage or Medicare Part A premium reimbursement for eligible retirees and their eligible dependents.

OPERS offers a health reimbursement arrangement (HRA) allowance to traditional pension plan and combined plan benefit recipients meeting certain age and service credit requirements. The HRA is an account funded by OPERS that provides tax free reimbursement for qualified medical expenses such as monthly post-tax insurance premiums, deductibles, co-insurance, and co-pays incurred by eligible benefit recipients and their dependents.

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OPERS members enrolled in the Traditional Pension Plan or Combined Plan retiring with an effective date of January 1, 2022, or after must meet the following health care eligibility requirements to receive an HRA allowance:

**Medicare Retirees** Medicare-eligible with a minimum of 20 years of qualifying service credit

**Non-Medicare Retirees** Non-Medicare retirees qualify based on the following age-and-service criteria:

**Group A** 30 years of qualifying service credit at any age;

**Group B** 32 years of qualifying service credit at any age or 31 years of qualifying service credit and minimum age 52;

**Group C** 32 years of qualifying service credit and minimum age 55; or, A retiree from groups A, B or C who qualifies for an unreduced pension, but a portion of their service credit is not health care qualifying service, can still qualify for health care at age 60 if they have at least 20 years of qualifying health care service credit.

Retirees who don't meet the requirement for coverage as a non-Medicare participant can become eligible for coverage at age 65 if they have at least 20 years of qualifying service.

Members with a retirement date prior to January 1, 2022, who were eligible to participate in the OPERS health care program will continue to be eligible after January 1, 2022.

Eligible retirees may receive a monthly HRA allowance for reimbursement of health care coverage premiums and other qualified medical expenses. Monthly allowances, based on years of service and the age at which the retiree first enrolled in OPERS coverage, are provided to eligible retirees, and are deposited into their HRA account.

Retirees will have access to the OPERS Connector, which is a relationship with a vendor selected by OPERS to assist retirees participating in the health care program. The OPERS Connector may assist retirees in selecting and enrolling in the appropriate health care plan.

When members become Medicare-eligible, recipients enrolled in OPERS health care programs must enroll in Medicare Part A (hospitalization) and Medicare Part B (medical).

OPERS reimburses retirees who are not eligible for premium-free Medicare Part A (hospitalization) for their Part A premiums as well as any applicable surcharges (late-enrollment fees). Retirees within this group must enroll in Medicare Part A and select medical coverage, and may select prescription coverage, through the OPERS Connector. OPERS also will reimburse 50 percent of the Medicare Part A premium and any applicable surcharges for eligible spouses. Proof of enrollment in Medicare Part A and confirmation that the retiree is not receiving reimbursement or payment from another source must be submitted. The premium reimbursement is added to the monthly pension benefit.

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The health care 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 separation, member directed plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

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 2022, health care is not being funded.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2023, 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. For 2023, OPERS did not allocate any employer contribution to health care for members in the Traditional Pension Plan and beginning July 1, 2022, there was a two percent allocation to health care for the Combined Plan. The OPERS Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited into the RMA for participants in the member-directed plan for 2022 was 4.0 percent; however, effective July 1, 2022, a portion of the health care rate was funded with reserves.

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, 2023.

***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, 2021, rolled forward to the measurement date of December 31, 2022, 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

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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:

	<b>Health Care Plan</b>
Proportionate Share of Net OPEB Liability	\$16,122
Proportion of the Net OPEB Liability	
- Prior Measurement Date	0.002460%
- Current Measurement Date	0.002557%
Change in Proportion from Prior	0.000097%
OPEB Expense	(\$42,653)

At December 31, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<b>Health Care Plan</b>
<b>Deferred Outflows of Resources</b>	
Net Difference between projected and actual earning on pension plan investments	\$32,020
Assumption Changes	15,748
Total Deferred Outflows of Resources	\$47,768
<b>Deferred Inflows of Resources</b>	
Assumption Changes	\$1,296
Difference between expected and actual experience	4,022
Change in proportionate share and difference between Employer contribution and proportionate share of contribution	10,695
Total Deferred Inflows of Resources	\$16,013

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

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	<b>Health Care Plan</b>
Fiscal Year Ending March 31:	
2024	(\$4,008)
2025	10,311
2026	9,985
2027	15,467
Total	\$31,755

***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, 2021, rolled forward to the measurement date of December 31, 2022. 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:

<b>Actuarial Information</b>	
Actuarial Valuation Date	December 31, 2021
Rolled-Forward Measurement Date	December 31, 2022
Experience Study	5-Year Period Ended December 31, 2020
Actuarial Cost Method	Individual entry age
Actuarial Assumptions	
Single Discount Rate - Current Measurement Period	5.22%
Single Discount Rate - Prior Measurement Period	6.00%
Investment Rate of Return	6.00%
Municipal Bond Rate - Current Measurement Period	4.05%
Municipal Bond Rate - Prior Measurement Period	1.84%
Wage Inflation	2.75%
Future Salary Increases, including inflation 2.75%	2.75 - 10.75%
Health Care Cost Trend Rate	5.5% initial, 3.5% ultimate in 2036

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females), for the Public Safety and Law Enforcement Divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for

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

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

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

OPERS manages investments in three investment portfolios: The Defined Benefits portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was 15.6 percent for 2022.

The allocation of investment assets with the Health Care 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 continuing to offer a sustainable health care program for current and future retirees. The System's primary goal is to achieve and maintain a fully funded status for benefits provided through the defined pension plans. Health care is a discretionary benefit. The 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 rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of geometric rates of return were provided by the Board's investment consultant. For each major asset class that is included in the Health Care's portfolio's target asset allocation as of December 31, 2022, these best estimates are summarized in the following table:

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<b>Asset Class</b>	<b>Target Allocation as of December 31, 2022</b>	<b>Weighted Average Long-Term Expected Real Rate of Return</b>
Fixed Income	34.00%	2.56%
Domestic Equities	26.00%	4.60%
REITs	7.00%	4.70%
International Equities	25.00%	5.51%
Risk Parity	2.00%	4.37%
Other Investments	6.00%	1.84%
TOTAL	<u>100.00%</u>	

**Discount Rate** A single discount rate of 5.22 percent was used to measure the OPEB liability/asset on the measurement date of December 31, 2022. A single discount rate of 6.00 percent was used to measure the OPEB liability/asset on the measurement date of December 31, 2021. 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 4.05 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 2054. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2054, 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/asset to Changes in the Discount Rate** The following table presents the Authority's proportionate share of the net OPEB liability/asset calculated using the single discount rate of 5.22 percent, as well as what the Authority's proportionate share of the net OPEB liability/asset would be if it were calculated using a discount rate that is one-percentage-point lower (4.22 percent) or one-percentage-point higher (6.22 percent) than the current rate:



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	<b>1% Decrease (4.22%)</b>	<b>Single Discount Rate (5.22%)</b>	<b>1% Increase (6.22%)</b>
Authority's proportionate share of the net OPEB liability/asset	\$54,873	\$16,122	(\$15,853)

***Sensitivity of the Authority's Proportionate Share of the Net OPEB liability/asset 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/asset. The following table presents the Authority's proportionate share of the net OPEB liability/asset calculated using the assumed trend rates, and the expected net OPEB liability/asset 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 2023 is 5.5 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries' project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

	<b>1% Decrease</b>	<b>Current Health Care Cost Trend Rate Assumption</b>	<b>1% Increase</b>
Authority's proportionate share of the net OPEB liability	\$15,112	\$16,122	\$17,260

**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-rated 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 per year. 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 up to a maximum payment of 120 days, 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

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before they are eligible for retirement. At December 31, 2023, the Authority had \$21,085 sick and vacation leave accrued. The following is a summary of changes in compensated absences for the year ended December 31, 2023:

	<b>Balance 12/31/22</b>	<b>Net Change</b>	<b>Balance 12/31/23</b>	<b>Due One Year</b>
Compensated Absence Payable	\$21,361	(\$276)	\$21,085	\$6,220

**10. RESTRICTED ASSETS**

The Authority’s restricted assets are as follows:

Tenant Security Deposits	\$51,888
Housing Assistance Payments funds	38,608
Family Self-Sufficiency Program	22,412
Forfeited FSS Escrow Funds	33,641
	\$146,549

**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, 2023.

**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, 2023, the Authority was not aware of any such matters.

**12. 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

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through an escrowed savings plan provided by the Authority. Upon completion of the objectives, the family receives their escrow balance.

At December 31, 2023, the Authority held in escrow \$39,672 for the Family Self Sufficiency Program. The Authority recognizes the escrow as cash and FSS liability on the balance sheet.

**13. FINANCIAL DATA SCHEDULE SUBMITTED TO HUD**

For the fiscal year ended December 31, 2023, 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.

**14. 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.

**15. LEASES**

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

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

GASB 87 requires lessees to recognize a lease asset associated with their lease agreements. Therefore, one of the newly required quantitative disclosures is to disclose the total amount of lease assets and the related accumulated amortization, summarized by the major classifications of the underlying assets:

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2023

PURPOSE	LEASE COMMENCEMENT DATE	TERM (YEARS)	LEASE END DATE	PAYMENT METHOD
Postage Meter	January 2, 2020	5	December 31, 2024	Monthly
Work Stations	June 28, 2020	5	July 28, 2025	Monthly
Laptop	March 3, 2021	4.5	August 3, 2025	Monthly
Computers	January 12, 2021	4.75	October 12, 2025	Monthly
Copier	January 1, 2019	5	January 24, 2024	Monthly
Copier	July 7, 2023	5	June 30, 2028	Monthly

The table below report projects the undiscounted cash flows to be made in the future:

FISCAL YEAR	PRINCIPAL	INTEREST	TOTAL
2024	\$18,935	\$3,036	\$21,971
2025	9,295	1,794	11,089
2026	2,837	415	3,252
2027	2,712	540	3,252
2028	1,311	315	1,626
Total	\$35,090	\$6,100	\$41,190

LOGAN METROPOLITAN HOUSING AUTHORITY  
LOGAN COUNTY  
REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET)  
FISCAL YEARS AVAILABLE

Traditional and Combined Plan	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Authority's Proportion of the Net Pension Liability										
- Traditional Plan	0.002746%	0.002464%	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	0.000000%	0.005708%	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 (Assets)										
- Traditional Plan	\$811,170	\$214,378	\$262,395	\$312,693	\$426,979	\$296,504	\$453,031	\$368,596	\$264,500	\$258,526
- Combined Plan	\$0	(\$22,491)	(\$38,876)	(\$29,111)	(\$1,849)	(\$32,915)	(\$15,616)	(\$14,993)	(\$12,668)	(\$3,453)
Authority's Covered-Employee Payroll	\$425,647	\$383,583	\$308,972	\$279,681	\$281,243	\$348,800	\$367,070	\$384,083	\$389,917	\$338,069
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Employee Payroll	190.57%	50.02%	72.34%	101.39%	151.16%	75.57%	119.16%	92.06%	64.59%	75.45%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability/(Assets)										
- Traditional Plan	75.74%	92.62%	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%	86.36%
- Combined Plan	137.14%	169.88%	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 Last Ten Fiscal Years

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Authority's Proportion of the Net OPEB Liability (Asset)	0.002557%	0.002460%	0.002043%	0.001865%	0.001939%	0.002460%	0.002460%
Authority's Proportionate Share of the Net OPEB Liability (Asset)	\$16,122	(\$77,051)	(\$36,398)	\$257,605	\$252,800	\$267,138	\$248,468
Authority's Covered Payroll	\$425,647	\$383,583	\$308,972	\$279,681	\$281,243	\$348,800	\$367,070
Authority's Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of its Covered Payroll	(3.79%)	20.09%	11.78%	92.11%	89.89%	76.59%	67.69%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability (Asset)	94.79%	128.23%	115.57%	47.80%	46.33%	54.14%	68.52%

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

(2) Information prior to 2017 is not available. 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 Metropolitan Housing Authority  
Required Supplementary Information  
Schedule of the Authority's Contributions - Pension  
Ohio Public Employees Retirement System  
For the Last Fiscal Years Available

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually Required Contribution									
- Traditional Plan	\$63,925	\$55,548	\$43,386	\$34,134	\$29,316	\$28,196	\$31,853	\$30,948	\$32,358
- Combined Plan	<u>0</u>	<u>4,043</u>	<u>10,316</u>	<u>9,122</u>	<u>9,840</u>	<u>11,178</u>	<u>13,491</u>	<u>13,103</u>	<u>14,432</u>
Total Required Contributions	\$63,925	\$59,591	\$53,702	\$43,256	\$39,156	\$39,374	\$45,344	\$44,051	\$46,790
Contributions in Relation to the Contractually Required Contribution	<u>(\$63,925)</u>	<u>(\$59,591)</u>	<u>(\$53,702)</u>	<u>(\$43,256)</u>	<u>(\$39,156)</u>	<u>(\$39,374)</u>	<u>(\$45,344)</u>	<u>(\$44,051)</u>	<u>(\$46,790)</u>
Contributions Deficiency/(Excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Authority's Covered-Employee Payroll									
- Traditional Plan	\$456,604	\$396,769	\$309,899	\$243,811	\$209,395	\$201,400	\$245,023	\$257,878	\$269,650
- Combined Plan	<u>0</u>	<u>28,878</u>	<u>73,684</u>	<u>65,161</u>	<u>70,286</u>	<u>79,843</u>	<u>\$103,777</u>	<u>\$109,192</u>	<u>\$120,267</u>
Total Covered Payroll	<u>\$456,604</u>	<u>\$425,647</u>	<u>\$383,583</u>	<u>\$308,972</u>	<u>\$279,681</u>	<u>\$281,243</u>	<u>\$348,800</u>	<u>\$367,070</u>	<u>\$389,917</u>
Contributions as a Percentage of Covered-Employee Payroll									
- Traditional Plan	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%
- Combined Plan	0.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%

Logan Metropolitan Housing Authority  
 Required Supplementary Information  
 Schedule of the Authority's Contribution - OPEB  
 Ohio Public Employees Retirement System For  
 the Last Fiscal Years Available

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually Required Contribution									
OPEB	\$0	\$0	\$0	\$0	\$0	\$0	\$3,488	\$7,338	\$7,682
Contributions in Relation to the									
Contractually Required Contribution	\$0	\$0	\$0	\$0	\$0	\$0	(\$3,488)	(\$7,338)	(\$7,682)
Contribution Deficiency/(Excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Authority's Covered Payroll	\$456,604	\$425,647	\$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%	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.



**LOGAN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION**  
**FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023**

***Ohio Public Employees' Retirement System***

***Net Pension Liability***

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2015-2023.

*Changes in assumptions:*

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

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

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

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

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

For 2021, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the cost-of-living adjustments for post-1/7/2013 retirees were reduced from 3.00% simple through 2022, then 2.05% simple to 0.50% simple through 2021 then 2.15% simple.

For 2022, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) wage inflation changed from 3.25% to 2.75% (b) future salary increases changed from 3.25% - 10.75% to 2.75% - 10.75% (c) the cost-of-living adjustments for post-1/7/2013 retirees was increase from 3.00% simple through 2022, then 2.05% simple (d) Amounts reported beginning in 2022 use pre-retirement mortality rates based on 130 percent of the Pub- 2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170 percent of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115 percent of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled

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

***Net OPEB liability/asset***

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2018-2020 and 2022-2023.

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

*Changes in assumptions:*

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

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

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

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

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

For 2023, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 6.00% to 5.22% (b) the municipal bond rate changed from 1.84% to 4.00% (c) the healthcare cost trend rate changed from 5.5% initial, 3.5% ultimate in 2034 to 5.5% initial, 3.5% ultimate in 2036.

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
 For the Year Ended December 31, 2023

FEDERAL GRANTOR PASS-TROUGH GRANTOR PROGRAM/CLUSTER TITLE	FEDERAL AL <u>NUMBER</u>	TOTAL FEDERAL <u>EXPENDITURES</u>
<u>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</u>		
<u>DIRECT PROGRAMS</u>		
Public Housing Operating Fund	14.850	\$ 535,688
Public Housing Capital Fund	14.872	277,505
Family Self-Sufficiency Program	14.896	47,403
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	<u>2,031,170</u>
Total Housing Voucher Cluster		<u>2,031,170</u>
Total Expenditures of Federal Awards		<u>\$ 2,891,766</u>

LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED DECEMBER 31, 2023

**NOTE A – BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of the Logan County Metropolitan Housing Authority (the Authority) under programs of the federal government for the year ended December 31, 2023. The information on this Schedule is prepared in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

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

Expenditures reported on the Schedule are presented in conformity with Generally Accepted Accounting Principles (GAAP). Such expenditures are recognized following the cost principles contained in Uniform Guidance wherein certain types of expenditures may or may not be allowable or may be limited as to reimbursement.

**NOTE C – INDIRECT COST RATE**

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

**NOTE D – SUBRECIPIENTS**

The Authority provided no federal awards to subrecipients during the year ended December 31, 2023.

**NOTE E – 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, 2023.

The Authority had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the year ended December 31, 2023.

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$465,832	\$0	\$0	\$11,998	\$355,834	\$833,664	\$0	\$833,664
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
113 Cash - Other Restricted	\$0	\$33,641	\$0	\$0	\$38,608	\$72,249	\$0	\$72,249
114 Cash - Tenant Security Deposits	\$44,032	\$0	\$0	\$7,856	\$0	\$51,888	\$0	\$51,888
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$0	\$0	\$22,412	\$22,412	\$0	\$22,412
100 Total Cash	\$509,864	\$33,641	\$0	\$19,854	\$416,854	\$980,213	\$0	\$980,213
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$75,304	\$0	\$0	\$0	\$0	\$75,304	\$0	\$75,304
124 Accounts Receivable - Other Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
125 Accounts Receivable - Miscellaneous	\$3,977	\$0	\$0	\$0	\$0	\$3,977	\$0	\$3,977
126 Accounts Receivable - Tenants	\$3,456	\$0	\$0	\$660	\$0	\$4,116	\$0	\$4,116
126.1 Allowance for Doubtful Accounts - Tenants	(\$581)	\$0	\$0	(\$297)	\$0	(\$878)	\$0	(\$878)
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
128 Fraud Recovery	\$0	\$0	\$0	\$0	\$2,669	\$2,669	\$0	\$2,669
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	(\$2,669)	(\$2,669)	\$0	(\$2,669)
129 Accrued Interest Receivable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$82,156	\$0	\$0	\$363	\$0	\$82,519	\$0	\$82,519
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
132 Investments - Restricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$48,872	\$0	\$0	\$3,567	\$811	\$53,250	\$0	\$53,250
143 Inventories	\$31,296	\$0	\$0	\$0	\$0	\$31,296	\$0	\$31,296
143.1 Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
144 Inter Program Due From	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
145 Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150 Total Current Assets	\$672,188	\$33,641	\$0	\$23,784	\$417,665	\$1,147,278	\$0	\$1,147,278
161 Land	\$683,201	\$0	\$0	\$39,260	\$0	\$722,461	\$0	\$722,461

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
162 Buildings	\$8,596,767	\$0	\$0	\$1,222,714	\$0	\$9,819,481	\$0	\$9,819,481
163 Furniture, Equipment & Machinery - Dwellings	\$141,959	\$0	\$0	\$0	\$0	\$141,959	\$0	\$141,959
164 Furniture, Equipment & Machinery - Administration	\$472,994	\$0	\$0	\$0	\$144,490	\$617,484	\$0	\$617,484
165 Leasehold Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
166 Accumulated Depreciation	(\$7,484,971)	\$0	\$0	(\$370,520)	(\$132,126)	(\$7,987,617)	\$0	(\$7,987,617)
167 Construction in Progress	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
168 Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,409,950	\$0	\$0	\$891,454	\$12,364	\$3,313,768	\$0	\$3,313,768
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
173 Grants Receivable - Non Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
174 Other Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
176 Investments in Joint Ventures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
180 Total Non-Current Assets	\$2,409,950	\$0	\$0	\$891,454	\$12,364	\$3,313,768	\$0	\$3,313,768
200 Deferred Outflow of Resources	\$266,606	\$0	\$0	\$0	\$144,234	\$410,840	\$0	\$410,840
290 Total Assets and Deferred Outflow of Resources	\$3,348,744	\$33,641	\$0	\$915,238	\$574,263	\$4,871,886	\$0	\$4,871,886
311 Bank Overdraft	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
312 Accounts Payable <= 90 Days	\$5,712	\$0	\$0	\$378	\$1,880	\$7,970	\$0	\$7,970
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$18,150	\$0	\$0	\$0	\$4,118	\$22,268	\$0	\$22,268
322 Accrued Compensated Absences - Current Portion	\$3,397	\$0	\$0	\$0	\$2,823	\$6,220	\$0	\$6,220
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
325 Accrued Interest Payable	\$0	\$0	\$0	\$438	\$0	\$438	\$0	\$438
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$1,114	\$1,114	\$0	\$1,114
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
333 Accounts Payable - Other Government	\$7,805	\$0	\$0	\$8,248	\$0	\$16,053	\$0	\$16,053
341 Tenant Security Deposits	\$44,032	\$0	\$0	\$7,856	\$0	\$51,888	\$0	\$51,888

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
342 Unearned Revenue	\$3,432	\$0	\$0	\$426	\$0	\$3,858	\$0	\$3,858
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$13,785	\$0	\$0	\$15,290	\$5,150	\$34,225	\$0	\$34,225
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345 Other Current Liabilities	\$0	\$0	\$0	\$0	\$22,412	\$22,412	\$0	\$22,412
346 Accrued Liabilities - Other	\$0	\$0	\$0	\$0	\$2,823	\$2,823	\$0	\$2,823
347 Inter Program - Due To	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
348 Loan Liability - Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
310 Total Current Liabilities	\$96,313	\$0	\$0	\$32,636	\$40,320	\$169,269	\$0	\$169,269
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$11,935	\$0	\$0	\$68,131	\$4,220	\$84,286	\$0	\$84,286
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
353 Non-current Liabilities - Other	\$0	\$0	\$0	\$0	\$17,260	\$17,260	\$0	\$17,260
354 Accrued Compensated Absences - Non Current	\$8,987	\$0	\$0	\$0	\$5,878	\$14,865	\$0	\$14,865
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
356 FASB 5 Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$536,854	\$0	\$0	\$0	\$290,438	\$827,292	\$0	\$827,292
350 Total Non-Current Liabilities	\$557,776	\$0	\$0	\$68,131	\$317,796	\$943,703	\$0	\$943,703
300 Total Liabilities	\$654,089	\$0	\$0	\$100,767	\$358,116	\$1,112,972	\$0	\$1,112,972
400 Deferred Inflow of Resources	\$10,391	\$0	\$0	\$0	\$5,622	\$16,013	\$0	\$16,013
508.4 Net Investment in Capital Assets	\$2,384,230	\$0	\$0	\$808,033	\$2,994	\$3,195,257	\$0	\$3,195,257
511.4 Restricted Net Position	\$0	\$33,641	\$0	\$0	\$21,348	\$54,989	\$0	\$54,989
512.4 Unrestricted Net Position	\$300,034	\$0	\$0	\$6,438	\$186,183	\$492,655	\$0	\$492,655
513 Total Equity - Net Assets / Position	\$2,684,264	\$33,641	\$0	\$814,471	\$210,525	\$3,742,901	\$0	\$3,742,901
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$3,348,744	\$33,641	\$0	\$915,238	\$574,263	\$4,871,886	\$0	\$4,871,886

Logan County Metropolitan Housing Authority (OH072)  
 BELLEFONTAINE, OH

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$109,655	\$0	\$0	\$84,765	\$0	\$194,420	\$0	\$194,420
70400 Tenant Revenue - Other	\$31,176	\$0	\$0	\$0	\$0	\$31,176	\$0	\$31,176
70500 Total Tenant Revenue	\$140,831	\$0	\$0	\$84,765	\$0	\$225,596	\$0	\$225,596
70600 HUD PHA Operating Grants	\$770,905	\$0	\$47,403	\$0	\$2,031,170	\$2,849,478	\$0	\$2,849,478
70610 Capital Grants	\$42,288	\$0	\$0	\$0	\$0	\$42,288	\$0	\$42,288
70710 Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70720 Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70730 Book Keeping Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70740 Front Line Service Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70750 Other Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70700 Total Fee Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70800 Other Government Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71100 Investment Income - Unrestricted	\$1,457	\$0	\$0	\$176	\$1,207	\$2,840	\$0	\$2,840
71200 Mortgage Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$2,840	\$2,840	\$0	\$2,840
71500 Other Revenue	\$197	\$10,383	\$0	\$579	\$0	\$11,159	\$0	\$11,159
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
72000 Investment Income - Restricted	\$0	\$26	\$0	\$0	\$0	\$26	\$0	\$26
70000 Total Revenue	\$955,678	\$10,409	\$47,403	\$85,520	\$2,035,217	\$3,134,227	\$0	\$3,134,227
91100 Administrative Salaries	\$99,112	\$0	\$0	\$16,727	\$90,157	\$205,996	\$0	\$205,996
91200 Auditing Fees	\$5,503	\$0	\$0	\$0	\$2,248	\$7,751	\$0	\$7,751
91300 Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91310 Book-keeping Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Logan County Metropolitan Housing Authority (OH072)  
 BELLEFONTAINE, OH

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
91400 Advertising and Marketing	\$1,407	\$0	\$0	\$0	\$38	\$1,445	\$0	\$1,445
91500 Employee Benefit contributions - Administrative	\$62,300	\$0	\$0	\$6,091	\$129,448	\$197,839	\$0	\$197,839
91600 Office Expenses	\$9,085	\$0	\$0	\$0	\$4,458	\$13,543	\$0	\$13,543
91700 Legal Expense	\$1,812	\$0	\$0	\$1,850	\$0	\$3,662	\$0	\$3,662
91800 Travel	\$4,800	\$0	\$0	\$0	\$2,990	\$7,790	\$0	\$7,790
91810 Allocated Overhead	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91900 Other	\$113,743	\$0	\$0	\$13,614	\$23,390	\$150,747	\$0	\$150,747
91000 Total Operating - Administrative	\$297,762	\$0	\$0	\$38,282	\$252,729	\$588,773	\$0	\$588,773
92000 Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
92100 Tenant Services - Salaries	\$0	\$0	\$47,403	\$0	\$0	\$47,403	\$0	\$47,403
92200 Relocation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
92400 Tenant Services - Other	\$0	\$2,500	\$0	\$0	\$0	\$2,500	\$0	\$2,500
92500 Total Tenant Services	\$0	\$2,500	\$47,403	\$0	\$0	\$49,903	\$0	\$49,903
93100 Water	\$4,511	\$0	\$0	\$533	\$0	\$5,044	\$0	\$5,044
93200 Electricity	\$11,060	\$0	\$0	\$843	\$0	\$11,903	\$0	\$11,903
93300 Gas	\$8,650	\$0	\$0	\$223	\$0	\$8,873	\$0	\$8,873
93400 Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93500 Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93600 Sewer	\$7,387	\$0	\$0	\$727	\$0	\$8,114	\$0	\$8,114
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93000 Total Utilities	\$31,608	\$0	\$0	\$2,326	\$0	\$33,934	\$0	\$33,934
94100 Ordinary Maintenance and Operations - Labor	\$161,023	\$0	\$0	\$31,176	\$0	\$192,199	\$0	\$192,199
94200 Ordinary Maintenance and Operations - Materials and Other	\$42,856	\$0	\$0	\$35	\$0	\$42,891	\$0	\$42,891

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
94300 Ordinary Maintenance and Operations Contracts	\$62,861	\$0	\$0	\$4,765	\$0	\$67,626	\$0	\$67,626
94500 Employee Benefit Contributions - Ordinary Maintenance	\$95,472	\$0	\$0	\$0	\$0	\$95,472	\$0	\$95,472
94000 Total Maintenance	\$362,212	\$0	\$0	\$35,976	\$0	\$398,188	\$0	\$398,188
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95300 Protective Services - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$34,276	\$0	\$0	\$2,843	\$0	\$37,119	\$0	\$37,119
96120 Liability Insurance	\$1,412	\$0	\$0	\$521	\$269	\$2,202	\$0	\$2,202
96130 Workmen's Compensation	\$2,619	\$0	\$0	\$0	\$867	\$3,486	\$0	\$3,486
96140 All Other Insurance	\$3,545	\$0	\$0	\$0	\$0	\$3,545	\$0	\$3,545
96100 Total insurance Premiums	\$41,852	\$0	\$0	\$3,364	\$1,136	\$46,352	\$0	\$46,352
96200 Other General Expenses	\$15,656	\$0	\$0	\$0	\$5,259	\$20,915	\$0	\$20,915
96210 Compensated Absences	\$2,427	\$0	\$0	\$0	\$2,339	\$4,766	\$0	\$4,766
96300 Payments in Lieu of Taxes	\$7,805	\$0	\$0	\$8,248	\$0	\$16,053	\$0	\$16,053
96400 Bad debt - Tenant Rents	\$17,457	\$0	\$0	\$351	\$0	\$17,808	\$0	\$17,808
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96800 Severance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96000 Total Other General Expenses	\$43,345	\$0	\$0	\$8,599	\$7,598	\$59,542	\$0	\$59,542
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0	\$0	\$5,512	\$0	\$5,512	\$0	\$5,512
96720 Interest on Notes Payable (Short and Long Term)	\$1,769	\$0	\$0	\$0	\$723	\$2,492	\$0	\$2,492
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
96700 Total Interest Expense and Amortization Cost	\$1,769	\$0	\$0	\$5,512	\$723	\$8,004	\$0	\$8,004
96900 Total Operating Expenses	\$778,548	\$2,500	\$47,403	\$94,059	\$262,186	\$1,184,696	\$0	\$1,184,696
97000 Excess of Operating Revenue over Operating Expenses	\$177,130	\$7,909	\$0	(\$8,539)	\$1,773,031	\$1,949,531	\$0	\$1,949,531
97100 Extraordinary Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97300 Housing Assistance Payments	\$0	\$0	\$0	\$0	\$1,782,665	\$1,782,665	\$0	\$1,782,665
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97400 Depreciation Expense	\$239,185	\$0	\$0	\$44,462	\$3,373	\$287,020	\$0	\$287,020
97500 Fraud Losses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97700 Debt Principal Payment - Governmental Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97800 Dwelling Units Rent Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
90000 Total Expenses	\$1,017,733	\$2,500	\$47,403	\$138,521	\$2,048,224	\$3,254,381	\$0	\$3,254,381
10010 Operating Transfer In	\$188,930	\$0	\$0	\$0	\$0	\$188,930	(\$188,930)	\$0
10020 Operating transfer Out	(\$188,930)	\$0	\$0	\$0	\$0	(\$188,930)	\$188,930	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10060 Proceeds from Property Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10091 Inter Project Excess Cash Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10092 Inter Project Excess Cash Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10093 Transfers between Program and Project - In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Logan County Metropolitan Housing Authority (OH072)

BELLEFONTAINE, OH

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
10094 Transfers between Project and Program - Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(\$62,055)	\$7,909	\$0	(\$53,001)	(\$13,007)	(\$120,154)	\$0	(\$120,154)
11020 Required Annual Debt Principal Payments	\$13,785	\$0	\$0	\$15,290	\$5,150	\$34,225	\$0	\$34,225
11030 Beginning Equity	\$2,746,319	\$25,732	\$0	\$867,472	\$223,532	\$3,863,055	\$0	\$3,863,055
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11060 Changes in Contingent Liability Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11070 Changes in Unrecognized Pension Transition Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11080 Changes in Special Term/Severance Benefits Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11090 Changes in Allowance for Doubtful Accounts - Dwelling Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11100 Changes in Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11170 Administrative Fee Equity	\$0	\$0	\$0	\$0	\$189,177	\$189,177	\$0	\$189,177
11180 Housing Assistance Payments Equity	\$0	\$0	\$0	\$0	\$21,348	\$21,348	\$0	\$21,348
11190 Unit Months Available	1,187	0	0	180	3,612	4,979	0	4,979
11210 Number of Unit Months Leased	1,136	0	0	170	2,889	4,195	0	4,195
11270 Excess Cash	\$436,093	\$0	\$0	\$0	\$0	\$436,093	\$0	\$436,093
11610 Land Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11620 Building Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$42,288	\$0	\$0	\$0	\$0	\$42,288	\$0	\$42,288
11660 Infrastructure Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# OHIO AUDITOR OF STATE KEITH FABER



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

Logan County Metropolitan Housing Authority  
Logan County  
116 N Everett Street  
Bellefontaine, Ohio 43311

To the Board of Commissioners:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the Logan County Metropolitan Housing Authority, Logan County, (the Authority) as of and for the year ended December 31, 2023, 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 14, 2024.

### ***Report on Internal Control Over Financial Reporting***

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

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

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

***Report on Compliance and Other Matters***

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

***Purpose of This Report***

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



Keith Faber  
Auditor of State  
Columbus, Ohio

August 14, 2024

# OHIO AUDITOR OF STATE KEITH FABER



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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  
116 N Everett Street  
Bellefontaine, Ohio 43311

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, Logan County, (the Authority) compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on Logan County Metropolitan Housing Authority's major federal program for the year ended December 31, 2023. Logan County Metropolitan Housing Authority's major federal program is identified in the *Summary of Auditor's Results* section of the accompanying schedule of findings.

In our opinion, 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, 2023.

#### ***Basis for Opinion on the Major Federal Program***

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

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

### ***Responsibilities of Management for Compliance***

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

### ***Auditor's Responsibilities for the Audit of Compliance***

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

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

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

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

### **Report on Internal Control Over Compliance**

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



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

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

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



Keith Faber  
Auditor of State  
Columbus, Ohio

August 14, 2024

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**LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY  
LOGAN COUNTY**

**SCHEDULE OF FINDINGS  
2 CFR § 200.515  
DECEMBER 31, 2023**

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

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

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

None.

**3. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS**

None.

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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 9/10/2024**

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

This report is a matter of public record and is available online at  
[www.ohioauditor.gov](http://www.ohioauditor.gov)