



bhm cpa group, inc.
CERTIFIED PUBLIC ACCOUNTANTS

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
DARKE COUNTY
SINGLE AUDIT
FOR THE YEAR ENDED SEPTEMBER 30, 2024



65 East State Street
Columbus, Ohio 43215
ContactUs@ohioauditor.gov
800-282-0370

Governing Board
Darke County Metropolitan Housing Authority
1469 Sweitzer Street
Greenville, Ohio 45331

We have reviewed the *Independent Auditor's Report* of the Darke County Metropolitan Housing Authority, prepared by BHM CPA Group, Inc., for the audit period October 1, 2023 through September 30, 2024. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

Keith Faber
Auditor of State
Columbus, Ohio

June 16, 2025

This page intentionally left blank.

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
DARKE COUNTY
Table of Contents
For the Year Ended September 30, 2024

<u>TITLE</u>	<u>PAGE</u>
Independent Auditor's Report	1
Management's Discussion and Analysis.....	5
Basic Financial Statements:	
Statement of Net Position – Proprietary Fund	11
Statement of Revenues, Expenses, and Change in Net Position – Proprietary Fund.....	12
Statement of Cash Flows – Proprietary Fund	13
Notes to the Basic Financial Statements	14
Supplementary Information:	
Financial Data Schedules:	
Entity Wide Balance Sheet Summary	26
Entity Wide Revenue and Expense Summary	27
Schedule of Expenditures of Federal Awards.....	28
Notes to the Schedule of Expenditures of Federal Awards	29
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Required by <i>Government Auditing Standards</i>	30
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	32
Schedule of Findings.....	35

This page intentionally left blank.



INDEPENDENT AUDITOR'S REPORT

Darke County Metropolitan Housing Authority
Darke County
1469 Sweitzer Street
Greenville, Ohio 45331

To the Board of Commissioners

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Darke County Metropolitan Housing Authority, Darke County, Ohio (Authority), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Darke County Metropolitan Housing Authority, Darke County, Ohio as of September 30, 2024, and the changes in financial position and its cash flows for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis* 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 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 March 20, 2025, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

BHM CPA Group

BHM CPA Group, Inc.
Circleville, Ohio
March 20, 2025

THIS PAGE IS INTENTIONALLY LEFT BLANK

**DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

This Management's Discussion and Analysis (MD&A) of the Darke County Metropolitan Housing Authority (Authority) provides an introduction and overview to the financial statements of the Authority for the fiscal year ended September 30, 2024. The Authority presents this discussion and analysis of its financial performance during the fiscal year ended September 30, 2024, to assist the reader in focusing on significant financial issues.

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 (beginning on page 11).

FINANCIAL HIGHLIGHTS

During the fiscal year ended September 30, 2024:

- The Authority's net position decreased from \$468,911 to \$460,530, a decrease of \$8,381 or 1.79%. Total assets decreased by \$159,030 or 9.48%, primarily due to a decrease in cash.
- The Authority's liabilities decreased by \$150,649 due to a decrease in accounts payables, and the net forgiveness of notes payable acquired for the purchase and remodel of rental units associated with the Business Activity Program. Total liabilities decreased by 12.46% for the current fiscal year, from \$1,209,096 to \$1,058,447.
- Total operating revenue increased from \$1,157,685 to \$1,429,939, an increase of \$272,254 or 23.52%. This was primarily an increase in government operating grants.
- Total expenses increased by \$163,438, from \$1,275,824 to \$1,439,262 for the current fiscal year.

USING THIS ANNUAL REPORT

The following is a list of the basic financial statements included in this report:

Management's Discussion and Analysis
Basic Financial Statements:
Statement of Net Position
Statement of Revenues, Expenses and Changes in Net Position
Statement of Cash Flows
Notes to the Basic Financial Statements

The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private sector business.

The *statement of net position* presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED

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 is reported in three broad categories.

Net Investment in Capital Assets: This component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that have been used for 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: This component of net position consists of net position that does not meet the definition of Net Investment in Capital Assets or Restricted Net Position.

The *statement of revenues, expenses, and changes in net position* is similar to an income statement. This statement includes operating revenues, such as tenant revenue; operating expenses, such as administrative, utilities, maintenance, and depreciation; and non-operating revenue, such as investment income.

The focus of the statement of revenues, expenses, and changes in net position is the Increase (Decrease) in Net Position, which is similar to Net Income or Loss.

The *statement of cash flows* provides information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operating activities, capital and related financing activities, and investing activities.

The notes to the basic financial statements provide additional information essential to a full understanding of the data provided in the basic financial statements.

The Authority's Programs

The Authority has two programs. They include the Housing Choice Voucher Program (HCV) and a Business Activities Program.

- The Housing Choice Voucher Program provides rental assistance to help low-income families afford decent, safe, and sanitary rental housing. The Authority provides rental assistance in the form of a Housing Assistance Payment (HAP) to a landlord on behalf of the tenant. There are currently 303 vouchers funded. Funds are provided by HUD to provide rental assistance payments. The Authority is provided an administrative fee for the purpose of covering the administrative costs of the program. The fee is based on a HUD-established rate earned per voucher leased.
- The Business Activity Program consists of twelve rental properties received from the Darke County Board of Developmental Disabilities and other donations. These rental properties enable persons with developmental disabilities to be integrated into the community.

**DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

FINANCIAL ANALYSIS OF THE AUTHORITY

Statement of Net Position

The following table reflects the condensed Statement of Net Position as of September 30 compared to prior fiscal year.

Summary Statement of Net Position

	2024	2023
Current Assets	\$ 341,009	\$ 452,585
Noncurrent Assets	1,177,968	1,225,422
Total Assets	<u><u>\$ 1,518,977</u></u>	<u><u>\$ 1,678,007</u></u>
Current Liabilities	\$ 188,754	\$ 283,479
Noncurrent Liabilities	869,693	925,617
Total Liabilities	<u><u>\$ 1,058,447</u></u>	<u><u>\$ 1,209,096</u></u>
Net Investment in Capital Assets	\$ 252,351	\$ 232,900
Restricted	-	10,049
Unrestricted	208,179	225,962
Total Net Position	<u><u>\$ 460,530</u></u>	<u><u>\$ 468,911</u></u>
Total Liabilities and Net Position	<u><u>\$ 1,518,977</u></u>	<u><u>\$ 1,678,007</u></u>

Major Factors Affecting the Statement of Net Position

The Authority's current asset balances decreased by \$111,576. This is primarily due to a decrease of \$122,773 in the unrestricted cash balance from \$415,727 in the prior year to \$292,954 in the current year. This decrease resulted primarily from the decrease in current operating accounts payable of \$64,890 and a decrease in government operating grants received. Restricted cash decreased by \$10,049 primarily due to a decrease in net government operating grants received over spending of deferred HUD revenues.

The Authority's noncurrent asset balance decreased by \$47,454, which is the net of current year depreciation and the addition of \$13,905 in building improvements for the Business Activities Program. Most building improvements are acquired through the use of loans from the Darke County Board of Developmental Disabilities. The loans will not be repaid as long as the Authority continues to comply with the Master Agreement in place. Please note the capital asset summary presented in a later section.

Current liabilities decreased by \$94,725, due primarily to a decrease in accounts payable and a decrease in unearned revenue.

Non-current liabilities decreased by \$55,924 due to the forgiveness of debt obligations recorded in the current year associated with the Business Activities Program.

The net position of the Authority decreased by \$8,381 compared to the previous fiscal year.

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED

The Authority's unrestricted component of net position changed from \$225,962 to \$208,179, a decrease of \$17,783 or 7.87% for the current year. The unrestricted component of net position is the amount available for future appropriations. This balance is subject to program-specific guidelines.

Individual program balances that comprise the unrestricted component of net position are as follows:

Housing Choice Voucher Program	\$ 25,022
Business Activities	<u>183,157</u>
Total Unrestricted Net Assets	<u><u>\$ 208,179</u></u>

The Authority's restricted component of net position decreased from \$10,049 to \$-0-. This was due to HAP expenditures of \$1,073,879 exceeding HAP revenues of \$1,062,716 in the current year. The restricted component of the net position is restricted for the purpose of HAP expenses. Net Investment in Capital Assets increased by \$19,451 as net capital assets decreased by \$47,454 while net debt used to fund the purchase of those assets also decreased by \$66,905.

Statement of Revenues & Expenses and Changes in Net Position

The following table reflects the condensed Statement of Revenues, Expenses and Changes in Net Position for the fiscal year ended September 30 compared to the prior fiscal year.

Summary Statement of Revenues, Expenses and Changes in Net Position

	2024	2023
Tenant Revenue	\$ 110,705	\$ 108,304
Government Operating Grants	1,244,227	954,932
Other Revenue	75,007	94,449
Interest Income	942	969
Total Revenue	1,430,881	1,158,654
Administration	186,366	247,789
Utilities	42,023	35,348
General Expense	1,408	2,011
Insurance	6,205	747
Ordinary Maintenance	68,022	71,399
Housing Assistance Payments	1,073,879	858,366
Depreciation	61,359	60,164
Total Expenses	1,439,262	1,275,824
Increase (Decrease) in Net Position	(8,381)	(117,170)
Net Position, Beginning of Year	468,911	586,081
Net Position, End of Year	<u><u>\$ 460,530</u></u>	<u><u>\$ 468,911</u></u>

**DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

Major Factors Affecting the Statement of Net Position

Revenues of the Authority are principally generated from Federal funding. Total revenues increased by \$272,227 compared to the previous fiscal year. Tenant revenue increased by \$2,401. Government operating grants increased by \$289,295 due to an increase in funding received for HAP expenditures. Other revenue decreased by \$19,442 due to lower reimbursed property renovation costs associated with the Business Activities Program.

Total expenses increased by \$163,438. Administration expenses decreased by \$61,423 primarily due to a decrease in managing fees associated with the Housing Choice Voucher Program and the Business Activities Program. Ordinary maintenance decreased by \$3,377 primarily due to a decrease in repairs and maintenance associated with the Business Activities Program. Housing assistance payments increased by \$215,513 due to an increase of 88 total units leased during the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of September 30, 2024, the Authority's capital assets totaled \$1,177,968 (capital assets net of accumulated depreciation) as reflected in the following schedule.

Summary Statement of Capital Assets

	2024	2023
Land	\$ 236,796	\$ 236,796
Buildings	1,630,353	1,616,448
Furniture, Equipment	47,836	47,836
Accumulated Depreciation	(737,017)	(675,658)
Total Net Capital Assets	<u>\$ 1,177,968</u>	<u>\$ 1,225,422</u>

Buildings increased due to the improvements to real estate properties associated with the Business Activities Program. Furniture, Equipment decreased due to disposals of obsolete items.

Debt

At September 30, 2024, the Authority maintained a balance of \$925,617 in outstanding notes payable as compared to \$992,522 in 2023.

**DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

ECONOMIC CONDITIONS

Significant economic factors affecting the Authority are as follows:

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

Due to the 2024 Congressional Appropriations, the 2024 calendar year for the Housing Choice Voucher Program includes a proration of administrative fees at an estimated 91% and HAP funding at 100%. These percentages are up slightly from 2023 rates of 89% and 100.00%.

The Authority has maneuvered though past difficult times by making sound financial decisions including reducing expenses where possible. The Authority will continue to monitor the resources made available to provide the housing services to those we serve.

CONTACTING THE AUTHORITY

This financial report is designed to provide a general overview of the Authority's accountability for all those interested. If you should have additional questions regarding the financial information, you can contact our office in writing at the following address:

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
Deborah Donnelly, Chief Finance Officer
1469 Sweitzer Street
Greenville, OH 45331

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
Statement of Net Position
Proprietary Fund
For the Fiscal Year Ended September 30, 2024

ASSETS

Current assets

Cash and cash equivalents	\$ 292,954
Receivables, net	39,276
Prepaid expenses	8,779
Total current assets	<u>341,009</u>

Noncurrent assets

Capital assets:	
Land	236,796
Building and equipment	1,678,189
Less accumulated depreciation	(737,017)
Total noncurrent assets	<u>1,177,968</u>
	Total assets
	<u>\$ 1,518,977</u>

LIABILITIES

Current liabilities

Accounts payable	\$ 93,154
Unearned revenue	39,676
Current portion of long-term debt	55,924
Total current liabilities	<u>188,754</u>

Noncurrent liabilities

Long-term debt, net of current	869,693
Total noncurrent liabilities	<u>869,693</u>
Total liabilities	<u>1,058,447</u>

NET POSITION

Net investment in capital assets	252,351
Restricted net position	-
Unrestricted net position	208,179
Total net position	<u>460,530</u>
	Total liabilities and net position
	<u>\$ 1,518,977</u>

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

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Fiscal Year Ended September 30, 2024

OPERATING REVENUES

Tenant revenue	\$ 110,705
Government operating grants	1,244,227
Other revenue	75,007
Total operating revenues	<u>1,429,939</u>

OPERATING EXPENSES

Administrative	186,366
Utilities	42,023
General	1,408
Insurance	6,205
Ordinary maintenance	68,022
Housing assistance payments	1,073,879
Housing assistance payments - portability payments	-
Depreciation	61,359
Total operating expenses	<u>1,439,262</u>
Operating income	<u>(9,323)</u>

NONOPERATING REVENUES

Interest and investment revenue	942
Total nonoperating revenues	<u>942</u>
Change in net position	(8,381)
Total net position - beginning	468,911
Total net position - ending	<u>\$ 460,530</u>

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

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
Statement of Cash Flows
Proprietary Fund
For the Fiscal Year Ended September 30, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Cash received from tenant payments	\$ 109,372
Cash received from grantors	1,225,373
Other income received	(3,032)
Cash paid for operating activities	(1,384,667)
Net cash provided (used) by operating activities	<u>(52,954)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest earned	942
Net cash provided (used) by investing activities	<u>942</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Debt forgiveness on debt	(66,905)
Property and equipment purchased	(13,905)
Net cash provided (used) by capital and related financing activities	<u>(80,810)</u>

Net decrease in Cash	(132,822)
Cash and cash equivalents - Beginning of Year	425,776
Cash and cash equivalents - End of Year	<u>\$ 292,954</u>

OPERATING ACTIVITIES

Net operating income	\$ (9,323)
----------------------	------------

Adjustments to reconcile net operating income to net cash provided by operating activities:

Depreciation	61,359
(Increase) decrease in accounts receivable	(12,467)
(Increase) decrease in prepaid expense	(8,779)
Increase (decrease) in accounts payable	(64,890)
Increase (decrease) in unearned revenues	(18,854)
Net cash provided (used) by operating activities	<u>\$ (52,954)</u>

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

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

Notes to the Basic Financial Statements

For the fiscal year ended September 30, 2024

NOTE 1 – DESCRIPTION OF THE ENTITY

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

The accompanying financial statements comply with the provision of Governmental Accounting Standards Board (GASB) Statement 14 (as amended by GASB Statement No. 61), the Financial Reporting Entity, in that the financial statements include all organizations, activities and functions for which the Authority is financially accountable. This report includes all activities considered by management to be part of the Authority by virtue of Section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards.

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America. The Governmental

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

Notes to the Basic Financial Statements

For the fiscal year ended September 30, 2024

Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

Basis of Presentation

The Authority's financial statements consist of a statement of net position, a statement of revenue, expenses and changes in net position, and a statement of cash flows.

Fund Accounting

The Authority maintains its accounting records in accordance with the principles of "fund" accounting. Fund accounting is a concept developed to meet the needs of government entities in which legal or other restraints require the recording of specific revenues and expenses.

The Authority uses a single enterprise fund to account for operations (a) that are financed and operated in a manner similar to private business enterprises, where the intent of the Authority is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for public policy, management control, accountability or other purposes.

Basis of Accounting

Enterprise fund transactions are recorded on the accrual basis of accounting; revenues are recognized when earned and measurable and expenses are recognized as incurred.

Measurement Focus

Enterprise funds are accounted for on a flow of economic resources measurement focus. All assets and all liabilities associated with the operation of these funds are included on the statement of net position. The statement of revenues, expenses, and changes in net position presents increases (revenues) and decreases (expenses) in net position. The statement of cash flows provides information about how the Authority finances and meets the cash flow needs of its enterprise activity.

Cash and Cash Equivalents

The Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Restricted Cash

Restricted cash represent amounts held due to accumulated HAP revenues in excess of HAP expenditures.

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

Notes to the Basic Financial Statements

For the fiscal year ended September 30, 2024

Accounts Receivable

Accounts receivable consist mainly of amounts due from various funding agencies for program costs incurred that have not been reimbursed at year-end. Accounts receivable also include \$22,569 for fraud recovery, \$19,938 of which is considered uncollectable at September 30, 2024.

Capital Assets

Capital assets are stated at cost. The capitalization policy of the Authority is to depreciate all non-expendable personal property having a useful life of more than one year and purchase price of \$5,000 or more per unit. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Depreciation is computed using the straight-line method over the following estimated useful lives:

Buildings	39 years
Furniture, equipment, and machinery	3-5 years
Leasehold improvement	15 years

Revenue Recognition

Subsidies and grants received from HUD and other grantors are generally recognized during the periods to which they relate and all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted; matching requirements, in which the Authority must provide local resources to be used for a specified purpose; and expenditure requirements, in which the resources are provided to the Authority on a reimbursement basis. Tenant revenues are recognized during the period of occupancy. Other receipts are recognized when the related expenses are incurred. Expenses are recognized as incurred.

Unearned Revenue

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

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

Notes to the Basic Financial Statements

For the fiscal year ended September 30, 2024

Net Position

Net position represents the difference between assets and liabilities.

Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by any outstanding balances of any borrowings that have been used for the acquisition, construction or improvement of those assets.

Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

The Authority applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.

Revenues and Expenses

The Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise fund are charges to tenants for rent and operating subsidies from HUD. Operating expenses for the enterprise fund include the costs of facility maintenance, housing assistance payments, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Income Taxes

No provision for income taxes is recorded as the Authority is a non-profit, tax-exempt entity under the Internal Revenue Code.

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 statement, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

Notes to the Basic Financial Statements

For the fiscal year ended September 30, 2024

NOTE 3 – DEPOSITS AND INVESTMENTS

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

Active deposits are public deposits necessary to meet current 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.

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.

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

Protection of Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC) or the Ohio Pooled Collateral System (OPCS).

At September 30, 2024, the carrying amount of the Authority's deposits totaled \$292,954 and its bank balances were \$318,459. Based on the criteria described in GASB Statement No. 40, "Deposit and Investment Risk Disclosure," as of September 30, 2024, \$318,459 of the Authority's bank balances were covered by the FDIC. Should the Authority's bank balances exceed FDIC coverage, that excess would be exposed to custodial credit risk as discussed below.

Custodial credit risk is the risk that, in the event of bank failure, the Authority's deposits may not be returned. The Authority's policy is to place deposits with major local banks approved by the Authority's Board. All deposits are collateralized with eligible securities in amounts equal to at least 105 percent of the carrying value of deposits. Such collateral, as permitted by Chapter 135 of the Ohio Revised Code, is held in financial institution pools at Federal Reserve Banks, or at member banks of the federal reserve system, in the name of the respective depository bank and pledged as a pool of collateral against the public deposits it holds or as specific collateral held at the Federal Reserve Bank in the name of the Authority.

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

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

Notes to the Basic Financial Statements

For the fiscal year ended September 30, 2024

Mortgage Corporation, 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;
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.

NOTE 4 – RELATED PARTY TRANSACTIONS

The Authority contracts with Miami Valley Community Action Partnership (MVCAP) to provide financial services for the housing authority. The Authority does not have any employees; instead, services are contracted from MVCAP. MVCAP designates certain employees to maintain the Authority's records. MVCAP is a nonprofit entity providing resources for the purpose of assisting low-income individuals through a variety of programs supported by federal and state government grants.

The Authority and MVCAP have entered into a Master Housing Contract with the Darke County Board of Developmental Disabilities (Board) in order to improve the availability of housing for individuals with disabilities in Darke County. MVCAP responsibilities are to provide fiscal services for the properties that the Authority received from the Darke County Board of Developmental Disabilities.

The Authority has several notes outstanding with MVCAP due to some of the properties received from the Board. The details of these notes are listed in footnote 6, below. During the fiscal year, the Authority paid the MVCAP Agency \$147,935 for management and fiscal services.

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the fiscal year ended September 30, 2024

NOTE 5 – CAPITAL ASSETS

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

	Balance			Balance
	10/1/2023	Additions	Deletions	9/30/2024
Capital Assets Not Being Depreciated:				
Land	\$ 236,796	\$ -	\$ -	\$ 236,796
Total Capital Assets Not Being Depreciated	236,796	-	-	236,796
Capital Assets Being Depreciated:				
Building	1,616,448	13,905	-	1,630,353
Furniture, Equipment - Admin	47,836	-	-	47,836
Total Capital Assets Being Depreciated	1,664,284	13,905	-	1,678,189
Accumulated Depreciation:				
Building	(627,822)	(61,359)	-	(689,181)
Furniture, Equipment - Admin	(47,836)	-	-	(47,836)
Total Accumulated Depreciation	(675,658)	(61,359)	-	(737,017)
Total Capital Assets Being Depreciated, Net	988,626	(47,454)	-	941,172
Total Capital Assets, Net	\$1,225,422	\$ (47,454)	\$ -	\$1,177,968

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

Notes to the Basic Financial Statements

For the fiscal year ended September 30, 2024

NOTE 6 – LONG-TERM DEBT

The following is a summary of long-term debt of the Authority for the fiscal year ended September 30, 2024:

Description	10/1/2023	Issued	Retired	Balance 9/30/2024	Due Within One Year
314 Delaware	\$ 2,897	\$ -	\$ 1,357	\$ 1,540	\$ 1,357
109 Dwyer Ave	4,513	-	1,203	3,310	1,203
1312 Hillside Drive	2,508	-	2,508	-	-
1124 Donald Drive	8,474	-	8,473	1	-
205 Glenwood Dr	133,308	-	-	133,308	-
627 Birt Street	164,067	-	-	164,067	-
1039 Central Ave	155,784	-	-	155,784	-
1237 Sugar Maple	38,834	-	5,121	33,713	5,121
1312 Hillside Roof	3,393	-	473	2,920	473
1312 Hillside HV	3,089	-	417	2,672	417
5802 Lake	78,390	-	9,314	69,076	9,314
609 Chestnut	82,835	-	9,290	73,545	9,290
314 Delaware Imp	26,867	-	3,100	23,767	3,100
109 Dwyer Improv	11,957	-	1,259	10,698	1,259
1122 N Ohio	71,682	-	7,426	64,256	7,426
5802 Lake Roof	5,389	-	498	4,891	498
123 Hilltop	72,654	-	6,507	66,147	6,507
1124 Donald Imp	50,184	-	4,428	45,756	4,428
1312 Hillside Plumb	3,694	-	317	3,377	317
123 Hilltop Repair	6,234	-	527	5,707	527
609 Chestnut Bath	19,299	-	1,484	17,815	1,484
109 Dwyer Bath	22,053	-	1,575	20,478	1,575
123 Hilltop Bath	24,417	-	1,628	22,789	1,628
Totals	\$ 992,522	\$ -	\$ 66,905	\$ 925,617	\$ 55,924

During 2023, the Authority entered into an agreement with Darke County Board of Developmental Disabilities to renovate the property located at 123 Hilltop Drive, Greenville, Ohio in the amount of \$24,417. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2022, the Authority entered into an agreement with Darke County Board of Developmental Disabilities to renovate the property located at 109 Dwyer Avenue, Greenville, Ohio in the amount of \$23,628. The note amount will not be repaid as long as the Authority

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

Notes to the Basic Financial Statements

For the fiscal year ended September 30, 2024

continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2021, the Authority entered into an agreement with Darke County Board of Developmental Disabilities to renovate the property located at 609 Chestnut Street, Greenville, Ohio in the amount of \$22,267. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2020, the Authority entered into an agreement with Darke County Board of Developmental Disabilities to purchase and renovate the property located at 123 Hilltop Avenue, Greenville, Ohio in the amount of \$103,297. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2019, the Authority entered into an agreement with Darke County Board of Developmental Disabilities to purchase and renovate the property located at 5802 Lake Avenue, Greenville, Ohio in the amount of \$7,464. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2018, the Authority entered into an agreement with Darke County Board of Developmental Disabilities to purchase and renovate the property located at 1122 North Ohio Street, Greenville, Ohio in the amount of \$110,375. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2018, the Authority entered into an agreement with Darke County Board of Developmental Disabilities (DD Board) to renovate the property located at 109 Dwyer Avenue, Greenville, Ohio in the amount of \$18,880. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2017, the Authority entered into an agreement with Darke County Board of Developmental Disabilities to purchase and renovate the property located at 609 Chestnut Street, Greenville, Ohio in the amount of \$139,348. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2017, the Authority entered into an agreement with Darke County Board of Developmental Disabilities (DD Board) to purchase and renovate the property located at 5802 Lake Avenue, Greenville, Ohio in the amount of \$139,706. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

Notes to the Basic Financial Statements

For the fiscal year ended September 30, 2024

During 2017, the Authority entered into an agreement with Darke County Board of Developmental Disabilities (DD Board) to renovate the property located at 314 Delaware Avenue, Greenville, Ohio in the amount of \$46,500. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2016, the Authority entered into an agreement with Darke County Board of Developmental Disabilities (DD Board) to finance the purchase of a property located at 1237 Sugar Maple in the amount of \$76,815. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2016, the Authority entered into an agreement with Darke County Board of Developmental Disabilities (DD Board) to finance replacement of a roof at the property located 1312 Hillside Drive in the amount of \$7,100. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2016, the Authority entered into an agreement with Darke County Board of Developmental Disabilities (DD Board) to finance replacement of a ventilation system at the property located 1312 Hillside Drive in the amount of \$6,250. The note amount will not be repaid as long as the Authority continues to comply with the Master Agreement in place. The loan is being amortized and recognized as forgiven over a period of 15 years.

During 2014, the Authority entered into a promissory note with Darke County Board of Commissioners in the sum of \$133,308. The note is zero interest and the funds were used to purchase and renovate the property located at 205 Glenwood Drive, Greenville, Ohio. The terms of the note state that the note will be forgiven in its entirety on March 24, 2040 as long as the property is used for the stated purpose as discussed in the Funding Agreement. The note shall become due on the sale or transfer of the property securing the note and upon other specific events as detailed in the agreement.

During 2014, the Authority entered into a promissory note with Community Action Partnership of Greater Dayton Area in the sum of \$164,068. The note is zero interest and the funds were used to purchase and renovate the property located at 627 Birt Street, Greenville, Ohio. The terms of the note state that the note will be forgiven in its entirety on July 6, 2026 as long as the property is used for the stated purpose as discussed in the Funding Agreement. The note shall become due on the sale or transfer of the property securing the note and upon other specific events as detailed in the agreement.

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

Notes to the Basic Financial Statements

For the fiscal year ended September 30, 2024

During 2014, the Authority entered into a promissory note with Community Action Partnership of Greater Dayton Area in the sum of \$155,785. The note is zero interest and the funds were used to purchase and renovate the property located at 1039 Central Avenue, Greenville, Ohio. The terms of the note state that the note will be forgiven in its entirety on January 15, 2026 as long as the property is used for the stated purpose as discussed in the Funding Agreement. The note shall become due on the sale or transfer of the property securing the note and upon other specific events as detailed in the agreement.

During 2013, the Authority entered into a Master Housing Contract with the Darke County Board of Developmental Disabilities in order to improve the availability of housing for individuals with disabilities in Darke County. This contract was extended by signing a new agreement on November 10, 2014. The Ohio Revised Code 5126.05 permits county boards to enter into agreements with nonprofit corporations to provide residential services. On January 1, 2014, the Deed to the properties listed below was transfer to the Authority. In return, the Authority agreed to be bound by the terms and conditions of the Project Agreement between the Darke County Board of Developmental Disabilities and the Ohio Department of Developmental Disabilities for the distribution of Capital Assistance Funds.

<u>Property</u>
314 Delaware, Greenville, Ohio
109 Dwyer Avenue, Greenville, Ohio
1312 Hillside Drive, Greenville, Ohio
1124 Donald Drive, Greenville, Ohio

The principal and interest payments for the notes payable at September 30, 2024 are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 55,924	-
2026	374,596	-
2027	54,265	-
2028	53,363	-
2029	53,363	-
2030-2034	183,382	-
2035-2039	17,416	-
2040-2044	133,308	-
Total	<u><u>\$ 925,617</u></u>	<u><u>\$ -</u></u>

NOTE 7 – RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. During the fiscal year 2024, the Authority contracted with Cincinnati Insurance Company for vehicle insurance, commercial property and general liability, employee dishonesty and directors' and officers' liability.

DARKE COUNTY METROPOLITAN HOUSING AUTHORITY**Notes to the Basic Financial Statements****For the fiscal year ended September 30, 2024**

Vehicle insurance carries a \$250 per vehicle comprehensive deductible. Property and general insurance carries a \$250 deductible. Settled claims have not exceeded this coverage in any of the last three years. There has been no significant reduction in coverage from last year.

NOTE 8 – CONTINGENCIES

Amounts grantor agencies pay to the Authority are subject to audit and adjustment by the grantor, principally the federal government. Grantors may require refunding any disallowed costs. Management cannot presently determine amounts grantors may disallow. However, based on prior experience, management believes any refunds would be immaterial.

Darke County Metropolitan Housing Authority (OH045)
 Greenville, OH
 Entity Wide Balance Sheet Summary
 Fiscal Year End 09/30/2024

	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	Total
111 Cash - Unrestricted	\$216,815	\$76,139	\$292,954	\$292,954
100 Total Cash	\$216,815	\$76,139	\$292,954	\$292,954
122 Accounts Receivable - HUD Other Projects		\$35,312	\$35,312	\$35,312
126 Accounts Receivable - Tenants	\$1,333		\$1,333	\$1,333
128 Fraud Recovery		\$22,569	\$22,569	\$22,569
128.1 Allowance for Doubtful Accounts - Fraud		-\$19,938	-\$19,938	-\$19,938
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$1,333	\$37,943	\$39,276	\$39,276
142 Prepaid Expenses and Other Assets		\$8,779	\$8,779	\$8,779
150 Total Current Assets	\$218,148	\$122,861	\$341,009	\$341,009
161 Land	\$232,071	\$4,725	\$236,796	\$236,796
162 Buildings	\$1,577,607	\$52,746	\$1,630,353	\$1,630,353
163 Furniture, Equipment & Machinery - Dwellings		\$47,836	\$47,836	\$47,836
164 Furniture, Equipment & Machinery - Administration				
166 Accumulated Depreciation	-\$647,255	-\$89,762	-\$737,017	-\$737,017
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,162,423	\$15,545	\$1,177,968	\$1,177,968
180 Total Non-Current Assets	\$1,162,423	\$15,545	\$1,177,968	\$1,177,968
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$1,380,571	\$138,406	\$1,518,977	\$1,518,977
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$34,991	\$58,163	\$93,154	\$93,154
342 Unearned Revenue		\$39,676	\$39,676	\$39,676
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$55,924		\$55,924	\$55,924
310 Total Current Liabilities	\$90,915	\$97,839	\$188,754	\$188,754
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$869,693		\$869,693	\$869,693
350 Total Non-Current Liabilities	\$869,693	\$0	\$869,693	\$869,693
300 Total Liabilities	\$960,608	\$97,839	\$1,058,447	\$1,058,447
400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	\$236,806	\$15,545	\$252,351	\$252,351
511.4 Restricted Net Position				
512.4 Unrestricted Net Position	\$183,157	\$25,022	\$208,179	\$208,179
513 Total Equity - Net Assets / Position	\$419,963	\$40,567	\$460,530	\$460,530
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$1,380,571	\$138,406	\$1,518,977	\$1,518,977

Darke County Metropolitan Housing Authority (OH045)

Greenville, OH

Entity Wide Revenue and Expense Summary

Fiscal Year End: 09/30/2024

	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	Total
70300 Net Tenant Rental Revenue	\$110,705		\$110,705	\$110,705
70400 Tenant Revenue - Other				
70500 Total Tenant Revenue	\$110,705	\$0	\$110,705	\$110,705
70600 HUD PHA Operating Grants		\$1,244,227	\$1,244,227	\$1,244,227
71100 Investment Income - Unrestricted	\$670	\$272	\$942	\$942
71400 Fraud Recovery		\$2,229	\$2,229	\$2,229
71500 Other Revenue	\$66,905	\$5,873	\$72,778	\$72,778
71600 Gain or Loss on Sale of Capital Assets				
70000 Total Revenue	\$178,280	\$1,252,601	\$1,430,881	\$1,430,881
91200 Auditing Fees		\$10,799	\$10,799	\$10,799
91300 Management Fee	\$23,264	\$124,671	\$147,935	\$147,935
91600 Office Expenses	\$1,192	\$17,809	\$19,001	\$19,001
91900 Other		\$8,631	\$8,631	\$8,631
91000 Total Operating - Administrative	\$24,456	\$161,910	\$186,366	\$186,366
93100 Water	\$5,843		\$5,843	\$5,843
93200 Electricity	\$19,679		\$19,679	\$19,679
93300 Gas	\$11,642		\$11,642	\$11,642
93600 Sewer	\$4,859		\$4,859	\$4,859
93000 Total Utilities	\$42,023	\$0	\$42,023	\$42,023
94200 Ordinary Maintenance and Operations - Materials and Other	\$5,681	\$242	\$5,923	\$5,923
94300 Ordinary Maintenance and Operations Contracts	\$62,099		\$62,099	\$62,099
94000 Total Maintenance	\$67,780	\$242	\$68,022	\$68,022
96110 Property Insurance	\$6,011		\$6,011	\$6,011
96140 All Other Insurance		\$194	\$194	\$194
96100 Total insurance Premiums	\$6,011	\$194	\$6,205	\$6,205
96200 Other General Expenses	\$6	\$1,402	\$1,408	\$1,408
96000 Total Other General Expenses	\$6	\$1,402	\$1,408	\$1,408
96900 Total Operating Expenses	\$140,276	\$163,748	\$304,024	\$304,024
97000 Excess of Operating Revenue over Operating Expenses	\$38,004	\$1,088,853	\$1,126,857	\$1,126,857
97300 Housing Assistance Payments		\$1,073,879	\$1,073,879	\$1,073,879
97350 HAP Portability-In				
97400 Depreciation Expense	\$60,006	\$1,353	\$61,359	\$61,359
90000 Total Expenses	\$200,282	\$1,238,980	\$1,439,262	\$1,439,262
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(\$22,002)	\$13,621	(\$8,381)	(\$8,381)
11020 Required Annual Debt Principal Payments	\$55,924	\$0	\$55,924	\$55,924
11030 Beginning Equity	\$441,965	\$26,946	\$468,911	\$468,911
11170 Administrative Fee Equity		\$40,567	\$40,567	\$40,567
11180 Housing Assistance Payments Equity		\$0	\$0	\$0
11190 Unit Months Available	144	3636	3780	3780
11210 Number of Unit Months Leased	144	2820	2964	2964

**DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
DARKE COUNTY**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

FEDERAL GRANTOR Program / Cluster Title	Assistance Listing Number	Expenditures
U.S.DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		
<i>Direct Program</i>		
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	<u>\$1,244,227</u>
Total Housing Voucher Cluster		1,244,227
Total U.S. Department of Housing and Urban Development		<u>1,244,227</u>
Total Expenditures of Federal Awards		<u>\$1,244,227</u>

The accompanying notes are an integral part of this schedule.

**DARKE COUNTY METROPOLITAN HOUSING AUTHORITY
DARKE COUNTY**

**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
2 CFR 200.510(b)(6)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of the Darke County Metropolitan Housing Authority (the Authority) under programs of the federal government for the fiscal year ended September 30, 2024. The information on this Schedule is prepared in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

NOTE C – INDIRECT COST RATE

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

NOTE D - SUBRECIPIENTS

The Authority provided no federal awards to subrecipients during the fiscal year ended September 30, 2024.



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

Darke County Metropolitan Housing Authority
Darke County
1469 Sweitzer Street
Greenville Ohio 45331

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*, the financial statements of the Darke County Metropolitan Housing Authority, Darke County, Ohio (the Authority) as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated March 20, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Darke County Metropolitan Housing Authority

Darke County

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance
and Other Matters Required by *Government Auditing Standards*

Page 2

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.

BHM CPA Group

BHM CPA Group, Inc.

Circleville, Ohio

March 20, 2025



**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**

Darke County Metropolitan Housing Authority
Darke County
1469 Sweitzer Street
Greenville, Ohio 45331

To the Board of Commissioners:

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited Darke County Metropolitan Housing Authority's, Darke County, (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 Darke County Metropolitan Housing Authority's major federal program for the year ended September 30, 2024. Darke 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, Darke 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 September 30, 2024.

Basis for Opinion on the Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report on Internal Control Over Compliance

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

Darke County Metropolitan Housing Authority

Darke County

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

Page 3

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.

BHM CPA Group

BHM CPA Group, Inc.

Circleville, Ohio

March 20, 2025

Darke County Metropolitan Housing Authority

Darke County
Schedule of Findings
2 CFR § 200.515
September 30, 2024

1. SUMMARY OF AUDITOR'S RESULTS

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

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

None

3. FINDINGS FOR FEDERAL AWARDS

None

This page intentionally left blank.

OHIO AUDITOR OF STATE KEITH FABER



DARKE COUNTY METROPOLITAN HOUSING AUTHORITY

DARKE 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 6/26/2025

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

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