

**CITY OF SEVEN HILLS  
CUYAHOGA COUNTY, OHIO**

**AUDIT REPORT**

**FOR THE YEAR ENDED  
DECEMBER 31, 2024**

***Zupka & Associates***  
**Certified Public Accountants**





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City Council  
City of Seven Hills  
7325 Summitview Drive  
Seven Hills, Ohio 44131

We have reviewed the *Independent Auditor's Report* of the City of Seven Hills, Cuyahoga County, prepared by Zupka & Associates, for the audit period January 1, 2024 through December 31, 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 City of Seven Hills is responsible for compliance with these laws and regulations.

KEITH FABER  
Ohio Auditor of State

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

December 08, 2025

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**CITY OF SEVEN HILLS  
CUYAHOGA COUNTY, OHIO  
AUDIT REPORT  
FOR THE YEAR ENDED DECEMBER 31, 2024**

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## INDEPENDENT AUDITOR'S REPORT

City of Seven Hills  
Cuyahoga County  
7325 Summitview Drive  
Seven Hills, Ohio 44131

To the Members of City Council:

### Report on the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Seven Hills, Cuyahoga County, Ohio, (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Seven Hills as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof and the budgetary comparisons for the General Fund and the Fire Levy Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

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 (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 City, 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 opinions.

#### *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 City'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 opinions. 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 City'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 City'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.

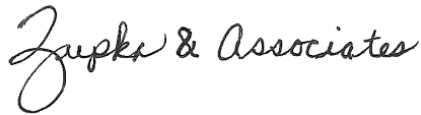
***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and Schedules of Net Pension and Postemployment Benefit Liabilities and Pension and Postemployment Benefit Contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information 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.



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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 City'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 City's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Zupka & Associates".

Zupka & Associates  
Certified Public Accountants

June 30, 2025

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**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Management's Discussion and Analysis*  
*For the Year Ended December 31, 2024*  
*Unaudited*

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The discussion and analysis of the City of Seven Hills' (the "City") financial performance provides an overall review of the City's financial activities for the fiscal year ended December 31, 2024. The intent of the discussion and analysis is to look at the City's financial performance as a whole; readers are encouraged to consider the information presented here in conjunction with the additional information contained in the financial statements and the notes thereof.

***FINANCIAL HIGHLIGHTS***

Key financial highlights for 2024 are as follows:

- The assets and deferred outflow of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$37,567,155.
- The unassigned fund balance for the General Fund was \$6,177,904, or 45 percent of the total General Fund expenditures and other financing uses. For comparison purposes, as of December 31, 2023, the unassigned fund balance for the General Fund was \$5,559,404, or 37 percent of the total General Fund expenditures and other financing uses. The increase in unassigned fund balance can be attributed to a decrease in assigned fund balance for encumbrances in the General Fund for 2024 when compared to 2023.

***USING THIS ANNUAL REPORT***

This management's discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide statements; 2) fund financial statements; and 3) notes to the basic financial statements.

***Government-wide Statements***

The government-wide statements are designed to provide readers with a broad overview of the City's finances on a full accrual basis of accounting, which is similar to a private-sector business. The statement of net position presents information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, excluding fiduciary funds, with the difference 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 City is improving or deteriorating. The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future periods (e.g., uncollected taxes and earned but unused sick leave).

Both of the government-wide financial statements distinguish between functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, security of persons and property, transportation, community and economic development, leisure time activities, public health services, and basic utility services. The business-type activities of the City include sanitary and storm sewer operations.

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**Fund Financial Statements**

The fund financial statements are used to report additional and detailed information about the City. These statements focus on major funds of the City. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds - Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general governmental operations and the basic services it provides. Governmental fund information helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental funds and government-wide financial statements in a reconciliation.

Proprietary Funds - Proprietary funds are made up of enterprise funds and internal services funds. The City has two enterprise funds and no internal service funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City utilizes enterprise funds to account for its sanitary and storm sewer operations.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the Sanitary and Storm Sewer Funds.

Fiduciary Funds – Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used in proprietary funds.

**Notes to the Basic Financial Statements**

The notes to the basic financial statements provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements.

***THE CITY AS A WHOLE***

**Government-Wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. Our analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the City's governmental type and business-type activities.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Management's Discussion and Analysis*  
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**Table 1 - Net Position**

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
<b><u>Assets</u></b>						
Current and Other Assets	\$ 24,004,843	\$ 23,139,395	\$ 827,727	\$ 752,817	\$ 24,832,570	\$ 23,892,212
Capital Assets	34,502,066	35,218,830	9,506,994	10,169,960	44,009,060	45,388,790
Net OPEB Asset	184,243	-	9,601	-	193,844	-
<b>Total Assets</b>	<b>58,691,152</b>	<b>58,358,225</b>	<b>10,344,322</b>	<b>10,922,777</b>	<b>69,035,474</b>	<b>69,281,002</b>
<b><u>Deferred Outflows of Resources</u></b>						
Deferral on Refunding	126,496	145,470	-	-	126,496	145,470
Pension	3,558,792	4,778,443	92,134	168,223	3,650,926	4,946,666
OPEB	415,804	723,605	8,581	24,430	424,385	748,035
<b>Total Deferred Outflows of Resources</b>	<b>4,101,092</b>	<b>5,647,518</b>	<b>100,715</b>	<b>192,653</b>	<b>4,201,807</b>	<b>5,840,171</b>
<b><u>Liabilities</u></b>						
Long-term Liabilities	15,103,565	16,131,914	20,339	21,014	15,123,904	16,152,928
Net Pension Liability	11,145,034	11,932,489	285,159	390,202	11,430,193	12,322,691
Net OPEB Liability	428,710	562,611	-	8,129	428,710	570,740
Other Liabilities	1,361,493	2,266,581	30,994	51,310	1,392,487	2,317,891
<b>Total Liabilities</b>	<b>28,038,802</b>	<b>30,893,595</b>	<b>336,492</b>	<b>470,655</b>	<b>28,375,294</b>	<b>31,364,250</b>
<b><u>Deferred Inflows of Resources</u></b>						
Property Taxes	4,413,377	4,000,678	-	-	4,413,377	4,000,678
Payments in Lieu of Taxes and Lease	1,089,038	837,894	-	-	1,089,038	837,894
Sale of Future Revenues	900,000	950,000	-	-	900,000	950,000
Pension	375,757	336,768	1,960	1,932	377,717	338,700
OPEB	509,063	534,345	5,637	2,746	514,700	537,091
<b>Total Deferred Inflows of Resources</b>	<b>7,287,235</b>	<b>6,659,685</b>	<b>7,597</b>	<b>4,678</b>	<b>7,294,832</b>	<b>6,664,363</b>
<b><u>Net Position</u></b>						
Net Investment in Capital Assets	23,524,621	22,617,030	9,506,994	10,169,960	36,591,474	36,578,148
Restricted	4,407,467	6,430,156	9,601	-	4,417,068	6,430,156
Unrestricted	(465,881)	(2,594,723)	584,353	470,137	(3,441,387)	(5,915,744)
<b>Total Net Position</b>	<b>\$ 27,466,207</b>	<b>\$ 26,452,463</b>	<b>\$ 10,100,948</b>	<b>\$ 10,640,097</b>	<b>\$ 37,567,155</b>	<b>\$ 37,092,560</b>

Debt related to certain business-type assets is included in the governmental activities. This debt has not been included in the net investment in capital assets for the governmental or business-type activities but has been reflected in the entity-wide total. See Note 12 for more information relating to debt.

The net pension liability (NPL) is the largest single liability reported by the City at December 31, 2024, and is reported pursuant to GASB Statement 68, "Accounting and Financial Reporting for Pension – an Amendment of GASB Statement 27." The City previously adopted GASB Statement 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions," which significantly revises accounting for costs and liabilities related to other postemployment benefits (OPEB).

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For reasons discussed on the next page, many end users of this financial statement will gain a clearer understanding of the City's actual financial condition by adding deferred inflows related to pension and OPEB, the net pension liability, and the net OPEB liability to the reported net position and subtracting deferred outflows related to pension, and net OPEB asset.

Governmental Accounting Standards Board standards are national and apply to all government financial reports prepared in accordance with generally accepted accounting principles. Prior accounting for pensions (GASB 27) and postemployment benefits (GASB 45) focused on a funding approach. This approach limited pension and OPEB costs to contributions annually required by law, which may or may not be sufficient to fully fund each plan's net pension liability or net OPEB liability. GASB 68 and GASB 75 take an earnings approach to pension and OPEB accounting; however, the nature of Ohio's statewide pension/OPEB plans and state law governing those systems requires additional explanation in order to properly understand the information presented in these statements.

GASB 68 and GASB 75 require the net pension liability and the net OPEB liability to equal the City's proportionate share of each plan's collective:

1. Present value of estimated future pension/OPEB benefits attributable to active and inactive employees' past service
2. Minus plan assets available to pay these benefits

GASB notes that pension and OPEB obligations, whether funded or unfunded, are part of the "employment exchange" – that is, the employee is trading his or her labor in exchange for wages, benefits, and the promise of a future pension and other postemployment benefits. GASB noted that the unfunded portion of this promise is a present obligation of the government, part of a bargained-for benefit to the employee, and should accordingly be reported by the government as a liability since they received the benefit of the exchange. However, the City is not responsible for certain key factors affecting the balance of these liabilities. In Ohio, the employee shares the obligation of funding pension benefits with the employer. Both employer and employee contribution rates are capped by State statute. A change in these caps requires action of both Houses of the General Assembly and approval of the Governor. Benefit provisions are also determined by State statute. The Ohio Revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The employee enters the employment exchange with the knowledge that the employer's promise is limited not by contract but by law. The employer enters the exchange also knowing that there is a specific, legal limit to its contribution to the retirement system. In Ohio, there is no legal means to enforce the unfunded liability of the pension/OPEB plan as against the public employer. State law operates to mitigate/lessen the moral obligation of the public employer to the employee, because all parties enter the employment exchange with notice as to the law. The retirement system is responsible for the administration of the pension and OPEB plans.

Most long-term liabilities have set repayment schedules or, in the case of compensated absences (i.e. sick and vacation leave), are satisfied through paid time-off or termination payments. There is no repayment schedule for the net pension liability or the net OPEB liability. As explained above, changes in benefits, contribution rates, and return on investments affect the balance of these liabilities, but are outside the control of the local government.

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In the event that contributions, investment returns, and other changes are insufficient to keep up with required payments, State statute does not assign/identify the responsible party for the unfunded portion. Due to the unique nature of how the net pension liability and the net OPEB liability are satisfied, these liabilities are separately identified within the long-term liability section of the statement of net position.

In accordance with GASB 68 and GASB 75, the City's statements prepared on an accrual basis of accounting include an annual pension expense and an annual OPEB expense for their proportionate share of each plan's change in net pension liability and net OPEB liability/asset, respectively, not accounted for as deferred inflows/outflows.

Total assets decreased from 2023 to 2024 in the amount of \$245,528. The decrease in assets was attributed to the decrease in capital assets due to depreciation and deletions outpacing the additions for 2024. The changes in deferred outflows of resources, net OPEB asset, net pension liability, net OPEB liability and deferred inflows of resources are mainly due to GASB 68 and 75 as explained previously.

The implementation of GASB Statement No. 68 and 75 requires the reader to perform additional calculations to determine the City's total net position at December 31, 2024, without consideration of the net pension and OPEB liabilities. This is an important exercise, as the State Pension Systems (OPERS and OP&F) collect, hold, invest, and distribute pension to our employees, not the City. These calculations are as follows:

	Governmental Activities	Business-Type Activities	Total
Total Net Position at December 31, 2024 (with GASB 68 and 75)	\$ 27,466,207	\$ 10,100,948	\$ 37,567,155
GASB 68 and 75 Calculations:			
Add:			
Deferred Inflows related to Pension	375,757	1,960	377,717
Deferred Inflows related to OPEB	509,063	5,637	514,700
Net Pension Liability	11,145,034	285,159	11,430,193
Net OPEB Liability	428,710	-	428,710
Less:			
Deferred Outflows related to Pension	(3,558,792)	(92,134)	(3,650,926)
Deferred Outflows related to OPEB	(415,804)	(8,581)	(424,385)
Net OPEB Asset	(184,243)	(9,601)	(193,844)
Total Net Position (without GASB 68 and 75)	<u>\$ 35,765,932</u>	<u>\$ 10,283,388</u>	<u>\$ 46,049,320</u>

In order to further understand what makes up the changes in net position for the current year, the table on the following page gives readers further details regarding the results of activities for fiscal year 2024 with a comparative analysis to fiscal year 2023.

**City of Seven Hills**  
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**Table 2 - Change in Net Position**

	Governmental Activities		Business Type Activities		Totals	
	2024	2023	2024	2023	2024	2023
<b><u>Revenues</u></b>						
Program Revenues:						
Charges for Services	\$ 2,398,517	\$ 2,209,136	\$ 603,354	\$ 681,838	\$ 3,001,871	\$ 2,890,974
Operating Grants and Contributions	1,474,327	1,008,568	-	-	1,474,327	1,008,568
Capital Grants and Contributions	393,063	641,681	-	-	393,063	641,681
General Revenues:						
Property Taxes	4,142,729	4,168,185	-	-	4,142,729	4,168,185
Municipal Income Taxes	9,359,766	9,361,882	-	-	9,359,766	9,361,882
Payment in Lieu of Taxes	670,284	725,703	-	-	670,284	725,703
Grants and Entitlements	788,150	840,469	-	-	788,150	840,469
Gain on Sale of Capital Assets	895	12,000	-	-	895	12,000
Investment Income	612,247	758,322	-	-	612,247	758,322
Other	215,584	157,893	308	-	215,892	157,893
<b>Total Revenues</b>	<b>20,055,562</b>	<b>19,883,839</b>	<b>603,662</b>	<b>681,838</b>	<b>20,659,224</b>	<b>20,565,677</b>
<b><u>Program Expenses</u></b>						
Security of Persons and Property	6,043,144	5,991,647	-	-	6,043,144	5,991,647
Public Health	1,139,903	1,201,213	-	-	1,139,903	1,201,213
Leisure Time Activities	2,788,125	2,600,841	-	-	2,788,125	2,600,841
Community and Economic Development	642,021	675,912	-	-	642,021	675,912
Basic Utility Services	1,310	15,184	-	-	1,310	15,184
Transportation	4,575,596	4,102,995	-	-	4,575,596	4,102,995
General Government	3,409,852	3,501,772	-	-	3,409,852	3,501,772
Interest and Fiscal Charges	441,867	500,622	-	-	441,867	500,622
Sanitary Sewers	-	-	825,462	718,168	825,462	718,168
Storm Sewers	-	-	317,349	452,797	317,349	452,797
<b>Total Program Expenses</b>	<b>19,041,818</b>	<b>18,590,186</b>	<b>1,142,811</b>	<b>1,170,965</b>	<b>20,184,629</b>	<b>19,761,151</b>
Increase (Decrease) in Net Position	1,013,744	1,293,653	(539,149)	(489,127)	474,595	804,526
Transfers	-	(477,915)	-	477,915	-	-
Change in Net Position	1,013,744	815,738	(539,149)	(11,212)	474,595	804,526
Net Position at Beginning of Year	26,452,463	25,636,725	10,640,097	10,651,309	37,092,560	36,288,034
Net Position at End of Year	<u>\$ 27,466,207</u>	<u>\$ 26,452,463</u>	<u>\$ 10,100,948</u>	<u>\$ 10,640,097</u>	<u>\$ 37,567,155</u>	<u>\$ 37,092,560</u>

The City's largest revenue source is income tax. The City's income tax rate is 2.5 percent on gross income. There is a 100 percent credit for income taxes paid to another community subject to a cap and net profits of 1.65 percent. The City's collection agency is the Regional Income Tax Agency located in Brecksville, Ohio.

The second largest revenue source for 2024 was property taxes. The full voted rate for 2024 was 13.24 mills. A mill is \$1.00 for every \$1,000 of assessed valuation. The annual property tax is calculated using the taxable value (market value multiplied by 35 percent) of the property effective tax rate levied by the City of Seven Hills. During 2024, the property tax collected was \$4.1 million, which was a 0.1 percent decrease from 2023 collections.

The third largest revenue source for 2024 was charges for services, which increased 8.6 percent from 2023 to 2024. This increase was mostly due to increased recreation center membership fees and increased summer camp revenue.



**City of Seven Hills**  
**Cuyahoga County, Ohio**  
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In 2024, there was an increase of \$465,759 in operating grants and contributions mostly caused by a state grant received by the Fire Department Assistance Fund. Capital grants and contributions decreased by \$248,618 in 2024 due to a decrease in accrual entries for grants receivable.

The provisions of GASB Statements 68 and 75 require the City to recognize a pension/OPEB adjustment that increases expenses by \$435,560 in 2024 and increased expenses by \$800,167 in 2023. As a result, it is difficult to ascertain the true operational cost of services and the changes in cost of service from year to year. The table below shows the total expenses by function with the GASB Statements 68 and 75 pension and OPEB costs removed.

	Governmental Activities	
	2024	2023
<b>EXPENSES</b>		
Program Expenses:		
Security of Persons and Property	\$ 5,797,469	\$ 5,525,228
Public Health	1,139,903	1,192,252
Leisure Time Activities	2,738,873	2,517,753
Community and Economic Development	630,794	652,087
Basic Utility Services	1,310	15,184
Transportation	4,501,130	3,991,176
General Government	3,354,912	3,395,717
Interest and Fiscal Charges	441,867	500,622
<b>Total Expenses</b>	<b>\$ 18,606,258</b>	<b>\$ 17,790,019</b>

Expenses are categorized by programs. The largest program, Security of Persons and Property, which includes police, fire, and public safety, was approximately 31 percent of governmental expenses before the effect of pension/OPEB adjustments. The Police Department is made up of one chief, one lieutenant, five sergeants, 12 full-time officers, three part-time officers, and one full-time administrative assistant. The Fire Department is composed of one full-time chief and 51 part-time employees, consisting of two captains, five lieutenants, and 44 firefighters/paramedics.

The second largest program is Transportation, which approximated 24 percent of the governmental expenses before the effect of pension/OPEB adjustments, and is related to the Service Department operations involving City street, sewer, and landscaping maintenance. Transportation expense before pension/OPEB adjustments increased by about 13 percent in 2024, mostly due to decreased accrual adjustments related to capital asset additions that were expensed to transportation.

The third largest category is General Government, which approximated 18 percent of the governmental expenses before pension/OPEB adjustments, and is related to the City Hall activities such as Finance, Law, City Council, and the Mayor's Office.

Leisure time activities increased \$221,120 or 9% mostly due to increases in recreation center wages and benefits.

Business-type activities charges for services revenue decreased by \$78,484 or 12 percent from 2023 to 2024 due to a decrease in storm sewer revenues. Total business-type expenses of \$1,142,811 in 2024 was a decrease of \$28,154 from 2023 mostly due to accrual entries to record pension and OPEB liabilities, asset, and related deferred inflow/outflows of resources.

**City of Seven Hills**  
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***THE CITY'S FUNDS***

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a City's net resources available for spending at the end of the fiscal year.

As of the end of the year, the City's governmental funds reported combined ending fund balances of \$11,551,653. \$6,225,464 of the ending combined fund balance for 2024 constitutes *assigned and unassigned fund balance* combined, which is available for spending at the government's discretion. The remainder of fund balance is *non-spendable, restricted, or committed* to indicate that it is not available for new spending because it is not in spendable form or it has already been restricted or committed by external or internal constraints.

The General Fund is the chief operating fund of the City. At the beginning of the current year, total fund balance for the General Fund was \$7,360,069. General Fund expenditures (including transfers out) for the current year were \$13,581,753 with revenues and other financing sources of \$13,924,427 leaving a total fund balance of \$7,360,069 and an unassigned balance of \$6,177,904. The increase in fund balance is mostly due to a decrease in transfers out from the General Fund in 2024 when compared to 2023.

The Fire Levy Fund had a decrease in fund balance from \$87,503 in 2023 to a deficit of \$20,089 in 2024. The fund balance had a net decrease of \$162,061 in 2023 and net decrease of \$107,592 in 2024. The change in net decrease is mostly due to a decrease in capital outlay from 2023.

The General Obligation Bond Retirement Fund had a deficit year-end balance of \$717,254, a decrease of \$37,006 from 2023. The decrease can be attributed to scheduled principal and interest payments on outstanding debt.

The Special Assessment Bond Retirement Fund had a decrease in fund balance from \$33,958 in 2023 to \$22,240 in 2024. The increase can be attributed to an increase in principal and interest payments for the current year.

***GENERAL FUND BUDGETARY HIGHLIGHTS***

The most significant budgeted fund is the General Fund. Over the course of the year, the City Council revised the City's General Fund budget to prevent budget overruns.

For the General Fund, final budgeted basis revenue was \$1,602,465 more than the actual revenue of \$13,750,347. The original appropriations (includes Other Financing Uses) of \$14,613,030 were decreased to \$14,457,030. The decrease in appropriations was mainly attributed to a decrease in general government and security of persons and property. Actual charges to appropriations (expenditures) were \$77,529 above the final budgeted amounts for the General Fund.

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**Cuyahoga County, Ohio**  
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***CAPITAL ASSET AND DEBT ADMINISTRATION***

***Capital Assets***

At the end of 2024, the City had \$44,009,060 invested in a broad range of capital assets, including land, land improvements, buildings, structures, and improvements, furniture and fixtures, equipment and vehicles, intangible right-to-use lease, intangible right-to-use subscriptions, and infrastructure.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 1,489,422	\$ 1,489,422	\$ -	\$ -	\$ 1,489,422	\$ 1,489,422
Construction in Progress	-	5,842,991	-	-	-	5,842,991
Land Improvements	558,450	386,699	-	-	558,450	386,699
Buildings, Structures, and Improvements	13,122,986	7,114,380	17,091	17,707	13,140,077	7,132,087
Furniture and Fixtures	185,855	186,300	-	-	185,855	186,300
Equipment and Vehicles	3,565,235	3,634,598	17,325	21,464	3,582,560	3,656,062
Intangible Right-to-use						
Lease - Equipment	41,507	59,992	-	-	41,507	59,992
Software	72,989	-	-	-	72,989	-
Infrastructure						
Roads	15,178,750	16,161,484	-	-	15,178,750	16,161,484
Sanitary Sewers	-	-	8,376,165	8,965,989	8,376,165	8,965,989
Storm Sewers	-	-	1,096,413	1,164,800	1,096,413	1,164,800
Retaining Wall	87,174	94,365	-	-	87,174	94,365
Bike Trail	199,698	248,599	-	-	199,698	248,599
<b>Total Capital Assets</b>	<b>\$ 34,502,066</b>	<b>\$ 35,218,830</b>	<b>\$ 9,506,994</b>	<b>\$ 10,169,960</b>	<b>\$ 44,009,060</b>	<b>\$ 45,388,790</b>

The City had an decrease of \$5,842,991 in construction in progress, due to the completion of the City's parks and recreation project and service garage project. The City also made various purchases of land improvements, buildings and improvements, furniture and fixtures, vehicles and equipment, intangible right-to-use subscription, and infrastructure which totaled \$1,685,084. See Note 8 for additional information about capital assets.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
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Debt

The City had \$13,693,099 in outstanding debt at year-end 2024 as shown in Table 4.

**Table 4 - Outstanding Debt**

	Governmental Activities	
	2024	2023
<b>Short Term Debt</b>		
Notes Payable	\$ 350,671	\$ 350,655
<b>Long Term Debt</b>		
General Obligation Bonds	4,995,000	5,280,000
Renew Energy Bonds	804,480	953,949
Special Assessment Bonds	3,195,000	3,415,000
Long Term Notes	3,451,606	3,802,097
OWDA Loans	364,859	401,158
Financed Purchases and Leases	469,185	541,926
Subscriptions Payable	62,298	-
<b>Total Outstanding Debt</b>	<b>\$ 13,693,099</b>	<b>\$ 14,744,785</b>

The City is within all of its legal debt limitations. The Ohio Revised Code provides that the net debt (as defined in the Ohio Revised Code) of a municipal corporation, whether or not approved by the electors, shall not exceed 10.5 percent of the total value of all property in the municipal corporation as listed and assessed for taxation. In addition, the unvoted net debt of municipal corporations cannot exceed 5.5 percent of the total taxation value of property. The statutory limitations on debt are measured by the ratio of net debt to tax valuation and expressed in terms of percentage. The aggregate amount of the City's unvoted debt is also subject to overlapping debt restrictions within other political subdivisions. The actual aggregate amount of the City's unvoted debt, when added to that of other political subdivisions within the respective counties in which the City lies, is limited to ten mills. This millage is measured against the property values in each overlapping district.

More detailed information of the City's long-term liabilities is presented in the notes to the financial statements.

In August 2021, Moody's Investors Service assigned an Aa3 rating to the City's general obligation debt. Moody's affirmed the Aa3 rating in February 2024. The higher rating allows the City to borrow funds at a lower interest rate, which helps save taxpayer dollars. Moody's cited that the City benefits from a healthy financial position, strong resident income profile, and modestly-sized, but growing tax base located near Cleveland.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Management's Discussion and Analysis*  
*For the Year Ended December 31, 2024*  
*Unaudited*

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***ECONOMIC FACTORS AND NEXT YEAR'S BUDGET***

The City's elected and appointed officials considered many factors when setting the fiscal year 2024 budget. They primarily considered the impact of its two primary revenue sources: income tax revenue and property taxes.

The final General Fund budget in 2024 was \$14,457,030 and is expected to remain consistent during 2025 since the City does not expect the General Fund to be impacted by the costs of the 2025 road program. If the General Fund has a surplus at the end of 2025, the City could amend the budget to transfer those excess funds to the Capital Improvement Fund or to the General Obligation Bond Retirement Fund to pay down debt. The City is aware of budgetary constraints and continues seeking cost stabilization as well as enhanced revenues.

***CONTACTING THE CITY'S FINANCIAL MANAGEMENT***

This report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have any questions about this report or need additional information, contact Aaron Frank, Finance Director, at 216-525-6242.

## Basic Financial Statements

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Statement of Net Position*  
*December 31, 2024*

	Governmental Activities	Business-Type Activities	Total
<b>ASSETS</b>			
Equity in Pooled Cash and Cash Equivalents	\$ 11,968,428	\$ 823,484	\$ 12,791,912
Materials and Supplies Inventory	50,356	-	50,356
Accounts Receivable	158,905	3,201	162,106
Accrued Interest Receivable	20,973	-	20,973
Intergovernmental Receivable	814,575	-	814,575
Prepaid Items	78,633	1,042	79,675
Municipal Income Taxes Receivable	2,940,559	-	2,940,559
Property and Other Taxes Receivable	5,528,364	-	5,528,364
Lease Receivable	90,691	-	90,691
Loans Receivable	150,000	-	150,000
Special Assessments Receivable	2,203,359	-	2,203,359
Net OPEB Asset	184,243	9,601	193,844
Nondepreciable Capital Assets	1,489,422	-	1,489,422
Depreciable Capital Assets	33,012,644	9,506,994	42,519,638
<b>Total Assets</b>	<b>58,691,152</b>	<b>10,344,322</b>	<b>69,035,474</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferral on Refunding	126,496	-	126,496
Pension	3,558,792	92,134	3,650,926
OPEB	415,804	8,581	424,385
<b>Total Deferred Outflows of Resources</b>	<b>4,101,092</b>	<b>100,715</b>	<b>4,201,807</b>
<b>LIABILITIES</b>			
Accounts Payable	278,544	5,920	284,464
Contracts Payable	11,146	-	11,146
Accrued Wages and Benefits	407,710	12,323	420,033
Intergovernmental Payable	91,227	12,751	103,978
Accrued Interest Payable	163,028	-	163,028
Unearned Revenue	59,167	-	59,167
Notes Payable	350,671	-	350,671
Long-term Liabilities:			
Due within one year	4,409,299	18,381	4,427,680
Due in more than one year:			
Net Pension Liability	11,145,034	285,159	11,430,193
Net OPEB Liability	428,710	-	428,710
Other Amounts due in more than one year	10,694,266	1,958	10,696,224
<b>Total Liabilities</b>	<b>28,038,802</b>	<b>336,492</b>	<b>28,375,294</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property Taxes	4,413,377	-	4,413,377
Payments in Lieu of Taxes and Lease	1,089,038	-	1,089,038
Sale of Future Revenues	900,000	-	900,000
Pension	375,757	1,960	377,717
OPEB	509,063	5,637	514,700
<b>Total Deferred Inflows of Resources</b>	<b>7,287,235</b>	<b>7,597</b>	<b>7,294,832</b>
<b>NET POSITION</b>			
Net Investment in Capital Assets	23,524,621	9,506,994	29,471,756
Restricted for:			
Capital Projects	404,006	-	404,006
Streets and Highways	1,751,556	-	1,751,556
Fire Department Squad Assistance	71,015	-	71,015
Refuse	657,674	-	657,674
Parks and Recreation	358,866	-	358,866
OPEB	184,243	9,601	193,844
Other Purposes	980,107	-	980,107
Unrestricted	(465,881)	584,353	3,678,331
<b>Total Net Position</b>	<b>\$ 27,466,207</b>	<b>\$ 10,100,948</b>	<b>\$ 37,567,155</b>

Debt related to certain business-type assets is included in the governmental activities. This debt has not been included in the net investment in capital assets for the governmental or business-type activities, but has been reflected in the entity-wide total. See Note 12.

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

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Statement of Activities*  
For the Year Ended December 31, 2024

	Program Revenues				Net (Expense) Revenue and Changes in Net Position		
		Charges for	Operating	Capital		Business-type	
	Expenses	Services	Grants and	Grants and	Governmental	Activities	Total
			Contributions	Contributions	Activities		
<b>Primary Government:</b>							
<b>Governmental activities:</b>							
Security of Persons and Property	\$ 6,043,144	\$ 575,091	\$ 515,914	\$ -	\$ (4,952,139)	\$ -	\$ (4,952,139)
Public Health	1,139,903	-	-	-	(1,139,903)	-	(1,139,903)
Leisure Time Activities	2,788,125	1,398,601	225	37,885	(1,351,414)	-	(1,351,414)
Community and Economic Development	642,021	192,902	-	126,594	(322,525)	-	(322,525)
Basic Utility Services	1,310	100	-	30,584	29,374	-	29,374
Transportation	4,575,596	75	908,454	198,000	(3,469,067)	-	(3,469,067)
General Government	3,409,852	231,748	49,734	-	(3,128,370)	-	(3,128,370)
Interest and Fiscal Charges	441,867	-	-	-	(441,867)	-	(441,867)
<i>Total Governmental activities</i>	<u>19,041,818</u>	<u>2,398,517</u>	<u>1,474,327</u>	<u>393,063</u>	<u>(14,775,911)</u>	<u>-</u>	<u>(14,775,911)</u>
<b>Business-type activities:</b>							
Sanitary Sewers	825,462	181,006	-	-	-	(644,456)	(644,456)
Storm Sewers	317,349	422,348	-	-	-	104,999	104,999
<i>Total Business-type activities</i>	<u>1,142,811</u>	<u>603,354</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(539,457)</u>	<u>(539,457)</u>
<i>Total Primary Government</i>	<u>\$ 20,184,629</u>	<u>\$ 3,001,871</u>	<u>\$ 1,474,327</u>	<u>\$ 393,063</u>	<u>(14,775,911)</u>	<u>(539,457)</u>	<u>(15,315,368)</u>
<b>General Revenues:</b>							
Property Taxes levied for:							
General Purposes					1,214,392	-	1,214,392
Other Purposes					2,928,337	-	2,928,337
Municipal Income Taxes levied for:							
General Purposes					9,359,766	-	9,359,766
Payments in Lieu of Taxes					670,284	-	670,284
Grants & Entitlements not restricted to specific programs					788,150	-	788,150
Investment Income					612,247	-	612,247
Gain on Sale of Capital Assets					895	-	895
All Other Revenues					215,584	308	215,892
Total General Revenues					<u>15,789,655</u>	<u>308</u>	<u>15,789,963</u>
Change in Net Position					1,013,744	(539,149)	474,595
Net Position - Beginning of Year					<u>26,452,463</u>	<u>10,640,097</u>	<u>37,092,560</u>
Net Position - End of Year	<u>\$ 27,466,207</u>				<u>\$ 10,100,948</u>		<u>\$ 37,567,155</u>

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



**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Balance Sheet*  
*Governmental Funds*  
*December 31, 2024*

	General Fund	Fire Levy	General Obligation Bond Retirement	Special Assessment Bond Retirement	Other Governmental Funds	Total Governmental Funds
<b>Assets:</b>						
Equity in Pooled Cash and Cash Equivalents	\$ 6,684,701	\$ 102	\$ 451,793	\$ 22,240	\$ 4,809,592	\$ 11,968,428
Materials and Supplies Inventory	25,392	-	-	-	24,964	50,356
Accrued Interest Receivable	19,853	-	-	-	1,120	20,973
Accounts Receivable	90,111	-	-	-	68,794	158,905
Intergovernmental Receivable	296,817	53,385	-	-	464,373	814,575
Prepaid Items	71,493	4,842	-	-	2,298	78,633
Municipal Income Taxes Receivable	2,940,559	-	-	-	-	2,940,559
Property and Other Taxes Receivable	1,545,388	1,552,320	-	-	2,430,656	5,528,364
Special Assessments Receivable	-	-	-	2,203,359	-	2,203,359
Loans Receivable	150,000	-	-	-	-	150,000
Lease Receivable	90,691	-	-	-	-	90,691
<b>Total Assets</b>	<b>\$ 11,915,005</b>	<b>\$ 1,610,649</b>	<b>\$ 451,793</b>	<b>\$ 2,225,599</b>	<b>\$ 7,801,797</b>	<b>\$ 24,004,843</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>						
<b>Liabilities:</b>						
Accounts Payable	\$ 173,662	\$ 20,245	\$ -	\$ -	\$ 84,637	\$ 278,544
Accrued Wages and Benefits	407,710	-	-	-	-	407,710
Contracts Payable	11,146	-	-	-	-	11,146
Intergovernmental Payable	85,959	4,788	-	-	480	91,227
Accrued Interest Payable	-	-	11,484	-	-	11,484
Unearned Revenue	59,167	-	-	-	-	59,167
Notes Payable	-	-	350,671	-	-	350,671
<b>Total Liabilities</b>	<b>737,644</b>	<b>25,033</b>	<b>362,155</b>	<b>-</b>	<b>85,117</b>	<b>1,209,949</b>
<b>Deferred Inflows of Resources:</b>						
Property Taxes, Payment in Lieu of Taxes and Lease	1,593,442	1,514,601	-	-	2,394,372	5,502,415
Sale of Future Revenues	93,108	-	806,892	-	-	900,000
Unavailable Revenue - Delinquent Property Taxes	39,668	37,719	-	-	36,284	113,671
Unavailable Revenue - Income Taxes	1,678,829	-	-	-	-	1,678,829
Unavailable Revenue - Special Assessments	-	-	-	2,203,359	-	2,203,359
Unavailable Revenue - Other	412,245	53,385	-	-	379,337	844,967
<b>Total Deferred Inflows of Resources</b>	<b>3,817,292</b>	<b>1,605,705</b>	<b>806,892</b>	<b>2,203,359</b>	<b>2,809,993</b>	<b>11,243,241</b>
<b>Fund Balances:</b>						
Nonspendable	246,885	4,842	-	-	27,262	278,989
Restricted	-	-	-	22,240	3,723,236	3,745,476
Committed	145,535	-	-	-	1,156,189	1,301,724
Assigned	789,745	-	-	-	-	789,745
Unassigned (Deficit)	6,177,904	(24,931)	(717,254)	-	-	5,435,719
<b>Total Fund Balances (Deficit)</b>	<b>7,360,069</b>	<b>(20,089)</b>	<b>(717,254)</b>	<b>22,240</b>	<b>4,906,687</b>	<b>11,551,653</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 11,915,005</b>	<b>\$ 1,610,649</b>	<b>\$ 451,793</b>	<b>\$ 2,225,599</b>	<b>\$ 7,801,797</b>	<b>\$ 24,004,843</b>

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

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Reconciliation of Total Governmental Fund Balances to*  
*Net Position of Governmental Activities*  
*December 31, 2024*

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<b>Total Governmental Funds Balance</b>	\$	11,551,653
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*Amounts reported for Governmental Activities in the Statement of Net Position are different because:*

Capital Assets used in Governmental Activities are not financial resources and, therefore, are not reported in the funds		34,502,066
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Other long-term assets are not available to pay for current-period expenditures and, therefore, are unavailable revenues in the funds:

Delinquent property taxes	\$	113,671	
Municipal income taxes		1,678,829	
Special assessments		2,203,359	
Intergovernmental		635,862	
Charges for services		55,705	
Loans Receivable		153,400	
Total			4,840,826

In the Statement of Activities, interest is accrued on outstanding bonds, whereas in Governmental funds, an interest expenditure is reported when due.		(151,544)
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The net pension liability and net OPEB liability are not due and payable in the current period; therefore, the liability, asset, and related deferred inflows/outflows are not reported in governmental funds:

Deferred Outflows - Pension	3,558,792		
Deferred Inflows - Pension	(375,757)		
Net Pension Liability	(11,145,034)		
Deferred Outflows - OPEB	415,804		
Deferred Inflows - OPEB	(509,063)		
Net OPEB Liability	(428,710)		
Net OPEB Asset	184,243		
Total			(8,299,725)

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:

General obligation bonds	(4,995,000)		
Renew Energy Bond	(804,480)		
Special assessment bonds	(3,195,000)		
Long Term Notes	(3,451,606)		
OWDA Loans	(364,859)		
Deferral on refundings	126,496		
Unamortized premiums	(970,701)		
Compensated absences	(790,436)		
Leases, Subscriptions, and Financed Purchases	(531,483)		
Total			(14,977,069)

<b>Net Position of Governmental Activities</b>	\$	27,466,207
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The notes to the basic financial statements are an integral part of this statement.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Governmental Funds**  
*For the Year Ended December 31, 2024*

	General Fund	Fire Levy	General Obligation Bond Retirement	Special Assessment Bond Retirement	(Formerly Major) Capital Improvement	Other Governmental Funds	Total Governmental Funds
<b>REVENUES</b>							
Property Taxes	\$ 1,220,025	\$ 1,539,809	\$ -	\$ -		\$ 1,417,672	\$ 4,177,506
Municipal Income Taxes	9,313,920	-	-	-		-	9,313,920
Payments in Lieu of Taxes	-	-	-	-		670,284	670,284
Intergovernmental	609,001	106,770	-	-		2,255,767	2,971,538
Interest	582,665	-	-	-		29,582	612,247
Fees, Licenses, and Permits	330,407	-	-	-		-	330,407
Fines and Forfeitures	148,218	-	-	-		27,526	175,744
Rentals	26,650	-	-	-		-	26,650
Charges for Services	1,383,162	-	-	-		427,853	1,811,015
Contributions and Donations	8,907	-	-	-		-	8,907
Special Assessments	-	-	-	277,478		-	277,478
Lease	37,596	-	-	-		-	37,596
All Other Revenues	172,308	9,960	44,828	-		42,088	269,184
<b>Total Revenues</b>	<b>13,832,859</b>	<b>1,656,539</b>	<b>44,828</b>	<b>277,478</b>		<b>4,870,772</b>	<b>20,682,476</b>
<b>EXPENDITURES</b>							
Current:							
Security of Persons and Property	3,472,401	1,764,131	-	-		463,755	5,700,287
Public Health	86,721	-	-	-		1,054,335	1,141,056
Leisure Time Activities	2,210,668	-	-	-		61,584	2,272,252
Community and Economic Development	638,088	-	-	-		9,272	647,360
Transportation	2,690,019	-	-	-		719,260	3,409,279
General Government	3,328,174	-	-	8,993		170	3,337,337
Capital Outlay	197,238	-	-	-		648,177	845,415
Debt Service:							
Principal Retirement	85,644	-	4,110,408	195,360		196,367	4,587,779
Interest and Fiscal Charges	11,385	-	279,053	84,843		140,127	515,408
Debt Issuance Costs	-	-	25,211	-		-	25,211
<b>Total Expenditures</b>	<b>12,720,338</b>	<b>1,764,131</b>	<b>4,414,672</b>	<b>289,196</b>		<b>3,293,047</b>	<b>22,481,384</b>
Excess of Revenues Over (Under) Expenditures	<b>1,112,521</b>	<b>(107,592)</b>	<b>(4,369,844)</b>	<b>(11,718)</b>		<b>1,577,725</b>	<b>(1,798,908)</b>
<b>OTHER FINANCING SOURCES (USES)</b>							
Sale of Capital Assets	-	-	-	-		895	895
Issuance of Subscription Payable	91,568	-	-	-		-	91,568
Bond Anticipation Notes Issued	-	-	3,445,000	-		-	3,445,000
Premium on Debt Issuance	-	-	26,423	-		-	26,423
Transfers In	-	-	861,415	-		-	861,415
Transfers Out	(861,415)	-	-	-		-	(861,415)
<b>Total Other Financing Sources (Uses)</b>	<b>(769,847)</b>	<b>-</b>	<b>4,332,838</b>	<b>-</b>		<b>895</b>	<b>3,563,886</b>
Net Change in Fund Balances	<b>342,674</b>	<b>(107,592)</b>	<b>(37,006)</b>	<b>(11,718)</b>		<b>1,578,620</b>	<b>1,764,978</b>
Fund Balances (Deficit) - Beginning of Year, as previously presented	7,017,395	87,503	(680,248)	33,958	63,389	3,264,678	9,786,675
Change within financial reporting entity (Major to Nonmajor Fund)	-	-	-	-	(63,389)	63,389	-
Fund Balances (Deficit) - Beginning of Year, as adjusted	7,017,395	87,503	(680,248)	33,958	-	3,328,067	9,786,675
<b>Fund Balances (Deficit) - End of Year, as adjusted</b>	<b>\$ 7,360,069</b>	<b>\$ (20,089)</b>	<b>\$ (717,254)</b>	<b>\$ 22,240</b>	<b>\$ -</b>	<b>\$ 4,906,687</b>	<b>\$ 11,551,653</b>

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

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Reconciliation of the Statement of Revenues, Expenditures and Changes in*  
*Fund Balances of Governmental Funds to the*  
*Statement of Activities*  
*For the Year Ended December 31, 2024*

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<b>Net Change in Fund Balances-Total Governmental Funds</b>	<b>\$ 1,764,978</b>
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*Amounts reported for Governmental Activities in the Statement of Activities are different because:*

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period.

Capital Outlay	\$ 1,685,084	
Depreciation	(2,401,848)	
Total		(716,764)

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.

Delinquent property taxes	(34,777)	
Municipal income taxes	45,846	
Special assessments	(182,384)	
Intergovernmental	(419,999)	
Charges for services	21,632	
Loans Receivable	(53,600)	
Total		(623,282)

Other financing sources in the Governmental funds increase long-term liabilities in the Statement of Net Position. These sources were attributed to the issuance of subscription payables, notes, and the related premium. (3,562,991)

Repayment of principal on the City's bonds, notes, and loans are expenditures in the Governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. 4,587,779

Contractually required contributions are reported as expenditures in governmental funds; however, the statement of net position reports these amounts as deferred outflows

Pension		902,622
OPEB		15,476

Except for amounts reported as deferred inflows/outflows, changes in the net pension liability and net OPEB liability are reported as pension/OPEB expense in the statement of activities.

Pension		(1,373,807)
OPEB		20,149

Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in Governmental funds.

Compensated Absences	(99,168)	
Accrued Interest on Bonds	14,997	
Amortization of Bond and Note Premiums	102,729	
Amortization of Deferral on Refunding	(18,974)	
Total		(416)

<b>Change in Net Position of Governmental Activities</b>	<b>\$ 1,013,744</b>
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The notes to the basic financial statements are an integral part of this statement.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Statement of Revenues, Expenditures and Changes in Fund Balances –*  
*Budget (Non-GAAP Budgetary Basis) and Actual*  
*General Fund*  
*For the Year Ended December 31, 2024*

	Budgeted Amounts			Variance with Final Budget Over (Under)
	Original	Final	Actual	
<b>REVENUES:</b>				
Property Taxes	\$ 1,364,397	\$ 1,364,397	\$ 1,220,025	\$ (144,372)
Municipal Income Taxes	9,104,024	10,495,495	9,401,489	(1,094,006)
Intergovernmental	573,943	661,665	592,696	(68,969)
Interest	412,799	475,892	426,287	(49,605)
Fines, Licenses, and Permits	318,157	366,784	328,552	(38,232)
Fines and Forfeitures	154,419	178,021	159,465	(18,556)
Rentals	64,541	74,406	66,650	(7,756)
Charges for Services	1,322,270	1,524,368	1,365,474	(158,894)
Contributions and Donations	8,625	9,943	8,907	(1,036)
All Other Revenues	176,081	201,841	180,802	(21,039)
<b>Total Revenues</b>	<b>13,499,256</b>	<b>15,352,812</b>	<b>13,750,347</b>	<b>(1,602,465)</b>
<b>EXPENDITURES:</b>				
Current:				
Security of Persons and Property	4,263,347	4,215,035	3,739,959	475,076
Public Health	85,970	84,895	86,721	(1,826)
Leisure Time Activities	2,171,233	2,146,377	2,442,470	(296,093)
Community and Economic Development	734,902	726,191	665,854	60,337
Transportation	2,711,035	2,678,287	2,886,627	(208,340)
General Government	3,717,369	3,677,071	3,783,754	(106,683)
Interest and Fiscal Charges	67,759	67,759	67,759	-
<b>Total Expenditures</b>	<b>13,751,615</b>	<b>13,595,615</b>	<b>13,673,144</b>	<b>(77,529)</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>(252,359)</b>	<b>1,757,197</b>	<b>77,203</b>	<b>(1,679,994)</b>
<b>OTHER FINANCING SOURCES (USES):</b>				
Transfers Out	(861,415)	(861,415)	(861,415)	-
<b>Total Other Financing Sources (Uses)</b>	<b>(861,415)</b>	<b>(861,415)</b>	<b>(861,415)</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>(1,113,774)</b>	<b>895,782</b>	<b>(784,212)</b>	<b>(1,679,994)</b>
<b>Fund Balances, Beginning</b>	<b>4,889,449</b>	<b>4,889,449</b>	<b>4,889,449</b>	<b>-</b>
<b>Prior Year Encumbrances Appropriated</b>	<b>1,202,716</b>	<b>1,202,716</b>	<b>1,202,716</b>	<b>-</b>
<b>Fund Balances, Ending</b>	<b>\$ 4,978,391</b>	<b>\$ 6,987,947</b>	<b>\$ 5,307,953</b>	<b>\$ (1,679,994)</b>

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

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Statement of Revenues, Expenditures and Changes in Fund Balances –*  
*Budget (Non-GAAP Budgetary Basis) and Actual*  
**Fire Levy Fund**  
*For the Year Ended December 31, 2024*

	Budgeted Amounts			Variance with Final Budget Over (Under)
	Original	Final	Actual	
<b>REVENUES:</b>				
Intergovernmental	\$ 915	\$ 1,659,713	\$ 106,770	\$ (1,552,943)
Property Taxes	1,583,447	1,583,447	1,539,809	(43,638)
Miscellaneous	85	154,826	9,960	(144,866)
<b>Total Revenues</b>	<u>1,584,447</u>	<u>3,397,986</u>	<u>1,656,539</u>	<u>(1,741,447)</u>
<b>EXPENDITURES:</b>				
Current:				
Security of Persons and Property	<u>1,864,824</u>	<u>1,994,824</u>	<u>1,801,455</u>	<u>193,369</u>
<b>Total Expenditures</b>	<u>1,864,824</u>	<u>1,994,824</u>	<u>1,801,455</u>	<u>193,369</u>
<b>Net Change in Fund Balance</b>	(280,377)	1,403,162	(144,916)	(1,548,078)
<b>Fund Balances, Beginning</b>	33,513	33,513	33,513	-
<b>Prior Year Encumbrances Appropriated</b>	<u>73,674</u>	<u>73,674</u>	<u>73,674</u>	<u>-</u>
<b>Fund Balances, Ending</b>	<u>\$ (173,190)</u>	<u>\$ 1,510,349</u>	<u>\$ (37,729)</u>	<u>\$ (1,548,078)</u>

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

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Statement of Fund Net Position*  
*Proprietary Funds*  
*December 31, 2024*

	<b>Enterprise Funds</b>		
	<b>Sanitary Sewers</b>	<b>Storm Sewers</b>	<b>Total</b>
<b>ASSETS</b>			
<b>Current Assets:</b>			
Equity in Pooled Cash and Cash Equivalents	\$ 8,916	\$ 814,568	\$ 823,484
Accounts Receivable	960	2,241	3,201
Prepaid Items	521	521	1,042
<b>Total Current Assets</b>	<b>10,397</b>	<b>817,330</b>	<b>827,727</b>
<b>Noncurrent Assets:</b>			
Capital Assets:			
Depreciable Assets, Net of Depreciation	8,386,038	1,120,956	9,506,994
Net OPEB Asset	3,209	6,392	9,601
<b>Total Noncurrent Assets</b>	<b>8,389,247</b>	<b>1,127,348</b>	<b>9,516,595</b>
<b>Total Assets</b>	<b>8,399,644</b>	<b>1,944,678</b>	<b>10,344,322</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Pension	30,798	61,336	92,134
OPEB	2,869	5,712	8,581
<b>Total Deferred Outflows of Resources</b>	<b>33,667</b>	<b>67,048</b>	<b>100,715</b>
<b>LIABILITIES</b>			
<b>Current Liabilities:</b>			
Accounts Payable	5,889	31	5,920
Accrued Wages and Benefits	6,138	6,185	12,323
Compensated Absences Payable	12,153	6,228	18,381
Intergovernmental Payable	9,985	2,766	12,751
<b>Total Current Liabilities</b>	<b>34,165</b>	<b>15,210</b>	<b>49,375</b>
<b>Noncurrent Liabilities:</b>			
Compensated Absences Payable	245	1,713	1,958
Net Pension Liability	95,321	189,838	285,159
<b>Total Noncurrent Liabilities</b>	<b>95,566</b>	<b>191,551</b>	<b>287,117</b>
<b>Total Liabilities</b>	<b>129,731</b>	<b>206,761</b>	<b>336,492</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Pension	655	1,305	1,960
OPEB	1,884	3,753	5,637
<b>Total Deferred Inflows of Resources</b>	<b>2,539</b>	<b>5,058</b>	<b>7,597</b>
<b>NET POSITION</b>			
Investment in Capital Assets	8,386,038	1,120,956	9,506,994
Restricted for:			
OPEB	3,209	6,392	9,601
Unrestricted	(88,206)	672,559	584,353
<b>Total Net Position</b>	<b>\$ 8,301,041</b>	<b>\$ 1,799,907</b>	<b>\$ 10,100,948</b>

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

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Statement of Revenues, Expenses and Changes in Fund Net Position*  
*Proprietary Funds*  
*For the Year Ended December 31, 2024*

	<b>Enterprise Funds</b>		
	<b>Sanitary Sewers</b>	<b>Storm Sewers</b>	<b>Total</b>
<b>OPERATING REVENUES</b>			
Charges for Services	\$ 181,006	\$ 422,348	\$ 603,354
Miscellaneous	81	227	308
<b>Total Operating Revenues</b>	<b>181,087</b>	<b>422,575</b>	<b>603,662</b>
<b>OPERATING EXPENSES</b>			
Salaries	82,133	186,419	268,552
Fringe Benefits	68,450	41,446	109,896
Materials and Supplies	10,303	7,195	17,498
Contractual Services	68,862	11,047	79,909
Maintenance	1,362	573	1,935
Depreciation	592,297	70,669	662,966
Other	2,055	-	2,055
<b>Total Operating Expense</b>	<b>825,462</b>	<b>317,349</b>	<b>1,142,811</b>
Change in Net Position	(644,375)	105,226	(539,149)
Net Position - Beginning of Year	8,945,416	1,694,681	10,640,097
<b>Net Position - End of Year</b>	<b>\$ 8,301,041</b>	<b>\$ 1,799,907</b>	<b>\$ 10,100,948</b>

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



**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Statement of Cash Flows*  
*Proprietary Funds*  
For the Year Ended December 31, 2024

	<b>Enterprise Funds</b>		
	<b>Sanitary Sewers</b>	<b>Storm Sewers</b>	<b>Total</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash Received from Charges for Services	\$ 188,890	\$ 440,969	\$ 629,859
Cash Payments to Employees for Services and Benefits	(140,909)	(263,643)	(404,552)
Cash Payments for Goods and Services	(86,831)	(37,288)	(124,119)
Net Cash Provided by (Used in) Operating Activities	(38,850)	140,038	101,188
Net Increase (Decrease) in Cash and Cash Equivalents	(38,850)	140,038	101,188
Cash and Cash Equivalents - Beginning of Year	47,766	674,530	722,296
<b>Cash and Cash Equivalents - End of Year</b>	<b>\$ 8,916</b>	<b>\$ 814,568</b>	<b>\$ 823,484</b>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</b>			
Operating Income (Loss)	\$ (644,375)	\$ 105,226	\$ (539,149)
Adjustments:			
Depreciation	592,297	70,669	662,966
(Increase) Decrease in Assets and Deferred Outflows of Resources:			
Accounts Receivable	7,884	18,394	26,278
Deferred Outflows of Resources - Pension	13,341	62,748	76,089
Deferred Outflows of Resources - OPEB	3,541	12,308	15,849
Net OPEB Asset	(3,209)	(6,392)	(9,601)
Increase (Decrease) in Liabilities and Deferred Inflows of Resources:			
Accounts Payable	246	(13,897)	(13,651)
Accrued Wages and Benefits	1,269	1,316	2,585
Compensated Absences Payable	2,950	(3,625)	(675)
Intergovernmental Payable	(4,909)	(4,341)	(9,250)
Net Pension Liability	(7,063)	(97,980)	(105,043)
Net OPEB Liability	(2,133)	(5,996)	(8,129)
Deferred Inflows of Resources - Pension	148	(120)	28
Deferred Inflows of Resources - OPEB	1,163	1,728	2,891
<b>Net Cash Provided by (Used in) Operating Activities</b>	<b>\$ (38,850)</b>	<b>\$ 140,038</b>	<b>\$ 101,188</b>

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

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Statement of Fiduciary Net Position*  
*Custodial Funds*  
*December 31, 2024*

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	<u><b>Custodial Funds</b></u>
<b>ASSETS</b>	
Equity in Pooled Cash and Cash Equivalents	\$ 11,290
<b>Total Assets</b>	<u>11,290</u>
<b>NET POSITION</b>	
Restricted For:	
Individuals, Organizations, and Other Governments	11,290
<b>Total Net Position</b>	<u>\$ 11,290</u>

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

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Statement of Change in Fiduciary Net Position*  
*Custodial Funds*  
*For the Year Ended December 31, 2024*

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	<u><b>Custodial Funds</b></u>
<b>ADDITIONS</b>	
Licenses, Permits, & Fees Distributions for Other Governments	\$ 13
Miscellaneous	<u>47,322</u>
<b>Total Additions</b>	<u>47,335</u>
 <b>DEDUCTIONS</b>	
Licenses, Permits, & Fees Distributions to Other Governments	<u>48,631</u>
<b>Total Deductions</b>	<u>48,631</u>
Net Increase in Fiduciary Net Position	(1,296)
 Net Position - Beginning of Year	<u>12,586</u>
<b>Net Position - End of Year</b>	<u><u>\$ 11,290</u></u>

See accompany notes to the basic financial statements.

## Notes to the Basic Financial Statements

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 1: **DESCRIPTION OF THE CITY AND REPORTING ENTITY**

**The City**

The City of Seven Hills, Ohio (the “City”) is a charter municipal corporation established and operated under the laws of the State of Ohio. A charter was first adopted by the electorate on October 10, 1966. The charter provides for a Mayor/Council form of government. Elected officials include seven Council members, Mayor and Law Director.

**Reporting Entity**

The accompanying basic financial statements comply with the provisions of GASB Statement No. 61, *The Financial Reporting Entity - Amendments of GASB Statements No. 14 and No. 34*, in that financial statements include all organizations, activities, and functions for which the City is financially accountable. Under this Statement, the financial reporting entity is the “primary government”. A fundamental characteristic of a primary government is that it is a fiscally independent entity and there is a financial benefit or burden. In evaluating how to define the financial reporting entity, management has considered all potential component units. A component unit is a legally separate entity for which the primary government is financially accountable.

On this basis, the City’s financial reporting entity has no component units but includes all funds, agencies, boards, and commissions that are part of the primary government, including police and fire protection, waste collection, parks and recreation, health, certain social services, and general administrative services.

The City is associated with certain organizations which are identified as jointly governed organizations. These organizations are described in Note 17. These organizations are:

Southwest Council of Governments  
Parma Community General Hospital Association  
Northeast Ohio Public Energy Council  
Cuyahoga Valley Council of Governments  
Chagrin Valley Dispatch Council

The City has a Mayor’s Court in which the general operations are reflected in the General Fund and the bonds collected on pending cases are reflected in the General Fund. The Mayor is an elected City official who has a fiduciary responsibility for the collection and distribution of the court fines and fees.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

A. **Basis of Presentation**

The financial statements of the City of Seven Hills have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to local governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The most significant of the City's accounting policies are described below.

The City's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements, which provide a more detailed level of financial information.

***Government-wide Financial Statements*** The statement of net position and the statement of activities display information about the City as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. The statements distinguish between those activities of the City that are governmental and those that are considered business-type.

The statement of net position presents the financial condition of the governmental and business-type activities of the City at year-end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the City's governmental activities and for the business-type activities of the City. Direct expenses are those that are specifically associated with a service, program, or department and are therefore clearly identifiable to a particular function.

Program revenues include charges paid by the recipient of the goods and services offered by the program, grants, and contributions that are restricted to meeting the operational or capital requirements of a particular program, and interest earned on grants that is required to be used to support a particular program. Revenues which are not classified as program revenues are presented as general revenues of the City, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental program or business activity is self-financing or draws from the general revenues of the City.

***Fund Financial Statements*** During the year, the City segregates transactions related to certain City functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the City at this more detailed level. The focus of governmental and proprietary fund financial statements is on major funds. Each major fund is presented in a separate column. Nonmajor funds are aggregated and presented in a single column. Fiduciary funds are reported by type.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**B. Fund Accounting**

The City uses funds 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. There are three categories of funds: governmental, proprietary, and fiduciary.

***Governmental Funds*** Governmental funds are those through which most governmental functions are financed. Governmental fund reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and deferred outflows of resources and liabilities and deferred inflows of resources is reported as fund balance. The following are the City's major governmental funds:

General Fund - The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required by law or contract to be accounted for in another fund. The General Fund balance is available to the City for any purpose provided it is expended or transferred according to the Charter of the City of Seven Hills and/or the general laws of Ohio.

Fire Levy Fund – To account for the fire department operating expenses which do not pertain to ambulance specific obligations which are allocated to the Fire Department Squad Assistance Fund.

General Obligation Bond Retirement Fund – To account for the payment of principal and interest on bonds and notes authorized by legislation.

Special Assessment Bond Retirement Fund – To accumulate special revenue collected and remitted to the City by the County Fiscal Officer for payment of Special Assessment bonds and coupons.

The other governmental funds of the City account for grants and other resources whose use is restricted and committed to a particular purpose.

***Proprietary Funds*** - Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position, and cash flows. Proprietary funds are classified as either enterprise or internal service. The City has no internal service funds.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

B. **Fund Accounting** (Continued)

Enterprise Funds - Enterprise funds may be used to account for any activity for which a fee is charged to external users for goods or services. The City has two major Enterprise funds.

Sanitary Sewers Fund - To account for expenses associated with the management, maintenance, operation, testing, cleaning, enlargement, replacement, reconstruction and repair of sanitary sewers.

Storm Sewers Fund - To account for expenses associated with the management, maintenance, operation, testing, cleaning, enlargement, replacement, reconstruction and repair of storm sewers.

***Fiduciary Funds*** Fiduciary fund reporting focuses on net position and changes in net position. The fiduciary fund category is split into four classifications: pension trust funds, investment trust funds, private-purpose trust funds, and custodial funds. Trust funds are used to account for assets held by the City under a trust agreement for individuals, private organizations, or other governments and are therefore not available to support the City's own programs. The City has no trust funds. Custodial funds are used to report fiduciary activities that are not required to be reported in a trust fund. The City's fiduciary funds are custodial funds. The City has two custodial funds; the BBS Assessment fund and the Employee Health Deductions & Cobra fund.

C. **Measurement Focus**

***Government-wide Financial Statements*** The government-wide financial statements are prepared using a flow of economic resources measurement focus. All assets and deferred outflows of resources and all liabilities and deferred inflows of resources associated with the operation of the City are included on the statement of net position.

***Fund Financial Statements*** All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and deferred outflows of resources along with current liabilities and deferred inflows of resources generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.



**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

C. **Measurement Focus** (Continued)

Like the government-wide statements, all proprietary funds are accounted for on a flow of economic resources measurement focus. All assets and deferred outflows of resources along with liabilities and deferred inflows of resources associated with the operation of these funds are included on the statement of fund net position. The statement of revenues, expenses, and changes in fund net position presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position. In fiduciary funds, a liability to the beneficiaries of fiduciary activity is recognized when an event has occurred that compels the government to disburse fiduciary resources. Fiduciary fund liabilities other than those to beneficiaries are recognized using the economic resources measurement focus. For proprietary funds, the statement of changes in fund 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 City finances and meets the cash flow needs of its proprietary activities. Fiduciary funds present a statement of changes in fiduciary net position which reports additions to and deductions from investment trust, private purpose trust funds, and custodial funds.

D. **Basis of Accounting**

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting; proprietary and fiduciary funds also use the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, and the presentation of expenses versus expenditures.

***Revenues – Exchange and Nonexchange Transactions*** Revenue resulting from exchange transactions, of which the City receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available. Available means that the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For the City, available means expected to be received within 60 days of year-end.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include income taxes, property taxes, grants, entitlements, and donations. On an accrual basis, revenue from income taxes is recognized in the period in which the income is earned. Revenue from property taxes is recognized in the year for which the taxes are levied (Note 7). Revenue from grants, entitlements, and donations is recognized in the fiscal year in which 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 City must provide local resources to be used for a specific purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On the modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

D. **Basis of Accounting** (Continued)

Under the modified accrual basis, the following revenue sources are considered to be both measurable and available at year end: income tax, state-levied locally shared taxes (including gasoline tax and motor vehicle license fees), fines and forfeitures, interest, entitlements, and rentals.

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied.

***Deferred Outflows/Inflows of Resources*** - In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represents a consumption of net assets that applies to a future period and will not be recognized as an outflow of resources (expenses/expenditures) until then. For the City, deferred outflows of resources include a deferral on refunding, pension and OPEB reported in the government-wide statement of net position. A deferral on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The deferred outflows of resources related to pension and OPEB plans are explained in Notes 9 and 10.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. For the City, deferred inflows of resources include property taxes, pension, OPEB, payments in lieu of taxes, sale of future revenues, and unavailable revenues. Property taxes and payments in lieu of taxes represent amounts for which there is an enforceable legal claim as of December 31, 2024, but which were levied to finance year 2025 operations. These amounts and sale of future cell tower revenue, which were finalized in previous years, have been recorded as deferred inflows on both the government-wide statement of net position and the governmental fund financial statements. Unavailable revenue is reported only on the governmental funds balance sheet and represents receivables which will not be collected within the available period. For the City, unavailable revenue includes delinquent property taxes, municipal income taxes, intergovernmental grants, special assessments, loans, and charges for services. These amounts are deferred and recognized as inflows of resources in the period the amounts become available. Deferred inflows of resources related to pension and OPEB plans are reported on the government-wide Statement of Net Position (See Notes 9 and 10).

***Expenses/Expenditures*** On the accrual basis of accounting, expenses are recognized at the time they are incurred.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

D. **Basis of Accounting** (Continued)

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

All proprietary funds are accounted for on the accrual basis of accounting. Their revenues are recognized in the period earned and expenses are recognized in the period incurred. Proprietary funds' unbilled services are recognized as revenue in the period when the service is provided.

E. **Budgetary Process**

All funds, except custodial funds, are legally required to be budgeted and appropriated. The major documents prepared are the tax budget, the certificate of estimated resources, and the appropriations resolution, all of which are prepared on the budgetary basis of accounting. The tax budget demonstrates a need for existing or increased tax rates. The certificate of estimated resources establishes a limit on the amount Council may appropriate. The appropriations resolution is Council's authorization to spend resources and sets annual limits on expenditures plus encumbrances at the level of control selected by Council.

These appropriations distinguish the personal services and other costs for every division and expenditures may not legally exceed the amount appropriated at this level. The legal level of budgetary control is at the Fund, Department, Personal Services and Other Expenses level for all funds.

The certificate of estimated resources may be amended during the year if projected increases or decreases in revenue are identified by the Finance Director. The amounts reported as the original and final budgeted amounts on the budgetary statements reflect the amounts on the certificate of estimated resources when the original and final appropriations were enacted by Council.

The appropriation resolution is subject to amendment throughout the year with the restriction that appropriations cannot exceed estimated resources. The amounts reported as the original budgeted amounts reflect the first appropriation resolution for that fund that covered the entire year, including amounts automatically carried forward from prior years. The amounts reported as the final budgeted amounts represent the final appropriation amounts passed by Council during the year.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

E. **Budgetary Process** (Continued)

*Budgetary Basis of Accounting* - While the City is reporting financial position, results of operations, and changes in fund balances on the basis of generally accepted accounting principles (GAAP basis), the budgetary basis as provided by law is based upon accounting for transactions on a basis of cash receipts, disbursements, and encumbrances. The Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget (Non-GAAP Basis) and Actual presented for the General Fund and Fire Levy Fund are presented on the budgetary basis to provide a meaningful comparison of actual results with the budget. The major differences between the budget basis and the GAAP basis are:

1. Revenues are recorded when received in cash for budget purposes as opposed to when susceptible to accrual for GAAP purposes;
2. Expenditures are recorded when paid in cash for budget purposes as opposed to when the liability is incurred for GAAP purposes;
3. Other funds are included in the General Fund for GAAP purposes, but has a separate legally adopted budget;
4. Encumbrances are recorded as the equivalent of expenditures for budget purposes as opposed to a component of fund balances for GAAP purposes.

The following table summarizes the adjustments necessary to reconcile the GAAP basis statements to the budgetary basis statements for the General Fund and Fire Levy Fund.

	Net Change in Fund Balance	
	General	Fire Levy
GAAP Basis	\$ 342,674	\$ (107,592)
Increase (Decrease) Due to:		
Revenue Accruals	(160,773)	-
Expenditure Accruals	(50,553)	507
Excess of Revenues over Expenditures:		
Building Deposits Fund	924	-
Planning Commission Deposit Fund	(300)	-
Architectural Planning Review Fund	546	-
Outstanding Encumbrances	(916,730)	(37,831)
Budget Basis	<u>\$ (784,212)</u>	<u>\$ (144,916)</u>

F. **Cash and Investments**

To improve cash management, cash received by the City is pooled. Monies for all funds, including proprietary funds, are maintained in this pool. Individual fund integrity is maintained through the City's records. Each fund's interest in the pool is presented as "Equity in Pooled Cash and Cash Equivalents."

The City's portfolio consisted of negotiable certificates of deposits, US Treasury Money Market Mutual Funds, U.S. Treasury/Agency Securities, U.S. Government Bonds, and STAR Ohio.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

F. **Cash and Investments** (Continued)

Following Ohio statutes, the City has, by resolution, specified the funds to receive an allocation of interest earnings. Interest revenue credited to the General Fund and other governmental funds during fiscal year 2024 amounted to \$582,665 and \$29,582, respectively. A decrease in market value created an adjustment of \$14,449, which was recorded to the General Fund.

For purposes on the statement of cash flows and for presentation on the balance sheet, investments of the cash management pool, and investments with original maturities of three months or less at the time they are purchased by the City are considered to be cash equivalents. Investments with an initial maturity of more than three months are reported as investments.

G. **Capital Assets**

General capital assets are those specifically associated with general governmental activities. These assets primarily result from expenditures in the governmental funds.

General capital assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the fund financial statements. Capital assets utilized by the proprietary funds are reported both in the business-type activities column of the government-wide statement of net position and in the respective funds.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their acquisition values as of the date received. The City maintains a capitalization threshold of \$2,500. The City's infrastructure consists of roads, a retaining wall, a bike trail, sanitary sewers and storm sewers. Improvements that add to the value of the asset or materially extend the life of an asset are capitalized. The cost of normal maintenance and repairs that does not meet the capitalization criteria is not capitalized. Interest incurred in capital leases or during construction periods is not capitalized.

All capital assets are depreciated or amortized with the exception of land and construction in progress. These capital assets are depreciated over the remaining useful lives of the related asset. Useful lives for infrastructure were estimated based on the City's historical records of necessary improvements and replacement. Depreciation is computed using the straight-line method over the following useful lives:

Assets	Useful Life
Buildings, Structures, and Improvements	10 to 50 years
Improvements other than Buildings	5 to 30 years
Furniture and Fixtures	5 to 30 years
Equipment and Vehicles	5 to 30 years
Infrastructure	20 to 50 years

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

G. **Capital Assets** (Continued)

The City is reporting intangible right to use assets related to a leased equipment. The intangible assets are being amortized in a systematic and rational manner of the shorter of the lease term or the useful life of the underlying asset.

H. **Encumbrances**

As part of formal budgetary control over all funds, purchase orders, contracts, and other commitments for expenditures are encumbered and reported as expenditures on the non-GAAP budget basis in order to reserve that portion of the applicable appropriation. On the GAAP basis, encumbrances outstanding at year end are reported as a component of fund balance since they do not represent expenditures or liabilities of the City.

I. **Grants and Other Intergovernmental Revenues**

State and local grants and assistance awards made on the basis of entitlement periods are recorded as intergovernmental receivables and revenues when entitlement occurs. Amounts received before the eligibility requirements are met are reflected as deferred revenue.

J. **Interfund Balances**

On fund financial statements, outstanding interfund loans and unpaid amounts for interfund services are reported as “interfund receivable / payable”. Interfund balance amounts are eliminated in the statement of net position, except for any net residual amounts due between governmental and business-type activities, which are presented as internal balances.

K. **Inventory**

On government-wide financial statements, inventories are presented at the lower of cost or market on a first-in, first-out basis and are expensed when consumed.

On fund financial statements, inventories of governmental funds are stated at cost while inventories of proprietary funds are stated at the lower of cost or market. For all funds, cost is determined on a first in, first out basis. The cost of inventory items is recorded as an expenditure in the governmental fund types when consumed. Inventories of the proprietary funds are expensed when consumed.

Inventory consists of expendable supplies held for consumption.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**L. Compensated Absences**

The City recognizes a liability for compensated absences for leave that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. The liability is incurred in the government-wide and proprietary fund financial statements. A liability for compensated absences is recorded in the governmental funds only if the liability has matured because of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Vacation - The City's policy permits employees to accumulate earned but unused benefits, which are eligible for payments at the employee's current pay rate upon separation from employment.

Sick - The City's policy permits employees to accumulate earned but unused sick leave. The amount is based on accumulated sick leave and employees' wage rates at year end, taking into consideration any limits specified in the City's termination policy. The city adopted the last-in first-out (LIFO) method for sick time used.

**M. Pensions/Other Postemployment Benefits (OPEB)**

For purposes of measuring the net pension/OPEB liability, net OPEB asset, 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.

**N. Accrued Liabilities and Long-Term Obligations**

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements, and all payables, accrued liabilities, and long-term obligations payable from proprietary funds are reported on the proprietary fund financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources, are reported as obligations of the funds. However, claims and judgments, compensated absences, and special termination benefits that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they are due for payment during the current year. Bonds and long-term notes and loans are recognized as a liability on the governmental fund financial statements when due. Net pension/OPEB liability should be recognized in the governmental funds to the extent that benefit payments are due and payable and the pension/OPEB plan's fiduciary net position is not sufficient for payment of those benefits.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**O. Fund Balance**

Fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:

*Non-Spendable* - The non-spendable fund balance classification includes amounts that cannot be spent because they are not spendable in form, or legally or contractually require to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash. It also includes the long-term amount of loans receivable, as well as property acquired for resale, unless the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed, or assigned.

*Restricted* - Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or is imposed by law through constitutional provisions or enabling legislation.

*Committed* - The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by a formal action (ordinance) of the City’s Council. Those committed amounts cannot be used for any other purpose unless the City’s Council removes or changes the specified use by taking the same type of action (ordinance) it employed to previously commit those amounts. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

*Assigned* - Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the General Fund, assigned amounts would represent intended uses established by City Council.

*Unassigned* - Unassigned fund balance is the residual classification for the General Fund and includes all spendable amounts not contained in the other classifications. In the other governmental funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

The City applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.



**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
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NOTE 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

P. **Net Position**

Net Position is the residual amount when comparing assets and deferred outflows of resources to liabilities and deferred inflows of resources. The net investment in capital assets component of net position 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. The restricted component of net position is reported when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The City applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

Q. **Estimates**

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

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**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

**NOTE 3: CHANGES IN ACCOUNTING PRINCIPLES**

During the fiscal year, the City implemented the following Governmental Accounting Standards Board (GASB) Statements and Guides:

GASB Implementation Guide 2023-1 provides clarification on issues related to previously established GASB guidance. These changes were incorporated in the City's financial statements; however, there was no effect on the beginning net position/fund balance.

*GASB Statement No. 100, Accounting Change and Error Corrections – an Amendment of GASB Statement No. 62.* GASB 100 will improve the clarity of the accounting and financial reporting requirements for accounting changes and error corrections, which will result in greater consistency in application in practice. In turn, more understandable, reliable, relevant, consistent, and comparable information will be provided to financial statement users for making decisions or assessing accountability. In addition, the display and note disclosure requirements will result in more consistent, decision useful, understandable, and comprehensive information for users about accounting changes and error corrections. For fiscal year 2024, the Capital Improvement Fund presentation was adjusted from major to nonmajor due to the fund falling below the quantitative threshold for a major fund. This change is separately displayed in the financial statements.

	Funds	
	Capital Improvement Fund	Nonmajor Governmental
December 31, 2023, as previously reported	\$ 63,389	\$ 3,264,678
Change from major to nonmajor fund	(63,389)	63,389
December 31, 2023, as adjusted	<u>\$ -</u>	<u>\$ 3,328,067</u>

*GASB Statement No. 101, Compensated Absences* The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The implementation of GASB Statement No. 101 had no effect on the beginning net position.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 4: **ACCOUNTABILITY AND COMPLIANCE**

A. **Accountability**

As of December 31, 2024, the General Obligation Bond Retirement Fund and Fire Capital Acquisitions Fund have fund deficits in the amount of \$717,254 and \$20,089, respectively. These fund deficits resulted from accrued liabilities. The General Fund is liable for the deficits in these funds and will provide operating transfers when cash is required, not when accruals occur.

B. **Compliance**

Contrary to Ohio Revised Code Section 5705.41(B), the following had expenditures in excess of appropriations.

<u>Fund</u>	<u>Final</u> <u>Appropriations</u>	<u>Actual</u> <u>Expenditures</u> <u>Plus</u> <u>Encumbrances</u>	<u>Variance</u>
General Fund	\$ 14,457,030	\$ 14,534,559	\$ (77,529)

Management has indicated that appropriations will be closely monitored to prevent future violations.

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**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

**NOTE 5: FUND BALANCE**

Fund balance is classified as non-spendable, restricted, committed, assigned and/or unassigned based primarily on the extent to which the City is bound to observe constraints imposed upon the use of the resources in the governmental funds. The constraints placed on fund balance for the major governmental funds and all other governmental funds are as follows:

	General	Fire Levy	General Obligation Bond Retirement	Special Assessment Bond Retirement	Other Governmental Funds	Total
<i>Nonspendable</i>						
Prepaid Items	\$ 71,493	\$ 4,842	\$ -	\$ -	\$ 2,298	\$ 78,633
Inventories	25,392	-	-	-	24,964	50,356
Loans	150,000	-	-	-	-	150,000
Total Nonspendable	<u>246,885</u>	<u>4,842</u>	<u>-</u>	<u>-</u>	<u>27,262</u>	<u>278,989</u>
<i>Restricted</i>						
Streets and Highways	-	-	-	-	1,300,279	1,300,279
Law Enforcement	-	-	-	-	75,351	75,351
Sewers	-	-	-	-	85,149	85,149
Refuse Disposal	-	-	-	-	571,035	571,035
Service Department Equipment	-	-	-	-	157,209	157,209
Courts	-	-	-	-	40,622	40,622
Parks and Recreation	-	-	-	-	340,831	340,831
Broadview Road TIF	-	-	-	-	394,160	394,160
Pinnacle Rockside TIF	-	-	-	-	48,393	48,393
Meijer's TIF	-	-	-	-	273,998	273,998
Bond Retirement	-	-	-	22,240	-	22,240
Capital Project	-	-	-	-	404,006	404,006
Parks and Recreation Bond	-	-	-	-	7,548	7,548
Other Sources	-	-	-	-	24,655	24,655
Total Restricted	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,240</u>	<u>3,723,236</u>	<u>3,745,476</u>
<i>Committed to</i>						
Park Equipment	-	-	-	-	17,765	17,765
Tree Maintenance	-	-	-	-	881	881
Compensated Absences	145,535	-	-	-	-	145,535
Fire Department						
Squad Assistance	-	-	-	-	1,137,543	1,137,543
Total Committed	<u>145,535</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,156,189</u>	<u>1,301,724</u>
<i>Assigned</i>						
Purchases on Order:						
Law Enforcement	213,867	-	-	-	-	213,867
Leisure Time Activities	115,934	-	-	-	-	115,934
Engineering	11,540	-	-	-	-	11,540
Service Department	162,177	-	-	-	-	162,177
General Government	286,227	-	-	-	-	286,227
Total Assigned	<u>789,745</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>789,745</u>
<i>Unassigned (Deficit)</i>	<u>6,177,904</u>	<u>(24,931)</u>	<u>(717,254)</u>	<u>-</u>	<u>-</u>	<u>5,435,719</u>
Total Fund Balance	<u>\$ 7,360,069</u>	<u>\$ (20,089)</u>	<u>\$ (717,254)</u>	<u>\$ 22,240</u>	<u>\$ 4,906,687</u>	<u>\$ 11,551,653</u>

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
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NOTE 6: **DEPOSITS AND INVESTMENTS**

State statutes classify monies held by the City 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 City 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 deposits that Council has identified as not required for use within the current five-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 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 notes, bills, bonds, or other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal or 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, Government National Mortgage Association, and Student Loan Marketing Association. All Federal agency securities shall be direct issuances of Federal government agencies or instrumentalities;
3. Written repurchase agreements in the securities listed above provide that the market value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least 2 percent and be marked to market daily, and that the term of the agreement must not exceed 30 days;
4. Bonds and other obligations of the State of Ohio;
5. No-load money market mutual funds consisting exclusively of obligations described in division (1) and (2) of this section and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions; and
6. The State Treasury Asset Reserve of Ohio (STAROhio).

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
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NOTE 6: **DEPOSITS AND INVESTMENTS** (Continued)

The City may also invest any monies not required to be used for a period of 6 months or more in the following:

1. Bonds of the State of Ohio or any municipal corporation, village, county, township, or other political subdivision of this State, as to which there is no default of principal, interest, or coupons;
2. Obligations of the City.

Investments in stripped principal or interest obligations, reverse repurchase agreements, and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage, and short selling are also prohibited. An investment must mature within 5 years from the date of purchase, unless matched to a specific obligation or debt of the City and must be purchased with the expectation that it will be held to maturity. Investments may only be made through specified dealers and institutions. Payments for investments may be made only upon delivery of the securities representing the investments to the treasurer or qualified trustee or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

Protection of the City's deposits is provided by the Federal Deposit Insurance Corporation, by eligible securities pledged by the financial institution as security for repayment, by surety company bonds deposited with the treasurer by the financial institution, or by a single collateral pool established by the financial institution to secure the repayment of all public monies deposited with the institution.

**A. Cash on Hand**

At December 31, 2024, the City had \$1,000 in undeposited cash on hand, which is included on the balance sheet of the City as part of "Equity in Pooled Cash and Cash Equivalents."

**B. Deposits**

At December 31, 2024, the carrying amount of the City's deposits was \$1,468,071. Based on criteria described in GASB Statement No. 40, *Deposits and Investments Risk Disclosures*, as of December 31, 2024, \$250,000 of the City's bank balance of \$1,618,255 was covered by Federal Depository Insurance and \$1,368,255 was uninsured and uncollateralized. One of the City's financial institutions were approved for a reduced collateral rate of 50 percent through the Ohio Pooled Collateral System, resulting in the uninsured and uncollateralized balance.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
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NOTE 6: **DEPOSITS AND INVESTMENTS** (Continued)

B. **Deposits** (Continued)

Custodial credit risk for deposits is the risk that in the event of bank failure, the City will not be able to recover deposits or collateral securities that are in the possession of an outside party. Protection of the City's cash and deposits is provided by the Federal Deposit Insurance Corporation (FDIC), as well as qualified securities pledged by the institution holding the assets. Ohio law requires that deposits either be insured or protected by:

Eligible securities pledged to the City and deposited with a qualified trustee by the financial institution as security for repayment whose fair value at all times shall be at least 105 percent of the deposits being secured; or

Participation in the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institutions. OPCS requires the total fair value of the securities pledged to be 102 percent of the deposits being secured or a rate set by the Treasurer of State. All of the City's financial institutions had enrolled in OPCS as of December 31, 2024.

C. **Investments**

The City has a formal investment policy. Fair value is determined by quoted market prices and acceptable other pricing methodologies. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs. The table on the next page identifies the City's recurring fair value measurement as of December 31, 2024. At December 31, 2024, fair value was \$14,499 below the City's net cost for investments.

D. **Interest Rate Risk**

As a means of limiting its exposure to fair value of losses caused by rising interest rates, the City's investment policy requires that operating funds be invested primarily in short-term investments maturing within 5 years from the date of purchase, and that the City's investment portfolio be structured so that securities mature to meet cash requirements for ongoing operations and/or long-term debt payments. The stated intent of the policy is to avoid the need to sell securities prior to maturity.

E. **Credit Risk**

The credit risk of the City's investments is listed in the table on the next page. The City has no investment policy that would further limit its investment choices.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
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NOTE 6: **DEPOSITS AND INVESTMENTS** (Continued)

E. **Credit Risk** (Continued)

Cash and investments at 2024 year-end were as follows:

Investment Type	Measurement Value	Credit Rating (*)	Investment Maturities (in Years)		
			<1	1-2	Level Input
U.S. Treasuries Money Market Mutual Fund	\$ 2,017,407	AAAm	\$ 2,017,407	\$ -	1
U.S. Treasury/ Agency Securities	247,767	Aaa/AA+	247,767	-	2
U.S. Government Bonds	844,486	Aaa/AA+	265,324	579,162	2
Negotiable Certificates of Deposit	3,231,522	N/A	1,477,879	1,753,643	1
StarOhio	4,992,949	AAAm	4,992,949	-	
Total Investments	11,334,131		\$ 9,001,326	\$ 2,332,805	
Carrying Amount of Deposits	1,468,071				
Petty Cash	1,000				
Total	\$ 12,803,202				

\* Credit Rating was obtained from Standard & Poor's for all investments.

F. **Custodial Credit Risk**

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City has no investment policy dealing with investment custodial risk beyond the requirement in State statute that prohibits payment for investments prior to the delivery of the securities. The City's investment in negotiable certificates of deposit were fully insured by Federal Depository Insurance in the amount of \$3,231,522.

G. **Concentration of Credit Risk**

The City places no limit on the amount it may invest in any one issuer. The City's only investments are negotiable certificates of deposit, U.S. Treasury Money Market Mutual Funds, U.S. Treasury/Agency Securities, U.S. Government Bonds, and STAR Ohio.

NOTE 7: **RECEIVABLES**

A. **Property Taxes**

Property taxes include amounts levied against all real, public utility, and tangible personal property located in the City. Ohio law prohibits taxation of property from all taxing authorities in excess of 10 mills of assessed value without a vote of the people. Presently, the City levies 3.4 mills of the first 10 mills of assessed value. In addition, 2.9 mills have been levied based upon mills voted for refuse disposal, 1.7 mills have been levied for fire station renovations, 1.4 mills have been levied for parks and recreation purposes, 0.5 mills has been levied for service department equipment and 3.34 mills have been levied for Fire & EMS. A reevaluation of all property is required to be completed no less than every 6 years, with a statistical update every third year. The last reevaluation was completed in 2024.



**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 7: **RECEIVABLES** (Continued)

A. **Property Taxes** (continued)

Assessed values for real property are established by State law at 35 percent of appraised market value. Pertinent real property tax dates are:

Collection Dates	January 20 and June 20 of the current year
Lien Date	January 1 of the year preceding the collection year
Levy Date	October 1 of the year preceding the collection year

Public utility tangible personal property currently is assessed at varying percentages of its true value; public utility real property taxes are assessed at 35 percent of true value. Pertinent public utility tangible personal property tax dates are:

Collection Dates	January 20 and June 20 of the current year
Lien Date	January 1 of the year preceding the collection year
Levy Date	October 1 of the year preceding the collection year

The County Treasurer collects personal property taxes on behalf of all taxing districts within the County. The County Fiscal Officer periodically remits to the City its portion of the taxes collected.

The full property tax rate for all City operations for the year ended December 31, 2024, was \$13.24 per \$1,000 of assessed value. The assessed value upon which the 2024 tax receipts were based was \$414,601,940. This amount constitutes \$409,254,100 in real property assessed value, \$5,347,840 in public utility assessed value.

Property taxes receivable represents current and delinquent real property, and tangible personal property taxes, which are measurable at December 31, 2024. These taxes are intended to finance the next fiscal year's operations and are therefore offset by a credit to deferred inflows of resources. Property taxes receivable at December 31, 2024, amounted to \$4,527,048 for governmental activities.

B. **Income Taxes**

The City assesses an income tax of 2.5 percent on gross salaries, wages, and other personal service compensation earned by residents of the City and on the earnings of nonresidents working within the City. This tax also applies to the net income of businesses operating within the City.

Employers within the City are required to withhold income tax on employee compensation and remit this tax to an intermediary collection agency (Regional Income Tax Agency) at least quarterly. Corporations and self-employed individual taxpayers are required to pay their estimated tax quarterly and file a declaration annually with the collection agency. The collection agency remits taxes collected for the City each month, net of a fee for their service.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 7: **RECEIVABLES** (Continued)

B. **Income Taxes** (Continued)

The purpose for expenditures from the City's income tax proceeds is specifically outlined within the City Charter codified ordinances. Income taxes are used to defray all expenses of collecting, administering and entering the provisions of the income tax ordinance and the remaining balance is used for General Fund operating expenditures.

C. **Special Assessments**

Special assessments include assessments for debt obligations. Special assessments for debt obligations are levied against specific property owners who primarily benefitted from the project.

Special assessments are payable by the timetable and in the manner stipulated in the assessing ordinance and are a lien from the date of the passage of the ordinance.

The City's assessments are for sewers which are billed and collected by the County Fiscal Officer. The County Fiscal Officer periodically remits these collections to the City. Special assessments collected in one calendar year are levied and certified in the preceding calendar year.

Since all assessment collections are remitted to the City outside of the available period, the entire amount has been deferred on the fund financial statements.

At December 31, 2024, governmental activities reported special assessments receivable in the amounts of \$2,203,359.

D. **Payments in Lieu of Taxes**

According to State law, the City has established four tax incremental financing districts within the City, under which the City has granted property tax exemptions and agreed to construct certain infrastructure improvements. The property owners have agreed to make payments to the City to help pay the costs of the infrastructure improvements. The amount of those payments would generally reflect all or a portion of the property taxes which the property owners would have paid if the property had not been declared exempt.

The property owners' contractual promise to make payments generally continues until the cost of the improvement has been paid or the agreement expires, whichever comes first.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
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NOTE 7: **RECEIVABLES** (Continued)

E. **Intergovernmental Revenues**

A summary of intergovernmental receivables is as follows:

<u>Revenue Description</u>	<u>Amount</u>
Local Government	\$ 156,015
Homestead and Rollback	236,463
Gasoline and Auto Registration tax	373,522
Permissive tax	7,523
Grants	41,052
Total	<u>\$ 814,575</u>

F. **Loans**

The General fund loaned monies to various businesses and has a receivable of \$150,000, of which \$150,000 is due in more than one year. A summary of loans receivables is as follows:

<u>Entity</u>	<u>Balance</u> <u>1/1/2024</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2024</u>
Genesis Building LTD	\$ 180,000	\$ -	\$ (40,000)	\$ 140,000
Four One Four One Alliance LLC	20,000	-	(10,000)	10,000
Total	<u>\$ 200,000</u>	<u>\$ -</u>	<u>\$ (50,000)</u>	<u>\$ 150,000</u>

On September 4, 2015, the City entered into a loan agreement with Genesis Building Ltd. in the amount of \$300,000 with an interest rate of 2.0% and annual principal payments beginning December 1, 2021 and maturing December 1, 2025. Accrued interest receivable for this loan is \$2,800 at December 31, 2024.

On March 27, 2017, the City entered into a loan agreement with Four One Four One Alliance LLC in the amount of \$50,000 with an interest rate of 2.0% and annual principal payments beginning December 1, 2021, and maturing December 1, 2025. Accrued interest receivable for this loan is \$600 at December 31, 2024.

A credit shall be given for each loan for the principal amount due equal to 50% of the municipal income taxes actually received by City in the calendar year preceding the year that the principal payment is due for the total of payroll taxes and net profits tax derived from the operations at the project side, less any refund given and subject to limitations in each agreement. At this time, the amount of credits that will be earned cannot be reasonably determined, or if any amounts will otherwise be uncollectable in the future. Therefore, the entire amount of the receivable will be reported.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
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NOTE 7: **RECEIVABLES** (Continued)

G. **Lease**

In previous years, the City of Seven Hills, as lessor, entered into a lease with University Hospitals Parma Medical Center, as lessee, for the use of space located at the Seven Hills Community Recreation Center. An initial lease receivable was recorded in the amount of \$200,508. As of December 31, 2024, the value of the lease receivable is \$90,691. The lessee is required to make monthly fixed payments of \$3,333. The lease has an interest rate of 2.39%. The value of the deferred inflow of resources as of December 31, 2024, was \$87,722, and City of Seven Hills recognized lease revenue of \$37,596 during the fiscal year. The lessee has one extension option for 60 months.

A summary of the future payments to be received is as follows:

Fiscal Year	Governmental Activities		
	Principal Payments	Interest Payments	Total Payments
2025	\$ 38,250	\$ 1,750	\$ 40,000
2026	39,174	826	40,000
2027	13,267	66	13,333
	<u>\$ 90,691</u>	<u>2,642</u>	<u>\$ 93,333</u>

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**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

**NOTE 8: CAPITAL ASSETS**

A summary of changes in capital assets during 2024 follows:

	Balance 1/1/2024	Additions	Deletions	Balance 12/31/2024
<u>Governmental Activities</u>				
<i>Capital Assets Not Being Depreciated/Amortized</i>				
Land	\$ 1,489,422	\$ -	\$ -	\$ 1,489,422
Construction In Progress	5,842,991	683,896	(6,526,887)	-
<i>Total Capital Assets Not Being Depreciated/Amortized</i>	<u>7,332,413</u>	<u>683,896</u>	<u>(6,526,887)</u>	<u>1,489,422</u>
<i>Capital Assets Being Depreciated/Amortized</i>				
Land Improvements	691,268	222,832	-	914,100
Buildings, Structures and Improvements	17,276,027	6,578,511	-	23,854,538
Furniture and Fixtures	356,852	14,514	-	371,366
Equipment and Vehicles	8,439,831	401,936	(25,733)	8,816,034
Intangible Right-to-use Lease - Equipment	85,702	-	-	85,702
Intangible Right-to-use Software	-	91,568	-	91,568
Infrastructure				
Roads	23,938,638	218,714	-	24,157,352
Retaining Wall	179,704	-	-	179,704
Bike Trail	978,113	-	-	978,113
<i>Total Capital Assets Being Depreciated/Amortized</i>	<u>51,946,135</u>	<u>7,528,075</u>	<u>(25,733)</u>	<u>59,448,477</u>
<i>Less Accumulated Depreciation/Amortization</i>				
Land Improvements	(304,569)	(51,081)	-	(355,650)
Buildings, Structures and Improvements	(10,161,647)	(569,905)	-	(10,731,552)
Furniture and Fixtures	(170,552)	(14,959)	-	(185,511)
Equipment and Vehicles	(4,805,233)	(471,299)	25,733	(5,250,799)
Intangible Right-to-use Lease - Equipment	(25,710)	(18,485)	-	(44,195)
Intangible Right-to-use Software	-	(18,579)	-	(18,579)
Infrastructure				
Roads	(7,777,154)	(1,201,448)	-	(8,978,602)
Retaining Wall	(85,339)	(7,191)	-	(92,530)
Bike Trail	(729,514)	(48,901)	-	(778,415)
<i>Total Accumulated Depreciation/Amortization</i>	<u>(24,059,718)</u>	<u>(2,401,848) *</u>	<u>25,733</u>	<u>(26,435,833)</u>
<i>Total Capital Assets Being Depreciated/Amortized, Net</i>	<u>27,886,417</u>	<u>5,126,227</u>	<u>-</u>	<u>33,012,644</u>
Governmental Activities Capital Assets, Net	<u>\$ 35,218,830</u>	<u>\$ 5,810,123</u>	<u>\$ (6,526,887)</u>	<u>\$ 34,502,066</u>

\* Depreciation/Amortization expense was charged to governmental functions as follows:

Security of Persons and Property	\$208,438
Leisure Time Activities	523,420
Transportation	1,392,890
Community Environment	5,703
General Government	271,397
Total	<u>\$2,401,848</u>

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
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NOTE 8: **CAPITAL ASSETS** (Continued)

	Balance 1/1/2024	Additions	Deletions	Balance 12/31/2024
<b><u>Business-Type Activities</u></b>				
<i>Capital Assets Being Depreciated</i>				
Buildings, Structures and Improvements	\$ 24,636	\$ -	\$ -	\$ 24,636
Equipment and Vehicles	256,085	-	-	256,085
Infrastructure				
Sanitary Sewers	11,892,726	-	-	11,892,726
Storm Sewers	1,367,742	-	-	1,367,742
Total Capital Assets Being Depreciated	<u>13,541,189</u>	<u>-</u>	<u>-</u>	<u>13,541,189</u>
<i>Less Accumulated Depreciation</i>				
Buildings, Structures and Improvements	(6,929)	(616)	-	(7,545)
Equipment and Vehicles	(234,621)	(4,139)	-	(238,760)
Infrastructure				
Sanitary Sewers	(2,926,737)	(589,824)	-	(3,516,561)
Storm Sewers	(202,942)	(68,387)	-	(271,329)
Total Accumulated Depreciation	<u>(3,371,229)</u>	<u>(662,966)</u>	<u>-</u>	<u>(4,034,195)</u>
Total Capital Assets Being Depreciated, Net	<u>10,169,960</u>	<u>(662,966)</u>	<u>-</u>	<u>9,506,994</u>
Business-Type Activities Capital Assets, Net	<u><u>\$ 10,169,960</u></u>	<u><u>\$ (662,966)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 9,506,994</u></u>

NOTE 9: **DEFINED BENEFIT PENSION PLANS**

***Net Pension Liability***

The net pension liability reported on the statement of net position represents a liability 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 represents the City'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 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.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

***Net Pension Liability*** (continued)

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

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

The proportionate share of each plan's unfunded benefits is presented as a long-term *net pension liability* on the accrual basis of accounting. Any liability for the contractually-required pension contribution outstanding at the end of the year is included in *intergovernmental payable* on both the accrual and modified accrual bases of accounting.

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

Plan Description - City 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. Effective January 1, 2022, the Combined Plan is no longer available for member selection. In October 2023, the legislature approved House Bill (HB) 33, which allows for the consideration of the Combined Plan with the Traditional Pension Plan with the timing of the consolidation at the discretion of OPERS. Participating employers are divided into state, local, law enforcement and public safety divisions. While members in the state and local divisions may participate in all three plans, law enforcement and public safety divisions exist only within 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.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

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

The table below provides age and service requirements for retirement and the retirement formula applied to final average salary (FAS) for the three member groups under the traditional plan as per the reduced benefits adopted by SB 343 (see OPERS' Annual Comprehensive Financial Report referenced above for additional information, including requirements for reduced and unreduced benefits):

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

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

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount. The base amount of a member's pension benefit is locked in upon receipt of the initial benefit payment for calculation of the annual cost-of-living adjustment.

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

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



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**Cuyahoga County, Ohio**  
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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

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

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

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

	State and Local		
	Traditional Pension Plan	Combined Plan	Member- Directed Plan
<b>2023-2024 Statutory Maximum Contribution Rates</b>			
Employer	14.0 %	14.0 %	14.0 %
Employee *	10.0 %	10.0 %	10.0 %
<b>2023-2024 Actual Contribution Rates</b>			
Employer:			
Pension	14.0 %	12.0 %	10.0 %
Post-Employment Health Care Benefits	0.0 %	2.0 %	4.0 %
Total Employer	<u>14.0 %</u>	<u>14.0 %</u>	<u>14.0 %</u>
Employee	<u>10.0 %</u>	<u>10.0 %</u>	<u>10.0 %</u>

\* Member contributions within the Combined Plan are not used to fund the defined benefit retirement allowance.

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

The City's contractually required contributions was \$536,885 for 2024. Of this amount, \$43,701 is reported as intergovernmental payable.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

***Plan Description – Ohio Police & Fire Pension Fund (OP&F)***

Plan Description - City full-time police and firefighters participate in Ohio Police and Fire Pension Fund (OP&F), a cost-sharing, multiple-employer defined benefit pension plan administered by OP&F. OP&F provides retirement and disability pension benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefit provisions are established by the Ohio State Legislature and are codified in Chapter 742 of the Ohio Revised Code. OP&F issues a publicly available financial report that includes financial information and required supplementary information and detailed information about OP&F fiduciary net position. The report may be obtained by visiting the OP&F website at [www.op-f.org](http://www.op-f.org) or by writing to the Ohio Police and Fire Pension Fund, 140 East Town Street, Columbus, Ohio 43215-5164.

Upon attaining a qualifying age with sufficient years of service, a member of OP&F may retire and receive a lifetime monthly pension. OP&F offers four types of service retirement: normal, service commuted, age/service commuted and actuarially reduced. Each type has different eligibility guidelines and is calculated using the member's average annual salary. The following discussion of the pension formula relates to normal service retirement.

For members hired after July 1, 2013, the minimum retirement age is 52 for normal service retirement with at least 25 years of service credit. For members hired on or before July 1, 2013, the minimum retirement age is 48 for normal service retirement with at least 25 years of service credit. The annual pension benefit for normal service retirement is equal to a percentage of the allowable average annual salary. The percentage equals 2.5 percent for each of the first 20 years of service credit, 2.0 percent for each of the next five years of service credit and 1.5 percent for each year of service credit in excess of 25 years. The maximum pension of 72 percent of the allowable average annual salary is paid after 33 years of service credit.

Under normal service retirement, retired members who are at least 55 years old and have been receiving OP&F benefits for at least one year may be eligible for a cost-of-living allowance adjustment. The age 55 provision for receiving a COLA does not apply to those who are receiving a permanent and total disability benefit and statutory survivors. Members participating in the Deferred Retirement Option Plan (DROP) program have separate eligibility requirements related to COLA.

Members retiring under normal service retirement, with less than 15 years of service credit on July 1, 2013, and members whose pension benefit became effective on or after July 1, 2013, will receive a COLA equal to a percentage of the members' base pension benefit where the percentage is the lesser of three percent or the percentage increase in the consumer price index, if any, over the 12 month period that ends on the thirtieth day of September of the immediately preceding year, rounded to the nearest one-tenth of one percent.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

***Plan Description – Ohio Police and Fire Pension (OP&F)*** (continued)

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

	<u>Police</u>	<u>Firefighters</u>
<b>2024 Statutory Maximum Contribution Rates</b>		
Employer	19.50 %	24.00 %
Employee	12.25 %	12.25 %
<b>2024 Actual Contribution Rates</b>		
Employer:		
Pension	19.00 %	23.50 %
Post-employment Health Care Benefits	0.50	0.50
Total Employer	<u>19.50 %</u>	<u>24.00 %</u>
Employee	12.25 %	12.25 %

Employer contribution rates are expressed as a percentage of covered payroll. The City's contractually required contribution to OP&F was \$392,329 for 2024. Of this amount, \$29,056 is reported as an intergovernmental payable.

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

The net pension liability for OPERS was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. OP&F's total pension liability was measured as of December 31, 2023, and was determined by rolling forward the total pension liability as of January 1, 2023, to December 31, 2023. The City's proportion of the net pension liability was based on the City'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:

	<u>OPERS Traditional Pension Plan</u>	<u>OP&amp;F</u>	<u>Total</u>
Proportion of the Net Pension Liability			
Prior Measurement Date	0.022073%	0.0610833%	
Proportion of the Net Pension Liability			
Current Measurement Date	0.021991%	0.0587169%	
Change in Proportionate Share	<u>-0.000082%</u>	<u>-0.0023664%</u>	
Proportionate Share of the Net Pension			
Liability	\$ 5,757,334	\$ 5,672,859	\$ 11,430,193
Pension Expense	\$ 732,008	\$ 639,465	\$ 1,371,473

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

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

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	OPERS Traditional Pension Plan	OP&F	Total
<b>Deferred Outflows of Resources</b>			
Net difference between projected and actual earnings on pension plan investments	\$ 1,162,075	\$ 642,856	\$ 1,804,931
Differences between expected and actual experience	94,097	182,115	276,212
Changes of assumptions	-	358,520	358,520
Changes in proportion and differences between City contributions and proportionate share of contributions	67,103	214,946	282,049
City contributions subsequent to the measurement date	536,885	392,329	929,214
Total Deferred Outflows of Resources	<u>\$ 1,860,160</u>	<u>\$ 1,790,766</u>	<u>\$ 3,650,926</u>
<b>Deferred Inflows of Resources</b>			
Differences between expected and actual experience	\$ -	\$ 63,445	\$ 63,445
Changes of assumptions	-	86,150	86,150
Changes in proportion and differences between City contributions and proportionate share of contributions	39,570	188,552	228,122
Total Deferred Inflows of Resources	<u>\$ 39,570</u>	<u>\$ 338,147</u>	<u>\$ 377,717</u>

\$929,214 reported as deferred outflows of resources related to pension resulting from City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability or increase to the net pension asset in the year ending December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	OPERS Traditional Pension Plan	OP&F	Total
Year Ending December 31:			
2025	\$ 320,993	\$ 333,335	\$ 654,328
2026	386,615	319,424	706,039
2027	741,573	439,241	1,180,814
2028	(165,476)	(27,516)	(192,992)
2029	-	(4,075)	(4,075)
Thereafter	-	(119)	(119)
Total	<u>\$ 1,283,705</u>	<u>\$ 1,060,290</u>	<u>\$ 2,343,995</u>

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

***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:

	<u>Traditional Pension Plan</u>	<u>Combined Plan</u>
Wage Inflation		
Current Measurement Date:	2.75 percent	2.75 percent
Prior Measurement Date:	2.75 percent	2.75 percent
Future Salary Increases, including inflation		
Current Measurement Date:	2.75 to 10.75 percent including wage inflation	2.75 to 8.25 percent including wage inflation
Prior Measurement Date:	2.75 to 10.75 percent including wage inflation	2.75 to 8.25 percent including wage inflation
COLA or Ad Hoc COLA		
Pre 1/7/2013 retirees:	3 percent, simple	3 percent, simple
Post 1/7/2013 retirees:		
Current Measurement Date:	2.3 percent simple through 2024, then 2.05 percent simple	2.3 percent simple through 2024, then 2.05 percent simple
Prior Measurement Date:	3 percent, simple through 2023, then 2.05 percent simple	3 percent, simple through 2023, then 2.05 percent simple
Investment Rate of Return		
Current Measurement Date:	6.9 percent	6.9 percent
Prior Measurement Date:	6.9 percent	6.9 percent
Actuarial Cost Method	Individual Entry Age	Individual Entry Age

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 and 170% 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% 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.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

*Actuarial Assumptions – OPERS* (Continued)

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

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, and the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money weighted rate of return expressing investment performance, net of investments expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was a gain of 11.2 percent for 2023.

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 long-term expected rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of the geometric real rates of return were provided by the Board's investment consultant. For each major asset class that is included in the Defined Benefit portfolio's target asset allocation as of December 31, 2022, these best estimates are summarized in the following table:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
Fixed Income	24.00 %	2.85 %
Domestic Equities	21.00	4.27
Real Estate	13.00	44.46
Private Equity	15.00	7.52
International Equities	20.00	5.16
Risk Parity	2.00	4.38
Other investments	5.00	3.46
Total	<u>100.00 %</u>	

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

***Actuarial Assumptions – OPERS*** (continued)

***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 City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate*** The following table presents the City'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 City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower or one-percentage-point higher than the current rate:

	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
City's proportionate share of the net pension liability	\$ 9,063,591	\$ 5,757,334	\$ 3,007,489

***Actuarial Assumptions – OP&F***

OP&F's total pension liability as of December 31, 2023, is based on the results of an actuarial valuation date of January 1, 2023, and rolled-forward using generally accepted actuarial procedures. The total pension liability is determined by OP&F's actuaries in accordance with GASB Statement No. 67, as part of their annual valuation. Actuarial valuations of an ongoing plan involve estimates of reported amounts and assumptions about probability of occurrence of events far into the future. Examples include assumptions about future employment mortality, salary increases, disabilities, retirements and employment terminations. Actuarially determined amounts are subject to continual review and potential modifications, as actual results are compared with past expectations and new estimates are made about the future. Assumptions considered were: withdrawal rates, disability retirement, service retirement, DROP elections, mortality, percent married and forms of the payment, DROP interest rate, CPI-based COLA, investment returns, salary increases and payroll growth.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

*Actuarial Assumptions – OP&F* (continued)

Key methods and assumptions used in calculating the total pension liability in the latest actuarial valuation, prepared as of January 1, 2023, are presented below:

Valuation Date	January 1, 2023, with actuarial liabilities rolled forward to December 31, 2023
Actuarial Cost Method	Entry Age Normal
Investment Rate of Return	7.50 percent
Projected Salary Increases	3.75 percent to 10.5 percent
Payroll Growth	3.25 percent per annum, compounded annually, consisting of inflation rate of 2.75 percent plus productivity increase rate of 0.5 percent
Cost of Living Adjustments	2.2 percent simple

Mortality for service retirees is based on the Pub-2010 Below-Median Safety Amount-Weighted Healthy Retiree mortality table with rates adjusted by 96.2% for males and 98.7% for females. All rates are projected using the MP-2021 Improvement Scale.

Mortality for disabled retirees is based on the Pub-2010 Safety Amount-Weighted Disabled Retiree mortality table with rates adjusted by 135% for males and 97.9% for females. All rates are projected using the MP-2021 Improvement Scale.

The most recent experience study was completed December 31, 2021.

The long-term expected rate of return on pension plan investments was determined using a building-block approach and assumes a time horizon, as defined in the Statement of Investment Policy. A forecasted rate of inflation serves as the baseline for the return expectation. Various real return premiums over the baseline inflation rate have been established for each asset class. The long-term expected nominal rate of return has been determined by calculating a weighted averaged of the expected real return premiums for each asset class, adding the projected inflation rate and adding the expected return from rebalancing uncorrelated asset classes. Best estimates of the long-term expected geometric real rates of return for each major asset class included in OP&F's target asset allocation as of December 31, 2023, are summarized on the following page:



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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

*Actuarial Assumptions – OP&F* (continued)

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return **
Cash and Cash Equivalents	0.00 %	0.00 %
Domestic Equity	18.60	4.10
International Equity	12.40	4.90
Core Fixed Income *	25.00	2.40
U.S. Inflation Linked Bonds *	15.00	2.10
High Yield Fixed Income	7.00	4.10
Private Real Estate	12.00	5.40
Private Markets	10.00	7.30
Midstream Energy Infrastructure	5.00	5.80
Private Credit	5.00	6.80
Real Assets	8.00	6.00
Gold	5.00	3.50
Commodities	2.00	3.50
Total	<u>125.00 %</u>	

Note: Assumptions are geometric

\* levered 2.5x

\*\* Geometric mean, net of expected inflation

OP&F's Board of Trustees has incorporated the "risk parity" concept into OP&F's asset liability valuation with the goal of reducing equity risk exposure, which reduces overall Total Portfolio risk without sacrificing return, and creating a more risk-balanced portfolio based on their relationship between asset classes and economic environments. From the notional portfolio perspective above, the Total Portfolio may be levered up to 1.25 times due to the application of leverage in certain fixed income asset classes.

**Discount Rate** The total pension liability was calculated using the discount rate of 7.50 percent. The projection of cash flows used to determine the discount rate assumed the contributions from employers and from the members would be computed based on contribution requirements as stipulated by State statute. Projected inflows from investment earning were calculated using the longer-term assumed investment rate of return 7.50 percent. Based on those assumptions, the plan's fiduciary net position was projected to be available to make all future benefit payments of current plan members. Therefore, a long-term expected rate of return on pension plan investments was applied to all periods of projected benefits to determine the total pension liability.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
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NOTE 9: **DEFINED BENEFIT PENSION PLANS** (Continued)

*Actuarial Assumptions – OP&F* (continued)

***Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate*** Net pension liability is sensitive to changes in the discount rate, and to illustrate the potential impact the table below presents the net pension liability calculated using the discount rate of 7.50 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.50 percent), or one percentage point higher (8.50 percent) than the current rate.

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (8.50%)
City's proportionate share of the net pension liability	\$ 7,514,124	\$ 5,672,859	\$ 4,141,668

NOTE 10: **DEFINED BENEFIT OPEB PLANS**

***Net OPEB Liability/Asset***

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

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

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

***Net OPEB Liability/Asset*** (continued)

GASB 75 assumes that any 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 and funded benefits are presented as a long-term *net OPEB liability or net OPEB asset* on the accrual basis of accounting. Any liability for the contractually-required OPEB contribution outstanding at the end of the year is included in *intergovernmental payable* on both the accrual and modified accrual bases of accounting.

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

Plan Description - 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, which was established in 2014 to fund health care for the Traditional Pension, Combined, and Member-Directed 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.

Retirees and eligible dependents enrolled in Medicare Parts A and B, and non-Medicare retirees beginning in 2022, are able to participate in the OPERS Connector in lieu of comprehensive health care coverage. The Connector, a vendor selected by OPERS, assist eligible retirees, spouses, and dependents in the evaluation, selection and purchase of a health care plan on the open market. Eligible retirees may receive a monthly allowance in their health reimbursement arrangement (HRA) account that can be used to reimburse eligible health care expenses.

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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

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

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:

1. Medicare Retirees – Medicare-eligible with a minimum of 20 years of qualifying service credit.
2. Non-Medicare Retirees – Non-Medicare retirees qualify based on the following age-and-service criteria:
  - a. Group A – 30 years of qualifying service credit at any age;
  - b. Group B – 32 years of qualifying service credit at any age or 31 years of qualifying service credit and minimum age 52;
  - c. Group C – 32 years of qualifying service credit and minimum age 55; or,
  - d. 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, as summarized in the following table:

Retirement Date	Group A		Group B		Group C	
	Age	Service	Age	Service	Age	Service
December 1, 2014 or Prior	Any	10	Any	10	Any	10
January 1, 2015 through December 31, 2021	60	20	52	31	55	32
			60	20		
	Any	30	Any	32	60	20

Participants in the Member-Directed Plan have access to the Connector and have a separate health care funding mechanism. A portion of employer contributions for these participants is allocated to a retiree medical account (RMA). Upon separation or retirement, participants may use vested RMA funds for reimbursement of qualified medical expenses.

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.

**City of Seven Hills**  
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*Notes to the Basic Financial Statements*  
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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

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

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.

Employer contribution rates are expressed as a percentage of covered payroll. In 2023, state and local employers contributed at a rate of 14.0 percent of earnable salary and public safety and law enforcement employers contributed at 18.1 percent. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. The employer contribution as a percent of covered payroll deposited for the Combined Plan and Member-Directed Plan health care programs in 2024 was 2.0 percent and 4.0 percent, respectively.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The City's contractually required contribution was \$5,421 for 2024.

***Plan Description – Ohio Police & Fire Pension Fund (OP&F)***

Plan Description – The City contributes to the Ohio Police and Fire Pension Fund (OP&F), a cost-sharing, multiple-employer defined post-employment healthcare plan that provides various levels of health care to retired, disabled and beneficiaries, as well as their dependents. On January 1, 2019, OP&F changed the way it supports retiree health care. A stipend-based health care model has replaced the self-insured group health care plan that had been in place. A stipend funded OP&F is available to these members through a Health Reimbursement Arrangement and can be used to reimburse retirees for qualified health care expenses. A summary of the full benefit provisions can be found in OP&F's annual comprehensive financial report.

OP&F provides access to postretirement health care coverage for any person who receives or is eligible to receive a monthly service, disability, or statutory survivor benefit, or is a spouse or eligible dependent child of such person. The health care coverage provided by OP&F meets the definition of an Other Post Employment Benefit (OPEB) as described in Governmental Accounting Standards Board (GASB) Statement No. 75. The Ohio Revised Code allows, but does not mandate, OP&F to provide OPEB benefits. Authority for the OP&F Board of Trustees to provide health care coverage to eligible participants and to establish and amend benefits is codified in Chapter 742 of the Ohio Revised Code.

OP&F issues a publicly available annual comprehensive financial report that includes financial information and required supplementary information for the plan. The report may be obtained by visiting the OP&F website at [www.op-f.org](http://www.op-f.org) or by writing to the Ohio Police and Fire Pension Fund, 140 East Town Street, Columbus, Ohio 43215-5164.

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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

***Plan Description – Ohio Police & Fire Pension Fund (OP&F)*** (continued)

Funding Policy – The Ohio Revised Code provides for contribution requirements of the participating employers and of plan members to the OP&F defined benefit pension plan. Participating employers are required to contribute to the pension plan at rates expressed as percentages of the payroll of active pension plan members, currently 19.5 percent and 24 percent of covered payroll for police and fire employer units, respectively. The Ohio Revised Code states that the employer contribution may not exceed 19.5 percent of covered payroll for police employer units and 24 percent of covered payroll for fire employer units. Active members do not make contributions to the OPEB Plan.

OP&F maintains funds for health care in two separate accounts. There is one account for health care benefits and one account for Medicare Part B reimbursements. A separate health care trust accrual account is maintained for health care benefits under IRS Code Section 115 trust. An Internal Revenue Code 401(h) account is maintained for Medicare Part B reimbursements.

The Board of Trustees is authorized to allocate a portion of the total employer contributions made into the pension plan to the Section 115 trust and the Section 401(h) account as the employer contribution for retiree health care benefits. For 2023, the portion of employer contributions allocated to health care was 0.5 percent of covered payroll. The amount of employer contributions allocated to the health care plan each year is subject to the Trustees' primary responsibility to ensure that pension benefits are adequately funded and is limited by the provisions of Sections 115 and 401(h).

The City's contractually required contribution to OP&F was \$10,324 for 2024.

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

The net OPEB asset and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2022, rolled forward to the measurement date of December 31, 2023, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. OP&F's total OPEB liability was measured as of December 31, 2023, and was determined by rolling forward the total OPEB liability as of January 1, 2023, to December 31, 2023. The City's proportion of the net OPEB liability/asset was based on the City's share of contributions to the retirement plan relative to the contributions of all participating entities. On the following page is information related to the proportionate share and OPEB expense.

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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

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

	OPERS	OP&F	Total
Proportion of the Net OPEB Liability/Asset			
Prior Measurement Date	0.021545%	0.0610833%	
Proportion of the Net OPEB Liability			
Current Measurement Date	0.021478%	0.0587169%	
Change in Proportionate Share	<u>-0.000067%</u>	<u>-0.0023664%</u>	
Proportionate Share of the Net OPEB Liability	\$ -	\$ 428,710	\$ 428,710
Proportionate Share of the Net OPEB (Asset)	\$ (193,844)	\$ -	\$ (193,844)
OPEB Expense	\$ (21,306)	\$ 2,436	\$ (18,870)

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	OPERS	OP&F	Total
<b>Deferred Outflows of Resources</b>			
Net difference between projected and actual earnings on OPEB plan investments	\$ 116,415	\$ 31,657	\$ 148,072
Differences between expected and actual experience	-	20,615	20,615
Changes of assumptions	49,906	147,526	197,432
Changes in proportion and differences between City contributions and proportionate share of contributions	1,497	41,024	42,521
City contributions subsequent to the measurement date	<u>5,421</u>	<u>10,324</u>	<u>15,745</u>
Total Deferred Outflows of Resources	<u>\$ 173,239</u>	<u>\$ 251,146</u>	<u>\$ 424,385</u>
<b>Deferred Inflows of Resources</b>			
Differences between expected and actual experience	\$ 27,588	\$ -	\$ 27,588
Changes of assumptions	83,328	276,077	359,405
Net difference between expected and actual experience	-	78,783	78,783
Changes in proportion and differences between City contributions and proportionate share of contributions	<u>2,918</u>	<u>46,006</u>	<u>48,924</u>
Total Deferred Inflows of Resources	<u>\$ 113,834</u>	<u>\$ 400,866</u>	<u>\$ 514,700</u>

\$15,745 reported as deferred outflows of resources related to OPEB resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability or increase to the net OPEB asset in 2025.

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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

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

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

Year Ending December 31:	<u>OPERS</u>	<u>OP&amp;F</u>	<u>Total</u>
2025	\$ (5,969)	\$ (19,152)	\$ (25,121)
2026	8,642	(13,989)	(5,347)
2027	90,620	(5,846)	84,774
2028	(39,309)	(32,796)	(72,105)
2029	-	(39,527)	(39,527)
Thereafter	-	(48,734)	(48,734)
Total	<u>\$ 53,984</u>	<u>\$ (160,044)</u>	<u>\$ (106,060)</u>

***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, 2022, rolled forward to the measurement date of December 31, 2023.

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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

***Actuarial Assumptions – OPERS*** (continued)

The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Wage Inflation	
Current Measurement Date:	2.75 percent
Prior Measurement Date:	2.75 percent
Projected Salary Increases, including inflation	
Current Measurement Date:	2.75 to 10.75 percent, including wage inflation
Prior Measurement Date:	2.75 to 10.75 percent, including wage inflation
Single Discount Rate:	
Current Measurement Date:	5.70 percent
Prior Measurement Date:	5.22 percent
Investment Rate of Return	6.00 percent
Municipal Bond Rate	
Current Measurement Date:	3.77 percent
Prior Measurement Date:	4.05 percent
Health Care Cost Trend Rate	
Current Measurement Date:	5.50 percent initial, 3.50 percent ultimate in 2038
Prior Measurement Date:	5.50 percent initial, 3.50 percent ultimate in 2036

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 and 170% 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% 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.

During 2023, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was a gain of 14.0 percent for 2023.

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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

*Actuarial Assumptions – OPERS* (continued)

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit. The 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. The table below displays the Board-approved asset allocation policy for 2023 and the long-term expected real rates of return:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Weighted Average Long-Term Expected Real Rate of Return (Geometric)</u>
Fixed Income	37.00 %	2.82 %
Domestic Equities	25.00	4.27
Real Estate Investment Trust	5.00	4.68
International Equities	25.00	5.16
Risk Parity	3.00	4.38
Other investments	5.00	2.43
Total	<u>100.00 %</u>	

**Discount Rate** A single discount rate of 5.70 percent was used to measure the OPEB liability on the measurement date of December 31, 2023. A single discount rate of 5.22 percent was used to measure the OPEB asset on the measurement date of December 31, 2022. 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 3.77 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 2070. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2070, and the municipal bond rate was applied to all health care costs after that date.

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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

***Actuarial Assumptions – OPERS*** (continued)

***Sensitivity of the City's Proportionate Share of the Net OPEB Asset to Changes in the Discount Rate*** The following table presents the City's proportionate share of the net OPEB asset calculated using the single discount rate of 5.70 percent, as well as what the City's proportionate share of the net OPEB asset would be if it were calculated using a discount rate that is one-percentage-point lower (4.70 percent) or one-percentage-point higher (6.70) than the current rate:

	1% Decrease (4.70%)	Current Discount Rate (5.70%)	1% Increase (6.70%)
City's proportionate share of the net OPEB (asset)	\$106,531	(\$193,844)	(\$442,662)

***Sensitivity of the City's Proportionate Share of the Net OPEB 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 asset. The following table presents the net OPEB asset calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent higher than the current rate.

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2024 is 5.50 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

	1% Decrease	Current Health Care Cost Trend Rate Assumption	1% Increase
City's proportionate share of the net OPEB (asset)	(\$201,893)	(\$193,844)	(\$184,711)

***Actuarial Assumptions – OP&F***

OP&F's total OPEB liability as of December 31, 2023, is based on the results of an actuarial valuation date of January 1, 2023, and rolled-forward using generally accepted actuarial procedures. The total OPEB liability is determined by OP&F's actuaries in accordance with GASB Statement No. 74, as part of their annual valuation. Actuarial valuations of an ongoing plan involve estimates of reported amounts and assumptions about probability of occurrence of events far into the future. Examples include assumptions about future employment mortality, salary increases, disabilities, retirements and employment terminations. Actuarially determined amounts are subject to continual review and potential modifications, as actual results are compared with past expectations and new estimates are made about the future.

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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

*Actuarial Assumptions – OP&F* (continued)

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 and the historical pattern of sharing benefit costs between the employers and plan members to that point. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations.

Actuarial calculations reflect a long-term perspective. For a newly hired employee, actuarial calculations will take into account the employee's entire career with the employer and also take into consideration the benefits, if any, paid to the employee after termination of employment until the death of the employee and any applicable contingent annuitant. In many cases, actuarial calculations reflect several decades of service with the employer and the payment of benefits after termination. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below.

Valuation Date	January 1, 2023, with actuarial liabilities rolled forward to December 31, 2023
Actuarial Cost Method	Entry Age Normal
Investment Rate of Return	7.5 percent
Projected Salary Increases	3.50 percent to 10.5 percent
Payroll Growth	Inflation rate of 2.75 percent plus productivity increase rate of 0.5 percent
Single discount rate:	
Current measurement date	4.07 percent
Prior measurement date	4.27 percent
Cost of Living Adjustments	2.2 percent simple

Mortality for service retirees is based on the Pub-2010 Below-Median Safety Amount-Weighted Healthy Retiree mortality table with rates adjusted by 96.2% for males and 98.7% for females. All rates are projected using the MP-2021 Improvement Scale.

Mortality for disabled retirees is based on the Pub-2010 Safety Amount-Weighted Disabled Retiree mortality table with rates adjusted by 135% for males and 97.9% for females. All rates are projected using the MP-2021 Improvement Scale.

The most recent experience study was completed for the five-year period ended December 31, 2021.

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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

*Actuarial Assumptions – OP&F* (continued)

The long-term expected rate of return on OPEB plan investments was determined using a building-block approach and assumes a time horizon, as defined in the Statement of Investment Policy. A forecasted rate of inflation serves as the baseline for the return expected. Various real return premiums over the baseline inflation rate have been established for each asset class. The long-term expected nominal rate of return has been determined by calculating a weighted averaged of the expected real return premiums for each asset class, adding the projected inflation rate and adding the expected return from rebalancing uncorrelated asset classes. Best estimates of the long-term expected geometric real rates of return for each major asset class included in OP&F's target asset allocation as of December 31, 2023, are summarized below:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Cash and Cash Equivalents	0.00 %	0.00 %
Domestic Equity	18.60	4.10
Non-US Equity	12.40	4.90
Core Fixed Income *	25.00	2.40
U.S. Inflation Linked Bonds *	15.00	2.10
High Yield Fixed Income	7.00	4.10
Private Real Estate	12.00	5.40
Private Markets	10.00	7.30
Midstream Energy Infrastructure	5.00	5.80
Private Credit	5.00	6.80
Real Assets	8.00	6.00
Gold	5.00	3.50
Commodities	2.00	3.50
 Total	 <u>125.00 %</u>	

Note: Assumptions are geometric

\* levered 2.x

OP&F's Board of Trustees has incorporated the risk parity concept into OP&F's asset liability valuation with the goal of reducing equity risk exposure, which reduces overall Total Portfolio risk without sacrificing return, and creating a more risk-balanced portfolio based on the relationship between asset classes and economic environments. From the notional portfolio perspective above, the Total Portfolio may be levered up to 1.25 times due to the application of leverage in certain fixed income asset classes in core fixed income and asset classes.

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NOTE 10: **DEFINED BENEFIT OPEB PLANS** (Continued)

*Actuarial Assumptions – OP&F* (continued)

**Discount Rate** The total OPEB liability was calculated using the discount rate of 4.07 percent. The projection of cash flows used to determine the discount rate assumed the contribution from employers and from members would be computed based on contribution requirements as stipulated by state statute. Projected inflows from investment earnings were calculated using the longer-term assumed investment rate of return 7.50 percent. Based on those assumptions, OP&F's fiduciary net position was projected to not be able to make all future benefit payments of current plan members. Therefore, the long-term assumed rate of return on investments of 7.50 percent was applied to periods before December 31, 2037, and the Municipal Bond Index rate of 3.38 percent was applied to periods on and after December 31, 2037, resulting in a discount rate of 4.07 percent.

**Sensitivity of the City's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate** Net OPEB liability is sensitive to changes in the discount rate, and to illustrate the potential impact the following table presents the net OPEB liability calculated using the discount rate of 4.07 percent, as well as what the net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (3.07 percent), or one percentage point higher (5.07 percent) than the current rate.

	1% Decrease (3.07%)	Current Discount Rate (4.07%)	1% Increase (5.07%)
City's proportionate share of the net OPEB liability	\$ 528,052	\$ 428,710	\$ 345,045

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NOTE 11: **NOTES PAYABLE**

The Ohio Revised Code provides that notes and renewal notes issued in anticipation of the issuance of general obligation bonds may be issued and outstanding from time to time up to a maximum period of 20 years from the date of issuance of the original notes. The maximum maturity for notes anticipating general obligation bonds payable from special assessments is 5 years. Any period in excess of 5 years must be deducted from the permitted maximum maturity of the bonds anticipated, and portions of the principal amount of notes outstanding for more than 5 years must be retired in amounts at least equal to and payable no later than the principal maturities required if the bonds had been issued at the expiration of the initial 5 year period.

	Balance 1/1/2024	Issued	Retired	Balance 12/31/2024
2023 Capital Improvements	350,000	-	350,000	-
2024 Capital Improvements	-	350,000	-	350,000
Premiums	655	2,685	2,669	671
Total Notes Payable	<u>\$ 350,655</u>	<u>\$ 352,685</u>	<u>\$ 352,669</u>	<u>\$ 350,671</u>

On April 3, 2024, the City issued \$3,795,000 in capital improvement notes at 4.375 percent that will mature April 3, 2025. The proceeds were used to retire previously issued notes. \$350,000 of these notes are considered short-term and the remaining \$3,445,000 are considered long-term.

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**NOTE 12: LONG-TERM OBLIGATIONS**

Changes in long-term obligations of the City during 2024 were as follows:

	Original Issue Amount	Balance 1/1/2024	Issued	Retired	Balance 12/31/2024	Due Within One Year
<i><u>Governmental Activities</u></i>						
<b><u>General Obligation Bonds</u></b>						
2021 3.00 % Capital Improvement Bonds, City Park and Recreational Facilities, due 2041	4,680,000	\$ 4,345,000	\$ -	\$ 180,000	\$ 4,165,000	\$ 185,000
2021 3.77% Capital Improvement and Refunding Bonds, due 2031	2,900,000	935,000	-	105,000	830,000	110,000
<b>Total General Obligation Bonds</b>		<u>5,280,000</u>	<u>-</u>	<u>285,000</u>	<u>4,995,000</u>	<u>295,000</u>
<b><u>Long Term Notes</u></b>						
2023 4.375% Capital Improvement Notes	4,145,000	3,795,000	-	3,795,000	-	-
Unamortized Note Premium		7,097	-	7,097	-	-
2024 4.375% Capital Improvement Notes	3,795,000	-	3,445,000	-	3,445,000	3,445,000
Unamortized Note Premium		-	26,423	19,817	6,606	6,606
<b>Total Long Term Notes</b>		<u>3,802,097</u>	<u>3,471,423</u>	<u>3,821,914</u>	<u>3,451,606</u>	<u>3,451,606</u>
<b><u>Renew Energy Bonds</u></b>						
2014 3.15% Renew Energy Bond, due 2029		953,949	-	149,469	804,480	159,607
<b>Total Renew Energy Bonds</b>		<u>953,949</u>	<u>-</u>	<u>149,469</u>	<u>804,480</u>	<u>159,607</u>
<b><u>Special Assessment Bonds</u></b>						
2004, 3.96% Sprague Road, due 2024	313,000	25,000	-	25,000	-	-
2009 Broadview Sanitary Sewer Project, due 2024	1,164,000	450,000	-	65,000	385,000 *	70,000
2021 3.36% Capital Improvement Refunding Bonds (Series G), due 2028	70,000	50,000	-	10,000	40,000 *	10,000
2021 3.00% Hemlock Creek Bonds due 2041	3,115,000	2,890,000	-	120,000	2,770,000 *	125,000
<b>Total Special Assessment Bonds</b>		<u>3,415,000</u>	<u>-</u>	<u>220,000</u>	<u>3,195,000</u>	<u>205,000</u>
<b><u>OWDA Loans - Direct Borrowing</u></b>						
West Creek Sewer Design		401,158	-	36,299	364,859 *	37,099
<b>Total OWDA Loans</b>		<u>401,158</u>	<u>-</u>	<u>36,299</u>	<u>364,859</u>	<u>37,099</u>
<b><u>Other Obligations</u></b>						
Unamortized Bond Premium		1,046,516	-	75,815	970,701	-
Financed Purchase Payable		489,466	-	56,374	433,092	57,685
Leases		52,460	-	16,367	36,093	17,462
Subscriptions Payable		-	91,568	29,270	62,298	26,486
Compensated Absences**		691,268	99,168	-	790,436	159,354
<b>Total Other Obligations</b>		<u>2,279,710</u>	<u>190,736</u>	<u>177,826</u>	<u>2,292,620</u>	<u>260,987</u>
<b><u>Net Pension Liability</u></b>						
OPERS		6,130,172	-	657,997	5,472,175	-
OP&F		5,802,317	-	129,458	5,672,859	-
<b>Total Net Pension Liability</b>		<u>11,932,489</u>	<u>-</u>	<u>787,455</u>	<u>11,145,034</u>	<u>-</u>
<b><u>Net OPEB Liability</u></b>						
OPERS		127,716	-	127,716	-	-
OP&F		434,895	-	6,185	428,710	-
<b>Total Net OPEB Liability</b>		<u>562,611</u>	<u>-</u>	<u>133,901</u>	<u>428,710</u>	<u>-</u>
<b>Total Governmental Activities</b>		<u>\$ 28,627,014</u>	<u>\$ 3,662,159</u>	<u>\$ 5,611,864</u>	<u>\$ 26,677,309</u>	<u>\$ 4,409,299</u>
<i><u>Business-Type Activities</u></i>						
Compensated Absences**	\$	21,014	\$ -	\$ 675	\$ 20,339	\$ 18,381
Net Pension Liability - OPERS		390,202	-	105,043	285,159	-
Net OPEB Liability - OPERS		8,129	-	8,129	-	-
<b>Total Business-Type Activities</b>	<u>\$</u>	<u>419,345</u>	<u>\$ -</u>	<u>\$ 113,847</u>	<u>\$ 305,498</u>	<u>\$ 18,381</u>

\*\* - The change in compensated absences above is the net change for the year.



**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 12: **LONG-TERM OBLIGATIONS** (Continued)

\* These debt issuances (on the previous page) are recorded in governmental funds to finance assets of the business-type activities. See notation on page 17 for a further description of the presentation on the statement of net position.

Outstanding general obligation bonds consist of park and recreation, street, and sewer improvement issues. These bonds are paid from the Parks and Recreation Levy Fund and the General Bond Retirement Fund from property taxes, and proceeds received from the collection of city income taxes.

The RENEW Energy Bond is for a program associated with the installation of energy conservation measures installed in the Recreation Center, City Hall, Service Garage and Fire Station. The debt associated with the improvements is to be retired from the General Bond Retirement Fund with the savings realized from reduced energy consumption.

Outstanding special assessment bonds consist of street and sewer improvements which are payable from the proceeds of assessments against individual property owners. These bonds are paid from the Special Assessment Bond Retirement Fund and the General Bond Retirement Fund.

In 2022, the City entered into a five-year lease for the use of Cardio Equipment. An initial lease liability was recorded in the amount of \$85,702. The City makes annual fixed payments of \$19,876 and has an interest rate of 7.40% and is paid from the Parks and Recreation levy fund.

There is no repayment schedule for the net pension liability and net OPEB liability. However, employer pension contributions are made from the following funds; the General Fund, Fire Levy, Street Construction Maintenance and Repair, Sanitary Sewers and Storm Sewers Funds.

The City entered into a loan with the Ohio Water Development Authority (OWDA) in the amount of \$723,801 for improvements to West Creek Watershed Sanitary Sewer with an interest rate of 2.190% that will mature on July 1, 2033. This loan is being paid from the Special Assessment Bond Retirement and General Obligation Bond Retirement fund.

The City's direct borrowings from OWDA in the amount of \$364,859 contain a provision that in an event of default the amount of such default shall bear interest at the default rate from the due date until the date of the payment. In addition to the interest, a late charge of one percent on the amount of each default shall also be paid to OWDA by the City from the pledge revenues for failure to make the payment.

The City issued Capital Improvement Notes 2024 that have been partially paid down and the remainder rolled over in 2025. On April 3, 2024, the City issued \$3,795,000 in capital improvement notes at 4.375% that will mature April 3, 2025. The proceeds were used to retire previously issued notes. \$350,000 of these notes are considered short-term and the remaining \$3,445,000 are considered long-term.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

**NOTE 12: LONG-TERM OBLIGATIONS (Continued)**

On September 8, 2021, the City issued \$10,765,000 in capital improvement bonds and refunding bonds. The distribution of the bond proceeds was as follow: \$3,185,000 special assessment bonds and \$7,580,000 general obligation bonds. The bonds were sold at a premium. Proceeds were deposited in an irrevocable trust with an escrow agent to provide for all future debt payments on the refunded bonds. As a result, \$ 3,150,000 of these bonds were considered defeased and the liability for the refunded bonds has been removed from the City's financial statements. As of December 31, 2024 the amount of defeased debt that is still outstanding but removed from the government-wide financial statements is \$1,110,000.

In 2024, the City entered two subscription-based information technology arrangements (SBITAs) for body cameras and license plate readers. The two SBITAs had a combined initial liability of \$91,568 and a capital asset has been recorded in the same amount. At the end of 2024, the outstanding liability for the subscription payable was \$62,298 and the value of the intangible right-to-use software was \$72,989 net of amortization.

**Principal and Interest Requirements**

The City's overall legal debt margin was \$37,733,724 at December 31, 2024. A summary of the City's future long-term debt requirements, including principal and interest payments as of December 31, 2024, follows:

Years	General Obligation Bonds		Special Assessment Bonds		OWDA Loan	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 295,000	\$ 161,543	\$ 205,000	\$ 106,338	\$ 37,099	\$ 7,788
2026	300,000	149,743	210,000	97,875	37,916	6,971
2027	315,000	137,743	215,000	89,006	38,751	6,137
2028	320,000	133,018	225,000	83,438	39,604	5,283
2029	330,000	120,218	225,000	73,938	40,476	4,411
2030-2034	1,435,000	411,140	785,000	263,480	171,013	8,534
2035-2039	1,385,000	192,540	925,000	127,780	-	-
2040-2041	615,000	19,656	405,000	12,962	-	-
	<u>\$ 4,995,000</u>	<u>\$ 1,325,601</u>	<u>\$ 3,195,000</u>	<u>\$ 854,817</u>	<u>\$ 364,859</u>	<u>\$ 39,124</u>

Years	Renew Energy Bond		Lease		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 159,607	\$ 24,115	\$ 17,462	\$ 2,414	\$ 714,168	\$ 302,198
2026	170,229	19,005	18,631	1,246	736,776	274,840
2027	181,354	13,557	-	-	750,105	246,443
2028	193,006	7,754	-	-	777,610	229,493
2029	100,284	1,579	-	-	695,760	200,146
2030-2034	-	-	-	-	2,391,013	683,154
2035-2039	-	-	-	-	2,310,000	320,320
2040-2041	-	-	-	-	1,020,000	32,618
	<u>\$ 804,480</u>	<u>\$ 66,010</u>	<u>\$ 36,093</u>	<u>\$ 3,660</u>	<u>\$ 9,395,432</u>	<u>\$ 2,289,212</u>

Years	Subscription Payable	
	Principal	Interest
2025	\$ 26,486	\$ 2,784
2026	11,419	1,601
2027	11,930	1,090
2028	12,463	557
	<u>\$ 62,298</u>	<u>\$ 6,032</u>

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

**NOTE 13: FINANCED PURCHASE**

In 2021, the City entered into a financed purchase agreement to acquire a fire truck in the amount of \$598,399. Capital assets acquired the financed purchase agreement have been capitalized. As of December 31, 2024, \$61,006 has been amortized from the fire truck. The following table is the payment schedule:

Years	Financed Purchase	
	Principal	Interest
2025	\$ 57,685	\$ 10,074
2026	59,027	8,732
2027	60,400	7,358
2028	61,805	5,954
2029	63,242	4,516
2030-2031	130,933	4,586
	<u>\$ 433,092</u>	<u>\$ 41,220</u>

**NOTE 14: ACCUMULATED UNPAID EMPLOYEE BENEFITS AND OVERTIME**

Vacation is two to six weeks with 25% of unused sick leave plus 100% accumulated vacation leave is to be paid at retirement, termination or death for administrative personnel; 50% of unused sick leave plus 100% accumulated vacation leave is paid at retirement, termination or death for Technical Clerical and Service personnel up to 180 days; and 50% of unused sick leave plus 100% accumulated vacation leave is paid at retirement, termination or death for Police personnel up to 120 days.

In addition, employees of the City can accumulate compensatory time for a portion of overtime hours worked generally based upon time and a half of hourly rates. Employees are entitled to receive payments in cash for their accumulated hours upon retirement or termination from the City's payroll.

A summary of employee benefit obligations (calculated in accordance with GASB Statement No. 101) at December 31, 2024, is as follows:

	Governmental Activities	Business- Type Activities
Vacation and Compensatory Time	\$ 441,930	\$ 18,381
Sick Pay	348,506	1,958
Total	<u>\$ 790,436</u>	<u>\$ 20,339</u>

Obligations of governmental activities are recorded as long-term liabilities. Business-type liabilities are recorded in the respective enterprise funds.

**NOTE 15: CONTINGENCIES AND COMMITMENTS**

The City is party to various legal proceedings. City management is of the opinion that ultimate settlement of such claims not covered by insurance will not result in a material adverse effect on the City's financial position.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 15: **CONTINGENCIES AND COMMITMENTS** (Continued)

Under the terms of federal and state grants, periodic audits are required and certain costs may be questioned as not being allowable expenditures under federal and state regulations. Such audits could lead to reimbursement to the grantor agencies. City management believes disallowances, if any, will be immaterial.

The City had no remaining construction commitments at year end.

The City utilizes encumbrance accounting as part of its budgetary controls. Encumbrances outstanding at year-end are components of fund balance for subsequent year expenditures and may be reported as part of restricted, committed, or assigned classifications of fund balance. As of December 31, 2024, the City's commitments for encumbrances in the governmental and proprietary funds were as follows:

Fund	Amount
General Fund	\$ 789,745
Fire Levy Fund	19,556
General Obligation Bond Retirement	1,681
Special Assessment Bond Retirement	20,763
Nonmajor Governmental Funds	537,741
Total Governmental Funds	<u>\$ 1,369,486</u>
Sanitary Sewer Fund	\$ 7,176
Storm Sewers Fund	143,785
Total Proprietary Funds	<u>\$ 150,961</u>

NOTE 16: **RISK MANAGEMENT**

The City is exposed to various risks of loss related to torts, thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Settled claims resulting from the previously noted risks have not exceeded commercial insurance coverage in the past three fiscal years. During 2024, the City contracted with the following companies for various types of insurance as follows:

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

NOTE 16: **RISK MANAGEMENT** (Continued)

	Type of Coverage	Deductible
U.S. Specialty	Commercial General Liability (\$3,000,000 general aggregate/ \$1,000,000 per occurrence), includes Emergency Response/Cemetery Professional	\$ 5,000
U.S. Specialty	Stop Gap Liability \$1,000,000	5,000
U.S. Specialty	Law Enforcement \$1,000,000/\$1,000,000	25,000
U.S. Specialty	Public Officials \$1,000,000/\$1,000,000	25,000
U.S. Specialty	Employee Benefits Liability \$1,000,000/\$3,000,000	1,000
U.S. Specialty	Auto Liability \$1,000,000	
	Auto Physical Damage	2,500
	Comprehensive Collision	2,500
	Pumper fire truck collision	10,000
U.S. Specialty	Umbrella Liability \$10,000,000 Applies to General Liability, including Sexual Abuse, Stop Gap Liability, Employee Benefits, Public Officials, Employment Practices, Law Enforcement, and Auto Liability. Excludes Zoning, Regulation, and Permissive Use of Property.	no SIR*

\*SIR = Self-insured retention is a dollar amount specified in a liability insurance policy that must be paid by the insured before the insurance policy will respond to a loss.

Company	Type of Coverage	Deductible
U.S. Specialty	Property Including: Boiler/Machinery \$41,997,162 Flood \$2,000,000 Earthquake \$2,000,000 Property and Casualty Limited Terrorism Coverage Excluded	\$ 2,500 50,000 50,000
U.S. Specialty	Inland Marine \$4,467,694 Includes Contractors Equipment and Scheduled Maintenance and Miscellaneous Property and Equipment	1,000
U.S. Specialty	Electronic Data Processing Equipment \$456,392	1,000
U.S. Specialty	Theft, Disappearance and Destruction \$50,000	500
U.S. Specialty	Employee Dishonesty \$100,000	500
U.S. Specialty	Forgery and Alteration \$50,000	500
U.S. Specialty	Computer Fraud \$50,000	500
	Cyber Crime \$250,000	10,000
Houston	Extortion \$1,000,000	10,000
Casualty	Network Security and Privacy Liability: \$1,000,000	10,000
Comp.	Media Liability: \$1,000,000	10,000

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 16: **RISK MANAGEMENT (Continued)**

The contracts listed on the previous page and above reflect no significant reduction in insurance coverage as compared to prior years.

The City pays the State Workers' Compensation system a premium based on 2.0 percent of gross payroll. This rate is calculated based on accident history and administrative costs.

NOTE 17: **JOINTLY GOVERNED ORGANIZATIONS**

**Southwest Council of Governments**

The Southwest Council of Governments helps foster cooperation between municipalities in areas affecting health, safety, welfare, education, economic conditions, and regional development. The Board is comprised of one member from each of the 16 participating entities. The Board exercises total control over the operation of the council, including budgeting, appropriating, contracting, and designating management.

Budgets are adopted by the Board. Each City's degree of control is limited to its representation on the Board. The City of Seven Hills contributed \$27,500 to this entity in fiscal year 2024.

The Council has established two subsidiary organizations: the Material Response Team ("HAZ MAT") which provides hazardous material protection and assistance, and the Southwest Enforcement Bureau, which provides extra assistance to cities in the form of a SWAT Team.

**Parma Community General Hospital Association**

The Parma Community General Hospital Association is a not for profit adult care hospital controlled by the Parma Community General Hospital Association. The Board of Trustees of the Association is composed of mayoral appointees from the cities of North Royalton, Parma, Brooklyn, Parma Heights, Seven Hills, and Brooklyn Heights. Each city has two representatives on the board except Parma, which has six. The operations, maintenance, and management of the hospital is the exclusive charge of the Parma Community General Hospital Association. The City's degree of control is limited to its appointments to the Board of Trustees. Additions to the hospital have been financed by the issuance of hospital revenue bonds. The bonds are backed solely by the revenues of the hospital. The cities have no responsibility for the payment of the bonds, nor does any city have any ongoing financial interest in or responsibility for the hospital.

Because there is no ongoing equity interest, there is no requirement to disclose the investment in the jointly governed organization. There does exist, however, a residual equity interest upon the dissolution or sale of the hospital, according to the terms of the original agreement among the cities. The City of Seven Hills has made no contributions to the hospital during the year. The hospital's financial statements may be obtained by contacting the Parma Community General Hospital, Parma, Ohio.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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NOTE 17: **JOINTLY GOVERNED ORGANIZATIONS** (Continued)

**Northeast Ohio Public Energy Council**

The City is a member of the Northeast Ohio Public Energy Council (NOPEC). NOPEC is a regional council of governments formed under Chapter 167 of the Ohio Revised Code. NOPEC was formed to serve as a vehicle for communities wishing to proceed jointly with an aggregation program for the purchase of electricity and natural gas. NOPEC is currently comprised of over 240 communities who have been authorized by ballot to purchase electricity on behalf of their citizens. The intent of NOPEC is to provide electricity and natural gas at the lowest possible rates while at the same time insuring stability in prices by entering into long-term contracts with suppliers to provide electricity and gas to its member communities.

NOPEC is governed by a General Assembly made up of one representative from each member community. The representatives from each county then elect one person to serve on the twenty-member NOPEC Board of Directors. In 2024, the City made no contributions. The Board oversees and manages the operation of the aggregation program. The degree of control exercised by any participating government is limited to its representation in the General Assembly and on the Board. Financial information can be obtained by contacting the Board Chairman, at 31320 Solon Road, Suite 20, Solon, Ohio 44139, or at the website [www.nopecinfo.org](http://www.nopecinfo.org).

**Cuyahoga Valley Council of Governments**

The City participates in the Cuyahoga Valley Council of Governments (the Council). The Council was formed to share jail and community services, foster municipal services, and coordinate action among its members in matters relating to public safety dispatch operations. The Council may also, at its discretion, promote cooperative agreements and contracts among its members or other governmental agencies and private persons, corporations, or agencies. The Council is controlled by an executive Board which is composed of a President, Vice President, Secretary and Fiscal Officer, who serves as Treasurer. The elected officers shall serve for a period of two years. Each member's control over the operation of the Council is limited to its representation on the Board. In 2024, the City made no contributions. Complete financial statements can be obtained from the Cuyahoga Valley Council of Governments, Cuyahoga County, Ohio.

**Chagrin Valley Dispatch Council**

The City is a member of the Chagrin Valley Dispatch Council (CVDC). The CVDC was formed by the Council to foster cooperation through the sharing of operations of a central dispatch center for safety forces of the participating entities. The CVDC is comprised of 30 communities. The CVDC is provided with legislative oversight from the Mayors and City Managers of the various communities. The Administrative Board consists of the chiefs of police and fire of each member municipality. The Administrative Board oversees and manages the operation of the program. The degree of control exercised by a participating government is limited to its representation on the Administrative Board. The City contributed \$195,324 to the CVDC during 2024. Financial information can be obtained by contacting the Administrator at 88 Center Road, Suite B100, Bedford, Ohio 44146.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2024*

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**NOTE 18: INTERFUND TRANSFERS**

The following is a summary of transfers for all funds for 2024. All of these transfers were eliminated on the Statement of Activities since they were within Governmental Activities:

<u>Fund</u>	<u>Transfers In</u>	<u>Transfers Out</u>
General Fund	\$ -	\$ 861,415
General Obligation Bond Retirement	861,415	-
Total	<u>\$ 861,415</u>	<u>\$ 861,415</u>

The General Fund transferred \$861,415 to the General Obligation Bond Retirement Fund for debt payments.

**NOTE 19: INTERFUND PAYABLES AND RECEIVABLES**

There were no interfund receivables or payables at December 31, 2024 or December 31, 2023.

**NOTE 20: SALE OF FUTURE REVENUE**

In 2013, the City entered into an agreement with AP Wireless investments, LLC (AP), under which the City relinquishes to AP its future cell tower revenues for the next 30 years. As of December 31, 2024, the City has received from AP the total amount of \$1,500,000. The estimated present value of the future cell tower revenues sold at the time of the sale was approximately \$2,500,000.

**NOTE 21: SUBSEQUENT EVENTS**

On January 28, 2025, Council approved the sale of bond anticipation notes in the aggregate amount of \$3,445,000 for the purposes of improving various streets within the City. The Capital Improvement Notes, Series 2025 were dated April 2, 2025, with a coupon rate of 4.125%, and mature on April 2, 2026.



## Required Supplementary Information

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Proportionate Share of the Net Pension Liability*  
*Ohio Public Employees Retirement System – Traditional Plan*  
*Last Ten Years*

<b>Traditional Plan</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
City's Proportion of the Net Pension Liability	0.021991%	0.022073%	0.020963%	0.020640%	0.020291%	0.021038%	0.020279%	0.020810%	0.022067%	0.021516%
City's Proportionate Share of the Net Pension Liability	\$ 5,757,334	\$ 6,520,374	\$ 1,823,866	\$ 3,056,335	\$ 4,010,654	\$ 5,761,882	\$ 3,181,382	\$ 4,725,597	\$ 3,822,282	\$ 2,595,070
City's Covered Payroll	\$ 3,619,807	\$ 3,421,500	\$ 3,042,714	\$ 2,913,064	\$ 2,853,157	\$ 2,842,114	\$ 2,679,400	\$ 2,689,792	\$ 2,746,392	\$ 2,646,600
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	159.05%	190.57%	59.94%	104.92%	140.57%	202.73%	118.73%	175.69%	139.17%	98.05%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	79.01%	75.74%	92.62%	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Proportionate Share of the Net Pension Liability*  
*Ohio Police and Fire Pension Fund*  
*Last Ten Years*

	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
City's Proportion of the Net Pension Liability	0.058717%	0.061083%	0.058846%	0.060240%	0.054508%	0.053538%	0.054606%	0.056936%	0.058432%	0.059011%
City's Proportionate Share of the Net Pension Liability	\$ 5,672,859	\$ 5,802,317	\$ 3,676,359	\$ 4,106,583	\$ 3,671,949	\$ 4,370,115	\$ 3,351,430	\$ 3,606,269	\$ 3,758,972	\$ 3,075,027
City's Covered Payroll	\$ 1,865,774	\$ 1,845,205	\$ 1,746,647	\$ 1,649,789	\$ 1,446,300	\$ 1,353,268	\$ 1,273,447	\$ 1,363,389	\$ 1,371,574	\$ 1,260,926
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	304.05%	314.45%	210.48%	248.92%	253.89%	322.93%	263.18%	264.51%	274.06%	243.87%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	63.63%	62.90%	75.03%	70.65%	69.89%	63.07%	70.91%	68.36%	66.77%	71.71%

Amounts presented as of the City's measurement date which is the prior year end.

See accompanying notes to the required supplementary information

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Contributions- Pension*  
*Ohio Public Employees Retirement System – Traditional Plan*  
*Last Ten Years*

	<u>2024</u>	<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 Contributions	\$ 536,885	\$ 506,773	\$ 479,010	\$ 425,980	\$ 407,829	\$ 399,442	\$ 397,896	\$ 348,322	\$ 322,775	\$ 329,567
Contributions in Relation to the Contractually Required Contribution	<u>(536,885)</u>	<u>(506,773)</u>	<u>(479,010)</u>	<u>(425,980)</u>	<u>(407,829)</u>	<u>(399,442)</u>	<u>(397,896)</u>	<u>(348,322)</u>	<u>(322,775)</u>	<u>(329,567)</u>
Contribution Deficiency / (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's Covered Payroll	\$ 3,834,893	\$ 3,619,807	\$ 3,421,500	\$ 3,042,714	\$ 2,913,064	\$ 2,853,157	\$ 2,842,114	\$ 2,679,400	\$ 2,689,792	\$ 2,746,392
Pension Contributions as a Percentage of Covered Payroll	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%

See accompanying notes to the required supplementary information

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Contributions - Pension*  
*Ohio Police and Fire Pension Fund*  
*Last Ten Years*

	<u>2024</u>	<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 Contributions	\$ 392,329	\$ 354,497	\$ 350,589	\$ 331,863	\$ 313,460	\$ 274,797	\$ 257,121	\$ 241,955	\$ 259,044	\$ 260,599
Contributions in Relation to the Contractually Required Contribution	<u>(392,329)</u>	<u>(354,497)</u>	<u>(350,589)</u>	<u>(331,863)</u>	<u>(313,460)</u>	<u>(274,797)</u>	<u>(257,121)</u>	<u>(241,955)</u>	<u>(259,044)</u>	<u>(260,599)</u>
Contribution Deficiency / (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's Covered Payroll	\$ 2,064,889	\$ 1,865,774	\$ 1,845,205	\$ 1,746,647	\$ 1,649,789	\$ 1,446,300	\$ 1,353,268	\$ 1,273,447	\$ 1,363,389	\$ 1,371,574
Contributions as a Percentage of Covered Payroll	19.00%	19.00%	19.00%	19.00%	19.00%	19.00%	19.00%	19.00%	19.00%	19.00%

See accompanying notes to the required supplementary information

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Proportionate Share of the Net OPEB Liability/Asset*  
*Ohio Public Employees Retirement System*  
*Last Eight Years (1)*

	2024	2023	2022	2021	2020	2019	2018	2017
City's Proportion of the Net OPEB Liability/Asset	0.021478%	0.021545%	0.020478%	0.020234%	0.019550%	0.020187%	0.019630%	0.020070%
City's Proportionate Share of the Net OPEB Liability/(Asset)	\$ (193,844)	\$ 135,845	\$ (641,402)	\$ (360,485)	\$ 2,700,363	\$ 2,631,908	\$ 2,131,673	\$ 2,027,138
City's Covered Payroll	\$ 3,791,671	\$ 3,585,955	\$ 3,193,357	\$ 3,060,095	\$ 2,951,736	\$ 2,928,564	\$ 1,986,573	\$ 2,774,212
City's Proportionate Share of the Net OPEB Liability/Asset as a Percentage of its Covered Payroll	-5.11%	3.79%	-20.09%	-11.78%	91.48%	89.87%	107.30%	73.07%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability/Asset	107.76%	94.79%	128.23%	115.57%	47.80%	46.33%	54.14%	54.04%

(1) 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.

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

See accompanying notes to the required supplementary information

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Proportionate Share of the Net OPEB Liability*  
*Ohio Police and Fire Pension Fund*  
*Last Eight Years (1)*

	2024	2023	2022	2021	2020	2019	2018	2017
City's Proportion of the Net OPEB Liability	0.0587169%	0.0610833%	0.0588460%	0.0602395%	0.0545080%	0.0535380%	0.0546060%	0.0569360%
City's Proportionate Share of the Net OPEB Liability	\$ 428,710	\$ 434,895	\$ 645,003	\$ 638,248	\$ 538,415	\$ 487,544	\$ 3,093,911	\$ 2,702,629
City's Covered Payroll	\$ 1,865,774	\$ 1,845,205	\$ 1,746,647	\$ 1,649,789	\$ 1,446,300	\$ 1,353,268	\$ 1,273,447	\$ 1,363,389
City's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	22.98%	23.57%	36.93%	38.69%	37.23%	36.03%	242.96%	198.23%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	51.89%	52.59%	46.86%	45.42%	47.08%	46.57%	14.13%	15.96%

(1) 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.

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

See accompanying notes to the required supplementary information

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Contributions - OPEB*  
*Ohio Public Employees Retirement System*  
*Last Ten Years*

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution	\$ 5,421	\$ 4,864	\$ 2,748	\$ 2,464	\$ 2,792	\$ 2,977	\$ 3,447	\$ 30,708	\$ 57,049	\$ 54,928
Contributions in Relation to the Contractually Required Contribution	(5,421)	(4,864)	(2,748)	(2,464)	(2,792)	(2,977)	(3,447)	(30,708)	(57,049)	(54,928)
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City Covered Payroll	\$ 4,025,850	\$ 3,791,671	\$ 3,585,955	\$ 3,193,357	\$ 3,060,095	\$ 2,951,736	\$ 2,928,564	\$ 1,986,573	\$ 2,774,212	\$ 2,815,579
Contributions as a Percentage of Covered Payroll	0.13%	0.13%	0.08%	0.08%	0.09%	0.10%	0.12%	1.55%	2.06%	1.95%

See accompanying notes to the required supplementary information



**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Contributions - OPEB*  
*Ohio Police and Fire Pension Fund*  
*Last Ten Years*

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution	\$ 10,324	\$ 9,329	\$ 9,226	\$ 8,733	\$ 8,249	\$ 7,232	\$ 6,766	\$ 6,367	\$ 6,801	\$ 6,599
Contributions in Relation to the Contractually Required Contribution	(10,324)	(9,329)	(9,226)	(8,733)	(8,249)	(7,232)	(6,766)	(6,367)	(6,801)	(6,599)
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City Covered Payroll	\$ 2,064,889	\$ 1,865,774	\$ 1,845,205	\$ 1,746,647	\$ 1,649,789	\$ 1,446,300	\$ 1,353,268	\$ 1,273,447	\$ 1,363,389	\$ 1,371,574
Contributions as a Percentage of Covered Payroll	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%

See accompanying notes to the required supplementary information

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Required Supplementary Information*

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

***Net Pension Liability***

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2014-2024.

*Changes in assumptions:* There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2014-2016 and 2018. For 2017, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the expected investment return was reduced from 8.00% to 7.50%, (b) the expected long-term average wage inflation rate was reduced from 3.75% to 3.25%, (c) the expected long-term average price inflation rate was reduced from 3.00% to 2.50%, (d) Rates of withdrawal, retirement and disability were updated to reflect recent experience, (e) mortality rates were updated to the RP-2014 Health Annuitant Mortality Table, adjusted for mortality improvement back to the observant period base year of 2006 and then established the base year as 2015 (f) mortality rates used in evaluating disability allowances were updated to the RP-2014 Disabled Mortality tables, adjusted for mortality improvement back to the observation base year of 2006 and a base year of 2015 for males and 2010 for females (g) Mortality rates for a particular calendar year for both healthy and disabled retiree mortality tables are determined by applying the MP-2015 mortality improvement scale to the above described tables. For 2019, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the expected investment return was reduced from 7.50% to 7.20%. For 2020, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the cost-of-living adjustments for post-1/7/2013 retirees were reduced from 3.00% simple through 2018 to 1.40% simple through 2020, then 2.15% simple. 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 1.40% simple through 2020 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) the expected long-term average wage inflation rate was reduced from 3.25% to 2.75% (b) the cost-of-living adjustments for post-1/7/2013 retirees were increased from 0.50% simple through 2021 to 3.00% simple through 2022, then 2.05% simple (c) the expected investment return was reduced from 7.20% to 6.90%. There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2023. For 2024, 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 decreased from 3.00% simple through 2023 then 2.05% simple, to 2.30% simple through 2024 then 2.05% simple.

***Net OPEB Liability***

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2018-2024.

*Changes in assumptions:* For 2018, the single discount rate changed from 4.23% to 3.85%. For 2019, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the expected investment return was reduced from 6.50% to 6.00% (b) In January 2019, the Board adopted changes to health care coverage for Medicare and pre-Medicare retirees. It will include discontinuing the PPO plan for pre-Medicare retirees and replacing it with a monthly allowance to help participants pay for a health care plan of their choosing. The base allowance for Medicare eligible retirees will be reduced. The specific effect of these changes on the net OPEB liability and OPEB expense are unknown at this time (c) the single discount rate changed from 3.85% to 3.96%. For 2020, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 3.96% to 3.16%.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Required Supplementary Information*

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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 health care cost trend rate changed from 10.50% initial and 3.50% ultimate in 2030 to 8.50% initial and 3.50% ultimate in 2035. For 2022, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the expected long-term average wage inflation rate was reduced from 3.25% to 2.75%. (b) the municipal bond rate changed from 2.00% to 1.84% (c) the health care cost trend rate changed from 8.50% initial and 3.50% ultimate in 2035 to 5.50% initial and 3.50% ultimate in 2034. For 2023, the following changes in 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 4.05% (c) the health care cost trend rate changed from 5.50% initial and 3.50% ultimate in 2034 to 5.50% initial and 3.50% ultimate in 2036. For 2024, the following changes in assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 5.22% to 5.70% (b) the municipal bond rate changed from 4.05% to 3.77% (c) the health care cost trend rate changed from 5.50% initial and 3.50% ultimate in 2036 to 5.50% initial and 3.50% ultimate in 2038.

**OHIO POLICE AND FIRE (OP&F) PENSION FUND**

***Net Pension Liability***

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2014-2024.

*Changes in assumptions:* There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2014-2017. For 2018, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the investment rate of return was reduced from 8.25 percent to 8.00 percent (b) the projected salary increases was reduced from 4.25% to 3.75% (c) the payroll increases was reduced from 3.75% to 3.25% (d) the inflation assumptions was reduced from 3.25% to 2.75% (e) the cost of living adjustments was reduced from 2.60% to 2.20% (f) rates of withdrawal, disability and service retirement were updated to reflect recent experience (g) mortality rates were updated to the RP-2014 Total Employee and Health Annuitant Mortality Table, adjusted for mortality improvement back to the observant period base year of 2006 and then established the base year as 2016 (h) 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 2016. For 2019-2021, there have been no OP&F pension plan amendments adopted or changes in assumptions between the measurement date and the report date that would have impacted the actuarial valuation of the pension plan as of the measurement date. For 2022, the investment rate of return was reduced from 8.00 percent to 7.50 percent. For 2023, Mortality for service retirees is based on the Pub-2010 Below-Median Safety Amount-Weighted Healthy Retiree mortality table with rates adjusted by 96.2% for males and 98.7% for females. Mortality for disabled retirees is based on the Pub-2010 Safety Amount-Weighted Disabled Retiree mortality table with rates adjusted by 135% for males and 97.9% for females. Mortality for contingent annuitants is based on the Pub-2010 Below-Median Safety Amount-Weighted Contingent Annuitant Retiree mortality table with rates 68 adjusted by 108.9% for males and 131% for females. Mortality for active members is based on the Pub-2010 Below Medium Safety Amount-Weighted Employee mortality table. All rates are projected using the MP-2021 Improvement Scale. For 2024, the Municipal Bond Index Rate decreased from 3.65 percent to 3.38 percent.

**City of Seven Hills**  
**Cuyahoga County, Ohio**  
*Notes to the Required Supplementary Information*

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***Net OPEB Liability***

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2018 and 2020-2024. For 2019, see below regarding changes to stipend-based model.

*Changes in assumptions:* For 2018, the single discount rate changed from 3.79 percent to 3.24 percent. For 2019, the changes of assumptions were: (a) beginning January 1, 2019 OP&F changed its retiree health care model and the current self-insured health care plan is no longer offered. In its place will be a stipend-based health care model. OP&F has contracted with a vendor who will assist eligible retirees in choosing health care plans from their marketplace (both Medicare-eligible and pre-Medicare populations). A stipend funded by OP&F will be placed in individual Health Reimbursement Accounts that retirees will use to be reimbursed for health care expenses. As a result of changing from the current health care model to the stipend-based health care model, management expects that it will be able to provide stipends to eligible participants for the next 15 years (b) beginning in 2020 the Board approved a change to the Deferred Retirement Option Plan. The minimum interest rate accruing will be 2.5% (c) the single discount rate changed from 3.24 percent to 4.66 percent. For 2020, the single discount rate changed from 4.66 to 3.56. For 2021, the single discount rate changed from 3.56 to 2.96. For 2022, the single discount rate changed from 2.96 to 2.84. For 2023, the changes of assumptions were: (a) the single discount rate changed from 2.84 percent to 4.27 percent (b) the depletion year of OPEB assets is projected in year 2036 (c) mortality for service retirees is based on the Pub-2010 Below-Median Safety Amount-Weighted Healthy Retiree mortality table with rates adjusted by 96.2% for males and 98.7% for females. Mortality for disabled retirees is based on the Pub-2010 Safety Amount-Weighted Disabled Retiree mortality table with rates adjusted by 135% for males and 97.9% for females. Mortality for contingent annuitants is based on the Pub-2010 Below-Median Safety Amount-Weighted Contingent Annuitant Retiree mortality table with rates adjusted by 108.9% for males and 131% for females. Mortality for active members is based on the Pub-2010 Below-Median Safety Amount-Weighted Employee mortality table. All rates are projected using the MP-2021 Improvement Scale. For 2024, the changes of assumptions were: (a) the single discount rate changed from 4.27 to 4.07 (b) the depletion year of OPEB assets is projected in year 2038.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

City of Seven Hills  
Cuyahoga County  
7325 Summitview Drive  
Seven Hills, Ohio 44131

To the Members of City Council:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Seven Hills, Cuyahoga County, Ohio, (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 30, 2025.

**Report on Internal Control Over Financial Reporting**

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

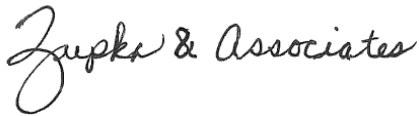
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

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

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

### **Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City'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 City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Zupka & Associates".

Zupka & Associates  
Certified Public Accountants

June 30, 2025

**CITY OF SEVEN HILLS  
CUYAHOGA COUNTY, OHIO  
SCHEDULE OF PRIOR AUDIT FINDINGS AND RECOMMENDATIONS  
FOR THE YEAR ENDED DECEMBER 31, 2024**

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The prior issued audit report, as of December 31, 2023, included no citations or findings.

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# OHIO AUDITOR OF STATE KEITH FABER



**CITY OF SEVEN HILLS**

**CUYAHOGA 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 12/18/2025**

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

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